

The New Regulatory and Statistical Return Data Set in 2002: Technical Notes

Each year the Housing Corporation publishes a set of tables summarising the information provided by Housing Associations (HAs) in the Regulatory and Statistical Return (RSR). The statistical RSR data that are published in the summary tables have been sourced from Part Two of the RSR in 2001 and earlier years. In 2002 however, the approach to data collection adopted by Section Two of the RSR changed in a number of fundamental ways. This was a direct result of research and consultation on how the RSR could be more proportional and transparent whilst minimising the burden of reporting and ensuring consistent and accurate data (see the *Definitions of Ownership series research reports, D.Marshall et al.*).

As a result, data for 2001 and earlier years is not necessarily directly comparable with that returned in 2002 and later years. This paper provides an explanation of the most significant changes introduced to the approach to data collection in 2002. Then, using the 2001 RSR as a benchmark for data returned in earlier years, the paper provides a detailed comparison of the data requested in 2002 and its comparability with that requested in years prior to this.

This paper is an important source document for anybody wishing to use RSR data, particularly if comparisons are going to be made over time. It should be used in conjunction with its sister paper, *Comparison of the RSR data tables published by the Housing Corporation in 2001 and 2002*.

A The Five Fundamental Changes to Data Collection

The five fundamental ways in which Section Two of the RSR 2002 differs to the RSR 2001 can be summarised as:

1. The Definition of Ownership

Responsibility of reporting has been revised so that HAs are asked to include all stock as owned freehold or held on a lease of 21 years or more (original term). This differs from the RSR 2001, which used a 30 year lease term to trigger ownership. This definition applies to all stock in all Parts as there is no longer a separate definition of ownership for supported housing as in earlier years.

As a result, stock may have shifted in and out of the stock reported as owned and managed by HAs in 2002 in comparison with earlier years.

It should be noted that during testing of a Shadow RSR, prior to the introduction of the 2002 RSR, the impact of this change was small except in the case of supported housing. This was because in the 2001 approach, supported housing was reported on as a subset of data on a different basis – included as owned if held freehold or on a lease of 2 years or more (original term). In contrast, the 2002 return applies the same

definition of ownership to all subsets of stock and so the definition of ownership is harmonised in the 2002 data.

2. Distinction between Social Housing and Non-Social Housing Stock

Whereas the RSR 2001 stock viewed all stock equally, the new approach in the RSR 2002 reflects the regulatory focus on social housing - detailed management information was only requested for the stock owned by HAs that is defined as social housing in RSR 2002.

HAs are asked to make the distinction up front by categorising their stock into one of two new matrices – Social Housing (Part A) and Non-Social Housing Stock (Part B). Together, the two Parts provide a total stock figure for the sector that can be compared with 2001 subject to changes in the definition of ownership.

Generally, only stock that is defined as social housing is carried forward to the remaining Parts of the form. This means that comparisons of detailed information between the RSR 2002 and earlier RSR data may not be consistent because of the inclusion of non-social housing in earlier years.

For the purposes of reporting in the RSR 2002, the following definition of social housing was used to make the distinction:

The Definition of Social Housing

‘Homes for letting or low-cost home ownership and associated amenities and services, for people whose personal circumstance make it difficult for them to meet their housing needs in the open market’.

In order to determine if your housing is social or non-social housing for the purposes of section 2, the issue of funding should be your first consideration. If a unit has received any form of subsidy in the past (detailed below) then it should be included as social housing regardless of the purpose of that unit. Unsubsidised housing may, however, also be categorised as social housing where it is let in the same way and at the same rent levels as subsidised social housing.

Associations constantly innovate and develop new services. With this caveat, we include the following types of housing provision with the description.

- 1 Housing that has received public subsidy, i.e. housing that has:
 - been developed with grants or loans (or other public subsidy, as defined in Housing Corporation grant determinations for Social Housing Grant (SHG), and includes free or discounted land) from the Housing Corporation, local authorities or the DTLR for the development or rehabilitation of housing stock;
 - been developed with donations from private companies in lieu of land, as part of an agreement under s106 of the Town and Country Planning Act 1990;

- has works done to it funded by Housing Association Grant (HAG) or SHG; or
 - received or is receiving Supported Housing Management Grant, Revenue Deficit Grant or Move-on Allowance.
- 2 Housing that has been transferred to an RSL from a public-sector landlord (as defined in S63 of the Housing Act 1996).
 - 3 Housing developed with charitable or other funds (other than commercial loans) from private sources intended to provide social housing: for example, stock built or purchased before government grant was available.
 - 4 Housing falling within the definitions of Temporary Social Housing or Temporary Market Rented Housing.
 - 5 Other short-life leasing schemes for homeless families and similar activities that aim to tackle homelessness.
 - 6 Private finance Initiative (PFI) schemes involving the ownership or management of social housing.
 - 7 Management contracts of publicly owned housing for rent (including local authorities, Housing Action Trusts, government departments and other RSLs).
 - 8 Asylum seeker Home Office contracted accommodation.
 - 9 Shared Ownership and low-cost home ownership schemes.
 - 10 Housing for workers in key public services: for example, nurses (providing that the rent is below that prevailing in the market for similar accommodation, and the RSL has the power to control the letting, management and termination of the tenancies).
 - 11 Residential Care Homes (registered under Part 1 of the 1984 Registered Homes Act only).

The description excludes the following types of non-social housing:

- market rented schemes;
- student accommodation;
- keyworker accommodation where the employer has control of lettings or the termination of tenancies; and
- registered nursing homes (including those that are registered under Part II or permanently dual registered under Parts I and II respectively of the 1984 Registered Homes Act).

3. Change in the basis of reporting to general needs and supported housing

In 2002, HAs were asked to return data on the basis of whether it is general needs or supported housing rather than the previous approach that asked for self contained or

shared housing with a subset of supported. Only information on rent levels is reported on the basis of property type rather than housing activity in the 2002 RSR.

As a result, the term 'units' in the 2002 data refer to all property types, both self contained and shared combined. In contrast, in earlier years the term 'units' applied specifically only to self contained units.

This means that it is necessary to combine information provided on the basis of self-contained and hostel/shared housing bedspaces in the 2001 RSR to generate a total stock figure for any comparison with the RSR 2002 stock.

4. New Parts A and B: The ownership and management matrices

Two new matrices were introduced upfront of the statistical section of the RSR 2002 – Parts A and B. The two Parts provide a detailed overview of total housing activity, including the scale and diversity of those activities. An additional aspect of the approach is the fact that this information contextualises data provided in other Parts, such as staffing information and vacancies. The new Parts also function as a signpost for data to the rest of the return.

The two new Parts include the following breakdown - all stock is categorised by HAs as:

- in the HA's ownership or as managed on behalf of others;
- as social housing or non-social housing rental stock or leased housing; and,
- for social rented housing: as general needs, sheltered or supported housing rental stock.

Within each of these broader categories there are detailed sub-categories.

In the case of non-social housing (Part B), the materiality of the activities in terms of the percentage of gross turnover and gross capital employed over the year, is also requested.

Generally, Parts A and B contain information previously found in a range of Parts throughout the RSR 2001 and earlier RSRs. As a result, the RSR 2002 underwent significant restructuring.

5. New Part and Questions

Other new Parts and questions were included in the 2002 RSR that had not featured in earlier years. As such, they offer new areas of information on the sector.

a) Part D: Other services provided by RSLs

A new Part was introduced in response to the concern that the previous RSR did not gather information on the wider range of activities performed by HAs despite the fact that these might impact heavily on information that is collected such as staffing levels. It was also introduced in light of the *Regulating Diversity* agenda.

The Part asks for information about all activities that are not intrinsic to the day to day management of the housing reported in Parts A and B, such as the provision of pure floating support to tenants of another organisation.

Activities should be included if when combined they accounted for more than 5% of gross turnover and/or used more than 5% of gross capital during the previous year. Further, the Part should also be completed if they accounted for more than 5% of gross capital when combined with the non-social housing activities reported in Part B.

The three new Parts (A, B and D) taken together provide a complete picture of material activities, something that HAs had requested.

b) New question in Part C: Stock managed pending transfer into ownership

Some HAs manage properties as owned in every sense because they were originally intended to be transferred into their ownership, but to date never have been. The reason for capturing this activity was to broaden the focus of the RSR, which takes a narrow view of ownership necessitated by the need for consistent and accurate data. An additional benefit is that the information allows the Corporation to monitor the success and weaknesses of past and current policies. The questions ask for basic details about the owning HA (HC code), number of units managed in this way split by general needs or supported housing, number of FTE dedicated staff and the time the units have been managed pending transfer into ownership.

B The 2001 and 2002 RSRs Compared

The statistical data input into the RSR summary tables that are published by the Housing Corporation are sourced from Part Two of the RSR. Below is a summary of the data requested in Section 2 of the RSR in 2001 and 2002 for comparative purposes.

Using the data requested in the 2001 RSR as a benchmark, this section of the paper identifies where comparable data exist in the 2002 return and where they can be found in the 2002 return, including any manipulation that might be required to produce comparable data.

To reiterate, the basis of reporting in the 2001 return differed to the 2002 return in four key ways:

- **Different Definition of Ownership in 2002**

Stock was generally defined as owned if held freehold or on a lease of 30 years or more (original term) – the 2002 return used a shorter lease length to define ownership – 21 years (original term).

- **Different Basis of Reporting in 2002**

Rental stock was recorded on the basis of property type in the 2001 approach – self contained units and hostel/ shared housing bedspaces with a subset of supported housing data. In the 2002 approach all data are reported by housing activity and not

property type – as a result, figures provided for 2002 provide totals for self contained and shared housing bedspaces combined.

- **Restricted Reporting of Detailed Information in 2002**

In the 2001 RSR detailed management information was collected for all stock on the basis of property type. In the 2002 RSR detailed management information was only requested for stock categorised as social housing. The result is that the sample of stock may be limited in 2002 compared with 2001.

- **Restructuring of the Return and New Questions/ Parts**

The structure of the RSR 2002 does not mirror that of the 2001 return although the basic information requested is largely the same but not necessarily for all stock in all cases.

Section Two RSR 2001	RSR 2002
Part A: Paid Staff and Governing Body Members	Part P: Paid Staff and Governing Body Members
A1: Total FTE paid staff by employment function	P1: Direct comparison
A2: Total number of paid staff in post by ethnic origin	P2: <i>Note:</i> 1. <i>Ethnic origin categories changed in 2002 in line with those used in the Census. Comparisons can nevertheless be made by collapsing the 2002 categories into the broader 2001 categories.</i> 2. <i>A new category was added in 2002: 'undisclosed'.</i>
A3: Total number of governing body members by ethnic origin	P3: <i>Note as above</i>
A4: Gender of paid staff	P4: Direct comparison
A5: Disability	P5: Direct comparison
Part B: Self Contained Rental Stock	
B1: Self contained units for wardens or other staff (occupied or vacant) on 31 March	No comparison by unit type Comparison available for total staff units owned (2001: B1 and F1 line5) with 2002 Part A line 15, column E (social housing). <i>Note: 1. Change to definition of ownership may impact on stock numbers between 2001/02.</i> 2. <i>Part A includes only social housing units that may also impact on totals.</i>

<p>B2: Occupied self contained units for rent on 31 March 2001</p>	<p>No comparison by unit type or total stock. Best comparison is total occupied stock (2001: B2 and F2 line7) against total social housing stock in 2002: E2 (general needs) and F2 (supported housing). <i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i> <i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p>
<p>B3: Vacant Units</p>	<p>No comparison by unit type or total stock. Best comparison is total vacant stock with breakdown of available and not available for letting (2001: from B3 lines 6, 12 and F2 lines 8, 9) against total vacant social housing stock in 2002: E3 lines 6, 12, 13 (general needs) and F3 lines 3, 4, 5 (supported housing). <i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i> <i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p>
<p>B4: Total units owned by number of bedrooms</p>	<p>Comparison but only for social housing in 2002 A comparison can be taken from Part H1 in the 2002 return which breaks down self contained social housing by number of bedrooms. H1 excludes staff stock but these can be sourced from elsewhere (see above). <i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i> <i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p>
<p>B5: Sheltered Units for older people with support needs a. Sheltered units with support</p>	<p>No comparison by unit type or total stock. Best comparison is total sheltered stock with support (2001: B5 line 15 and F3 line 11) against total general needs sheltered stock from 2002: Part A line 4, column E.</p>

<p>b. Very sheltered units</p>	<p><i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i> <i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p> <p>No comparison by unit type or total stock. Best comparison is total very sheltered stock (2001: B5 line 16 and F3 line 12) against total supported sheltered stock from 2002: Part A line 5, column E. <i>Note: as above</i></p>
<p>B6: Units designed or modified to accessible general housing or wheelchair user standards</p> <p>a. Accessible general housing units</p> <p>b. Wheelchair user units</p>	<p>No comparison by unit type or total stock.</p> <p>Best comparison is total accessible general housing stock (2001: B6 line 17 and F4 line14) against total accessible social housing stock in 2002: E4 line 14 (general needs) and F4 line 6 (supported housing). <i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i> <i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p> <p>No comparison by unit type or total stock. Best comparison is total wheelchair user stock (2001: B6 line 18 and F4 line15) against total wheelchair user stock in 2002: E4 line 15 (general needs) and F4 line 7 (supported housing). <i>Note: as above</i></p>
<p>B7: Management Responsibility for Units Owned</p> <p>a. Directly Managed</p> <p>b. Managed by another RSL</p>	<p>No comparison by unit type</p> <p>Best comparison is total stock (2001: B7 line 19 and F7 line19) against total stock in 2002: Part A lines 13, 14, 15 column A (social housing) and Part B line 7 column A (non-social housing). <i>Note: 1. . Change to definition of ownership may impact on stock numbers between 2001/02.</i></p> <p>Best comparison is total stock (2001: B7</p>

c. Managed by some other agency or organisation	<p>line 20 and F7 line 20) against total stock in 2002: Part A lines 13, 14, 15 column B (social housing) and Part B line 7 column B (non-social housing). <i>Note: as above</i></p> <p>No comparison by unit type Best comparison is total stock (2001: B7 line 21 and F7 line 21) against total stock in 2002: Part A lines 13, 14, 15 columns C, D (social housing) and Part B line 7 columns C, D (non-social housing). <i>Note: as above</i></p>
B8: Self contained supported housing	No comparison
B9: Temporary housing for asylum seekers <ul style="list-style-type: none"> a. Non NASS contracts b. NASS contracts 	<p>No comparison by unit type or total stock No comparison by unit type or total stock.</p> <p>NB: The RSR 2002 only collects data about housing for asylum seekers separately if it is supported social housing - all supported housing stock provided for asylum seekers is reported in Part A line 9, column E. In Part F5 line 15 the subset of non-NASS supported housing for asylum seekers is reported. With this information it is possible to extract the NASS supported housing stock provided for asylum seekers.</p>
Part C Sales Transfers and Demolitions	Part K in the 2002 return compares with Part C but the change in the definition of ownership should be noted in any comparison.
C1 Sale of housing to secure or assured tenants under the RTB provision or RTA regulations <ul style="list-style-type: none"> a. Number of sales that were RTB b. Number of sales that were preserved RTB c. Number of sales that were rent to mortgage d. Number of sales that were RTA e. Total sales completed 	<p>Part K1 line 1</p> <p>Part K1 line 2</p> <p>Part K1 line 3</p> <p>Part K2 line 6</p> <p>Part K1 line 4 and K2 line 6 (but see note above).</p>
C2 Voluntary sales	

a. Number of properties sold to sitting tenants (excluding VPG and hared ownership)	K3 line 9 (vacant and tenanted columns)
b. Number of properties sold under the VPG scheme	K2 line 5
c. Total voluntary sales	K3 line 9 and K2 line 5
C3 Shared ownership sales	
a. Initial shared ownership sales (excluding LSE and shared ownership for the elderly) column 1: SHG funded	K4 line 14, column 1
column 2: on-SHG funded	
b. Initial LSE or shared ownership for the elderly sales	K4 line 14, column 2
column 1: SHG funded	K4 line 15, column 1
column 2: Non-SHG funded	
c. Total initial shared ownership sales made	K4 line 15, column 2
column 1: SHG funded	K4 line 16 column 1
column 2: Non - SHG funded	K4 line 16, column 2
d. Number of leaseholders staircased to the maximum share	
column 3: SHG funded	K4 line 17 column 3
column 4: Non - SHG funded	K4 line 17, column 4
C4 Rehab/ new build outright sale programmes	
a. Number of SHG properties sold outright	Part K2 line 7
b. Number of Non-SHG properties sold outright	No comparison
C5 Demolition	
a. Total stock demolished over the year	Part K5 line 18
b. Number that were HAG/ SHG funded	Part K5 line 19
c. Number of these demolished within 15 years of the grant	Part K5 line 20
C6 Units transferred	
a. number transferred to another RSL	Part K6 line 21
b. Number transferred to a parent, subsidiary or group associate RSL	Part K6 line 22
c. Total transferred	Part K6 line 23
Part D: Self Contained Unsold Developments	Note: Part N in the 2002 RSR compares BUT Part N collects data about all unsold stock combined, not self contained stock. In reality, however, stock developed for

	sale is by nature self contained and so figures should not change. The change in the definition of ownership could also have an impact but again, as units developed for sale should not remain unsold for over 21 years there is unlikely to be an impact on the data.
Part E: Self Contained Lettings	
Requests a breakdown of first/new lets, re-lets and all lettings made by general needs and supported housing lettings (defined as in CORE).	In the 2002 RSR Part G2 data about lettings was not requested by unit type or type of letting and was requested only for social housing stock. Also the definition of ownership could result in different figures.
The best comparison with the 2002 can be achieved from combining 2001: E1 line 3 and F6 line 18 and comparing against 2002: G2 line 4	<i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock 2. Change to definition of ownership may impact on stock numbers between 2001/02.</i>
Part F: Hostels and Shared Housing	
F1: Hostels and shared housing bedspaces owned on 31 March 2001	Comparison but only for social housing in 2002
a. General needs	A comparison can be taken from Part H1 in the 2002 return which breaks down non-self contained social housing . <i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock 2. Change to definition of ownership may impact on stock numbers between 2001/02.</i>
b. Supported housing not registered under the Registered Homes Act 1984	No comparison by unit type/ total stock
c. Supported housing registered under Part 1 of the Registered Homes Act 1984 (care home/ dual registered)	No comparison by unit type/ total stock 2002 provides a breakdown for all social housing stock registered but this excludes dual registered homes and there is no breakdown of registered self contained units in the 2001 RSR from which an overall comparison could be constructed.
d. Other	No comparison
e. Staff	No comparison by unit type Comparison available for total staff units

<p>a. Sheltered bedspaces with support</p> <p>b. Very Sheltered bedspaces</p>	<p>2002: No comparison by unit type or total stock. Best comparison is total sheltered stock with support (2001: B5 line 15 and F3 line 11) against total general needs sheltered stock from 2002: Part A line 4, column E. <i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i> <i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p> <p>2002: No comparison by unit type or total stock. Best comparison is total very sheltered stock (2001: B5 line 16 and F3 line 12) against total supported sheltered stock from 2002: Part A line 5, column E. <i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i> <i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p>
<p>F4 Bedspaces designed or modified to accessible general housing or wheelchair user standards</p> <p>a. Accessible general housing bedspaces</p> <p>b. Wheelchair user bedspaces</p>	<p>2002: No comparison by unit type or total stock. Best comparison is total accessible general housing stock (2001: B6 line 17 and F4 line14) against total accessible social housing stock in 2002: E4 line 14 (general needs) and F4 line 6 (supported housing). <i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i> <i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p> <p>2002: No comparison by unit type or total stock. Best comparison is total wheelchair user stock (2001: B6 line 18 and F4 line15) against total wheelchair user stock in</p>

	<p>2002: E4 line 15 (general needs) and F4 line 7 (supported housing).</p> <p><i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i></p> <p><i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p>
<p>F5/6 Breakdown of all lettings made over the year</p> <p>Requests a breakdown of first/new lets, re-lets and all lettings made by general needs and supported housing lettings (defined as in CORE).</p>	<p>In the 2002 RSR Part G2, data about lettings was not requested by unit type or type of letting and was requested only for social housing stock. Also the definition of ownership could result in different figures.</p> <p>The best comparison with the 2002 can be achieved from combining 2001: E1 line 3 and F6 line 18 and comparing against 2002: G2 line 4</p> <p><i>Note: 1. 2002 provides a smaller sample than 2001 because it excludes non-social housing stock</i></p> <p><i>2. Change to definition of ownership may impact on stock numbers between 2001/02.</i></p>
<p>F7 Management Responsibility for Bedspaces Owned</p> <p>a. Directly Managed</p> <p>b. Managed by another RSL</p> <p>c. Managed by some other agency or organisation</p>	<p>2002: No comparison by unit type</p> <p>Best comparison is total stock (2001: B7 line 19 and F7 line 19) against total stock in 2002: Part A lines 13, 14, 15 column A (social housing) and Part B line 7 column A (non-social housing).</p> <p><i>Note: 1. . Change to definition of ownership may impact on stock numbers between 2001/02.</i></p> <p>2002: No comparison by unit type</p> <p>Best comparison is total stock (2001: B7 line 20 and F7 line 20) against total stock in 2002: Part A lines 13, 14, 15 column B (social housing) and Part B line 7 column B (non-social housing).</p> <p><i>Note: 1. . Change to definition of ownership may impact on stock numbers between 2001/02.</i></p> <p>2002: No comparison by unit type</p> <p>Best comparison is total stock (2001: B7</p>

	<p>line 21 and F7 line 21) against total stock in 2002: Part A lines 13, 14, 15 columns C, D (social housing) and Part B line 7 columns C, D (non-social housing).</p> <p><i>Note: 1 . Change to definition of ownership may impact on stock numbers between 2001/02.</i></p>
<p>F8 Temporary housing for asylum seekers</p> <p>a. Non NASS contracts</p> <p>b. NASS contracts</p>	<p>2002: No comparison by unit type or total stock</p> <p>2002: No comparison by unit type or total stock.</p> <p>NB: The RSR 2002 only collects data about housing for asylum seekers separately if it is supported social housing - all supported housing stock provided for asylum seekers is reported in Part A line 9, column E. In Part F5 line 15 the subset of non-NASS supported housing for asylum seekers is reported. With this information it is possible to extract the NASS supported housing stock provided for asylum seekers.</p>
Part G Supported Housing	
<p>Note: In the 2001 RSR a different definition of ownership was applied to supported housing in Part G - stock was owned if it was held freehold (and a lease of 2 years or more had not been granted) or held on a lease of 2 years or more (original term). In contrast, the definition of ownership in the RSR 2002 applied to all Parts and so there was no subset approach to supported housing. As a result, supported housing figures may fluctuate between 2001 and 2002.</p>	

	breakdown includes dual registered homes whereas these are excluded from the 2002 categorisation. If a comparison is made there is likely to be a discrepancy in numbers resulting from the omission of dual homes in the 2002 total in addition to discrepancies resulting from the change in the definition of ownership.
b. Supported housing (excluding registered care homes/ dual registered)	2002: Part A lines 7, 9 and 11, column E <i>Note: Change in the definition of ownership will impact on stock numbers between 2001/02</i>
c. Floating support	2002: Part A line 10, column E <i>Note: Change in the definition of ownership will impact on stock numbers between 2001/02</i>
d. Total supported housing	2002: Part A line 12, column E <i>Note: Change in the definition of ownership will impact on stock numbers between 2001/02</i>

<p>Note: Part L in the RSR 2002 compares with Part H of the RSR 2001. However, whereas in the 2001 RSR data were requested by unit type in each question, in the 2002 RSR all data related to self contained and bedspaces combined. Therefore for comparisons between the two returns it is necessary to combine self contained and bedspace figures from the 2001 RSR to provide a total stock figure.</p> <p>H1 Newly built dwellings for rent</p>	<p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H1 columns 1 and 2) with (2002: Part L1)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H2 line 2 columns 1 and 2) with (2002: Part L2 line 2)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H2 line 3 columns 1 and 2) with (2002: Part L2 line 3)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H2 line 4 columns 1 and 2) with (2002: Part L2 line 4)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H2 line 5 columns 1 and 2) with (2002: Part L2 line 5)</p>
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<p>H2 Purchased during the year</p> <p>a. Purchased in satisfactory condition</p> <p>b. Purchased and rehabilitated</p> <p>c. Total</p> <p>d. Purchased but not yet rehabilitated</p>	
<p>H3 Transferred during the year</p> <p>a. Acquired through voluntary transfers from LAs or HACTs</p> <p>b. Transferred from other social landlords</p> <p>c. Total transferred</p> <p>d. Total acquired during the year</p>	<p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H3 line 6 columns 1 and 2) with (2002: Part L3 line 6)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H3 line 7 columns 1 and 2) with (2002: Part L3 line 7)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H3 line 8 columns 1 and 2) with (2002: Part L3 line 8)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: H3 line 9 columns 1 and 2) with (2002: Part L3 line 9)</p>
<p>Part I Housing Stock Built, Acquired or Rehabilitated (re-improved) without any public subsidy</p>	
<p>Note: Part M in the RSR 2002 compares with Part I of the RSR 2001. However, whereas in the 2001 RSR data were requested by unit type in each question, in the 2002 RSR all data related to self</p>	

<p>contained and bedspaces combined. Therefore for comparisons between the two returns in questions I1, I2 and I4 it is necessary to combine self contained and bedspace figures from the 2001 RSR to provide a total stock figure.</p> <p>I1 Additions to stock for rent</p> <p>a. Newly built</p> <p>b. Purchased</p> <p>c. Total stock acquired without public subsidy</p>	<p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: I1 line 1 columns 1 and 2) with (2002: Part M1 line 1)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: I1 line 2 columns 1 and 2) with (2002: Part M1 line 2)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: I1 line 3 columns 1 and 2) with (2002: Part M1 line 3)</p>
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<p>I2 Rehabilitated (re-improved) stock for rent</p>	<p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: I2 line 4 columns 1 and 2) with (2002: Part M2 line 4)</p>
<p>I3 Development of self contained units for sale Note: I3 in the 2001 RSR requests information about self contained units. M3 in the 2002 RSR requests the same information but for all stock. As it is unlikely that non-self contained stock would be developed for sale, figures between the two years can be compared with a caution.</p> <p> a. IFS</p> <p> b. LSE or shared ownership for the elderly</p> <p> c. Shared ownership - new build and rehab</p> <p> d. Shared ownership - off the shelf or existing satisfactory</p> <p> e. Total stock developed without public subsidy</p>	<p>2002: No comparison by unit type. Comparison with Part M3 line 5 (all stock)</p> <p>2002: No comparison by unit type. Comparison with Part M3 line 6 (all stock)</p> <p>2002: No comparison by unit type. Comparison with Part M3 line 7 (all stock)</p> <p>2002: No comparison by unit type. Comparison with Part M3 line 8 (all stock)</p> <p>2002: No comparison by unit type. Comparison with Part M3 line 9 (all stock)</p>
<p>I4 Stock let at sub-market and market rents</p> <p> a. Newly built stock</p> <p> b. Purchased stock</p> <p> c. Stock for sale</p>	<p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: I4 line 10 columns 1 and 2/ 3 and 4) with (2002: Part M4 line 10 columns 1/ 2)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: I4 line 11 columns 1 and 2/ 3 and 4) with (2002: Part M4 line 11 columns 1/ 2)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: I4 line 12 columns 1</p>

d. Rehabilitated/ re-improved stock	and 2/ 3 and 4) with (2002: Part M4 line 12 columns 1/ 2) 2002: No comparison by unit type Comparison available for total stock by comparing (2001: I4 line 13 columns 1 and 2/ 3 and 4) with (2002: Part M4 line 13 columns 1/ 2)
Part J Stock Owned by Others and Managed by You	
<p>Note: Parts A, B and C in the RSR 2002 collected information that compares with Part J of the RSR 2001. However, whereas in the 2001 RSR data were requested by unit type in each question, in the 2002 RSR all data related to self contained and bedspaces combined. Therefore for comparisons between the two returns in questions J1, J2 and J3 it is necessary to combine self contained and bedspace figures from the 2001 RSR to provide a total stock figure.</p> <p>Also: note that the change in the definition of ownership is likely to create shifts in numbers between years for stock held or granted on leases between 21 and 30 years (original term), particularly in the case of J2 - temporary housing.</p>	

<p>J1 Accommodation managed for others</p> <p>a. Another RSL</p> <p>b. Other</p> <p>c. Total</p>	<p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: J1 line 1 columns 1 and 2) with (2002: Part A lines 13 and 14 column F)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: J1 line 2 columns 1 and 2) with (2002: Part A lines 13 and 14, columns G and H)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: J1 line 3 columns 1 and 2) with (2002: Part A lines 13 and 14, column I)</p>
<p>J2 Temporary Housing</p> <p>Note: In the 2001 RSR this question asks for a breakdown of stock by unit type under each category. In the 2002 RSR the question asks for a breakdown of stock by client group (general needs and supported housing). It is therefore necessary to amalgamate the columns in both returns to provide a total for each category which can be compared.</p> <p>a. HAMA/ HAL properties</p> <p>b. Temporary Market Rent Housing/ HAMA Plus properties</p> <p>c. Private Sector Lease properties</p> <p>d. Temporary Social Housing properties</p>	<p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: J2 line 4 columns 1 and 2) with (2002: Part C1 line 1, column 1 and 2)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: J2 line 5 columns 1 and 2) with (2002: Part C1 line 2, column 1 and 2)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: J2 line 6 columns 1 and 2) with (2002: Part C1 line 3, column 1 and 2)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: J2 line 7 columns 1</p>

e. Other temporary accommodation	<p>and 2) with (2002: Part C1 line 4, columns 1 and 2)</p> <p>2002: No comparison by unit type Comparison available for total stock by comparing (2001: J2 line 8 columns 1 and 2) with (2002: Part C1 line 5, columns 1 and 2)</p>
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c. Total number of shared ownership leaseholders	2002: part J3, line 7
d. Number of leaseholders in rent/ service charge arrears	2002: Part J3, line 8
e. Number in arrears for more than 3 months	2002: Part J3, line 9
f. Total arrears as a percentage of the rent/ service charge collectable	2002: Part J3, line 10
g. Policy annual increase applied to rents	2002: Part J3, line 11
h. Equity multiplier used in setting rents	2002: Part J3, line 12
K5 Units managed but not owned	
a. owned by another RSL	2002: Part A, column F, line 16 (LSE), 17 (SO), 18 (other)
b. owned by a LA	2002: Part A, column G, line 16 (LSE), 17 (SO), 18 (other)
c. Owned by an other organisation	2002: Part A, column H, line 16 (LSE), 17 (SO), 18 (other)
d. Total managed for others	2002: Part A, column I, line 16 (LSE), 17 (SO), 18 (other)
Part L Rent and Service Charges	
<p>Note: Part H in the RSR 2002 compares with Part L of the RSR 2001. Data returned in the 2002 return may differ between years because:</p> <ol style="list-style-type: none"> 1. The definition of ownership is different 2. The 2002 RSR only requests data for social housing. Because assured and secure tenancies are traditionally social housing tenancies, the impact of this should not be significant although it is possible that non-social housing may be managed and let in the same way as social housing and would now be missing from these figures. 	
L1 Average weekly net rents and service charges: General needs self contained and shared bedspaces	

<p>a. Assured tenancies (general needs)</p> <p>b. Secure rent tenancies</p> <p>c. Assured and secure tenancies</p> <p>d. Other letting arrangements by property type/ size/ client group</p> <p>e. ERCF assured tenancies Rents and service charges</p> <p>f. Stock let on other letting arrangements</p> <p>g. Total units/ bedspaces owned – self contained and shared bedspaces/ general needs and supported</p>	<p>2002: Part H1, lines 1 to 8 Note: stock type/ size feature in a different order in the 2002 RSR in terms of line numbers but is otherwise comparable subject to the note above.</p> <p>2002: Part H1, lines 9 to 16 Note: as above</p> <p>2002: Part H1, line 17</p> <p>2002: No strict comparison The 2001 RSR requested data in lines 16 to 23 for general needs/ market rent and supported housing separately. The 2002 return in lines 19-25 requests this breakdown but only for general needs social housing, not including staff units. Therefore the samples do not correspond. 2002: No strict comparison</p> <p>2002: Part H1, line 18</p> <p>2002: No comparison</p> <p>2002: No comparison</p>
<p>L2 Annual percentage increase in self contained rents and service charges including new additions</p>	<p>2002: H2, line 26 Note: In the 2002 RSR, H3, line 27 provides the same figures for all general needs social housing stock which should be compared against H2 as H3 will become the new benchmark from 2003.</p>
<p>L3 Annual percentage increase in self contained rents and service charges excluding new additions</p>	<p>2002: No strict comparison Note: H5 could be used from the 2002 RSR in a comparison but it does relate to different sample of stock – all general needs social housing stock. Nevertheless, a comparison between H2 and H3 in the 2002 RSR would provide an indication of what impact the different sampling had. Reference to H4 in the 2002 RSR would indicate the impact of new additions to contextualise this further.</p>
<p>L4 Reconciliation of average assured and secure self contained rents</p>	<p>2002: No strict comparison In the RSR 2002, H4 lines 28 and 29 provide an indicative comparison but</p>

	include all general needs social housing stock whereas L4 in the 2001 RSR included only self contained stock and not specifically social housing stock.
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Part N Housing Stock by Local Authority Area	
<p>Note: Part O in the 2002 RSR provides a LA breakdown of stock BUT although some variables remain comparable the majority do not because reporting is on a different basis in the 2002 RSR – general needs and supported social housing (2002) instead of self contained and shared housing (2001).</p> <p>Total stock owned by local authority can be compared between the two years by comparing (2001: Part N columns 2 and 8) with (2002: Part O columns 2, 7 and 14). Comparisons for units by property type at local authority level can be made by comparing stock figures from reporting on rents (2001: Part O/ 2002: Part I). Any comparison made of figures between the years should note the change in the definition of ownership.</p> <p>Columns 2 to 7: Self Contained</p> <p>2. Total rental units owned</p> <p>3. Total sheltered units owned</p> <p>4. Total very sheltered units owned</p> <p>5. Total wheelchair user units</p> <p>6. Total vacant units available for letting</p> <p>7. Total vacant units not available for letting</p> <p>Columns 8 to 11: Hostel/ shared housing bedspaces</p> <p>8. Total bedspaces owned</p> <p>9. Total sheltered bedspaces owned</p> <p>10. Total very sheltered bedspaces owned</p> <p>11. Total wheelchair user bedspaces</p> <p>Columns 12 and 13: Sales</p>	<p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p> <p>2002: No comparison</p>

12. Outright/ shared ownership (sales of initial shares)	2002: Part O, column 10
13. RTB/ RTA/ Voluntary sales	2002: Part O, column 11 Note: In the 2002 RSR, only VPG sales are included, other voluntary sales made to sitting tenants are not brought forward from Part K to Part O.
Column 14: Shared ownership/ LSE units owned (to date)	2002: Part O, column 12
Column 15: Total self contained lettings	2002: No comparison. In the 2002 RSR only the number of general needs lettings are collected.
Part O Average Weekly General Needs Rents and Service Charges by LA	

<p>Part I in the RSR 2002 compares to Part O in the 2001 RSR. Note should be made of differences in reporting between the years when making comparisons:</p> <ol style="list-style-type: none"> 1. Change in the definition of ownership in 2002. 2. Rents recorded only for social housing stock in 2002 although this should make little difference as assured and secure tenancies are traditionally social housing tenancies. 3. Rents on non-self contained stock are requested in the 2002 RSR and included in the overall total/ average weighted figures but did not feature in the 2001 RSR. It is therefore important to ensure that comparisons are made between data for self contained stock (2002: lines 2 to 7) only. 	
<p>Part P Performance Indicators</p>	
<p>Data returned in Part P is largely published in the Performance Indicators Report and not the General Report. P1 did however, request the total number of general needs units owned by the HA in 2000 and 2001. A comparison can be made with Part E, line 1 in the 2002 RSR.</p>	<p>Performance Indicator information is contained in Part Q of the RSR 2002.</p>