



Department for  
Communities and  
Local Government

# Social Housing Lettings: April 2015 to March 2016, England

- Social housing lettings by private registered providers decreased by 3% to 261,000 in 2015/16, continuing the fall from the previous year. However lettings as a proportion of total stock remained constant at 8%.
- Local authority lettings also decreased by 3%, to 113,000 in 2015/16, a continuation of their long-term trend.
- In the fifth year of the affordable rent programme, 47,000 properties were let at affordable rents, up 18% from 2014/15. Affordable rent general needs lettings made up nearly a quarter (24%) of all private registered providers' general needs lettings.
- The average (median) net weekly social rent of general needs properties let in 2015/16 was £83. On average the net weekly social rent of general needs properties for private registered providers was 10% higher than for local authority properties.
- The most common type of household taking up a social rent letting continued to be single adults aged under 60 with no children – 37% of general needs lettings and 57% of supported housing lettings were of this type
- 37% of general needs social rent lettings were to tenants in employment, up from 35% in 2014/15, and continuing the longer term upward trend.
- The proportion of general needs social rent properties let to UK nationals was 91%, unchanged from the previous year.



## Housing *Statistical Release*

10 November 2016

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# Introduction

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

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

Since October 2015 the CORE data collection system has been managed by DCLG. Previous to this, the data collection was managed by an external contractor. The information collected from data providers is largely consistent with previous years, although minor changes have been made to in-form validations. Users should therefore be aware of potential quality implications from the change in service and are advised to read the quality section of this release and accompanying quality report<sup>1</sup>.

Information for 2015/16 in this release reflects data on social housing lettings given by providers for the financial year ending 31 March 2016. The 2015/16 sales data from CORE is reported separately through the Department's *Social Housing Sales* statistical release<sup>2</sup>, published in October 2016.

The three main types of tenure of housing in England are owner occupiers, private renters and social renters. This release refers to new lettings to social renters only. The *English Housing Survey* reports information on all three groups and in its latest release<sup>3</sup> reported that of the 22.5 million households in England in 2014/15, approximately 3.9 million or 17% were social renters. The *English Housing Survey 2014/15* also reported that 2.2 million households moved home in the previous year across all tenures. CORE reports that in 2015/16 almost 375,000 new lettings were made in the social rented sector, equivalent to approximately 17% of all home moves in England during the previous year.

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<sup>1</sup> <https://www.gov.uk/government/publications/social-housing-lettings-2015-to-2016-quality-report>

<sup>2</sup> <https://www.gov.uk/government/collections/social-housing-sales-including-right-to-buy-and-transfers>

<sup>3</sup> <https://www.gov.uk/government/collections/english-housing-survey>

**Accompanying tables (with charts) and maps** on social housing lettings are also published with this release which can be found: <https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2015-to-march-2016>

## 1. Annual social housing lettings

In 2015/16, there were 261,163 lettings by private registered providers and 113,449 lettings by local authorities. Social housing lettings by private registered providers have decreased by 3% in 2015/16 compared with 2014/15, continuing the fall from the previous year. However lettings as a proportion of total stock remained constant at 8%. Local authority lettings continued their long-term trend, decreasing by 3% in 2015/16 (see Table 1A and Figure 1A).

**Table 1A: New social lettings by providers, 2007/08 to 2015/16**

Year	All lettings			Providers			Average lettings per provider		
	PRP	LA	Total	PRP	LA	Total	PRP	LA	Total
2007/08	221,417	145,403	366,820	688	205	893	322	709	411
2008/09	239,554	139,528	379,082	685	187	872	350	746	435
2009/10 <sup>1</sup>	226,586	141,169	367,755	644	177	821	352	798	448
2010/11	259,562	134,063	393,625	675	174	849	385	770	464
2011/12 <sup>2</sup>	267,206	127,278	394,484	659	171	830	405	744	475
2012/13 <sup>2</sup>	258,731	119,312	378,043	626	168	794	413	710	476
2013/14 <sup>2</sup>	270,659	125,812	396,471	616	170	786	439	740	504
2014/15 <sup>R</sup>	268,273	117,070	385,543	621	172	793	432	681	486
2015/16 <sup>P</sup>	261,163	113,449	374,612	638	171	809	409	663	463

1. 2009/10 data are estimated to reflect 90% of PRP lettings. Collection was likely to have been affected by a change in contractors collecting the data. Local authority data is weighted, based on around half of lettings.

2. Estimates include reported Affordable Rent Lettings from 2011/12

R. Local authority estimates for 2014/15 have been revised due to the availability of final 2014/15 Local Authority Housing Statistics data, used to weight the CORE data.

P. Local authority estimates for 2015/16 are based on provisional weights due to the provisional status of 2015/16 Local Authority Housing Statistics data

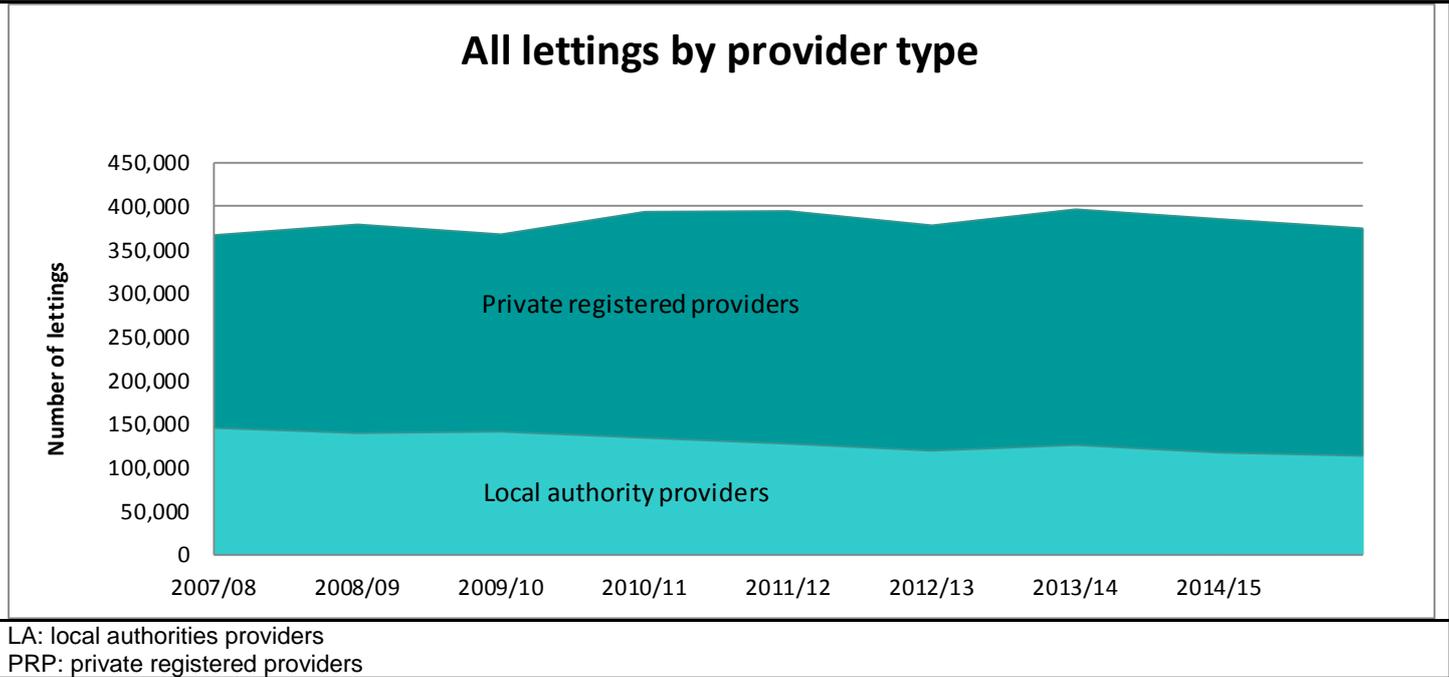
The majority of social housing lettings were made by private registered providers - in 2015/16, private registered providers supplied more than two thirds (70%) of the total lettings recorded (including both social rent and affordable rent and both general needs and supported housing). More than three times as many private registered providers provided social housing lettings in 2015/16 (638) as local authorities (171). The average number of lettings per private registered provider in 2015/16 was smaller than for local authorities; private registered providers let an average of 409 lettings per provider compared to 663 lettings per local authority.

The number of private registered providers providing lettings has increased from 621 to 638 since 2014/15, the first increase since 2010/11; although the total number of lettings provided has decreased by 3% from 2014/15 to 2015/16. The average number of lettings by private registered providers increased every year from 2007/08 to 2013/14, before starting to decrease from 2014/15

onwards which might be due to the decrease in total number of lettings and increase in the number of private registered providers. In contrast, the average number of lettings by local authorities decreased year on year from 2009/10 apart from in 2013/14.

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

**Figure 1A: Number of social housing lettings by types of providers for 2015/16**



## 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). A detailed breakdown of social housing lettings by types of providers and housing is provided in Figure 1b below. General needs housing made up 71% of social housing lettings in 2015/16, having remained between 68% and 71% since 2007/08.

Numbers of general needs lettings decreased by 3% between 2014/15 and 2015/16, which continued the decline in numbers of lettings between 2013/14 to 2014/15. The decline was 3% for both local authorities and private registered provider general needs lettings in contrast to their 8% and 0.3% decrease in 2014/15 respectively.

**Figure 1B: Social housing lettings by types of housing and providers for 2015/16**



LA: local authorities providers  
PRP: private registered providers

Table 1B shows the number of lettings by housing type and providers. The number of supported housing lettings continued to fall in 2015/16, continuing the downward trend since 2010/11. Supported housing lettings by local authorities decreased by 1%, whilst private registered providers supported housing lettings fell by 2% from 2014/15.

Most lettings were at social rents (the rent has been determined through a national rent regime). Information about affordable rent lettings (where the rent is determined by other rent controls that establish that it can be no more than 80 per cent of the local market rent) has been collected since private registered providers started to sign contracts with the Homes and Communities Agency to deliver affordable rent properties during 2011/12. As of 1 April 2012, local authorities were also able to offer affordable rent and flexible tenancies. 2015/16 was therefore the fourth year of affordable rent data for local authorities, and the fifth year for private registered providers.

During 2015/16, private registered providers reported a total of 39,573 affordable rent lettings, accounting for nearly a quarter (24%) of all general needs lettings by private registered providers. For local authorities, information on 2,327 affordable rent general needs lettings was provided. The vast majority (89%) of affordable rent lettings provided by both private registered providers and local authorities were for general needs properties (see accompanying table 2a).

Local authorities have started to report affordable rent supported housing lettings since 2014/15 – with 21 now doing so in 2015/16 (up from 2 in 2014/15). This rise in the number of providers over the past year has led to the total number of affordable rent lettings provided by local authorities to increase from 764 to 2,497 lettings. This is also reflected in the year on year percentage increase of affordable rent lettings, where the number of lettings increased by 18 percentage points between 2014/15 and 2015/16 comparing to the 7 percentage points increase between 2013/14 and 2014/15.

**Table 1B: New social lettings by housing type and provider, 2007/08 to 2015/16**

Year	General Needs Social Rent			Supported Housing Social Rent			Affordable Rent (General Needs & Supported Housing) <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	126,476	106,254	232,730	104,540	12,865	117,405	27,715	193	27,908
2013/14	134,178	111,946	246,124	99,789	13,164	112,953	36,692	702	37,394
2014/15 <sup>R</sup>	131,362	103,252	234,614	97,664	13,054	110,718	39,247	764	40,011
2015/16 <sup>P</sup>	124,415	98,178	222,593	92,107	12,774	104,881	44,641	2,497	47,138

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

2. The Affordable Rent Programme was introduced in 2011/12. Local authorities were able to provide affordable rent lettings from April 2012. The majority of affordable rent lettings were for general needs housing (39,573 of private registered provider lettings and 2,327 of local authority lettings in 2015/16).

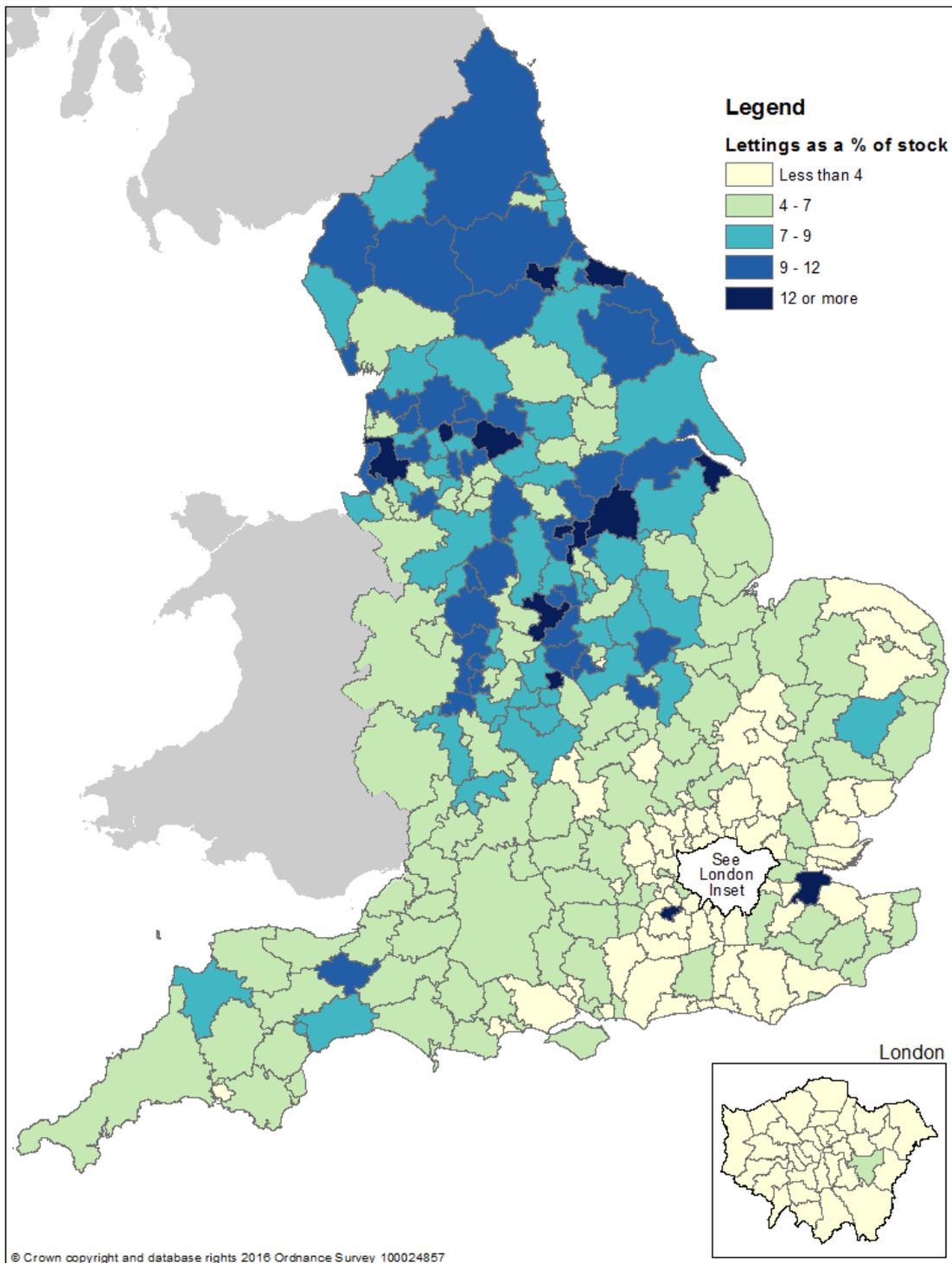
R. Local authority estimates for 2014/15 have been revised due to the availability of final 2014/15 Local Authority Housing Statistics data, used to weight the CORE data.

P. Local authority estimates for 2015/16 are based on provisional weights due to the provisional status of 2015/16 Local Authority Housing Statistics data

Map 1 shows private registered providers' general needs lettings as a percentage of their stock, by local authority area, illustrating a generally higher proportion of stock that were new lettings (turnover of stock) in northern England than in the south. In many areas in and around London, less than 4% of private registered providers' general needs properties were newly let in 2015/16, compared with Northumberland and Durham where over 9% of general needs properties were newly let in 15/16. Accompanying tables 1d and 1e show lettings by local authority area and Local Enterprise Partnership.

## Map 1

### Private Registered Provider General Needs lettings as a proportion of PRP GN stock, 2015/16



PRP stock is taken from the Homes and Communities Agency Statistical Data Return 2015/16.

Map 1 refers to social rent lettings only.

Bands include data up to but not including the right hand side limit. Category 9-12, for example, includes any data from 9, up to but not including 12. Numbers 12 or greater would be in the above category.

## 2. Social housing lettings characteristics

### Tenancy type and tenancy length

There are four main types of tenancy within the social sector: secure, assured, assured shorthold and licence agreement.

In a secure tenancy, the tenant has the right to remain in the property unless the landlord has a legal reason to remove the tenant and a court order for eviction. In contrast, an assured tenancy is 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. The tenant may also have an assured shorthold tenancy, where the tenant has the right to live in the accommodation for a period of time which can either be on a fixed or rolling basis.

The proportion of lettings in each tenancy type varies greatly by letting type. Most private registered providers' general needs tenancies let at social rent levels were let on an assured basis; 99,064 in 2015/16 (80% of all lettings for this let type), whereas local authorities mostly issued secure tenancies (including both lifetime and fixed-term), 96,397 secure tenancies in 2015/16 (98%). The majority, (69%) of general needs tenancies let at social rent levels are first offered with a starter/introductory period, which mostly will convert to assured or secure tenancies after the introductory period, subject to conditions. In Supported Housing Social Rent lettings 47,909 PRP tenancies were licence agreements (52%) and 30,597 were assured (33%). In contrast, the majority of LA tenancies were secure tenancies (either lifetime or fixed-term) at 11,151 (87%) in 2015/16.

**Table 2A: New social lettings by tenancy type, 2015/16**

Main Tenancy Type	General Needs Social Rent		Supported Housing Social Rent		Affordable Rent (GN & SH)	Affordable Rent (GN & SH)
	PRP	LA <sup>6P</sup>	PRP	LA <sup>6P</sup>	PRP	LA
Secure (including flexible) <sup>1</sup>	442	96,397	116	11,151	131	2,153
Assured <sup>2</sup>	99,064	0	30,597	0	25,795	0
Assured Shorthold <sup>3</sup>	23,071	0	11,673	0	16,955	0
Licence agreement <sup>4</sup>	131	0	47,909	1,556	847	0
Other	1,707	1,781	1,812	67	913	344
<b>Total</b>	<b>124,415</b>	<b>98,178</b>	<b>92,107</b>	<b>12,774</b>	<b>44,641</b>	<b>2497</b>
% offered on starter/introductory period <sup>5</sup>	68%	63%	18%	46%	68%	61%
% offered lifetime tenancies	82%	91%	87%	97%	62%	74%

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

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

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

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

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

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

P. Local authority estimates for 2015/16 are based on provisional weights.

GN – abbreviation for general needs

SH – abbreviation for supported housing

Following changes brought in through the 2011 Localism Act, social housing providers have been able to offer fixed term tenancies and from 2012/13, information on the length of fixed term tenancies has been captured in CORE. Fixed term tenancies are only offered on secure and assured shorthold tenancy types. Table 2B shows the duration of fixed term tenancies let in 2015/16. The proportion of general needs PRP lettings let at social rent levels on a fixed term basis increased to 18% in 2015/16, up from 16% in 2014/15. General needs social rent LA lettings have a higher proportion of lifetime tenancies (91% in 2015/16 compared with 82% for PRPs) and as such only 9% of General needs social rent LA lettings were on a fixed term basis. The majority (67%) of general needs fixed term tenancies were issued for between three and five years whilst for supported housing 86% of fixed term tenancies were for two years or less in length.

**Table 2B: Duration of fixed term tenancies let in 2014/15 and 2015/16**

Main Tenancy Type	All General Needs		All Supported Housing	
	2014/15	2015/16 <sup>P</sup>	2014/15	2015/16 <sup>P</sup>
2 years or less	13%	9%	88%	86%
3-5 years	64%	67%	8%	10%
6-10 years	22%	23%	3%	4%
11-15 years	<1%	<1%	1%	1%
>15 years	1%	1%	1%	<1%

P. Local authority estimates for 2015/16 are based on provisional weights.

## Average rent

The rents reported to CORE are for properties newly let within the financial year and therefore will differ to figures on the rents for all social stock; found in the English Housing Survey: Social Rented Sector Report<sup>4</sup>. Rents from CORE report the average weekly rent using medians as well as means to enable comparisons to last year's statistics. The mean and median rents reported often differ due to outliers which can cause skewed distributions.

Mean rents (Table 2C) - The average mean weekly social rent (basic rent only, excluding all other charges such as service charges) of general needs lettings in 2015/16 was £88. Social rent levels are determined through a national rent regime. Mean social rents for general needs properties let by private registered providers were 9% higher than for local authority properties.

As expected, rents vary by property size and location (see also Map 2). Mean social rents for general needs tenancies in London were 32% higher than in England as a whole at £116 per week.

Average mean weekly affordable rent for general needs properties is higher than social rent at £126.78 for England and £186.19 for London in 2015/16. Affordable rent levels can be set up to 80% of the local market rent. Providers are expected to determine the local market rent for the property to be let using a RICS<sup>5</sup> recognised method that takes into account factors such as property size and location. The difference between social and affordable rent for 2015/16 ranges from £34 for 1 bed to £38 for 3 bed properties, but is much larger for bigger properties of 4 or more bedroom properties at £60 in England. For 2015/16, average mean affordable rents for general needs properties were a similar proportion of market rent in England at 67% compared with 70% in the previous year<sup>6</sup>. In London, average mean affordable rents were less than half the value

<sup>4</sup> <https://www.gov.uk/government/statistics/english-housing-survey-2014-to-2015-social-rented-sector-report>

<sup>5</sup> Royal Institute of Chartered Surveyors.

<sup>6</sup> Market rents are calculated using Valuation Office Agency private market rents data up to 31 March 2016 as at 28 May 2016.

(47%) of average market rent in the same area, a similar proportion to 2014/16 (48%).

**Table 2C: Average mean weekly rent<sup>1</sup> (£) of new general needs lettings, 2015/16**

Bedrooms	England				London			
	Social Rent PRP	Social Rent LA <sup>2P</sup>	Social Rent Total <sup>P</sup>	Affordable Rent Total	Social Rent PRP	Social Rent LA <sup>2P</sup>	Social Rent Total <sup>P</sup>	Affordable Rent Total
1	£80	£75	£78	£112	£112	£95	£101	£160
2	£93	£84	£89	£125	£130	£110	£119	£193
3	£104	£94	£100	£138	£144	£127	£134	£206
4 or more	£126	£116	£121	£181	£160	£149	£154	£236
All	£91	£83	£88	£127	£127	£108	£116	£186

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

2. Local authority social rent data is weighted.

P. Local authority estimates for 2015/16 are based on provisional weights.

Median rents (Table 2D) - The median weekly social rent (excluding supplementary charges such as service and support charges) of general needs lettings in 2015/16 was £83. As with the mean, median rents for private registered providers were higher than for local authorities (by 10%).

Average median social rents for general needs properties in London were higher than for England as a whole, showing a similar pattern to the mean average, being 34% higher at £112.

Average median affordable rent for general needs properties was higher than social rent at £114 for England and £187 for London. This was 76% of median market rents in England and 56% of market rents in London.

**Table 2D: Average median weekly rent<sup>1</sup> (£) of new general needs lettings, 2014/15**

Bedrooms	England				London			
	Social Rent PRP	Social Rent LA <sup>2P</sup>	Social Rent Total <sup>P</sup>	Affordable Rent Total	Social Rent PRP	Social Rent LA <sup>2P</sup>	Social Rent Total <sup>P</sup>	Affordable Rent Total
1	£76	£71	£74	£102	£110	£93	£98	£161
2	£88	£79	£84	£111	£128	£108	£115	£195
3	£97	£88	£93	£124	£147	£124	£130	£210
4 or more	£119	£106	£114	£177	£162	£141	£155	£228
All	£86	£79	£83	£114	£126	£104	£112	£187

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

2. Local authority social rent data is weighted.

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

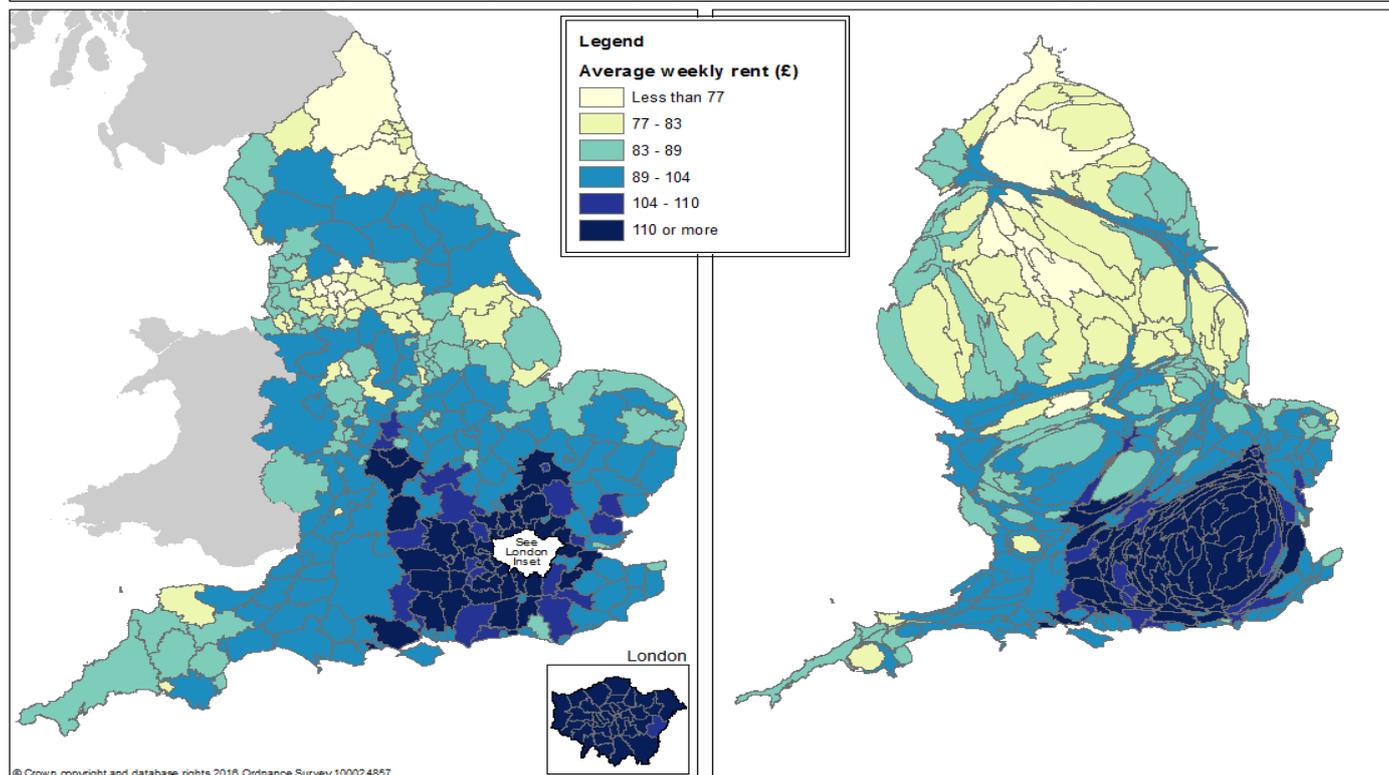
More detailed data on average weekly rents are in accompanying tables 2c and 2d.

Map 2 shows the average (mean) weekly social rent of private registered provider general needs properties let in 2015/16. The right hand map shows a cartogram where local authority areas are

represented in proportion to the number of lettings rather than their geographic size. This illustrates that whilst there were higher rents in the south of England, there tended to be more lettings made in northern areas where rents were lower.

## Map 2

Average (mean) weekly social rent for Private Registered Provider General Needs lettings in 2015/16  
(right hand map areas are proportionate to total PRP GN lettings)



Weekly rent excludes charges. Map 2 includes a cartogram – this shows area in proportion to the number of lettings rather than the physical area. Bands include data up to but not including the right hand side limit. Category 77-83, for example, includes any data from 77, up to but not including 83. Numbers 83 or greater would be in the above category.

## Reason for letting and re-let times

The most common reason given for the property being vacant prior to a general needs social rent letting was because the previous tenant had moved to the private sector or other accommodation (36%) – see table 2E. Previous tenants being evicted was given as a reason for the property being available to let for 7% of general needs social rent lettings. Nearly half (44%) of general needs affordable rent PRP properties were first lets in 2015/16, remaining stable after an increase from 2013/14. First lets are newly built, converted, rehabilitated or acquired properties. See accompanying tables 2f and 2g for further details.

**Table 2E: Reason the property was vacant prior to the new letting, 2015/16**

Reason for letting	General Needs Social Rent			General Needs Affordable Rent
	PRP	LA <sup>2P</sup>	Total <sup>P</sup>	Total
First let of a property <sup>1</sup>	8%	3%	6%	43%
Relet - internal transfer	16%	28%	21%	11%
Relet - previous tenant moved to other social landlord	12%	8%	10%	9%
Relet - previous tenant died	12%	17%	14%	7%
Relet - property abandoned by previous tenant	5%	4%	4%	2%
Relet - previous tenant evicted	7%	7%	7%	5%
Relet - previous tenant moved to private sector / other accommodation	40%	32%	36%	23%
Relet - tenant occupied property as temporary accommodation	<1%	<1%	1%	<1%

1. The property was a first let because it was newly built, converted, rehabilitated or newly acquired.  
2. Local authority data is weighted.  
P. Local authority estimates for 2015/16 are based on provisional weights.  
<. Less than.

As can be seen in accompanying table 2e, the mean length of time a general needs social rent property was vacant for prior to letting was 36 days in 2015/16 (excluding any period of major works on the property), compared with a median<sup>7</sup> of 22 days. On average, local authority properties tended to be vacant for longer than private registered providers properties (9 days longer for the mean number of days vacant of general needs social rent properties, and 14 days longer for supported housing social rent). This trend is also shown in supported housing social rent properties which had a mean of 33 days that a property remained vacant, whereas the median was 11 days.

General needs affordable rent PRP properties were, on average, vacant for considerably less time than social rent properties with a mean of 21 days and a median of 9 days (see also in accompanying table 2e). This can be explained by the higher proportion of affordable rent properties that are first lets, leading to higher proportions of vacant periods of 0 days bringing the average down for this group. The mean number of days a property was vacant were 47 and 76 for supported housing affordable rent PRP and LA properties respectively. The higher values within this housing type may be due to houses being converted to affordable rent properties or adapted to the tenants needs.

The methodology for calculating the number of vacant days that a property remained vacant was changed during 2015/16 hence numbers are not comparable to previous years.

<sup>7</sup> For 2015/16 we have also included the median number of days that a property remained vacant for, because it is less likely to be skewed by extreme outliers of properties that get converted after a long period of time being vacant.

## 3. Household characteristics of social housing lettings

### Household composition

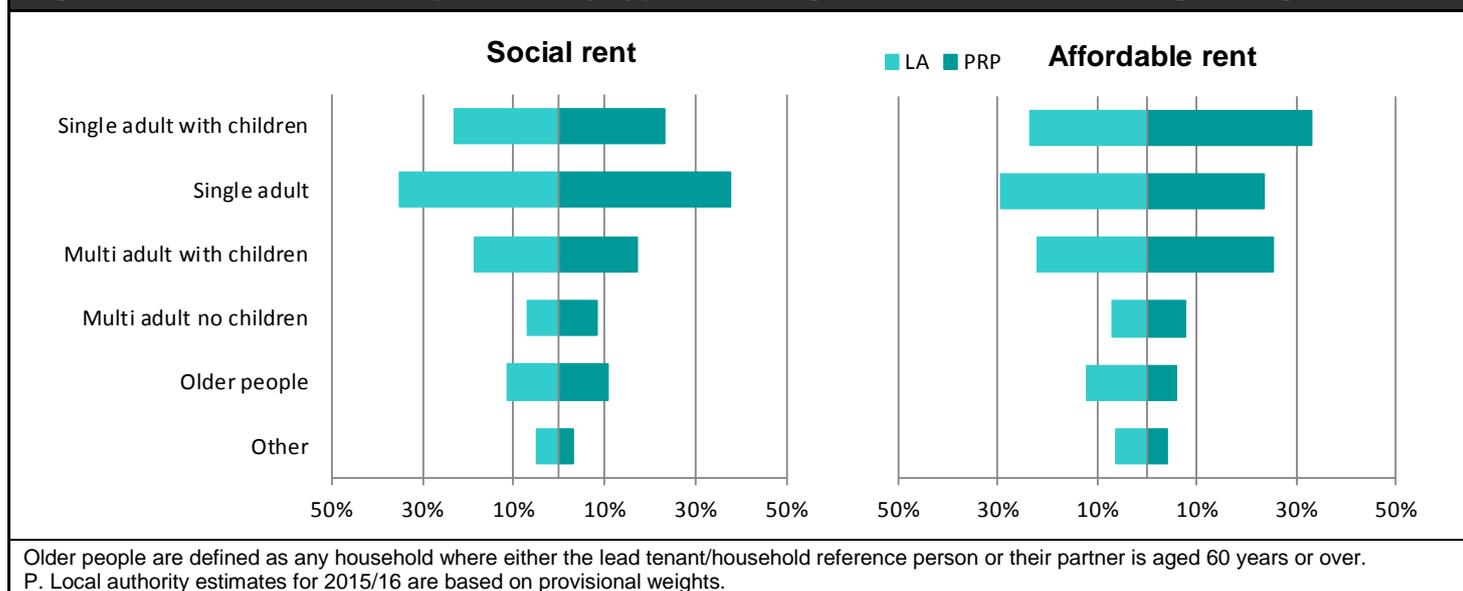
The household composition of general needs and supported housing social rent lettings are very different. The two most common types of household taking up general needs social rent lettings were single adults under 60 either with or without children (23% and 37% respectively). In contrast, the most two common types of household in social rent supported lettings were single adults under 60 without children (57%) and households where one or more person is aged over 60 (32%).

Figure 3A below shows the variation in housing composition by type of lettings.

The composition of households of general needs social rent lettings for both private registered providers and local authority lettings was similar and has changed little over time. However, social rent supported housing tended to be let to single adults under 60 without children for private registered providers' social rent lettings (62%) whereas local authority lettings tended to be to households where one or more person is aged over 60 (70%).

The classification of certain types of household has changed for 2015/16; hence the figures for 2015/16 will not be comparable to the previous years. This is due to the correction of an error where some households containing children and elderly people were being classified into the wrong category. This has mostly affected the categories 'Multi adult with children' and 'Other'. See the Quality Report for further details.

**Figure 3A: Household composition by type of letting, for new social housing lettings, 2015/16<sup>P</sup>**



## Age

General needs lettings tended to be made to younger tenants (referring to the household reference person<sup>8</sup> only); over a third of all general needs lettings at social rent levels (36%) were to tenants aged under 30. This is particularly the case for female tenants, 43% of whom were under 30 compared with 27% of male tenants. However, the overall percentage of tenants in general need lettings aged under 30 has been decreasing since 2009/10; from 41% to 36% in 2015/16.

The decrease in this age group is slightly larger for female tenants than for male tenants; the proportion of female tenants has decreased by 6 percentage points (from 49% to 43%) between 2009/10 and 2015/16 and male tenants has fallen 3 percentage points (from 30% to 27%).

Within the supported housing sector, there is a larger difference between PRPs and LAs in the distribution of the age of tenants in social rent lettings. PRP supported housing lettings are more evenly distributed across age bands while a greater share of local authority supported housing lettings were made to older tenants; 72% of local authorities social rent supported lettings were to tenants aged 60 and over in 2015/16.

Figures on age of social housing tenants and gender over time are given in accompanying table 3b.

<sup>8</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 most economically active or working person, or if both tenants are either working or not working, the oldest person.

## Economic status

In 2015/16, 37% of general needs lettings at social rent levels were to tenants (referring to the household reference person only) in employment, up from 35% in the previous year. Figure 3B shows a further 15% of general needs tenants were unemployed (jobseekers) and another fifth (20%) were not seeking work. The percentage of tenants in employment for general needs social rent lettings has increased each year since 2009/10 (30%) except for 2012/13 which saw a decrease to 29%. This increase might be driven by the fact that the percentage of tenants who are employed part-time has increased from 9% in 2008/09 to 12% in 2015/16- on average an increase of one percentage point every two years. In contrast, the percentage of full time working tenants was decreasing between 2008/09 (23%) and 2012/13 (19%) until it started to increase at 2 percentage points per year since 2013/14. For general needs affordable rent lettings provided by both local authorities and private registered providers, there was an increase in tenants in employment from 45% in 2014/15 to 47% in 2015/16.

**Figure 3B: Economic status of household reference person<sup>1</sup> for general needs lettings by housing type, for new social housing lettings, 2015/16<sup>P</sup>**



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

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

Local authority social rent data is weighted.

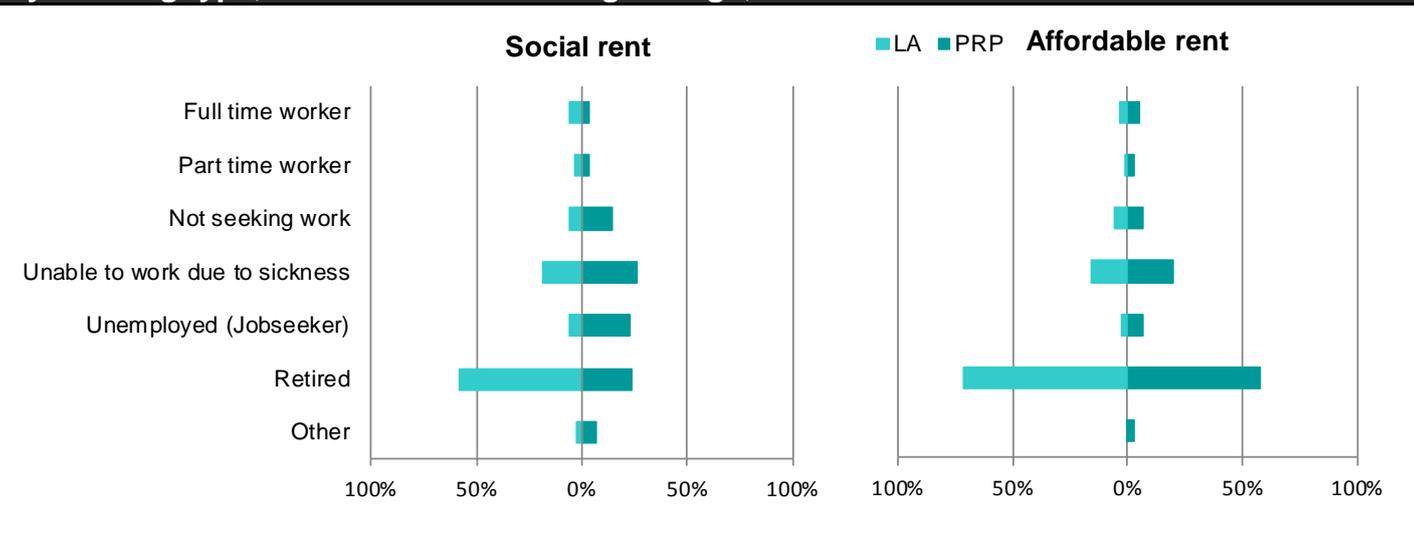
Imputed data has been applied for missing values (7%) for social rent lettings. The % of missing values across AR lettings is 4%.

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

P. Estimates for 2015/16 are based on provisional weights.

Half (50%) of private registered providers supported housing lettings at social rent levels were to retired tenants or tenants unable to work due to sickness while just under 6 in 10 local authority supported housing lettings at social rent levels were occupied by retired tenants (58%). (Figure 3C)

**Figure 3C: Economic status of household reference person<sup>1</sup> for supported housing lettings by housing type, for new social housing lettings, 2015/16<sup>Pr</sup>**



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

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

Local authority social rent data is weighted.

Imputed data has been applied for missing values (7%) for social rent lettings. The % of missing values across all AR lettings is 5%.

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

P. Estimates for 2015/16 are based on provisional weights.

r. Estimates for economic status have been revised on 7<sup>th</sup> December 2016 as some lead tenants in supported housing social rent lettings were misclassified as missing. More detail can be found in the revision note.

The proportion of those in general needs social rent who are unemployed (jobseekers) increased year on year since 2007/08 before falling 4 percentage points in 2014/15 then a further 4 percentage points in 2015/16 (Table 3A). The proportion of tenants not seeking work decreased every year from 2007/08 (25%) to 2013/14 (19%) as did the percentage of tenants retired, from 11% to 7%; before both increased by 1 percentage point in 2014/15 and remained the same in 2015/16 at 20%. Figures on economic status of tenants from 2007/08 to 2015/16 are given in accompanying table 3c.

**Table 3A: Economic status of household reference person<sup>1</sup> in new general needs social rent tenancies, 2008/09 to 2015/16**

Year	2008/09	2009/10	2010/11	2011/12 <sup>4</sup>	2012/13 <sup>4</sup>	2013/14 <sup>4</sup>	2014/15 <sup>4R</sup>	2015/16 <sup>4P</sup>
Full time worker	23%	21%	21%	20%	19%	21%	23%	25%
Part time worker <sup>2</sup>	9%	9%	10%	10%	10%	11%	12%	12%
<b>Subtotal (All in work)</b>	<b>32%</b>	<b>30%</b>	<b>31%</b>	<b>31%</b>	<b>29%</b>	<b>31%</b>	<b>35%</b>	<b>37%</b>
Unemployed (jobseeker)	16%	21%	21%	22%	23%	23%	19%	15%
Not seeking work	24%	23%	22%	20%	19%	19%	20%	20%
Unable to work due to sickness	13%	12%	12%	12%	13%	14%	15%	16%
Retired	10%	9%	8%	8%	8%	7%	8%	8%
Other <sup>3</sup>	4%	6%	6%	6%	7%	6%	4%	4%

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

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

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

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

R. Estimates for 2014/15 have been revised.

P. Estimates for 2015/16 are based on provisional weights.

## Nationality

The vast majority of lettings were made to UK nationals (referring to the household reference person only). The figures for 2015/16 remained similar to the previous year with 91% of general needs social rent lettings and 94% of supported housing social rent lettings to UK national tenants, both unchanged (see table 3B and accompanying table 3d).

The proportion of general needs affordable rent lettings by both private registered providers and local authorities to UK national tenants has also decreased from 92% in 2014/15 to 91% in 2015/16 (figures are provided in accompanying table 3d). Tenants moving into general needs social rent lettings from another social housing property were slightly more likely to be UK nationals (93%) than tenants new to social housing (89%).

Table 3B also shows the longer time series since 2007/08. It shows that the nationality of the household reference person in general needs social rent lettings has remained fairly stable over the last 3 years. Since 2011/12, the proportion of new social rent general needs lettings to tenants who were UK nationals fell from 92% to 91% in 2015/16; whilst those from the A11<sup>9</sup> countries have risen from 3% in 2011/12 to 4% in 2015/16.

<sup>9</sup> The A8 countries plus Bulgaria and Romania from 2011/12 to 2014/15, with Croatia included in 2014/15.

**Table 3B: Nationality of household reference person<sup>1</sup> in new general needs social rent tenancies 2007/08 to 2015/16**

Year	2007/08	2008/09	2009/10 <sup>4</sup>	2010/11	2011/12 <sup>5</sup>	2012/13 <sup>5</sup>	2013/14 <sup>5</sup>	2014/15 <sup>5R</sup>	2015/16 <sup>5Pr</sup>
UK National	94.3%	94.2%	94.0%	92.7%	92.2%	91.4%	91.1%	91.1%	90.6%
A8 <sup>2</sup>	1.3%	-	-	-	-	-	-	-	-
A8, Bulgaria, Romania <sup>2</sup>	-	1.7%	-	2.5%	2.9%	3.4%	3.8%	-	-
A11 <sup>2</sup>	-	-	-	-	-	-	-	3.9%	4.1%
Other EEA countries <sup>3</sup>	0.9%	0.9%	-	0.8%	1.0%	1.2%	1.3%	1.4%	1.5%
All other countries	3.4%	3.2%	-	4.0%	3.8%	4.0%	3.7%	3.6%	3.8%

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

2. A11 countries are the A8 countries plus Bulgaria and Romania from 2008/9, and Croatia from 2014/15. A8 countries are: Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia, and Slovenia.

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

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

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

R. Estimates for 2014/15 have been revised.

P. Estimates for 2015/16 are based on provisional weights.

r. Estimates for 2015/16 by nationality of household reference person have been revised on 7<sup>th</sup> December 2016 due to a significant coding error by a single local authority. More detail can be found in the revision note.

Figures on ethnicity of tenants for all housing types are provided in accompanying table 3e.

## Other key household characteristics

Table 3C presents a range of other key characteristics of the households taking up social housing tenancies in 2015/16. Many of the patterns observed have remained broadly similar to 2014/15. For general needs social rent lettings, 14% were made to those who were statutorily homeless; this proportion was higher for supported housing social rent lettings at 24%. The majority of households were in receipt of housing benefit, particularly in social rent supported housing (88%) - although there is high level of missing data for this question<sup>10</sup>.

The proportion of households in local authority general needs social rent lettings that were given reasonable preference (i.e. priority for housing) was 50% compared with 47% in local authority supported housing social rent lettings. However, there was also a high level of 'don't know' responses to this question that have not been included in the above percentages. As expected, local authorities had higher proportions of tenancies where the household was given reasonable preference than private registered providers because the reasonable preference requirements do not apply to direct lets by private registered providers.

<sup>10</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.

In general a higher proportion of private registered providers' lettings were to tenants new to social housing compared with local authority tenants in the same housing type. In particular, for social rented supported housing, 67% of private registered providers' tenants were new to social housing compared with 51% of local authority tenants.

Tenants were asked the main reason they left their last settled home. Overcrowding was given as the main reason in 15% of general needs social rent tenancies but rarely for supported housing social rent tenancies (1%).

Whilst the majority of lettings were made within the same local authority area, 10% of general needs lettings at social rent levels were made to tenants coming from a different local authority. This was higher at 21% for supported housing tenants, suggesting tenants may need to move further to find appropriate supported housing.

**Table 3C: Other household characteristics of new social lettings, 2015/16<sup>1</sup>**

<i>Household characteristic</i>	General Needs SR			Supported Housing SR			GN AR	SH AR
	PRP	LA <sup>10P</sup>	Total <sup>P</sup>	PRP	LA <sup>10P</sup>	Total <sup>P</sup>	Total	Total
Statutorily homeless <sup>2</sup>	12%	18%	14%	25%	13%	24%	17%	10%
New to social housing <sup>3</sup>	61%	56%	59%	67%	51%	65%	62%	51%
In receipt of housing benefit (excl Universal Credit) <sup>r</sup>	69%	75%	71%	89%	81%	88%	71%	82%
Household's previous property overcrowded <sup>4</sup>	15%	15%	15%	1%	2%	1%	22%	1%
Household's previous property underoccupied <sup>5</sup>	4%	5%	4%	1%	4%	1%	3%	1%
Served in British regular armed forces <sup>6</sup>	3%	2%	3%	3%	7%	4%	3%	6%
Injured/Disabled as a direct result of serving as a reservist <sup>7</sup>	0%	0%	0%	0%	1%	0%	0%	1%
New to local authority <sup>8</sup>	12%	7%	10%	23%	11%	21%	11%	28%
Given Reasonable Preference <sup>9</sup>	28%	50%	38%	26%	47%	28%	39%	40%

1. Percentages exclude missing data and where the question was responded to with 'Don't Know'.
2. Those found 'statutorily homeless' by a housing authority and either owed a main homelessness duty or not.
3. Tenants whose tenure immediately before this letting was not social housing.
4. Defined as the tenants' last settled home being unsuitable because of overcrowding, in their view. This is a different definition to that used by the Department for Work and Pensions when calculating whether a property is overcrowded.
5. Defined as the tenants' last settled home being unsuitable because of under-occupation, in their view. This is a different definition to that used by the Department for Work and Pensions when calculating whether a property is under-occupied.
6. Where anyone in the household has ever served in the regular armed forces.
7. Where anyone in the household has been seriously injured/disabled as a direct result of their time serving as a reservist.
8. Where the household lived in a different local authority immediately before the letting (including in temporary accommodation).
9. Where the household was given priority for housing under the local authority's allocation scheme through the application of the statutory reasonable preference criteria.
10. Local authority social rent data is weighted.
- P. Local authority estimates for 2014/15 are based on provisional weights.
- r. Estimates for receipt of housing benefit have been revised on 7<sup>th</sup> December 2016 due to a coding error. More detail can be found in the revision note.
- <. Less than.
- SR. Abbreviation for social rent.
- AR. Abbreviation for affordable rent.
- GN. Abbreviation for general needs.
- SH. Abbreviation for supported housing.

The proportion of tenants who were found statutorily homeless fell by 2 percentage points in 2015/16 for supported housing social rent lettings, whilst remaining the same for general needs

social rent lettings. The proportion of those in receipt of housing benefit (excluding universal credit) fell by around 2 to 4 percentage points for most housing types, except for supported housing affordable rent, which increased by 3 percentage points. The changes may in part be due to a greater proportion of tenants receiving housing support through universal credit rather than housing benefit in 2015/16.

The proportion of households whose main reason for moving was because they previously underoccupied a property decreased from 5% to 4% for general needs social rent, stayed at 1% for supported housing social rent and 3% for general needs affordable rent. The 2015/16 figures show a return to the longer term trend with the peak in 2013/14 possibly due to the removal of the spare room subsidy from April 2013.

## 4. Coverage

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

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

CORE 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 let-

tings or sales, in general needs or supported housing, by financial year. CORE does not currently collect information on sales from local authorities.

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

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

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

## 5. Definitions

Some of the key terms referred to in this statistical release are defined below. A full set of definitions can be found in the CORE guidance manual available from:

<https://core.communities.gov.uk/public/GuidesAndManuals.html>

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

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

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

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

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

tenancy terms.

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

## Symbols

R=Revised data. Local authority estimates for 2014/15 have been revised due to the revision of LAHS data for 2014/15. This has been used to revise the weights for 2014/15.

P=Provisional data. Estimates for 2015/16 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 2015/16 in this release reflects data given by providers for the financial year ending 31 March 2015. CORE is a requirement on the single data list for local authorities and is a regulatory requirement of the HCA for private registered providers.

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

The department brought the CORE collection in-house during the 2015/16 collection year. The new system went live on 12<sup>th</sup> October 2015 and further information and detailed guidance on how

to use the new system and on the key differences from the previous system, have been published on the DCLG website:

<https://www.gov.uk/government/publications/continuous-recording-of-social-housing-lettings-and-sales-system-core-guidance>

Data providers either complete a form in a face to face interview with the tenant and then manually input the data to CORE; or input the data into their own data collection systems before submitting their files to CORE. The data are initially validated at the point of entry as they are submitted by data providers, and then undergo further validation and quality assurance processes. These processes are described in the “Data Quality” section.

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

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

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

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

## Data quality

### Accuracy of CORE data

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

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

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

### 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 90%<sup>11</sup> of local authority lettings were submitted through CORE in 2015/16. Since stock-holding local authorities started to participate in CORE in 2004/05, their response rate has increased such that for the past 3 years all stock-holding local authorities<sup>12</sup> have submitted some data for. Table 4A gives more detail on the submission levels of stock-holding local authorities.

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

LA lettings submission levels <sup>1</sup>	2015/16		2014/15		2013/14	
	LAs	Reported Lettings	LAs	Reported Lettings <sup>2</sup>	LAs	Reported Lettings <sup>2</sup>
Greater than 90%	112	64,729	127	85,748	114	81,819
75%-90%	34	23,895	32	19,836	37	26,879
50-75%	21	10,209	8	2,920	17	5,752
25-50%	1	132	1	147	2	462
Less than 25%	0	0	0	0	0	0
Non-participating LAs	0	-	0	-	0	-
No LAHS data <sup>1</sup>	1	535	-	-	-	-
<b>Total</b>	<b>169</b>	<b>99,500</b>	<b>168</b>	<b>108,651</b>	<b>170</b>	<b>114,912</b>

1. Based on a comparison of CORE lettings to DCLG's Local Authority Housing Statistics total lettings figures, excluding mutual exchanges. Estimates for 2015/16 are based on provisional LAHS returns taken at 22<sup>nd</sup> September 2016.

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 the accompanying Quality Report.

## Weighting and Imputation

Responses are continually monitored as part of the data collection process and attempts are made throughout the year to maximise rates. However, some record-level and item non-response will remain. The effect of non-response bias is reduced by the weighting and imputation processes applied to the data. 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 from: [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

<sup>11</sup> Based on provisional responses to the Local Authority Housing Statistics 2015/16, as at 22<sup>nd</sup> September 2016.

<sup>12</sup> Excluding Isles of Scilly

Weighted estimates have been calculated for 2007/08 to 2014/15 – prior to 2007/08 local authority participation was too low to provide reliable estimates.

2014/15 estimates have been revised and republished here since the publication of the 2014/15 statistical release. The revised 2014/15 estimates incorporate changes due to the availability of additional data that was not available at the time of the previous statistical release. The effect of these revisions on the total number of social housing lettings (social rent only) in 2014/15 is an increase of 0.1%. Future statistical releases will continue to take into account the latest Census data in the weighting methodology.

Local authority weights are calculated by reference to the total number of lettings reported to the Local Authority Housing Statistics (LAHS) return. For 2015/16, local authority data is still considered provisional because the weights have been estimated from the provisional data returns made by stock holding local authorities as at 22<sup>nd</sup> September. At this point, only one local authority did not provide any data.

Details of the weighting methodology used are available in the accompanying Quality Report<sup>13</sup>.

#### 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 been carried out since 2011/12 for general needs and supported housing at social rents. Imputation is not carried out on the affordable rent dataset because there are insufficient numbers of affordable rent lettings for the imputation methodology to be applied. Records provided by both local authorities and private registered providers have been imputed, although non-response rates tend to be higher for local authorities for general needs lettings and higher for private registered providers for supported housing.

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

Details of the imputation methodology used are available in the accompanying Quality Report.

### **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, prior to October 2015 by TNS – the external contractor who managed the data collection process before the data collection was moved in-house.

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.

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<sup>13</sup> <https://www.gov.uk/government/publications/social-housing-lettings-2015-to-2016-quality-report>

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

We are confident that most data received is accurate. There are however some data items where we have less certainty, such as where the tenant has provided the information. An example of this is the income data. Income data collected by CORE is not published in this release. This is because the data are often missing and where they are available are often inaccurate and/or inconsistent and therefore it is not possible to apply imputation methodology. During a recent consultation exercise on the 2015/16 questionnaire which will be implemented from April 2015, data providers and users also made observations about the quality of this information. The department is therefore planning to undertake a full review of the income information collected to understand the best way of collecting the information that is needed.

### **Changes to data collection for 2015/16**

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

1. Question 4a has been reworded with the addition of '(Excluding National Service)' to provide clarity on responses. The response options remain the same.
2. Question 6: 'As a result of this tenancy' has been removed from the wording to provide clarity on responses. The response options remain the same.
3. Question 9b Option 1 'Yes', has been split into: 4 'Yes: Removal of the spare room subsidy', 5 'Yes: Benefit cap' and 6 'Yes: Both'; to track the impact of the policy measures individually.
4. A new question has been added: 12c 'How long has the household lived in this local authority district (for the property being let) prior to the letting?'
5. Question 17: A further option of 10 'Weekly for 53 weeks' has been added to allow for this rent period.

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

### **Purposes and Uses**

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

Policy makers and practitioners regard CORE as an essential tool for monitoring housing costs, assessing affordability and developing policy. For example, information on lettings has been used extensively by the department to develop its [understanding of how social housing allocations are](#)

being made, and was recently used for Department for Work and Pension's review of supported accommodation and Equality impact assessments on lifetime tenancies and residency tests. The range of information collected is also used to answer Parliamentary Questions and Freedom of Information requests to the department. The Homes and Communities Agency, which incorporates the Social Housing Regulator, use the information to obtain a better understanding of the socio-economic and demographic make-up of affordable housing customers by tenure. The income and housing costs data allows them to consider affordability levels by tenure. Migration between tenures and areas can also indicate where there is differing demand for housing. This analysis contributes to understanding local housing markets and affordable housing products. The Office of National Statistics use analysis of CORE rents data as an input into the national Retail Price Index. Local government also use CORE to inform their Strategic Housing Market Assessments that form part of the National Planning Policy Framework.

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

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

## Confidentiality

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

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

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

<https://www.ons.gov.uk/aboutus/whatwedo/paidservices/virtualmicrodatalaboratoryvml>

A brief guide produced by DCLG is available from:

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

## Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official Statistics and the Department's Revisions Policy (found at <https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>). There are two types of revisions that the policy covers:

### Non-Scheduled Revisions

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

### Scheduled Revisions

Providers cannot retrospectively submit or revise data after the closedown deadline date for the reporting year. Local authority estimates for 2015/16 are based on provisional weights. These estimates will be updated in the next annual publication in autumn 2017. Where figures for previous years are shown, but have been revised following the original release, this is clearly noted.

## Further information

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:

### Open data

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

### 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](https://www.gov.uk/government/collections/housing-regulation)

2015/16 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-2015-to-2016>

## **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 2015/16 sales data from CORE is reported through the department's Social Housing Sales statistical release, published on 20<sup>th</sup> October 2016 and available here:

<https://www.gov.uk/government/statistics/social-housing-sales-in-england-2015-to-2016>

## **Further Information**

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

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

Information about the department's statistics is available from:

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



## Devolved administrations

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

### Wales

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

### Scotland

- Local authority social lettings:  
<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Lettings>
- Social sector summary tables: <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/socialhousing>
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- Private registered provider social lettings:  
<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Improvements>
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### Northern Ireland

- Social housing statistics including data on tenancies, household, allocations and sales can be found at: <http://www.ninis2.nisra.gov.uk/public/Home.aspx>

## 7. Enquiries

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### Public enquiries and Responsible Statistician:

Responsible statistician: Jeremy Barton

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

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

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

Information about statistics at DCLG is available via the Department's website:  
[www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics](http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)

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