

## Annex 2

### Data audit

Below is a data audit of the statistics required for each of the demand calculation methods, together with notes on likely data sources. Some statistics (e.g. income) have more than one possible source. For each source, it is noted whether it:

- **EXISTS** – i.e. has already been collected and is available as “data”
- Is **PUBLIC** – i.e. is freely downloadable via the internet etc – non-public sources require registration or special request;
- Is **FREE** – or do you have to pay to use this dataset
- Is suitable for **SUB-REGIONAL** analysis – i.e. data are disaggregated to district level, and sample size is such that it is robust at this level. Some statistics (e.g. retail price index) are meaningful at national level only.

#### Key

Y	Yes, no problems
X	No, a problem
?	Not known
N/A	Not applicable

#### HOLMANS

Statistic	Source	Exists	Public	Free	Sub-regions	Comments
Projected household formation, by type	DCLG	Y	Y	Y.	X	Viable at regional level only; figures would need to be pro-rated to districts which is not ideal as likely to be substantial variation. District-level figures are aggregated with all households.
Proportion in social housing, by household composition	Census 2001, ONS	Y	Y	Y	Y	However, no published table available giving age of HRP by household type and tenure simultaneously
	SEH	Y	Y	Y	X	Can be used to give age of HRP by household type and tenure.
Household income	CACI	Y	X	X	Y	Required for intermediate housing need
	SEH	Y	Y	Y	X	As above
Entry-level house prices	Land Registry	Y	Y	Y	Y	As above

## CURS

Statistic	Source	Exists	Public	Free	Sub-regions	Comments
Average property price, by property type.	Land Registry	Y	Y	Y	Y	
Data on relets	CORE	Y	X	Y	Y	HSSA can be used for LA stock – but harder to tell what proportion are new lets from the gross figures in HSSA
Previous tenure of new social housing tenants.	CORE	Y	X	Y	Y	CORE does not include all LA tenants, and coverage of LAs is only for recent years
Government household projections	DCLG	Y	Y	Y	X	
Census data giving gross household formation rates over 1991-2001	ONS/SEH	Y	Y	Y	Y	DTLR guidance [Section 7.2 (page 94)]:  'Gross household formation is the number of household heads moving from a previous address of 'living with others'. For example, the 1996 Survey of English Housing estimated that there were 448,000 such moves in England, representing 2.22% of all households'.
income distributions	CACI	Y	X	X	Y	
	SEH	Y	X	Y	X	

### Bramley (2004, 2005)

Statistic	Source	Exists	Public	Free	Sub-regions	Comments
Entry-level house prices	Land Registry	Y	Y	Y	Y	
	SML	Y	X	X	Y	Alternate source, provides greater detail on number of rooms
Household income modelling – all sources required	Census	Y	Y	Y	Y	Prevalence of occupational classes and industry sectors
	FRS	Y	Y	Y	X	Family Resources Survey – provides group base income
	ASHE	Y	Y	Y	X	Annual Survey of Hours & Earnings – replaces NES – earnings data by industry sector
Number of relets	HSSA	Y	X	Y	Y	Need to estimate number of relets to new households from aggregate figures
	CORE	Y	X	Y	Y	Incomplete coverage of LA lets
Backlog of housing need	EHCS/SEH	Y	Y	Y	X	Provides detailed figures on dilapidation, unsuitability etc
Moves into social housing from owner occupation	SEH	Y	Y	Y	X	
Household formation	DCLG	Y	Y	Y	X	
Net inward migration	DCLG	Y	Y	Y	X	
Wealth for mortgage deposit	SEH/FRS	Y	Y	Y	X	Is an optional component

## South Nottinghamshire

Statistic	Source	Exists	Public	Free	Sub-regions	Comments
Mortgage possession statistics	Dept Const Affairs	Y	Y	Y	x	Avail by counties. Broken down by county court areas- do not correspond to districts. Figures are not repossessions executed, only orders granted. CML also provide actual repossessions – not clear if these are available by region.
Projections on couples and lone parents living with others	Joint Structure	Y	?	?	?	Not sure where these came from
Homeless families in temporary accommodation	DCLG	Y	X	Y	Y	Supplied by LAs, non-mandatory but 95% return rate. Can get these on line from HSSA
Annual supply of private sector relets	?	Y	?	?	?	could be estimated from SEH turnover in private sector by region, and number of PRS dwellings at last Census
Median loan to property value ratios	CML	Y	x	x	X	National figures available online. CML survey is able to provide disaggregations by region and for first-time buyers only, but must be requested specially.
Mortgage interest rates, averaged over a 10 year period	CML	Y	X	X	N/A	
payment protection insurance	CML	Y	Y	Y	N/A	Some data publicly available, added on as a housing cost.
Building insurance premium index on average cost for terrace/semis	ABI	Y	X	X	N/A	Subscription required (few hundred pounds), added on as a housing cost
average repair costs	ODPM – EHCS	Y	X	Y	N/A	Figures are robust at regional level, not to sub-regional levels.
Retail price index	ONS	Y	Y	Y	N/A	
Income data	CACI	Y	X	X	Y	Not free
	SEH	Y	Y	Y	X	Not sub-regional

## ODPM Housing Market Assessment Draft Guidance

Statistic	Source	Exists	Public	Free	Sub-regions	Comments
Housing register that is: - current - synch with other lists - indicates housing need - indicates transfer applicants	LAs	X	X	?	Y	Housing registers are unlikely to be consistent across districts – a usable list is likely to require a separate clean-up exercise by each authority
Housing need not on register, e.g. homeless	Voluntary and statutory agencies	X	?	?	Y	May require separate survey
Surplus stock	HSSA	Y	Y	Y	Y	
Relets	HSSA	Y	Y	Y	Y	See notes above on HSSA relets
	CORE	Y	X	Y	Y	See notes above on CORE relets
Regeneration programme info	LAs / RSLs	X	Y	Y	Y	May require new data gathering exercise
Gross household formation rates	DCLG	Y	Y	Y	X	Not available by household type at district level; wide confidence interval at district level.
	ONS – Census	Y	Y	Y	Y	See above
Numbers housed from housing register, and prev tenure	HSSA	Y	Y	Y	Y	Not directly recorded in HSSA; may be possible to assume that all lettings that are not swaps, nominations to HA housing or lettings to homeless are from housing register.
	CORE	Y	Y	Y	Y	Not full coverage of LA lettings.