

APPENDIX 1

HomeLink and Allocations Annual Out-turn and Position Statement – Quarter 3 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 | | | 93 | 87 | | | 180 |
| TWO | 175 | 128 | 96 | 58 | 24 | 38 | 519 |
| THREE | 47 | 486 | 442 | 1155 | 20 | 99 | 2249 |
| FOUR | 1771 | 682 | 5768 | 901 | 487 | 292 | 9901 |
| FIVE | | | 1620 | 338 | 95 | 47 | 2100 |
| SIX | | | 474 | 84 | 82 | 38 | 678 |
| TOTAL | 1993 | 1296 | 8493 | 2623 | 708 | 514 | 15627 |

HomeLink register as at 19th January 2009

HomeLink Lettings 1st October 2008 to 31st December 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.

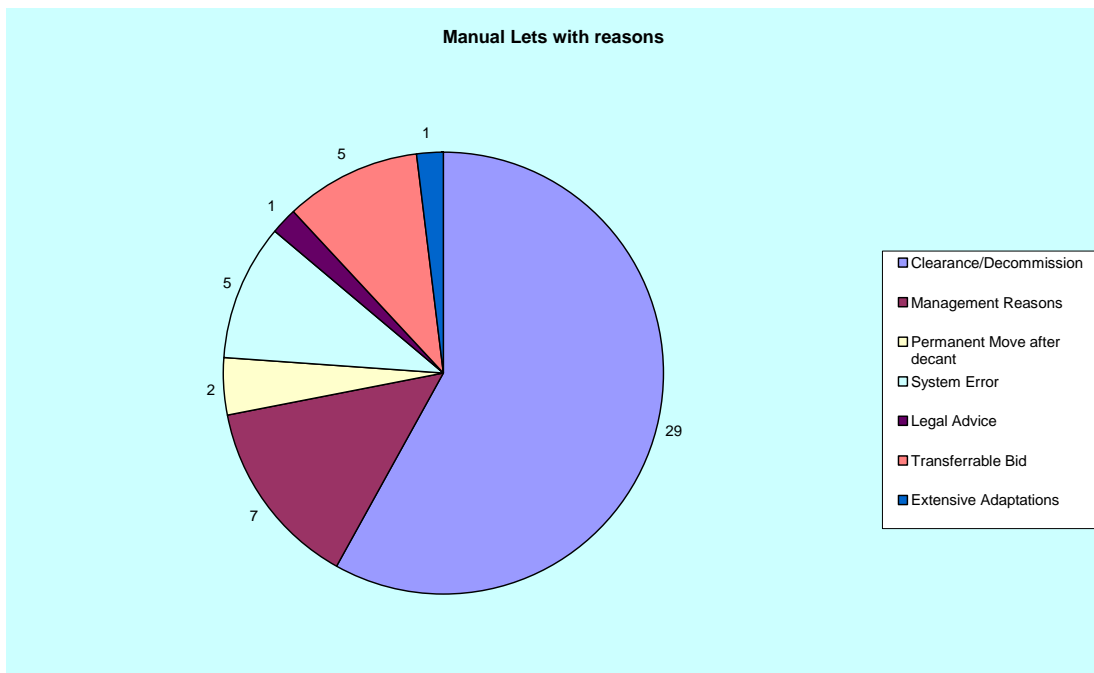
| BAND | Transfer Single Accom | Transfer Family Accom | Register Single Accom | Register Family Accom | RSL/LA Single Accom | RSL/LA Family Accom | Total |
|---------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------|---------------------|-------|
| Band 1 | | | | | | | |
| Homelink Lets | | | 19 | 105 | | | 124 |
| NCH Lets | | | 19 | 89 | | | 108 |
| Band 2 | | | | | | | |
| Homelink Lets | 41 | 20 | 09 | 14 | 6 | 6 | 96 |
| NCH Lets | 38 | 19 | 08 | 12 | 4 | 5 | 86 |
| Band 3 | | | | | | | |
| Homelink Lets | 1 | 30 | 68 | 62 | 0 | 4 | 165 |
| NCH Lets | 0 | 23 | 58 | 48 | 0 | 2 | 131 |
| Band 4 | | | | | | | |
| Homelink Lets | 55 | 13 | 191 | 17 | 13 | 3 | 292 |
| NCH Lets | 49 | 13 | 153 | 14 | 12 | 2 | 243 |
| Band 5 | | | | | | | |

| | | | | | | | |
|-----------------|-----------|-----------|------------|------------|-----------|----------|------------|
| Homelink Lets | 0 | 0 | 13 | 2 | 1 | 0 | 16 |
| NCH Lets | 0 | 0 | 11 | 0 | 0 | 0 | 11 |
| Band 6 | | | | | | | |
| Homelink Lets | 0 | 0 | 2 | 1 | 0 | 0 | 3 |
| NCH Lets | 0 | 0 | 1 | 1 | 0 | 0 | 2 |
| Total | | | | | | | |
| Homelink Lets | 97 | 63 | 302 | 201 | 20 | 13 | 696 |
| NCH Lets | 87 | 55 | 250 | 164 | 16 | 9 | 581 |

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 50 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 . This reason is also used when the manual offers are made due to other regeneration work.

- **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**– System errors resulting in inability to shortlist applicants.
- **Legal Advice** - 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

| | No. Not Bidding April 08 | No. Not Bidding Oct 08 | No. Not Bidding January 09 |
|--------|-----------------------------|---------------------------|-------------------------------|
| Band 2 | 148 | 107 | 97 |
| Band 3 | 574 | 552 | 347 |
| Band 4 | 4175 | 3924 | 3119 |