

Average Waiting Times and Choice Based Lettings Statistics

The Average Waiting Times in Years, by Borough and Bedroom Size

The Trust publishes the Average Waiting Times every six months, by borough and now by bedroom size. See figure 1 below.

Borough	Bedsit/1 Bedroom (Years)	2 Bedrooms (Years)	3+ Bedrooms (Years)	Total Average Waiting Time Apr 09	Total Average Waiting Time at Dec 2009 (Years)
Barking & Dagenham	N/A*	7	7	6	7
Barnet	3	5	2	4	3
Brent	N/A*	N/A*	7	7	6
Camden	4	3	6	4	4
Ealing	1	1	2	1	1
Enfield	1	1	5	4	4
Greenwich	5	3	4	3	4
Hackney	3	3	3	3	3
Hammersmith & Fulham	5	4	7	4	6
Haringey	1	5	6	5	5
Hillingdon	3	2	6	5	5
Islington	3	3	6	4	4
Kensington & Chelsea	4	4	8	5	5
Lambeth	4	4	4	4	4
Lewisham	N/A*	3	5	4	4
Newham	5	3	5	4	4
Redbridge	2	3	5	5	4
Southwark	3	4	4	3	4
Sutton	N/A*	N/A*	N/A*	2	N/A*
Tower Hamlets	3	4	6	5	5
Wandsworth	3	4	6	4	5
Westminster	5	4	5	4	4

Figure 1: The Average Waiting Times in Years, by Borough and Bedroom Size

*N/A - Insufficient information is available. This is due to the Trust not having this type of stock in the given area and/or that turnover is too low for the Trust to produce meaningful information.

This table is available in large print. Please contact Peabody Direct on 0800 022 4040.

Average Waiting Times and Choice Based Lettings Statistics

Choice Based Lettings Statistics - Homes Advertised since 1 April 2009 to 31st December 2009

Number and Percentage of Homes Advertised in the period from 1 April 2009 to 31st December 2009		
Borough	Total Number of Homes Advertised	Percentage of Total Homes Advertised
Barking	1	0.2%
Barnet	9	1.8%
Brent	2	0.4%
Camden	1	0.2%
Ealing	5	1.0%
Enfield	1	0.2%
Greenwich	5	1.0%
Hackney	41	8.2%
Hammersmith and Fulham	26	5.2%
Haringey	13	2.6%
Harrow	1	0.2%
Hillingdon	19	3.8%
Islington	86	17.2%
Kensington and Chelsea	16	3.2%
Lambeth	29	5.8%
Lewisham	13	2.6%
Newham	8	1.6%
Redbridge	8	1.6%
Southwark	46	9.2%
Sutton	1	0.2%
Tower Hamlets	71	14.2%
Wandsworth	38	7.6%
Westminster	60	12.0%
TOTAL	500	100%

Figure 2: The Number and Percentage of Homes Advertised since 1 April 2008 to 31st March 2009.

This table is available in large print. Please contact Peabody Direct on 0800 022 4040.

Average Waiting Times and Choice Based Lettings Statistics

Choice Based Lettings Statistics - Average waiting times by estate. Dec 2009

Estate Name	Total Average Waiting Time April 09 (years)	Estate Name	Total Average Waiting Time Dec 2009 (years)
ABBEY ORCHARD EST	4	ABBEY ORCHARD EST	4
BARNWELL HOUSE	4	BARNWELL HOUSE	5
BATTERSEA PARKTOWN	3	BATTERSEA PARKTOWN	3
BEAUFORT HOUSE	4	BEAUFORT HOUSE	4
BEDFORDBURY	5	BEDFORDBURY	4
BEDZED SOCIAL	2	BEDZED SOCIAL	2
BELL STREET	4	BELL STREET	4
BENSHAM GROVE	2	BENSHAM GROVE	0
BETHNAL GREEN	5	BETHNAL GREEN	5
BLACKFRIARS ESTATE	3	BLACKFRIARS ESTATE	3
BONNINGTON HOUSE	3	BONNINGTON HOUSE	5
BOWMANS BUILDINGS	5	BOWMANS BUILDINGS	5
BRICKLAYERS ARMS	4	BRICKLAYERS ARMS	4
BRUCE HOUSE	2	BRUCE HOUSE	3
BUCKINGHAM CHAMBERS	2	BUCKINGHAM CHAMBERS	2
BUTE ROAD	4	BUTE ROAD	0
CALEDONIAN ROAD	0	CALEDONIAN ROAD	1
CAMBERWELL	3	CAMBERWELL	3
CARLTON SQUARE	4	CARLTON SQUARE	4
CHELSEA GARDENS EST	4	CHELSEA GARDENS EST	5
CHELSEA MANOR STREET	8	CHELSEA MANOR STREET	8

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Estate Name	Total Avg waiting time April 09 (Years)	Estate Name	Total Avg waiting time Dec 09 (Years)
ABBNEY ORCHARD EST	5	ABBNEY ORCHARD EST	4
BARNWELL HOUSE	7	BARNWELL HOUSE	7
BATTERSEA PARKTOWN	5	BATTERSEA PARKTOWN	4
BEAUFORT HOUSE	5	BEAUFORT HOUSE	5
BEDFORDBURY	4	BEDFORDBURY	3
BELL STREET	5	BELL STREET	5
BETHNAL GREEN	6	BETHNAL GREEN	5
BLACKFRIARS ESTATE	5	BLACKFRIARS ESTATE	5
BONNINGTON HOUSE	6	BONNINGTON HOUSE	4
BOWMANS BUILDINGS	6	BOWMANS BUILDINGS	5
BRICKLAYERS ARMS	5	BRICKLAYERS ARMS	4
BRUCE HOUSE	3	BRUCE HOUSE	3
BUCKINGHAM CHAM-	3	BUCKINGHAM CHAM-	3
CALEDONIAN ROAD	2	CALEDONIAN ROAD	2
CAMBERWELL ESTATE	4	CAMBERWELL ESTATE	4
CARLTON SQUARE	5	CARLTON SQUARE	5
CHELSEA GARDENS EST	5	CHELSEA GARDENS EST	5
CHELSEA MANOR	9	CHELSEA MANOR	8
CHINGFORD AREA	3	CHINGFORD AREA	2
CLAPHAM	6	CLAPHAM	5
CLERKENWELL	5	CLERKENWELL	4
CLEVERLEY	4	CLEVERLEY	3
CLYDE ROAD ESTATE	6	CLYDE ROAD ESTATE	6
COBORN ROAD	5	COBORN ROAD	5
COOPERS ROAD	2	COOPERS ROAD	2
CRANWORTH GARDENS	4	CRANWORTH GARDENS	3
CROSSLET VALE	5	CROSSLET VALE	5
DAGENHAM ESTATE	7	DAGENHAM ESTATE	7

Average Waiting Times and Choice Based Lettings Statistics

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Estate Name	Total avg waiting time April 09 (Years)	Estate Name	Total avg waiting time Dec 09 (Years)
DALGARNO GARDENS	6	DALGARNO GARDENS	5
DARWIN COURT	4	DARWIN COURT	2
DEVONSHIRE DRIVE	4	DEVONSHIRE DRIVE	4
DOREEN CAPSTAN HOUSE	3	DOREEN CAPSTAN HOUSE	3
EAGLE WHARF EST	4	EAGLE WHARF EST	4
EBURY ESTATE	5	EBURY ESTATE	4
EDMONTON ESTATE	5	EDMONTON ESTATE	4
ELMWOOD COURT	2	ELMWOOD COURT	1
ETON CLOSE	3	ETON CLOSE	2
FARADAY HOUSE	10	FARADAY HOUSE	10
		FIFE TERRACE	0
FORT STREET ESTATE	5	FORT STREET ESTATE	4
FULHAM	6	FULHAM	6
GATEWAY ESTATE	1	GATEWAY ESTATE	1
GOLDSMITHS CLOSE	2	GOLDSMITHS CLOSE	1
GOPSALL STREET	4	GOPSALL STREET	4
GREENCOAT MANSIONS	4	GREENCOAT MANSIONS	3
GREENWICH ESTATE	6	GREENWICH ESTATE	5
GREYHOUND MANSIONS	5	GREYHOUND MANSIONS	3
GRIMALDI HOUSE	6	GRIMALDI HOUSE	4
GROSVENOR ESTATE	6	GROSVENOR ESTATE	5
HACKNEY ESTATE	5	HACKNEY ESTATE	4
HAMMERSMITH	6	HAMMERSMITH	5
HANSON STREET ESTATE	8	HANSON STREET ESTATE	8
HARRINGEY ESTATE	6	HARRINGEY ESTATE	6
HENLEY COURT	11	HENLEY COURT	6
HERBRAND STREET	6	HERBRAND STREET	5
HILLINGDON ESTATE	8	HILLINGDON ESTATE	7
HILLYARD STREET	2	HILLYARD STREET	2
HOMER ROAD ESTATE	5	HOMER ROAD ESTATE	5

Average Waiting Times and Choice Based Lettings Statistics

Choice Based Lettings Statistics - Average waiting times by estate. Dec 2009

Estate Name	Total avg waiting time April 09 (Years)	Estate Name	Total avg waiting time Dec 09 (Years)
HUGH ASTOR COURT	3	HUGH ASTOR COURT	3
IPSDEN BUILDINGS	4	IPSDEN BUILDINGS	3
ISLINGTON	6	ISLINGTON	4
JUNCTION ROAD EST	5	JUNCTION ROAD EST	4
KEITH GROVE	6	KEITH GROVE	6
KENT HOUSE	4	KENT HOUSE	3
KILLICK STREET	7	KILLICK STREET	7
KIMPTON ROAD	3	KIMPTON ROAD	3
KINGSBURY ROAD	7	KINGSBURY ROAD	7
	1	KNOLLYS ROAD	0
LARK ROW	5	LARK ROW	1
LAWRENCE STREET EST	3	LAWRENCE STREET EST	5
LEYTON AREA OFFICE	3	LEYTON AREA OFFICE	3
LEYTONSTONE AREA	5	LEYTONSTONE AREA	3
LOMAND HOUSE	2	LOMAND HOUSE	5
LOND BOR WALTH FRST	2	LOND BOR WALTH FRST	1
LUPINO COURT	5	LUPINO COURT	2
MANSFORD STREET	4	MANSFORD STREET	5
MARSHALSEA EST	6	MARSHALSEA EST	4
MAYBANK	2	MAYBANK	6
MURIEL STREET	4	MURIEL STREET	2
NAGS HEAD	4	NAGS HEAD	3
NORTH ROW ESTATE	7	NORTH ROW ESTATE	4
NOTTINGHAM HOUSE	5	NOTTINGHAM HOUSE	4
O M RICHARDS EST	5	O M RICHARDS EST	4
OSRAM COURT	2	OSRAM COURT	4
PADDINGTON BASIN GN	6	PADDINGTON BASIN GN	2
PALMER ESTATE	8	PALMER ESTATE	5
PARKVIEW	5	PARKVIEW	8
PARNELL HOUSE	6	PARNELL HOUSE	4
PEABODY HILL	3	PEABODY HILL	5

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Estate Name	Total avg waiting time April 09 (Years)	Estate Name	Total avg waiting time Dec 09 (Years)
PELLIPAR GARDENS	4	PELLIPAR GARDENS	2
PEMBURY EAST	4	PEMBURY EAST	3
PEMBURY NEW	4	PEMBURY NEW	4
PEMBURY WEST	4	PEMBURY WEST	3
PILTON PLACE	5	PILTON PLACE	4
PIMLICO ESTATE	6	PIMLICO ESTATE	3
POLLARD HOUSE	2	POLLARD HOUSE	3
PRIORS ESTATE	7	PRIORS ESTATE	2
PRIORY GREEN EST	7	PRIORY GREEN EST	6
QUEENS PARK ESTATE	3	QUEENS PARK ESTATE	6
RESIDUAL LAND	5	RESIDUAL LAND	2
ROSENDALE	9	ROSENDALE	4
SCEPTRE ROAD	7	SCEPTRE ROAD	9
SHADWELL	6	SHADWELL	6
SHAFTESBURY PARK	4	SHAFTESBURY PARK	4
SMALLWOOD ROAD	4	SMALLWOOD ROAD	4
SOUTHWARK STREET	5	SOUTHWARK STREET	4
SPRING PLACE	4	SPRING PLACE	5
STAMFORD STREET	5	STAMFORD STREET	4
STRAWBERRY VALE	4	STRAWBERRY VALE	4
STUART MILL HOUSE	5	STUART MILL HOUSE	4
TACHBROOK ESTATE	5	TACHBROOK ESTATE	5

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Estate Name	Total avg waiting time April 09 (Years)	Estate Name	Total avg waiting time Dec 09 (Years)
TOTTENHAM ESTATE	5	TOTTENHAM ESTATE	4
VANGARD STREET	6	VANGARD STREET	4
VAUXHALL	7	VAUXHALL	5
VAUXHALL BRIDGE ROAD	5	VAUXHALL BRIDGE ROAD	6
VICARAGE LANE ESTATE	2	VICARAGE LANE ESTATE	5
WALTHAMSTOW AREA	4	WALTHAMSTOW AREA	2
WALWORTH ESTATE	3	WALWORTH ESTATE	4
WANDLE HOUSE	8	WANDLE HOUSE	3
WANDSWORTH	4	WANDSWORTH	8
WEBBER ROW	2	WEBBER ROW	4
WELCOME COURT	3	WELCOME COURT	2
WHARFDALE ROAD	6	WHARFDALE ROAD	2
WHITECHAPEL	5	WHITECHAPEL	4
WHITECROSS ESTATE	5	WHITECROSS ESTATE	3
WHITELION STREET	6	WHITELION STREET	5
WILD STREET	5	WILD STREET	5
WILLIAM GIBBS COURT	6	WILLIAM GIBBS COURT	5
WILLOW TREE LANE EST	5	WILLOW TREE LANE EST	5
		WYNFORD ESTATE	1
YORK HOUSE	5	YORK HOUSE	4

Average Waiting Times and Choice Based Lettings Statistics

Choice Based Lettings Statistics

Please note that our Selections Choice Based Lettings statistics cover the period from 1 April 2009 to 31st December 2009

Number and % of Homes Let to Applicants (by Banding) - from 1 April 2009 to 31st December 2009		
Banding	Total Number of Homes Let	Percentage of Homes Let
A1	16	4.9%
A2	34	10.5%
A3	33	10.2%
A4	11	3.4%
A5	2	0.6%
B	44	13.5%
C	59	18.2%
D	72	22.2%
E4	25	7.7%
F1	12	3.7%
F2	5	1.5%
F3	12	3.7%
TOTAL	158	100%

Figure 3: The Number and Percentage of Properties Let to Applicants by Banding - from 1 April 2009 to 31st December 2009

*Please note that there is a difference between the number of homes advertised and the number of homes that have been let. This is due to homes that have been advertised and allocated to a customer but are currently undergoing repairs to bring the home up to our lettable standard. These homes are not included in the list of homes let.

Banding Categories



BAND A (Priority Move)	
Decant (Temporary) - Temporary re-housing while existing home is being renovated.	A1
Decant (Permanent) - Permanent re-housing, as major renovations or demolition will take place to current home.	A2
Management Transfer - Where remaining in the existing home would endanger the life/lives of members of the household. This relates to cases of violence, abuse, harassment and hate crimes.	A3
Successors / Additional Rights to a Tenancy - Where there is no right to a legal succession, Peabody may offer an additional right to a new tenancy. This priority will be given to help move to more suitably sized accommodation.	A5
BAND B	
Medical Priority 1 – Urgent Move. - Re-housing is urgent because of a medical condition with a significant risk of causing <i>permanent damage or disability</i> if not re-housed.	B
Overcrowding by 3 or more bed spaces	B
Under occupation by 2 bed spaces or more	B
Customer who meets at least two categories in Band C	B
BAND C	
Medical Priority 2 – Essential move -Re-housing is essential because of a medical condition which will cause a <i>significant reduction in the quality of life</i> if the individual is not re-housed	C
Overcrowding by 2 bed spaces	C
Under occupation by 1 bed space	C
Proven need to move to give or receive support to or from an existing Peabody customer	C
BAND D	
Medical Priority 3 – Desirable to move -Re-housing is desirable because of a medical condition <i>which will be alleviated</i> by re-housing.	D
Overcrowding by 1 bed space	D
All other applications	D

Notes

Positions within Band A will be prioritised as A1, A2, A3, A4, A5.

Priority *within* Bands B, C and D are based on the length of time spent on the waiting list.

**This table is available in large print. Please contact:
Peabody Direct on 0800 022 4040.**

Banding Categories



New Generation Letting

BAND DN	
Designated: New Generation Letting - For the relief of severe overcrowding. New Generation Letting: this allows adult family members to be re-housed separately from the rest of their household.	DN

Notes

Priority within Band DN is solely based upon waiting time.

Supported Housing

BAND F	
Older Persons - 301-500 points	F1
Older Persons - 150-300 points	F2
Older Persons - 0-149 points	F3

Notes

Home seekers within Band F will be prioritised as F1, F2, F3 with an application with 301 – 500 points having the highest priority. Priority *within* the bands will be based on date order.

Customers with an F Band priority can only bid for sheltered or supported housing schemes and do not bid against users in other bands.

Rough Sleepers Initiative or Move On

BAND E	
Move on from Supported Housing	E
RSI Clearing House	E
RSI 55	E
Move On	E4

Notes

Priority within Band E is solely based upon waiting time.

Banding Categories



Making an Appeal

You have the right to appeal against your banding if you think we have not acted in line with our published policies.

Appeals must be made in writing within four weeks of the decision they wish to appeal against. They must be addressed to:

**Letting Service Manager, Peabody Lettings,
Westminster Bridge Road. London. SE1 7JB**

You must explain in detail why you believe the decision was not in line with Peabody's published policy.

Your Lettings Officer will prepare the information about the appeal for review. Your Lettings Manager will inform you within 15 working days of the result of the appeal, as well as your right to appeal further if necessary.

Peabody Matching Standards

Household Size	Home Size (Bedrooms/Bedspaces)
Single Person	1 or Bedsit
Couple (no children)	1/2
2 adults not living together as a couple	2/2
1 or 2 adults and 1 child	2/3
1 or 2 adults and 2 children (where 2 children can share)	2/4
1 or 2 adults and 2 children (where 2 children cannot share)	3/4
1 or 2 adults and 3 children (where 2 children can share)	3/5
1 or 2 adults and 3 children (where 2 children cannot share)	4/5
1 or 2 adults and 4 children (where 2 pairs of children can share)	3/6
1 or 2 adults and 4 children (where 1 pair of children can share)	4/6
1 or 2 adults and 4 children (where 4 children cannot share)	5/6