

# Annual lettings Plan Report

## 1.0 Introduction

The lettings plan indicates how we intend to allocate empty properties available to Arhag after dispensation of obligations under any nomination rights or agreements with the relevant local authorities.

The lettings plan takes into account the numbers and distribution of transfer and housing applicants across the bands – see table 1 below, in arriving at a decision on how properties will be allocated.

Housing Application Breakdown	1 bed	2 bed	3 bed	4 bed+	Total
Urgent	0	0	0	0	0
Priority	0	0	2	4	6
Priority - Hostel (Quota of 2)	2	0	0	0	2
Priority - TSH	2	6	5	1	14
General	0	12	32	7	51
Reserve	2	7	1	1	11
Total	6	25	40	13	84

Table 1

Majority of housing applicants are within the general band and require a three bedroom home

## 2.0 Monitoring

The lettings plan once approved would form part of the decision making process at the letting panel meetings and performance against targets will be reported to monthly to SMT and quarterly to the board, with a general annual outturn in the annual report to residents.

## 3.0 Proposed annual lettings plan 2009/10

3.1 The proposed lettings plan is as laid out in table 2 and is estimated on the following assumptions

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### Assumption

- The Plan is based on estimated supplies based on historical data of supply of properties over the past two years. However, supplies per year widely fluctuate and there could be an under or over estimation.
- That a move from a smaller to a larger property, for instance, a move from a two bedroom property to a three bedroom property can trigger a two-bed to a two-bed move and subsequently, a one-bed to a two-bed move, a one-bed to a one-bed move and finally a TSH or Hostel Quota to a one-bed.
- The lettings plan also takes into consideration any statutory obligations Arhag may have.

**Annual Lettings Plan 2009/2010 - Proposed**

Band	1 bed	2 bed	3 bed	4 bed+	Total
Urgent	0	0	0	0	0
Priority	0	0	2	1	3
Priority - Hostel	2	0	0	0	2
Priority TSH	2	3	1	0	6
General	0	2	0	0	2
Reserve band	2	0	0	0	2
Total	6	5	3	1	15

Table 2

### 4.0 Lettings outturn 2008/2009

- 4.1 Table 3 depicts actual lets against the lettings plan for 2008/9, using a traffic light system to indicate performance against target.
- 4.2 Availability of properties to offer internal housing applicants were low in 2008/2009 (6) compared to an estimated supply of 16 and only 4 acceptances.

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## Letting Outturn - 2008/2009 (lettings Plan)

Bed size	1 bed			2 bed			3 bed			4 bed+		
	Target	Actual		Target	Actual		Target	Actual		Target	Actual	
Urgent	1	0	0.00%	0	0	100.0%	0	0	100.0%	0	0	100.0%
Priority	0	0	100.00%	0	0	100.0%	2	1	50.0%	1	0	0.0%
Priority - Hostel	2	2	100.00%	0	0	100.0%	0	0	100.0%	0	0	100.0%
Priority TSH	2	0	0.00%	3	0	0.0%	1	0	0.0%	0	0	100.0%
General	0	0	100.00%	2	0	0.0%	0	1	100.0%	0	0	100.0%
Reserve band	2	0	0.00%	0	0	100.0%	0	0	100.0%	0	0	100.0%

Table 3