

APPENDIX 1

HomeLink and Allocations Annual Out-turn and Position Statement – Quarter 2 2008/2009

HomeLink Register – Breakdown of Bands

The following gives a breakdown of the numbers of applicants in each band and also the number of NCH transfer tenants, registered social landlord/ Local Authority tenants and register applicants. The numbers are also broken down by Singles/Couples (S/C) with no dependent children and Families (Fs).

Band	Transfer		Register		RSL / Local Authority		TOTAL
	S/C	Fs	S/C	Fs	S/C	Fs	
ONE			111	94			205
TWO	166	129	91	50	21	38	495
THREE	46	481	533	1188	24	108	2380
FOUR	1737	677	5900	874	565	359	10112
FIVE			1644	338	115	61	2158
SIX			520	83	107	47	757
TOTAL	1949	1287	8799	2627	832	613	16107

HomeLink register as at 27th October 2008

HomeLink Lettings 1st July 2008 to 30th September 2008 – Broken Down By Bands

The following table shows the breakdown of Lettings made per band and the source from the HomeLink Register. (NCH Transfers, RSL or other Local Authority Tenants and those on the general housing register). HomeLink lets includes partner RSL properties. The number of properties managed by NCH are shown separately.

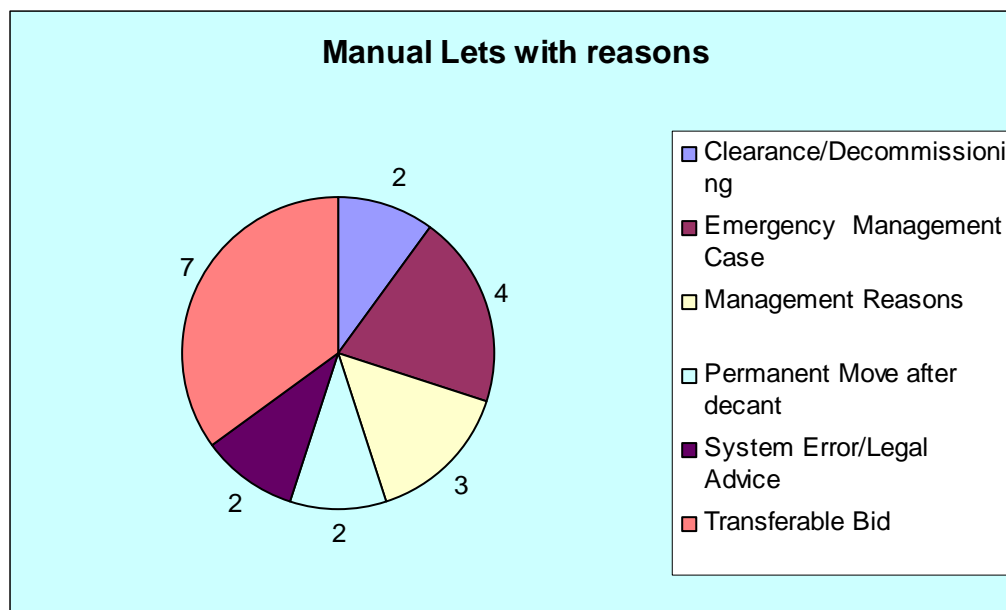
BAND	Transfer Single Accom	Transfer Family Accom	Register Single Accom	Register Family Accom	RSL/LA Single Accom	RSL/LA Family Accom	Total
Band 1							
Homelink Lets			17	101			118
NCH Lets			17	97			114
Band 2							
Homelink Lets	28	30	16	15	5	5	99
NCH Lets	25	26	16	14	3	5	89
Band 3							
Homelink Lets	3	35	82	63	0	5	188
NCH Lets	3	31	71	43	0	3	151
Band 4							
Homelink Lets	39	6	205	24	12	2	288
NCH Lets	37	5	168	21	10	1	242
Band 5							

Homelink Lets	0	0	10	1	3	0	14
NCH Lets	0	0	5	0	1	0	6
Band 6							
Homelink Lets	0	0	0	0	3	1	4
NCH Lets	0	0	0	0	3	0	3
Total							
Homelink Lets	70	71	330	204	23	13	711
NCH Lets	65	62	277	175	17	9	605

Note -some types of properties may be considered for families or single/couple applicants e.g. 2 bedroom flats. For the purpose of this report family type accommodation is described above as houses, 2 plus bedroom maisonettes, 3 plus bedroom flats and bungalows.

Lets as a Result of a Manual Offer – 1st July to 30th September 2008

There were 20 lets as a result of a manual offer during the period. The following chart shows the reasons:-



Key to Reasons

- **Clearance/Decommissioning** – Manual Offers are made to discharge our duties to offer alternative accommodation to tenants and lodgers who are losing their home as part of decommissioning/clearance schemes .
- **Emergency Management Cases** – Cases where applicants are in immediate high risk of serious harm or life threatening situations.
- **Management Reasons** – To make good use of housing stock, e.g. manual let to family of deceased tenant who have lived in property with tenant, are fully occupying the property but have no succession rights.

- **Permanent Move after decant** – Cases where tenant has been moved into temporary accommodation which is suitable in terms of size and facilities for the tenant’s needs and where the tenant cannot return to their home.
- **System Error/Legal Advice** – System errors resulting in inability to shortlist applicants or to respond to legal advice e.g. Ombudsman rulings.
- **Transferrable Bids** – To make offers to bidders on similar properties in low demand.

HomeLink Support Casework

The table below shows the reduction in numbers of applicants not bidding between April and October 08

	Not Bidding April 08	Not Bidding Oct 08
Applicants Band 2	148	107
Applicants Band 3	574	552
Applicants Band 4	4175	3924