

Social Rented Sector Statistics

Housing Statistics Network Launch Seminar

Royal Statistical Society

26th February 2010

Current statistics

- Housing Association (HA) stock data:
 - Data gathered from Regulatory Statistical Return (RSR) annually
- Local Authority (LA) rent data:
 - Communities and Local Government (CLG) Live Table 702
 - CLG rents data between 2003/04 and 2008/09 are based on Housing Revenue Account (HRA) audited base claim form
 - HRA records all revenue expenditure and income that relates to the provision of council dwellings and related services
- LA stock data:
 - CLG Live Table 116
 - Based on Housing Strategy Statistical Appendix (HSSA) which include LA housing stock; households on LA housing waiting lists; Choice Based Letting schemes; LA lettings; decent homes delivery; programme of work on HRA stock and LA anti-social behaviour injunctions
- CORE (COntinuous REcording system):
 - A CORE log is completed by a HA or participating LA each time a letting or sale is made

RSR

- RSR provides an annual snapshot of the HA housing stock in England
- It collects data on stock size, location and types, HA characteristics, rents and service charges, sales and demolitions, acquisitions and developments, tenant satisfaction, Decent Home Standards, Choice Based Lettings and other HA activities over the year
- It provides data at individual HA, LA area, regional, and national levels
- Dataspring RSR time series data: 1989 to present
- Dataspring's Guides to Local Rents:
 - Part 1: HA rents, LA rents and private rents
 - Part 2: HA General Needs rents
 - Part 3: HA Supported Housing rents

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Welcome to the Datspring website

Datspring is a research unit within the [Cambridge Centre for Housing and Planning Research](#), specialising in UK social housing data. It has particular expertise in the stock and rents data provided by housing associations in their Regulatory Statistical Returns (RSR) to the [Tenant Services Authority](#), one of the Centre's key funders. [Example uses of the data together with sample Datspring reports can be found here](#). As a free service to the social housing community elements of two of our key databases can be interrogated online:

RENTS: [Housing association Rents Guides including cross tenure comparisons](#)

STOCK: [Housing association stock from 1989 - RSR time-series data by type, size area etc.](#)

Downloadable Housing and Planning Reports

In addition to [Datspring social housing reports](#) the [Cambridge Centre for Housing and Planning Research](#) has published numerous [reports](#) on the interface between housing and land use planning, and issues around the principles of government intervention and the future of housing demand, finance and provision.

Have you seen...

New Datspring Mailing List

[Join our new mailing list to receive latest news on Datspring publications](#)

Housing association rent data for 2009

Data from the 'Guide to local rents 2009 Part II: social landlord rents', Tables B1, B2 and B3, and accompanying notes and appendix are available for download.

[Click here for the entire dataset](#)



Mailing List

[Please click here to join the new Datspring mailing list](#)

News

Housing Associations and the Movement to Target Rents 2008 to 2009

Each year the Tenant Services Authority (TSA) publishes a Rents Factfile looking at key housing association rent data and the movement towards target rents. This paper is produced by Datspring on behalf of the TSA. The 2008 to 2009 analysis is now available for download on the Datspring website.

[More](#)

Guide to Local Rents 2009 Part III

We are pleased to announce that the [Guide to Local Rents 2009 Part III: Social Landlord Rents - Supported Housing](#) is now available for download. The tables provide comprehensive data on the pattern of housing association rents and service charges for supported housing and housing for older people at individual housing association, local authority and regional levels.

**Presentation made by
Connie Tang to 2009
Housing Researchers
Conference in Sydney**

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RSR Time series data : HA Stock

The interactive time series database has been built up using the annual data from the Regulatory and Statistical Returns that the vast majority of Housing Associations registered with the Tenant Services Authority are obliged to fill in each year. The data are presented in two separate time series databases, covering the years 1989 to 2001 and 2002 onwards, because from 2002 the way the data were collected was radically revised.

Most data in the RSR are available only at the national level, but key variables are collected at the local authority district level.

Stock variables available at the local authority district level are presented here for your use:

Stock(RSR Time-series)

Some variables can be matched directly across the two time series, while other matches can be derived by adding variables together. The full range of variables available from the entire time series databases can be viewed in the variable maps for 1989-2001 and 2002 onwards and the linking variables list.

Variable map 1989 –
2001

Variable map 2002
onwards

Linking variables

Data from these are available through Dataspring. If you require further information please [contact us](#).

Next update

December 2010

Interactive RSR Links

[RSR time-series](#)

[RSR time-series
downloads](#)

[Technical paper and variable
tables](#)

Jargon Buster!

[Click here for an explanation
of the terms used on this site.](#)

CORE

- 2 separate CORE logs
 - Lettings: HA General needs CORE 1989/90–present, HA Supported CORE 1996–present, LA CORE 2004–present
 - Sales: New sales 1989/90–present
- Around 600 HAs record details on dwellings and households for more than 125,000 general needs lettings, 90,000 supported housing lettings and 16,000 sales per year
- RSR lettings > HA CORE lettings: in 2008/09, RSR lettings were 22% more than HA CORE lettings
- Over 90% of LAs are now participating in LA CORE
- Provides an invaluable source of information about new lets, sales and tenants, e.g., household characteristics, economic status, ethnicity, nationality, primary reason for housing, source of referral and previous tenure of occupant

National Registry of Social Housing (NROSH)

- Single consistent national database for social housing dwellings in England
- From 2010, NROSH will replace the collection of most of the property information required by the RSR, the HSSA, the Business Plan Annual Monitoring form (BPSA-AM), the Housing Revenue Account Subsidy Claim Form (HRASC) and the Housing Flows Reconciliation form (HFR)
- Database containing property level data on all social housing properties as submitted by social housing providers

What NROSH collects?

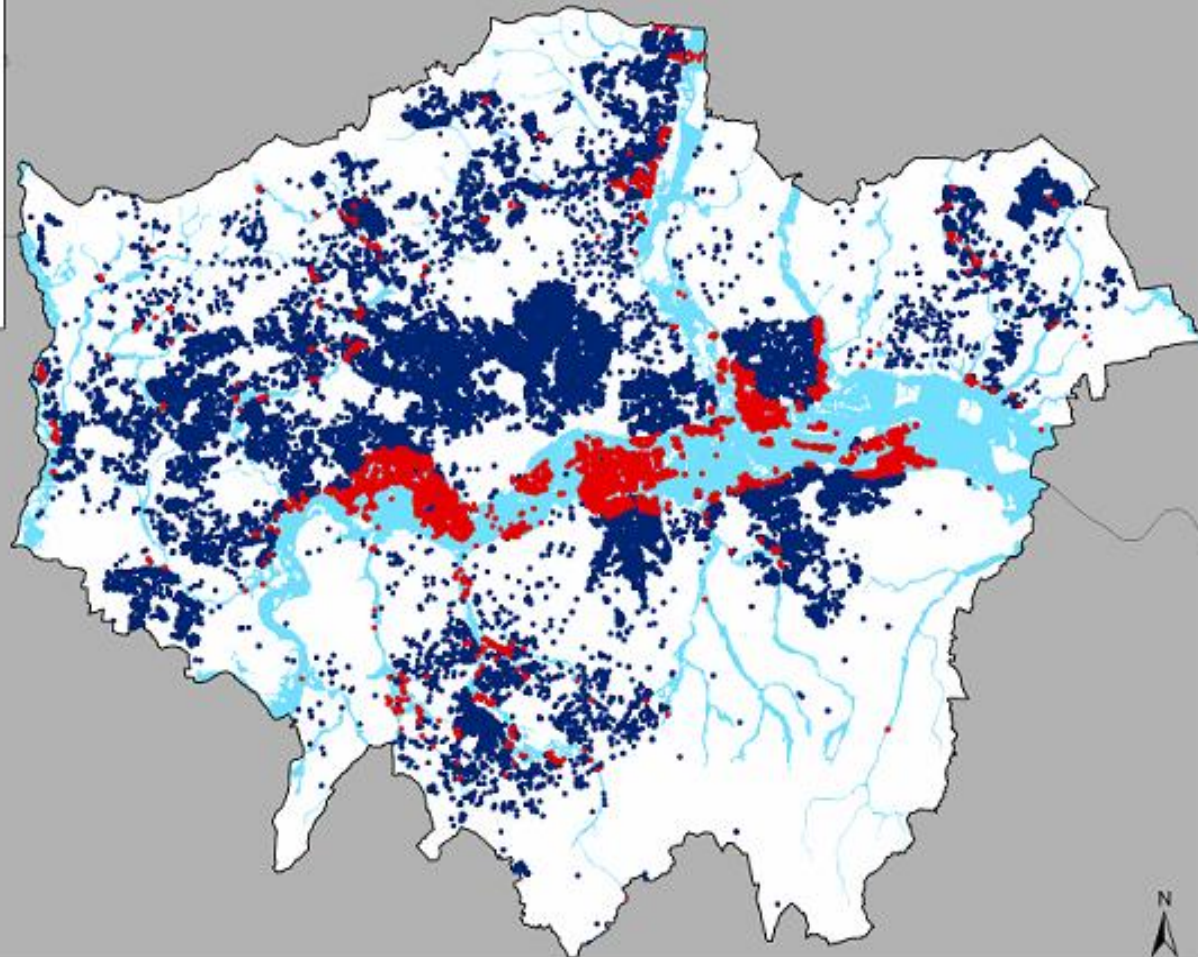
- NROSH-Online database now holds records on 4.16 million dwellings; including an estimated 400,000 which are no longer in the social housing sector primarily due to right to buy and acquire sales. Of these more than 98% have been allocated a geographical reference.
- An average of 30 data items are held for each property
 - Physical details of social housing stock such as: Vacancy, Rent, Service charge, Decent Home, Energy Efficiency, Wheelchair and accessibility standard, and costings for internal and external work relating to planned preventative maintenance
- Data requirements are aligned with existing data bases (i.e., RSR/HSSA)

Use of NROSH data

- Data can be analysed at any geographical level including:
 - Postcode
 - Ward
 - Neighbourhood
 - Local authority
 - Region
 - Sub-region
- Data can be combined with other geographically orientated data for wider analysis
 - Environment agency (including flood risk)
 - Deprivation statistics
 - Locally available data on fire/crime/antisocial behaviour

Social Housing at Risk of Flooding, London

- Not At Risk
- At Risk
- Environment Agency Flood Zone 2



Produced by the GI Team, Analytical Services.
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0 1 2 4 Kilometers

Challenges

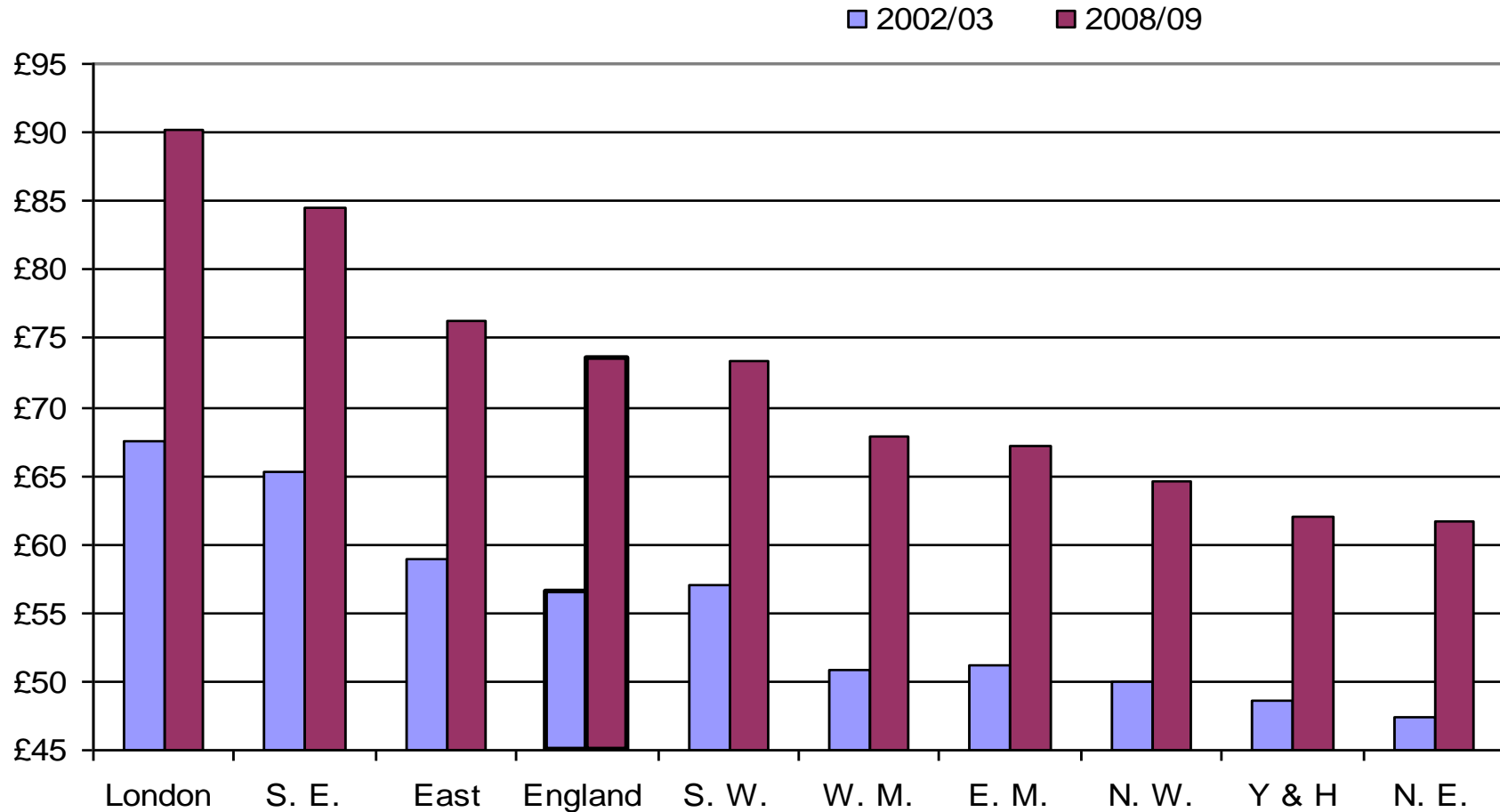
- Coverage of data
 - 90% of LAs have at least some data of owned stock in NROSH
 - 70%+ of HAs are entering data in NROSH
- Quality of NROSH data
 - 240,000 records of LA data without addresses (or without complete addresses)
 - What is the actual data coverage? Still unknown to those not directly involved in data collection

Dataspring's research on current social housing data

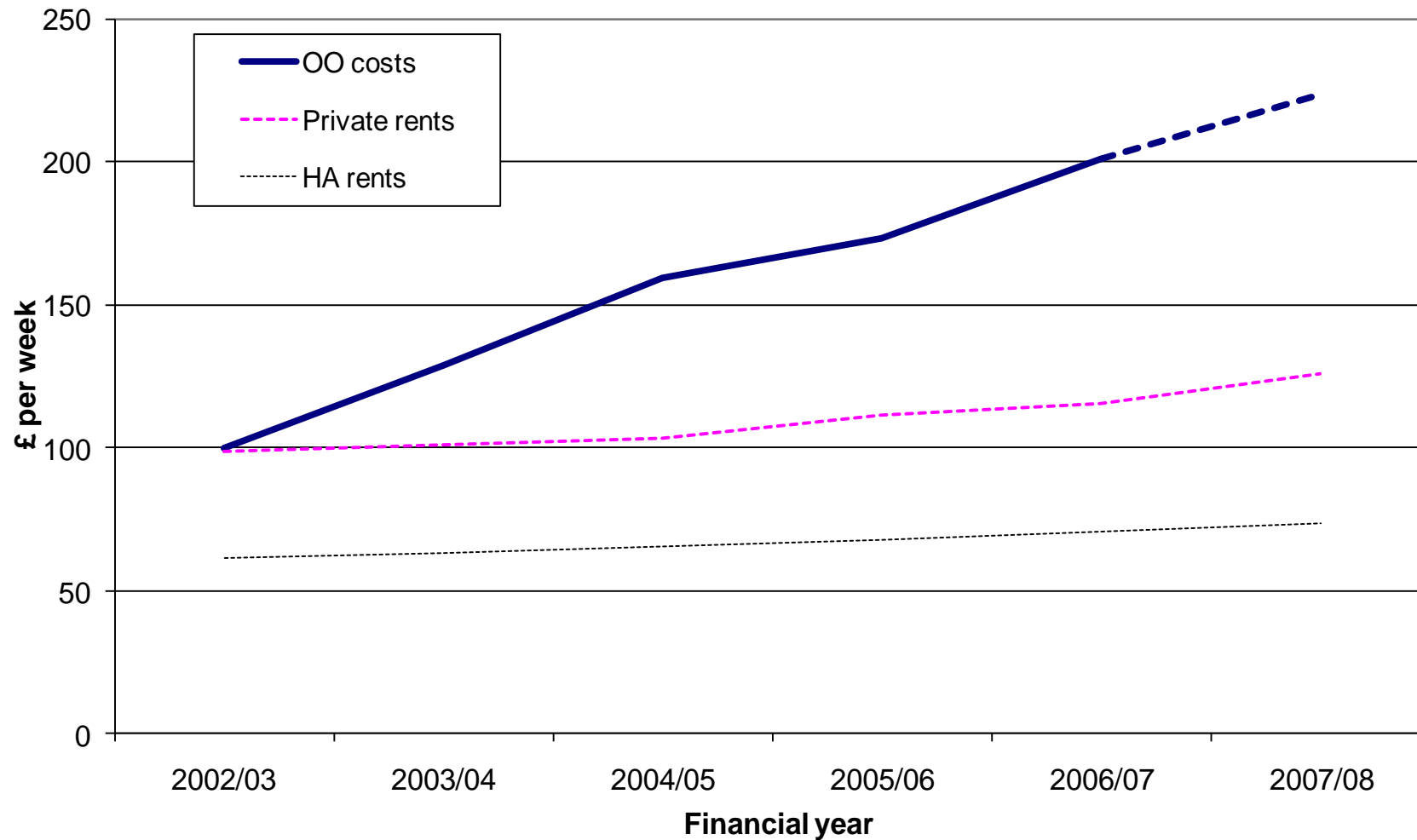
- Understanding HA rents
- Comparison of HA with other tenures
- Affordability
- Rental rates of return
- Rent caps
- Service Charges

Visit our website: www.dataspring.org.uk or read our leaflet for the publications

HA rents by region, 2002–03 and 2008–09



England: HA rents and market tenures, 2002–03 and 2007–08



Dissemination

- Research outputs are disseminated on the Dataspring website:

www.dataspring.org.uk

- 2008/09 HA data and analysis completed:
 - HAs and the movement to target rents, 2008 to 2009 (December 2009);
 - Guide to local rents 2009 Part II: Social Landlord Rents (December 2009);
 - Guide to local rents 2009 Part III: Social Landlord Rents (January 2010)

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