

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 Oct 08	Total Average Waiting Time at April 2009 (Years)
Barking & Dagenham	12	5	5.5	6	6
Barnet	7.5	3	1.5	4	4
Brent	10	4	7	6	7
Camden	5	5	3	4	4
Ealing	1	1	N/A*	2	1
Enfield	11	3	1	5	4
Greenwich	3	4	2.5	3	3
Hackney	2.5	3	3.6	3	3
Hammersmith & Fulham	6.5	3	4	4	4
Haringey	6.5	4	5.3	4	5
Hillingdon	12	3	3.5	5	5
Islington	5	3	3.6	4	4
Kensington & Chelsea	5.5	5	6	5	5
Lambeth	7	3	4	4	4
Lewisham	9	N/A*	3	4	4
Newham	7	4	4	4	4
Redbridge	11	4	5	4	5
Southwark	4.5	3	3.5	3	3
Sutton	2	N/A*	N/A*	1	2
Tower Hamlets	6.5	4	4	5	5
Wandsworth	7	4	2.3	4	4
Westminster	6	4	3	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 2008 to 31st March 2009

Number and Percentage of Homes Advertised in the period from 1 April 2008 to 31st March 2009		
Borough	Total Number of Homes Advertised	Percentage of Total Homes Advertised
Barnet	2	1%
Brent	1	1%
Ealing	4	1%
Greenwich	4	1%
Hackney	22	7%
Hammersmith and Fulham	18	6%
Haringey	7	2%
Hillingdon	11	4%
Islington	51	17%
Kensington and Chelsea	9	3%
Lambeth	20	7%
Lewisham	6	2%
Newham	3	1%
Redbridge	3	1%
Southwark	31	10%
Tower Hamlets	53	17%
Wandsworth	24	8%
Westminster	36	12%
TOTAL	305	100%

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

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Average Waiting Times and Choice Based Lettings Statistics

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

Estate Name	Total Average Waiting Time Sept 08 (years)	Estate Name	Total Average Waiting Time April 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

Average Waiting Times and Choice Based Lettings Statistics

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

Estate Name	Total Average Waiting Time Sept 08 (years)	Estate Name	Total Average Waiting Time April 2009 (years)
CLAPHAM	4	CLAPHAM	4
CHINGFORD	0	CHINGFORD	2
CLERKENWELL	4	CLERKENWELL	4
CLEVERLEY	3	CLEVERLEY	3
CLYDE ROAD ESTATE	4	CLYDE ROAD ESTATE	5
COBORN ROAD	3	COBORN ROAD	4
COOPERS ROAD	1	COOPERS ROAD	2
CRANWORTH GARDENS	3	CRANWORTH GARDENS	3
CROSSLET VALE	3	CROSSLET VALE	4
CROYDON	4	CROYDON	1
DAGENHAM ESTATE	6	DAGENHAM ESTATE	6
DALGARNO GARDENS	5	DALGARNO GARDENS	5
DARWIN COURT	3	DARWIN COURT	3
DEVONSHIRE DRIVE	3	DEVONSHIRE DRIVE	3
EAGLE WHARF ESTATE	2	EAGLE WHARF ESTATE	3
EBURY ESTATE	4	EBURY ESTATE	4
EDMONTON ESTATE	4	EDMONTON ESTATE	4
ELMWOOD COURT	1	ELMWOOD COURT	2
ETON CLOSE	4	ETON CLOSE	2
FARADAY HOUSE	9	FARADAY HOUSE	10
FORT STREET ESTATE	4	FORT STREET ESTATE	4
FULHAM	4	FULHAM	5

Average Waiting Times and Choice Based Lettings Statistics

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Estate Name	Total Average Waiting Time Sept 08 (years)	Estate Name	Total Average Waiting Time April 2009 (years)
GOLDSMITHS CLOSE	1	GOLDSMITHS CLOSE	1
GOPSALL ROAD	2	GOPSALL ROAD	3
GREENCOAT MANSIONS	3	GREENCOAT MANSIONS	3
GREENWICH	4	GREENWICH	5
GREYHOUND MANSIONS	3	GREYHOUND MANSIONS	3
GRIMALDI HOUSE	5	GRIMALDI HOUSE	5
GROSVENOR ESTATE	5	GROSVENOR ESTATE	5
HACKNEY ESTATE	4	HACKNEY ESTATE	3
HAMMERSMITH	4	HAMMERSMITH	4
HANSON STREET ESTATE	4	HANSON STREET ESTATE	4
HARRINGEY ESTATE	5	HARRINGEY ESTATE	5
HENLEY COURT	8	HENLEY COURT	8
HERBRAND STREET	5	HERBRAND STREET	5
HILLINGDON ESTATE	7	HILLINGDON ESTATE	6
HILLYARD STREET	0	HILLYARD STREET	1
HOMER ROAD ESTATE	4	HOMER ROAD ESTATE	4
HUGH ASTOR COURT	2	HUGH ASTOR COURT	2
IPSDEN BUILDINGS	5	IPSDEN BUILDINGS	3
ISLINGTON	3	ISLINGTON	3
JUNCTION ROAD ESTATE	4	JUNCTION ROAD ESTATE	4
KEITH GROVE	7	KEITH GROVE	5
KENT HOUSE	3	KENT HOUSE	4

Average Waiting Times and Choice Based Lettings Statistics

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

Estate Name	Total Average Waiting Time Sept 08 (years)	Estate Name	Total Average Waiting Time April 2009 (years)
KILLICK STREET	6	KILLICK STREET	6
KIMPTON ROAD	2	KIMPTON ROAD	2
KINGSBURY ROAD	6	KINGSBURY ROAD	6
LATIMER ROAD ESTATE	0	LATIMER ROAD ESTATE	1
LAWRENCE STREET EST	3	LAWRENCE STREET EST	4
LOMOND HOUSE	3	LOMOND HOUSE	4
LUPINO COURT	2	LUPINO COURT	1
MANSFORD STREET	3	MANSFORD STREET	4
MARSHALSEA	3	MARSHALSEA	3
MAYBANK	5	MAYBANK	6
MURIEL STREET	2	MURIEL STREET	2
NAGS HEAD	4	NAGS HEAD	4
NILE STREET GEN NDS	1	NILE STREET GEN NDS	2
NORTH ROW ESTATE	4	NORTH ROW ESTATE	3
NOTTINGHAM HOUSE	5	NOTTINGHAM HOUSE	6
O M RICHARDS ESTATE	4	O M RICHARDS ESTATE	4
OSRAM COURT	5	OSRAM COURT	5
PADDINGTON BASIN GN	1	PADDINGTON BASIN GN	1
PALMER ESTATE	5	PALMER ESTATE	5
PARKVIEW	6	PARKVIEW	7
PARNELL HOUSE	4	PARNELL HOUSE	4

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

Estate Name	Total Average Waiting Time Sept 08 (years)	Estate Name	Total Average Waiting Time April 2009 (years)
PEABODY HILL	4	PEABODY HILL	4
PELLIPAR GARDENS	1	PELLIPAR GARDENS	2
PEMBURY EAST	3	PEMBURY EAST	3
PEMBURY NEW	4	PEMBURY NEW	3
PEMBURY WEST	3	PEMBURY WEST	3
PILTON PLACE	3	PILTON PLACE	3
PIMLICO ESTATE	3	PIMLICO ESTATE	3
POLLARD HOUSE	4	POLLARD HOUSE	5
PRIORS ESTATE	1	PRIORS ESTATE	1
PRIORY GREEN ESTATE	5	PRIORY GREEN ESTATE	5
QUEENS PARK ESTATE	6	QUEENS PARK ESTATE	5
ROSENDALE	4	ROSENDALE	4
SCEPTRE ROAD	7	SCEPTRE ROAD	8
SHADWELL	5	SHADWELL	6
SHAFTESBURY PARK	4	SHAFTESBURY PARK	5
SHIRLEY ROAD	3	SHIRLEY ROAD	0
SMALLWOOD ROAD	4	SMALLWOOD ROAD	3
SOUTHWARK STREET EST	3	SOUTHWARK STREET EST	4
SPRING PLACE	3	SPRING PLACE	4
STAMFORD STREET	3	STAMFORD STREET	4
STRAWBERRY VALE	4	STRAWBERRY VALE	4

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

Estate Name	Total Average Waiting Time Sept 08 (years)	Estate Name	Total Average Waiting Time April 2009 (years)
STUART MILL HOUSE	3	STUART MILL HOUSE	3
TACHBROOK ESTATE	4	TACHBROOK ESTATE	4
THESSALY ROAD	2	THESSALY ROAD	2
TOTENHAM ESTATE	4	TOTENHAM ESTATE	4
VANGARD STREET	4	VANGARD STREET	4
VAUXHALL	4	VAUXHALL	4
VAUXHALL BRIDGE ROAD	6	VAUXHALL BRIDGE ROAD	6
VICARAGE LANE ESTSTE	5	VICARAGE LANE ESTSTE	5
WALWORTH	3	WALWORTH	3
WANDLE HOUSE	2	WANDLE HOUSE	2
WANDSWORTH	6	WANDSWORTH	6
WEBBER ROW	5	WEBBER ROW	3
WHARFDALE ROAD	1	WHARFDALE ROAD	2
WHITECHAPEL	4	WHITECHAPEL	5
WHITECROSS ESTATE	4	WHITECROSS ESTATE	3
WHITELION STREET	4	WHITELION STREET	4
WILD STREET	5	WILD STREET	5
WILLIAM GIBBS COURT	4	WILLIAM GIBBS COURT	4
WILLOW TREE LANE EST	4	WILLOW TREE LANE EST	5
WYNFORD ESTATE	1	WYNFORD ESTATE	2
YORK HOUSE	4	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 2008 to 31st March 2009

Number and % of Homes Let to Applicants (by Banding) - from 1 April 2008 to 31st March 2009		
Banding	Total Number of Homes Let	Percentage of Homes Let
A	1	1%
A1	7	4%
A2	22	14%
A3	17	11%
A4	4	3%
A5	1	1%
B	24	15%
C	26	16%
D	31	20%
E	2	1%
E4	8	5%
F1	4	3%
F2	2	1%
F3	7	4%
TOTAL	158	100%

Figure 3: The Number and Percentage of Properties Let to Applicants by Banding - from 1 April 2008 to 31st March 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.

This table is available in large print. Please contact

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Banding Categories

Below is a brief explanation of each Band. More information is available in the Trusts Lettings policy.

Transfer Assessment	Banding
BAND A	
Priority Move—Decant (Temporary)	A1
Priority Move—Decant (Permanent)	A2
Priority Move—Management Transfer	A3
Priority Move—Relief of Overcrowding	A4
Priority Move—Successors / Additional Rights to a Tenancy	A5
BAND B	
Medical 1 - Urgent move	B1
Overcrowding by 3 or more bed spaces	B2
Under occupation by 2 bed spaces or more	B3
Customer who meets at least two categories in Band C	B4
BAND C	
Medical 2 - Essential move	C1
Overcrowding by 2 bed spaces	C2
Under occupation by 1 bedspace	C3
Proven need to move to give or receive support to or from an existing Peabody Customer.	C4
BAND D	
Medical 3 - Desirable move	D1
Overcrowding by 1 bedspace	D1
All other applications	D1
BAND E	
Move on from Supported Housing	E1
Rough Sleepers Initiative Clearing House - Former Street Homeless category	E2
Rough Sleepers Initiative 55 - Former Street Homeless category	E3
Move On Clearing House - Former Street Homeless category	E4
BAND F	
Sheltered 301 - 500 points (including Medical 1 & = to transfer Band B)	F1
Sheltered 150 - 300 points (including Medical 2 & = to transfer Band C)	F2
Sheltered 0 - 149 points (including Medical 3 & = to transfer Band D)	F3

Figure 4: The Banding Categories and Transfer Assessment Descriptions

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