

# 1. Region wide Housing Market Assessments for RPG Policy Development and the Regional Housing Strategy for 2005.

## 1.0 Summary

- 1.1 The purpose of this report is to develop proposals for commissioned housing and regeneration research studies within the timetable set out for the next Regional housing Strategy (RHS) 2005 and RPG review and development of policy. It builds on the outline previously presented to the Regional Housing Board in March 2004, and reviews the proposals made at that stage. It also includes detailed proposals relating to the common usage of categories and definitions in housing research commissioned and carried out within the region.
- 1.2 The paper makes no assumption about the definition of sub- regions but sets out an approach that would be applicable whatever sub-regions are identified and would enable data to be assembled for alternative areas. It also seeks to set out an approach which will be appropriate for use on a continuing basis and facilitate monitoring and review, and which will take full account of rural as well as urban issues, and of the households from black and minority ethnic communities.
- 1.3 The paper takes full account of the best practice guidance in this area (*DETR (2000) Local Housing Needs Assessment: A Guide to Good Practice*; and *ODPM (2004) Housing Market Assessment Manual*). A framework for the research programme has been developed from these guides and taking into account experience within the region. This framework is used to guide the research design and approach to data collection and analysis (Figures 3 to 5).
- 1.4 The research programme required to address the different elements in the framework and to provide the outputs required is as follows:
  - A Regional Household Survey
  - A Study of Migration and Residential Mobility
  - Analysis of Census Data
  - Analysis of Land Registry Data
  - Work to Complete the Housing Market Area Assessment and provide other support to the research programme
  - Work to Develop a Monitoring Framework
- 1.5 The final section of the report includes proposals for common approaches to data and definitions to maximise opportunities for comparison within the region.

## 2. Region wide Housing Market Assessments for the RPG Review and the Regional Housing Strategy for 2005.

### 2.1 Background

2.1.1 The purpose of this report is to develop proposals for commissioned housing and regeneration research studies within the timetable set out for RHS and RPG reviews. It builds on the outline proposals presented to the Regional Housing Board and refers to:

- Sub regional housing market assessments (HMA), and
- The establishment of structures for the regional management of the research and strategy preparation processes including the interpretation of the sub regional studies for regional housing and planning policy.
- Proposals for common approaches to data and definitions to maximise opportunities for comparison within the region.

2.1.2 The report presents estimates of the cost of housing market research and the overarching Regional coordination and management of the research. It adds to the discussion of these issues included in the Report to the West Midlands Regional Housing Board of 20 January 2004. This report set out the *Process for Achieving the Region wide Housing Market Assessments for the RPG Review and the Regional Housing Strategy for 2005*. The immediate tasks for the research programme set out in that paper were:

- to meet the requirements of the new planning system for district level new build housing figures as quickly as possible through the process of an RPG/RSS Review, and
- to achieve consistency between the figures used in the planning context and the requirements of the RHS for 2005 and beyond and to be translatable into a guide to the RHB in its 2005 RHS on a district by district basis.

2.1.3 The report emphasised the need for disaggregation to District level and made proposals for the development of region wide research to provide sub regional housing market assessments, (including the need for affordable housing) for the next Regional Housing Strategy and the RPG Review.

2.1.4 The present report expands on these proposals and takes account of the discussions at the Affordable Housing seminar on 16 January 2004 and the issues referred to in the Next Steps Chapter 7 of the RHS 2003.

2.1.5 The seminar with Regional partners supported the need for a Region wide research approach, based, wherever possible, on a common set of definitions and data. This would ensure that maximum use could be made of the sub regional housing market assessments and there would be capacity to aggregate data to different geographies as needed.

2.1.6 The approaches set out in the remainder of this paper have benefited from comments on earlier drafts and in general the comments made on these drafts have been incorporated. We have, however, held back from making suggestions related to data that are difficult to implement. For example the proposals in relation to affordability and the suggestions for questions to be included in surveys are tempered by what we believe is possible rather than by what would be the optimum situation.

- 2.1.7 The present paper makes no assumption about the definition of sub- regions but sets out an approach that would be applicable whatever sub-regions are identified and would enable data to be assembled for alternative areas. It also seeks to set out an approach which will be appropriate for use on a continuing basis and facilitate monitoring and review, and which will take full account of rural as well as urban issues and of BME households – in this sense it is designed to facilitate both rural and BME proofing.
- 2.1.8 The starting point for this paper is the Table set out in the Report to the West Midlands Regional Housing Board of 20 January 2004, subsequently on 9<sup>th</sup> March 2004, and the discussion elsewhere in those reports on the research. The relevant sections form an Appendix to this Report.

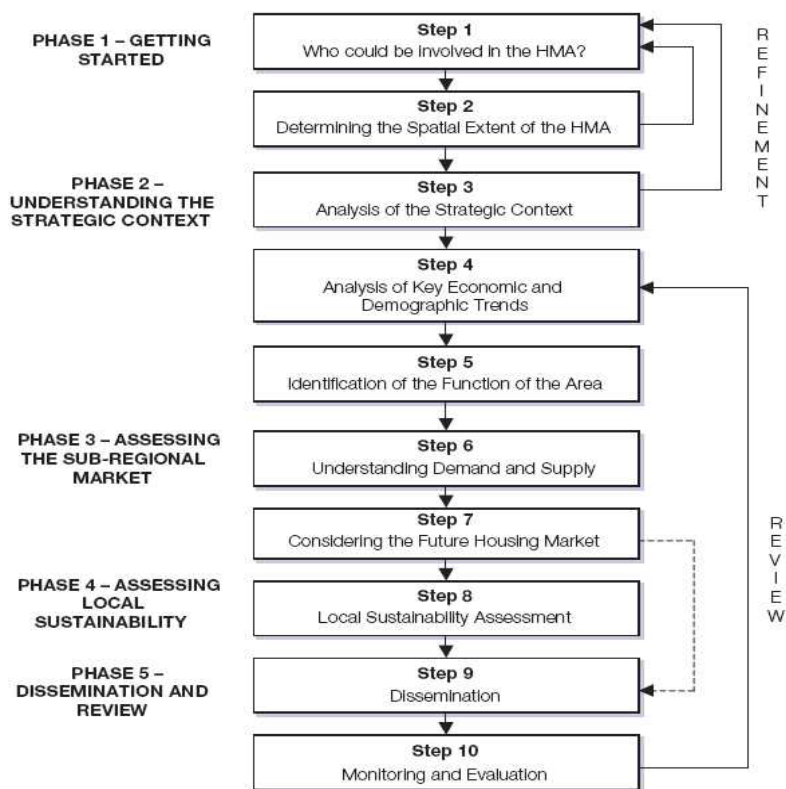
## 2.2 Initial Considerations

- 2.2.1 There are a number of key considerations in developing the best approach to a research programme designed to provide a robust evidence base for RHS and RPG review:
- It is clear why data is being assembled, how it will be used and what it contributes to the overall picture;
  - It takes account of the relevant best practice guidance;
  - It ensures a consistent approach across the region but builds in flexibility to maximise the potential to assemble data for different geographical areas or different social groups within the region;
  - It is rigorous and robust and adopts clear and unambiguous definitions and categories;
  - It is capable of being used in conjunction with other data sets, for example to make comparisons with other regions or with national data;
  - It is designed with longer term monitoring and review in mind as well as immediate requirements;
  - It provides an overall picture at different geographical levels but also enables a focus on key social groups and contributes to awareness of issues affecting rural areas and BME groups;
  - It provides more than a snapshot picture of housing in the region but assists in developing an understanding of the dynamics of housing markets and residential mobility and can contribute to forecasting and forward planning.
- 2.2.2 The best practice guidance in this area is under review. However the elements in two existing guides are likely to be incorporated in any new guidance and we have consequently taken account of :
- *DETR (2000) Local Housing Needs Assessment: A Guide to Good Practice*; and
  - *ODPM (2004) Housing Market Assessment Manual*.
- 2.2.3 We have taken these into account in the following section which sets out the rationale for data collection: why data is being assembled, how it will be used and what it contributes to the overall picture.



- 2.3.2 In some respects this is similar to the base methodology used in planning. Newly arising need refers to projected population and household growth and the propensity to establish separate households is the key consideration. The Housing Needs Assessment includes a more explicit method of calculating backlog and taking evidence of demand (concealed households, waiting lists) into account. The criticisms of this include concern about the assessment being aspiration led rather than behaviour led and about attaching too precise figures of need to particular localities when in practice people move elsewhere to satisfy need. The approaches informing RPG take more account of supply side issues and land availability in particular. Consequently they may generate figures which differ from those generated through Housing Needs Assessment. In addition the Housing Needs Assessment is normally carried out at a district level and aggregation to county or sub regional level can be problematic. The limited attention given to migration and mobility across district boundaries, and to the impact of changes in supply on where demand is met, becomes more apparent in this situation.
- 2.3.3 In more recent years changing and low demand for housing have highlighted other limitations of the Housing Needs Assessment methodology. It takes insufficient account of market or spatial differences within districts and across administrative and tenure boundaries. Especially at the regional and sub-regional level this has generated new approaches to housing market analysis. The most widely used approaches have been those developed by CURS and used to inform the identification of Housing Market Renewal Pathfinders. As well as focusing on different aspects of regeneration and housing dynamics these methodologies have highlighted the need for investment to address market weaknesses as well as to address shortages of affordable housing. The *Housing Market Assessment Manual* recently produced through ODPM sets out 10 steps to help understand housing demand at the sub-regional level (Figure 2).

**Figure 2: Housing Market Assessment**



2.3.4 For the West Midlands region the Phase 1 activities identified here are being addressed elsewhere and fall outside the terms of this paper. In any case in our view it is best for the Phase 2 work to be carried out in a way that could be adapted for different geographies.

2.3.5 It could be argued that the two good practice models that are available at the moment have been designed to serve different purposes. The Housing Needs Model grows out of a tradition designed to plan the numbers of new social rented housing properties required, and has been adapted to reflect a change in policy agenda. It is individual and household based rather than market based. It is designed to work within administrative boundaries rather than ‘travel to work’ areas or market boundaries. It is preoccupied with quantification of the shortfall of affordable housing. Even if the method was subject to significant predication errors, this is a very particular approach which is not sufficiently sensitive to many of the issues emerging today. It may generate results which are in conflict with regional and sub-regional patterns because it takes too little account of cross-boundary movement. It may not pay sufficient attention to the dynamics of the market and to market divisions within local authority areas. It is structured largely around normative notions of housing supply and demand, which may not take sufficient account of expressed demand and behaviour. For example, the supply of affordable housing includes all units irrespective of condition or more importantly of their popularity, and the calculations of demand take no account of the willingness or ability to wait and assume that people will respond to supply, rather than wait with their demand unmet until the kind of property that they want becomes available.

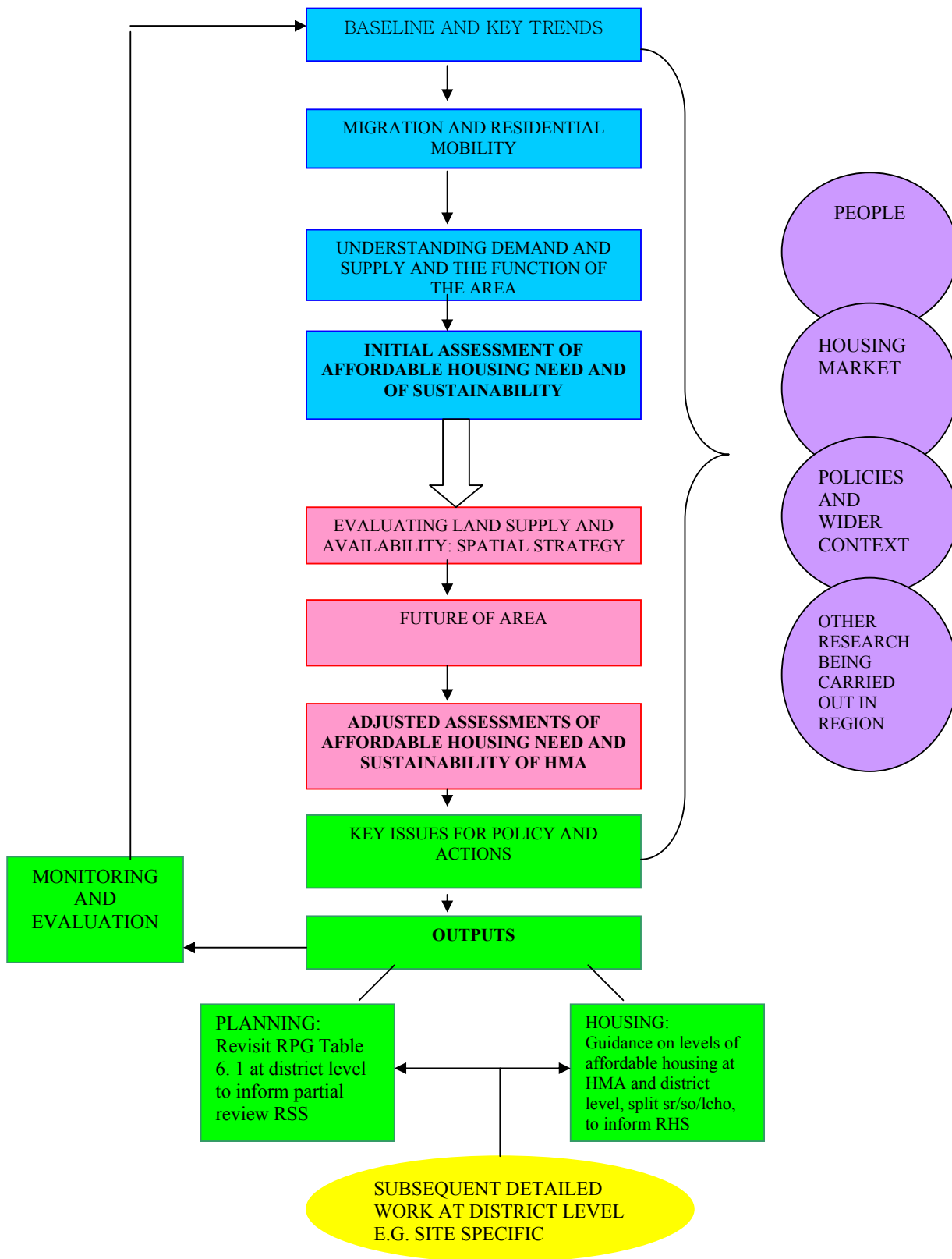
2.3.6 It is partly because of these kinds of shortcomings that the more recent sub-regional Housing Market Assessments have been carried out. These are not preoccupied with quantifying need

and demand, but rather with understanding market dynamics and the different segments of the market and functions of areas. They enable the policy community to identify parts of the housing market not working well, and to build in considerations about unpopularity and obsolescence. However, up until now the regional and sub-regional market assessments have tended to avoid incorporating quantified estimates of the numbers of units of affordable housing that need to be built. Some studies have referred directly to affordability – Northwest Study, but this has largely been in the context of recognising that affordability problems lie in areas adjacent to those with low demand problems, rather than with the intention of developing quantified assessments.

- 2.3.7 Bearing in mind these two best practice guides and the analysis previously carried out by CURS of the existing data available on the need for affordable housing we suggest the framework for future work should combine elements from both and also take account of previous work in the region and make a stronger link with the planning system and spatial strategy.
- 2.3.8 In carrying out work to inform the regional planning and housing agendas, it is recognised that we need to adopt a methodology which can join up the traditions embodied within the two existing good practice guides and in the planning system. ODPM is currently commissioning new work to revise these guides, but it is not likely to be available until after the end of 2004. The approach which it is suggested is adopted in the West Midlands would incorporate elements from both of the two good practice guides above. Bearing these two guides in mind, and the analysis previously carried out by CURS within the West Midlands Region, the approach set out in RPG and the existing data available on the need for affordable housing, we suggest that the framework for future work should combine these different elements in the way set out in Figure Three. The key headings are elaborated in Figure Four which refers to this framework being applied at a Housing Market Area level. We would expect these frameworks to form the starting point for research but to be refined and adjusted as the programme progresses.
- 2.3.9 This does not incorporate phase one from the Housing Market Assessment for the reasons given above. In other respects initially it largely follows the sequence set out in the Housing Market Assessment, but includes an explicit calculation that relates to the DETR Housing Needs Model. In the latter part the outputs from this are considered in conjunction with spatial strategy and planning issues of land supply and availability.
- 2.3.10 There are two crucial decisions involved in adopting this framework. The first is to seek to integrate the assessment of affordable housing need within the process of housing market assessment and to link the results with other planning considerations, rather than continue to develop separate and parallel calculations, which may not meet. The second is to develop an initial calculation of affordable housing need and revisit this at a relatively late stage in the process where it will take account of the assessment of the market and spatial strategy. In particular, this means that issues such as the obsolescence of existing affordable housing would have been acknowledged and the assessments of the need for affordable housing would take account of the nature of areas and the functioning of markets and the availability of land, and not be developed as if these factors had no significance.
- 2.3.11 As will be clear later in this document, this also means that the notion of affordable housing need is not restricted to a net shortfall calculation, but refers also to the renewal of affordable housing. The affordable housing need identified has different land availability consequences and will need to be broken down to identify the land requirements associated with the need. Nevertheless, it is important to acknowledge that the agenda for affordable

housing must refer to the renewal and replacement of existing affordable housing as well as to a net shortfall. When these calculations are carried out at a sub-regional level or for market sectors within sub-regions, we would expect the key issues emerging for policy and investment not simply to relate to net shortfalls but also to refer to market renewal, the reshaping of affordable housing provision, and actions related to different tenures which are being affected by changing and low demand.

**Figure 3: Framework for Housing Market and Housing Needs Research**



**Figure 4: Housing Market Area Assessment: key elements**

<b>THEME</b>	<b>KEY ELEMENTS</b>
<b>BASELINE AND KEY TRENDS IN HMA</b>	Population and housing market profiles Regional, cross-regional and National trends and context Key policy influences ODPM Population projections and other considerations related to these projections, data on incomes and house prices Identify scale and trend in other measures of need for affordable housing Identify key drivers of change and elements which could alter trends Identify any major fault lines within HMA
<b>MIGRATION AND RESIDENTIAL MOBILITY</b>	Identify key patterns, scale of flows and elements which could alter trends
<b>UNDERSTANDING DEMAND AND SUPPLY AND THE FUNCTION OF THE HMA</b>	Relets and new build in the social rented sector New supply in the private sector Trends related to turnover, the second hand home ownership market, tenure transfers and the private rented sector Refer to homelessness, asylum seekers and refugees, supporting people, Needs of different BME groups , rural needs. Demolitions
<b>INITIAL ASSESSMENT OF AFFORDABLE HOUSING NEED AND OF SUSTAINABILITY</b>	Initial broad housing affordability assessment and reference to indicators of sustainability
<b>EVALUATING LAND SUPPLY AND AVAILABILITY: SPATIAL STRATEGY</b>	Refer to Urban Capacity Study and Spatial Strategy Identify locations with scope for residential development
<b>FUTURE OF AREA</b>	Projection and Synthesis of above Impact of Current and New Policies over longer term
<b>ADJUSTED ASSESSMENTS OF AFFORDABLE HOUSING NEED AND SUSTAINABILITY OF HMA</b>	Revise Calculations of need for affordable housing for HMA (numbers, types of affordable housing, locations); Affordability thresholds Assess sensitivity to different changes Refer to sustainability indicators and to major fault lines within HMA Incorporate results from other research in the region Synthesis: Function, future, trends and unmet needs
<b>KEY ISSUES FOR POLICY AND ACTIONS</b>	Homelessness; Refugees and Asylum Seekers; Supporting People; Decent Homes Rural proofing; BME issues; Key workers
<b>OUTPUTS</b>	Base for district level figures for affordable housing need Identify Options for policy Identify approach to monitoring and evaluation

- 2.3.12 Figure Five sets out the key data requirements associated with the framework in figure three. Our suggestion is that the research and evidence strategy for the region over the next six months seeks to build as robust an evidence base as possible along these lines.
- 2.3.13 The approach to data collection builds on both of the good practice guides that are currently available. However, it does differ in one important respect. At this stage it does not place great emphasis upon the use of local authority or housing association administrative data. The DETR Housing Needs methodology places a considerable emphasis upon analysis of waiting list data and transfer list data. However, we do not suggest that wide use is made of this for two reasons. Firstly, we do not believe there is sufficient time to refine the data that is available from local authorities and housing associations to achieve this. Differences in who is eligible for waiting lists or transfer lists, and difference in procedures to revise these lists could be assessed and data cleaned. However this is a time consuming process and might still leave the data open to challenge.
- 2.3.14 More important than this, the way in which we envisage the calculation of affordable housing being carried out means that there will be less need to draw upon these kinds of data. The analysis we suggest will be much more based on demographic flows, and the backlog picture will be based on other sources. We think that it is worthwhile considering whether, over the longer term, there would be a merit in developing greater commonality in approaches to waiting lists and transfer lists. However, it may well be that there are good reasons for retaining local differences that relate to local housing allocation policies and the different view of needs taken by different local authorities. If this is the case, it is quite proper that these measure and include different things. It may also be the case that there are better ways of building the picture of local housing markets than by drawing upon these sources. To some extent this is the view we are taking at the present time, but it would be even more the case if the Region developed a common approach to monitoring new allocations, and perhaps new applications following a protocol similar to that which exists in housing associations in the CORE System.

## Regional HMA Assessment: Data Requirements

THEME	DATA INPUT REQUIREMENTS		
	PEOPLE	HOUSING MARKET	POLICY/CONTEXT
<b>BASELINE AND KEY TRENDS IN HMA</b>	<ul style="list-style-type: none"> <li>Population and Households and Projections (to 2021)</li> <li>Demographic Structure</li> <li>Ethnicity</li> <li>Economic Structure and Incomes</li> <li>Housing Situation</li> <li>Homelessness and temporary housing</li> <li>Refugees and Asylum seekers</li> <li>Length of Residence</li> <li>Levels of Satisfaction with housing and neighbourhood</li> <li>Housing Preferences</li> <li>Housing Costs</li> <li>Key workers</li> </ul>	<ul style="list-style-type: none"> <li>Tenure Structure</li> <li>Tenure Transfer</li> <li>House Prices</li> <li>Volume of Transactions</li> <li>Headline data on waiting lists</li> <li>House Condition</li> <li>Void rates</li> <li>Turnover</li> <li>Profiles of different parts of market</li> <li>RTB</li> <li>Demolitions</li> </ul>	<ul style="list-style-type: none"> <li>Housing</li> <li>Planning</li> <li>Regeneration</li> <li>Transport</li> <li>Education</li> <li>Community Care Plans</li> </ul>
<b>MIGRATION AND RESIDENTIAL MOBILITY</b>	<ul style="list-style-type: none"> <li>National and International migration flows</li> <li>Inter and intra regional migration flows (net and gross)</li> <li>Origins and Destinations of movers from outside sub-region and of recent movers (location, housing)</li> <li>Potential Movers</li> </ul>		<ul style="list-style-type: none"> <li>Potential sources of change in migration and residential movement</li> </ul>
<b>UNDERSTANDING DEMAND AND SUPPLY AND THE FUNCTION OF HMA</b>	<ul style="list-style-type: none"> <li>Synthesis of evidence above related to different parts of the market, different parts of the sub-region and different communities</li> </ul>		
<b>INITIAL ASSESSMENT OF AFFORDABLE HOUSING NEED AND OF SUSTAINABILITY</b>	<ul style="list-style-type: none"> <li>Broad analysis based on demographic projection and other measures of the requirement for affordable housing</li> <li>Indicators of sustainability</li> </ul>		
<b>EVALUATING LAND SUPPLY AND AVAILABILITY: SPATIAL STRATEGY</b>		<ul style="list-style-type: none"> <li>Refer to Urban Capacity Study and Spatial Strategy</li> <li>Identify locations with scope for residential development</li> <li>Current planning</li> <li>Land Availability</li> </ul>	
<b>FUTURE OF AREA</b>	<ul style="list-style-type: none"> <li>Projection of above</li> <li>New policy impacts</li> </ul>		
<b>ADJUSTED ASSESSMENTS OF AFFORDABLE HOUSING NEED AND SUSTAINABILITY OF HMA</b>	<ul style="list-style-type: none"> <li>Existing households in need (characteristics)</li> <li>Flows of new households in need</li> <li>Affordability Thresholds</li> <li>Sustainability Indicators</li> <li>Potential impact of housing supply</li> </ul>	<ul style="list-style-type: none"> <li>Land Supply issues</li> <li>Overall housing supply</li> <li>Existing inadequate and low demand property</li> <li>Obsolescence</li> <li>New build and relets (supply of social rented housing)</li> <li>Supply of other affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Assess sensitivity to different assumptions and changes</li> </ul>
	<ul style="list-style-type: none"> <li>Shortfall or Surplus at different spatial scales</li> <li>Matching demand and supply data</li> <li>Requirement at HMA level for social housing, shared ownership and other affordable housing</li> <li>Major fault lines within region with implications for district level requirements</li> </ul>		
<b>KEY ISSUES FOR POLICY AND ACTIONS</b>	<ul style="list-style-type: none"> <li>Refer to key social groups</li> <li>BME Households</li> <li>Homelessness</li> <li>Low income groups</li> <li>Elderly households</li> <li>Key workers</li> <li>Inner city, suburban and rural</li> </ul>	<ul style="list-style-type: none"> <li>Refer to Different parts of the market (tenure, location, dwelling type)</li> </ul>	<ul style="list-style-type: none"> <li>Policy Proposals</li> </ul>

2.3.15 The data requirements set out in Figure Five relate to a number of key sources. These are as follows:

- The Population Census;
- Land Registry data;
- Policy documents;
- House condition survey data;
- Data from the National Health Service; Social survey data;
- Other.

2.3.16 The bulk of the data requirements come from the Population Census, the Land Registry and the planned social survey for the region. The Population Census data is now available and can be analysed at Census Output Area Levels. Land Registry data can be assembled for the same areas. The proposals set out below are for a sufficiently large regional social survey to provide data that can be validated through Census and Land Registry, but which will add additional data not available from these.

2.3.17 At this stage it is worthwhile setting out some of the other sources of data:

- CORE data –this is available at a charge through the Housing Corporation
- National Health Service data provides information on migration flows
- House condition data may be uneven across the Region and will reflect when local authorities have carried out such surveys, but because there is more continuity in the way these surveys are carried out, the risks of unevenness are less than would normally be the case.
- It may be possible to obtain data on the private rented sector through rent officers, and it would be valuable if the Government Office could assist in this.
- There are number of areas where data would be required from local authorities, but this is often included in HIP returns (Homelessness; Temporary Housing; Right to Buy; Void rates; Turnover) and we would not seek to obtain additional, more detailed evidence from local authorities, although it could be advantageous to produce a short data request to all local authorities in the Region.

2.3.18 At this stage it is worth noting that the assumption is that social survey work carried out would include work that would provide a particular focus on migration and mobility; that it would be designed in a way to ensure that there were a minimum number of interviews carried out in each of the likely sub regions and that the way in which data was coded would make it possible to aggregate to different sub regions. There would also be a sufficient number of interviews carried out with households living in rural areas and with BME households in the most segregated parts of the Region to enable the needs of these households to be fully taken into account.

## 2.4 A Research Programme

2.4.1 In the following sections we expand upon the discussion of the different elements to be included in a Research Programme to inform the Regional Housing Strategy as set out in the Paper of the Board on the 20<sup>th</sup> January 2004. We have not referred to four elements identified in the earlier paper (Sub-Regional Research Commissions, Thematic Topics Writing the Final Draft RHS Costs Associated with Housing Aspects of the RPG Review) as the funds and plans for these have been identified elsewhere. The emerging research programme involves six major elements:

- A Regional Household Survey
- A Study of Migration and Residential Mobility
- Analysis of Census Data
- Analysis of Land Registry Data
- Work to Complete the Housing Market Area Assessment and provide other support to the research programme
- Work to Develop a Monitoring Framework

### *Regional Household Survey*

2.4.2 The earlier sections of this Report have identified an important role for a Regional Household Survey. Without robust survey data we will lack important data. This relates to incomes and other variables that are not included within the Census of Population and to aspirations, intentions and patterns of residential mobility. All of these are important in building up a picture of the dynamics of the housing market in the West Midlands region and for the sub regions. It is appropriate that there is a considerable investment made in developing a robust regional household survey to provide a core element in the data.

2.4.3 The key considerations in constructing this survey relate to statistical error and the level of disaggregation. If we assume that the sample is drawn in a straight forward way from a full list of addresses in the Region, as is normally adopted for these surveys the risks of sampling error are very small. We need to build in strong requirements to insist upon a selected sample of addresses and minimum number of calls at each address, and to follow best practice in this. If this is done, the reliability of the sample will be high, but the questions are about how we use the sample. Our assumption is that we will want to disaggregate the sample for at least 6 but not more than 8 sub-regions. Within these sub-regions, we will want to be able to analyse particular variables in a detailed way. For example we will want to identify the household characteristics (e.g. age, ethnicity) of households in particular parts of the Housing Market (e.g. tenure, price, dwelling type), and with different levels of satisfaction, or movement behaviour or intentions.

2.4.4 The risk in a social survey is that as you disaggregate, so the numbers in each data cell become much smaller, and as the number of cases in each cell declines, the statistical error rises or the data is unable to support further analysis. The normal rule of thumb in this is to have a minimum of something between fifty and a hundred cases in each cell, so if we were disaggregating into five age groups, we would need a sample of four hundred. If there are eight sub-regions, and we wanted to be able to do this analysis within each, we would need a total sample of over three thousand two hundred.

2.4.5 The reality with any social survey is that only a subset of households will form some of the most important groups for analysis. For example, if we are concerned about households

which are in more overcrowded conditions, or are seeking to move, or have high levels of dissatisfaction with housing, then we need a larger initial sample to generate sufficient numbers to be able to interrogate the data for these subsets. All of these considerations point towards a sample in excess of three thousand for the whole Region.

2.4.6 In deciding on the final sample there are other considerations.

- Firstly, the view has been expressed in the past that it would be advantageous to have sufficient numbers in the overall sample to be able to generate some frequency counts at a local authority level. In other words to be able to make some straight forward comparisons between local authorities. This also makes sense if we might aggregate upwards to different sub-regions. If there was no requirement to do this, and if the sub-regions were identified in the first place, then it would be legitimate to sample to achieve numbers simply at the sub-regional level. So if we had six sub-regions we could aim to achieve five hundred interviews in each sub-region. We could then re-weight to a regional population to take account of the different sampling fraction that would have been involved in each of the sub-regions.
- This would not give us a robust sub-regional and regional picture and if the interviews were post coded we could re-aggregate to different sub-regions. The data would be as robust as any other approach and the costs would be lower. The loss would be in terms of the ability to provide data at a district level. However we could provide data for groups of local authorities which have similar profiles (Census data) and these data could be based on larger numbers and be more robust than would be feasible to achieve for each individual district. Consequently we suggest that the survey is based on 3,200 achieved interviews with at least 400 in each of up to 8 sub regions. The sample drawn to achieve these interviews could be clustered by ward following an appropriate randomised method (e.g. select 20 wards in each sub region randomly proportionate to size) and complete 20 interviews from a random selection of 40 addresses in each ward.
- In addition to this base sample we suggest that two booster samples are added. The proposals made later in this paper mean that we do not require a booster sample in relation to migration and mobility. The most obvious booster samples refer to rural areas and to BME communities living in the most segregated parts of the Region.
  - Consequently we suggest that an additional 200 young people in rural areas are interviewed. This would be done by carrying out an additional interview in selected households within the original sample. It is also essential that the selected sample does not under represent rural respondents and it may be appropriate to operate with a quota to avoid this.
  - In addition a booster sample of 600 households would be completed with households living in parts of the region with the highest levels of BME population and the highest levels of segregation. The areas would be identified through analysis of the 2001 Census of Population.

#### *Migration and Residential Mobility.*

2.4.7 The overall household survey and the analysis of Census and National Health Service data will provide us with a broad picture of patterns of migration and mobility within the Region. We will be able to update the existing evidence about the direction of migration and differential rates of migration between different household groups. We would also

have a picture of the residential cascade effect. Given the planning and housing agendas within the Region however, it is important to begin to develop an understanding of the operation of the new private sector housing market, and residential mobility associated with newly built housing. For this reason the suggestion is that we establish a monitoring of the new build housing market, and that the first stage in this monitoring would be a dwelling tracking study.

- 2.4.8 Essentially this is a study to carry out interviews at a sample of newly built dwellings across the Region. A key element of the research would be to ask households who have moved to dwellings where they have moved from, but also to ask about their search behaviour. This need not be a long elaborate questionnaire, and because the locations of new dwellings will in many cases be clustered, the costs need not be disproportionate. However, the value of this is that it will directly address how the pattern of new building and movement to newly constructed dwellings relates to the overall patterns of migration in the Region. The costs for this part of the study are based on the completion of a minimum of 700 interviews across the region.
- 2.4.9 The argument here is to embark upon an annual new dwelling study which would build a picture over time that is invaluable to the review of regional strategies.

#### *Analysis of Census and Land Registry Data*

- 2.4.10 Analysis of these two separate data sets is required referring to change over time and to the most recent patterns within the West Midlands region. This is a complex GIS based task and it may be cost effective to use consultants with experience in using these data.

#### *Completing the Housing Market Area Assessment*

- 2.4.11 This final element of the research programme involves bringing together:
- the different data sets referred to above
  - the data arising from other sub regional and thematic studies
  - other data sources referred to in Figure 5.
- 2.4.12 This part of the research programme involves following the framework and generating the outputs set out in Figure 3 for each of the agreed HMAs.
- 2.4.13 Because this work forms the key method of integrating the different studies it comprises part of the management of the research programme as a whole and linking the different components and related studies. The completion of this part of the programme involves close liaison with others working on the related research projects, responding to requests for information and advice, and contributing to progress reporting, consultation and presentations relating to parts of the programme and the programme as a whole. The work will involve ongoing interaction with the sub regional steering groups, and critical interaction at the final stage with Region Planning lead policy officers, the RPB and the RHS production sub group.

## *Developing a Monitoring Framework*

2.4.14 The final element of work involves drawing up the specifications for monitoring and evaluation of the Housing Market Areas in the region across disciplines.

## **2.5 Conclusions**

2.5.1 Figure 6 provides a summary of the key research elements and the outputs and costs (REMOVED IN THIS VERSION) anticipated in each case. The work carried out in these studies and others associated with the Regional Housing Strategy should take full account of the guidelines related to data collection and analysis set out in the remainder of this paper.

**FIGURE 6: KEY ELEMENTS OF RESEARCH PROGRAMME**

<b>RESEARCH PROJECT/ACTIVITY</b>	<b>ESTIMATED COSTS</b>	<b>OUTPUTS</b>	<b>COMMENT</b>
<i>Regional Household Survey</i>	Fieldwork cost £ Design, management and analysis £	Survey report	A major research report of up to 100 pages referring to the region as a whole and each HMA. Possible further detail for HMAs as technical reports
<i>Migration and Residential Mobility</i>	Fieldwork cost £ Design, management and analysis of survey and analysis other data £	Survey report	A major research report of up to 80 pages referring to the region as a whole and each HMA.
<i>Analysis of Census Data</i>	£	Census Report	A major research report of up to 60 pages referring to the region as a whole and each HMA and presenting GIS and other analysis.
<i>Analysis of Land Registry Data</i>	£	House Prices Report	A research report of up to 40 pages referring to the region as a whole and each HMA and presenting GIS and other analysis.
<i>Completing the Housing Market Area Assessment</i>	£ £ £	Technical Support and Liaison	Activity related to the programme as a whole and networking with sub regional and thematic research in the region
		Regional Housing Market Areas Report	A major integrated research report drawing together material from the research programme and other data as in Figure 5 in a report of up to 100 pages referring to the region as a whole and each HMA.
		Presentations and Consultations	Presentation of material from the programme as a whole (does not include costs of venues etc.)
<i>Developing a Monitoring Framework</i>	£	Report and Template	Desk based study drawing on the above and working with policy leads

### **3. Data Comparability**

#### **3.1 Introduction**

- 2.5.1 In building up a consistent picture of housing markets in the region, a key concern is the comparability of data being collected in different studies. While in some cases, districts clearly have differing priorities and research studies are designed to inform different agendas, there are advantages if comparisons can be made at different levels – between different districts and parts of districts, with sub regions and the region as a whole. It will often help if data enables comparisons using a consistent and comparable baseline. It is also an advantage if data collected for one purpose can be drawn on affectively to address other issues or to address issues at a later stage
- 2.5.2 This paper presents proposals related to these issues. It considers what is achievable, both within the realms of technical feasibility and data availability. The aim is not to develop ‘state of the art’ indicators that use data sources only available to a few districts. Rather, the focus must be more practical and is on seeking a best practice approach to the use made of data by maximising the use of common categories and definitions. The concern is the production of housing market and related measures that can be created easily and consistently in all studies related to the West Midlands.
- 2.5.3 The proposals made in this paper are not designed to restrict the use of additional or alternative data or to dictate what must be obtained but rather to suggest a code of practice that will add value to the work carried out in the region. This involves approaches which, if they are adopted generally within the region, will enhance the quality of comparisons that can be made within the region. As a result they will improve the value of the research and analysis carried out.
- 2.5.4 It is also suggested that the approaches set out in this note are reviewed periodically and revised in the light of experience.
- 2.5.5 Recommendations on methods and definitions for indicators of four aspects of the housing market are given in this section. These are:
- General socio-economic conditions (2001 Census);
  - Average house sale prices;
  - Affordability
  - Household survey data.
- 2.5.6 Each is briefly treated in turn and practical recommendations on points of methodology are made where appropriate.

## 3.2 The 2001 Census of Population

- 2.5.1 The Census represents a valuable source of data that can be consistently applied across the region. It also has the advantage of being able to be accurately analysed at a variety of spatial scales, including down to Output Areas (OA) which cover a few hundred dwellings.
- 2.5.2 As a data source, however, it is not without its problems. Aspects of the accuracy of its population counts have been questioned – the Manchester matching exercise led to a significant revision of the population estimate of that city – but being a near-100% sample means that its accuracy is likely to be better than most other data sources, particularly when used to make comparisons between different areas. There are some difficulties with the definitions used by the Census, and, in particular, the making of comparisons with previous Censuses.

### *Population*

- 2.5.3 The comparison of basic population figures between Censuses is difficult because of methodological changes that occurred. In particular, the way students have been counted has changed significantly. In 2001, they were counted at their term-time address, while in 1991 they were counted at their home address. Hence, areas with large student populations will show an artificially high population ‘increase’ since 1991.
- 2.5.4 The principal methodological innovation of the 2001 Census, however, was the introduction of the so-called ‘one number census.’ This in essence means that non-response was imputed so that the final counts include an element over and above that actually counted from enumerated returns. By contrast, the 1991 Census is generally recognised to undercount by around 2%, although it is difficult to be more precise about this error as it will vary across space and by population group. The *Estimating With Confidence* project produced a set of population counts (EWCPOP) at ED, Ward, and District level that intends to account for non-response. This data can be obtained from the Census Dissemination Unit (CDU) at Manchester University.
- 2.5.5 Alternatively, and particularly at larger spatial units such as districts and regions, it may be easier to simply artificially inflate counts by 2% for 1991 data, although this will not account for the students issue.
- 2.5.6 It is **recommended that population comparisons between 1991 and 2001** use the EWCPOP data. Other uses of 1991 Census data should look at changes in percentages (e.g., the change in share of owner-occupied housing) as this will be more resilient to the undercount.

### *Housing tenure*

- 2.5.7 In line with other changes to the 2001 Census, there have been some changes in the way that tenure has been recorded and reported. These mainly affect the private rented sector, and particularly the way that informal arrangements are enumerated. The categories in the 2001 Census and their appropriate equivalents in the 1991 Census are given in the table below.

2001 Category	1991 Category	Notes
Owner Occupied (Own Outright)	Owner Occupied (Owned Outright)	
Owner Occupied (Own with mortgage or loan)	Owner Occupied (Buying)	
Owner Occupied (Shared Ownership)		See text
Rented from Council (local authority)	Rented from a local authority or New Town	See text for possible inaccuracies resulting from, among other things, LSVTs, etc.
Rented from HA/RSL	Rented from a housing association	
Rented from Private Landlord or Letting Agency	Rented Privately (Furnished)	
	Rented Privately (Unfurnished)	
Rented from Other (including employer, and living rent free with a relative or friend)	Rented with a job or business	This means that the total of all categories cannot be compared between 1991 and 2001.
	<i>Living rent-free component not counted</i>	

3.2.8 It should be noted, however, that not all of these categories are available for all output tables. For example, table CAS048 (Dwelling type by tenure) reports only by the more crude categories of *Owned*; *Rented from Council*; *Other Social Rented*; *Private Rented or Living Rent Free*. It is impossible here to make the distinction between households living with other households informally (or temporarily) and ‘real’ households.

3.2.9 The way that *Shared Ownership* is dealt with has changed, and it now constitutes its own category. Previous, such arrangements would have been recorded mainly as owner occupation.

3.2.10 Inaccuracies in tenure are to be expected in the Census, as there are always a small number of households who are unsure of their own tenurial arrangements. This may be particularly acute in districts where there have been LSVTs or other transfer arrangements within a year or so of the Census enumeration day, and some householders may still refer to their new landlords as ‘the council.’

3.2.11 **It is recommended that districts check tenure information** — particularly for social renting — against their own records and assess whether they think there are any significant accuracy issues. Depending on the nature of recent stock transfer activity, it may be appropriate to adjust data in some OAs or wards to more accurately reflect the tenurial split, although it is **not recommended** that aggregate counts be altered. Therefore, if there has been a recent (but pre-2001) transfer of all local authority stock to an RSL and there are still counts in the Local Authority category, these can be assigned wholesale to the RSL category. The total number of households for any OA, ward, or district should not change, however.

### *Ethnicity*

3.2.12 Ethnicity is another area where categories have subtly but importantly changed. More detail has been introduced into the categories by which ethnicity is reported, and there is the added dimension of several ‘mixed’ categories. Care should therefore always be taken when comparing change in the ethnicity of the population since 1991. A degree of common sense may be required when interpreting localised figures.

3.2.13 For the purposes of clarity, **it is recommended that** the following table is used to make comparisons between categories in the 1991 and 2001 Censuses. Analyses that do not require comparison with the 1991 Census should proceed on the basis of the more representative and detailed 2001 categories.

2001	1991
White – British	White
White – Irish	
White – Other	
Black/Black British – Caribbean	Black
Black/Black British – African	
Black/Black British – Other	
Mixed – White, Black Caribbean	
Mixed – White, Black African	
Asian/Asian British – Indian	Indian
Asian/Asian British – Pakistani	Pakistani
Asian/Asian British – Bangladeshi	Bangladeshi
Chinese or Other – Chinese	Chinese
Asian/Asian British – Other	Other
Mixed – White, Asian	
Mixed – Other Mixed	
Chinese or Other – Other ethnic group	

### 3.3 House sale prices

2.5.1 The most useful source of data on house sale prices is from the Land Registry (HMLR). The data are quarterly, and are made available at the level of *postcode sectors* (e.g., DY1 3--). Average prices and numbers of transactions are given for four property types: detached, semi-detached, and terraced houses, and flats/maisonettes.

2.5.2 When calculating the average house sale price for any given area or time period, care must be taken to properly weight the data according to number of sales. The same applies to producing an overall average sale price for all houses.

2.5.3 **The recommended approach** is to weight by the number of sales in each type. Therefore,

$$Price = \frac{(Ave_{Det} \times Sales_{Det}) + (Ave_{Semi} \times Sales_{Semi}) + (Ave_{Flats} \times Sales_{Flats}) + (Ave_{Terr} \times Sales_{Terr})}{Sales_{Det} + Sales_{Semi} + Sales_{Flats} + Sales_{Terr}}$$

Where, *Ave* is the average price for that house type, and *Sales* is the number of recorded transactions for that house type.

Note that this formula must be calculated for each spatial unit you wish to derive an average price for. It is **not** valid to say that the average price for a district is the average (mean) of the average prices in each postcode sector that falls inside the district.

#### *Time-series analysis*

2.5.4 Data from the Land Registry has been available since 1985, and quarterly release of the data means that quite a detailed time-series picture can be built up. Because release of data for a postcode sector is suppressed when there have been few sales in any given quarter, it is **recommended that districts obtain yearly reports** of the data by postcode sector as well as the quarterly reports. This is particularly important where districts wish to analyse the

emergence of new markets (e.g., city centre flats) where small initial numbers of sales would cause suppression of the data by quarter.

- 2.5.5 Because of fluctuations in the number of sales during the year, and also to dampen the effect of anomalous averages caused by small numbers of sales, it is **recommended that time series data are ‘smoothed’** using a moving average of year-to-date. Therefore, the average for any quarter should be, in fact, the weighted average of all sales in that and the previous three quarters.

I.e.,

$$Price_q = \frac{(Ave_q \times Sales_q) + (Ave_{q-1} \times Sales_{q-1}) + (Ave_{q-2} \times Sales_{q-2}) + (Ave_{q-3} \times Sales_{q-3})}{Sales_{q-1} + Sales_{q-2} + Sales_{q-3} + Sales_{q-4}}$$

Where  $q$  is the quarter for which the moving average is being calculated.

- 2.5.6 The resulting trend can be charted or used as the basis for calculating year-on-year percentage change. **This should be done by expressing the difference as a percentage of the earlier value.**

E.g.,

$$Change_{2002,2003} = \left( \frac{Ave_{2003} - Ave_{2002}}{Ave_{2002}} \right) \times 100$$

### *Postal geography*

- 3.3.7 It should also be noted that postcode sector geography is completely unrelated to the administrative geography of the UK. Therefore, some postcode sectors will be shared by two or more districts. A map of the boundaries is clearly the easiest way of determining this, but access to digital representations of these boundaries may not always be possible. In any case, it is usually appropriate to assign an overlapping postcode sector in its entirety to one district on the basis that the vast majority of population live in it.
- 3.3.8 It is **recommended that one organisation** takes the lead responsibility for producing a map of postcode boundaries and their interface with districts, and maintains a definitive listing of which postcode sectors are associated with which local authorities.

## 3.4 **Affordability**

- 3.4.1 The West Midlands is a diverse region in terms of housing markets. Areas at risk of low and changing demand coexist alongside more pressurised parts of the housing market, where it may be extremely difficult for first time buyers or rural dwellers to buy their own house. A consistent view of affordability across the region is clearly of central importance.
- 3.4.2 In work done for the current West Midlands Regional Housing Strategy, CURS attempted to develop a sub-regional view of affordability in the West Midlands. In doing so, it was recognised that there are several subtle ways in which the affordability problem can be encapsulated methodologically. Critical amongst these was the way that affordability estimated impacted on the existing backlog of need, and how it dealt with supply flows.

3.4.3 The key principal in analysing affordability is a comparison, in some form, between the cost of housing and personal/household incomes. The simplest measure of the affordability problem, therefore, is a ratio of house prices to incomes for a given area. Although this is a very crude measure it is the most easily made and we recommend that a common approach to this is included in any local affordability assessment. **We also recommend that an annual cross regional affordability assessment is undertaken using a more sophisticated but agreed approach and relating to the position of first time buyers.**

3.4.4 The common measure that we recommend refers to the relationship between:

*Median gross household income*

And

*Average house prices excluding detached dwellings*

This can be expressed as a ratio and compared against typical finance multipliers

We also recommend that particular attention is given to changes over time (year on year changes).

3.4.5 *Median gross household income* would be based on local data sources including any Local Housing Needs survey data. If a robust local alternative is not available we suggest that it would be based on Paycheck data from CACI. We recommend that this be obtained for this purpose at a regional level. Reference to median income avoids skewness arising from a small number of high earners.

3.4.6 *Average house prices excluding detached dwellings* would be based on the HM Land Registry data referred to above. The exclusion of detached dwellings is designed to exclude the most expensive dwellings that, in any case, would not normally be sought by first time buyers.

### **3.5 Household survey Data**

3.5.1 This note sets out a guideline set of categories and definitions related to household survey work. The survey guidelines refer to variables that are recommended for inclusion in the Regional Housing Survey. If they are generally followed in other work the opportunities for comparison across and within the region will be maximised.

3.5.2 The categories referred to below are based on the Survey of English Housing (SEH) and this further enables comparison to be made with data for England as a whole. The order of questions follows SEH but an alternative order may be preferred.

3.5.3 The comparability of survey data will be enhanced if the same approaches are used in survey work. This relates to the person interviewed and to the questions asked.

3.5.4 There may be good reasons to depart from these guidelines but they are drawn up with the intention of maximising opportunities to generate data that can be compared and aggregated with least risk. The guidelines set out refer to a selected set of key variables. Some additional items are included in *italics*. Categories referring to non-response or 'don't know' should also be added where considered appropriate.

## SURVEY GUIDELINES

### Who to interview?

Unless there is good reason to do otherwise we suggest interviews would be carried out with one of the adult members of the household in whose name is the accommodation owned or rented.

*Where more than one person jointly own or rent the accommodation it is common to interview the person with the highest income (from earnings, benefits, pensions and any other sources) or the eldest joint householder but we do not feel that this level of detail is critical.*

## KEY VARIABLES/QUESTIONS

### Household Characteristics

**Sex** Male  
Female

**Age** Age last birthday

If it is preferred to refer to age bands we suggest the same banding as for analysis or bandings that could be aggregated to:

18-24  
25-34  
35-44  
45-54  
55-64  
65-74  
75 and over

### *Number of Family Units.*

### Ethnicity

- (1) White - British
- (2) White - Irish
- (3) White - Other
  
- (4) White and Black Caribbean
- (5) White and Black African
- (6) White and Asian
- (7) Any other mixed background
  
- (8) Asian - Indian
- (9) Asian - Pakistani
- (10) Asian - Bangladeshi
- (11) Asian - Any other Asian background
  
- (12) Black - Caribbean
- (13) Black - African
- (14) Any other Black background
  
- (15) Chinese
- (16) Any other

### Accommodation

- (1) a house or bungalow

- (2) a flat or maisonette
- (3) a room/rooms
- (4) or something else?

**House Type**

Is the house/bungalow:

- (1) detached
- (2) semi-detached
- (3) or terraced/end of terrace?

**Flat Type**

Is the flat/maisonette:

- (1) a purpose-built block
- (2) a converted house/some other kind of building?

**Floor**

On what floor of this building is your main living accommodation?

LOWEST FLOOR WITH LIVING ACCOMMODATION

How many floors are there in the whole building?

**Other Accommodation**

Is the accommodation a:

- (1) caravan, mobile home or houseboat
- (2) or some other kind of accommodation?

**Year Built**

When was this property built?

- (1) Before 1919
- (2) 1919-1944
- (3) 1945-1964
- (4) 1965-1984
- (5) 1985 or later

**Tenure**

- (1) Owns outright
- (2) Buying it with the help of a mortgage or loan
- (3) Pay part rent and part mortgage (shared ownership)
- (4) Rents
- (4) Other
  - *Live here rent-free (including rent-free in relative's/friend's property; excluding squatting)*
  - *Tied to job/employment*
  - *Squatting*

**Landlord**

Who is your landlord?

- (1) the local authority/council/New Town Development/ Scottish Homes
- (2) a housing association or co-operative or charitable trust or Local Housing Company
- (3) Other
  - *employer (organisation) of a household member*
  - *another organisation*
  - *relative/friend (before you lived here) of a household member*
  - *employer (individual) of a household member*
  - *another individual private landlord*

**Number of Rooms**

**Central Heating**

Is there central heating (even if it is not used or not working) in...

- (1) all your living rooms and bedrooms

- (2) some of these rooms but not all
- (3) or is there no central heating in these rooms?

### **Council Tax**

Which council tax band this accommodation is in?

THIS MUST BE THE BAND GIVEN BY THE COUNCIL

- (1) A..up to £40,000
- (2) B..£40,001 - £52,000
- (3) C..£52,001 - £68,000
- (4) D..£68,001 - £88,000
- (5) E..£88,001 - £120,000
- (6) F..£120,001 - £160,000
- (7) G..£160,001 - £320,000
- (8) H..£320,001 or more
- (9) SPONTANEOUS ONLY - Household accommodation not valued separately

### **Length of Residence**

How long have you (HRP) lived at this address?

- (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

### **Whether new or continuing household**

Did respondent and spouse/partner move into accommodation at the same time or was one before the other?

- (1) Moved in at the same time
- (2) One moved in before the other

### **Previous accommodation**

Thinking about the accommodation you lived in before you moved here, will you please tell me in which of the ways on this card you occupied the accommodation?

- (2) Owned it outright in own name/jointly
- (3) Buying with a mortgage/loan in own name/jointly
- (4) Spouse/partner owned it
- (5) Rented it in own name/jointly
- (6) Spouse/partner rented it
- (7) Had it rent-free in own name (or spouse's/partner's name)
- (8) Did not have accommodation in own name or spouse's/partner's name
  - living with parents (include foster parents, and in care),
  - travelling abroad/ no previous address

Were you in that accommodation just temporarily?

- (1) Yes
- (2) No

### ***(If previous accommodation temporary) Previous accommodation***

Thinking about the place you lived in before the temporary accommodation, in which of the ways on this card did you (HRP) occupy the accommodation?

- (1) Owned it in own name/jointly
- (2) Spouse/partner owned it
- (2) Rented it in own name/jointly
  - Local Authority or council
  - Housing Association or co-operative or housing charitable trust
  - some other individual or organisation?
- (3) Spouse/partner rented it

- *Local Authority or council*
  - *Housing Association or co-operative or housing charitable trust*
  - *some other individual or organisation?*
- (5) *Had it rent-free in own name (or spouse's/partner's name)*  
 (6) *Did not have accommodation in own name or spouse's/partner's name*  
 (7) *SPONTANEOUS ONLY - No previous accommodation*

### **Distance Moved**

How many miles from here was the place you lived before moving here?

- (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 Man, Channel Islands)

### **Previous address**

POSTCODE. PLEASE ENTER FULL ADDRESS.

CHECK SPELLING OF ADDRESS DETAILS.

ENTER THE POSTCODE.

*Do you know what county it was in?*

- (1) *Cleveland, Durham, Northumberland, Tyne and Wear*
- (2) *Cumbria, Cheshire, Lancashire, Greater Manchester, Merseyside*
- (3) *Yorkshire and the Humber*
- (4) *Derbyshire, Leicestershire, Nottinghamshire, Northamptonshire, Lincolnshire*
- (5) *Herefordshire, Worcestershire, Shropshire, Staffordshire, Warwickshire, West Midlands*
- (6) *Cambridgeshire, Norfolk, Suffolk, Bedfordshire, Essex, Hertfordshire*
- (7) *Greater London (TAKES PRIORITY OVER ANY COUNTY)*
- (8) *Berkshire, Buckinghamshire, Hampshire, Isle of Wight, Kent, Oxfordshire, Surrey, Sussex*
- (9) *Avon, Cornwall, Devon, Dorset, Gloucestershire, Somerset, Wiltshire*
- (10) *Wales*
- (11) *Scotland*

*Time at Previous address*

*How long did you live in that accommodation?*

### **Why Moved**

Here are some reasons why people move. Can you tell me why you moved last time?

- (1) To move to a better neighbourhood/more pleasant area
- (2) Job related reasons
- (3) Wanted larger house/flat or one which was better in some other way
- (4) Wanted smaller or cheaper house/flat
- (5) Could not afford mortgage payments/rent on previous house/flat
- (6) Divorce/separation
- (7) Marriage/began living together
- (8) Other family/personal reasons
- (9) Wanted to buy
- (10) Wanted own home/to live independently
- (11) Landlord required tenant to move out/had to leave tied accommodation
- (12) Education/study
- (13) Other reason

### **Main Reason**

Could you tell me, what (of these) was the main reason that you moved?

*Waiting Lists*

**May I just check, are you (or anyone else in the household) on a council house or housing association waiting list (or transfer list)?**

- (1) Yes
- (2) No

*How long have you been on the waiting list*

**Attitudes To The Area**

How satisfied are you with this area as a place to live?

- (1) Very satisfied
- (2) Fairly satisfied
- (3) Neither satisfied nor dissatisfied
- (4) Slightly dissatisfied
- (5) Very dissatisfied

*On the whole, do you think that over the past two years this area has got better or worse to live in, or haven't things changed much?*

- (1) Area has got better
- (2) Area has got worse
- (3) Area has not changed much
- (4) Has lived here less than 2 years

*Please look at a list of aspects of your area which might be improved. We may have spoken about some of these already but could you tell me which, if any of the aspects of your area would you like to see improved?*

- (1) Amount and quality of housing
- (2) Availability of jobs
- (3) Crime and vandalism
- (4) Local amenities, parks and leisure facilities
- (5) Local health services
- (6) Opportunities and facilities for children and young people
- (7) Public transport service
- (8) Quality of environment
- (9) Schools and colleges
- (10) Shopping and commercial facilities
- (11) SPONTANEOUS ONLY - None of these

**Satisfaction With Accommodation**

How satisfied are you with this accommodation?

- (1) Very satisfied
- (2) Fairly satisfied
- (3) Neither satisfied nor dissatisfied
- (4) Slightly dissatisfied
- (5) Very dissatisfied

**Disability**

Do you (or anyone in this household) have a serious medical condition or disability?

- (1) Yes
- (2) No

Does this medical condition or disability make it necessary to have specially adapted accommodation?

- (1) Yes
- (2) No

Is your accommodation suitable for the person(s) who has/have this medical condition or disability?

- (1) Yes
- (2) No

Do you think 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?

- (1) Yes
- (2) No

## Present Accommodation

### **OWNERS: Did you**

- (1) buy this house/flat
- (2) inherit it
- (3) or acquire it in some other way?

(Apart from the mortgage) how did you finance the purchase of the accommodation?

- (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
- (9) Other (CODE ABOVE IF POSSIBLE)
- (10) No other source - 100% mortgage

### **Who did you (HRP) buy this accommodation from?**

- (1) the builder or developer
- (2) A private individual
- (3) A local authority, council or New Town corporation
- (4) A housing association
- (5) A bank or building society or agent on their behalf (repossession sale)
- (6) Someone else

### **In which year did you (HRP) buy / start to buy / acquire this accommodation?**

Before you (HRP) bought / began buying this accommodation, were you (HRP) renting it?

- (1) Yes
- (2) No

## Mortgage Type & Payments

### **Amount**

How much was your last payment on this mortgage or loan - please INCLUDE any payments for endowment policies but EXCLUDE any other items.

- INCLUDE PAYMENTS BY PEOPLE OUTSIDE THE HOUSEHOLD. EXCLUDE CHARGES FOR MORTGAGE PROTECTION POLICIES, INSURANCE ON STRUCTURE OR CONTENTS UNLESS THE INFORMANT CANNOT SEPARATE THEM FROM THE MORTGAGE PAYMENT.
- SHARED OWNERSHIP SCHEMES - ENTER THE COMBINED RENTAL AND MORTGAGE PAYMENTS.
- TWO CONCURRENT MORTGAGES - ENTER THE COMBINED LAST PAYMENT.

ENTER THIS AMOUNT TO THE NEAREST £1

### **How long did this cover?**

- (1) one week
- (2) two weeks
- (3) three weeks

- (4) four weeks
- (5) calendar month
- (7) two calendar months
- (8) eight times a year
- (9) nine times a year
- (10) ten times a year
- (13) three months/13 weeks
- (26) six months/26 weeks
- (52) one year/12 months/52 weeks
- (53) Other

***Mortgage Arrears***

***As you know, many people are falling behind with their mortgage payments. Please look at this card and tell me which statement best describes your current situation.***

- (1) *I/we are making the mortgage payments ourselves*
- (2) *The DSS are paying some or all of the mortgage interest*
- (3) *Someone else is paying the mortgage*

***Housing Benefit: SOCIAL RENTERS***

***Some people qualify for Housing Benefit, that is, a rent rebate or allowance. Do you receive Housing Benefit?***

- (1) *Yes*
- (2) *No*

***Are you awaiting the outcome of a claim for Housing Benefit (Rent Rebate/Rent Allowance)?***

- (1) *Yes*
- (2) *No*

***Rent And Arrears: SOCIAL RENTERS***

How much rent did your (this) household actually pay last time it was due, after deducting any Housing Benefit (rent rebate)?

ENTER '0' IF A 100% RENT REBATE/HOUSING BENEFIT IS RECEIVED (I.E. THE HOUSEHOLD DOES NOT PAY ANY RENT THEMSELVES) OR IF RENT PAID DIRECT BY SOMEONE ELSE OUTSIDE HOUSEHOLD.

ENTER TO THE NEAREST £1 (AFTER HOUSING BENEFIT)

Rent Period For how long did this cover?

- (1) one week
- (2) two weeks
- (3) three weeks
- (4) four weeks
- (5) calendar month
- (7) two calendar months
- (8) eight times a year
- (9) nine times a year
- (10) ten times a year
- (13) three months/13 weeks
- (26) six months/26 weeks
- (52) one year/12 months/52 weeks
- (53) Other

***Economic Activity Status: ALL ADULTS IN THE HOUSEHOLD***

*Indicate which of the following applies for each adult*

- Did (name) do any paid work in the 7 days ending Sunday the (date last Sunday), either as an employee or as self-employed? Full-time
- Did (name) do any paid work in the 7 days ending Sunday the (date last Sunday), either as an employee or as self-employed? Part-time
  
- Were you/(name) on a government scheme for employment training?
  
- Did you/(name) have a job or business that you/(they) were away from?
  - (1) full-time
  - (2) or part-time?
  
- Full-time student.
- Retired
- Long term sickness/disability
- Job seekers allowance
- Retired
- Other

**Income: ALL HOUSEHOLDS**

**Sources**

This card shows various possible sources of income. Can you please tell me which kinds of income you receive?

CODE ALL THAT APPLY

- (1) Earnings from employment or self-employment
- (2) Pension from former employer
- (3) State pension
- (4) Child benefit
- (5) Income Support
- (6) Other state benefits
- (7) Tax credits
- (8) Interest from savings etc.
- (9) Other kinds of regular allowance from outside the household
- (10) Other sources e.g. rent
- (11) No source of income

**Household Income**

I would now like to ask about your monthly household income. Will you please look at this card and tell me which group represents your total income of (of the household as a whole) - before any deductions for income tax, National Insurance etc. Please do not include Housing Benefit

ENTER BAND NUMBER