

# **Impact of Changes in Definitions in Supported Housing and Housing for Older People between the RSR 2004 and 2005**

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## Summary

### **Impact of Changes in Definitions in Supported Housing and Housing for Older People between the RSR 2004 and 2005**

#### **Purpose of the study:**

- The purpose of this study is to investigate theoretically where social housing stock in 2004 will move to in 2005 using the new definitions of housing for older people and supported housing introduced in the 2005 RSR, replacing sheltered housing as a social housing category.

#### **What we expected to happen as a result of changes in definitions and the subsequent re-categorisation of stock:**

- General needs excluding sheltered from 2004 would remain within general needs in 2005. General needs sheltered will either move to housing for older people (if it meets the design criteria) or will remain within general needs housing (2005).
- Supported housing excluding sheltered will either remain within the supported housing category by designation or move to housing for older people (if it meets the design or designation criteria).
- Supported sheltered housing will move to housing for older people. If it fails to meet the design or designation criteria it will move to general needs.

#### **Why we expected these changes to happen:**

There are two possible explanations why we would expect to see changes occur:

1. The introduction of physical design or designation criteria introduced in the 2005 RSR.
2. The reclassification of stock by the housing associations themselves which might have nothing to do with the change in definitions.

#### **What has happened?**

- A large proportion of supported housing including sheltered has moved to housing for older people. With the introduction of this separate category including design and designation criteria those units previously categorised as supported housing including sheltered should have been relocated to housing for older people accounting for the shift.
- The majority of supported housing excluding sheltered has stayed in the supported housing categories although a small proportion may have moved into general needs. Whilst the move to general needs was not expected it is possible because of re-classifying stock rather than the change in definitions. Similarly where the design criteria is met some supported has moved to housing for older people.
- General needs excluding sheltered housing have remained within general needs.

- General needs sheltered has either remained within general needs or moved to housing for older people.

### **General needs rents and service charges**

- In the 2005 RSR the effect of the new definition on general needs housing rents can be observed in the average gross rents and service charges for bedspaces, bedsits and one bedroom properties. Despite relatively high increases in average net rents for these sized properties (in order to comply with the rent restructuring regime) increases in average gross rents were moderated by the decrease in average service charges.

# **Impact of changes in definitions in supported housing and housing for older people between the RSR 2004 and 2005**

## **Introduction**

In the 2005 RSR the Housing Corporation shifted their focus from individual support needs to property based information. Because of this change in focus there should be a visible change in data from the re-categorisation of stock flow out of the old categories in 2004 and into the new categories of 2005. This research aims to explore where stock which was previously categorised in 2004 will move to in the 2005 RSR.

In 2005 the Housing Corporation changed the definitions in the RSR of supported housing and introduced the category of Housing for Older People. These changes included the term sheltered housing no longer being used and the introduction of a category housing for older people. Three subcategories; Housing for older people (all special design features), Housing for Older People (some special design features) and Designated Supported Housing for Older People. Supported Housing included two subcategories: Purpose designed supported housing and Designated supported housing. With the introduction of these new category definitions it was expected that there would be a shift in social housing stock between categories.

This paper discusses the stock movement in relation to the re-categorisation of stock and change in stock definitions<sup>1</sup> between 2004 and 2005; these are shown in figure 1. The effects of the changes in these definitions can be seen between the 2004 RSR and 2005 RSR.

- Section one outlines where stock movement between 2004 and 2005 has occurred.
- Section two will look at general needs while section three will cover supported housing. These sections will also explore both decreases and increases in general needs and supported housing stock for 2005.
- Section three is an analysis of wheelchair units. This will include movement within general needs and supported wheelchair units between 2004 and 2005.
- Section four investigates the impact of changes in definition on rents and service charges.
- Section five will look at the overall conclusions.

An annex section is presented at the end of the main report. Annex 1 gives a brief out line of the changes made to the definitions of supported housing in 2005 and the shift in data that is expected. Annex 2 provides stock tables relating to the shift in data between 2004 and 2005:

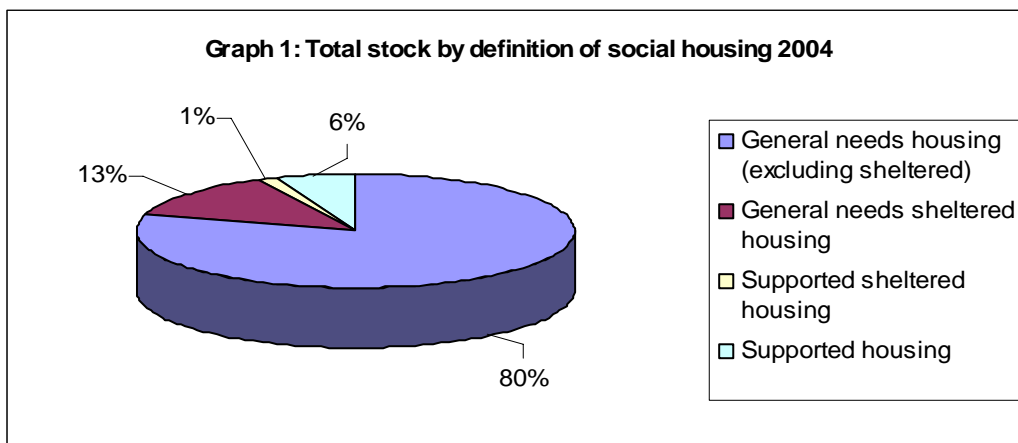
- Table A1: Housing associations who gained general needs (excluding sheltered) housing stock between 2004 and 2005.
- Table A2: Housing associations who lost general needs (excluding sheltered) housing stock between 2004 and 2005;

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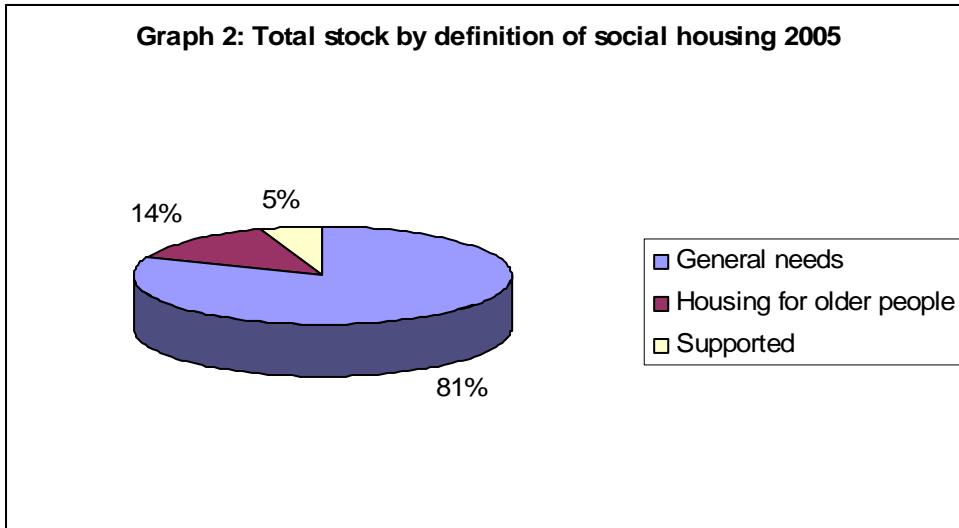
<sup>1</sup> For an explanation of changes in definition see Annex 1.

- Table A3: Housing associations that gained supported housing stock between 2004 and 2005;
- Table A4: Housing Associations that lost supported housing stock between 2004 and 2005;
- Table A5: Housing associations gained supported wheelchair housing stock between 2004 and 2005;
- Table A6: Housing associations lost supported wheelchair housing stock between 2004 and 2005;
- Table A7: Housing associations gained general needs wheelchair housing stock between 2004 and 2005; and
- Table A8: Housing associations lost general needs wheelchair housing stock between 2004 and 2005

Total stock numbers in 2004 are reported in Graph 1, while total stock numbers in 2005 are reported in Graph 2. In 2004 general needs housing (excluding sheltered) accounted for 79.56% of total social housing stock (N=1,413,349) while in 2005 general needs increased slightly, accounting for 80.94% of total social housing stock (N=1,523,318). Graph 1 illustrates that supported housing accounted for 5.97% of social housing stock in 2004, (N=106,038) while graph 2 shows a slight decrease in supported housing, 5.37%, (N=101,053) in 2005. Importantly, graph 2 also shows the new category of housing for older people (13.69%, N=257,592) has become the second largest category.



Source:  
 General needs excluding sheltered: Part A, line 4, column E (2004)  
 General needs sheltered housing: Part A, line 5, column E (2004)  
 Supported sheltered housing: Part A, line 6, column E (2004)  
 Supported housing (excluding sheltered): Part A, line 6, column E (2004)



Source:

General needs: Part A, line 3, column E (2005)

Supported housing: Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

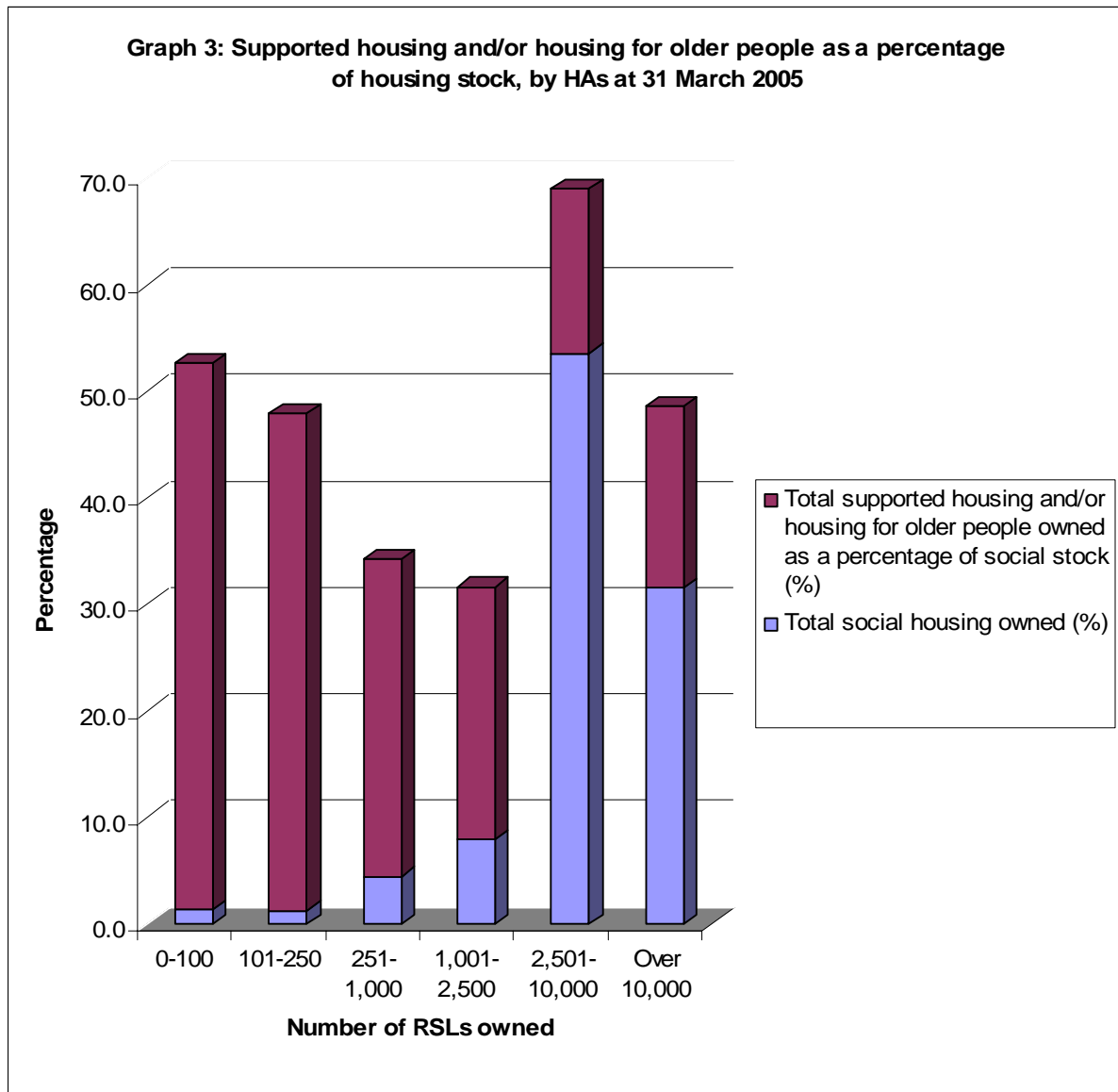
Table 1 below shows the geographical distribution of supported housing and/or housing for older people in 2004 and 2005 (at 31 March). There has been an increase in supported housing stock across the regions. This increase is attributed to the introduction of housing for older people in 2005 which includes stock that would have been categorised as general needs sheltered housing in 2004. In order to compare the figures from both years on a like for like basis, the supported stock in 2004 (which includes supported sheltered housing) needs to be added to the general needs sheltered housing because from 2005, both types are incorporated into the housing for older people category. In doing so, the national figures show there is only a very small difference between the years (one percent).

**Table 1: Geographical distribution of general needs sheltered housing, supported housing and/or housing for older people 2004/05 by HC Investment programme areas**

Housing corporation Investment programme areas	2004		2004		2005	
	Number of General Needs Sheltered Housing units (000s)	%	Number of Supported Housing units (including supported sheltered) (000s)	%	Number of Supported Housing and/or Housing for Older People units (000s)	%
London	22.9	9.8	36.0	27.8	55.6	15.5
South East	37.7	16.2	18.6	14.3	54.9	15.3
South West	30.5	13.1	9.9	7.7	40.3	11.3
East Midlands	17.3	7.4	6.7	5.2	23.6	6.6
East of England	23.7	10.2	11.7	9.0	36.1	10.1
West Midlands	24.0	10.3	13.8	10.7	38.9	10.9
Yorkshire and the Humber	21.3	9.1	11.2	8.6	34.4	9.6

North East	14.6	6.3	5.3	4.1	15.3	4.3
North West	41.3	17.7	16.5	12.7	59.1	16.5
<b>Total Investment Areas</b>	<b>233.2</b>	<b>100.0</b>	<b>129.6</b>	<b>100.0</b>	<b>358.1</b>	<b>100.0</b>

Source: 2004 RSR and 2005 RSR



Source: RSR

Total supported and/or housing for older people: Part A, line 12, column E.

Total social housing owned: Part A, line 3, column E. Part A, line 12, column E. Part A, Line 17, column E.

Graph 3<sup>2</sup> shows supported housing and/or housing for older people accounts for nearly twenty percent of the overall total social housing sector stock (18.1%). It also indicates that the smaller the HA the more likely they are to have a higher percentage of supported housing and/or housing for older people stock, as a proportion of total housing stock.

<sup>2</sup> Size categories are based on the standard total social housing stock owned used in the Profile of the sector tables for 2005. This included leased housing where the purchaser has not acquired 100% equity.



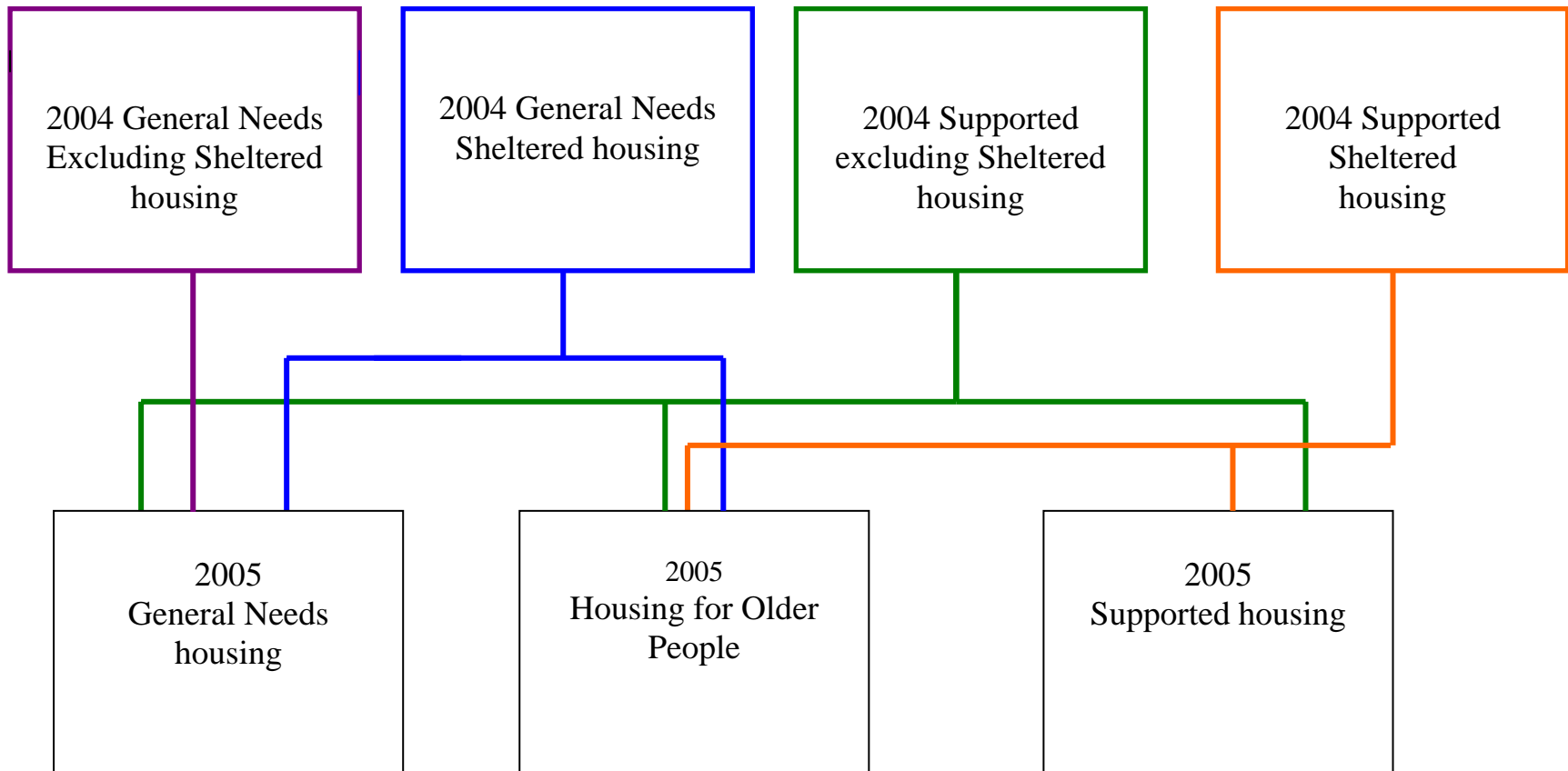
## **1. Possible shifts between categories**

General needs excluding sheltered stock in 2004 will remain in general needs housing in 2005, while general needs sheltered 2004 will either move to housing for older people or will remain within general needs housing in the RSR 2005 dataset.

Supported housing excluding sheltered stock in 2004 can move into general needs, housing for older people or remain in supported housing in 2005. Supported housing including sheltered in 2004 can, in 2005 move into housing for older people or supported housing.

The shifts in data, as mentioned previously may be due to the redefining of stock with the introduction of design or designation criteria in 2005. Possible stock movement from 2004 to 2005 are shown in figure 1.

**Figure 1: Stock flow in social housing between 2004 and 2005**



## **2. General needs housing 2005**

The following section covers the increase and decrease of stock in general needs housing between 2004 and 2005. It also investigates the possibilities of where this stock has moved to and from at HA level.

An increase in total general needs stock in 2005 could be attributed to the re-categorisation of general needs sheltered stock or new stock entering the social housing sector. Table A1 in the Annex gives a list of HAs that have gained more than 200 units, which consists of 10% of their general needs stock.

To further investigate where stock movement has occurred a sample of ten individual HAs stock has been looked at in greater detail, see Table 2. These ten HAs were taken from Table A1, in the Annexe, which shows HAs that have gained units in general needs between 2004 and 2005.

This table shows where the increase of stock into general needs may have come from and indicates that there may be a stock movement from general needs sheltered in 2004 into general needs in 2005. These movements may have also occurred in some cases because of new stock entering the housing sector

Table 2.1 shows a movement of stock from general needs sheltered and supported sheltered into general needs. These HAs do not have enough new stock to account for their increase in general needs stock.

**Table 2: Further investigation of stock gain in HAs with general needs housing stock**

<b>HAs CODE</b>	<b>General Needs 2004</b>	<b>General Needs Sheltered housing</b>	<b>Supported Sheltered 2004</b>	<b>Supported 2004</b>	<b>Total Stock 2004</b>	<b>General Needs 2005</b>	<b>HOP 2005</b>	<b>Supported 2005</b>	<b>Total Stock 2005</b>	<b>Change in overall stock</b>
LH4095	95	22614	1474	3906	28089	22826	1578	3510	27914	-175
L4241	161	194	61	0	416	1570	283	0	1853	1437
LH4138	1046	75	0	42	1163	7111	555	132	7798	6635
L4296	100	34	0	0	134	369	12	23	404	270
L4251	116	0	0	0	116	335	0	23	358	242
L1018	279	386	0	127	792	665	0	127	792	0
L3261	3519	305	48	211	4083	7520	1381	707	9608	5525
L4118	982	78	0	0	1060	2282	128	0	2410	1350
LH0131	2575	820	0	200	3595	4332	355	328	5015	1420
LH4384	679	831	0	0	1510	1167	324	0	1491	-19

Source: General needs: Part A, line 4, column E (2004) General needs: Part A, line 3, column E (2005)

General needs sheltered: Part A, line 5 column E (2004)

Supported sheltered: Part A, line 6, column E (2004)

Supported: Part A, line 11, column E (2004) Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

**Table 2.1: HAs showing an increase in general needs stock from 2004 to 2005**

HA CODE	General needs 2004	General Needs Sheltered housing	Supported Sheltered 2004	Supported 2004	Total Stock 2004	General Needs 2005	HOP 2005	Supported 2005	Total Stock 2005
A0605	0	123	0	0	123	123	0	0	123
L4140	1319	107	13	0	1439	1448	0	0	1448
L1821	0	160	0	0	160	181	0	0	181

Source: RSR

General needs: Part A, line 4, column E (2004) General needs: Part A, line 3, column E (2005)

General needs sheltered: Part A, line 5 column E (2004)

Supported sheltered: Part A, line 6, column E (2004)

Supported: Part A, line 11, column E (2004) Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

In the above table, two HAs (A0605 and L1821) show stock has moved from general needs sheltered 2004 to general needs 2005. The third HA (L4140) experienced a shift from general needs sheltered and supported sheltered in 2004 into general needs 2005.

Conversely, Table A2 (found in Annex) contains HAs who have lost 50 units or more, which constitutes 10% or more of their general needs stock. Table 2.2, shows a sub set of these HAs to help illustrate the movement of stock, see below. As anticipated some stock from general needs does appear to be filtering into housing for older people.

**Table 2.2: Further investigation of stock loss in HAs with general needs stock**

HA CODE	General needs 2004	General Needs Sheltered housing	Supported Sheltered 2004	Supported 2004	Total Stock 2004	General Needs 2005	HOP 2005	Supported 2005	Total Stock 2005	Change in overall stock
A1855	925	426	0	0	1351	428	923	0	1351	0
A4020	952	185	0	0	1137	39	1097	0	1136	-1
L0071	278	9411	990	32	10711	170	10798	79	11047	336
L1405	178	81	0	0	259	25	240	0	265	6
L1669	604	119	55	167	945	478	298	168	944	-1
L3305	166	138	0	35	339	102	206	35	343	4
LH4121	4445	624	7	0	5076	3202	1869	7	5078	2
LH4267	6517	482	0	11	7010	5279	1560	17	6856	-154
A0798	406	0	0	0	406	332	332	0	664	258
L0883	1581	110	0	156	1847	1303	337	164	1804	-43

Source: RSR

General needs: Part A, line 4, column E (2004) General needs: Part A, line 3, column E (2005)

General needs sheltered: Part A, line 5 column E (2004)

Supported sheltered: Part A, line 6, column E (2004)

Supported: Part A, line 11, column E (2004) Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

To facilitate the ability to clearly identify where stock is moving Table 2.3 shows a sample of HAs where stock has most likely moved from general needs into housing for older people.

**Table 2.3: HAs showing a decrease in general needs stock from 2004 to 2005**

HA CODE	General needs 2004	General Needs Sheltered housing 2004	Supported Sheltered 2004	Supported 2004	Total Stock 2004	General Needs 2005	HOP 2005	Supported 2005	Total Stock 2005
L1405	178	81	0	0	259	25	240	0	265
L1669	604	119	55	167	945	478	298	168	944
L3305	166	138	0	35	339	102	206	35	343

Source:RSR

General needs: Part A, line 4, column E (2004) General needs: Part A, line 3, column E (2005)

General needs sheltered: Part A, line 5 column E (2004)

Supported sheltered: Part A, line 6, column E (2004)

Supported: Part A, line 11, column E (2004) Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

Importantly, it should be noted that in the above table it shows that both HA L1405 and L1669 have moved stock from general needs excluding sheltered to housing for older people in 2005. It was anticipated that housing defined as general needs in 2004 would remain within the general needs category in 2005. Follow up research should clarify why this shift has taken place.

### **3. Supported Housing**

The following section covers the increase and decrease of stock in supported housing between 2004 and 2005. It also investigates the possibilities of where this stock has moved to and from at HA level.

As explained previously the supported housing category has experienced a large amount of stock movement between 2004 and 2005 mainly because of the introduction of housing for older people. Some stock from both supported sheltered and supported excluding sheltered may have filtered into housing for older people from 2004 to 2005 reducing the total number of units in supported housing in 2005.

An increase in supported housing stock may be attributed to stock which has filtered from supported sheltered or remained within supported housing categories from 2004. Table 3 presents a further investigation of 10 HAs (taken from Table A3, found in Annex, which shows HAs that gained 50 or more units between 2004 and 2005, 10% of their supported housing stock) where the majority of stock gained did indeed filter from the two supported categories from 2004.

It appears that stock is filtering from supported and supported sheltered housing in 2004 as the diagram previously suggests but there also appears to be some kind of movement from general needs sheltered housing or from new stock coming into the sector.



**Table 3: Further investigation of stock gain in HAs with supported housing stock**

HA CODE	General needs 2004	General Needs Sheltered housing	Supported Sheltered 2004	Supported 2004	Total Stock 2004	General Needs 2005	HOP 2005	Supported 2005	Total Stock 2005	Difference in Total stock
H4179	0	0	0	78	78	0	0	174	174	96
L0525	5222	243	0	53	5518	4714	241	643	5598	80
L0717	3049	0	185	14	3248	3063	106	128	3297	49
L1299	0	0	0	79	79	0	0	141	141	62
L3076	26656	975	45	1001	28677	35740	2027	3991	41758	13081
L3261	3519	305	48	211	4083	7520	1381	707	9608	5525
LH3947	10733	1167	41	137	12078	10835	1225	451	12511	433
LH4091	2995	640	570	73	4278	3110	1174	141	4425	147
LH4138	1046	75	0	42	1163	7111	555	132	7798	6635
LH4377	0	0	0	16	16	0	0	112	112	96

Source: RSR

General needs: Part A, line 4, column E (2004) General needs: Part A, line 3, column E (2005)

General needs sheltered: Part A, line 5 column E (2004)

Supported sheltered: Part A, line 6, column E (2004)

Supported: Part A, line 11, column E (2004) Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

Table 3.1 gives three clear examples of HAs who have had an increase in stock for supported housing.

This table shows where stock has moved from supported including sheltered housing and supported excluding sheltered housing in 2004 to supported housing in 2005. It also shows a move in stock that illustrates movement that may have nothing to do with the new definitions of social housing categories, but rather with the HAs re-classifying their housing stock.

Table 3.1 also shows where stock has moved from general needs, general needs including sheltered and supported excluding sheltered housing in 2004 to supported housing in 2005, see HA L0525. It should be noted however that this move may not be due to the change in definition but again because of the HA redefining its own stock. It also shows both HAs (L0717 and L3076) have supported sheltered moving to supported housing in 2005.

**Table 3.1: HAs showing an increase in supported housing stock from 2004 to 2005**

HA CODE	General needs 2004	General Needs Sheltered housing	Supported Sheltered 2004	Supported 2004	Total Stock 2004	General Needs 2005	HOP 2005	Supported 2005	Total Stock 2005
L0525	5222	243	0	53	5518	4714	241	643	5598
L0717	3049	0	185	14	3248	3063	106	128	3297
L3076	26656	975	45	1001	28677	35740	2027	3991	41758

Source: RSR

General needs: Part A, line 4, column E (2004) General needs: Part A, line 3, column E (2005)

General needs sheltered: Part A, line 5 column E (2004)

Supported sheltered: Part A, line 6, column E (2004)

Supported: Part A, line 11, column E (2004) Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

The decrease in supported housing may be explained by the introduction of the new category housing for older people in 2005. Most of the supported sheltered housing in 2004 is expected to move in to housing for older people in 2005. Stock from supported housing excluding sheltered is also expected to remain within supported housing, move to the category of housing for older people or, where design or designation criteria are not met, move into general needs housing .

Table A4, found in the Annex, shows HAs that lost more than 100 units and also 10% of their overall supported housing stock between 2004 and 2005. For the majority there appears to be a shift in both the 2004 supported housing categories to housing for older people. Findings show that the housing for older people units did include some from each category (designated supported housing for older people, housing for older people (all special design features) and housing for older people (some special design features) within the housing for older people category. Ten HAs have been selected from the Annex (table 4) showing the movement of stock and the possibilities of where it has moved to from 2004 to 2005, see table 3.2.

**Table 3.2: Further investigation of stock loss in HAs with supported housing stock**

HA CODE	General needs 2004	General Needs Sheltered housing	Supported Sheltered 2004	Supported 2004	Total Stock 2004	General Needs 2005	HOP 2005	Supported 2005	Total Stock 2005	Difference in total stock
A0822	0	49	51	198	298	8	299	0	307	9
H1720	0	0	0	115	115	115	0	0	115	0
H2362	0	52	0	415	467	0	456	0	456	-11
L1223	2121	549	536	161	3367	2785	559	0	3344	-23
LH0079	0	293	0	131	424	0	422	0	422	-2
LH0269	42	895	54	110	1101	4	1069	0	1073	-28
LH1004	1255	208	0	194	1657	1259	323	66	1648	-9
LH1315	0	24	0	169	193	0	24	0	24	-169
LH1836	0	23	0	121	144	0	23	0	23	-121
LH3887	7458	688	104	568	8818	7536	1305	189	9030	212

Source: RSR

General needs: Part A, line 4, column E (2004) General needs: Part A, line 3, column E (2005)

General needs sheltered: Part A, line 5 column E (2004)

Supported sheltered: Part A, line 6, column E (2004)

Supported: Part A, line 11, column E (2004) Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

Table 3.3 allows a clearer view of the likely stock movement from supported housing and supported sheltered housing 2004 to either supported housing or housing for older people in 2005. It is not possible to say exactly where and which category or subcategory these units have filtered to without conducting follow up research, as specified previously in the paper. But it does appear that the majority of this loss in supported units in 2005 may be attributed to a movement in stock towards housing for older people in 2005.

**Table 3.3: HAs showing a decrease in supported housing stock from 2004 to 2005**

HA CODE	General needs 2004	General Needs Sheltered housing	Supported Sheltered 2004	Supported 2004	Total Stock 2004	General Needs 2005	HOP 2005	Supported 2005	Total Stock 2005
A0822	0	49	51	198	298	8	299	0	307
L1223	2121	549	536	161	3367	2785	559	0	3344
H2362	0	52	0	415	467	0	456	0	456

Source: RSR

General needs: Part A, line 4, column E (2004) General needs: Part A, line 3, column E (2005)

General needs sheltered: Part A, line 5 column E (2004)

Supported sheltered: Part A, line 6, column E (2004)

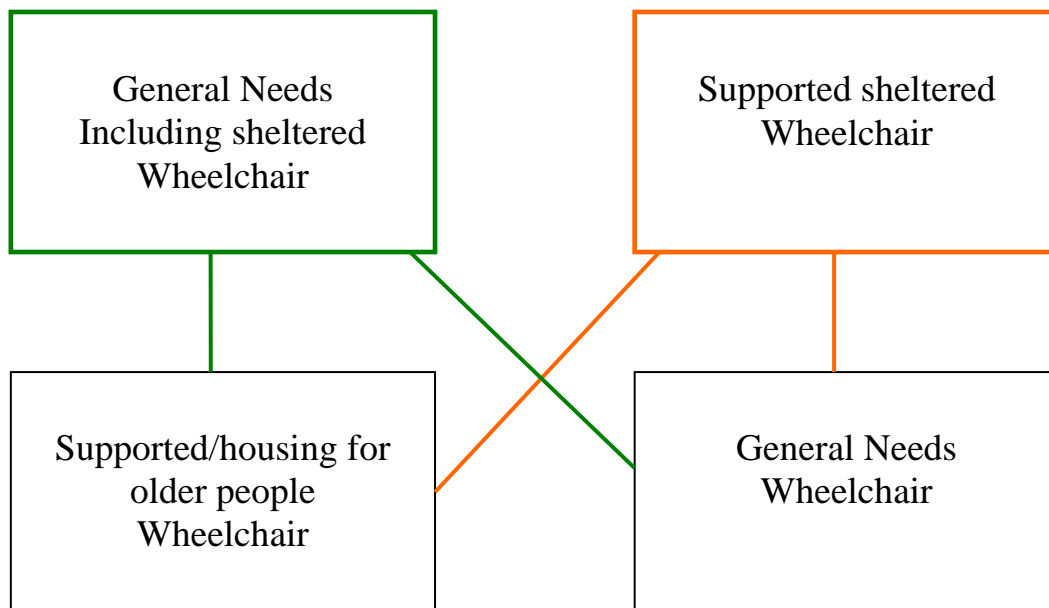
Supported: Part A, line 11, column E (2004) Part A, line 10, column E (2005)

Housing for older people: Part A, line 7, column E (2005)

#### 4. Wheelchair Housing units

The following section discusses the shift in wheelchair units between 2004 and 2005. Figure 2 illustrates the movement expected from general needs including sheltered and supported sheltered housing wheelchair units 2004 to supported and/or housing older people wheelchair units 2005.

**Figure 2: Stock flow in wheelchair units between 2004 and 2005**



In 2005 general needs including sheltered wheelchair units could either stay in general needs wheelchair or move to supported and/or housing for older people wheelchair in 2005, see figure 2.

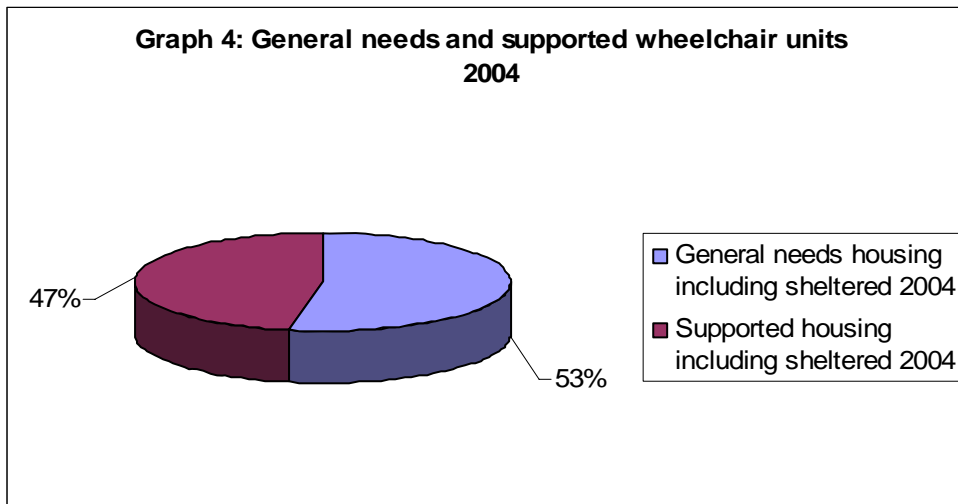
Supported sheltered wheelchair units in 2004 could in 2005, stay either in supported and/or housing for older people wheelchair or move into the general needs wheelchair category, see figure 2.

Graph 4 shows the proportion of general needs and supported wheelchair stock for 2004 while graph 5 shows general needs and supported housing and/or housing for older people wheelchair units, see below. General needs wheelchair units have decreased between 2004, 53% and 2005, 32%.

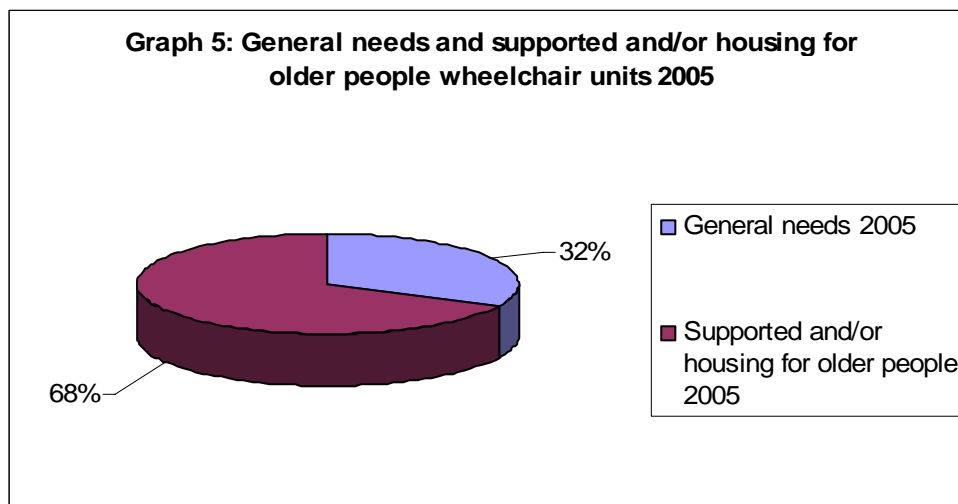
As expected with the introduction of housing for older people design criteria, the number of wheelchair units in supported and/or housing for older people in 2004, 68% (N=31,563) has increased compared to supported housing units 47% in 2004 (N=21,469).

Incorporated within the Annex are four tables relating to wheelchair units. The first table A5 gives a list of housing associations that gained supported wheelchair stock between 2004 and 2005. The second table, A6 consists of housing associations that lost supported wheelchair units between 2004 and 2005. Table A7 incorporates housing associations that gained general needs wheelchair units between 2004 and 2005. Finally, table A8 showing those housing associations who lost general needs wheelchair between 2004 and 2005.

These tables highlight stock movement in relation to wheelchair units between 2004 and 2005. Because wheelchair units are a sub-set it is hard to say where exactly and how many have moved between categories within this analysis. With additional analysis further conclusions may be drawn.



Source: RSR  
Supported wheelchair units Part F, line 7 (2004). General needs wheelchair units Part E, line 18 (2004).



Source: RSR  
Supported and/or housing for older people wheelchair units Part F, line 7 (2005). General needs wheelchair units Part E, line 18.

## **5. General needs rents and service charges**

Analysis of the rent data collected by CORE for general needs new lettings and re-lettings for 2003/04 suggests that sheltered housing tends to have higher rents and service charges than non-sheltered housing for bedspaces, bedsits and one bedroom properties.

In the 2005 RSR the effect of the new definition on general needs housing rents can be seen in the average gross rents and service charges for bedspaces, bedsits and one bedroom properties (Table 5). Despite relatively high increases in average net rents for these sized properties (in order to comply with the rent restructuring regime) increases in average gross rents were moderated by the decrease in average service charges.

Across all social general needs tenancies, the average gross rent increase over the year to 31 March 2005 was 3.7%, see Table 6.

The average net rent increase over the year to 31 March 2005 was 5.5% (see table 6). Bedsits and one bedroom properties had the highest increases (6.1% and 5.1% respectively), which is consistent with the requirements of rent restructuring. Bedsits and one bedroom properties are more likely to have a net rent that is more than 10% below target rent and thus need to make higher percentage increases each year than the rents of larger sized properties in order to move towards target rents.

The average service charge decreased by £1.30 (-21.2%). The average service charges for properties with two or more bedrooms increased, but in absolute terms increases were small (£0.13 for two bedrooms; £0.24 for three bedrooms and £0.21 for four+ bedrooms, see table 6). The decrease in the average service charge for one bedroom properties was considerable £2.36 (-27.9%), particularly given that the guideline limit permitted increases of up to 3.3%.

**Table 5: General needs new lettings and re-lettings: net rents, service charges and gross rents, 1 April 2003 to 31 March 2004**

Bedsizes	Net rent (£ per week)		Service charge (£ per week)		Gross rent (£ per week)		Number of cases (N)	
	Sheltered	Exc sheltered	Sheltered	Exc sheltered	Sheltered	Exc sheltered	Sheltered	Exc sheltered
Bedspace	58.28	54.92	12.96	6.84	71.24	61.76	26	764
Bedsits	47.59	46.95	10.53	5.00	58.12	51.95	44	2,641
One bedroom	54.19	53.49	8.42	3.44	62.61	56.93	924	32,589
Two bedroom	59.57	61.74	5.39	2.09	64.96	63.83	294	41,894
Three bedrooms	65.80	68.15	4.73	0.96	70.53	69.11	17	23,723
Four+ bedrooms	77.54	80.37	2.93	1.31	80.47	81.68	5	2,764
All sizes	55.50	60.69	7.83	2.34	63.33	63.03	1,310	104,375

Source: CORE

**Table 6: General needs net rent, service charges and gross rents at 31 March 2004 and 31 March 2005**

Bedsizes	Net rent			Service charge			Gross		
	2004 £	2005 £	% Change	2004 £	2005 £	% change	2004 £	2005 £	% change
Bedspace	42.31	43.41	2.6%	13.72	13.03	-5.0%	51.69	51.75	0.1%
Bedsits	43.60	46.25	6.1%	12.83	12.07	-5.9%	54.11	55.70	2.9%
One bedroom	51.11	53.70	5.1%	8.44	6.08	-27.9%	56.88	57.37	0.9%
Two bedrooms	58.89	61.13	3.8%	4.23	4.36	3.0%	60.81	62.96	3.5%
Three bedrooms	64.10	65.83	2.7%	2.50	2.74	9.6%	64.84	66.57	2.7%
Four+ bedrooms	76.08	79.12	4.0%	2.98	3.19	7.0%	77.20	80.28	4.0%
All sizes	58.24	61.46	5.5%	6.13	4.83	-21.2%	61.19	63.46	3.7%

Source: 2004 RSR Part I and 2005 RSR Part Ia



## 6. Conclusion

It was found that stock moved between the categories as expected and in line with Figure 1 for the main social housing definitions and also for the wheelchair categories between 2004 and 2005.

General needs excluding sheltered stock in 2004 remained within the general needs category in 2005. Stock defined as general needs sheltered housing in 2004 has moved directly into either general needs or housing for older people 2005 depending on whether the units satisfied the design criteria.

Supported housing excluding sheltered stock moved into either general needs, housing for older people or remained in supported housing. Supported sheltered housing 2004 has moved into either housing for older people or supported housing in 2005.

With the introduction of housing for older people the majority of stock in supported housing including sheltered housing in 2004 filtered into this new category. Along with these units housing for older people also gathered stock from general needs sheltered and supporting excluding sheltered.

The data also showed an increase in wheelchair units within supported and/or housing for older people in 2005 compared to wheelchair units within supported housing in 2004 which is in line with expectations in the beginning of this paper. This is also true of the decrease in general needs wheelchair units between 2004 and 2005.

The rent analysis showed that bedsits and one bedroom properties had the highest increases, which is consistent with the requirements of rent restructuring. Bedsits and one bedroom properties are more likely to have a net rent that is more than 10% below target rent and thus need to make higher percentage increases each year than the rents of larger sized properties in order to move towards target rents. The average service charges for properties with two or more bedrooms increased, but in absolute terms increases were small. The decrease in the average service charge for one bedroom properties was considerable £2.36, given that the permitted guideline limit is up to 3.3%.

Whilst most shifts between stock categories were to be expected there are some cases that are not straightforward. A number of reasons could be attributed as to why stock has moved into unexpected categories; large scale voluntary transfers (LSVTs); demolitions; acquisitions or even the HAs themselves re-classifying their stock, are some of the obvious reasons that unexplained shifts in stock have occurred.

However, while this research identified where stock had shifted between categories further qualitative research will be required to explain why stock has shifted in an unexpected way and to explore the reasoning behind these changes. It will be important to find out if the new definitions introduced in the RSR 2005 were clear and if the new criteria meet the operational realities of housing associations.

## Annex 1.

### Changes in definitions and categorisation of stock:

#### Sheltered Housing

Sheltered housing from the RSR 2004 has been replaced with three separate categories. Firstly, **Housing for older people (all special design features)**, outlining that units falling within this category must have **all** the following features:

- Basic laundry facilities for residents
- Communal Lounge
- All entrances must be accessible for wheelchairs
- Showers and bathrooms must be adapted for wheelchair users and people with mobility problems, bathrooms must meet the criteria of adapted bathrooms
- Kitchens adapted for wheelchair use
- Must be a bathroom with provisions for assisted bathing

Secondly, **Housing for older people (some special design features)**, all units of housing within this category must have **all** the basic facilities, such as, laundry facilities and communal area along with at least one of the following:

- Walk in showers or bathrooms for wheelchair-users and those with mobility issues
- Entrances must be wheelchair specific

Lastly, **Designated Supported Housing for Older People**, these dwellings may have some or none of the special design features mentioned above but are specifically designated for older people who require support. The landlord or some other organisation provides support services.

#### Supported Housing

The definition of supported housing also changed in the 2005 RSR. In 2004, the definition encompassed 'Unregistered supported housing', 'Care homes providing personal care' and 'Stock provided for asylum seekers (Non-NASS contract)' these have subsequently been collected by the government strategy Supporting People . In the 2005 return, supported housing is broken down into the following two categories:

- **Designated Supported Housing:** the buildings will have little or no special features but will provide accommodation for a specific group of people, also providing support services by either the landlord or the company.
- **Purposed Designed Supported Housing:** Buildings that are designed so to promote independent living for groups that require specific design features. Once again there must also be support services provided by the landlord or the company.

As with housing for older people, purpose designed supported housing must also have the basic facilities of a laundry and a communal area.

By changing the definition of supported housing the Housing Corporation is taking the necessary steps toward clearer, more focused dwelling based features within the RSR. The definition of supported housing in the 2005 RSR relates to the design of the dwelling rather than the individual.

### **General Needs Housing (including Floating Support)**

The definition of general needs housing also changed in the transition from the 2004 to 2005 RSR. In 2004 the definition of general needs including floating support focused on whether the individual in the tenancy was receiving additional support or not. From 2005 floating support is no longer collected in the RSR. Even if a resident in general needs stock receives floating or move on support their home continues to be designated as general needs.

### **Leasehold Schemes for the Elderly**

The term 'Leasehold schemes for the Elderly' used in 2004, is replaced by 'Leasehold schemes for older people'. This change in term is to keep in line with the change in category of sheltered housing to housing for older people.

### **Shift in Data**

The changes in definition and the re-categorisation of stock in the 2005 RSR may lead to differences in the data when compared to the 2004 RSR data. Both general needs and supported housing are likely to experience stock movement between categories. The following shifts are expected:

- Total general needs will either stay as general needs or move to housing for older people
- Total supported will either stay the same or move to general needs or housing for older people

It was previously suggested that changes in definitions will have implications for average rent levels and service charges<sup>3</sup>. However findings reveal that the changes were not significant in most cases. It is thought that there will not be any other significant changes in rent by the re-categorisation of the RSR 2005.

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<sup>3</sup> Marshall, D., Lyall Grant, F., Whitehead, C. (2004), *The pilot RSR 2005: Monitoring Sheltered and Supported Housing Summary Report*, Dataspring: Cambridge.

Annex 2.

**Table A1: Housing Associations that gained more than 200 units and also 10% of their overall general needs (excluding sheltered) stock between 2004 and 2005<sup>4</sup>**

HA CODE	General needs (excluding sheltered) 2004 (N)	Total Stock 2004 (N) <sup>5</sup>	Percentage general needs 2004	General needs 2005 (N)	Total Stock 2005(N) <sup>6</sup>	General needs stock as a percentage of Total stock 2005 (%)	Increase in stock between 2004 and 2005 (N)	Stock change (increase) between 2004 and 2005 (%)
H4418		0	**	203	203	100.00	203	**
LH4406		0	**	12853	13885	92.57	12853	**
LH4412		0	**	3593	4166	86.25	3593	**
LH4095	95	28089	0.34	22826	27914	81.77	22731	23927.37
L4241	161	416	38.70	1570	1853	84.73	1409	875.16
LH4138	1046	1163	89.94	7111	7798	91.19	6065	579.83
L4296	100	134	74.63	369	404	91.34	269	269.00
L4251	116	116	100.00	335	358	93.58	219	188.79
L1018	279	792	35.23	665	792	83.96	386	138.35
L4118	982	1060	92.64	2282	2410	94.69	1300	132.38
L3261	3519	4083	86.19	7520	9608	78.27	4001	113.70
LH4384	679	1510	44.97	1167	1491	78.27	488	71.87
LH0131	2575	3595	71.63	4332	5015	86.38	1757	68.23
L0042	520	748	69.52	760	760	100.00	240	46.15
L4219	5744	5833	98.47	7887	7956	99.13	2143	37.31
L3076	26656	28677	92.95	35740	41758	85.59	9084	34.08
L4342	8263	11188	73.86	10949	10949	100.00	2686	32.51
L1223	2121	3367	62.99	2785	3344	83.28	664	31.31
L4223	1827	1827	100.00	2340	2381	98.28	513	28.08
L4160	4040	4457	90.64	5084	5916	85.94	1044	25.84
LH4040	3026	3765	80.37	3801	3849	98.75	775	25.61
L0288	1096	2138	51.26	1357	2253	60.23	261	23.81
L2179	1038	1455	71.34	1269	1562	81.24	231	22.25
LH4239	2597	3149	82.47	3148	3158	99.68	551	21.22
LH0724	5354	10829	49.44	6359	11041	57.59	1005	18.77
LH0111	1946	3547	54.86	2244	3595	62.42	298	15.31
L4105	2732	3147	86.81	3142	3142	100.00	410	15.01
LH0455	3123	3622	86.22	3572	3865	92.42	449	14.38
L0712	1705	2711	62.89	1930	2664	72.45	225	13.20
L0975	2656	3030	87.66	2990	3368	88.78	334	12.58
L3886	1803	2232	80.78	2028	2229	90.98	225	12.48
LH4033	3346	4408	75.91	3707	4418	83.91	361	10.79
LH0030	9321	10412	89.52	10300	11442	90.02	979	10.50
L1666	2551	2977	85.69	2814	3097	90.86	263	10.31

\*\* HAs did not have any stock in 2004

<sup>4</sup> This may imply there are changes below this level. Identification of specific HAs will be made with the help of the Housing Corporation for further analysis.

<sup>5</sup> Total stock 2004 includes: General needs (excl. sheltered) + general needs (including sheltered) + supported (excl. sheltered) + supported (including sheltered)

<sup>6</sup> Total stock 2005 includes: General needs + housing for older people + supported housing

**Table A2: Housing Associations who have lost more than 50 units and 10% of their General needs (excluding sheltered) Stock 2004 to 2005<sup>7</sup>**

RSL CODE	General needs (excluding sheltered) 2004 (N)	Total Stock 2004 (N) <sup>8</sup>	General needs stock as a percentage of Total stock 2004	General Needs 2005 (N)	Total Stock 2005 (N) <sup>9</sup>	General needs stock as a percentage of Total stock 2005 (%)	Stock change (decrease) between 2004 and 2005 (N)	Stock change (decrease) between 2004 and 2005 (%)
A4020	952	1137	83.73	39	1136	3.43	913	-95.90
L1405	178	259	68.73	25	265	9.43	153	-85.96
A1855	925	1351	68.47	428	1351	31.68	497	-53.73
L0071	278	10711	2.60	170	11047	1.54	108	-38.85
L3305	166	339	48.97	102	343	29.74	64	-38.55
LH4121	4445	5076	87.57	3202	5078	63.06	1243	-27.96
L1669	604	945	63.92	478	944	50.64	126	-20.86
LH4267	6517	7010	92.97	5279	6856	77.00	1238	-19.00
A0798	406	406	100.00	332	664	50.00	74	-18.23
L0883	1581	1847	85.60	1303	1804	72.23	278	-17.58
L4221	1113	1143	97.38	938	968	96.90	175	-15.72
LH4092	3696	4235	87.27	3116	4088	76.22	580	-15.69
LH4403	2900	3506	82.72	2450	3468	70.65	450	-15.52
L0862	1983	2426	81.74	1693	2443	69.30	290	-14.62
L2285	1738	1911	90.95	1498	1970	76.04	240	-13.81
LH4266	7278	7938	91.69	6312	7747	81.48	966	-13.27
LH4027	1715	1981	86.57	1491	2010	74.18	224	-13.06
L4159	637	637	100.00	554	614	90.23	83	-13.03
LH4249	2517	3109	80.96	2192	3083	71.10	325	-12.91
L1542	1091	1487	73.37	955	1496	63.84	136	-12.47
LH4086	3779	3844	98.31	3341	3378	98.90	438	-11.59
L1659	1117	1300	85.92	1003	1303	76.98	114	-10.21

<sup>7</sup> This may imply there are changes below this level. Identification of specific HAs will be made with the help of the Housing Corporation for further analysis.

<sup>8</sup> Total stock 2004 includes: General needs (excl. sheltered) + general needs (including sheltered) + supported (excl. sheltered) + supported (including sheltered)

<sup>9</sup>Total stock 2005 includes: General needs + housing for older people + supported housing

**Table A3: Housing Associations that gained more than 50 units and also 10% of their overall Supported Housing stock between 2004 and 2005<sup>10</sup>**

HA CODE	Supported 2004 (N)	Total Stock 2004 (N) <sup>11</sup>	Supported Housing stock as a percentage of total stock 2004 (%)	Supported 2005 (N)	Total Stock 2005 (N) <sup>12</sup>	Supported Housing stock as a percentage of total stock 2005 (%)	Stock change (increase) between 2004 and 2005 (N)	Stock change (increase) between 2004 and 2005 (%)
H2676	0	64	0	64	64	100.00	64	**
L0435	0	2302	0	54	2352	2.30	54	**
L0906	0	68	0	69	69	100.00	69	**
L4073	0	3148	0	137	3327	4.12	137	**
L4387	0	4234	0	94	4118	2.28	94	**
L4388	0	4602	0	53	4505	1.18	53	**
LH4090	0	4249	0	166	4266	3.89	166	**
LH4166	0	1768	0	51	1777	2.87	51	**
LH4394		0	**	73	73	100.00	73	**
LH4412		0	**	110	4166	2.64	110	**
L0525	53	5518	0.96	643	5598	11.49	590	1113.21
L0717	14	3248	0.43	128	3297	3.88	114	814.29
LH4377	16	16	100.00	112	112	100.00	96	600.00
L3076	1001	28677	3.49	3991	41758	9.56	2990	298.70
L3261	211	4083	5.17	707	9608	7.36	496	235.07
LH3947	137	12078	1.13	451	12511	3.60	314	229.20
LH4138	42	1163	3.61	132	7798	1.69	90	214.29
H4179	78	78	100.00	174	174	100.00	96	123.08
LH4091	73	4278	1.71	141	4425	3.19	68	93.15
L1299	79	79	100.00	141	141	100.00	62	78.48
LH4158	77	3763	2.05	137	3816	3.59	60	77.92
LH3866	129	4841	2.66	214	4843	4.42	85	65.89
LH0131	200	3595	5.56	328	5015	6.54	128	64.00
LH4078	181	181	100.00	289	289	100.00	108	59.67
L4160	185	4457	4.15	294	5916	4.97	109	58.92
LH0888	166	194	85.57	231	258	89.53	65	39.16
L0386	331	4361	7.59	429	4523	9.48	98	29.61
LH0172	1050	8601	12.21	1191	8768	13.58	141	13.43
L0943	468	6980	6.70	530	7123	7.44	62	13.25
LH4188	1037	1037	100.00	1161	1161	100.00	124	11.96
L1688	430	1095	39.27	480	1146	41.88	50	11.63

\*\* HAs did not have any stock in 2004

<sup>10</sup> This may imply there are changes below this level. Identification of specific HAs will be made with the help of the Housing Corporation for further analysis.

<sup>11</sup> Total stock 2004 includes: General needs (excl. sheltered) + general needs (including sheltered) + supported (excl. sheltered) + supported (including sheltered)

<sup>12</sup> Total stock 2005 includes: General needs + housing for older people + supported housing

**Table A4: Housing Associations that lost more than 100 units and also 10% of their overall Supported Housing stock between 2004 and 2005<sup>13</sup>**

HA CODE	Supported 2004 (N)	Total Stock 2004 (N) <sup>14</sup>	Supported Housing stock as a percentage of total stock 2004 (%)	Supported 2005 (N)	Total Stock 2005 (N) <sup>15</sup>	Supported Housing stock as a percentage of total stock 2005 (%)	Stock change (decrease) between 2004 and 2005 (N)	Stock change (decrease) between 2004 and 2005 (%)
A0822	198	298	66.44	0	307	0.00	-198	-100.00
H1720	115	115	100.00	0	115	0.00	-115	-100.00
H2362	415	467	88.87	0	456	0.00	-415	-100.00
L1223	161	3367	4.78	0	3344	0.00	-161	-100.00
LH0079	131	424	30.90	0	422	0.00	-131	-100.00
LH0269	110	1101	9.99	0	1073	0.00	-110	-100.00
LH1315	169	193	87.56	0	24	0.00	-169	-100.00
LH1836	121	144	84.03	0	23	0.00	-121	-100.00
LH3887	568	8818	6.44	189	9030	2.09	-379	-66.73
LH1004	194	1657	11.71	66	1648	4.00	-128	-65.98
L0699	660	6838	9.65	243	6834	3.56	-417	-63.18
LH4007	184	4198	4.38	75	4232	1.77	-109	-59.24
H1528	382	1508	25.33	175	1497	11.69	-207	-54.19
LH0455	382	3622	10.55	176	3865	4.55	-206	-53.93
LH3902	273	3684	7.41	126	3817	3.30	-147	-53.85
L0992	332	1680	19.76	197	1728	11.40	-135	-40.66
L0726	1813	13829	13.11	1191	13667	8.71	-622	-34.31
L2179	362	1455	24.88	238	1562	15.24	-124	-34.25
L0310	432	2546	16.97	288	2547	11.31	-144	-33.33
L0035	1074	11687	9.19	801	11524	6.95	-273	-25.42
LH0036	417	19951	2.09	312	20236	1.54	-105	-25.18
LH0032	2766	14603	18.94	2173	15306	14.20	-593	-21.44
L0031	1413	12428	11.37	1148	12841	8.94	-265	-18.75
L0247	1520	25840	5.88	1273	25584	4.98	-247	-16.25
L0390	733	14349	5.11	630	14558	4.33	-103	-14.05
LH4095	3906	28089	13.91	3510	27914	12.57	-396	-10.14

<sup>13</sup> This may imply there are changes below this level. Identification of specific HAs will be made with the help of the Housing Corporation for further analysis.

<sup>14</sup> Total stock 2004 includes: General needs (excl. sheltered) + general needs (including sheltered) + supported (excl. sheltered) + supported (including sheltered).

<sup>15</sup> Total stock 2005 includes: General needs + housing for older people + supported housing.

**Table A5: Housing Associations that gained Supported wheelchair units between 2004 and 2005<sup>16</sup>**

HA CODE	Supported Wheelchair 2004 (N)	Total Stock 2004 (N)	Supported wheelchair stock as a percentage of Total stock 2004 (%)	Supported wheelchair 2005 (N)	Total Stock 2005 (N)	Supported wheelchair stock as a percentage of Total stock 2005 (%)	Stock change (increase) between 2004 and 2005 (N)	Stock change (increase) between 2004 and 2005 (%)
LH3925	0	2960	0.00	225	2951	7.62	225	**
LH4262	0	4142	0.00	776	4207	18.45	776	**
LH4264	0	5574	0.00	100	5507	1.82	100	**
LH4285	0	883	0.00	107	868	12.33	107	**
LH4406		0	**	108	13885	0.78	108	**
H2362	0	467	0.00	411	456	90.13	411	**
H4397	0	696	0.00	104	1850	5.62	104	**
L0689	0	4365	0.00	178	4418	4.03	178	**
L4279	0	6572	0.00	259	6512	3.98	259	**
L0392	2	1043	0.19	156	1048	14.89	154	7700.00
LH0724	11	10829	0.10	449	11041	4.07	438	3981.82
LH3947	6	12078	0.05	159	12511	1.27	153	2550.00
L0031	61	12428	0.49	608	12841	4.73	547	896.72
A0822	20	298	6.71	185	307	60.26	165	825.00
L0035	29	11687	0.25	267	11524	2.32	238	820.69
LH0115	41	24177	0.17	241	24974	0.97	200	487.80
L3261	39	4083	0.96	198	9608	2.06	159	407.69
L1556	33	8507	0.39	143	8625	1.66	110	333.33
L0247	216	25840	0.84	864	25584	3.38	648	300.00
L1446	63	5578	1.13	218	5738	3.80	155	246.03
LH2343	48	575	8.35	161	640	25.16	113	235.42
L0726	262	13829	1.89	755	13667	5.52	493	188.17
LH3866	67	4841	1.38	192	4843	3.96	125	186.57
L0055	226	12776	1.77	609	12813	4.75	383	169.47
L0407	60	15405	0.39	161	15329	1.05	101	168.33
L3076	90	28677	0.31	197	41758	0.47	107	118.89
L0390	238	14349	1.66	486	14558	3.34	248	104.20

<sup>16</sup> This may imply there are changes below this level. Identification of specific HAs will be made with the help of the Housing Corporation for further analysis.



**Table A6: Housing Associations that lost Supported wheelchair units between 2004 and 2005<sup>17</sup>**

HA CODE	Supported Wheelchair 2004 (N)	Total Stock 2004 (N)	Supported wheelchair stock as a percentage of total stock 2004 (%)	Supported wheelchair 2005 (N)	Total Stock 2005 (N)	Supported wheelchair stock as a percentage of total stock 2004 (%)	Stock change (decrease) between 2004 and 2005 (N)	Stock change (decrease) between 2004 and 2005 (%)
A0192	22	198	11.11	0	211	0.00	-22	-100.00
A0846	40	113	35.40	0	91	0.00	-40	-100.00
H0062	29	38	76.32	0	49	0.00	-29	-100.00
H2256	21	44	47.73	0	46	0.00	-21	-100.00
H2980	26	26	100.00	0	28	0.00	-26	-100.00
H3184	27	27	100.00	0	27	0.00	-27	-100.00
H3860	43	43	100.00	0	43	0.00	-43	-100.00
L0988	35	867	4.04	0	872	0.00	-35	-100.00
L4317	41	6577	0.62	0	6236	0.00	-41	-100.00
L4320	22	5499	0.40	0	5340	0.00	-22	-100.00
L4340	40	13560	0.29	0	13166	0.00	-40	-100.00
L4370	161	8221	1.96	0	8154	0.00	-161	-100.00
LH1649	62	216	28.70	0	217	0.00	-62	-100.00
LH4034	36	417	8.63	0	377	0.00	-36	-100.00
LH4074	50	5141	0.97	0	5198	0.00	-50	-100.00
L3533	41	707	5.80	1	702	0.14	-40	-97.56
LH0931	25	1356	1.84	1	1292	0.08	-24	-96.00
H0677	23	533	4.32	3	553	0.54	-20	-86.96
L0409	246	5817	4.23	61	5909	1.03	-185	-75.20
L1230	209	4757	4.39	61	4740	1.29	-148	-70.81
LH0030	35	10412	0.34	12	11442	0.10	-23	-65.71
L1231	88	3725	2.36	36	3742	0.96	-52	-59.09
L0291	43	8047	0.53	20	8106	0.25	-23	-53.49
L0310	213	2546	8.37	125	2547	4.91	-88	-41.31
A2129	210	501	41.92	134	451	29.71	-76	-36.19
LH3902	289	3684	7.84	185	3817	4.85	-104	-35.99
L0699	399	6838	5.84	281	6834	4.11	-118	-29.57
LH0269	110	1101	9.99	82	1073	7.64	-28	-25.45
L0020	114	10698	1.07	89	11116	0.80	-25	-21.93

<sup>17</sup> This may imply there are changes below this level. Identification of specific HAs will be made with the help of the Housing Corporation for further analysis.

**Table A7: Housing Associations that gained General Needs wheelchair units between 2004 and 2005<sup>18</sup>**

HA CODE	General needs Wheelchair 2004 (N)	Total Stock 2004 (N)	General needs wheelchair stock as a percentage of total stock 2004 (%)	General needs wheelchair 2005 (N)	Total Stock 2005 (N)	General needs wheelchair stock as a percentage of total stock 2005 (%)	Stock change (increase) between 2004 and 2005 (N)	Stock change (increase) between 2004 and 2005 (%)
L0408	3	211	1.42	45	223	20.18	42	14.00
L0429	78	2224	3.51	189	2274	8.31	111	1.42
L0690	10	80	12.50	46	116	39.66	36	3.60
L0877	51	3313	1.54	77	3315	2.32	26	0.51
L1558	0	3310	0.00	84	3532	2.38	84	**
L3261	48	4083	1.18	111	9608	1.16	63	1.31
L4160	120	4457	2.69	440	5916	7.44	320	2.67
LH0034	138	10023	1.38	162	10141	1.60	24	0.17
LH1534	46	1947	2.36	66	2449	2.69	20	0.43
LH1831	26	1772	1.47	61	1817	3.36	35	1.35
LH3922	0	6193	0.00	63	6264	1.01	63	**
LH4007	13	4198	0.31	49	4232	1.16	36	2.77
LH4040	2	3765	0.05	34	3849	0.88	32	16.00
LH4062	17	4667	0.36	65	4684	1.39	48	2.82
LH4138	0	1163	0.00	53	7798	0.68	53	**
LH4291	150	6481	2.31	216	6389	3.38	66	0.44
LH4406	**	0	**	169	13885	1.22	169	**

\*\* HAs did not have any stock in 2004

<sup>18</sup> This may imply there are changes below this level. Identification of specific HAs will be made with the help of the Housing Corporation for further analysis.

**Table A8: Housing Associations that lost General Needs wheelchair units between 2004 and 2005<sup>19</sup>**

HA CODE	General needs Wheelchair 2004 (N)	Total Stock 2004 (N)	General needs wheelchair stock as a percentage of total stock 2004 (%)	General needs wheelchair 2005 (N)	Total Stock 2005 (N)	General needs wheelchair stock as a percentage of total stock 2005 (%)	Stock change (decrease) between 2004 and 2005 (N)	Stock change (decrease) between 2004 and 2005 (%)
A1571	54	134	40.30	0	132	0.00	-54	-100.00
L1542	63	1487	4.24	0	1496	0.00	-63	-100.00
L4340	56	13560	0.41	0	13166	0.00	-56	-100.00
LH4074	273	5141	5.31	0	5198	0.00	-273	-100.00
LH4083	683	5824	11.73	0	5832	0.00	-683	-100.00
L0071	1111	10711	10.37	1	11047	0.01	-1110	-99.91
L0055	387	12776	3.03	7	12813	0.05	-380	-98.19
LH3796	92	374	24.60	6	375	1.60	-86	-93.48
LH4095	256	28089	0.91	18	27914	0.06	-238	-92.97
L0726	718	13829	5.19	102	13667	0.75	-616	-85.79
LH0172	298	8601	3.46	63	8768	0.72	-235	-78.86
LH0121	234	4490	5.21	57	4396	1.30	-177	-75.64
LH4262	116	4142	2.80	36	4207	0.86	-80	-68.97
LH0724	529	10829	4.89	178	11041	1.61	-351	-66.35
LH2200	80	1961	4.08	27	1930	1.40	-53	-66.25
L0031	674	12428	5.42	252	12841	1.96	-422	-62.61
L0173	186	7192	2.59	72	7193	1.00	-114	-61.29
LH4210	83	4577	1.81	33	4607	0.72	-50	-60.24
L0247	1158	25840	4.48	476	25584	1.86	-682	-58.89
L0407	179	15405	1.16	78	15329	0.51	-101	-56.42
L0386	106	4361	2.43	51	4523	1.13	-55	-51.89
LH3947	184	12078	1.52	89	12511	0.71	-95	-51.63

<sup>19</sup> This may imply there are changes below this level. Identification of specific HAs will be made with the help of the Housing Corporation for further analysis.