

Appendix 3 – RHP Questionnaire

Regional Housing Partnerships Social Survey 200

INTERVIEWER..... ID NO. DATE

INTRODUCTION – ASK TO SPEAK TO NAMED CONTACT

Good morning/afternoon/evening my name is from BMG Research, an independent research company carrying out a survey on behalf of the University of Birmingham and all Local Authorities in the West Midlands region. The Social Survey is designed to provide key information on households, namely their housing history, aspirations, intentions and satisfaction. I'd like to ask you a few questions – it will only take about 15-20 minutes and all the information provided will be kept confidential. Are you happy to proceed with the interview?

IF NOT PREPARED, ASK REASONS WHY AND WRITE IN

.....

IF NOT CONVENIENT, ARRANGE TIME / DAY FOR CALL BACK

ID REFERENCE NUMBER	
RESPONDENT'S NAME	
HOUSE/FLAT NUMBER OR NAME	
STREET NAME	
TOWN	
COUNTY	

INTERVIEWER TO ASK:

WHAT IS YOUR POSTCODE? (ESSENTIAL)	
TELEPHONE NUMBER (INC. STD)	

First of all I just need to ask a couple of questions to ensure your eligibility for interview.

Q1. GENDER (DON'T ASK AND CODE APPROPRIATELY)

Male	1	Female	2
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Q2. What age were you on your last birthday? READ OUT BANDS IF NECESSARY

16 to 17	1	55 to 64	6
18 to 24	2	65 to 74	7
25 to 34	3	75 or above	8
35 to 44	4	Do not wish to say (don't read out)	9
45 to 54	5		

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Q3. What is your ethnic group? Are you Asian, Black, Chinese, of a mixed background, White, or of another ethnic group?

And is that: *READ OUT AND CODE ONE ONLY*

White	British	1
	Irish	2
	Any other White Background	3
Mixed	White and Black Caribbean	4
	White and Black African	5
	White and Asian	6
	Any other mixed background	7
Asian or Asian British	Indian	8
	Pakistani	9
	Bangladeshi	10
	Any other Asian background	11
Black or Black British	Caribbean	12
	African	13
	Any other Black background	14
Chinese	Chinese	15
Other ethnic group	Other	16
Do not wish to say (don't read out)		17

SECTION 1 – HOUSEHOLD CHARACTERISTICS

I would like to start by asking you a few questions about your household

Q4. Which of the following applies to your household? *READ LIST AND CODE ONE ONLY*

1. Owner occupier – owned outright
2. Owner occupier – buying with a mortgage
3. Shared ownership with Housing Association
4. Rented from Council
5. Rented from Housing Association
6. Rented from a private landlord
7. Accommodation comes with the job
95. Other *Please specify*
98. Refused

Q5. Did you buy, or are you in the process of buying your current property from a Local Authority or Housing Association?

1. Yes
2. No

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Q6. How would you describe the accommodation you currently live in?

READ LIST. PLEASE TICK ONE BOX ONLY

- | | |
|---------------------------------|------------------|
| 1. a house or bungalow | <i>CONTINUE</i> |
| 2. a flat or maisonette | <i>GO TO Q8</i> |
| 3. a room/rooms | <i>GO TO Q12</i> |
| 95. Other Please specify: | <i>GO TO Q11</i> |
| 97. Don't Know | |

ASK THOSE WHO LIVE IN A HOUSE/BUNGALOW (Q6 CODE 1)

Q7. Is this house or bungalow..? *PLEASE TICK ONE BOX ONLY*

1. Detached
2. Semi-detached
3. Terraced/end of terraced
4. Don't know

ASK Q8 - Q10 TO THOSE WHO LIVE IN A FLAT/MAISONETTE (Q6 CODE 2)

Q8. Is the flat/maisonette..? *PLEASE TICK ONE BOX ONLY*

1. A purpose-built flat
2. A converted house/some other kind of building
3. Don't Know

Q9. On what floor of this building is your main living accommodation? *WRITE IN*

Q10. And, how many floors are there in the whole building? *WRITE IN*

ASK THOSE WHO LIVE IN OTHER ACCOMMODATION (Q6 CODE 95)

Q11. Is this other accommodation..? *PLEASE TICK ONE BOX ONLY*

1. caravan, mobile home or houseboat
2. Other kind of accommodation
3. Don't Know

ASK ALL

Q12. When was this property built? *PLEASE CODE ONE ONLY. IF DON'T KNOW PROMPT WITH DATE BANDS*

1. Before 1919
2. 1919 - 1944
3. 1945 - 1964
4. 1965 - 1984
5. 1985 - 1994
6. 1995 - 2000
7. 2001 onwards
8. Don't Know

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- Q13.** Other than kitchen and bathrooms, how many rooms are there in your property? *WRITE IN*
- Q14.** Does your property have central heating (even if it is not used or not working)? *PLEASE CODE ONE ONLY*
1. Yes, All living rooms and bedrooms
 2. Yes, Some of these rooms but not all
 3. No, no rooms have central heating
- Q15.** What is your perception of the current value of your property? *WRITE IN*
-
- 97 Don't Know
- 98 Refused
- Q16.** Which Council Tax band is this property in? *THIS MUST BE THE BAND GIVEN BY THE COUNCIL. READ LIST AND PLEASE CODE ONE ONLY*
1. A
 2. B
 3. C
 4. D
 5. E
 6. F
 7. G
 8. H
 9. Spontaneous only – Household accommodation not valued separately
 10. Don't Know
 11. Refused
- Q17.** How long have you (Household Reference Person) lived at this address? *PLEASE CODE ONE ONLY*
1. Less than 12 months
 2. 12 months but less than 2 years
 3. 2 years but less than 3 years
 4. 3 years but less than 5 years
 5. 5 years but less than 10 years
 6. 10 years but less than 20 years
 7. 20 years but less than 30 years
 8. 30 years but less than 40 years
 9. 40 years or longer
 10. Don't Know

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Q18. To what extent do you agree or disagree with the following reasons behind why you chose to live in this property. On a scale of 1 to 5 where 1 is strongly agree and 5 is strongly disagree.

ROTATE ORDER WHEN READING OUT STATEMENTS AND CODE ONE FOR EACH STATEMENT

I chose this property because....	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	N/A
This property is all I could afford	1	2	3	4	5	6
It gives me the space I currently need	1	2	3	4	5	6
It is all there was in the area	1	2	3	4	5	6
I really wanted to live in this type of housing	1	2	3	4	5	6
I like the design of the property	1	2	3	4	5	6
I didn't consider anything else	1	2	3	4	5	6
It is a modern/fashionable property	1	2	3	4	5	6
I wanted a garden	1	2	3	4	5	6
This property gives me the privacy I require	1	2	3	4	5	6
This property has the no. of bedrooms I require	1	2	3	4	5	6
This property provides accessible car parking	1	2	3	4	5	6
I liked the age of the property	1	2	3	4	5	6

Q19. Overall, how satisfied are you with your property? On a scale of one to five where 1 is very satisfied and 5 is very satisfied. *PLEASE CODE ONE ONLY*

1. Very Satisfied
2. Fairly Satisfied
3. Neither Satisfied nor Dissatisfied
4. Fairly Dissatisfied
5. Very dissatisfied
6. Don't Know
7. Refused

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Q20. Thinking about the property you lived in previously, could you tell me how you occupied the property?
PLEASE READ OUT CODE ONE ONLY

1. Owner occupier – owned outright
2. Owner occupier – buying with a mortgage
3. Owner occupier/Council leaseholder
4. Shared ownership with Housing Association
5. Rented from Council
6. Rented from Housing Association
7. Rented from a private landlord
8. Accommodation comes with the job
95. Other *Please specify*
98. Refused

Q21. How many miles from here was the place you lived before moving to this property?
PLEASE CODE ONE ONLY

1. Under 1 mile
2. 1 mile but not 2 miles
3. 2 miles but not 5 miles
4. 5 miles but not 10 miles
5. 10 miles but not 20 miles
6. 20 miles but not 50 miles
7. 50 miles or more
8. Northern Ireland
9. Abroad (includes Isle of Mann, Channel Islands)
10. Don't Know
11. Refused

Q22. What Town and County was your previous property in? *PLEASE WRITE IN*

Town	Don't Know	97	Refused	98
County	Don't Know	97	Refused	98

Q23. And what was the postcode of your previous property?
WRITE IN AND IF DON'T KNOW, PROMPT FOR FIRST PART OF POSTCODE

Postcode.....	Don't Know	97	Refused	98
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Q24. What were the reasons for moving from your previous property?

READ OUT AND CODE ALL THAT APPLY UNDER Q24

	Q24	Q25
To move to a better neighbourhood/more pleasant area	1	1
Job related reasons	2	2
Wanted larger house/flat or one which was better in some other way	3	3
Wanted smaller or cheaper house/flat	4	4
Could not afford mortgage payments/rent on previous house/flat	5	5
Divorce/separation	6	6
Marriage/began living together	7	7
Other family/personal reasons	8	8
Wanted to buy	9	9
Wanted own home/to live independently	10	10
Landlord required tenant to move out/had to leave tied accommodation	11	11
Education/study	12	12
Previous home purchased/tenancy ended by Local Authority for demolition purposes	13	13
Other <i>Please specify</i>	95	95
Don't Know	97	97
Refused	98	98

ASK IF MORE THAN ONE AT Q24

Q25. And what was the main reason for leaving that property? *CODE ONE ONLY UNDER Q25 ABOVE*

Q26. Do you or any other member of your household wish to move in the next two years? *CODE ONE ONLY*

1. Yes CONTINUE
2. No GO TO Q34

ASK THOSE WHO WISH TO MOVE IN NEXT TWO YEARS (Q26 CODE 1)

Q27. Within your household, who would wish to move out? *CODE ALL THAT APPLY*

The whole household

I am

Partner/Spouse

Child

Relative

Non-relative

Don't Know

Refused

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FOR EACH PERSON PLANNING TO MOVE AT Q27, ASK Q28 – Q33

Q28. What steps are you/they taking?

READ OUT AND CODE ONE ONLY FOR EACH PERSON WISHING TO MOVE

	Whole household	Self	Partner	Child	Relative	Non Relative
Trying to access owner-occupation	1	1	1	1	1	1
Trying to access private renting	2	2	2	2	2	2
Currently on Local Authority waiting list	3	3	3	3	3	3
Currently on Housing Assoc. waiting list	4	4	4	4	4	4
Other Please specify	95	95	95	95	95	95
Don't Know	97	97	97	97	97	97
Refused	98	98	98	98	98	98

Q29. Have you/they experienced major problems in trying to secure this independent accommodation?

CODE ONE ONLY

	Whole household	Self	Partner	Child	Relative	Non Relative
YES CONTINUE	1	1	1	1	1	1
NO GO TO Q30	2	2	2	2	2	2

Q30. What problems do you/they anticipate with trying to move? *WRITE IN VERBATIM WHERE APPLICABLE*

Whole Household	97 DK 98 REF
Self	97 DK 98 REF
Partner	97 DK 98 REF
Child	97 DK 98 REF
Relative	97 DK 98 REF
Non Relative	97 DK 98 REF

Q31. Where do you/they wish to move to?

READ OUT AND CODE ONE ONLY FOR EACH PERSON WISHING TO MOVE

	Whole household	Self	Partner	Child	Relative	Non Relative
Within your current locality GO TO Q33	1	1	1	1	1	1
Inside the West Midlands CONTINUE	2	2	2	2	2	2
Outside the West Midlands GO TO Q33	3	3	3	3	3	3
Don't Know GO TO Q33	4	4	4	4	4	4
Refused GO TO Q33	5	5	5	5	5	5

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Q32. Where in the West Midlands are you/they planning to move? *WRITE IN VERBATIM*

Whole Household	97 DK 98 REF
Self	97 DK 98 REF
Partner	97 DK 98 REF
Child	97 DK 98 REF
Relative	97 DK 98 REF
Non Relative	97 DK 98 REF

Q33. How likely are you/they to move out of your present property in the next 2 years?

READ OUT AND CODE ONE ONLY FOR EACH PERSON WISHING TO MOVE

	Whole household	Self	Partner	Child	Relative	Non Relative
Definitely will move out	1	1	1	1	1	1
Very likely to move out	2	2	2	2	2	2
Fairly likely to move out	3	3	3	3	3	3
Unlikely to move out	4	4	4	4	4	4
Definitely will stay here	5	5	5	5	5	5
Depends what happens	6	6	6	6	6	6
Don't Know	7	7	7	7	7	7
Refused	8	8	8	8	8	8

SECTION 2 – ATTITUDES TO THE LOCAL AREA

I would now like to ask you a few questions about your local area. *ASK ALL*

Q34. How satisfied are you with your local area as a place? By local we mean within a 10-15 minutes walk from your home. *PLEASE READ OUT AND CODE ONE ONLY*

1. Very Satisfied
2. Fairly Satisfied
3. Neither Satisfied nor Dissatisfied
4. Fairly Dissatisfied
5. Very dissatisfied
6. Don't Know
7. Refused

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Q35. On the whole, do you think that over the past two years your local area has got better or worse to live in or have things stayed the same? *PLEASE CODE ONE ONLY*

1. Better
2. Worse
3. Stayed the same
4. Have lived here less than 2 years
5. Don't Know
6. Refused

Q36. Which of the following aspects do you feel need improving in your local area?
READ OUT AND CODE ALL THAT APPLY UNDER Q36

	Q36	Q37
Amount and quality of housing	1	1
Availability of jobs	2	2
Crime and vandalism	3	3
Local amenities, parks and leisure facilities	4	4
Local health services	5	5
Opportunities and facilities for children and young people	6	6
Public transport service	7	7
Quality of environment	8	8
Schools and colleges	9	9
Shopping and commercial facilities	10	10
Other Please specify	95	95
Don't Know	97	97
Refused	98	98

ASK IF MORE THAN ONE AT Q36

Q37. And what is the main improvement you would like to see in your local area?
CODE ONE ONLY UNDER Q37 ABOVE

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Q38. To what extent do you agree or disagree with the following statements about YOUR local area. Prompt whether strongly agree/disagree or just agree/disagree.

ROTATE ORDER AND CODE ONE FOR EACH STATEMENT

I chose this local area because....	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	N/A
It is near my work	1	2	3	4	5	6
I was offered a house here and felt I had to accept it	1	2	3	4	5	6
I wanted somewhere with a village/ community atmosphere	1	2	3	4	5	6
I wanted to be near a suburban centre	1	2	3	4	5	6
I wanted to be near the city centre	1	2	3	4	5	6
The area had a good reputation	1	2	3	4	5	6
I wanted to live somewhere quiet	1	2	3	4	5	6
I felt the area was safe	1	2	3	4	5	6
I don't mind a longer commute to work	1	2	3	4	5	6
I wanted to be near good shopping facilities	1	2	3	4	5	6
I wanted to be near good social and leisure facilities	1	2	3	4	5	6
It has a good mix of housing types and designs	1	2	3	4	5	6
I wanted to be near good public transport links	1	2	3	4	5	6
I wanted to stay in the area	1	2	3	4	5	6
I wanted to be near my place of worship	1	2	3	4	5	6
I wanted to be near family and friends	1	2	3	4	5	6
I wanted to be near a certain school	1	2	3	4	5	6
I did not consider any other neighbourhood	1	2	3	4	5	6
It has a good mix of owned and rented properties	1	2	3	4	5	6
The area has a healthy environment to live in	1	2	3	4	5	6

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SECTION 3 – SPECIAL REQUIREMENTS

I would now like to ask you about any special requirements yourself or anyone in your property has.

Q39. Do you (or anyone in this household) have a serious medical condition or disability? *CODE ONE ONLY*

1. Yes, I have *CONTINUE*
2. Yes, a household member has *CONTINUE*
3. No *GO TO Q43*
4. Refused *GO TO Q43*

Q40. Does this medical condition or disability make it necessary to have specially adapted accommodation? *CODE ONE ONLY*

1. Yes
2. No

Q41. Is your accommodation suitable for the person(s) who has/have this medical condition or disability? *CODE ONE ONLY*

1. Yes
2. No

Q42. Do you think that there are modifications that could be made to your home that would make it 'suitable' for the person(s) who has/have this medical condition or disability? *CODE ONE ONLY*

1. Yes
2. No

SECTION 4 – OWNER OCCUPIERS

ASK SECTION 4 TO OWNER OCCUPIERS ONLY (Q4 CODES 1-3) OTHERS GO TO Q51

I would now like to ask the owner-occupiers about their chosen arrangement.

Q43. To what extent do you agree or disagree with the following reasons behind why you chose this ownership arrangement. On a scale of 1 to 5 where 1 is strongly agree and 5 is strongly disagree.

CODE ONE FOR EACH STATEMENT

I chose this ownership arrangement because...	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	N/A
I dislike the idea of renting	1	2	3	4	5	6
I see my home as an investment as well as somewhere to live	1	2	3	4	5	6
I was happy with my previous arrangements	1	2	3	4	5	6

Q44. How did you finance the purchase of the property? *READ OUT AND CODE ONE ONLY*

1. 100% or more mortgage
2. A % of value by mortgage *WRITE IN % OF MORTGAGE*
3. Don't Know
4. Refused

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Q45. How did you finance the remaining mortgage amount on this property?

READ OUT AND CODE ALL THAT APPLY

1. Savings
2. Proceeds from sale of previous home
3. Money paid by local authority/housing association to encourage move from Council/Housing Association accommodation
4. Money paid by private landlord to encourage move
5. Gift or loan from family or friend
6. Loan to cover deposit/bridging loan from elsewhere e.g. bank, employer
7. Inherited money
8. Windfall
95. Other Please specify
97. Don't Know
98. Refused

Q46. Who did you (HRP) buy this accommodation from? *CODE ONE ONLY*

1. Through the estate agent
2. Direct from the builder or developer
3. A private individual
4. A local authority, Council or New Town Corporation
5. Housing Association as a direct sale
6. Housing Association using Shared Ownership
7. A bank or building society or agent on their behalf (repossession)
95. Someone else *please specify*
97. Don't Know
98. Refused

Q47. In which year did you (HRP) buy/acquire this property? *WRITE IN*

Q48. Before you bought/began buying this property, were you (HRP) renting it? *CODE ONE ONLY*

1. Yes
2. No

ASK THOSE BUYING WITH A MORTGAGE (Q4 CODE 2) OTHERS GO TO Q51

Q49. Is your current mortgage type *READ OUT*

1. Interest Only
2. Repayment (Interest + Capital)
3. Don't Know

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Q50. What was your last mortgage payment? *WRITE IN*

.....97 DK 98 REF

IF REFUSED ABOVE ASK, Which of the following bands did your last mortgage payment fall into?

INCLUDE: payments by people outside the household

EXCLUDE: charges for mortgage protection policies, insurance on structure or contents unless cannot separate from the mortgage payment.

SHARED OWNERSHIP: Combine rental and mortgage payment.

MONTHLY PAYMENTS		YEARLY PAYMENTS
UNDER £100	A	UNDER £1,200
£100-£200	B	£1,200-£2,400
£200-£300	C	£2,400-£3,600
£300-£400	D	£3,600-£4,800
£400-£500	E	£4,800-£6,000
£500-£600	F	£6,000-£7,200
£600-£700	G	£7,200-£8,400
£700-£800	H	£8,400-£9,600
£800+	I	£9,600+
97	DON'T KNOW	

SECTION 5 – RENTERS

ASK SECTION 5 TO RENTERS ONLY (Q4 CODES 4-6)

I would now like to ask you a few questions about your renting arrangement.

Q51. To what extent do you agree or disagree with the following reasons behind why you chose to this rental arrangement. On a scale of 1 to 5 where 1 is strongly agree and 5 is strongly disagree.

CODE ONE FOR EACH STATEMENT

I chose this ownership arrangement because...	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	N/A
I was offered this property by a social landlord (e.g. Local Authority or Housing Association)	1	2	3	4	5	6
I wanted someone else to take care of maintenance/upkeep	1	2	3	4	5	6
I may need to move soon and this ownership/rental arrangement gives me flexibility	1	2	3	4	5	6
I wanted to move somewhere that was already furnished	1	2	3	4	5	6
I was happy with my previous arrangements	1	2	3	4	5	6

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Q52. Do you receive Housing Benefit? (i.e. rent rebate or allowance) *CODE ONE ONLY*

1. Yes GO TO Q54
2. No CONTINUE

Q53. Are you awaiting the outcome of a claim for Housing Benefit (Rent Rebate/Rent Allowance)?
CODE ONE ONLY

1. Yes
2. No

Q54. How much rent did you pay last time it was due after deducting any Housing Benefit?
WRITE IN - ENTER 0 IF A 100% RENT REBATE/HOUSING BENEFIT IS RECEIVED.

IF REFUSED ABOVE ASK, Which of the following bands did your last rent payment fall into?

MONTHLY PAYMENTS		YEARLY PAYMENTS
UNDER £100	A	UNDER £1,200
£100-£200	B	£1,200-£2,400
£200-£300	C	£2,400-£3,600
£300-£400	D	£3,600-£4,800
£400-£500	E	£4,800-£6,000
£500-£600	F	£6,000-£7,200
£600-£700	G	£7,200-£8,400
£700-£800	H	£8,400-£9,600
£800+	I	£9,600+
97	DON'T KNOW	

SECTION 6 – SECOND HOMES

I would now like to ask about any other properties you may own.

Q55. Do you own another property? *CODE ONE ONLY*

1. Yes CONTINUE
2. No GO TO Q66

Q56. How many other properties do you own? *WRITE IN*

Q57. Are any of these properties a second home? *CODE ONE ONLY*

1. Yes
2. No

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Q58. For any of these properties do you... *READ OUT AND CODE ONE ONLY FOR EACH STATEMENT*

	Q58		Q59 HOW MANY?
	YES	NO	
Let any of the properties rent free	1	2	
Receive rental monies for any of these properties	1	2	

Q59. If Yes to either at Q58, how many properties? *WRITE IN UNDER Q59 ABOVE*

IF OWN JUST ONE OTHER PROPERTY ASK Q60, IF OWN MORE THAN ONE GO TO Q61

Q60. Where is this other property? *WRITE IN AND PROBE FOR NEIGHBOURHOOD, TOWN, COUNTY ETC*

Neighbourhood.....97 DK 98 REF

Town.....97 DK 98 REF

County.....97 DK 98 REF

Q61. How many miles from your main home are the majority of these properties? *CODE ONE ONLY*

1. Under 1 mile
2. 1 to 2 miles
3. 2 to 5 miles
4. 5 to 10 miles
5. 10 to 20 miles
6. 20 to 50 miles
7. 50 miles or more
8. Abroad
9. Don't know
10. Refused

Q62. Over the next year, are you considering selling any or all of these other properties? *CODE ONE ONLY*

1. Yes CONTINUE
2. No GO TO Q66

Q63. How many are you planning to sell? *WRITE IN*.....

Q64. How are you planning to sell these properties? *READ OUT AND CODE ALL THAT APPLY*

1. On the open market
2. To another landlord
3. To another lettings agency
95. Other Please specify.....
- 97 Don't Know
- 98 Refused

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Q65. What is the main reason for wanting to sell the properties? *WRITE IN VERBATIM*

SECTION 7 – PROFILE INFORMATION

ASK ALL

I would now like to ask you a few questions to ascertain your profile

Q66. How many people currently live in this property? *WRITE IN*

Total number of persons.....

Could you please tell me the relationship of other household members to yourself?

PLEASE TICK ALL THAT APPLY AND WRITE IN HOW MANY WHERE APPLICABLE

Partner/Spouse	Husband	1
	Wife	2
	Partner	3
Related Children	Under 16	WRITE IN
	Over 16	WRITE IN
Other Relatives	Adults	WRITE IN
	Children Under 16	WRITE IN
	Children Over 16	WRITE IN
Non-related Persons	Adults	WRITE IN
	Children Under 16	WRITE IN
	Children Over 16	WRITE IN
No Others	I am sole resident	4

Q67. Apart from your situation, are there any couples (married or unmarried) living in your household?
CODE ONE ONLY

1. Yes
2. No

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Q68. Could I ask first, during the week which ended last Sunday were you mainly ... *CODE ONE ONLY*

1	In full time paid work as an employee (30+ hours)
2	In part time paid work as an employee (16-30 hours)
3	In part time paid work as an employee (less than 16 hours per week)
4	Doing paid work on a self-employed basis or within your own business
5	On a government training programme (National Traineeship/Modern Apprenticeship)
6	Temporarily away from a paid job or business
7	Claiming unemployment benefit (Includes: Unemployment Benefit, Income Support, National Insurance Credits, Job Seekers Allowance)
8	Out of work, not claiming benefit but have actively looked for work in the past 4 weeks
9	Out of work, not claiming benefit, not looking for work, but would take work if it were available
10	Looking after the home or family or caring for sick/elderly relative, but would like to work
11	Unpaid worker for a business, community or voluntary organisation
12	Looking after the home or family or caring for sick/elderly relative, but don't want to / can't work
13	Long term sick
14	Retired
15	Full Time Students at a Further Education College, Sixth Form or University
95	OTHER <i>PLEASE SPECIFY</i>

Q69. Can you tell me which kinds of income you (and your partner/spouse) receive, excluding housing benefit?
READ OUT AND CODE ALL THAT APPLY

1	Earnings from employment or self-employment
2	State Retirement Pension
3	Pension from former employer
4	Personal pension
5	Child benefit
6	Job-seeker Allowance
7	Income Support
8	Working Families Tax Credit, Child Tax Credit or Working Tax Credit
9	Other State Benefits
10	Interest from Savings and Investments (e.g. Stocks and Shares)
11	Other kinds of regular allowance from outside your household (e.g. Maintenance, Student Grants, Rent)
12	No source of income
13	Don't know
14	Refused

- Q70.** Which of the following income bands best reflects your current household income before deductions for Tax and NI. *If not sure, ask for estimate and provide weekly/annual earnings. Ensure respondent understands that this info will not be personally attributed to them but will be used to combine with others of similar income level.*

NET WEEKLY INCOME		NET ANNUAL INCOME
<£96	A	<£4,999
£96-£192	B	£5,000-£9,999
£193-£288	C	£10,000-14,999
£289-£384	D	£15,000-£19,999
£385-£480	E	£20,000-£24,999
£481-576	F	£25,000-£29,999
£577-£673	G	£30,000-£34,999
£674-£796	H	£35,000-£39,000
£770+	I	£40,000+
97	DON'T KNOW	

IF REFUSED TO GIVE INCOME, Ask if they would mind telling whether household income is above or below £25,000? **CODE ONE ONLY**

Utilisation of the RHP questionnaire

This note provides a commentary on the rationale and application techniques behind the questionnaire utilised by the Centre for Urban and Regional Studies (CURS) in the development of a shared evidence base for the Regional Housing Strategy. The questionnaire is comprised of seven distinct sections and this supporting document follows the same format.

Prior to the discussion on each section the introduction (pages 1 and 2) contains four essential elements that need to be recorded to provide a robust base.

Property addresses structure:

This element was pre-completed utilising the BS7666 address structure, it was then recorded by the interviewer at the start of the interview process to ensure that the correct household was being targeted.

Gender, Age and Ethnic Grouping of interviewee:

In most cases this relates to the Head of Household, all three elements utilise the 2001 Census structure to facilitate robust analysis with nationally available data sets.

Section 1: Household characteristics

- Question 04: Utilises 2001 Census structure to record tenure.
- Question 05: Included to ascertain current rates of right to buy or right to acquire.
- Question 06: 2001 Census format, utilising sub question structure to probe specific built form:
- Question 07: House built form sub question.
- Question 08: Flat built form sub question:
- Question 09: Flatted accommodation location,
- Question 10: Flatted accommodation context.
- Question 11: Other built form sub question.
- Question 12: Property age bands, derived from the Survey of English Homes (SEH) but amended to include post 2001 band to record specific instances of new build.
- Question 13: Structured to calculate over and under occupation derived from the 2001 Census with only habitable rooms counted.
- Question 14: Derived from SEH.
- Question 15: Perception of value left open ended.
- Question 16: Introduced to provide counterbalance to Question 16.
- Question 17: Included to record market mobility issues.
- Question 18: Matrix developed from much larger series of questions in the SEH to allow brevity.
- Question 19: Property satisfaction quantifier included for tenure assessment and also built form broken down by age of Household Reference Person.
- Question 20: Included to capture market transitions and qualify relationships between different markets, utilises 2001 Census definitions:
- Question 21: Utilised as a constrainer for the following components:
- Question 22: Previous location and previous County (usually the most accurately recoded element),
- Question 23: Previous postcode, this element deteriorates over time since previous move made.
- Question 24 and Question 25: Well received question.

Further questions on the sale price (if applicable) could be included at this stage.

The following section was developed to begin to offer a means to identify not only future housing intentions but also to begin to quantify issues of concealed households.

- Question 26: Utilised to introduce section on market mobility:
- Question 27: Used to define subsets within the potential future household development.
- Question 28: Recording the potential tenure choices that each subset is considering.
- Question 29: Introduced as a filter for following questioning:
- Question 30: This question in future application could be applied as a series of check boxes rather than as open ended (cost, waiting list issues etc.)
- Question 31: Recording general move intentions.

APPENDIX 3

Question 32: Specific move intensions, future application of this question may need to consider the utilisation of a place name gazetteer to handle incorrect spelling.

Question 33: Introduced to constrain question set and to filter out desired moves against those actually arising.

Section 2: Attitudes to the local area

Question 34: Local Area defined as 10-15 minute walk, rather than as neighbourhood to negate localised considerations.

Question 35: Derived from SEH scheme.

Question 36 and Question 37: Derived from various successful satisfaction surveys.

Question 38: Derived from various successful satisfaction surveys with additional components suggested by the Black Country Lifestyles programme.

Section 3: Special requirements

The survey was not designed to record specific need groups' issues; if such a survey is needed this set of questions should not be seen as providing a satisfactory evidence base.

Question 39: This is a very general response as it covers the whole range of actual and perceived disabilities and long term limiting illnesses.

Question 40: To serve as a filter question to 39.

Question 41: To measure possible shortfall in the ability to care at home.

Question 42: To measure potential demand for the ability to care at home.

Section 4: Owner Occupiers

Question 43: Basic quantification of the reasons why Owner Occupation was selected, this could be expanded to include specific issues concerning the unavailability of other tenure forms. Statement 3 can be related to Question 24.

Question 44: Included to ascertain purchasing power and routes into Owner Occupation.

Question 45: Further probing on purchasing issues.

Question 46: Included to develop understanding of local housing market trajectories and tenure maturation.

Question 47: Single year recorded to provide flexible banding analysis.

Question 48: This questions could be included in the options presented in Question 46.

Question 49: To act as filter for Question 50 and to provide capacity to analyse issues of affordability.

Question 50: Mortgage rate, utilisation of banding structure much more successful in gaining response. Note inclusions and exclusions from calculation and also Shared Ownership combination of rent and mortgage.

Section 5: Renters

Note that both social and private renting are included together in this section. It could be suggested that two separate sections are used in the future to handle differing issues.

Question 51: Utilised to separate social renting and private renting markets, but does not try to handle private renting component who may have had no choice.

Question 52: Utilised to separate both markets by affordability issues.

Question 53: As an assessment of arising need for Housing Benefit.

Question 54: Rental costs does not include Housing Benefit.

Section 6: Second Homes

This section was included to capture both second home owners (potentially commuters and similar) and also those acting as private sector landlords.

Question 55: Filter to allow this section to be omitted from process.

Question 56: To quantify size of market.

Question 57: Quantifying population with a second home.

Question 58 and Question 59: Quantifying size of rental market.

Question 60: Multiple responses / spelling errors in this section need to be handled better.

Question 61: Distance from main home provides contextual geography to handle responses in Question 60, also includes an Abroad flag to enable removal of these from analysis.

Question 62: Included to gain information about size and potential turnover rates in private rental investment market.

Questions 63, 64 and 65: Quantifying reasons for exiting private rental investment market.

Section 7: Profile Information

Question 66: Recording household size.

Question 67: Shortened matrix to ascertain main household types.

Question 68: Attempt to use a filter to begin to identify concealed households.

Question 69: Employment status derived from the SEH.

Question 70: Income status derived from the SEH but expanded to include both HRP and partners position.

Question 71: Income bandings derived from current regional mean household pay and includes option to record above or below mean only.

Questions 72 and 73: Included to provide a proxy for affordability issues.

Question 74: Included to assess mobility issues.