

London Borough of Tower Hamlets

Housing Policy and Affordability Commission

Briefing Paper 4

Overview of current and future housing need, and current letting patterns

Common Housing Register

Set out below is the current level of demand in the borough obtained from the numbers of households who have been assessed and accepted on the Common Housing Register

Band	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015
BAND 1	1,927	1,891	1864	1,841	1,834
BAND 2	8,642	8,577	8532	8,424	8,303
BAND 3	9,076	9,066	8978	8,969	8,899
no banding	1	-	-	-	-
TOTAL	19,646	19,534	19,374	19,234	19,036
Rehousing List	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015
HPERM	1,728	1,713	1,669	1,623	1,589
SHR	9,539	9,518	9,430	9,377	9,255
TRANSFER	8,379	8,303	8,275	8,234	8,192
Total	19,646	19,534	19,374	19,234	19,036
Ethnicity	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015
Asian	11,148	11,096	11,044	10,980	10,844
Black	2,321	2,306	2,275	2,239	2,217
Dual	482	477	470	466	460
White	4,428	4,397	4,332	4,300	4,271
Other	1,033	1,024	1,011	1,000	996
No record	234	234	242	249	248
Total	19,646	19,534	19,374	19,234	19,036
Beds Req'd	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015
1bed	8,675	8,649	8,558	8,535	8,443
2bed	4,324	4,291	4,308	4,259	4,203

3bed	4,976	4,948	4,889	4,830	4,795
4bed	1,484	1,462	1,435	1,432	1,415
5bed +	187	184	184	178	180
Total	19,646	19,534	19,374	19,234	19,036

Homelessness Statistics

	Jul-15	Aug-15	Sep-15	Oct-15
1. Approaches Options Families	102	69	94	76
2. Approaches Options Singles	194	146	184	187
3.B PRSO HM	0	0	0	0
3B. PRS Successes Families	0	0	0	0
3C. PRS Successes Singles	0	0	0	0
4. TOTAL PRS	0	0	0	0
5. Hostel placements	65	38	43	45
6. Passed to Assessments	77	63	59	69
7.Acceptances	57	49	37	46
8. Negative decisions review requests received	8	6	7	11
9. In T/A (duty owed) (Every quarter report is run)	2031	1985	1975	1939
10. In T/A	2123	2073	2079	2038
11. Part 6 rehousing	47	92	32	51
12. Suitability reviews received	28	23	11	18
13. Clients in BB - non family households	87	93	98	95
14. Clients in BB - families [more than 6 weeks in brackets]	184 (118)	169 (108)	154 (106)	137 (92)
15. Out of Borough (Duty owed)	938	925	913	913
15. In Borough in T/A - Out of Borough	1185	1148	1166	1125
16. Average Waiting times	11	10	10	10
17. Housing Advice Approaches	34	32	44	44
18. T/A Bookings initial	73	58	53	53
19. T/A bookings transfers	156	103	112	85
20. Sign Video Machine Stats	0	0		
21. Out of Borough Nightly lets (Annexes) & PLA's (NOV)	211	107	118	118

Future Need

Need and Demand

London SHMA

The table below sets out the annual London wide housing requirements as identified by the GLA in their 2013 SHMA and published in the London Plan Draft interim housing supplementary guidance in May 2015 for the period 2016/17 to 2034/35.

	1b	2b	3b	4+b	Total	% of total
Market	2,798	5,791	8,545	6,083	23,217	48%
Intermediate	3,357	2,240	2,506	1,799	9,902	20%
Social rent (including affordable rent)	10,225	1,003	1,774	2,720	15,722	32%
Total	16,381	9,034	12,825	10,602	48,841	100%

London Borough of Tower Hamlets SHMA

Set out below are the headline findings from the 2014 LBTH SHMA for the period 2011 - 35

Housing Type	Number	%
Market Housing	19,400	32.8%
Intermediate housing	2,500	4.4%
Social rented housing (including affordable rented housing)	36,300	62.8%
	58,300	

	Market	Intermediate	Social	TOTAL	%
1 Bedroom	1,800	1,400	11,500	14,700	25%
2 Bedrooms	5,400	300	9,900	15,600	26%
3 Bedrooms	8,500	400	11,400	20,300	35%
4 Bedrooms	3,700	500	3,400	7,600	14%
Total	19,400	2,500	36,300	58,300	