



Department for  
Communities and  
Local Government

# Social Housing Lettings: April 2013 to March 2014, England

- The broad upward trend in social housing lettings by private registered providers continued, with a 5% increase in lettings to 270,659 in 2013/14.
- Local authority lettings also increased to 126,238 in 2013/14, a reversal of their long-term trend.
- In the third year of the affordable rent programme, private registered providers let 35,848 general needs properties at affordable rents, comprising around a fifth (21%) of their general needs lettings.
- The average (median) net weekly social rent of properties let in 2013/14 was £79, whilst average (median) affordable rents were £109.
- Mean affordable rents were, on average, 71% of market rents in 2013/14, a slight increase in proportion on the previous two years. In London affordable rents were a lower proportion of market rents (50%).
- The most common type of household taking up a general needs letting continued to be single adults aged under 60, either with or without children (59% of lettings).
- The proportion of social lettings to UK nationals remained unchanged from 2012/13, at 91% for general needs and 94% for supported housing.
- 31% of general needs lettings were to tenants in employment.



## Households *Statistical Release*

16 December 2014

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### **Responsible Statistician:**

Julia Bowman

### **Statistical enquiries:**

0303 444 1014

[CORE@communities.gsi.gov.uk](mailto:CORE@communities.gsi.gov.uk)

### **Media Enquiries:**

0303 444 1201

[press@communities.gsi.gov.uk](mailto:press@communities.gsi.gov.uk)

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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 to a social housing property. Information about 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.

The Department for Communities and Local Government produces *Social Lettings* 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 its regulatory function. CORE's remit expanded in 2004 to include local authority information.

Information for 2013/14 in this release reflects data on social housing lettings given by providers for the financial year ending 31 March 2014. The 2013/14 sales data from CORE was reported separately through the department's *Social Housing Sales* statistical release, published on 16 October 2014.

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 22.7 million households in England in 2012/13, approximately 3.8 million or 17% were social renters. The *English Housing Survey* also reported that 2.3 million home moves took place in 2012/13 across all tenures. CORE reports that in 2013/14 almost 400,000 new lettings were made in the social rented sector, equivalent to approximately 17% 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. The *English Housing Survey* also provides social housing lettings data but it is more appropriate to use this source of information for analysing data for England. 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. 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 only 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, the CORE guidance manual for 2013/14:

<https://core.communities.gov.uk/LearnAboutCore/LACGuidesAndManuals.aspx>; or by referring to the CORE data dictionaries at <https://core.communities.gov.uk/AnalyseData/ASDUnderstandingDataVariables.aspx>

## **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. CORE is an important source of information about new lettings and sales including, for example, household characteristics, primary reason for housing, source of referral and previous tenure. 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. Some of the key units of interest in *Social Housing Lettings* are characteristics of households living in social housing and the types of dwellings let.

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 to inform policies on affordable home ownership. The range of information collected is also used to answer Parliamentary Questions and Freedom of Information requests by 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 collate data by operational area and so interrogate performance according to their particular requirements. The social housing statistics are also used by academics, researchers, charities and the public to 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 affordable rent lettings, analysis on counts and trends has been given for private registered provider general needs lettings. The three remaining categories (private registered providers supported housing, local authority general needs and local authority supported housing) made up only 4% of all affordable rent lettings. It is not recommended to draw conclusions or conduct analysis on these categories individually due to the low proportions of lettings covered. The counts of these categories are given in Table 1. It should also be noted that to date, there have been no supported housing lettings reported through CORE by a local authority at affordable rent levels.

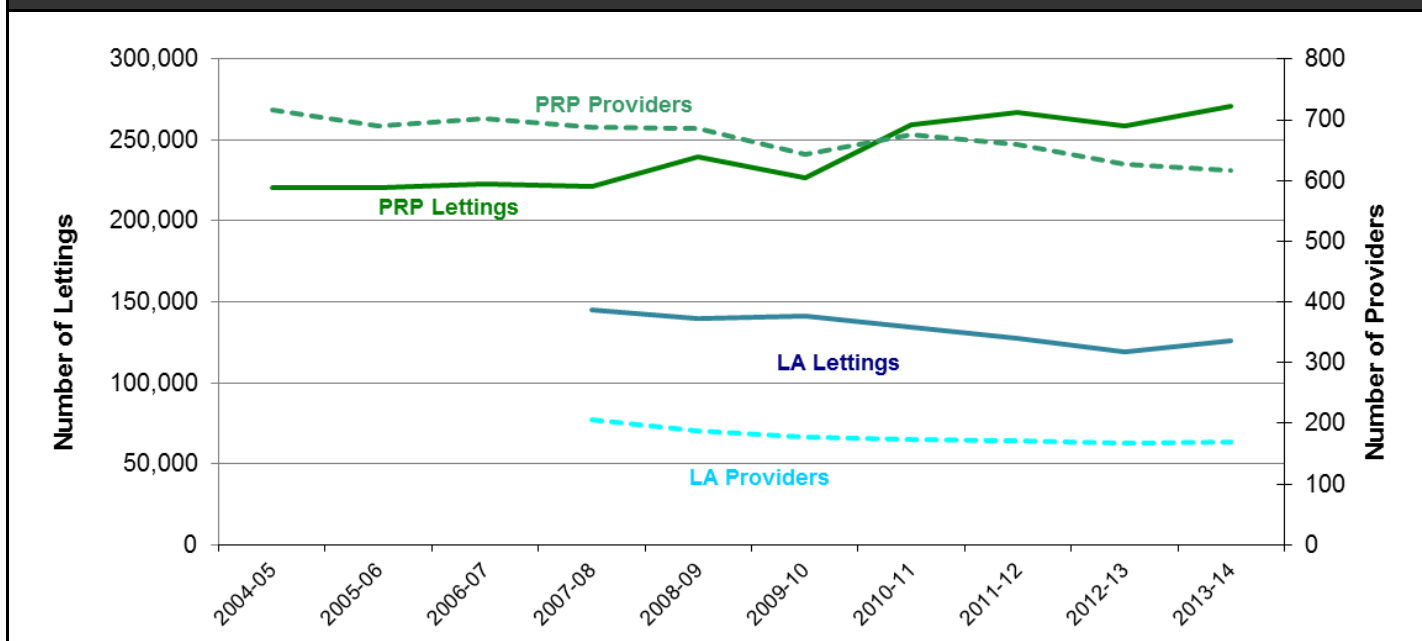
## 1. Annual social housing lettings

In 2013/14, there were 270,659 lettings by private registered providers and 126,238 lettings by local authorities. This represented a 5% increase in private registered provider lettings from 2012/13 and was the highest number recorded by private registered providers in the period reported on. Local authority lettings displayed a reversal of the long-term trend, increasing by 6% in 2013/14 (see Figure 1).

The majority of social housing lettings were made by private registered providers - in 2013/14, private registered providers supplied more than two thirds (68%) of the total lettings recorded (including both social rent and affordable rent). This share remained static from 2012/13. The average number of lettings per private registered provider in 2013/14 was smaller than for local authorities; private registered providers let an average of 439 lettings per provider compared to 743 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 22% in the same period. The average number of lettings let by private registered providers increased every year since 2007/08. In contrast, the average number of lettings let by local authorities consistently increased, then decreased from 2009/10, but has increased by 5% since 2012/13. Approximately three times as many private registered providers provided general needs lettings in 2013/14 (512) as local authorities (168).

Figures on numbers of social 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 2013/14**



1. Local authority estimates have been weighted to take into account different response rates over time. Data are not shown prior to 2007/8 as response rates are insufficient to provide weighted estimates. Estimates for 2012/13 have been revised and estimates for 2013/14 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). 71% of social lettings were for general needs housing in 2013/14. General needs lettings increased by 9% in 2013/14, in contrast to their fall in 2012/13. There was an increase in general needs lettings from both private registered providers and local authorities.

Supported housing lettings continued to fall this year, as they have been since 2010/11. Supported housing lettings by local authorities increased by 4% in 2013/14, but private registered providers supported housing lettings fell by 4% - resulting in an overall decrease of supported housing lettings of 3%.

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 so that 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. 2013/14 was therefore the second year of affordable rent data for local authorities, and the third year for private registered providers.

During 2013/14, 272 private registered providers reported 35,848 affordable rent general needs lettings, accounting for around a fifth (21%) of general needs lettings let by private registered providers. For local authorities, information on 702 affordable rent general needs lettings was

provided by 14 providers. To date, no local authority has reported through CORE a supported housing letting at affordable rent levels. The vast majority (98%) of affordable rent lettings provided by both private registered providers and local authorities were for general needs.

**Table 1: Social lettings by housing type and provider, 2007/08 to 2013/14**

Year	General Needs Social Rent			Supported Housing SR			Affordable Rent (GN & SH) <sup>2</sup>		
	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 <sup>1</sup>	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 <sup>R</sup>	126,476	106,254	232,730	104,540	12,865	117,405	27,715	193	27,908
2013-14 <sup>P</sup>	134,178	112,170	246,348	99,789	13,366	113,155	36,692	702	37,394

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

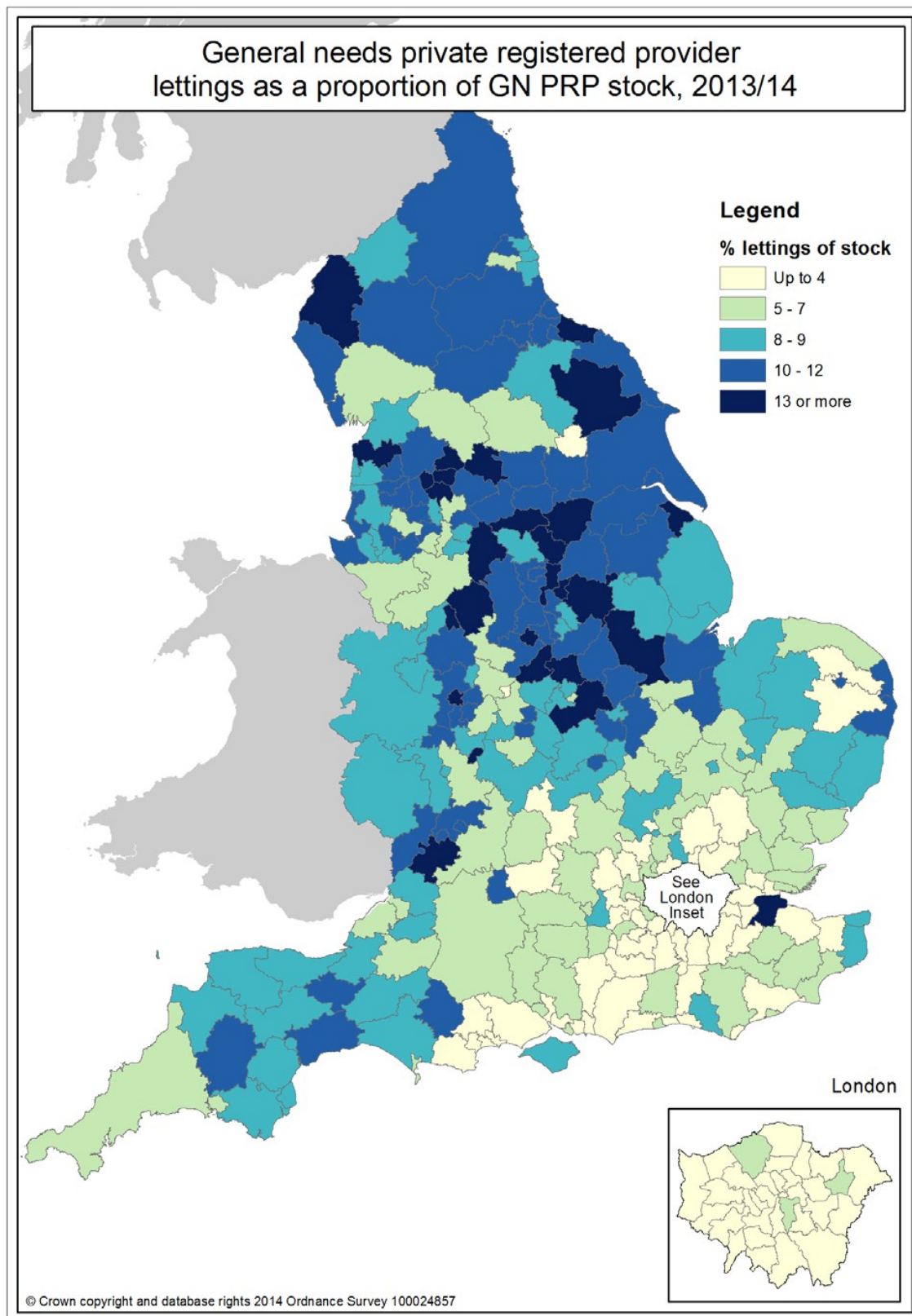
2. The Affordable Rent Programme was introduced in 2011/12. Local authorities are able to provide affordable rent lettings from April 2012. The majority of affordable rent lettings were for general needs housing (35,848 of private registered provider lettings and all of local authority lettings in 2013/14).

R. Local authority estimates for 2012/13 have been revised due to applying a small amendment to the weighting methodology, and the availability of new data.

P. Local authority estimates for 2013/14 are based on provisional weights.

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 in northern England than in the south. In many areas in and around London, less than 7% of private registered providers' general needs properties were newly let in 2013/14. 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 2013/14 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 stock is taken from the Homes and Communities Agency Statistical Data Return 2013/14. Map 1 refers to social rent lettings only. Bands include data up to the right hand side limit only. Category 5-10, for example, includes any data greater than 4, up to and including 10. Numbers greater than 10 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 (86%), whereas local authorities mostly issued secure tenancies (99%). Many general needs tenancies are first offered with a starter/introductory period; most starter tenancies will convert to assured or secure tenancies after the introductory period, subject to conditions. Most supported housing tenancies were licence agreements in private registered providers housing (51%), and secure tenancies in local authority housing (87%).

**Table 2a: Social lettings by tenancy type, 2013/14**

Main Tenancy Type	General Needs Social Rent		Supported Housing Social Rent		Affordable Rent (GN)
	PRP	LA <sup>6P</sup>	PRP	LA <sup>6P</sup>	PRP
Secure (including flexible) <sup>1</sup>	522	110,973	269	11,594	38
Assured <sup>2</sup>	115,841	0	33,424	0	23,133
Assured Shorthold <sup>3</sup>	16,395	276	14,392	79	12,066
Licence agreement <sup>4</sup>	153	0	50,835	1,624	25
Other	1267	921	869	69	586
<b>Total</b>	<b>134,178</b>	<b>112,170</b>	<b>99,789</b>	<b>13,366</b>	<b>35,848</b>
% offered on starter/introductory period <sup>5</sup>	62%	60%	16%	43%	70%

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, these 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 2013/14 are based on provisional weights.

Following changes brought in through the 2011 Localism Act, 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 terms of fixed term tenancies let in 2013/14. The majority (60% for social rent and 71% for affordable rent) of general needs fixed term tenancies were issued for between three and five years whilst for supported housing 90% were less than two years 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. For the first time, this release reports the average weekly



rent using medians<sup>1</sup> as well as means. The average mean weekly social rent (net of service charges) of lettings in 2013/14 was £82. Social rent levels are determined through a national rent regime. Average mean rents for properties let by private registered providers were around 10% higher than for local authority properties.

As expected, rents vary by property size and location (see also Map 2). Average mean rents in London were 31% higher than in England at £108.

Average mean affordable rent is higher than social rent at £119 for England and £167 for London. Affordable rent levels can be set at no more than 80% of the local market rent. Providers are expected to determine the local market rent for the property to be let using a RICS<sup>2</sup> recognised method that takes into account factors such as property size and location. The difference between social and affordable rent is lowest for two and three bedroom properties, nationally. For 2013/14, average mean affordable rents were a slightly higher proportion of market rent in England at 71% compared to 68% in the two previous years<sup>3</sup>. However in London, average mean affordable rents were half the value of average market rent in the same area.

**Table 2bi: Average mean weekly rent<sup>1</sup> (£) of new general needs lettings, 2013/14**

Bedrooms	England				London			
	PRP SR	LA <sup>2P</sup> SR	Total <sup>P</sup> SR	AR	PRP SR	LA <sup>2P</sup> SR	Total <sup>P</sup> SR	AR
1	£76.23	£69.43	£73.01	£111.46	£105.50	£88.68	£94.76	£150.26
2	£87.21	£77.62	£83.07	£114.90	£119.87	£102.38	£108.99	£175.49
3	£97.06	£86.78	£92.23	£123.88	£133.82	£117.07	£123.86	£182.14
4 or more	£115.91	£104.61	£111.25	£151.99	£147.09	£138.77	£142.85	£210.83
All	£86.48	£77.43	£82.36	£118.59	£119.05	£100.94	£107.87	£167.48

1. Weekly rent excludes service charges

2. Local authorities general needs and supported housing data is weighted. Differences in totals may occur due to rounding.

P. Local authority estimates for 2013/14 are based on provisional weights.

The average median weekly social rent (net of service charges) of lettings in 2013/14 was £79. As with the average mean, average median rents for private registered providers were higher than for local authorities.

As expected, average median rents in London were higher than for England as a whole, showing a similar pattern to the mean average, being 32% higher at £104.

Average median affordable rent was higher than social rent at £109 for England and £165 for London.

<sup>1</sup> As there are such extremes in rental values, weekly rent data is not symmetrically distributed and the mean rent can often be misleading. For example, if one or some of the values for rent that were already greater than the median were changed to a significantly higher value, this would lead to an increase in the mean; whereas the median – the central value of all ordered data – would remain unchanged.

<sup>2</sup> Royal Institute of Chartered Surveyors.

<sup>3</sup> Calculated using Valuation Office Agency private market rents up to 31 March 2014 as at 10 June 2014.

**Table 2bii: Average median weekly rent<sup>1</sup> (£) of new general needs lettings, 2013/14**

Bedrooms	England				London			
	PRP SR	LA <sup>2P</sup> SR	Total <sup>P</sup> SR	AR	PRP SR	LA <sup>2P</sup> SR	Total <sup>P</sup> SR	AR
1	£72.10	£66.13	£69.61	£102.91	£103.51	£87.48	£91.52	£145.16
2	£83.28	£73.27	£79.48	£104.74	£119.49	£99.02	£105.98	£173.60
3	£91.50	£81.24	£87.83	£114.23	£135.09	£113.06	£121.76	£181.17
4 or more	£109.49	£94.65	£103.62	£141.29	£151.61	£131.19	£143.38	£212.96
All	£82.96	£73.71	£78.65	£109.45	£118.18	£97.01	£103.84	£164.57

1. Weekly rent excludes service charges

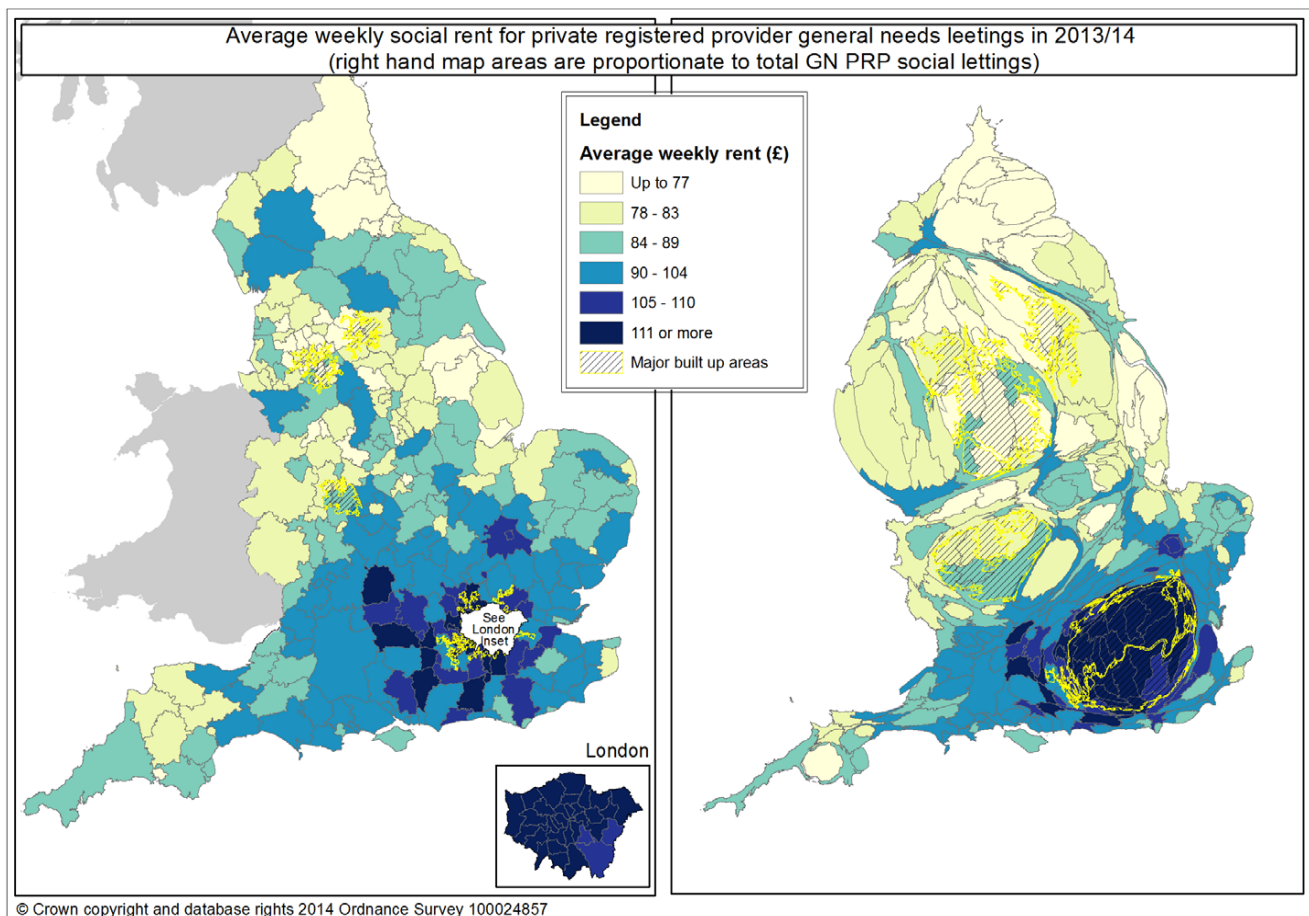
2. Local authorities general needs and supported housing data is weighted. Differences in totals may occur due to rounding.

P. Local authority estimates for 2013/14 are based on provisional weights.

Data on average weekly rents are in accompanying tables 2c and 2d.

Map 2 shows the average weekly social rent of private registered provider general needs properties let in 2013/14. 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**



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

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

Bands include data up to the right hand side limit only. Category 5-10, for example, includes any data greater than 4, up to and including 10. Numbers greater than 10 would be in the above category.

## Reason for letting and re-let times

At 37%, the most common individual reason given for general needs social rent lettings was that the previous tenant moved to the private sector or other accommodation. A small proportion of general needs social rent lettings were made due to tenants being evicted (15,811 or 6%). This pattern was the same as in 2012/13. First lets are of newly built, converted, rehabilitated or acquired properties and one third of affordable rent properties were first lets; an increase from about one fifth in 2012/13.

**Table 2c: Reason for Letting, 2013/14**

Reason for letting	General Needs Social Rent			GN AR
	PRP	LA <sup>2P</sup>	Total <sup>P</sup>	PRP
First let of a property <sup>1</sup>	9%	2%	6%	33%
Relet - internal transfer	18%	29%	23%	13%
Relet - previous tenant moved to other social landlord	11%	8%	10%	10%
Relet - previous tenant died	11%	15%	13%	8%
Relet - property abandoned by previous tenant	5%	4%	5%	3%
Relet - previous tenant evicted	6%	6%	6%	5%
Relet - previous tenant moved to private sector / other accommodation	39%	35%	37%	27%
Relet - tenant occupied property as temporary accommodation	0.2%	0.3%	0.2%	0.6%

1. The property was a first let because it was newly built, converted, rehabilitated or newly acquired.  
2. Local authority data is weighted. Differences in totals may occur due to rounding.  
P. Local authority estimates for 2013/14 are based on provisional weights.

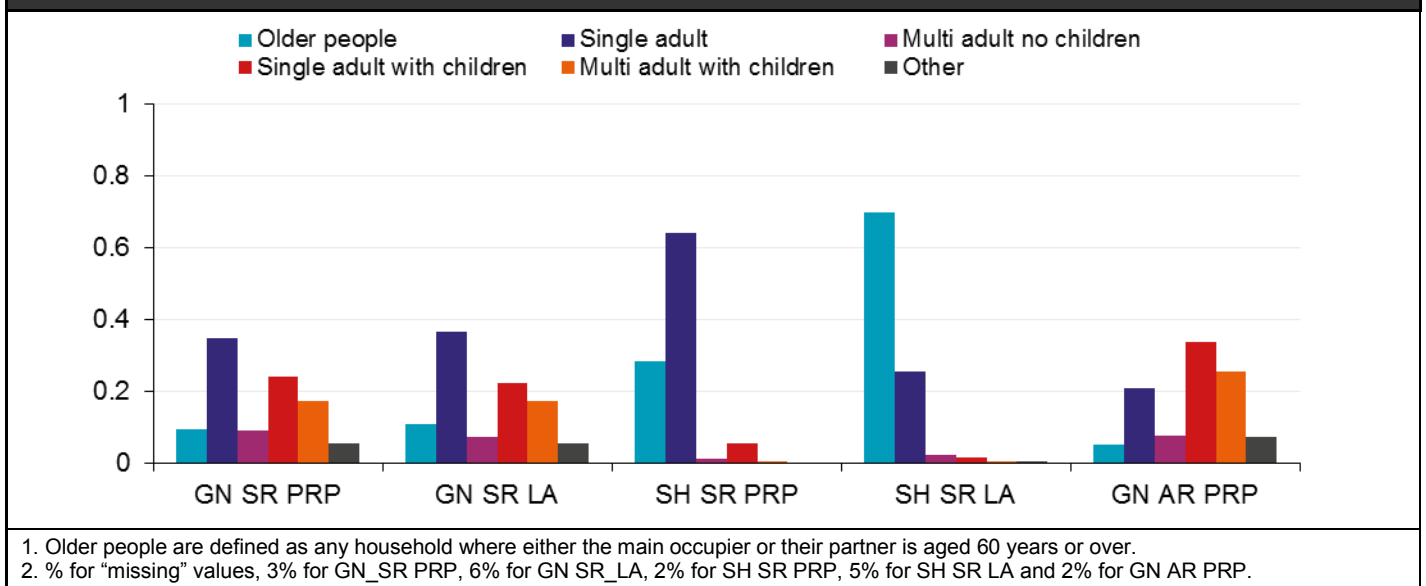
The average length of time a general needs social rent property was vacant for prior to letting was 36 days in 2013/14 (excluding those undergoing major works). On average, local authority properties tended to be vacant for longer than private registered providers properties, particularly in the supported housing sector. The average length of time a property was vacant increased by 4 days over the previous year for general needs social rent lettings but were the same for supported housing and affordable rent tenancies. 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 letting were single adults under 60 either with or without children (23% and 36% respectively) (see Figure 2). The composition of households 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 for private registered providers' lettings whereas local authority lettings tended to be to people aged over 60. Households taking up affordable rent lettings were more likely to contain children - 59% of affordable rent households had children, compared to 40% for general needs lettings at social rent.

**Figure 2: Household composition by type of letting, 2013/14<sup>P</sup>**



## Age

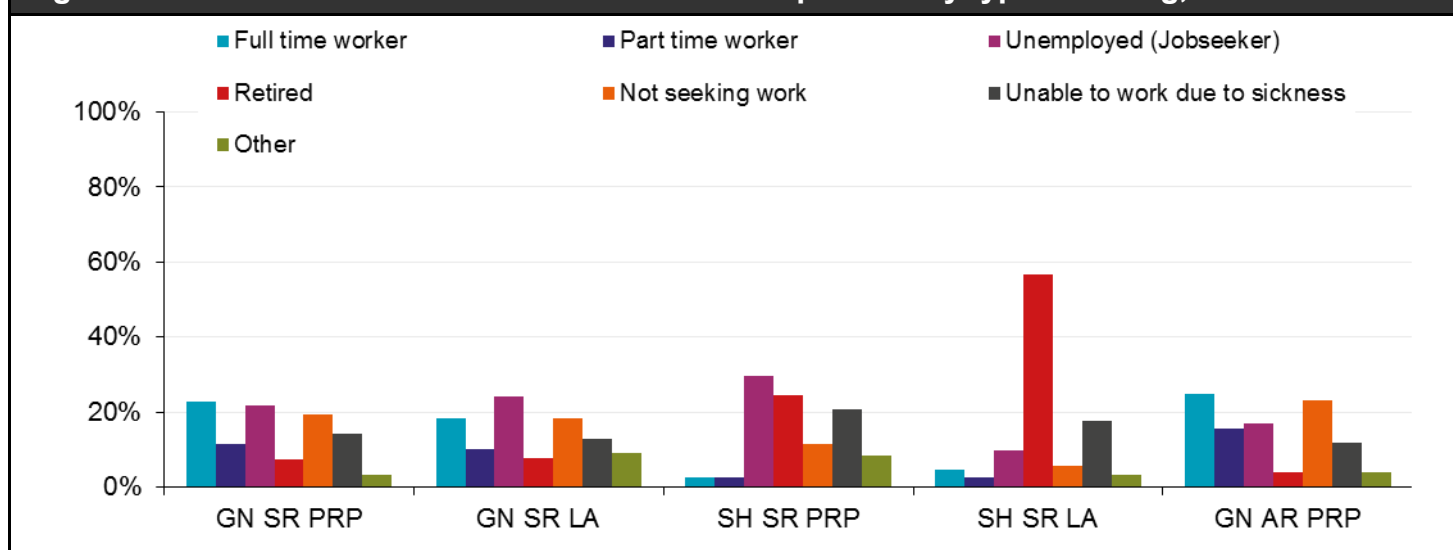
General needs lettings tended to be made to younger tenants (referring to the household reference person<sup>4</sup> only); over a third of general needs lettings at social rent levels (36%) were to tenants aged under 30. This is particularly the case for female tenants, 43% were under 30 compared to 27% for male tenants. Within the supported housing sector, more lettings were made to older tenants, particularly for local authority lettings where 70% were to those aged 60 or over.

## Economic status

In 2013/14, 31% of general needs lettings at social rent levels were to tenants (referring to the household reference person<sup>4</sup> only) in employment. 23% of general needs tenants were unemployed (jobseekers) and another 19% were not seeking work. Most private registered providers supported housing lettings at social rent levels were to retired and unemployed tenants (54%), while local authority supported housing lettings were predominantly occupied by retired tenants (57%).

<sup>4</sup> 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 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 person<sup>5</sup> by type of letting, 2013/14**



1. Part time is defined as working less than 30 hours per week.
2. Other includes: Government training/New deal, full time student, child under 16 and other adult.
3. Local Authorities general needs and supported housing data is weighted. Differences in totals may occur due to rounding.
4. Imputed data has been applied for missing values for social rent lettings. The % of missing values for GN AR PRP is 2%.
5. 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 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 person<sup>1</sup> in general needs social rent tenancies, 2007/08 to 2013/14**

Year	2007/08	2008/09	2009/10	2010/11	2011/12 <sup>5</sup>	2012/13 <sup>5</sup>	2013/14 <sup>5P</sup>
Full time worker	24%	23%	21%	21%	20%	19%	21%
Part time worker <sup>2</sup>	9%	9%	9%	10%	10%	10%	11%
<b>Subtotal</b>	<b>32%</b>	<b>32%</b>	<b>30%</b>	<b>31%</b>	<b>31%</b>	<b>29%</b>	<b>31%</b>
Unemployed (jobseeker)	15%	16%	21%	21%	22%	23%	23%
Not seeking work	25%	24%	23%	22%	20%	19%	19%
Unable to work due to sickness	13%	13%	12%	12%	12%	13%	14%
Retired	11%	10%	9%	8%	8%	8%	7%
Other <sup>3</sup>	3%	4%	6%	6%	6%	7%	6%

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 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. Data has been weighted from 2007/08. Differences in totals may occur due to rounding.
  5. Data has been imputed where previously missing since 2011/12. Percentages include imputed records but not missing data for 2007/08 to 2010/11.
- P. Estimates for 2013/14 are based on provisional weights.

Table 3a shows how the economic status of the household reference person has changed between 2007/08 and 2013/14 for general needs social rent lettings. While the proportion of those in work remained broadly stable, there was a decrease of 3 percentage points in the proportion of full time workers balanced by an increase of 2 percentage points in part-time workers. The proportion of those who are unemployed (jobseekers) increased by 8 percentage points in the period – the largest change for any individual group. Those not seeking work decreased every



year since 2007/08, from 25% to 19% and a reduction of 4 percentage points in the proportion of tenants who were retired.

## Nationality & Ethnicity

The vast majority of lettings were made to UK nationals. In 2013/14, 91% of general needs social rent lettings and 94% of supported housing lettings were to UK national tenants (referring to the household reference person only). Similarly, 92% of general needs private registered providers affordable rent lettings were to UK national tenants. Tenants moving within the social sector were slightly more likely to be UK nationals (93%) than tenants new to social housing (89%).

In 2013/14, 83% of general needs social rent lettings and 86% of supported housing lettings were to white tenants (referring to the household reference person only). For general needs private registered providers affordable rent lettings, 84% were to white tenants.

**Table 3b: Nationality of household reference person<sup>6</sup> in general needs social rent tenancies 2007/08 to 2013/14**

Year	2007/08	2008/09	2009/10 <sup>2</sup>	2010/11	2011/12 <sup>5</sup>	2012/13 <sup>5</sup>	2013/14 <sup>5P</sup>
UK National	94%	94%	94%	93%	92%	91%	91%
A8 <sup>1</sup>	1%	-	-	-	-	-	-
A8, Bulgaria, Romania <sup>1</sup>	-	2%	-	2%	3%	3%	4%
Other EEA countries <sup>3</sup>	1%	1%	-	1%	1%	1%	1%
All other countries	3%	3%	-	4%	4%	4%	4%

1: Bulgaria and Romania added to the list of A8 countries from 2008/09. A8 countries are Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia, and Slovenia.

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

3: Other European Economic Area countries includes Austria, Belgium, Cyprus, Denmark, Finland, France, Germany, Greece, Italy, Luxembourg, Malta, Netherlands, Portugal, Spain, Sweden, Iceland, Liechtenstein, Norway and Switzerland.

4: Data has been weighted from 2007/08. Differences in totals may occur due to rounding.

5: Data has been imputed where previously missing since 2011/12. Percentages include imputed records but not missing data for 2007/08 to 2010/11.

6: 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 economically active or working person, or if both tenants are either working or not working, the oldest person.

P. Estimates for 2013/14 are based on provisional weights.

Table 3b shows that the nationality of the household reference person, in new general needs social rent lettings remained fairly stable between 2007/08 and 2013/14. However, there have been small changes in the proportion that are to UK nationals or those from an A8 member country. The proportion of tenants who were UK nationals fell by 1 percentage point a year from 2009/10 to 2012/13 and remained static in 2013/14, whilst those from A8 countries has risen slowly from 1% in 2007/08 to 4% in 2013/14. A factor in this could be that since 2008/09, the list of A8 countries has expanded to include Bulgaria and Romania.

## Other key household characteristics

Table 3c presents a range of other key characteristics of the households taking up social housing

tenancies in 2013/14. The patterns observed were similar to those in 2012/13, 14% of general needs social rent lettings were made to those who were statutorily homeless; this proportion was higher for supported housing at 21%. The majority of households were eligible for housing benefit, particularly in supported housing (although there is high level of missing data for this question)<sup>5</sup>.

50% of households in local authority general needs social rent lettings were given reasonable preference (i.e. priority for housing), and 43% in local authority supported housing 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 more cases 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, 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. Overcrowding was given as the main reason in 16% of general needs social rent tenancies but rarely for supported housing (2%).

Whilst the majority of lettings were made within the same local authority area, 9% of general needs lettings were made to tenants coming from a different local authority. This was higher at 21% for supported housing tenants, suggesting it is likely that tenants needed to move further afield to find appropriate supported housing.

**Table 3c: Other household characteristics of social lettings, 2013/14 (proportion of lettings)<sup>9</sup>**

<i>Household characteristic</i>	General Needs			Supported Housing			AR (GN)
	PRP	LA <sup>8P</sup>	Total <sup>P</sup>	PRP	LA <sup>8P</sup>	Total <sup>P</sup>	PRP
Statutorily homeless <sup>1</sup>	11%	17%	14%	23%	11%	21%	16%
New to social housing <sup>2</sup>	57%	57%	57%	66%	51%	65%	61%
Eligible for housing benefit	76%	78%	77%	93%	86%	92%	76%
Household's previous property overcrowded <sup>3</sup>	17%	16%	16%	2%	2%	2%	24%
Household's previous property underoccupied <sup>4</sup>	7%	6%	7%	1%	6%	2%	5%
Served in British regular armed forces <sup>5</sup>	3%	3%	3%	4%	7%	4%	3%
New to local authority <sup>6</sup>	11%	6%	9%	22%	11%	21%	11%
Given Reasonable Preference <sup>7</sup>	31%	50%	39%	26%	43%	28%	39%

1. Those found 'statutorily homeless' by a housing authority and either owed a main homelessness duty or not.

2 Tenants whose tenure immediately before this letting was not social housing

3. 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.

4. 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.

5. Where anyone in the household has ever served in the regular armed forces.

6. Where the household lived in a different local authority immediately before the letting (including in temporary accommodation).

7. Where the household was given priority for housing under the local authority's allocation scheme through the application of the statutory reasonable preference criteria.

8. Local authorities general needs and supported housing data is weighted. Differences in totals may occur due to rounding.

9. Percentages exclude missing data and where the question was responded to with 'Don't Know'. Missing represents cases where this question was not answered.

P. Local authority estimates for 2013/14 are based on provisional weights.

<sup>5</sup> 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.

Some of the characteristics found in 2013/14 changed in the last year. The proportion of those new to social housing fell for every housing type, with the greatest changes - a 5 percentage point drop each - seen for affordable rent general needs properties supplied by private registered providers and social rent general needs properties supplied by local authorities. The proportion of those eligible for housing benefit fell for all general needs housing (by 2 and 5 percentage points for social and affordable rents respectively) and has risen (by 1 percentage point) for supported housing. This change could have occurred due to a slightly amended question implemented this year to reflect the fact that tenants may have received universal credit instead of housing benefit. Data quality issues arose due to this change, which resulted in 3.5% of the responses for universal credit being excluded because they were not in areas that were piloting universal credit.

The proportion of households whose main reason for moving was because they previously underoccupied a property increased across all general needs housing, from 4% to 7% for social rent and from 3% to 5% for affordable rent; which may have been in part due to the removal of the spare room subsidy, brought in 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-2013-to-march-2014>

## 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:

<https://core.communities.gov.uk/LearnAboutCore/LACGuidesAndManuals.aspx>

**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 term 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 resident is not a defining feature.

**Affordable rent** – Affordable rent is the principal element of the new supply offer through the new Affordable Homes Programme, 2011-2015, 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> 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 be still be limited offer of 'social rent' housing.

## Symbols

R=Revised data. Local authority estimates for 2012/13 have been revised due to a refinement to the weighting methodology, and the availability of new data.

P=Provisional data. Estimates for 2013/14 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 2013/14 in this release reflects data given by providers for the financial year ending 31 March 2014. CORE is a requirement on the single data list for local authorities and is a regulatory requirement of the HCA for private registered providers.

All data presented in this release are 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.

In 2013/14 there were two different forms<sup>6</sup>: 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 at:

<https://core.communities.gov.uk/LearnAboutCore/LACGuidesAndManuals.aspx>

## 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.

Systemic processing errors 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

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<sup>6</sup>An example of the form used to collect 2013/14 data is available from

<https://core.communities.gov.uk/LearnAboutCore/LACLogs.aspx>



original source data. These types of error 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 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 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.

<b>Table 4a: Error rate for 2013/14</b>	
<b>Error types</b>	<b>Percentage of errors raised as a proportion of potential errors</b>
Primary errors	0.5%
Secondary errors	0.3%

### 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%<sup>7</sup> of local authority lettings were submitted through CORE in 2013/14. 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 authorities<sup>8</sup> are submitting some data for 2013/14. Table 4b gives more detail on the submission levels of stock holding local authorities.

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

LA lettings submission levels <sup>1</sup>	2013/14		2012/13		2011/12	
	LAs	Reported Lettings <sup>2</sup>	LAs	Reported Lettings <sup>2</sup>	LAs	Reported Lettings <sup>2</sup>
Greater than 90%	114	81,819	96	64,112	104	65,596
75%-90%	37	26,879	35	23,286	39	28,166
50-75%	17	5,752	20	10,234	14	4,434
25-50%	2	462	3	1,071	5	1,455
Less than 25%	0	0	2	22	2	180
Non-participating LAs	0	-	1	-	6	-
No LAHS data <sup>1</sup>	-	-	11	5,991	1	181
<b>Total</b>	<b>170</b>	<b>114,912</b>	<b>168</b>	<b>104,716</b>	<b>171</b>	<b>100,012</b>

1. Based on a comparison of CORE lettings to the Department's Local Authority Housing Statistics total lettings figures, excluding mutual exchanges. Estimates for 2013/14 are based on LAHS returns published on 11<sup>th</sup> December.

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*".

<sup>7</sup> Based on responses to the Local Authority Housing Statistics 2013/14 published 11<sup>th</sup> December 2014.

<sup>8</sup> Excluding Isles of Scilly

## 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 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: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/245601/Improving\\_outputs\\_on\\_social\\_housing\\_lettings.pdf](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 2013/14 – prior to 2007/8 local authority participation was too low to provide reliable estimates.

The weighted estimates for 2007/08 to 2011/12 use the same methodology as that published in the 2012/13 statistical release. Weighted estimates for 2012/13 and 2013/14 have been made based on slightly refined methodology and therefore the 2012/13 estimates have been revised and republished here since the publication of the 2012/13 statistical release. A further revision to the 2012/13 estimates has occurred due to 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 2012/13 is a reduction of 0.6%. Future statistical releases will apply the refined methodology when calculating weighted estimates.

Local authority weights have been 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 2007/8 to 2012/13, complete LAHS/HSSA data are available. For 2013/14, weights have been estimated from the provisional data returns made by local authorities as at 28<sup>th</sup> August. At this point, more than 85% of local authorities had provided data.

Weights are calculated for groups of similar local authorities, where these groups are defined by the [ONS area classification](#). This National Statistics area classification is based on detailed variables in the 2001 Census, many of which are directly relevant to the factors of interest for social housing. The ratio of the number of lettings in each geographical cluster reported to LAHS relative to those reported to CORE provides the weight for each group which is then applied to responding local authorities in CORE at record level.

In the weighting methodology used to calculate the 2007/08 to 2011/12 weights, the weight was calculated as the ratio of the number of lettings owned by local authorities in each geographical cluster reported to LAHS relative to the number of lettings located in each geographical cluster reported to CORE. The revised methodology that applies to the weights calculated for 2012/13 and 2013/14 now calculates the weight as follows: the ratio of the number of lettings owned by local authorities in each geographical cluster reported to LAHS relative to the number of lettings owned in each geographical cluster reported to CORE. The previous methodology would have slightly overestimated the total number of lettings in England by double counting some lettings.

### 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 made 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 variables<sup>1</sup>, 2013/14**

	2013/14			
	General Needs		Supported Housing	
	PRP	LA <sup>P</sup>	PRP	LA <sup>P</sup>
Age	3%	6%	2%	5%
Sex	3%	7%	2%	5%
Economic Status	3%	14%	4%	8%
Ethnicity	4%	10%	3%	7%
Nationality	4%	13%	6%	9%

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

Imputation is carried out using a donor methodology. This has been implemented using the Canadian Census Editing and Imputation System, CANCEIS. This software is used by ONS for imputation of the 2011 Census. This imputation methodology identifies records with missing data and finds similar records in the dataset; a similar record is selected to 'donate' its value for the missing data to the target record. Household characteristics for general needs tenants are imputed by matching records with similar profiles defined by geographical area, previous tenancy, number of bedrooms and type of provider. For supported housing the client group is also taken into account but information on number of bedrooms is not available.

The imputation methodology has been further refined for 2013/14 data, by building in constraints to the donor variables that prevent the imputation of data that would have caused a validation error if originally inputted to the dataset. Overall, the percentage distribution of lettings by household characteristics is changed little by imputation, with typical changes being less than +/- 0.5%.

### **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. 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 will therefore undertake a full review of the income information collected to understand the best way of collecting the information that is needed. This review will be undertaken in 2015-16.

#### **Changes to data collection for 2013/14**

There were some changes to the questions asked of providers for 2013/14, which are important to know when comparing any data with data from previous years:

- a) Housing benefit: instead of being asked simply whether a tenant receives housing benefit, they are now asked whether they qualify for universal credit, housing benefit or neither.
- b) Income: two questions related to income – on proportion of state funded and net income - now include instructions if the tenant is in receipt of universal credit.
- c) Under occupation: additional question has been added that asks whether the tenant's reason for leaving their last settled home was a direct result of the under occupation measure introduced in 2013.
- d) Previous housing situation: 'living with family' and 'living with friends' have been combined into one category. Similarly, 'prison' and 'approved probation hostel' have also been combined.
- e) Rent: additional question has been asked as to whether the tenant pays any shortfall in rent, if they receive housing benefit.
- f) Rent level: additional question asked on whether the property was previously let at social or affordable rent levels or whether it is a new build.
- g) Reason for vacancy: the options relating to moving to other social housing providers have been combined, whilst the eviction option has been split to distinguish those evicted due to arrears and those due to ASB.

Copies of the CORE "logs", which detail the questions asked on lettings and sales, can be found at: <https://core.communities.gov.uk/LearnAboutCore/LACLogs.aspx>

## 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 complete the user survey available here: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/348739/CORE\\_data\\_users\\_survey.docx](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/348739/CORE_data_users_survey.docx)

The survey has been produced as part of continuing efforts to increase the use of CORE Social Housing statistics, and responses will be used to improve future statistical publications and collection of CORE data. Thank you to users who have previously completed the survey – the responses which asked for more explanation of some of the variables used in the release have been incorporated to improve this statistical release. Future feedback will help ensure that the release continues to meet user requirements.

Alternatively, users can comment directly to the "Public enquiries" contact given in the "Enquiries" section below.

The Department's engagement strategy to meet the needs of statistics users has recently been refreshed and 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](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 2015 as part of the review of the 2016/17 data collection.

### **DCLG Statistics User Engagement Day**

The DCLG CORE statistics team ran a specific session on CORE at a department wide Statistics User Engagement day in November 2013. The event provided users with the opportunity to participate in workshops and share their experiences of the various statistics. Having reviewed the responses to the day, the CORE statistics team have implemented changes and improvements, particularly regarding the encouragement of data providers to address data collection shortcomings or non-responses.

Further information on the outcomes of the Statistics User Engagement Day and also further information on User Engagement with users of CORE statistics can be found in Section 2 of the



Quality Report that accompanies this publication.

## Confidentiality

CORE records information anonymously and absolute confidentiality on residents' circumstances is maintained. At present access to the full datasets is granted via a licence agreement, and datasets have been edited to remove or curtail some data items. A protocol on how to use CORE data is issued to users receiving CORE datasets; this advises on its use in geographical information systems and sharing with other organisations. The protocol can be downloaded from the CORE website: <https://core.communities.gov.uk/Default.aspx>

The department has recently reviewed the practices for releasing CORE data. The review has highlighted that the current practice of releasing CORE data presents a potential risk of identification of households and disclosure of sensitive information. The department has therefore developed a new process for releasing CORE data that brings it in line with recommended GSS practice and the legal framework in regards to data protection.

The new process presented below will come into full effect when the new data collection system commences in spring 2015 for the collection and reporting of data from 2015/16 onwards. However, a transition period will commence from 16<sup>th</sup> December 2014.

## 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 2013/14 are based on provisional weights derived from provisional population data. These estimates will be updated in the next annual publication in autumn 2015. 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](mailto: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](#)

2013/14 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-2013-to-2014>

### **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 16<sup>th</sup> October 2014 and available here:

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

### **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://wales.gov.uk/statistics-and-research/social-housing-stock-rents/?lang=en>
- Social housing lettings statistics:  
<http://wales.gov.uk/statistics-and-research/social-housing-vacancies-lettings-arrears/?lang=en>

#### **Scotland**

- Local authority social lettings:  
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement>
- 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.dsdni.gov.uk/index/stats\\_and\\_research/housing\\_publications.htm](http://www.dsdni.gov.uk/index/stats_and_research/housing_publications.htm)

## 7. Enquiries

### **Media enquiries:**

030 3444 1201

Email: [communications-newsdesk@communities.gsi.gov.uk](mailto:communications-newsdesk@communities.gsi.gov.uk)

### **Public enquiries and Responsible Statistician:**

Responsible statistician: Julia Bowman

Email: [CORE@communities.gsi.gov.uk](mailto:CORE@communities.gsi.gov.uk)

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If you have any enquiries regarding this document/publication, email [contactus@communities.gov.uk](mailto:contactus@communities.gov.uk) or write to us at:

Department for Communities and Local Government  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF  
Telephone: 030 3444 0000

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