



English Housing Survey Advisory Group notes

November 2010



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Contents

- 1. Action points from meeting 5 November 2010**
- 2. Paper EHSAG3/01 – Progress update**
- 3. Paper EHSAG3/2 - Draft proposals for changes to the EHS interview 2011-12**
- 4. Paper EHSAG3/3 – Proposals for changes to the EHS Physical survey 2011-12**
- 5. Paper EHSAG3/4 – Draft proposals for EHS Reporting and Dissemination**
- 6. Paper EHSAG3/5 – Discussion note on options for 2012-13 survey**

English Housing Survey Advisory Group 3rd Meeting, 5 November 2010

Discussion and action points

Present

Damon Wingfield	DECC	Alex Fenton	Cambridge
Tristan Carylton	Shelter	Steve Wilcox	York
Andrew Clegg	TSA	Adnan Tayabali	HCA
George Marshall	NFHA	Meg Green	DCLG (chair)
David Savage	ONS	James Denman	DCLG
Simon Nicol	BRE	Terry McIntyre	DCLG
Liz Smy	UKDA	Anne Beesley	DCLG
Glen Bramley	Heriot Watt	Barbara Rose	DCLG
David Rhodes	York	Maria O'Beirne	DCLG

Action points from meeting on 9 June 2010

1. DCLG expect to update the SEH15 dataset in the future but not immediately.
2. IHS database is now available from UKDA. Quarterly releases on a rolling basis are now planned.
3. DECC – questionnaire for the energy follow-on survey was piloted and is now in CAPI testing stage. Fieldwork should run January to March 2011.
4. Acronym UKSA should not be used, it is UK Statistics Authority. **All to note.**

2008-09 Household Report and 2008 Housing Stock Report

5. Short presentations were given explaining the structure of the reports and the supporting material that was available.
6. The reports were well received and the Annex Tables had already proved useful.
7. Technical Advice Notes and web tables are now being finalised for publication.

EHS Progress Update (EHSAG 3/1)

8. **NS** accreditation had been achieved and work was underway to address the recommendations in the assessment report.
9. Production of UK stock figures was being taken forward.
10. David Rhodes asked if the PLS report could bring together data on the tenant and landlord perspectives. **DCLG to consider**

Proposals for changes to the Household Interview (EHSAG 3/2) and Physical Survey (EHSAG 3/3)

11. Comments re the proposals to DCLG by the end of November at the very latest. Consultation on Interview Survey would be circulated formally shortly.
All AG members
12. Questions on Health were not seen as a priority by some AG members and **DCLG were asked to re-consider the need for this topic**. There was a preference for retaining cars and vans question.
13. TSA expressed a strong preference to retain satisfaction questions as the alternative sources for this type of information would not be available in future due to planned cuts.
14. The balance of cuts to the interview and physical questionnaires was queried. A detailed review of the physical survey will be undertaken for 2012-13. In the short term, due to the complexity and inter-dependence of questions used for variables in current models cuts to the physical survey had been minimal.

Reporting and Dissemination Strategy (EHSAG 3/4)

15. Datasets and tables are the priority for Advisory Group analysts rather than detailed commentary. Other users may have different views.
16. Reports could be an important marketing tool for the survey as they are seen by the media and by the wider public.
17. Headline Report seen as desirable and widely used.
18. More detail on the household side was wanted in the Headline Report which should be possible for 09-10 as there would be less discontinuity work needed than for 08-09.
19. The following topics were requested in the Headline Report: rents; newly moving households; assistance with deposits for purchase.
20. There was a request for DCLG to consider whether the household dataset could be deposited at UKDA earlier than the housing stock dataset rather than waiting until both were ready for deposit. **DCLG**.
21. Live Tables are used extensively and help users to know what is in the dataset. **DCLG to look for ways to improve the indexing of the live tables**.
22. DCLG are expecting to hold a launch event following the publication of the 2009-10 Headline Report.

Options for 2012 onwards (EHSAG 3/5)

23. The AG members all recommended that the survey should operate on a continuous basis rather than periodically. This was thought to be much better for users as well as for DCLG and contractors.
24. If the sample was insufficient in future to provide regional data then broader regions ie London, North, South, could be used and/or data from more than one year pooled.
25. It would be helpful for users if the User Guide could provide more information on pooling data from several years, including supply of 3 year weights, particularly in regard to any uprating needed for financial information.
26. Alternative data collection methods might also be usefully considered.

DCLG to arrange next meeting in early summer 2011.

English Housing Survey Advisory Group

EHS progress update

National Statistics Accreditation

1. During 2010, the UK Statistics Authority (UKSA) assessed the statistical outputs from the English Housing Survey for accreditation as National Statistics. We are pleased to report the assessment was successful and the survey was granted National Statistics status, subject to implementing some further enhancements over the next few months. The full National Statistics assessment report for the survey can be found at:
<http://www.statisticsauthority.gov.uk/assessment/assessment-reports/assessment-report-57---statistics-from-the-english-housing-survey.pdf>
2. Designation as National Statistics means that the statistics comply with the Code of Practice for Official Statistics. The EHS designation indicates that the UKSA consider that the EHS statistics meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.
3. The proposed enhancements include provision of more complete and timely technical information and revising the publication timetable for the Annual Reports so they are released in a timelier manner. Options for 2009-10 reporting will be discussed with the Advisory Group.(see separate paper).
4. The UKSA also required us to work with the devolved administrations to identify a subset of comparable data for the UK and explain the reasons for lack of comparability where appropriate. We have agreed with the other member countries to set up a feasibility study with the Building Research Establishment to take this forward.

Current fieldwork

5. Survey fieldwork is continuing as normal throughout 2010-11 with response rates matching those of previous years. Additional topics covered on the household interview include repair bills faced by leaseholders of ex-local authority/housing association flats; owner occupiers' expectations regarding the value of their home and mortgage interest rates. The module on fires in the home is also being run again this year.
6. Work is progressing on the final validation and data modelling for the 2009-10 data set and we expect a Headline Report to be available early in 2011. This

report will bring together findings on both household trends for 2009-10 and stock condition and energy performance for '2009' (based on a two year sample covering the period April 2008 to March 2010). The format of future reports will be discussed with the Advisory Group. See separate paper

EHS 2011-12

7. A detailed consultation exercise was conducted in August/September 2010 on proposals arising from a cost review of the 2011-12 survey. The key proposals were to reduce the content of the household interview; streamline the surveyor briefing programme and stop the collection of independent property valuations. We also consulted on two options for reducing the sample size by either 20-25% or 35-40%.
8. We received a good cross section of responses from a wide range of user groups and the proposals put forward were largely endorsed as sensible and appropriate given the need to deliver significant cost savings. Serious concerns however were expressed about the proposed sample cut particular the larger cut of 35-40%. A summary of comments received and the department's response will be published on the DCLG website shortly.
9. We do now have ministerial agreement that the survey should continue for 2011/12 subject to implementing the cost saving measures on which we consulted. We are very hopeful of being able to run with the smaller of the two sample cuts i.e. a household interview sample of 13,300 and a physical survey of 6,200 which we think will mean the majority of users core needs will continue to be met. We are now working with contractors to finalise the contractual arrangements and costs before we make any formal announcement.
10. In the meantime we are however consulting internally and through the Advisory Group on the details of the proposed changes so that everything is in place for the start of fieldwork in April.

EHS website

11. The EHS web pages have been redesigned to improve the information available to survey users. All the latest findings and a range of supporting material including the questionnaires are now available. The content will be expanded as more results and documentation are published over the autumn. <http://www.communities.gov.uk/englishhosingsurvey>.

The Private Landlord Survey

12. The Private Landlord Survey is run as a periodic follow up survey to the EHS and comprises an interview with private landlords identified through the main household survey where the tenant agreed to provide landlord contact details. The survey, last run in 2006, was repeated again successfully this year with interviews achieved with over 1,000 private landlords. Questions focused on the landlord's property portfolio, their attitudes to property management and

securing tenants; property acquisition; awareness of government initiatives relating to the Private Rented Sector including the HHSRS, HMO licensing and Disability Discrimination Act. Data cleaning and validation is now underway and results will be published in 2011.

EHS Data sets and analysis

13. Two separate EHS data sets are now being released via the UK Data Archive (UKDA):
 - The EHS 2008–09 annual Household Data set and
 - The 2008 EHS Housing Stock Data set covering the period April 2007 to March 2009,

14. The anonymised SPSS data sets will include the raw data collected in the field plus all the key derived measures used in reporting including those relating to Fuel Poverty. User documentation will also be provided. Data sets should be available from November. Historical EHCS, SEH and SEH15 data sets are already available from the UKDA.
<http://www.esds.ac.uk/Lucene/Search.aspx>

15. The datasets will be held at the UKDA under the Economic and Social Data Service site, where large scale government surveys can be accessed. For those users not familiar with SPSS analysis, additional help is provided through the various resources the ESDS provide. These include teaching databases and workbooks. In addition to these resources, further support is provided via online data analysis, external links to statistics and mailing lists about upcoming workshops. We are hoping to run an initial joint workshop with the ESDS for EHS users early in 2011.
<http://www.esds.ac.uk/>

16. We also hope to be able to deposit the EHS data sets complete with geographic identifiers at the Virtual Microdata Laboratory or Secure Data Service over the next few months. These disclosive data sets would be available to registered researchers only under secure conditions to enable linkage with other data sets for secondary analysis for bona fide research purposes.

17. Bespoke analysis can also continue to be commissioned via the Building Research Establishment who will be able to discuss users' requirements and undertake analyses to meet their particular needs.

EHSAG 3/2

Draft

English Housing Survey 2011-12

Proposals for changes to the household interview

Introduction

1. Following a recent cost review of the survey it has been agreed that the length of the EHS household interview should be reduced from its current 50 minutes to about 30 minutes. This will deliver significant cost savings and help improve response rates and respondents' willingness to consent to a follow up physical inspection of their home.
2. The EHS is also to leave the ONS Integrated Household Survey which means it is no longer essential to retain all the IHS Core questions although we may wish to retain a number of these to meet our own analytical requirements.
3. The key proposals were set out in the recent EHS consultation paper and were largely endorsed by users. We have refined our proposals in the light of the responses received and we now need to finalise the exact questionnaire content.
4. These are significant changes to the survey and it is very important that we have users input if we are to ensure the survey continues to meet our core needs. Please let us have your comments by xxxxxxxxxxxx Alternatively we are very happy to discuss either one to one or on a divisional basis. Please contact xxxxxxxxxxxx

Summary of proposals

5. We are proposing some topics are to be dropped completely, others to be cut back and some topics to be included on a rotating basis:
 - **To drop - detailed Core questions not used for key reporting needs**
 - National Identity (but retain nationality and ethnicity)
 - Sexual Identity
 - Religion
 - Previous address details (but retain length of time resident at current address) and include new question on distance moved

- Smoking
 - Attendance on Government Training schemes
 - Education (but retain key variables on type of qualification and highest level of qualification)
 - Access to cars and vans
- **Cut back questions on**
 - Satisfaction; e.g. satisfaction with accommodation; repairs and maintenance and landlord; but retain some key measures
 - Views on the neighbourhood but retain some key measures.
 - Householders views on condensation and damp (surveyor assessments to be retained)
 - Whether looking for work in last four weeks (but retain job details and occupation needed to create SEG/NSSec classification)
- **To rotate modules relating to**
 - Fires in the Home, (smoke alarm Q to be permanent)
 - Adaptations for disabled people
 - Work done to the home.
 - Second homes
 - Tenancy deposit scheme – as this is now well established.
6. These proposed changes will not impact on the key functionality of the survey with essential topics still covered on a permanent basis as follows:
- Demographics/household composition
 - Accommodation type and rooms including bedrooms
 - Tenure
 - Nationality/ethnicity
 - Economic status (as assessed by respondent and used in EHS reporting)
 - Length of residence
 - Health and disability
 - Type and highest level of qualifications
 - Housing history/previous tenure/reasons for moving
 - Subletting/concealed households
 - Waiting lists
 - Council Tax/heating bill payments
 - Leasehold/freehold type
 - Ownership /how property purchased/mortgage details including arrears
 - Rents/HB – including arrears
 - Succession tenancies
 - Buying aspirations
 - Detailed income and benefits information for HRP and partner as collected in the former EHCS plus total income of all other adults in household

7. Further details of the proposals are attached in Annex A - detailed proposals of new questionnaire content and in Annex B - proposals for rotation of modules.
8. These proposals once agreed will be implemented and piloted by our fieldwork contractors. If the average interview length is over 30 minutes we may need to implement further cuts.

Annex A

EHS 2011 - Details of proposed changes

Please note details of the current questions are available from the household questionnaire on the CLG website

<http://www.communities.gov.uk/publications/housing/interviewsurveyquestionnaire>

CORE Questions	
Demographics; household reference person;	Retain
Accommodation/Tenure	Retain
Nationality and Country of Birth	Retain
National Identity block	Drop
Ethnicity	Retain
Sexual Identity	Drop
Religion	Drop
Time at current address	Retain initial 4 Qs on how long at current address (ResTme2 and DVHLong, Resmth) Drop remaining Qs on how many months ago moved in if less than 12, location 3/12 months ago (Resmth to OYResc) Reinstate former SEH Q 'Miles' how many miles from here was the place you lived before moving here?
Health	Retain
Disability	Retain
Smoking	Drop but consider for new Health module
Government Training schemes and working status	Drop. Note these Qs are not used for any CLG analysis purposes – which is based on self assesses economic status (Question EconAct). All derived variables relating to economic status of HRP and partner and workless households will therefore still be available. (Drop Schm08 to LeftM but retain Q on whether ever had a paid job everwrk))
Job details	Cut back to retain only those questions needed to derive a SEG/NSSec classification.
Looking for work	As above .
Education	Retain Qs on highest level of

	qualification and Qs to establish if 16-19 year olds are in FT education ; also ask 15-19 year olds in FT education about type of course which is used in income model. (Retain QualChCr/Highed1/EdAgecor; QualChk - but drop remainder)
EHS Housing Module	
Dual nationality	This was introduced in relation to waiting lists and foreign migrants issue. Suggest we drop as we have 3 years worth of data to work with now.
Housing history	Retain
Subletting	Retain
Waiting Lists	Retain
Rooms in accommodation	Cut back to collect key information on total number of rooms; number of bedrooms; whether share a living room and whether they share a kitchen, bathroom or WC.
Type of dwelling and household	Retain (interviewer coding only)
Council Tax and utilities	Retain. Consider adding new Q on what CTB home is in unless we can obtain through a data matching exercise with the VOA.
Access to vehicles	Drop
Satisfaction with accommodation	Retain basic Q on 'how satisfied are you with this accommodation? Drop Q on satisfaction with tenure.
Neighbourhood	Retain Q on how satisfied are you with this area as a place to live? (HAS44) Rotate block of questions on problems in local area (HASC2); Drop questions related to noise (Nhcommon and NNhbldd). Rotate Qs on how safe feel in home and in area (Nhhmsf1/Nhsfday/Nhsfnte)
Ownership type (Leasehold/freehold details)	Retain
Satisfaction with repair and maintenance	Retain all 3 qs but drop new Qs introduced in 10/11 on bills faced by leaseholders of ex LA/HA flats
Ownership (how acquired and purchase funded; valuations)	Retain
Mortgages	Retain
Renting – (private renters – tenancy type/landlord details)	Retain – but check if we need to continue to collect addresses of

	<p>private landlords for the PLS.</p> <p>Revisit Q on tenancy type and consider reverting back to old SEH Q just to private renters. May want to include Q to social renters on whether tenancy is fixed term</p>
Social renting (succession tenancies; when took over tenancy)	Retain – <i>but do we still need the name of the HA – check with BRE</i>
Rent and HB	Retain
Number of tenancy agreements	Retain
Previous tenancy and tenancy deposit scheme	Run in 11/12 but then include only on a rotating basis. (see Annex B)
Work on the home	Consider developing a new cut down set of questions with focus on energy efficiency measures. Should these just be asked of owners
Condensation and damp	Professional assessments will still be available from the physical survey. Drop these household assessments
Adaptations for disability	To be re-introduced for 2011/12 and asked of all people in the household who have a disability requiring adaptations. To be rotated thereafter
Fire	Drop for 11/12 but must retain question on smoke alarms in the home.
Second homes	Introduce on rolling basis - to be included for at least two consecutive years. See Annex B
Buying aspirations	Retain
Subjective Economic status	Retain
Income/Benefits/Savings	<p>Retain question on sources of income for all members of HH 16+ (SrcInc08)</p> <p>For HRP and partner then route to full EHS income and benefit qs.</p> <p>For any other household members ask single Q on gross income either actual or banded (Grosstel to Telband and associated DVs)</p> <p>All income and benefits sections will be updated to reflect any changes to the to benefit system etc.</p>
Dwelling check; physical survey permissions; contact procedures	Retain

Annex B

Proposals for rotation of modules

1. In order to provide greater flexibility for the interview survey and reduce its overall length it is proposed that some topics previously covered annually will now be reorganised to operate on a rotating basis. These are:
 - a) **Work done to the home.** Annual but limited questions on improvements carried out to the home were dropped for 2010/11 in recognition of the need to develop a better module of questions more responsive to information needs on energy improvements being carried out. This information would complement parallel longitudinal information on energy improvements planned for the DECC Energy Follow Up Survey for a sub-sample of 2010/11 EHS respondents. In order to benefit from linkage to the physical survey assessment of energy performance these questions will need to be asked for two successive years.
 - b) **Disability-related adaptations to the home.** These questions enable overall needs for mobility related adaptations to be assessed and form the basis for modelling options for supporting people with such needs (eg through Disabled Facilities Grant). This information is not needed annually so the detailed questions on adaptations present/needed required for this assessment were dropped for 2010/11 and it is proposed they are re-introduced for 2011/12. The standard questions on the presence of anyone with such needs and the suitability of the accommodation will continue to be asked annually. We propose to revisit the routing for the more detailed questions so that when re-introduced next year they are asked in relation to all disabled persons in the household – and not just about the person with the most severe mobility problems as formerly. This will provide a more complete assessment of total household need.
 - c) **Tenancy Deposit Scheme** - a block of questions has now run for several years (in former SEH and since 2008-09 in the EHS) so there is a large volume of data around tenants experiences and awareness of the scheme. In 2010-11 the questions were trimmed back so they were only asked about the previous tenancy. These provide a complete picture about the full cycle of the tenancy deposit process including the return of the deposit. It is proposed this approach is retained for 2011-12 but then the Qs are dropped for two years.
 - d) **Second homes** - we are proposing to rotate this module. Because of the small numbers involved these would need to be included for two consecutive years to establish a sufficiently large sample.
2. Additionally there is a recognised need to augment the detailed housing health and safety (HHSRS) assessment provided by the physical survey with

more detailed questions on **Health, health related behaviours and accidents** in the household interview. These would need to be asked in two successive years to provide best linkage with the physical survey assessment. We propose to develop these (resources permitting) for inclusion in 12/13 and 13/14. They might include the smoking question and a wider set of Qs on current illnesses and disabilities including eg cancer sufferers.

3. The proposed new modules of need to be staggered to work within the interview length and cost parameters for the survey. Another consideration for timing is the likely substantial development work required for a new Health Module of questions. The proposed approach is set out below, which can be kept under review to meet changing priorities.

Household interview: proposed schedule of rotating modules

2011/12	2012/13	2013/14	2014/15
		Fire	
Work done	Work done		
Disability			Disability
	Health	Health	
Tenancy deposit			Tenancy deposit
	2 nd Homes	2 nd Homes	
			Neighbourhood

English Housing Survey 2011-12

Proposals for changes to the physical survey

Introduction

1. The physical survey collects detailed information required to derive key measures of the condition and energy performance of the housing stock. Most annual changes to the form entail amendments to improve the quality/reliability of the information going into these models, while seeking to preserve continuity of output for the key measures. The scope for introducing new topics in the physical survey is somewhat limited.

2. The changes we are proposing for 2011/12 focus on enabling the survey to (better) assess:

- whether provision of loft insulation is difficult/impractical
- the potential for installing effective renewable energy technologies
- the likely effectiveness of installed solar panels and
- to establish some key information to develop the survey's assessment of the risk of overheating.

Proposals

a) roof pitch and space for solar panel

3. Questions on roof pitch (ie whether roof is flat or its pitch is 15, 30, 45 or 60 degrees) and whether space exists for a solar panel to be installed on the roof. These will enable assessments to be made of whether there is sufficient space in the loft to install roof insulation and (combined with the question on orientation below) to assess the likely performance of a solar panel, were it to be installed.

b) orientation and exposure of the dwelling

4. Establish the orientation of the dwelling and roof slope and collect more detailed information on extent of exposure to assess:

- exposure to wind and driving rain to gauge whether CWI is appropriate;
- exposure to direct sunlight (i.e. overshadowing) to establish the installed effectiveness of solar panels, and of solar gain/the risk of summer overheating.

Longer term

5. For 2012/13 and following, we will review existing data requirements to identify any areas where data collection can be cut back and /or where additional information is necessary and feasible to collect to enable the survey to best assess:

- whether the cavity wall is suitable for insulation
- potential for renewables/micro generation (e.g. ground heat pumps)
- feasibility/best means of providing solid wall insulation
- homes most at risk from overheating
- the potential for the dwelling to be heated by area based heating system.

8. We have also kept open the possibility of identifying dwellings in conservation areas, although our current understanding is that no electronic database of areas exists at present.

EHS reporting and dissemination strategy

1. The survey team have now completed their reporting of the first year of the EHS and the public data set will be available at the UK Data Archive very shortly. We want to take this opportunity to review the reporting and dissemination strategy for the survey to ensure we are meeting users' needs in the most cost effective way.
2. This review is being shaped by two main factors:
 - We want to provide more timely results for users, as required by UKSA as part of the accreditation process of the survey as a National Statistic - with a more streamlined and efficient service.
 - The current system is very time and resource intensive. This is not sustainable when DCLG budgets and staff numbers will be undergoing substantial cuts.

Key questions for users

3. To help develop a new dissemination strategy we need to better understand our user requirements in particular
 - how each of the current outputs are used and their relative importance to users
 - how users would prioritise earlier reporting of results compared to depth of commentary and analysis
 - the importance of earlier availability of a public data set

Use of current outputs

4. We currently make available each year
 - Headline Report (Jan/Feb)
 - Household Report (summer/autumn)
 - Housing Stock Report (summer/autumn)
 - Web tables (shortly after annual reports)
 - Public data set (shortly after annual reports)
 - Technical Documentation (autumn)
5. We are seeking feedback on:
 - How do you use each of the current outputs? Eg your use of specific tables and commentary to inform your work
 - Do you read and/or use the text or just the tables/charts?
 - Are there any 'gaps' in what is available or problems with the current formats?

- Would it be a problem if reports included less commentary?
- Would it be a problem if reports did not contain the current level of detailed tables?
- Would it be a problem if reports had tables but no charts?
- Do/will you make use of the public data sets?

Timing of outputs

6. We want to ensure our dissemination strategy strikes the optimum balance in terms of delivering outputs that are fit for purpose, delivered in a timely way and yet are also sustainable in terms of DCLG resources. We are therefore seeking views on the relative importance of:
 - Speed of delivery
 - Depth of analytical content
 - Type of product eg reports with commentary; tables, data sets

Possible options

7. The table attached (Annex A) below sets out some possible options to stimulate and inform discussion.

Annex A: Possible reporting options

	Pros	Cons
<p>Continue with current model</p> <ul style="list-style-type: none"> • Headline Report – combined Household & Housing Stock key findings • Annual household report • 2 year rolling Housing Stock Report • Annex tables for both reports • Bulletin to announce any publication • Web tables for household and housing stock topics • Public data set after report publication 	<p>Users have said it meets their needs</p> <p>Gets key headline figures out in a relatively timely manner</p> <p>Detailed data available</p>	<p>Resource intensive</p> <p>Full reports and public data set not very timely</p> <p>Duplication – some data in Headline and full report and web tables.</p>
<p>No headline report – just two main reports. Web tables and data set shortly after publication.</p>	<p>Main reports, web tables and data set earlier.</p> <p>No issues re releasing data between Headline and main reports</p>	<p>Users wait longer for key findings.</p> <p>Resource intensive</p>
<p>One combined Headline report followed by 2 reports – each chapter is a set of tables/charts with key findings bullet points. Would also need to publish excel files of the tables/charts. Web tables/data set after annual reports</p>	<p>Key findings out at usual time</p> <p>Reduces resource and time needed for reports</p> <p>Tables/data sets slightly earlier</p>	<p>Users don't get detailed commentary</p>
<p>One combined Headline Report then just a set of excel files, each containing a key findings bullet sheet, tables and charts Web tables/data set alongside release of excel tables</p>	<p>Key findings out at usual time</p> <p>Reduces resource and time needed for reports</p> <p>Avoids need for separate excel files</p> <p>Tables/data sets slightly earlier</p>	<p>Users don't get detailed commentary</p> <p>Excess admin if publish separate items</p>
<p>Two separate Headline reports - one for household trends , one for stock related issues – so more detailed than existing – followed by 2 reports that are sets of tables/charts with key findings bullets. Would also need to publish excel files of the tables/charts. Web tables/data set after main reports</p>	<p>Provides more key findings in reasonably timely manner.</p> <p>Reduces resource and time needed for reports</p> <p>Tables/data sets slightly earlier</p>	<p>Users don't get detailed commentary</p> <p>Excess admin if publish separate items</p>
<p>Two separate Headline reports – so more detailed than existing – followed by set of excel files of</p>	<p>Provides more key findings in reasonably timely manner.</p>	<p>Users don't get detailed commentary</p>

tables/charts each with key findings bullets pages Web tables	Reduces resource and time needed for reports Avoids need for separate excel files	
One combined Headline report and ad-hoc follow-up reports/bulletins on specific topics of interest, eg topics new to the survey or more detailed analysis on a particular topic. Everything else in excel tables.	Key findings out at usual time Provides commentary on high priority topics Table/data sets slightly earlier	Risk that with reducing resources we won't find time to produce the topic reports/bulletins Excess admin if publish separate items

Nb There is a new requirement to publish separate excel files for all tables/charts in any published report.

English Housing Survey Advisory Group

Options for EHS 2012

1. The survey team will shortly need to begin the process of re tendering the contracts for the running of the EHS from April 2012 forward. The first step in this process is to discuss user requirements and identify the options open to us for meeting these in the most cost effective way. We will then be in a position to submit proposals to ministers to obtain their agreement to proceed with the procurement exercise and to an outline budget figure.
2. The recently completed consultation exercise has given us a good insight into the wide range of user interests. The cost saving measures we are already putting in place means that the great majority of user needs can continue to be met from the 2011/12 survey. It seems likely however that we will be pressed to deliver further efficiencies beyond this and so more radical options may have to be considered.
3. We would therefore like to establish the Advisory Group views on a number of possible ways forward.
4. The main options open to us, assuming a reduced budget is available, are
 - To continue to run both the household and physical surveys continuously but with further reduced samples – possibly up to a 35-40% cut compared to 2010-11 levels i.e. 11,000 interviews and 5,000 physical inspections.
 - To continue to run the household survey continuously but run the physical inspection in the 2nd/3rd years only
 - To run both the household and physical surveys periodically.

Other permutations are obviously possible but we would welcome a discussion on what the group feels is the best way forward. Key issues for discussion are:

- How important is the requirement for an annual update each year for the household and physical surveys respectively?
- Is it seen as preferable to maintain continuous fieldwork with a reduced sample or to run a larger sample periodically?

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