



Department for
Communities and
Local Government

Social Housing Lettings: April 2014 to March 2015, England



Households *Statistical Release*

6 October 2015

- Social housing lettings by private registered providers decreased by 1% to 268,273 in 2014/15, in contrast to the long-term trend.
- Local authority lettings also decreased, by 7%, to 116,581 in 2014/15, a continuation of their long-term trend.
- In the fourth year of the affordable rent programme, 40,011 properties were let at affordable rents – 39,247 by private registered providers and 764 by local authorities. Affordable rent general needs lettings made up nearly a quarter (23%) of all private registered providers' general needs lettings.
- The proportion of general needs social rent lettings let on a fixed term basis increased to 13% in 2014/15 from 9% in 2013/14.
- The average (median) net weekly social rent of general needs properties let in 2014/15 was £82, whilst average (median) affordable rents were £112.
- The proportion of lettings at social rent levels to UK nationals remained unchanged from 2013/14, at 91% for general needs and 94% for supported housing.
- 35% of general needs social rent lettings were to tenants in employment, up from 31% in 2013/14.
- The most common type of household taking up a general needs social rent letting continued to be single adults aged under 60, either with or without children (59% of lettings).

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Introduction

This release provides information on lettings of social housing in England provided by local authorities and private registered providers (previously known as housing associations). Information about the tenancy, the tenants and the property is collected by data providers each time there is a new letting of a social housing property. Information about social rent general needs and supported housing lettings has been collected since 1989. Information about affordable rent lettings has been collected since 2011/12 from private registered providers and since 2012/13 from local authorities. Local authority stock can be managed by other bodies, so the referral in this release to lettings by local authorities refers to lettings of stock owned by local authorities but which might be managed by other organisations.

The Department for Communities and Local Government produces this release using administrative data collected from providers via the on-line COntinuous REcording of Lettings and Sales in Social Housing in England (CORE) system. CORE was first set up in 1989 and initially only required private registered providers (PRPs) to submit social housing lettings and sales information to support the government's regulatory function. CORE's remit expanded in 2004 to include local authority information.

Information for 2014/15 in this release reflects data on social housing lettings given by providers for the financial year ending 31 March 2015. The 2014/15 sales data from CORE is reported separately through the Department's *Social Housing Sales* statistical release, due for publication in autumn 2015.

The three main types of tenure of housing in England are owner occupiers, private renters and social renters. This release refers to social renters only. The *English Housing Survey* reports information on all three groups and in its latest release reported that of the 22.6 million households in England in 2013/14, approximately 3.9 million or 17% were social renters. The *English Housing Survey 2013/14* also reported that 2.6 million households moved home in the last year across all tenures. CORE reports that in 2014/15 almost 385,000 new lettings were made in the social rented sector, equivalent to approximately 15% of all home moves in England during the previous year.

There are three main sources for information relating to social lettings at local authority area level: the CORE administrative system and *Local Authorities Housing Statistics* (LAHS) managed by the department; and the annual *Statistical Data Return* (SDR) of private registered providers, managed by the Homes and Communities Agency. CORE is the most appropriate to use for constructing small area estimates on social housing lettings.

The data collected through CORE differs from the social housing data in LAHS in that CORE is a 'flow' measure of all new social housing lettings which records data at record level, whereas data in LAHS is a 'stock' measure of all social housing stock in local authorities. The *English Housing Survey* also provides social housing lettings data but the statistics are based on a survey and are again a 'stock' measure of social housing stock. CORE data focuses on the tenancy details at the point of letting, and besides property characteristics also collects information on the socio-demographic profile of the household, their housing circumstances and some financial information. CORE does not record any information of social housing lettings that are continuing – only new lettings.

CORE records new social housing lettings of both general needs properties (the majority of social housing stock, not designated to suit a particular need for an individual/household) and supported housing properties (housing that is either purpose designed or designated to suit a particular need for an individual/household such as older people). Temporary lettings are only included if a household moves into supported housing, not for general needs tenancies.

Further information about CORE definitions, variables or concepts used in this release can either be found in section 5 of the CORE guidance manual for 2014/15 or by referring to the CORE data dictionaries. Links to both of these documents are available on the following webpage:

<https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

Purposes and Uses

CORE is a unique source of information in providing attribute information of record level data, enabling in-depth analysis and construction of small area estimates. For example, it collects information on the household characteristics, primary reason for housing, source of referral and previous tenure of all recorded lettings and sales. It is the only source of social lettings data that allows detailed distributional analysis across variables and as such is utilised by different types of users for a variety of purposes.

Policy makers and practitioners regard CORE as an essential tool for monitoring housing costs, assessing affordability and developing policy. For example, information on lettings has been used extensively by the department to develop its understanding of how social housing allocations are being made, and was recently used to inform the new initiatives of Right to Move and the introduction of starter homes. The range of information collected is also used to answer Parliamentary Questions and Freedom of Information requests to the department. The Homes and Communities Agency, which incorporates the Social Housing Regulator, use the information to obtain a better understanding of the socio-economic and demographic make up of affordable housing customers by tenure. The income and housing costs data allows them to consider affordability levels by tenure. Migration between tenures and areas can also indicate where there is differing demand for housing. This analysis contributes to understanding local housing markets and affordable housing products. The Office of National Statistics use analysis of CORE rents data as an input into the national Retail Price Index. Local government also use CORE to inform their Strategic Housing Market Assessments that form part of the National Planning Policy Framework.

Individual providers of social housing use analysis of their own data to inform their housing management strategies and to benchmark their own performance. Private registered providers have been utilising this data for 20 years to improve their management services for residents. Given their complex stockholdings across geographical boundaries, larger providers are able to interrogate performance according to their particular requirements. Social housing statistics are also used by academics, researchers, charities and the public to better understand social housing issues.

Quality of data

All the data collected through CORE undergo validation and quality assurance processes. Data reported on CORE also undergo statistical processes before being published. The main statistical processes are applying weighting and imputation methodologies to account for missing data and

improve the representativeness of the national estimates. Section 6 of this release provides further details about the methodology used to compile this release. As the figures are based on weighted and imputed data, the figures presented here are all best estimates.

Within this release, for social rent lettings, analysis on counts and trends have generally been split between private registered providers and local authority lettings, and between general needs and supported housing lettings. The vast majority of affordable rent lettings are made up of private registered provider general needs lettings (95%). It is not recommended to draw conclusions or conduct analysis on the other categories of affordable rent lettings (private registered providers supported housing, local authority general needs and local authority supported housing) individually due to the low proportions of lettings covered. The counts of these categories are given in Table 1. For this reason, in this release, affordable rent lettings have been grouped by provider type and/or type of letting when showing analysis on counts and trends.

1. Annual social housing lettings

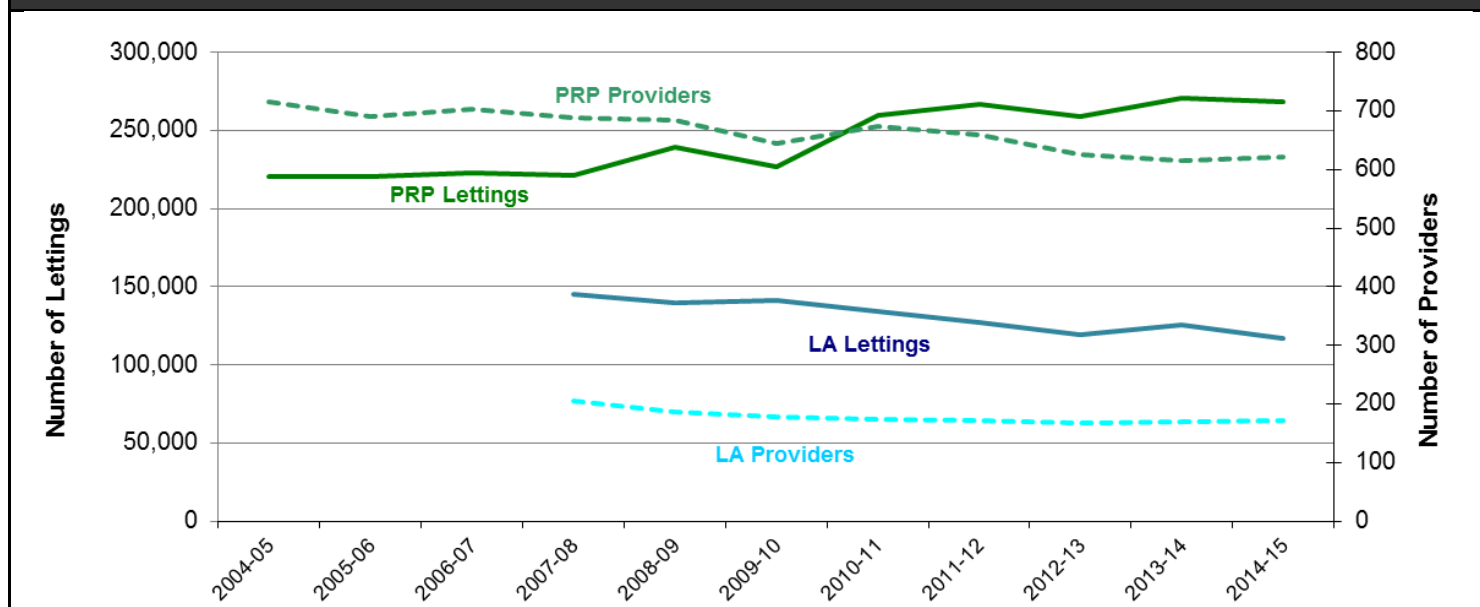
In 2014/15, there were 268,273 lettings by private registered providers and 116,581 lettings by local authorities. This represents a 1% decrease in private registered provider lettings from 2013/14 - in contrast to the long-term upward trend. Local authority lettings continued their long-term trend, decreasing by 7% in 2014/15 (see Figure 1).

The majority of social housing lettings were made by private registered providers - in 2014/15, private registered providers supplied more than two thirds (70%) of the total lettings recorded (including both social rent and affordable rent and both general needs and supported housing). This share has increased over time. More than three times as many private registered providers provided social housing lettings in 2014/15 (621) as local authorities (172). The average number of lettings per private registered provider in 2014/15 was smaller than for local authorities; private registered providers let an average of 432 lettings per provider compared to 678 lettings per local authority.

The number of private registered providers providing lettings has declined by 10% since 2007/08, although the number of lettings provided has increased by 21% in the same period. This led to an increase in the average number of lettings by private registered providers every year from 2007/08 to 2013/14, before a slight decrease in 2014/15. In contrast, the average number of lettings by local authorities decreased year on year from 2009/10 apart from in 2013/14.

Figures on numbers of social housing providers and their lettings over time are given in Accompanying Tables 1a to 1c.

Figure 1: Number of lettings and providers from 2004/05 to 2014/15



1. Local authority estimates have been weighted to take into account the level of completeness of their data. Data are not shown prior to 2007/8 as response rates are insufficient to provide weighted estimates. Estimates for 2013/14 have been revised and estimates for 2014/15 are provisional.
2. The dip in 2009/10 may reflect a change of contractors collecting the data.
3. Estimates include reported affordable rent lettings from 2011/12.

Housing type

Social lettings can be for either general needs housing or supported housing (housing with special design facilities or features targeted at a specific client group requiring support, for example, housing designed for older people). General needs housing made up 71% of social housing lettings in 2014/15, having remained between 68% and 71% since 2007/08. General needs lettings decreased by 3% in 2014/15, in contrast to their 9% rise in 2013/14. There was a greater decrease in general needs lettings by local authorities (8%) than for private registered providers (0.3%).

The number of supported housing lettings continued to fall this year, as they have been since 2010/11. Supported housing lettings by local authorities decreased by 1% in 2014/15, whilst private registered providers supported housing lettings fell by 2%.

Most lettings were at social rents (the rent has been determined through a national rent regime). Information about affordable rent lettings (where the rent is determined by other rent controls that establish that it can be no more than 80 per cent of the local market rent) has been collected since private registered providers started to sign contracts with the Homes and Communities Agency to deliver affordable rent properties during 2011/12. As of 1 April 2012, local authorities were also able to offer affordable rent and flexible tenancies. 2014/15 was therefore the third year of affordable rent data for local authorities, and the fourth year for private registered providers.

During 2014/15, 290 private registered providers reported a total of 38,185 affordable rent general needs lettings, accounting for nearly a quarter (23%) of all general needs lettings by private registered providers. For local authorities, information on 728 affordable rent general needs lettings was provided in total by 19 providers. The vast majority (97%) of affordable rent lettings

provided by both private registered providers and local authorities were for general needs properties. 2014/15 was the first year in which local authorities reported affordable rent supported housing lettings – with two local authorities doing so.

Table 1: New social lettings by housing type and provider, 2007/08 to 2014/15

Year	General Needs Social Rent			Supported Housing Social Rent			Affordable Rent (General Needs & Supported Housing) ²		
	PRP	LA	Total	PRP	LA	Total	PRP	LA	Total
2007-08	127,290	124,709	251,999	94,127	20,694	114,821	..	..	..
2008-09	143,086	121,704	264,790	96,468	17,824	114,292	..	..	..
2009-10 ¹	137,819	122,416	260,235	88,767	18,753	107,520	..	..	..
2010-11	151,289	117,898	269,187	108,273	16,165	124,438	..	..	..
2011-12	152,923	113,143	266,066	109,604	14,135	123,739	4,679	..	4,679
2012-13	126,476	106,254	232,730	104,540	12,865	117,405	27,715	193	27,908
2013-14 ^R	134,178	111,946	246,124	99,789	13,164	112,953	36,692	702	37,394
2014-15 ^P	131,362	102,816	234,178	97,664	13,001	110,665	39,247	764	40,011

1. The dip in 2009/10 may reflect a change of contractors collecting the data.

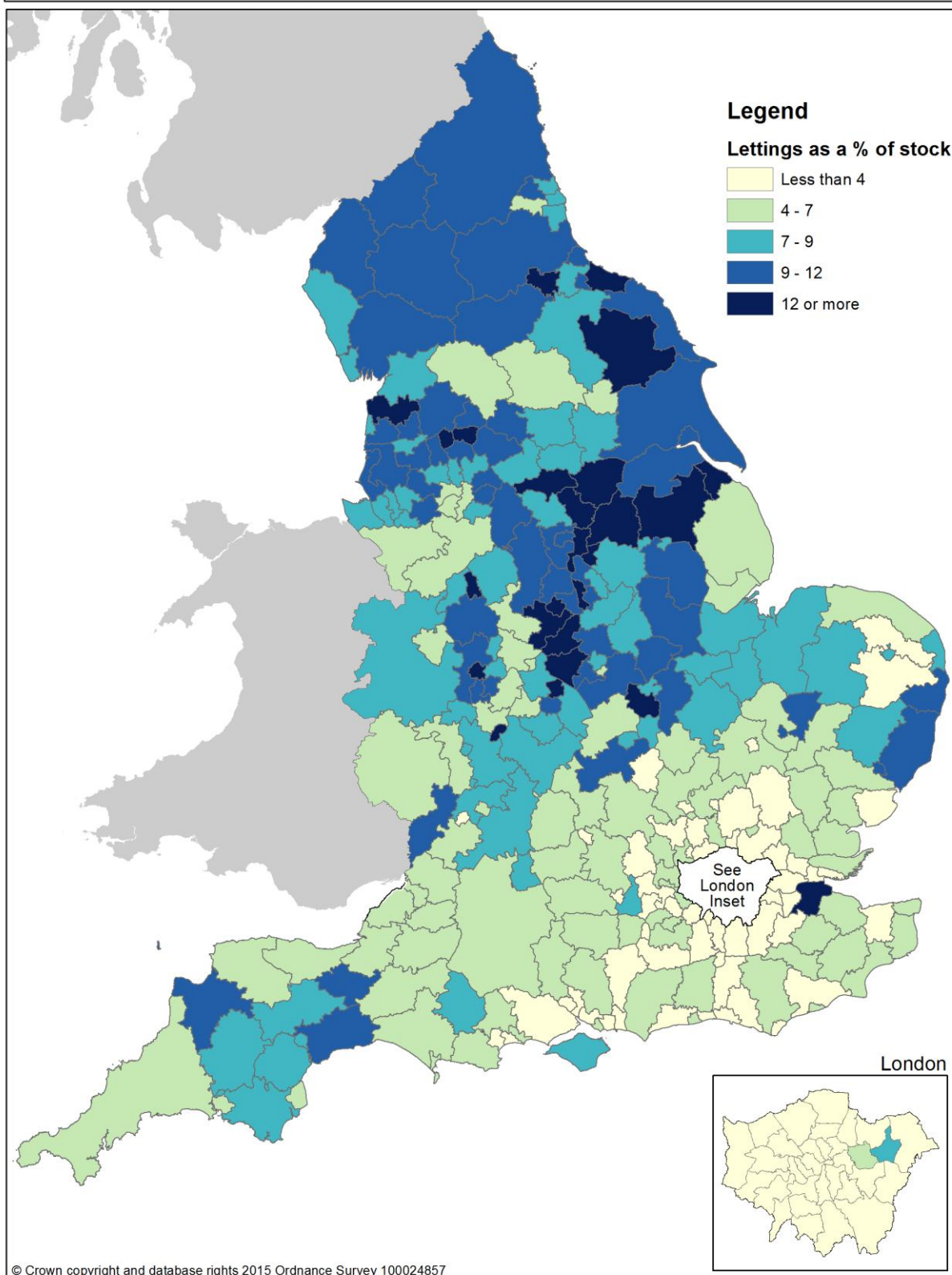
2. The Affordable Rent Programme was introduced in 2011/12. Local authorities were able to provide affordable rent lettings from April 2012. The majority of affordable rent lettings were for general needs housing (38,185 of private registered provider lettings and 728 of local authority lettings in 2014/15).

R. Local authority estimates for 2013/14 have been revised due to the availability of final 2013/14 Local Authority Housing Statistics data, used to weight the CORE data.

P. Local authority estimates for 2014/15 are based on provisional weights due to the provisional status of 2014/15 Local Authority Housing Statistics data

Map 1 shows private registered providers' general needs lettings as a percentage of their stock, by local authority area, illustrating a generally higher proportion of stock that were new lettings (turnover of stock) in northern England than in the south. In many areas in and around London, less than 4% of private registered providers' general needs properties were newly let in 2014/15. Maps for supported housing and local authority lettings are shown in the accompanying pack of maps. Data on the proportion of social stock that were new lettings in 2014/15 are in Accompanying Table 1c. Lettings as reported by local authority area and Local Enterprise Partnership area are in Accompanying Tables 1d and 1e.

Private Registered Provider General Needs lettings
as a proportion of PRP GN stock, 2014/15



PRP stock is taken from the Homes and Communities Agency Statistical Data Return 2014/15.

Map 1 refers to social rent lettings only.

Bands include data up to but not including the right hand side limit. Category 5-10, for example, includes any data from 5, up to but not including 10. Numbers 10 or greater would be in the above category.

2. Social housing lettings characteristics

Tenancy type and tenancy length

Most private registered providers' general needs tenancies let at social rent levels were let on an assured basis (83%), whereas local authorities mostly issued secure tenancies (including both lifetime and fixed-term) (99%). The majority (66%) of general needs tenancies let at social rent levels are first offered with a starter/introductory period, which mostly will convert to assured or secure tenancies after the introductory period, subject to conditions. Most supported housing social rent tenancies were licence agreements in private registered providers housing (52%), and secure tenancies (either lifetime or fixed-term) in local authority housing (84%).

Table 2a: New social lettings by tenancy type, 2014/15

Main Tenancy Type	General Needs Social Rent		Supported Housing Social Rent		Affordable Rent (GN & SH)	Affordable Rent (GN & SH)
	PRP	LA ^{6P}	PRP	LA ^{6P}	PRP	LA
Secure (including flexible) ¹	551	102,155	192	10,959	25	756
Assured ²	108,937	6	31,681	0	24,135	0
Assured Shorthold ³	21,125	0	13,539	56	14,893	0
Licence agreement ⁴	108	0	51,135	1,894	26	0
Other	641	655	1117	92	168	8
Total	131,362	102,816	97,664	13,001	39,247	764
% offered on starter/introductory period ⁵	67%	64%	17%	45%	74%	57%

1. In a secure tenancy, the tenant has the right to remain in the property unless the landlord has a legal reason and a court order for eviction. Flexible, or fixed-term tenancies, are tenancies for a fixed time period. For private registered providers, secure tenancies are commonly known as "fair rent -secure tenancies".

2. Where the tenant has the right to remain in the property unless the landlord can prove they have grounds for possession. The landlord does not have an automatic right to repossess the property when the tenancy comes to an end.

3. Where the tenant has the right to live in the accommodation for a period of time. The period of time may be fixed, or might be on a rolling (periodic) basis.

4. Licence agreements tend to be bespoke and can be for short time periods.

5. The proportion of tenancies that are currently being let as a starter/introductory tenancy.

6. Local authorities' general needs and supported housing data are weighted. Differences in totals may occur due to rounding.

P. Local authority estimates for 2014/15 are based on provisional weights.

GN – abbreviation for general needs

SH – abbreviation for supported housing

Following changes brought in through the 2011 Localism Act, social housing providers have been able to offer fixed term tenancies and from 2012/13, information on the length of fixed term tenancies has been captured in CORE. Fixed term tenancies are only offered on secure and assured shorthold tenancy types. Accompanying Table 2b shows the duration of fixed term tenancies let in 2014/15. The proportion of general needs lettings let at social rent levels on a fixed term basis increased to 13% in 2014/15, up from 9% in 2013/14. The majority (61% for social rent and 69% for affordable rent) of general needs fixed term tenancies were issued for between three and five years whilst for social rent supported housing 89% of fixed term tenancies were for two years or less in length.

Average rent

The rents reported to CORE are for properties let within the financial year and therefore will differ to figures on the rents for all social stock. This release reports the average weekly rent using medians as well as means to enable comparisons to last year's statistics.

Mean rents - The average mean weekly social rent (basic rent only, excluding all other charges such as service charges) of general needs lettings in 2014/15 was £85. Social rent levels are determined through a national rent regime. Average mean social rents for general needs properties let by private registered providers were 11% higher than for local authority properties.

As expected, rents vary by property size and location (see also Map 2). Average mean social rents for general needs tenancies in London were 31% higher than in England as a whole at £112.

Average mean affordable rent for general needs properties is higher than social rent at £124 for England and £179 for London. Affordable rent levels can be set up to 80% of the local market rent. Providers are expected to determine the local market rent for the property to be let using a RICS¹ recognised method that takes into account factors such as property size and location. The difference between social and affordable rent is smallest for two and three bedroom properties, nationally. For 2014/15, average mean affordable rents for general needs properties were a similar proportion of market rent in England at 70% compared to 71% in the previous year². In London, average mean affordable rents were less than half the value (48%) of average market rent in the same area, a similar proportion to 2013/14 (50%).

Table 2bi: Average mean weekly rent¹ (£) of new general needs lettings, 2014/15

Bedrooms	England				London			
	Social Rent PRP	Social Rent LA ^{2P}	Social Rent Total ^P	Affordable Rent Total	Social Rent PRP	Social Rent LA ^{2P}	Social Rent Total ^P	Affordable Rent Total
1	£79	£72	£76	£117	£109	£92	£98	£158
2	£90	£81	£87	£120	£126	£106	£114	£185
3	£101	£91	£97	£131	£141	£123	£130	£199
4 or more	£121	£109	£116	£164	£155	£144	£150	£224
All	£89	£81	£85	£124	£124	£104	£112	£179

1. Weekly rent excludes supplementary charges, such as service and support charges

2. Local authority social rent data is weighted.

P. Local authority estimates for 2014/15 are based on provisional weights.

Median rents - The average median weekly social rent (excluding supplementary charges such as service and support charges) of general needs lettings in 2014/15 was £82. As with the average mean, average median rents for private registered providers were higher than for local authorities (by 12%).

As expected, average median social rents for general needs properties in London were higher

¹ Royal Institute of Chartered Surveyors.

² Market rents are calculated using Valuation Office Agency private market rents data up to 31 March 2015 as at 28 May 2015.

than for England as a whole, showing a similar pattern to the mean average, being 32% higher at £108.

Average median affordable rent for general needs properties was higher than social rent at £112 for England and £177 for London.

Table 2bii: Average median weekly rent¹ (£) of new general needs lettings, 2014/15

Bedrooms	England				London			
	Social Rent PRP	Social Rent LA ^{2P}	Social Rent Total ^P	Affordable Rent Total	Social Rent PRP	Social Rent LA ^{2P}	Social Rent Total ^P	Affordable Rent Total
1	£74	£69	£72	£109	£108	£90	£95	£154
2	£86	£76	£82	£107	£125	£103	£110	£183
3	£95	£85	£91	£119	£141	£119	£126	£201
4 or more	£115	£98	£109	£150	£162	£134	£152	£225
All	£86	£77	£82	£112	£122	£100	£108	£177

1. Weekly rent excludes supplementary charges, such as service and support charges

2. Local authority social rent data is weighted.

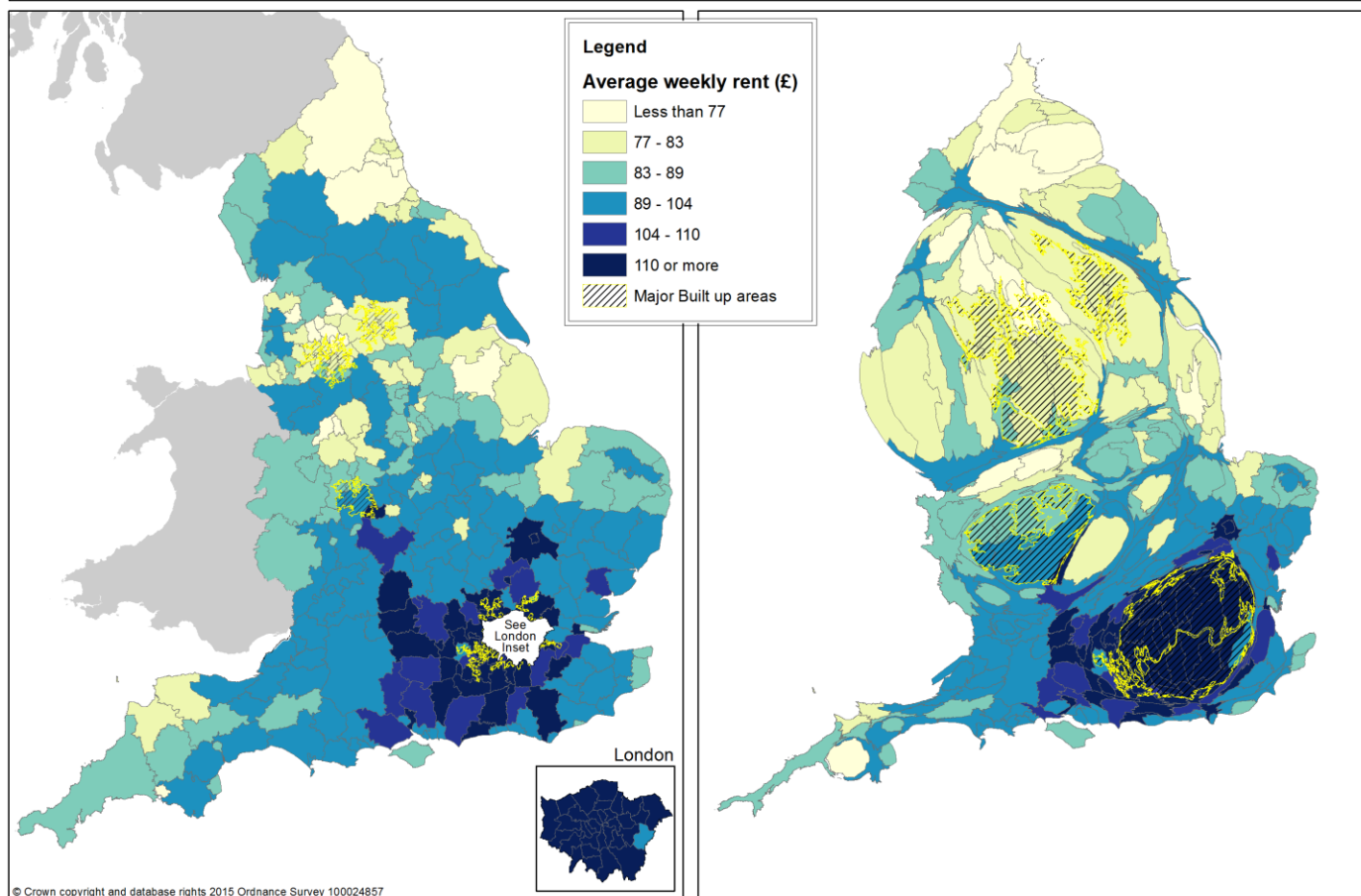
P. Local authority estimates for 2014/15 are based on provisional weights.

More detailed data on average weekly rents are in accompanying tables 2c and 2d.

Map 2 shows the average (mean) weekly social rent of private registered provider general needs properties let in 2014/15. The right hand map shows a cartogram where local authority areas are represented in proportion to the number of lettings rather than their geographic size. This illustrates that whilst there were higher rents in the south of England, there tended to be more lettings made in northern areas where rents were lower.

Map 2

Average (mean) weekly social rent for Private Registered Provider General Needs lettings in 2014/15
(right hand map areas are proportionate to total PRP GN lettings)



Weekly rent excludes charges. Major built up areas are those where the population exceeds 1 million.

Map 2 includes a cartogram – this shows area in proportion to the number of lettings rather than the physical area.

Bands include data up to but not including the right hand side limit. Category 5-10, for example, includes any data from 5, up to but not including 10. Numbers 10 or greater would be in the above category.

Reason for letting and re-let times

At 38%, the most common individual reason given for the property being vacant prior to a general needs social rent letting was that the previous tenant moved to the private sector or other accommodation. Previous tenants being evicted was given as a reason for the property being available to let for 7% (17,034) of general needs social rent lettings, increasing from 6% of general needs social rent lettings in 2013/14. Nearly half (45%) of general needs affordable rent PRP properties were first lets in 2014/15, an increase from a third in 2013/14. First lets are newly built, converted, rehabilitated or acquired properties.

Table 2c: Reason the property was vacant prior to the new letting, 2014/15

Reason for letting	General Needs Social Rent			General Needs Affordable Rent
	PRP	LA ^{2P}	Total ^P	Total
First let of a property ¹	8%	2%	5%	44%
Relet - internal transfer	16%	28%	21%	10%
Relet - previous tenant moved to other social landlord	12%	7%	10%	9%
Relet - previous tenant died	11%	16%	13%	6%
Relet - property abandoned by previous tenant	5%	4%	5%	2%
Relet - previous tenant evicted	8%	7%	7%	5%
Relet - previous tenant moved to private sector / other accommodation	40%	36%	38%	22%
Relet - tenant occupied property as temporary accommodation	<1%	<1%	<1%	1%

1. The property was a first let because it was newly built, converted, rehabilitated or newly acquired.
2. Local authority data is weighted.
P. Local authority estimates for 2014/15 are based on provisional weights.
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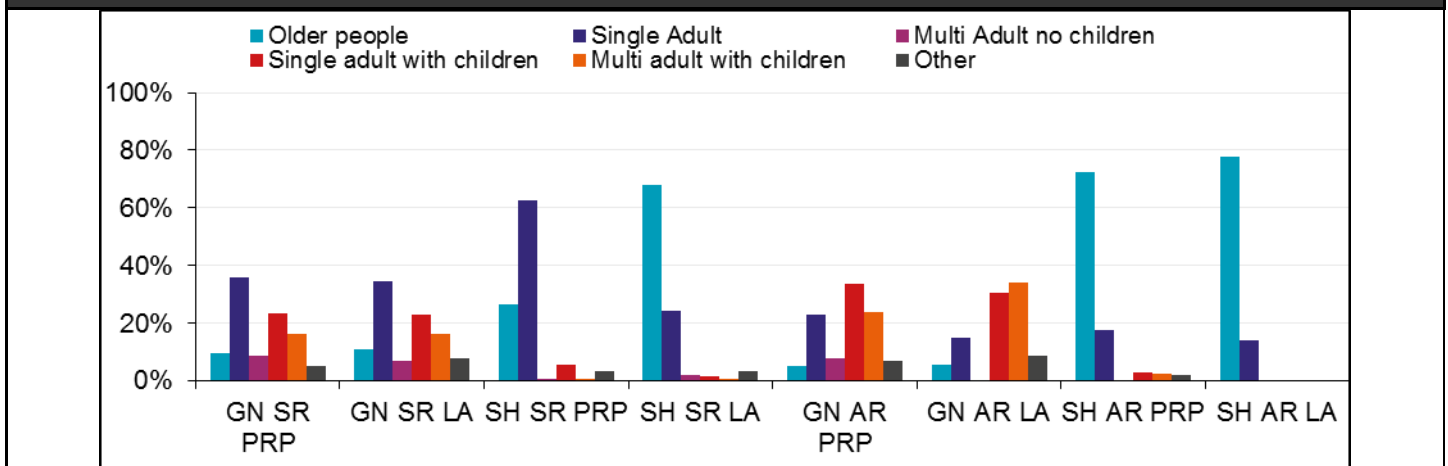
The average length of time a general needs social rent property was vacant for prior to letting was 35 days in 2014/15 (excluding any period of major works on the property). On average, local authority properties tended to be vacant for longer than private registered providers properties (10 days longer for general needs social rent properties, and 11 days longer for supported housing social rent). The average length of time a property was vacant decreased by a day over the previous year for general needs social rent lettings but increased by 2 days for supported housing. General needs affordable rent properties were, on average, vacant for considerably less time than social rent properties at 22 days. This can be explained by the higher proportion of affordable rent properties that are first lets, leading to higher proportions of vacant periods of 0 days bringing the average down for this group. Re-let times for lettings are in accompanying table 2e.

3. Household characteristics of social housing lettings

Household composition

The two most common types of household taking up a general needs social rent letting were single adults under 60 either with or without children (23% and 35% respectively) (see Figure 2). The composition of households of general needs social rent lettings for both private registered providers and local authority lettings was similar and has changed little over time. Supported housing tended to be let to single adults under 60 without children for private registered providers' social rent lettings (62%) whereas local authority lettings tended to be to households where one or more person is aged over 60 (68%). Households taking up affordable rent lettings were more likely to contain children in general needs lettings - 57% of general needs affordable rent households had children, compared to 40% for general needs lettings at social rent.

Figure 2: Household composition by type of letting, for new social housing lettings, 2014/15^P



Older people are defined as any household where either the lead tenant/household reference person or their partner is aged 60 years or over.
 P. Local authority estimates for 2014/15 are based on provisional weights.

Age

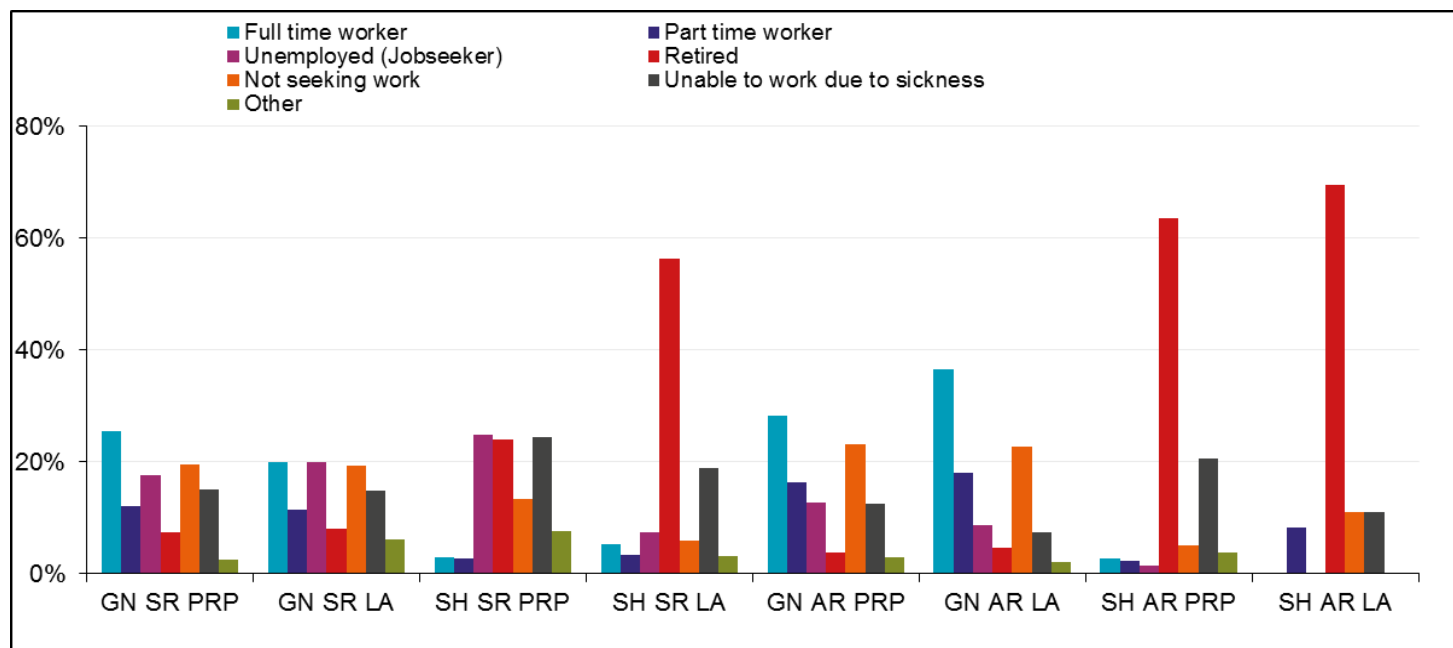
General needs lettings tended to be made to younger tenants (referring to the household reference person³ only); over a third of general needs lettings at social rent levels (37%) were to tenants aged under 30. This is particularly the case for female tenants, 44% of whom were under 30 compared to 27% of male tenants. Within the supported housing sector, there is a larger difference between PRPs and LAs in the distribution of the age of tenants in social rent lettings. PRP supported housing lettings are more evenly distributed across age bands while a greater share of local authority supported housing lettings were made to older tenants; 70% of local authority social rent supported lettings were to tenants aged 60 and over.

Economic status

In 2014/15, 35% of general needs lettings at social rent levels were to tenants (referring to the household reference person⁴ only) in employment, up from 31% in the previous year. For social rent lettings, a fifth (19%) of general needs tenants were unemployed (jobseekers) and another fifth (20%) were not seeking work. About half (49%) of private registered providers supported housing lettings at social rent levels were to retired or tenants unable to work due to sickness, while local authority supported housing lettings at social rent levels were predominantly occupied by retired tenants (56%).

³ The household reference person is the named tenant, where the letting is made on a single tenancy basis. In the case of joint tenancies, the household reference person is the most economically active or working person, or if both tenants are either working or not working, the oldest person.

Figure 3: Economic status of household reference person⁵ by type of letting, for new social housing lettings, 2014/15



Part time is defined as working less than 30 hours per week.

Other includes: Government training/New deal, full time student, child under 16 and other adult.

Local authority social rent data is weighted.

Imputed data has been applied for missing values (6%) for social rent lettings. The % of missing values across all AR lettings is 4%.

The household reference person is the named tenant, where the letting is made on a single tenancy basis. In the case of joint tenancies, the household reference person is the most economically active or working person or if both tenants are either working or not working, the oldest person.

Table 3a: Economic status of household reference person¹ in new general needs social rent tenancies, 2007/08 to 2014/15

Year	2007/08	2008/09	2009/10	2010/11	2011/12 ⁴	2012/13 ⁴	2013/14 ^{4R}	2014/15 ^{4P}
Full time worker	24%	23%	21%	21%	20%	19%	21%	23%
Part time worker ²	9%	9%	9%	10%	10%	10%	11%	12%
Subtotal (All in work)	32%	32%	30%	31%	31%	29%	31%	35%
Unemployed (jobseeker)	15%	16%	21%	21%	22%	23%	23%	19%
Not seeking work	25%	24%	23%	22%	20%	19%	19%	20%
Unable to work due to sickness	13%	13%	12%	12%	12%	13%	14%	15%
Retired	11%	10%	9%	8%	8%	8%	7%	8%
Other ³	3%	4%	6%	6%	6%	7%	6%	4%

1. The household reference person is the named tenant, where the letting is made on a single tenancy basis. In the case of joint tenancies, the household reference person is the most economically active or working person, or if both tenants are either working or not working, the oldest person.

2. Part time is defined as working less than 30 hours per week.

3. Other includes: Government training/New deal, full time student, child under 16 and other adult.

4. Since 2011/12, data has been imputed when missing. Percentages include imputed records from 2011/12, but not missing data for 2007/08 to 2010/11.

R. Estimates for 2014/15 have been revised.

P. Estimates for 2014/15 are based on provisional weights.

Table 3a shows how the economic status of the household reference person has changed between 2007/08 and 2014/15 for general needs social rent lettings. While the proportion of those in work has remained broadly stable over the whole period, there was a 4 percentage point increase from 2013/14 to 2014/15. By contrast, the proportion of those who are unemployed (jobseekers) increased year on year since 2007/08 before falling 4 percentage points in 2014/15. The proportion of tenants not seeking work decreased every year from 2007/08 (25%) to 2013/14 (19%) as did the percentage of tenants retired, from 11% to 7%; before both increased by 1 percentage point in 2014/15.

Nationality & Ethnicity

The vast majority of lettings were made to UK nationals. The figures for 2014/15 remain unchanged from the previous year with 91% of general needs social rent lettings and 94% of supported housing social rent lettings to UK national tenants (referring to the household reference person only). The proportion of general needs affordable rent lettings by private registered providers to UK national tenants also remained unchanged from 2013/14 at 92%. Tenants moving within the social sector into general needs social rent lettings were slightly more likely to be UK nationals (94%) than tenants new to social housing (89%) – these proportions are also unchanged on 2013/14.

Table 3b: Nationality of household reference person¹ in new general needs social rent tenancies 2007/08 to 2014/15

Year	2007/08	2008/09	2009/10 ⁴	2010/11	2011/12 ⁵	2012/13 ⁵	2013/14 ^{5R}	2014/15 ^{5P}
UK National	94%	94%	94%	93%	92%	91%	91%	91%
A8 ²	1%	-	-	-	-	-	-	-
A8, Bulgaria, Romania ²	-	2%	-	2%	3%	3%	4%	-
A8, Bulgaria, Romania, Croatia ²	-	-	-	-	-	-	-	4%
Other EEA countries ³	1%	1%	-	1%	1%	1%	1%	1%
All other countries	3%	3%	-	4%	4%	4%	4%	4%

1. The household reference person is the named tenant, where the letting is made on a single tenancy basis. In the case of joint tenancies, the household reference person is the most economically active or working person, or if both tenants are either working or not working, the oldest person.

2. Bulgaria and Romania were added to the list of A8 countries from 2008/09; Croatia was added from 2014/15. A8 countries are: Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia, and Slovenia.

3. Other European Economic Area countries includes: Austria, Belgium, Cyprus, Denmark, Finland, France, Germany, Greece, Iceland, Italy, Liechtenstein, Luxembourg, Malta, Netherlands, Norway, Portugal, Spain, Sweden and Switzerland. Ireland has been included from 2014/15.

4. Data for 2009/10 did not distinguish foreign nationals amongst A8, EEA and other nationalities.

5. Since 2011/12, data has been imputed when missing. Percentages include imputed records from 2011/12, but not missing data for 2007/08 to 2010/11.

R. Estimates for 2014/15 have been revised.

P. Estimates for 2014/15 are based on provisional weights.

Table 3b shows that the nationality of the household reference person in general needs social rent lettings has remained fairly stable for the groups of 'other EEA' countries and 'all other' countries. However, the proportion of tenants who were UK nationals fell from 94% in 2007/08 to 91% in 2012/13 but has remained stable since then; whilst those from accession countries has risen slowly from 1% in 2007/08 to 4% in 2013/14, and remaining at 4% in 2014/15.

In 2014/15, 83% of general needs social rent lettings and 86% of supported housing social rent lettings were to white tenants (referring to the household reference person only). For affordable rent general needs lettings, 83% were to white tenants.

Other key household characteristics

Table 3c presents a range of other key characteristics of the households taking up social housing tenancies in 2014/15. Many of the patterns observed have remained broadly similar to 2013/14. For general needs social rent lettings, 14% were made to those who were statutorily homeless; this proportion was higher for supported housing social rent lettings at 25%. The majority of households were in receipt of housing benefit, particularly in supported housing (91%) - although there is high level of missing data for this question⁴.

The proportion of households in local authority general needs social rent lettings that were given reasonable preference (i.e. priority for housing) was 46%, and 44% in local authority supported housing social rent lettings. However, there was also a high level of 'don't know' responses to this question that have not been included in the above percentages. As expected, local authorities had higher proportions of tenancies where the household was given reasonable preference than private registered providers because the reasonable preference requirements do not apply to direct lets by private registered providers.

Most households were new to social housing (61% of all new lettings), based on their tenure immediately before this letting and referral route. Tenants were asked the main reason they left their last settled home, in their view, with overcrowding given as the main reason in 16% of general needs social rent tenancies but rarely for supported housing social rent tenancies (2%).

Whilst the majority of lettings were made within the same local authority area, 10% of general needs lettings at social rent levels were made to tenants coming from a different local authority. This was higher at 20% for supported housing tenants, suggesting tenants may need to move further to find appropriate supported housing.

⁴ Data can be missing from CORE either because the question is not mandatory or because a response option is 'Don't know'. Further information on the quantity of missing data for key household characteristics can be found in accompanying table 3g.

Table 3c: Other household characteristics of new social lettings, 2014/15¹

<i>Household characteristic</i>	General Needs SR			Supported Housing SR			GN AR	SH AR
	PRP	LA ^{10P}	Total ^P	PRP	LA ^{10P}	Total ^P	Total	Total
Statutorily homeless ²	11%	17%	14%	27%	13%	25%	15%	8%
New to social housing ³	60%	57%	59%	66%	52%	64%	62%	47%
In receipt of housing benefit (excl Universal Credit)	72%	78%	74%	91%	83%	91%	73%	79%
Household's previous property overcrowded ⁴	16%	15%	16%	1%	2%	2%	23%	1%
Household's previous property underoccupied ⁵	5%	5%	5%	1%	5%	1%	3%	2%
Served in British regular armed forces ⁶	3%	2%	3%	4%	7%	4%	2%	6%
Injured/Disabled as a direct result of serving as a reservist ⁷	<1%	<1%	<1%	<1%	1%	<1%	1%	1%
New to local authority ⁸	12%	6%	10%	22%	10%	20%	11%	19%
Given Reasonable Preference ⁹	30%	46%	37%	24%	44%	27%	36%	36%

1. Percentages exclude missing data and where the question was responded to with 'Don't Know'.
 2. Those found 'statutorily homeless' by a housing authority and either owed a main homelessness duty or not.
 3. Tenants whose tenure immediately before this letting was not social housing.
 4. Defined as the tenants' last settled home being unsuitable because of overcrowding, in their view. This is a different definition to that used by the Department for Work and Pensions when calculating whether a property is overcrowded.
 5. Defined as the tenants' last settled home being unsuitable because of under-occupation, in their view. This is a different definition to that used by the Department for Work and Pensions when calculating whether a property is under-occupied.
 6. Where anyone in the household has ever served in the regular armed forces.
 7. Where anyone in the household has been seriously injured/disabled as a direct result of their time serving as a reservist.
 8. Where the household lived in a different local authority immediately before the letting (including in temporary accommodation).
 9. Where the household was given priority for housing under the local authority's allocation scheme through the application of the statutory reasonable preference criteria.
 10. Local authority social rent data is weighted.
- P. Local authority estimates for 2014/15 are based on provisional weights.
- <. Less than.
- SR. Abbreviation for social rent.
 AR. Abbreviation for affordable rent.
 GN. Abbreviation for general needs.
 SH. Abbreviation for supported housing.

The proportion of tenants who were found statutorily homeless rose by 4 percentage points in 2014/14 for supported housing social rent lettings, whilst remaining the same for general needs social rent lettings. The proportion of those in receipt of housing benefit fell for all housing types (with the greatest change being a 4 percentage point decrease in private registered provider general needs social rent lettings). However, this change may be a result of improvements in the quality of reporting for this question.

The proportion of households whose main reason for moving was because they previously underoccupied a property decreased from 7% to 5% for general needs social rent, from 2% to 1% for supported housing social rent and 5% to 3% for private registered provider general needs affordable rent. The 2014/15 figures show a return to the longer term trend with the peak in 2013/14 possibly due to the removal of the spare room subsidy from April 2013.

4. Accompanying tables

Accompanying tables and maps are available to download alongside this release. These can be accessed at <https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2014-to-march-2015>

Some variables will also be made available as linked data via DCLG's Open Data Cabinet for the first time to improve the accessibility of the datasets. The data will be available from <http://opendatacommunities.org/data/housing-market> and selecting 'CORE - Social Housing Lettings'.

5. Definitions

Some of the key terms referred to in this statistical release are defined below. A full set of definitions can be found in the CORE guidance manual available from: <https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

Private registered providers (PRPs) - private registered providers refer in this document to private providers of social housing in England that are registered with the social housing regulator (from 1st April 2012 this is the Homes and Communities Agency's Regulation Committee). These were previously termed Registered Social Landlords or housing associations. This term excludes local authority registered providers.

General needs housing - General needs housing covers the bulk of housing stock for rent and includes both self-contained and shared housing. It is stock that is not designated for specific client groups requiring support, or stock that does not have the special design features that are specific to supported housing. Where additional support is offered to all residents as a matter of course, this stock is not general needs (see definition of supported housing).

Supported housing - Housing is categorised as supported housing within CORE on the basis of either special design facilities or features, or by designation for a particular client group. The definitions are based on Circular 03/04 published by the Housing Corporation (subsequently Homes and Communities Agency, HCA) in April 2004. If housing is targeted at a specific client group but does not have a designated support purpose or the required special design features, then it should be classed as general needs housing. Supported housing includes housing for older people (see next).

Housing for older people - Properties intended for older people (regardless of the actual characteristics of each tenant) and which incorporate the range of basic facilities and special design features set out below, or are specially designated housing for older people. The distinctive design features should be over and above lifetime homes adaptations to general needs properties. The age of tenants actually residing in the property is not a defining feature.

Affordable rent – Affordable rent is the principal element of the supply offer through the Affordable Homes Programmes, funded by the HCA. Affordable rented housing is housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent. For more detailed information, see: <http://www.homesandcommunities.co.uk/affordable-homes>

And <https://www.gov.uk/government/collections/affordable-homes-programme-2015-to-2018-guidance-and-allocations>. As of 1 April 2012, local authorities are able to offer affordable rent on flexible tenancy terms.

Social rent - Social rented housing is housing owned and managed by local authorities and other registered providers, for which target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant. Although 'affordable rent' will be the main new supply offer, in some circumstances there will still be limited offer of 'social rent' housing.

Symbols

R=Revised data. Local authority estimates for 2013/14 have been revised due to the availability of new data.

P=Provisional data. Estimates for 2014/15 are based on provisional weights and may be subject to small revision in the next publication

..=not available/applicable

6. Technical notes

National Statistics designation

The UK Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods; and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

Data collection

Information for 2014/15 in this release reflects data given by providers for the financial year ending 31 March 2015. CORE is a requirement on the single data list for local authorities and is a regulatory requirement of the HCA for private registered providers.

Statistics presented in this release are based on the data submitted through the on-line Continuous Recording system (CORE) by private registered providers and local authorities. Data providers complete a range of information set out in a form about tenants that are accessing social housing and the property they are letting.

The department is bringing the CORE collection in-house during the 2015/16 collection year. The new system will be available from 12th October 2015 and further information for stakeholders and data providers, including detailed guidance on how to use the new system and on the key differences from the current system, have been published on the DCLG website:

<https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

In 2014/15 there were two different forms⁵: social housing lettings and social housing sales. Data providers either complete a form in a face to face interview with the tenant and then manually input the data to CORE; or input the data into their own data collection systems before submitting their files to CORE. The data are initially validated at the point of entry as they are submitted by data providers, and then undergo further validation and quality assurance processes. These processes are described in the “Data Quality” section.

Certain types of lettings are excluded from CORE. These include:

- mutual exchanges (where tenants have exchanged homes),
- conversions of starter or introductory tenancies to assured or secure tenancies (because the introductory tenancy will have previously been reported to CORE),
- successions by assignment (where the tenancy has transferred to another person at the request of the sole tenancy), and
- temporary general needs housing (lettings made with a fixed period of less than two years).

A full list of exclusions can be found in the CORE guidance manual from:

<https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

Data quality

Accuracy of CORE data

CORE is designed to be a complete census of new social housing lettings provided by local authorities and private registered providers that own social housing stock. Therefore no sampling errors should be present in the final dataset. However there will always be a degree of inaccuracy predominately due to non-response and reporting errors by local authorities and private registered providers that submit data and tenants when responding.

The number of errors and resulting alterations to raw data is monitored to ensure that quality standards are maintained. Measurement errors are mitigated by ensuring that the questions asked on CORE are defined satisfactorily, are answerable and are fully understood. Mechanisms to achieve this include the availability of manuals, newsletters, targeted communications, training and the testing of new questions with data providers. Additionally, data providers are requested to submit information as close as possible to the date of tenancy sign-up to allow for data to be fully validated and reported within the relevant quarter.

Data undergo a series of validation checks, including range checks on individual data items, cross-validation of data items for consistency and logic, and checks for missing data. Queries that cannot be resolved are sent to individual providers for resolution, which usually involves checking against their manual or electronic records. Responses to questions asked directly of tenants are subject to the usual range of bias that is seen in other face-to-face questionnaires.

Processing errors (either systematic or random) are defined in terms of errors with the source data that need to be re-qualified, or errors in manually inputting data where data entered needs to be verified against the original source data. Systematic processing errors were mitigated for by testing syntax and the systematic testing of new questions. Rigorous validation checks were built into the data collection programme to mitigate for random processing errors, for example entering the wrong information accidentally. These errors were monitored through two measures. These were primary error – where mandatory information was missing; and secondary error – where data

⁵An example of the form used to collect 2014/15 data is available from <https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

submitted by providers were inconsistent or erroneous. Until both types of error are resolved, data are not deemed to be valid and therefore usable in this statistical release. These error rates were as shown in Table 4a.

Table 4a: Error rate for 2014/15	
Error types	Percentage of errors raised as a proportion of potential errors
Primary errors	0.45%
Secondary errors	0.31%

Completeness of CORE data

To determine the impact of coverage error, CORE counts are reconciled with other external data returns. While CORE captures all private registered providers' lettings in England, it is estimated that around 94%⁶ of local authority lettings were submitted through CORE in 2014/15. Since stock-holding local authorities started to participate in CORE in 2004/05, their response rate has increased such that, for the first time, all authorities⁷ submitted some data for 2013/14. All stock holding local authorities continued to submit some data in 2014/15. Table 4b gives more detail on the submission levels of stock holding local authorities.

Table 4b: Number of participating stock holding local authorities and estimated CORE submission levels (Social Rent only)

LA lettings submission levels ¹	2014/15		2013/14		2012/13	
	LAs	Reported Lettings	LAs	Reported Lettings ²	LAs	Reported Lettings ²
Greater than 90%	127	85,748	114	81,819	96	64,112
75%-90%	32	19,836	37	26,879	35	23,286
50-75%	8	2,920	17	5,752	20	10,234
25-50%	1	147	2	462	3	1,071
Less than 25%	0	0	0	0	2	22
Non-participating LAs	0	-	0	-	1	-
No LAHS data ¹	-	-	-	-	11	5,991
Total	168	108,651	170	114,912	168	104,716

1. Based on a comparison of CORE lettings to DCLG's Local Authority Housing Statistics total lettings figures, excluding mutual exchanges. Estimates for 2014/15 are based on provisional LAHS returns taken at 26th August 2015.

2. The total does not match total LA submissions due to CORE submissions by non-stockholding LAs who do have some properties for emergencies. These figures are unweighted lettings as reported by LAs to CORE and therefore will not match weighted estimates in other tables.

Further detailed information on the accuracy and reliability of CORE data and the measures taken to ensure quality can be found in Section 3 of the accompanying "*Social Housing Lettings Quality Report*".

Weighting and Imputation

The effect of non-response bias is reduced by the weighting and imputation processes applied to the data. Additionally, responses are continually monitored as part of the data collection process and attempts are made throughout the year to maximise rates. Weighting is applied to adjust for

⁶ Based on provisional responses to the Local Authority Housing Statistics 2014/15, as at 26th August 2015.

⁷ Excluding Isles of Scilly

record level non-response by local authorities. Imputation is applied to compensate for item non-response for both local authorities and private registered providers.

The ONS Methodology Advisory Service were commissioned through the UK Statistics Authority Quality Improvement Fund to carry out a project for DCLG in 2013 to advise on methods that could be used to improve the quality of the social lettings data. Further information on the weighting and imputation methods are available in the project report 'Improving Outputs on Social Housing Lettings' produced by the ONS for the department and is available from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/245601/Improving_outputs_on_social_housing_lettings.pdf.

Local authority weighting

Weighted estimates have been calculated for 2007/8 to 2014/15 – prior to 2007/8 local authority participation was too low to provide reliable estimates.

2013/14 estimates have been revised and republished here since the publication of the 2013/14 statistical release. The revised 2013/14 estimates incorporate changes due to a small refinement in methodology and the availability of additional data that was not available at the time of the previous statistical release. The effect of these two revisions on the total number of social housing lettings (social rent only) in 2013/14 is a reduction of 0.1%. Future statistical releases will continue to take into account the latest Census data in the weighting methodology.

Local authority weights are calculated by reference to the total number of lettings reported to the Local Authority Housing Statistics (LAHS) return, or its predecessor the Housing Strategy Statistical Appendix (HSSA). For 2014/15, local authority data is still considered provisional because the weights have been estimated from the provisional data returns made by local authorities as at 26th August. At this point, more than 85% of local authorities had provided data.

Details of the weighting methodology used are available in chapter 3 of the accompanying Quality Report available from: <https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2014-to-march-2015>

Imputation of missing items

Some of the questions on the CORE questionnaire are not compulsory. In particular, data on household characteristics (age, sex, economic status, ethnicity and nationality) may not be available to the housing officer or may be refused by the tenant. Imputation has only been carried out for 2011/12 onwards and for general needs and supported housing at social rents. Imputation is not carried out on the affordable rent dataset because there are insufficient numbers of affordable rent lettings for the imputation methodology to be applied. Records provided by both local authorities and private registered providers have been imputed, although non-response rates tend to be higher for local authorities.

Table 4c shows the percentage of records where missing data have been imputed for each demographic variable by type of provider.

Table 4c: Percentage of lettings with imputed variables¹, 2014/15

	2014/15			
	General Needs		Supported Housing	
	PRP	LA ^P	PRP	LA ^P
Age	0%	3%	3%	3%
Sex	1%	3%	3%	3%
Economic Status	4%	10%	5%	7%
Ethnicity	4%	8%	4%	4%
Nationality	3%	10%	5%	6%

1. Imputed data has been applied for missing values from 2011/12. Percentages for local authorities are based on weighted data.

From 2014/15, the 'Interview Refused' option for the household demographic information questions was removed from the CORE lettings log. Tenants were still able to refuse to give their household demographic information if they wished, but they had to individually refuse each of the questions. The change was made in order to encourage providers to provide demographic information and the response rates for these questions have generally improved when compared to 2013/14. This has led to the lower rates of imputation when compared to 2013/14.

Overall, the percentage distribution of lettings by household characteristics is typically changed due to imputation by less than +/- 0.5%.

Details of the imputation methodology used are available in chapter 3 of the accompanying Quality Report available from: <https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2014-to-march-2015>

Quality Assurance Procedures

CORE data are subject to rigorous quality assurance procedures from the point at which the data is provided up until the time of publication. These procedures are undertaken either by the department, or by TNS – the external contractor who manage the data collection process.

As a result of the mitigations against error described above (and in further detail in the Quality Report), the CORE data published in this release and accompanying tables are regarded as robust and suitable for analysis at the national level. Variables with poor response rates (through a combination of non-response for a particular question and a high proportion of 'Don't Know' responses) are included in the accompanying tables for information. Users should be aware of any high proportions when considering using these data.

Further analysis of the data is encouraged by the publication of accompanying local authority area level tables and (owning) organisation level tables. Again, counts of missing and 'Don't Know' responses are provided so that users can assess the quality of the data for themselves.

We are confident that most data received is accurate. There are however some data items where we have less certainty, such as where the tenant has provided the information. An example of this is the income data. Income data collected by CORE is not published in this release. This is because the data are often missing and where they are available are often inaccurate and/or inconsistent and therefore it is not possible to apply imputation methodology. During a recent

consultation exercise on the 2015/16 questionnaire which will be implemented from April 2015, data providers and users also made observations about the quality of this information. The department is therefore planning to undertake a full review of the income information collected to understand the best way of collecting the information that is needed.

Changes to data collection for 2014/15

There were some changes to the questions asked of providers for 2014/15, which are important to know when comparing any data with data from previous years:

- a) The 'Interview refused' option has been removed from the household demographic information (Q3). Tenants are still able to refuse to give their demographic information but they have to individually refuse each of the questions.
- b) Nationality: A further two nationalities have been added – Croatia and Ireland. In this publication, Croatia is grouped with 'A8 countries, Romania, Bulgaria and Croatia' while Ireland is grouped with 'Other EEA Countries'.
- c) Armed Forces: A refused option was added to the question 'Has anyone in the household ever served in the British regular armed forces?'
- d) Reservist: A new question asking 'Has anyone in the household been seriously injured/disabled as a direct result of their time and activities serving as a reservist?' was introduced in 2014/15.
- e) Housing benefit: the question was reworded from 2014/15 following provider feedback, though the scope of the question and response options remain the same.
- f) Spare room subsidy or benefit cap: the question was reworded from 2014/15, though the scope of the question and response options remain the same.
- g) Validation has been added from 2014/15 that links Question 13 'Immediately prior to this letting, was the household' and Question 14b Reasonable Preference responses. This is to ensure there is consistency when indicating whether a household was formerly classified as homeless.
- h) Reasonable Preference: additional wording was introduced to clarify option 1 regarding homelessness.
- i) Shortfall in rent: the question was reworded from 2014/15 and further explanatory text added, though the scope of the question and response options remain the same.
- j) Previously let as: the question was reworded from 2014/15 and the scope of the available options was amended to exclude new lettings

Copies of the CORE "logs", which detail the questions asked on lettings and sales, can be found at: <https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. The department is keen to receive comments on any issues relating to this statistical release. To provide comments, please e-mail CORE@communities.gsi.gov.uk.

The Department's engagement strategy to meet the needs of statistics is published here:

<https://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

Requirements for the type and format of data collected on social housing lettings and sales are reviewed on an annual basis in the autumn. Proposals for additional questions, amendments to

questions and question deletions are sought both from within and outside Government, including inviting social housing providers to suggest changes. We are keen to ensure that any information needs that can be met through data collected in CORE are only implemented where the methodology of data collection is robust and the practicalities of collecting the data for social housing providers have been appraised.

Key stakeholders who provide and use the data are identified across different organisations and consulted in more detail on specific proposals before final decisions are made. Changes for the following financial year are usually agreed around 3 months before the start of the financial year to allow sufficient time for providers of housing management software to implement any updates, and for social housing providers to put the necessary training and procedures in place to be ready to provide the data.

Users are welcome to make a proposal to add or amend the information collected via CORE by completing the Change Request Form available here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/358744/Any_year_change_request_invitation.docx

Proposals received will be reviewed in autumn 2016 as part of the review of the 2017/18 data collection.

Throughout the development of the new in-house data collection system, data providers were given opportunities to test the functionality of the system, comment on them, and suggest improvements. Their feedback was used to improve the functionality of the system and make it easier for them to use. By using their feedback it is hoped that the data collected through the new system continues to be of a high quality.

Confidentiality

CORE records information anonymously and absolute confidentiality on tenants' circumstances is maintained. Access to record level information is only available via a licence agreement and the data is released via the UK Data Archive's UK Data Service. This allows users to access record level data via different layers of protection to meet different user needs. Three licences are available and each has different disclosure controls, access and use restrictions. The End User Licence is for access to datasets that are not private information as defined by the Code of Practice for Official Statistics. Special Licence and Secure Access are for access to micro-data with 'private' information as defined by the Code of Practice for Official Statistics. For further detail on CORE disclosure practices, please see details available from:

<https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

For further information on licencing and the process for accessing CORE record level data, see the UK Data Service website: <http://ukdataservice.ac.uk/get-data/how-to-access>

And a brief guide produced by DCLG available from:

<https://www.gov.uk/government/collections/rents-lettings-and-tenancies>

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official Statistics and the Department's Revisions Policy (found at

<https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>). There are two types of revisions that the policy covers:

Non-Scheduled Revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process; the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

Scheduled Revisions

Providers cannot retrospectively submit or revise data after the closedown deadline date for the reporting year. Local authority estimates for 2014/15 are based on provisional weights. These estimates will be updated in the next annual publication in autumn 2016. Where figures for previous years are shown, but have been revised following the original release, this is clearly noted.

Further information

The project to collect detailed social housing lettings and sales data is commonly known by the name "CORE", which stands for the Continuous Recording of lettings and sales. It is a national information source funded by the Department for Communities and Local Government that records information on the characteristics of Registered Provider social housing tenants and the homes they rent and buy. Management of data collection, validation and reporting is provided by external contractors TNS.

CORE was set up in 1989 to record information on private registered provider (PRP) lettings and sales in England. Private registered providers have been required to supply data for many years as a regulatory requirement of the Social Housing Regulator. Since its inception, the system has undergone many refinements and has been considerably enlarged. One of the key changes was the extension to the local authority sector in 2004. On 1 April 2010, CORE became a regulatory requirement for local authorities, and a requirement of the department via their "single data list", which lists all data requirements of local government. Further details can be found at:

<https://www.gov.uk/government/policies/making-local-councils-more-transparent-and-accountable-to-local-people/supporting-pages/single-data-list>

Lettings and sales data are reported by all registered providers, and voluntarily by those who are not registered with the Homes and Communities Agency. Information is only collected on new lettings or sales, in general needs or supported housing, by financial year. CORE does not currently collect information on sales from local authorities.

Further information about what is collected and support on analysing and interpreting the data can be obtained via email to: CORE@communities.gsi.gov.uk

Related statistics

Related statistical releases described in the Introduction section of this release are summarised below:

Local authority housing data

Local authorities report on a range of housing-related data to DCLG, through the annual Local Authority Housing Statistics return. Prior to 2011/12, much of this information was collected through the department's Housing Strategy Statistical Appendix (HSSA). More information can be found here:

<https://www.gov.uk/government/collections/local-authority-housing-data>

More information on local authorities' activities under homelessness legislation can be found through the quarterly Statutory Homelessness statistical release here:

<https://www.gov.uk/government/collections/homelessness-statistics>

Information on local authority sales of social housing can be found here:

<https://www.gov.uk/government/collections/social-housing-sales-including-right-to-buy-and-transfers>

This release includes information on sales by private registered providers reported to CORE.

Housing stock in England

The Department publishes annual live tables on housing stock and vacants by tenure, which can be found at:

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants#live-tables>

In addition, the English Housing Survey (EHS) provides information on the quality and quantity of both social and non-social stock in England based upon a sample of households. Information on the EHS and survey reports can be found at:

<https://www.gov.uk/government/collections/english-housing-survey>

Private registered provider social housing

The Regulator for Social Housing in England is a statutory regulatory committee sitting within the Homes and Communities Agency. Regulatory data are collected annually from private registered providers, which can be found here:

[Housing: Regulation - GOV.UK](#)

2014/15 data, including the total number of social and affordable lettings per year and some information on sales can be found here:

<https://www.gov.uk/government/statistics/statistical-data-return-2014-to-2015>

Social housing sales data

Data are also collected through CORE for sales of self-contained dwellings and re-sales of any part-owned dwellings (shared ownership) from private registered providers. The 2013/14 sales data from CORE is reported through the department's Social Housing Sales statistical release, published on 16th October 2014 and available here:

<https://www.gov.uk/government/statistics/social-housing-sales-in-england-2013-to-2014>.

2014/15 data is due to published in autumn 2015.

Further Information

Information on Official and National Statistics is available via the UK Statistics Authority website:

<http://www.statisticsauthority.gov.uk/national-statistician/types-of-official-statistics/index.html>

Information about the department's statistics is available from:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics>

Devolved administrations

Social housing lettings and sales statistics for the devolved administrations of the UK are published separately by them. These data are not published alongside the England statistics in this release, because there are not directly comparable figures across the country due to differences in data collection methodologies and policies. Scotland runs a similar system to CORE, but this covers private registered provider lettings only.

Wales

- Social housing stock and rent statistics:
<http://gov.wales/statistics-and-research/social-housing-stock-rents/?lang=en>
- Social housing lettings statistics:
<http://gov.wales/statistics-and-research/social-housing-lettings-data-collection/?lang=en>

Scotland

- Local authority social lettings:
<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Lettings>
- Social sector summary tables:
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>
- Private registered provider social lettings:
<http://www.scottishhousingregulator.gov.uk/publications/performance-tables-%E2%80%93-lettings-and-void-loss>

Northern Ireland

- Social housing statistics including data on tenancies, household, allocations and sales can be found at: <http://www.northernireland.gov.uk/index/media-centre/news-departments/news-dsd/news-dsd-october-2014/news-dsd-231014-ni-housing-statistics.htm>

7. Enquiries

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Information on Official Statistics is available via the UK Statistics Authority website:

<https://www.gov.uk/government/statistics/announcements>

Information about statistics at DCLG is available via the Department's website:

www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics

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