Sector study

At your service

Housing association rents and service charges for supported housing and housing for older people

HOUSING CORPORATION

Key findings

This report describes the pattern of average housing association rents and service charges for the combined categories, supported housing and housing for older people (supported housing /HOP), which were collected for the first time in 2005.

- There is an approximate 70:30 split between housing for older people and supported housing. Within both of these sub-categories, just over 30% of the dwellings are purpose designed or have special design features.
- The national average net rent (ie exclusive of service charges) for the combined categories, supported housing and housing for older people is £55.45. The average rent for one-bedroom dwellings (which form 62% of the supported housing/HOP stock) is £54.28, 1% higher than that of general needs housing (£53.70).
- Overall, supported housing/HOP net rents are highest in London, the South East and the East of England, although there is considerable variation within and between regions. Average net rents for bedspaces are high (national average is £61.18) relative to other bedsizes, particularly in the West Midlands, the North East and the North West.
- The national average target rent for supported housing/HOP for all bedsizes is £56.09. The average net rent for each bedsize is within plus or minus 5% of target, with the exception of bedspaces, which have a national average net rent that is higher than target by 10%.
- Regional average net rents for one-bedroom stock are all within plus or minus 5% of target, with the exception of London, which has an average net rent that is lower than target by 12%.
- The overall national average service charges eligible for Housing Benefit (HB) for supported housing/HOP is £17.91. The average service charge for bedspaces is £35.22, which is high in comparison to the average for all self-contained stock (£14.90). A similar pattern is observed within every region.
- The majority of average service charges for supported housing/HOP reported by individual housing associations (for each local authority area in which they own stock, across each of the bedsizes)

were no more than £50 a week. However, a small minority reported averages in excess of £100, suggesting that some associations might be incorrectly including support charges.

- A large proportion (81%) of supported housing/HOP units carry service charges eligible for HB, almost double the percentage for general needs housing (41%). This together with a generally higher level of average service charges eligible for HB for supported housing/HOP has a considerable impact on average gross rents.

- The national average gross rent for all supported housing/HOP stock is £69.95. The average for bedspaces is £92.32, which is considerably higher (by 39%) than the average for self-contained stock of £66.44.

Introduction

Definition of supported housing and housing for older people

The Housing Corporation has collected and published the average rents and service charges for general needs housing for a number of years. In the 2005 Regulatory and Statistical Return (RSR) comparable data were collected for the combined categories of supported housing and housing for older people for the first time. This coincided with a change in the way that social housing is defined in the RSR. Up to and including the 2004 RSR, social housing was classified as 'general needs housing' or 'supported housing' and within each of these categories there was a sub-category, 'sheltered housing for older people'. However, in the 2005 RSR, three mutually exclusive definitions were adopted:

- **General needs housing**
  The majority of social housing falls within this category. This is stock that is not designated for specific client groups requiring support and does not have special design features;[1]
- **Supported housing**
  There are two types of supported housing:
  - purpose designed – includes dwellings that are purpose designed or remodelled to enable residents to adjust to independent living or to enable them to live independently and which require specific design features and facilities.[2] There must be support services in place that are provided by the landlord or another organisation; and
  - designated – includes dwellings that do not meet all of the design and facility criteria of purpose designed supported housing, but which provide accommodation for a specific client group (other than older people requiring support) with support services in place provided by the landlord or another organisation.

[1] General needs housing may be targeted towards specific client groups, such as older people, and tenants can be in receipt of floating support services. However, unless a dwelling meets certain design features or is allocated specifically to enable support to be provided to the tenant, then for the purposes of the RSR it is defined as general needs.

[2] See Housing Corporation Circular 03/04 for more information about the criteria for design features and facilities.

- **Housing for older people**
  The purpose of this type of housing is primarily to accommodate older people.[3] There are three types of housing for older people:

  - all special design features – includes dwellings that meet a full set of special design features and facilities criteria. Tenants should have access to support services as the need arises;

  - some special design features – includes dwellings that meet a sub-set of special design features and facilities criteria. Tenants should have access to support services as the need arises; and

  - designated supported housing for older people – includes dwelling that do not meet the special design features and facilities criteria, but which are allocated specifically to enable support to be provided to the tenant by the landlord or another organisation.

[3] Although the actual age of the tenant is not the defining characteristic.

Profile of supported housing and housing for older people

There is an approximate 70:30 split between housing for older people and supported housing. Within both of these sub-categories, just over 30% of the dwellings are purpose designed or have special design features (see Figure 1 for a detailed breakdown).

Supported housing and housing for older people forms 18% of all social housing owned by housing associations and its profile differs considerably to that of general needs. Whereas the majority (72%) of general needs housing is made up of two- and three-bedroom dwellings, 62% of supported housing/HOP dwellings are one-bedroom dwellings. Bedspaces and bedsits form only 2% of general needs housing, compared to 24% of supported housing/HOP.

Figure 1 Breakdown of total social supported housing and housing for older people by type of housing at 31 March 2005

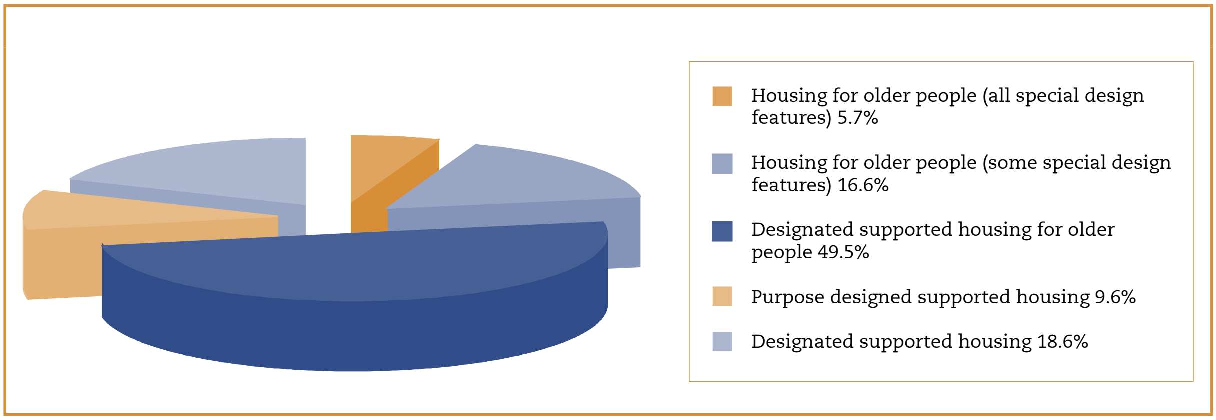


Table 1 Comparison of supported housing/HOP with general needs housing, stock by bed-size, 31 March 2005

Bedsize	Supported housing/HOP		General needs housing	
	Total stock	As % of total supported/HOP stock	Total stock	As % of total general needs stock
Bedspaces	42,491	13.5%	2,058	0.1%
Bedsits	32,621	10.4%	31,051	2.1%
One bed	195,604	62.3%	324,931	22.3%
Two bed	41,058	13.1%	526,799	36.1%
Three bed	1,688	0.5%	522,473	35.8%
Four+ bed	259	0.1%	52,446	3.6%
All	**313,721**	**100.0%**	**1,459,758**	**100.0%**

Average net rents

Table 2 gives the regional and national breakdown of average net rents by bedsize. The national average for supported housing/HOP is £55.45. This is lower by 10% than the average for general needs housing, but general needs housing has a far higher proportion of larger-sized properties. The average rent for one-bedroom dwellings (which form 62% of supported housing/HOP stock) differs by only 1% (£54.28 for supported housing/HOP and £53.70 for general needs housing).

Overall, rents are highest in London, the South East and the East of England. There are exceptions to this pattern within the different bedsizes, although it should be noted that there are low numbers of three-bedroom and four-plus bedroom dwellings (accounting for only 0.6% of the stock), which means that a relatively small number of exceptionally high rents can influence the regional average. Average rents for bedspaces are high relative to other bedsizes, particularly in the West Midlands, the North East and the North West.

Within and across the regions there is variation in the levels of rents. Focusing on one bedroom properties (which form 62% of supported housing/HOP stock), Table 3 shows that the East Midlands and the North East have the widest range of average district rents. The difference between the highest and lowest district average net rent within these two districts is about 85% of the respective region averages, whereas the difference for all the other regions varies between 46% and 57% (see Table 3, column five, standardised range[4]).

Columns six and seven of Table 3 show the proportion of districts within each region that have an average rent that falls within the top and bottom 25% of the distribution across England. District average rents in London are heavily weighted towards the top 25%, whereas those in Yorkshire and the Humber are skewed towards the bottom 25%. Despite the wide variation in rents in the East Midlands, only 10% of its districts have an average rent that falls within the top 25% of the distribution, with 40% of its districts falling in the bottom 25%. The North East appears to have a more even distribution with 26% of its district averages falling in the top quartile and 35% in the bottom.

[4] For each region the standardised range is: highest average district rent minus lowest average district rent divided by the mean average rent for the region, multiplied by 100 to produce a percentage. It may be helpful to think of the standardised range in terms of a percentage of the average rent. For example, a standardised range of 50% means that the difference between the highest and lowest average district rent within a region (the range) is half the average rent for the region.

We are also able to examine the extent of variation in net rents by mapping these across districts. Map 1 illustrates the variation in rents across England for one bedroom properties. The map groups the average net rents for the 354 districts into four quartiles (each quartile containing 88 or 89 districts). The key to the map gives the range of rents within each quartile.

Table 2 Regional and national average weekly net rents by bedsize for supported housing/HOP, 31 March 2005

HC investment region	Bedspaces	Bedsits	One bedroom	Two bedroom	Three bedroom	Four+ bedroom	All sizes
	£	£	£	£	£	£	£
London	66.68	59.52	66.44	79.92	89.00	94.27	66.04
South East	60.21	50.97	59.55	67.06	73.63	74.32	59.01
South West	51.89	48.20	52.87	60.12	65.61	103.81	53.61
East Midlands	53.42	43.03	49.62	54.63	61.98	56.20	50.76
East of England	58.20	49.61	54.53	61.49	78.74	114.79	55.33
West Midlands	61.22	45.19	51.56	56.00	64.49	77.45	52.76
Yorkshire and the Humber	50.86	43.09	47.90	56.38	72.78	69.32	49.92
North East	64.24	46.41	51.83	53.20	59.98	56.04	53.30
North West	63.60	48.50	50.31	53.40	64.42	77.79	52.19
England	**61.18**	**50.50**	**54.28**	**58.26**	**71.21**	**78.52**	**55.45**

Source: RSR 2005 Part Ib. Excludes stock registered as Care homes providing personal care.

Map 1 Spatial pattern of average weekly net rents for one bedroom properties by local authority area, 31 March 2005

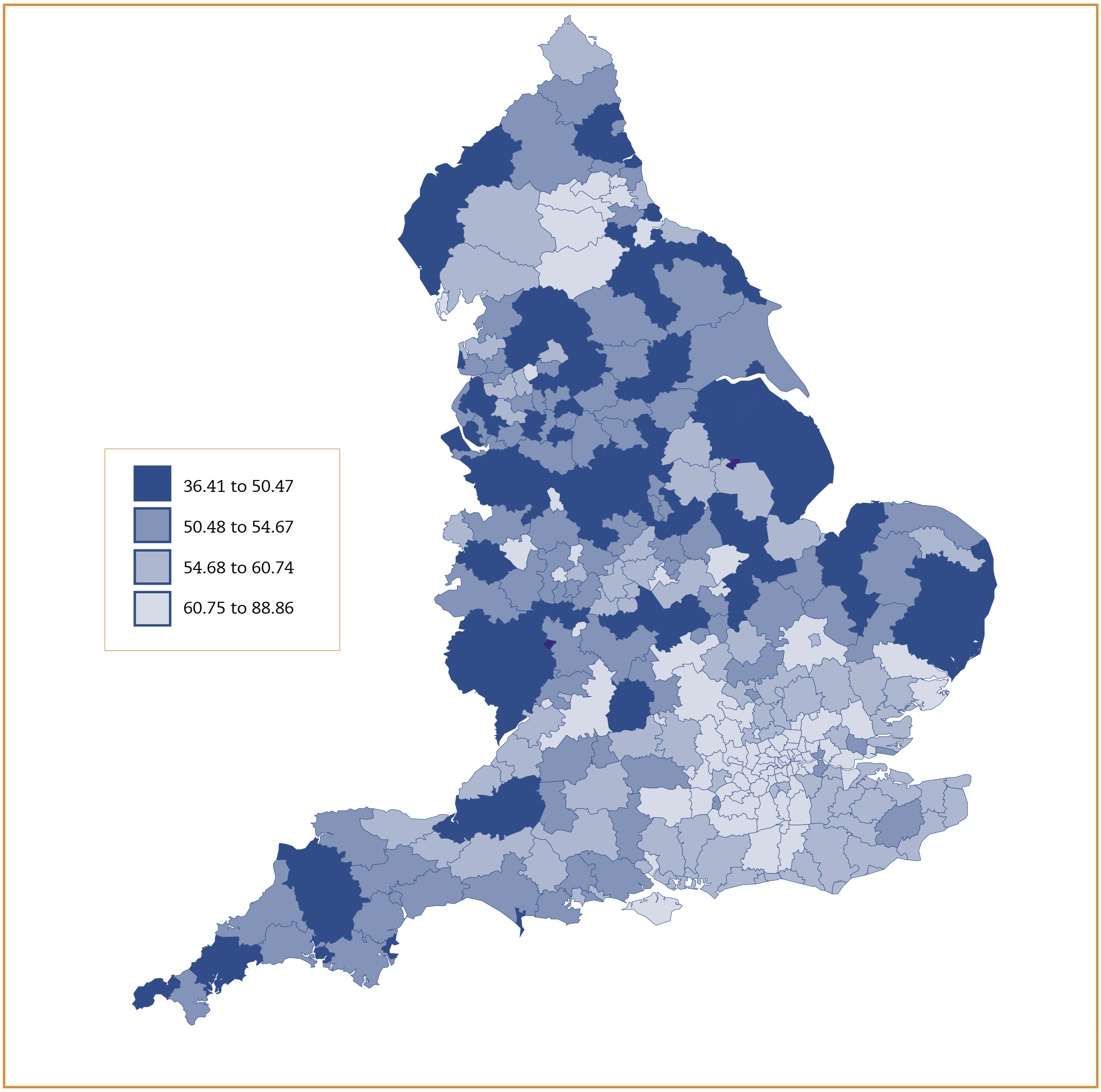


Table 3 Inter-regional variation in average weekly net rents for one-bedroom properties (supported housing/HOP), 31 March 2005

HC investment region	Region average	Minimum district average	Maximum district average	Standard-ised range	% of districts within region in bottom quartile	% of districts within region in top quartile	No of districts within region
	£	£	£	%	%	%	Number
London	66.44	43.02	78.43	53	6	88	33
South East	59.95	48.49	76.15	46	1	40	67
South West	52.87	40.88	67.37	50	27	7	45
East Midlands	49.62	41.37	83.59	85	40	10	40
East of England	54.53	45.35	72.57	50	17	23	48
West Midlands	51.56	37.26	66.80	57	32	15	34
Yorkshire and the Humber	47.90	36.41	63.25	56	57	5	21
North East	51.83	44.45	88.86	86	35	26	23
North West	50.31	39.73	67.78	56	42	5	43

Source: RSR 2005 Part Ib. Excludes stock registered as Care homes providing personal care.

Average target rents

From 1 April 2002 most housing associations have been required to calculate a target rent for each of their social housing properties.[5] Actual net rents (ie exclusive of service charges) on individual properties are being adjusted gradually in order to converge with target rents by the end of a ten-year restructuring period. The formula for calculating the target rent is based on a 70:30 split between relative county earnings and the relative value[6] of each individual property, together with a bedsize weighting to help create differentials between property sizes.

By 2012, rents on individual properties, categorised as general needs, should normally be within a band of plus or minus 5% of the target rent. However, in recognition of the particular financial issues associated with supported housing /HOP, housing associations have an additional 5% flexibility in setting a net rent higher or lower than the target rent. Thus, by the end of the rent restructuring period, the actual rent on an individual property, categorised as supported housing/HOP, should be within a band of plus or minus 10% of the target rent. Housing associations also had discretion to delay applying the rent-restructuring framework to supported housing (and sheltered housing, as it was then) until April 2003, giving them until March 2013 to complete restructuring.

Some types of supported housing/HOP are given specific exemption from rent restructuring. These include residential care homes, Home Office contracted accommodation for asylum seekers, temporary social housing and some Private Finance Initiative (PFI) schemes which involve ownership or management of social housing.[7]

In the 2005 RSR target rents for supported housing/HOP were reported for 94% of the stock (see Table 4). However, target rents were reported for only 81% of bedspaces. Since it is unlikely that 19% of these dwellings are exempt from rent restructuring it possible that not all housing associations were aware that target rents for bedspaces needed to be reported.

[5]See Guide to Social Rent Reforms (DTLR, December 2000).

[6]General needs properties are valued on the basis of an Existing Use Valuation (EUV) at January 1999, i.e., assuming vacant possession and continued residential use. HAs can use two approaches to value properties categorised as supported housing/HOP. EUV is the preferred method, but where it is not appropriate to value properties on this basis HAs can use a Depreciated Replacement Cost (DRC) method of valuation. (See 'Guidance on the valuation of supported housing', supplement to 'Rent influencing regime: implementing the rent restructuring framework', Housing Corporation, January 2002).

[7]See Housing Corporation Circular 05/03 - Regulation.

At the national level, the overall average net rent is already within 1.2% of the average target rent. The average net rent for all bedsize is within plus or minus 5% of target, with the exception of bedspaces, which have an average target rent that is lower than the net rent by 10% (see Table 4).

Target rents, which are heavily influenced by bedsize, both in the bedsize weighting in the formula and in the property value, would be expected to be lower for bedspaces than for self-contained stock. However, the overall average target rent for bedspaces is higher than that of bedsits and as high as the average for one-bedroom properties. This suggests that there could be errors in the way that some housing associations are calculating and reporting target rents for bedspaces.

Focusing on one-bedroom stock (target rents were reported for 97% of one bedroom dwellings), Table 5 compares average net rents with target rents at the regional level. With the exception of London, which has an average target rent that is 12% above the average net rent, the regional average net rents are all within plus or minus 5% of target.

Comparison of the differences between average actual rents and target rents at the regional level can only give a broad indication as to whether actual rents are converging towards target rents: within each region and district there is considerable variation. In the 2005 RSR, housing associations reported average target and actual net rents by bedsize for each local authority area in which they own stock. An analysis of the differences at this level of disaggregation revealed that 61% of average net rents reported for one-bedroom properties were within plus or minus 10% of target, 20.5% were more than 10% above target and 19.0% were more than 10% below target.

The corresponding percentages for one-bedroom dwellings categorised as general needs are: 67.8% within plus or minus 10% of target, 14.5% more than 10% above target and 17.7% more than 10% below target. However, some HAs may have opted to defer restructuring the rents of supported housing/HOP units by one year and in 2004, 59.8% of the reported averages for general needs one-bedroom dwellings were within plus or minus 10% of target. This suggests that supported housing/HOP dwellings are on a comparable track and very likely to be within plus or minus 10% of target rents (as opposed to the required plus or minus 5% for general needs properties) by the end of the ten-year rent restructuring period.

Table 4 Average weekly net rents and target rents by bedsize for supported housing/HOP, 31 March 2005

Bedsize	Total stock	Total stock on which target rents are reported	Percentage of stock which has a target rent reported	Net rent	Target rent	Percentage difference between net rent and target rent
	Number	Number	%	£	£	%
Bedspaces	42,491	34,303	81	61.18	55.30	-9.6
Bedsits	32,621	31,167	96	50.50	51.24	1.5
One bed	195,604	189,744	97	54.28	55.91	3.0
Two bed	41,058	39,356	96	58.26	60.80	4.4
Three bed	1,688	1,521	90	71.21	70.19	-1.4
Four+bed	259	228	88	78.52	79.14	0.8
All	**313,721**	**296,319**	**94**	**55.45**	**56.09**	**1.2**

Source: RSR 2005 Part Ib. Excludes stock registered as Care homes providing personal care.
Note. The percentage difference in the final column is calculated by subtracting the average actual rent from the average target rent and is expressed as percentage of actual rent. A negative percentage indicates that the average actual rent is higher than the average target rent.

Table 5 Regional and national average weekly net rents and target rents for one-bedroom properties, 31 March 2005

HC investment region	Total stock on which target rents are reported	Average net rent	Average target rent	Percentage difference between net rent and target rent
	Number	£	£	%
London	22,360	66.44	74.34	11.9
South East	26,916	59.55	60.62	1.8
South West	23,041	52.87	53.58	1.3
East Midlands	11,761	49.62	51.76	4.3
East of England	21,415	54.53	57.26	5.0
West Midlands	22,744	51.56	52.55	1.9
Yorkshire and the Humber	18,565	47.90	48.19	0.6
North East	7,530	51.83	50.50	-2.6
North West	35,142	50.31	49.93	-0.8
England	**189,744**	**54.28**	**55.91**	**3.0**

Source: RSR 2005 Part Ib. Excludes stock registered as Care homes providing personal care.
Note. The difference is calculated by subtracting average actual rent from average target rent and is expressed as percentage of actual rent.

Average service charges

Target rents are set in relation to net rents, it is therefore important that housing associations separate out rents (covering, for example, housing management, maintenance, building insurance, lease or mortgage costs) from the costs that can be attributed to accommodation-related service charges and charges for support. In the 2005 RSR, housing associations reported average net rents, average service charges eligible for Housing Benefit (HB) and average service charges ineligible for HB (other than support charges funded by Supporting People[8]).

Service charges are eligible for HB only if they are related to the accommodation and payment is a condition of the tenancy, rather than an optional extra. HB regulations define services as services performed or facilities (including the use of furniture) provided for, or rights made available to, the occupier of a dwelling.[9]

As a general guideline, charges for the following services are eligible for HB:

- wardens and caretakers (for the proportion of the charge for the time spent providing eligible accommodation related services, as opposed to support services);
- refuse removal;
- lifts;
- radio and television relay;
- portering;
- communal telephone charges, but not for personal calls;
- entry phones;
- cleaning of communal areas and children's play areas;
- cleaning of exterior windows that are inaccessible to the tenant due to the design of the building;
- fuel charges payable for communal areas (areas of access to the accommodation and communal rooms); and
- use of furniture and household equipment (providing it will not become the tenant's property).

Charges for any service not connected with the provision of adequate accommodation are not eligible for HB. For example, the provision of meals, laundry, cleaning of

[8] Supporting People is a grant programme which enables the provision of housing related support services to help vulnerable people maintain or improve their ability to live independently. (Department of Communities and Local Government at www.communities.gov.uk/)

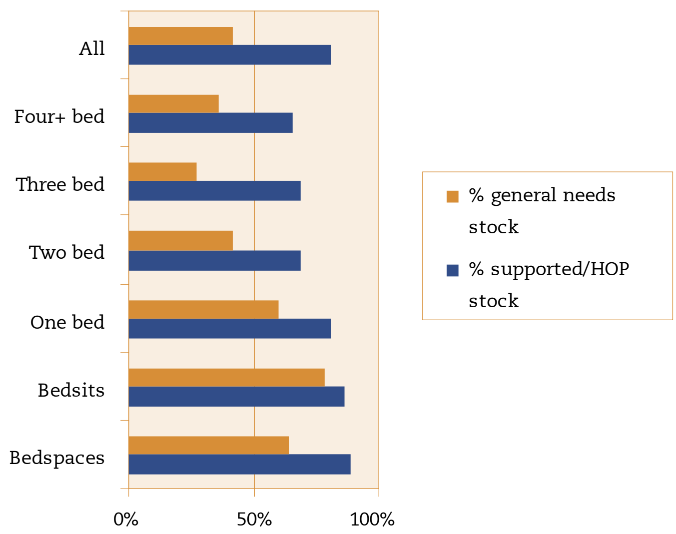
[9] The information in this section about service charges eligible and ineligible for HB is drawn from the Housing Benefit Guidance Manual at www.dwp.gov.uk/housingbenefit/manuals/

rooms, fuel (other than for communal areas) and the provision of an emergency alarm system.

Between 1 April 2000 and 31 March 2003, certain support charges were eligible for HB under the Transitional Housing Benefit Scheme (THBS). These included charges for general counselling and support services, the cleaning of rooms and windows if neither the tenant nor any member of the household could do it themselves, and the provision of an emergency alarm system. However, from April 2003, the THBS was replaced by the Supporting People Scheme and such service charges became ineligible for HB. Since then they are funded by Supporting People.

In comparison with general needs housing, a far higher proportion of supported housing/HOP dwellings carry a service charge eligible for HB (see Figure 2). This is to be expected given the design features and facilities of supported housing/HOP, which are more likely to include communal areas and lifts that require cleaning and maintenance.

Figure 2 Comparison of supported housing/HOP with general needs housing: percentage of stock with service charges by bedsize



Source: RSR 2005 Part Ia and Part Ib

Table 6 shows to what extent the average service charges eligible for HB vary by bedsize. Not all stock is subject to a service charge - the fifth row of Table 6 gives the total number of units of stock on which the average service charges are based.

The vast majority of average service charges reported are no more than £50 a week. A relatively small number fall between £50 and £100 a week and very few are in excess of £100. It is likely that the service charges in excess of £100 have been incorrectly reported, possibly because support charges have been included. The average weekly service charge for bedspaces is very high in relation to the charges made for other bedsizes. Fifteen percent of the averages reported for bedspaces were in excess of £50, compared to between 3% and 6% for the other bedsizes.

Table 7 gives a regional breakdown of service charges eligible for HB by bedsize. The overall average for England is £17.91. In the case of three-bedroom and four-plus bedroom properties the averages for England are based on total stock figures of 1,164 and 169 respectively (see Table 6). The high average (£150.08) for four-plus bedroom properties in the East Midlands is based on a total of five units and, therefore, should not be interpreted as highlighting a widespread

Table 6 Distribution of average weekly service charges eligible for Housing Benefit by bedsize for supported housing/HOP, 31 March 2005

	Bedspaces	Bedsits	One bedroom	Two bedroom	Three bedroom	Four+ bedroom
Average	£35.22	£19.88	£14.89	£9.79	£17.25	£25.27
Minimum	£0.01	£0.26	£0.16	£0.08	£0.21	£0.31
Maximum	£171.00	£161.11	£268.97	£248.33	£252.39	£187.29
Total stock (number)	37,614	28,293	158,378	28,382	1,164	169
Number of average rents reported:						
Up to £50	1,318	992	2,702	1,370	375	64
>£50 up to £100	222	55	72	34	11	4
>£100 up to 150	15	4	2	4	3	0
>£150 up to £200	2	1	1	0	1	1
>£200	0	0	1	1	1	0

problem for this region. The averages for the other bedsizes, which are based on higher numbers of stock carrying service charges, show that the charges for bedspaces are high relative to other bedsizes, for every region. They also show that, while London has the highest average service charges for bedsits and one-bedroom and two-bedroom properties, there is not a clear pattern among the other regions.

Table 7 Regional and national average service charges eligible for Housing Benefit by bedsize for supported housing/HOP, 31 March 2005

HC investment region	Bedspaces	Bedsits	One bedroom	Two bedroom	Three bedroom	Four+ bedroom	All sizes
	£	£	£	£	£	£	£
London	34.79	23.83	21.27	22.21	17.55	25.33	25.55
South East	29.01	17.01	14.66	11.42	11.66	14.25	16.66
South West	29.41	18.14	11.95	10.14	12.18	15.71	13.74
East Midlands	47.20	20.92	13.45	7.16	18.00	150.08	16.73
East of England	31.35	21.60	14.40	10.11	12.47	12.42	17.05
West Midlands	34.33	20.67	13.92	9.23	11.00	11.02	15.85
Yorkshire and the Humber	37.22	18.55	13.10	7.52	27.20	32.97	15.43
North East	46.18	20.64	16.96	11.02	20.89	10.23	20.86
North West	38.43	17.90	14.10	9.60	14.76	12.08	17.40
England	**35.22**	**19.88**	**14.89**	**9.79**	**17.25**	**25.27**	**17.91**

Source: RSR 2005 Part Ib. Excludes stock registered as Care homes providing personal care.

Summary

Tables 8 and 9 summarise the regional and national average net rents, service charges eligible for HB, gross rents and target rents. Since the averages for non self-contained stock (bedspaces) have a distinctly different pattern of net rents and service charges to those for self-contained stock, the data for bedspaces are given separately in Table 8 and the data total for self-contained stock are presented in Table 9. One-bedroom dwellings form 72% of the self-contained stock and thus heavily influence the totals and averages in Table 9.

It should be noted that the gross rent average is not derived by simply adding the service charge average given in Tables 8 and 9 to the net rent figure. Rather it is derived by calculating the average service charge across all stock (including stock that has a service charge of zero) and adding this to the average net rent.

The national average gross rent for all stock is £69.95 . The national average gross rent for bedspaces is £92.32 and the average for self-contained stock is £66.44, a difference of £25.92 (39%). This pattern is observed across all of the regions – to a lesser extent in London, the South East, the South West and the East of England and to a greater extent in the other regions. The combination of high net rents and service charges for bedspaces in the North East and the North West produces gross rents for bedspaces that are higher than self-contained stock, by 72% and 58%, respectively.

The regional average gross rents for self-contained dwellings are highest for London and the South East, and higher for the East of England and the South West than for the other regions. However, the average gross rents for bedspaces do not display the same regional pattern - the North East has the highest average and the South West the lowest.

Target rents, as noted earlier, would be expected to be lower for bedspaces than for self-contained stock. However, the average for bedspaces (£55.30) is only slightly lower than the average of for self-contained stock (£56.19), and in the North East and the North West the average target rent for bedspaces is considerably higher than the average for self-contained stock.

Table 8 Regional and national average rents and service charges eligible for Housing Benefit for non self-contained stock (bedspaces), 31 March 2005

HC investment region	Total stock	Net rent	% total stock which has service charges eligible for HB	Service charge eligible for HB	Gross rent	% total stock on which target rents reported	Target rent
	Number	£	%	£	£	%	£
London	13,379	66.68	89	34.79	97.67	85	64.51
South East	5,719	60.21	88	29.01	85.77	89	53.83
South West	3,029	51.89	85	29.41	77.03	85	47.41
East Midlands	2,427	53.42	90	47.20	95.95	76	46.89
East of England	3,680	58.20	86	31.35	85.25	72	52.56
West Midlands	3,093	61.22	90	34.33	92.22	88	49.51
Yorkshire and the Humber	2,989	50.86	92	37.22	85.17	78	45.07
North East	1,564	64.24	97	46.18	108.85	83	58.99
North west	6,611	63.60	85	38.43	96.41	66	50.92
England	**42,491**	**61.18**	**89**	**35.22**	**92.36**	**81**	**55.30**

This Sector Study was prepared by Wendy Solomou of Dataspring, University of Cambridge.

Table 9 Regional and national average rents and service charges eligible for Housing Benefit for total self-contained stock (excluding bedspaces), 31 March 2005

HC investment region	Total stock	Net rent	% total stock which has service charges eligible for HB	Service charge eligible for HB	Gross rent	% total stock on which target rents reported	Target rent
	Number	£	%	£	£	%	£
London	32,243	65.77	92	21.84	85.90	96	72.75
South East	39,450	58.83	87	14.84	71.69	96	60.17
South West	32,337	53.77	84	12.24	64.04	97	54.47
East Midlands	18,646	50.41	88	12.68	61.61	99	52.85
East of England	28,237	54.96	75	14.90	66.10	99	57.57
West Midlands	31,672	51.93	75	13.68	62.23	99	53.45
Yorkshire and the Humber	28,125	49.82	71	12.42	58.63	99	50.03
North East	11,887	51.86	70	16.26	63.25	89	51.27
North west	48,633	50.64	73	14.08	60.97	94	50.15
England	**271,230**	**54.56**	**80**	**14.90**	**66.44**	**97**	**56.19**