

Housing Association and Local Authority Key Findings Digest for lettings and sales 2009

CORE (COntinuous REcording of lettings and sales) is a system for recording information about new local authority (LA) lettings and housing association (HA) lettings and sales in England¹. Each year, annual tabulations about lettings and sales are available at <http://core.tenantservicesauthority.org>. To complement the web publication, this Key Findings Digest highlights a selection of trends over the past four years and then uses CORE data to explore two topics in more detail: mobility and low cost home ownership.

Part A: Trends in lettings and sales

The information included in this digest reflects only data that has been provided to CORE during 2008-09. Local authorities started participating in CORE in 2004-05 – when 24% participated – and this rose to 92% of LAs participating during 2008-09. Information from local authorities is therefore incomplete and care must be taken interpreting all LA lettings information in this digest and any comparisons with HA lettings.

The economic downturn and associated problems of credit availability have had a marked impact on lettings and sales in the social housing sector during 2008-09. The number of people housed in general needs accommodation has increased compared to previous years, while the number of new low cost home ownership (LCHO²) sales has seen a sharp decline (Tables 1 and 3).

Recent initiatives to moderate the housing consequences arising from the credit crunch have included support for homeowners in financial difficulty and help for first time buyers through HomeBuy Direct. Research indicates that the sector is demonstrating resilience in today's difficult housing market³. However, trends in new lettings and sales in 2008-09 point to major challenges being faced by the sector in meeting demand for affordable housing during and beyond the current economic recession.

Table 1: Key statistics in general needs accommodation, 2005-06 to 2008-09^a

	Housing association lettings				Local authority lettings			
	2005-06	2006-07	2007-08	2008-09	2005-06	2006-07	2007-08	2008-09
Stock (000s) ^b	1,515	1,541	1,592	1,684	n/a	n/a	n/a	n/a
Number of lettings	128,239	130,014	127,290	143,086	28,123	61,151	71,635	82,732
% Turnover	8.5	8.4	8.0	8.5	n/a	n/a	n/a	n/a
Number of people housed	259,173	263,919	260,090	297,355	49,398	111,959	132,902	158,903
% Lone adult households	36	37	36	35	36	37	37	38
% Tenants in full time employment ^c	26	26	26	25	21	21	21	20
% Job Seekers	15	15	15	16	14	17	16	18
% BME tenants ^d	14	14	14	14	9	14	14	16
% LA nominations	46	50	53	56	n/a	n/a	n/a	n/a
Average net weekly household income ^e	£186.87	£191.69	£197.66	£205.92	£171.22	£173.06	£179.66	£181.13
Average weekly rent	£63.08	£65.40	£68.30	£72.24	£50.26	£52.85	£55.86	£59.04
% Statutorily homeless households ^f	17.1	17.9	17.5	16.5	26.3	21.9	21.4	19.6
Average relet time (days) ^g	33.7	32.5	31.2	30.5	40.4	40.8	39.2	42.2
% Tenants moving from a different LA	11	10	10	10	6	5	5	4

a: LA figures are based only on LAs participating in CORE and are quoted for information only. Comparisons over time are not valid.

b: HA stock and turnover is derived from the Regulatory Statistical Return (RSR). Information on general needs stock is not available for LAs.

c: Percentage in full time employment is calculated for head of household only.

d: BME is defined as all non-white heads of household.

e: Net household income excludes housing benefit, council tax benefit, interest from savings and childcare tax credit. Child benefit is included.

f: Statutorily homeless households only include those households owed a main homelessness duty.

g: Relet time is defined as the time from the day after a previous tenancy or a major repair until the day before the new tenancy start date.

¹ Any housing association with more than 250 bedspaces is required by the TSA to complete CORE logs. Questions relating to household details are asked directly of the tenant or purchaser, who has the right not to answer.

² CORE records sales of self-contained dwellings and resales of any part-owned dwellings (shared ownership). This includes all HomeBuy schemes, and sales made under Right to Buy (RTB), Preserved Right to Buy (PRTB) and Right to Acquire (RTA). CORE does not record sales of additional equity shares purchased by existing shared owners (known as 'staircasing').

³ Quarterly survey of housing associations, Tenant Services Authority, April 2009

- The total number of people housed in new HA tenancies, for whom details of household composition are available was 297,355. This represents an increase of 14% from the 260,090 people housed during 2007-08 (based on 97% of lettings in 2008-09 and 98% of lettings in 2007-08).
- The percentage of lone adult households (35%) and the percentage of tenants in full time employment (25%) decreased slightly during 2008-09 compared to the previous year.
- The percentage of households nominated by a local housing authority (including those treated as nominees under a choice based lettings scheme) has increased from 46% in 2005-06 to 56% in 2008-09 (see Part B).
- Compared to 2007-08, incomes in 2008-09 have risen in the HA sector by 4% (up to £205.92), and average weekly rents have increased by 6% (up to £72.24) over the same period.
- Average relet times for HA properties have improved over recent years from 34 days in 2005-06 to 31 days in 2008-09.
- The percentage of HA tenants moving to a different local authority area has remained unchanged at 10% during 2008-09.

Table 2: Key trends in supported accommodation, 2005-06 to 2008-09^a

	Housing association lettings				Local authority lettings			
	2005-06	2006-07	2007-08	2008-09	2005-06	2006-07	2007-08	2008-09
Number of lettings	92,406	92,601	94,127	96,468	4,423	10,853	13,050	12,774
% Lone Adult Households	64	63	60	61	15	24	22	22
% Job Seekers ^b	30	28	27	27	3	7	6	7
Mean age of head of household	41	42	43	43	68	62	62	63
% BME tenants ^c	15	14	14	15	2	7	7	7
Average net weekly household income ^d	£92.71	£97.66	£102.00	£104.88	£148.08	£141.26	£149.58	£152.27
% Tenants receiving Housing Benefit	78	74	76	78	53	59	58	60
% Statutorily homeless households ^e	18	20	21	21	8	12	11	10
% Tenants moving from a different LA	29	26	26	25	17	13	11	11

a: LA figures are based only on LAs participating in CORE and are quoted for information only. Comparisons over time are not valid.

b: Job seekers is calculated for the head of household only.

c: BME is defined as all non-white heads of household only.

d: Net household income excludes housing benefit, council tax benefit, interest from savings and childcare tax credit. Child Benefit is included.

e: Statutorily homeless households only include those households owed a main homelessness duty.

- Supported housing is housing that is purpose designed or designated for a particular client group and includes housing for older people. The total number of new supported housing tenancies recorded in CORE during 2008-09 was 96,468 (HA).
- Over the past four years, the proportion of job seekers has dropped for new supported lettings in the HA sector – down from 30% in 2005-06 to 27% in 2008-09.
- The proportion of lone adult households housed in HA accommodation declined from 64% in 2005-06 to 61% in 2008-09.
- The proportion of tenants in HA housing moving from one local authority area to another has fallen from 29% in 2005-06 to 25% in 2008-09. This compares to 10% for new general needs tenancies during 2008-09.

Table 3: Key trends in LCHO sales (housing associations only), 2004-05 to 2008-09^a

	2005-06	2006-07	2007-08	2008-09
	HA	HA	HA	HA
Number of sales	16,468	16,555	17,131	13,909
Average gross annual income ^b	£28,022	£27,084	£28,030	£28,697
Average market value of all sales	£132,067	£143,744	£158,444	£167,348
Average age of LCHO purchaser	33	34	34	35
% BME purchasers ^c	15	12	15	14
% in full time employment ^d	93	92	91	89
Average equity - shared ownership (SO) sales	49	49	46	42
Average monthly rent paid on SO sales	£194	£200	£212	£227
Previous tenure: private renting tenant	38	37	39	42
% Tenants moving from a different LA	52	47	43	36

a: LCHO sales include all shared ownership sales and shared ownership for the elderly (SOE), leasehold schemes for the elderly (LSE) and all HomeBuy sales (including social HomeBuy for outright purchase). CORE also records all sales made under right to buy (RTB), preserved right to buy (PRTB) and right to acquire (RTA). Further information about the different types of sales can be found on the CORE website.

b: Gross household income includes benefits except housing and council tax and excludes income from investments.

c: BME is defined as all non-white heads of household only.

d: Percentage in full time employment is calculated for the head of household only.

- The number of new LCHO sales in 2008-09 was 13,909. This represents a decrease of 19% from 2007-08.
- The mean market value of LCHO (£167,348) was 6% more expensive than the average reported during 2007-08 (£158,444). This increase can be explained, in part, by changing trends in LCHO sales (see Part C).
- The average age of purchasers increased slightly to 35 years in 2008-09 (see Part C).
- BME purchasers accounted for 14% of all LCHO sales during 2008-09.
- The average equity share purchased within shared ownership properties decreased in the last two years from 49% in 2006-07 to 42% this reporting period. The average rents paid for such properties increased from £194 to £227 over the same time period – partly due to the smaller overall equity share purchased.
- The proportion of all LCHO purchasers who moved from a different local authority area when making their purchase has decreased from 52% in 2005-06 to 36% in 2008-09.

Part B: Mobility

This section reports on mobility trends during the 2008-09 reporting year, with particular reference to choice based lettings (CBL) and the mobility schemes available through the *housingmoves*⁴ service.

Choice based lettings

Compared to traditional allocation schemes, CBL provides a more transparent method of allocating properties by enabling new applicants (and existing tenants seeking to move) to apply for available vacancies that are advertised on websites and in local newspapers. Research has shown that CBL leads to improved tenancy sustainment and satisfaction and encourages flexible thinking regarding housing choice⁵.

Significant progress has been made in recent years in the development of landlord and sub-regional CBL schemes. The LOCATA scheme in west London, for example, has recently expanded to include six local authorities and fourteen housing associations⁶. To help meet the target of ensuring that all local authorities have a CBL policy by 2010, CLG has provided additional support to assist the establishment of sub-regional and regional CBL schemes⁷.

Tables 4 and 5 show the number of choice-based lettings in the past four years for general needs and supported housing for different household types. During 2008-09, the average relet time for general needs properties was 31.8 days for lettings made through CBL, and 30.3 days for other allocation schemes.

Table 4: General Needs Lettings made through CBL, 2005-06 to 2008-09^a

	Housing association lettings								Local authority lettings							
	2005-06		2006-07		2007-08		2008-09		2005-06		2006-07		2007-08		2008-09	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
General Needs:																
Older people	3,149	20	3,501	25	4,202	31	5,264	39	1,104	30	2,447	38	3,861	47	6,135	65
Single adults	9,688	21	12,470	27	15,180	34	22,122	45	2,905	33	9,032	45	11,074	46	18,898	66
Multi adult (no children)	3,450	22	4,713	27	5,853	34	8,737	46	803	29	3,088	45	3,768	46	6,306	66
Lone parent	7,114	23	8,854	29	10,869	36	17,171	49	1,414	24	5,483	43	6,382	44	10,926	63
Multi adult (with child(ren))	3,990	22	5,221	28	6,585	35	10,942	48	707	21	3,152	40	4,161	45	6,955	62
England	27391	22	34759	27	42689	34	64236	46	6933	28	23202	43	29246	45	49220	64
Missing	482		563		849		2155		1885		4024		3799		4385	

a: LA figures are based only on LAs participating in CORE and are quoted for information only. Comparisons over time are not valid.

- The percentage of General Needs lettings made through a landlord or sub-regional choice based letting scheme rose from 22% in 2005-06 to 46% in 2008-09 in the HA sector.
- Single adult households made up approximately one third of general needs CBLs during the past four years, with the number of lettings in the HA sector doubling from 9,688 in 2005-06 to 22,122 in 2008-09.

Table 5: Supported Housing Lettings made through CBL, 2005-06 to 2008-09^{a, b}

	Housing association lettings						Local authority lettings					
	2006-07		2007-08		2008-09		2006-07		2007-08		2008-09	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
General Needs:												
Older people	4,455	18	6,003	22	8,138	30	2,041	30	2,824	34	3,946	47
Single adults	2,067	4	2,585	5	3,175	6	427	18	2,824	57	734	28
Multi adult (no children)	170	12	271	17	346	23	105	24	2,824	89	225	42
Lone parent	187	3	192	3	233	3	9	3	2,824	89	6	3
Multi adult (with child(ren))	16	3	11	2	30	6	4	3	2,824	94	10	7
England (count)	6895	8	9062	10	11922	13	2586	25	2824	25	4921	41
Missing	142		180		302		271		385		577	

a: LA figures are based only on LAs participating in CORE and are quoted for information only. Comparisons over time are not valid.

b: CORE started recording CBL in Supported housing from 2006-07.

- Among Supported lettings in the HA sector, the percentage of choice based lettings rose from 8% in 2006-07 to 13% in 2008-09.
- The number of older people households using CBL to access supported housing increased from 4,455 in 2005-06 to 8,138 in 2008-09 in the HA sector.

⁴ For more information about housingmoves, please access the website at: www.housingmoves.org

⁵ Monitoring the longer term impact of choice based lettings, Communities and Local Government 2006

⁶ Please see www.locata.org.

⁷ Please see <http://www.communities.gov.uk/housing/housingmanagementcare/choicebasedlettings/>

Mobility schemes

To assist the increasing number of households living in London and seeking to move, and often retire, to other parts of the UK, *housingmoves*⁸ supported by Communities and Local Government (CLG) provides two choice based mobility schemes available to social housing tenants. These schemes enable households to move from high demand areas to properties available in other regions on a CBL basis.

Lawn is a landlord referral scheme that helps social housing tenants in London to look for alternative housing opportunities across the country. Tenants can choose their new home and surroundings, while councils and housing associations can free up much needed social housing in high demand areas. There are no age restrictions for the *Lawn* scheme, although each council will operate their particular scheme according to their own eligibility criteria⁹. The *Seaside & Country Homes* scheme is for social housing tenants in London aged 60 years and over. The scheme's landlords manage approximately 3,500 one and two bedroom properties mainly in coastal areas in the South East and South West of England.

While CORE does not record the number of households using the above mobility schemes, the 2008-09 data does reveal some associated trends based on previous household location. Tables 6 and 7 show a breakdown of household type for those moving from a London address to another social rented property either in London or in another region.

Table 6: Tenant GN movement from London (Existing Tenants)

Household type:	General Needs HA				General Needs LA ^a			
	Moved within London region		Moved to a different region		Moved within London region		Moved to a different region	
	Number	%	Number	%	Number	%	Number	%
Older people ^b	550	71.7	217	28.3	329	92.9	25	7.1
Single adults	2,420	97.5	63	2.5	944	98.4	15	1.6
Multi adult (no children)	1,216	95.4	58	4.6	438	95.4	21	4.6
Lone parent	2,515	96.3	96	3.7	625	97.4	17	2.6
Multi adult (with child(ren))	1,550	96.5	56	3.5	531	97.6	13	2.4
All households	8,251	94.4	490	5.6	2,867	96.9	91	3.1
Missing	151		2		28		8	

a: 67% of London local authorities participated in CORE during 2008-09.

b: Older people households are defined as the head of household (or person 2) is over the age of 60.

Table 7: Tenant SH movement from London (Existing Tenants)

Household type:	Supported Housing HA				Supported Housing LA ^a			
	Moved within London region		Moved to a different region		Moved within London region		Moved to a different region	
	Number	%	Number	%	Number	%	Number	%
Older people ^b	1,259	80.3	308	19.7	372	81.4	85	18.6
Single adults	2,021	95.8	88	4.2	47	97.9	1	2.1
Multi adult (no children)	21	70.0	9	30.0	13	92.9	1	7.1
Lone parent	155	65.1	83	34.9	7	100.0	0	0.0
Multi adult (with child(ren))	8	88.9	1	11.1	6	100.0	0	0.0
All households	3,464	87.6	489	12.4	445	83.6	87	16.4
Missing	46		10		1		8	

a: 67% of London local authorities participated in CORE during 2008-09.

b: Older people households are defined as the head of household (or person 2) is over the age of 60.

- In general needs, a total of 490 (6%) households moved from a London social rented property to another region in the HA sector during 2008-09 (Table 6).
- In supported housing, a total of 489 (12%) households moved out of a London social rented property to another region in the HA sector during 2008-09 (Table 7).
- Older people households were the most likely group to move out of the London region in the HA sector in both general needs and supported housing (Tables 6 and 7).

⁸ For more information about *housingmoves*, please access the website at: www.housingmoves.org

⁹ For information about the *Lawn* scheme, please email enquiries@housingmoves.org or telephone 08450 212020.

Part C: Regional Trends in LCHO Sales (HA Only)¹⁰

The past year has seen a very depressed housing market that has had a substantial effect on sales volumes of low cost home ownership (LCHO) properties. Issues relating to mortgage availability, confidence in the market and the extent and nature of the development pipeline have resulted in variations in demand for LCHO between regions, within regions and even within localities¹¹. Housing associations have reported that LCHO was being purchased by households with rather higher incomes than before, and that buyers were taking on lower proportions of overall equity. Young first-time buyers, singles and couples were the target group for developers, largely because shared ownership schemes were being offered on small units and apartments¹².

During 2008-09 private developers offered a range of schemes and incentives, including shared equity schemes, to stimulate new sales and generate cash flow. Although some of these schemes came into competition with LCHO schemes, most housing associations saw mortgage availability and falling house prices as more important issues. New government initiatives such as the Mortgage Guarantee Scheme and the introduction of new HomeBuy products have offered some security for purchasers in an uncertain market¹³.

This section provides an overview of sales trends for the 2008-09 reporting year focussing on regional trends, market values, type of purchase and household characteristics.

Table 8: Regional distribution of LCHO sales 2005-06 to 2008-09 (HA only)

Region:	2005-06		2006-07		2007-08		2008-09	
	Number	%	Number	%	Number	%	Number	%
North East	1,128	6.8	834	5.0	565	3.3	226	1.6
North West	2,144	13.0	1,814	11.0	1,682	9.8	759	5.5
Yorkshire & the Humber	796	4.8	1,009	6.1	1,111	6.5	605	4.3
East Midlands	798	4.8	983	5.9	1,037	6.1	734	5.3
West Midlands	1,899	11.5	1,696	10.2	1,659	9.7	1,210	8.7
East of England	1,549	9.4	1,502	9.1	1,581	9.2	1,908	13.7
London	3,115	18.9	3,244	19.6	3,871	22.6	3,187	22.9
South East	3,883	23.6	4,083	24.7	3,949	23.1	3,787	27.2
South West	1,156	7.0	1,390	8.4	1,676	9.8	1,493	10.7
England	16,468	100	16,555	100	17,131	100	13,909	100

- The total number of LCHO sales during 2008-09 was 13,909. This represents a substantial drop of almost 19% when compared to the total for 2007-08 of 17,131 (Table 8).
- London and the South East accounted for half (50%) of all LCHO sales, and the East of England contributed a further 14% to the national total (Table 8).
- The number and proportion of new sales in the North East and North West has reduced over time. In 2005-06, the proportion of LCHO sales in the North West was 13% and the North East was 7%. This had fallen to 6% and 2% respectively during 2008-09 (Table 8).
- The proportion of new sales in London and the South East has increased over time, despite a small decrease in actual numbers during 2008-09 (Table 8).

Table 9: Market value of property by sale type and region 2008-09

Region:	RTB/PRTB/RTA		Shared Ownership ^a				Non shared equity HomeBuy		All other sale types		Total Sales	
	Mean	No.	Mean	No.	Mean	No.	Mean	No.	Mean	No.	Mean	No.
North East	£77,070	90	£137,494	8	£133,956	91	£86,083	6	£132,115	31	£109,904	226
North West	£91,132	218	£144,226	45	£129,443	435	£86,390	10	£113,989	51	£117,710	759
Yorkshire & the Humber	£83,026	133	£135,417	6	£123,084	358	£141,143	27	£115,396	81	£114,177	605
East Midlands	£107,100	20	£136,608	102	£133,018	474	£132,821	121	£132,138	17	£132,758	734
West Midlands	£99,958	83	£149,066	210	£139,093	732	£128,167	103	£100,228	82	£134,576	1,210
East of England	£120,333	51	£147,331	267	£169,347	820	£160,856	735	£135,150	35	£161,058	1,908
London	£181,455	22	£230,833	820	£218,817	1,633	£198,678	666	£174,147	46	£216,797	3,187
South East	£166,217	46	£175,250	390	£178,151	1,770	£171,769	1,442	£148,776	139	£174,199	3,787
South West	£124,656	15	£150,654	272	£154,138	719	£150,842	449	£125,666	38	£151,491	1,493
England	£100,190	678	£184,711	2,120	£170,616	7,032	£168,708	3,559	£130,610	520	£167,348	13,909
2007/08	£92,034	2,645	£176,386	1,817	£172,363	10,134	£162,739	1,977	£146,810	558	£158,444	17,131

a: Shared ownership enables a household to purchase an agreed share of their home, with the remaining equity held by a housing association. The household typically pays rent on the outstanding equity. Non-shared equity HomeBuy sales include open market HomeBuy and social HomeBuy for outright purchase.

b: HomeBuy covers a range of LCHO options that are available to households earning up to £60,000.

c: Other shared ownership sales include shared equity HomeBuy (Question 21 on CORE log).

¹⁰ LCHO sales include all shared ownership sales and shared ownership for the elderly (SOE), leasehold schemes for the elderly (LSE) and all HomeBuy sales (including social HomeBuy for outright purchase). CORE also records all sales made under right to buy (RTB), preserved right to buy (PRTB) and right to acquire (RTA). Further information about the different types of sales can be found on the CORE website at <http://core.tenantservicesauthority.org>.

¹¹ Low cost home ownership and the credit crunch, Tenant Services Authority, 2009.

¹² These trends are broadly reflected in CORE data for 2008-09 (Table 3), however CORE data also suggests that the number of sales to older people households has increased during 2008-09 (Table 9).

¹³ For more information about HomeBuy schemes, please access the HCA website or visit www.homebuy.co.uk

- The mean market value of LCHO sales during 2008-09 was highest in the London region (£216,797), where the mean market value was almost double the equivalent figure for the North East (£109,904).
- New Build HomeBuy sales had the highest market value in most regions (£184,711), and almost double the national mean market value for RTB, PRTB and RTA sales (£100,190).
- Almost one third (32%) of RTB, PRTB and RTA sales occurred in the North West (a total of 218 sales), compared to a national total of 678 for all regions (Table 9).
- The number of non shared equity HomeBuy sales was highest in the South East (1,442) and East of England (735), and lowest in the North West, North East and Yorkshire & the Humber (Table 9).
- The increasing proportion of LCHO sales in London and the South East (Table 8) has contributed to the national increase in mean market value during 2008-09 to £167,348 (Table 9).

Table 10: Type of LCHO sale during each quarter of the 2008-09^a

	Quarter 1		Quarter 2		Quarter 3		Quarter 4		Annual total	
	No	%	No.	%	No.	%	No.	%	No	%
Reduced sale type bandings:										
RTB/PRTB/RTA ^b	339	8.3	187	4.9	96	2.8	56	2.2	678	4.9
New Build HomeBuy	579	14.1	629	16.4	493	14.6	419	16.2	2,120	15.2
Other shared ownership sales ^c	2,244	54.6	1,974	51.4	1,614	47.9	1,200	46.3	7,032	50.6
Non shared equity HomeBuy	755	18.4	908	23.6	1,055	31.3	841	32.5	3,559	25.6
All other sale types	190	4.6	144	3.7	111	3.3	75	2.9	520	3.7
England	4,107	100	3,842	100	3,369	100	2,591	100	13,909	100

a: Shared ownership enables a household to purchase an agreed share of their home, with the remaining equity held by a housing association. The household typically pays rent on the outstanding equity. Non-shared equity HomeBuy sales include openmarket HomeBuy and social HomeBuy for outright purchase.

b: RTB/PRTB/RTA sales can take 6-9 months from application to completion.

c: Other shared ownership sales include shared equity HomeBuy sales (Question 21 on CORE log).

- Over half of LCHO sales in each quarter were shared ownership, including shared equity HomeBuy sales (Table 10).
- The proportion of Right to Buy, Preserved Right to Buy and Right to Acquire decreased from 8% in Quarter 1 (April – June 2008) to 2% in Quarter 4 (January – March 2009).
- The proportion of non shared ownership HomeBuy sales increased from 18% in Quarter 1 (April – June 2008) to 33% in Quarter 4 (January – March 2009).

Table 11: Household characteristics of LCHO sales 2005-06 to 2008-09

Type of Household: ^a	2005-06		2006-07		2007-08		2008-09	
	Number	%	Number	%	Number	%	Number	%
Older people	382	3.2	499	4.3	704	5.1	898	7.1
Single adults	5,016	42.4	5,589	48.0	6,609	48.2	5,402	42.7
Multi adult (no children)	3,673	31.1	3,352	28.8	4,227	30.8	3,953	31.2
Lone parent	919	7.8	670	5.8	744	5.4	741	5.9
Multi adult (with child(ren))	1,833	15.5	1,536	13.2	1,437	10.5	1,659	13.1
Total	11,823	100	11,646	100	13,721	100	12,653	100
Missing	4,645		4,909		3,410		1,256	

a: In the past four years, household characteristics have been less available for Right to Buy, Preserved Right to Buy and Right to Acquire sales.

- Single adult households accounted for almost 43% of all LCHO sales during 2008-09, down from 48% in 2007-08.
- The proportion of sales to older people households increased from 3% in 2005-06 to 7% in 2008-09. This includes sales made under Leasehold Schemes for the Elderly (LSE) and Shared Ownership Schemes for the Elderly (SOE).