

# RSR 2003

## The RSR Time Series Tables and Comparability of RSR Data Over Time

### 1. Introduction

This paper discusses data collected in the Regulatory and Statistical Return (RSR) - an annual survey administered by the Housing Corporation and completed by all Registered Social Landlords (RSLs) as a regulatory requirement. Each year the Housing Corporation publishes an extensive set of tables that summarise the results of the RSR survey. A number of these include RSR data over time. These tables are referred to as the RSR time series tables. The aim of this paper is to provide a guide specifically to the time series tables produced from the 2003 RSR data and assess the implications of changes made to the RSR in terms of a data user's ability to accurately use RSR data over time. The main focus of this guide is the major changes to the approach to data collection that were introduced in the 2002 RSR. These changes affect almost all variables provided in the RSR dataset from that year onwards and so the guide should also be a useful technical tool for anyone undertaking bespoke comparisons of RSR data over time. A paper based on the 2002 time series tables is available on the Housing Corporation's RSR website (<http://www.rsrsurvey.co.uk>) as well as the Dataspring website ([www.dataspring.org.uk](http://www.dataspring.org.uk)). For the purposes of this paper, the term Housing Associations (HAs) refers to RSLs only.

A full set of data tables that present the results of the RSR 2003 survey (and other years) are available from the Housing Corporation, *Source 68*, or can be downloaded from the Dataspring website at [www.Dataspring.org.uk](http://www.Dataspring.org.uk). A summary of these data, *Registered social landlords in 2003: Profile of the HA sector* and technical notes to accompany the tables are also available from the Housing Corporation and the website above. Dataspring can also produce bespoke analyses of RSR data.

#### 1.1 Background

Much of the content of the current RSR originally derives from three forms that have been amalgamated over time. The original forms were:

- HAR 10
- HAR 10/1
- HAR 14

HAR10/1 is the data source that is compatible with the statistical Parts of the RSR (Section 2 until 2002 or Parts A to Q in subsequent years), from which the time series tables are taken. HAR 10, served as a public register, and HAR 14 collected performance information on a regional reporting basis.

As its name indicates, the RSR provides statistical information to the Housing Corporation and is used in a number of ways; investment planning, reporting on Housing Investment Programme (HIP) figures, reporting on CORE, in discussions with government, to name but a few. As well as this, it

is a regulatory tool that provides a snapshot picture of individual HAs and the HA sector as a whole, and allows trends to be tracked, by comparing results from year to year.

As the regulatory requirements of the Housing Corporation have changed over the years, so too has the information requested from HAs. This is clear from looking at the actual returns completed by HAs in each year. In 1989 very little information was collected in comparison to 2002 when the RSR collected far more information on the sector as a whole and collected these data in a different way to previous years. A number of important changes occurred in the years between, some of which impact on the comparability of these data over time. Changes and the implications are discussed in this paper.

## **1.2 Changes to the approach to data collection introduced in the RSR 2002**

It is important to highlight the fact that a number of key changes in the approach to data collection were introduced in the RSR 2002 which in turn impact on the data returned in 2003. These changes impact on the comparability of these data to those published in earlier years. The fundamental changes were:

- Responsibility for reporting in the RSR has rested with the owning HA throughout the life cycle of the return. However, the actual definition of ownership changed in 2002; stock was included by HAs as *owned if held freehold or on a lease of 21 years or more (original term)*. Previously, the test of ownership was determined by ownership of a freehold or a lease of 30 years or more in duration (original term).
- The new definition of ownership applies to all stock types. Prior to 2002, a different definition of ownership was applied to reporting on supported housing in ownership and management than that applied to the stock generally – supported housing was owned if held freehold or on a lease of two years or more in duration (original term). As a result, information on supported housing formed a sub-dataset to the main RSR data. It was anticipated that the change to the definition of ownership in 2002 would impact greatest on the supported housing dataset over time. This is because research had shown that very few general needs units were held on leases of between 21 and 30 years, whereas the incidence of shorter leases was much more prevalent in the supported housing stock. A net decrease in the number of such units in ownership was therefore expected.
- For the first time from 2002, HAs provided a breakdown of all stock owned and managed by them upfront in the RSR by type of activity. The main distinction was that between social and non-social housing and these totals must be combined to provide an overall total stock figure to allow comparison with earlier years. Detailed information was only requested for owned social housing stock from the 2002 RSR onwards whereas detailed reporting had applied to all owned stock in earlier years. Therefore, for some HAs the sample for detailed information is likely to be smaller from 2002 than for earlier years. From 2002, comparisons are more reliable because there is no need to make any assumptions about the impact of non-social housing stock on performance.
- Prior to 2002, stock had been reported on the basis of self-contained units and shared housing bedspaces but from the RSR 2002 onwards, this distinction was not made. Therefore the term ‘units’ from 2002 equates to self-contained units and shared housing bedspaces combined in years prior to 2002. Only data for general needs assured and secure rents remained comparable

in this context from 2002 onwards (although there may still be changes in data between years resulting from changes to the definition of ownership or restriction of reporting to social housing). In order to continue several time-series, it is necessary to combine units and bedspaces in earlier years to provide a 'unit' total.

### **1.3 The 2003 published time series tables**

This paper examines each of the 2003 time series tables that have been published by the Housing Corporation. A copy of each table is contained in the Annex to this document. They are listed below by title and discussed individually in more detail in subsequent sections of this paper:

- Occupancy of total housing (1989-2001) and social housing (2002/2003) owned by RSLs at 31 March (table 14).
- Geographical distribution of total RSL owned stock by HC Investment and Metropolitan areas at 31 March (table 16).
- Social housing stock designed for older people, wheelchair users and to accessible general housing standards 1991-2003 (at 31 March) (table 17).
- Geographical distribution of stock for older people 1995-2003 at 31 March (table 18).
- Geographical distribution of wheelchair standard social housing by HC Investment and Metropolitan areas 1994 - 2003 (at 31 March) (table 19).
- Total stock managed for other organisations 1994-2003 (at 31 march) (table 23).
- Repairs notified by type of repair and RSL size (total stock owned) 2000/01 - 2002/03 over the year to 31 March 2002 (table 32).
- Repair targets and percentage of repairs completed within targets by larger RSLs 2000/01 - 2002/03 (at 31 March) (table 33).
- Appointments for repairs by size of RSL 2001-2003 (at 31 March) (table 34).
- Average assured and secure rents charged by large RSLs 1994 –2003 at 31 March (table 55).
- RSL accommodation occupied by supported housing tenants by client group (table 75).
- Ownership and management of shared ownership, Leasehold Schemes for the Elderly (LSE) and other shared equity housing 1996 – 2003 (at 31 March) (table 91).
- Additions to stock 1993/94 – 2002/03 over the year to 31 March (table 99).
- Additions to stock without the use of public subsidy 1992/93 – 2002/03 over the year to 31 March. (table 101).

- Development for sale units sold without the use of public subsidy 1992/93 to 2001/02 over the year to 31 March (table 106).
- Homes ready for sale but not sold by 31 March 1990/91 – 2002/03 (table 107).
- Shared ownership sales (initial sales) made by RSLs 1991/92 – 2002/03 over the year to 31 March (table 109).
- Staircasing of shared ownership properties 1993/94 – 2002/03 over the year to 31 March (table 111).
- RSL RTB/RTA/PRTB/RTM sales 1988/89 – 2002/03 over the year to 31 March (table 113).
- Voluntary sales 1991/92 – 2002/03 over the year to 31 March (table 115).
- Paid staff employed by RSLs 1996 – 2003 (at 31 March) (table 120).
- Ethnic origin of paid RSL staff 1993 to 2003 at 31 March (table 125).

In addition to these, four time series tables using CORE data were also published in 2003. These CORE tables have not been included in this analysis. The reader should note, however, that changes to the RSR such as the change to reporting responsibility introduced from the 2002 RSR onwards are generally also adopted by the CORE survey. Comparisons of CORE Data should also, therefore, be undertaken with caution to changes in reporting.

## **2. Occupancy of total and social housing stock owned by HAs**

### **2.1 Related tables from earlier years:**

- 3.1 Self-contained homes owned by RSLs 1989 – 2001
- 4.1 Bedspaces in hostels and shared housing owned by RSLs 1992 – 2001
- 14 Occupancy of total and social housing stock owned by HAs 1992 - 2002

### **2.2 Table 14 - published 2003**

Table 14 of the 2003 published tables presents a range of time series figures relating to the occupancy of the HA housing stock as at 31 March in each year. As the title of the table suggests, users should be made aware that from 2002, figures were based on social housing stock only, and not all stock as in previous years. Further, because before 2002 HA stock was reported on the basis of self-contained units and hostel/shared housing bedspaces separately, it is necessary to combine self contained and bedspaces figures in order to compare total stockholding over time these must be combined as this distinction was no longer made beyond 2001.

The data in this table are broken down into activity type, namely:

- Occupied homes;
- Homes vacant and available for letting;
- Homes vacant and not available for letting;

- Total homes vacant;
- Total stock;
- Staff units; and
- Total stock including staff units.

By simply looking at the table the user is able to establish that figures relating to staff units were not available in any return until 1996. Prior to this, these units were included in the total stock and not broken down separately. Also, prior to 2002 only self-contained staff units were included, whereas from 2002 all staff units were reported, so this latest figure may also include some shared housing bedspaces used for staff.

It was only possible to amalgamate self-contained units and bedspace figures from 1992 to 2001, as prior to this, occupancy information is only available for self-contained units and cannot easily be utilised in the way it is presented in table 14. Having said this, although asked for in a different way, some information about hostels and shared housing was requested in earlier returns (1989 to 1991) relating to occupancy that also exists in the raw dataset. The information available is, dwellings available for occupation: built by the association; acquired in satisfactory condition; acquired and converted or improved; and not converted or improved. They were also broken down into dwellings not available for occupation; awaiting conversion, improvement or repair; and undergoing conversion, improvement or repair.

With regard to hostels, one must also be aware that from 1994 onwards, the definition of ‘hostels’ was changed to include all hostels irrespective of how they were funded. Prior to this only Housing Corporation funded hostels were included.

The figures in table 14 for units that are vacant and available show a significant high in 1993, where again, the data user needs to be aware that in this year only, the Housing Market Package, a one off national programme to facilitate the acquisition of existing satisfactory homes was introduced.

### **3. Geographical distribution of total HA owned**

#### **3.1 Equivalent tables from earlier years:**

- 3.2 Geographical distribution of self-contained housing stock by Corporation
- 4.5 Geographical distribution of hostel/shared housing stock 1994 – 2001
- 16 Geographical distribution of HA owned stock 1994-2002

#### **3.2 Table 16 – published 2003**

Data relating to the geographical distribution of HA owned stock as at 31 March can be found in table 16, and is available as a times series from 1994 onwards. The data are broken down into Housing Corporation Investment and Metropolitan areas, with a total for non-metropolitan areas and for England as a whole.

To make the earlier time series comparable with the data from 2002 onwards, self-contained and shared housing bedspace totals from previous years have to be combined.

As well as the change in the definition of ownership in 2002, one must be aware that in all years the overall total may include stock owned by HAs that is located outside England. The difference between the sum of the regional totals and the overall total provides this figure.

## **4. Social housing stock designed for older people, wheelchair users and to accessible general housing standards.**

### **4.1 Equivalent tables from earlier years:**

- 3.11 Self contained stock designed for older people and wheelchair users 1991 – 2001
- 4.8 Hostel/ shared housing bedspaces designed for older people and wheelchair users 1991 – 2001
- 17 Social housing stock designed for older people, wheelchair users and to accessible general housing standards 1991-2002

### **4.2 Table 17 – published 2003**

Table 17 shows a range of time series data relating to sheltered housing stock, along with information about units designed for wheelchair users and accessible general housing units as at 31 March. This table presents the data from 1991 onwards. As required for all data earlier than 2002, self-contained units and shared housing bedspaces have to be amalgamated in order to compare these data over the full period.

Information about wheelchair user units in the RSR is only available for self-contained units from 1994. Information about wheelchair user standard shared housing bedspaces is available in the raw RSR dataset from 1994 but is not included in this table until 1995. Information about accessible general housing, both units and bedspaces, was not requested in the RSR until 1997.

From 2002, information about sheltered housing, wheelchair user units and accessible general housing is only available for social housing units, whereas all stock was included in previous years. Also from 2002, these units were broken down further into general needs and supported housing. It is therefore necessary to amalgamate these subsets to compare these data over time.

From 1996, the definition of sheltered housing changed - it became more restrictive by stating that as a minimum requirement, this accommodation should have an alarm system and warden support. As a result, a number of HAs reclassified stock from sheltered to general needs, impacting on the pattern over time.

## **5. Geographical distribution of stock for older people**

### **5.1 Equivalent tables from earlier years:**

- 3.12 Geographical distribution of self contained stock for older people 1995 – 2001
- 4.10 Geographical distribution of hostel/shared housing stock for older people 1994- 2001
- 18 Geographical distribution of stock for older people 1995 - 2003

## **5.2 Table 18 – published 2003**

The data presented in table 18 relate to sheltered units as at 31 March and are broken down by Housing Corporation Investment and Metropolitan areas. This information is available as a time series from 1994 onwards. Although not included in the table, these data are available from 1989 onwards in the raw dataset.

The figures from 1995 to 2003 are for bedspaces and self-contained units combined, and although self-contained units were available in 1994 only shared housing bedspace figures were included in this time series table. This is in line with earlier time series tables produced for the RSR analysis.

The figures from 2002 onwards included social housing only, whereas this distinction was not made in the years prior to this and therefore included all stock.

As with the previous table, a more restrictive definition of sheltered housing was applied from 1996. This impacted on the time series at that time.

## **6. Geographical distribution of wheelchair standard housing stock**

### **6.1 Equivalent tables from earlier years:**

- 3.14 Geographical distribution of wheelchair standard self contained homes 1994 – 2001
- 4.12 Geographical distribution of wheelchair bedspaces 1994 - 2001
- 19 Geographical distribution of wheelchair standard housing stock 1994 - 2002

### **6.2 Table 19 – published 2003**

The distribution of wheelchair standard housing by Housing Corporation Investment and Metropolitan area is presented in table 18. The time series for this table begins in 1994 and shows the number of self-contained wheelchair user units as at 31 March up until 1997. Data for wheelchair bedspaces were actually available from 1994 onwards although these data had not been included in this table until 1998. Therefore, figures prior to 1998 relate only to self-contained housing and figures from 1998 onwards include all unit types combined.

To make comparisons with the data from 2002 onwards, the numbers of self-contained units and shared housing bedspaces found in tables from 1998 to 2001 have to be combined. From 2002, the survey only requested information about wheelchair user units that are social housing units. In contrast, figures for earlier years include all stock.

It should be noted that information about both self contained and hostel/ shared housing bedspaces designed for wheelchair users is available in the raw RSR dataset from 1989 onwards.

Also, prior to 1996 RSR, these units were included only if they were in accordance with the standards specified by the ODPM. The definition changed the following year to include dwellings built to the Corporation's own scheme development standards: wheelchair user standards.

As with most tables by HC Investment and Metropolitan area, the overall total includes a small amount of stock owned by HAs that is located outside of England. The difference between the regional and overall totals provides the scale of this activity.

## **7. Total stock managed for other organisations**

### **7.1 Equivalent tables from earlier years:**

- 10.1 Stock managed (self-contained units and hostel/shared housing bedspaces) for other organisations 1994 – 2001
- 23 Total stock managed for other organisations 1994 - 2002

### **7.2 Table 23 – published 2003**

Table 23 presents a range of time series data (see below) relating to rental stock that HAs manage on behalf of others from 1994 onwards. Again, to compare data to that from 2002 onwards, figures for self-contained units and shared housing bedspaces from previous years need to be combined. Also, for the purposes of comparison, social and non-social units from 2002 onwards, need to be combined to create the total stock figures in this table.

In all years apart from 2001, the data were available for units managed on behalf of:

- Another HA;
- A local housing authority (excluding 2001); and
- Other organisations.

Up to 2001, a detailed breakdown of this stock was available including units owned by:

- Another public body;
- An individual;
- Mortgagee in possession (data only available for this category until 1995);
- Charity and other non public body; and
- Commercial organisation.

To make comparisons with 2003, data from these categories prior to 2001 need to be added together and then added to 'other organisations' to provide a comparative figure. However, in 2001, a less detailed classification was introduced and units were only requested as managed on behalf either another HA or another organisation so for one year only – local authority activity was combined with that undertaken on behalf of all non-RSL organisations.

## **8. Repairs**

### **8.1 Equivalent tables from earlier years:**

- 11.8 Repairs notified by type of repair and RSL size 2000/01
- 11.9 Repair targets and percentage of repairs completed within targets by larger RSLs 2000/01



- 11.10 Appointments for repairs by size of RSL 2001
- 34 Repairs notified by type of repair and RSL size (total stock owned) 2000/01 – 2002/03
- 35 Repair targets and percentage of repairs completed within targets by larger RSLs 2000/01 – 2002/03
- 36 Appointments for repairs by size of RSL 2001 - 2003

## **8.2 Tables 32, 33 and 34 - published 2003**

The time series published from 2002 onwards for these particular data are only available as tables presenting three years of figures (tables 32, 33 and 34) – 2000/01 to 2002/03. Repairs data are, however, available from 1992 in the raw dataset. From 2001, the data comes from the Performance Indicators section of the return, and applies only to large HAs (those that complete the Long RSR, largely those that own and manage more than 250 units).

These data are based on stock in direct management only, very different to other RSR data that are based on either owned stock or stock managed on behalf of others. The basis of these time-series tables is therefore very different to the other time series tables discussed in this paper.

Table 32 presents a breakdown of the total and types of repairs notified. When looking at the size categories of HAs, one must be made aware that in 2003, and indeed, in the table heading, this applies to the total stock in ownership. However, prior to 2002, these size categories were based on the total number of self-contained units owned. Also, figures were not grossed to take account of non-respondents in 2002 and 2003. It should also be noted that prior to 2002, stock in direct management on which the figures were based refer to all stock whereas figures for 2002 onwards apply only to the social housing stock. The impact of this change in approach should, however, be very small.

Table 33 shows the repair targets reported by HAs in 2000/01 to 2002/03. The data requested were the same in all three years, therefore the comparability of these data are not affected.

Table 34 looks at the number of HAs with appointment systems, how many appointments were made over the year and the percentage of which were kept. Again, the data requested were the same in the three years, 2001 to 2003.

## **9. Average assured and secure rents charged by large HAs**

### **9.1 Equivalent tables from earlier years:**

- 6.1 Average assured and fair rents charged by large RSLs 1994 – 2001
- 57 Average assured and secure rents charged by large RSLs 1994 – 2002

### **9.2 Table 55 – published 2003**

Weighted average general needs assured and secure self-contained weekly net rents for years 1994-2003 are presented in table 55. In addition, these are broken down by property size in terms of the number of bedrooms. The stock from 2002 onwards includes only social housing let on assured and

secure tenancies whereas in earlier years the stock includes all stock let on assured and secure tenancies. The very nature of the tenancy types in question do, however, mean that invariably the stock in earlier years is likely to be almost entirely social so there is a presumption of comparability. Rents data are available in the raw dataset for the two years prior to 1994 but these data are inconsistent with later years and so are not included in the time-series table.

Technically, secure tenancies were introduced in 1996 to replace fair rent tenancies in line with the provisions of the 1996 Housing Act. However, for the purposes of the time series, the term fair rents continued to be used in the RSR to reflect the fact that there continued to be a significant number of tenants in the sector with pre-1996 fair rent tenancies in addition to those on new secure rent tenancies. Secure rents were therefore viewed as synonymous with fair rents. Fair rents became known as secure rents in the 2000 RSR. In the RSR published tables, the term fair rents continued to be used until 2002. It was changed to secure rents in the 2002 published tables when the change seemed appropriate in light of the other changes taking place in the basis of reporting and the output of the RSR. For the purposes of the RSR survey time series, these two types of rents are treated as comparable as fair rents have always included both fair and secure tenancies and vice versa.

Note: ERCF stock and rents are not included in this table as these data are not collected in a consistent way with other assured and fair rent information.

## **10. HA accommodation occupied by supported housing tenants, by client group**

### **10.1 Equivalent tables from earlier years:**

- 5.7 RSL accommodation occupied by tenants requiring supported housing 1996 – 2001
- 78 RSL accommodation occupied by tenants requiring supported housing 1996 – 2002

### **10.2 Table 75 – published 2003**

Table 75 provides a breakdown of supported housing by client user group types from 1996 to 2003. Prior to 1999, this information is available for self-contained units and shared housing bedspaces separately. After this, HAs were required to combine the two to give a ‘units’ total for each client group.

Originally, the definition of ownership of relating to this breakdown of supported housing was consistent with all other stock based data, it included all housing owned freehold or held on a lease of thirty years or more (original term). The definition then changed in 1999 to include all property owned freehold or held on a lease of 2 or more years in duration (original term). The definition was then changed again in 2002 to bring it back into line with all stock - stock being classified as owned if held freehold or on a lease of 21 years or more (original term). The effect of the variation in reporting should be noted in any analyses of these data.

The figures from 2002 onwards include only supported social housing units. Amongst other units, Care Homes Providing Personal Care (previously Registered Care Homes) are not included in the breakdown in 2003. In contrast, all supported housing stock was included in the years prior to 2002.

The supported housing stock was not broken down by client user groups in the RSR until 1994.

In 1995 and 1996, stock for older people was split into two categories 'elderly frail' and 'elderly other'. The category 'stock for older people with support needs' that was introduced in 1996 replaced both of these and so to make comparisons over the whole period it is necessary to combine the two into a single category. In 1998, there was a reclassification of some of the stock for elderly people by several large HAs following a change in the Housing Corporation's definition (see earlier in sections 4 and 5). The effect of this was that the majority of stock categorised as occupied by households requiring supported housing in 1997 were not included in this category in 1998.

Data for, Asylum seekers (non-NASS contract), was included for the first time in 2001 and '16/17 year old teenage pregnancy/parents' was included for the first time in 2002.

## **11. Ownership and management of shared ownership, Leasehold Schemes for the Elderly (LSE) and other shared equity housing**

### **11.1 Equivalent tables from earlier years:**

- 9.1 Ownership and management of shared ownership and Leasehold Schemes for the Elderly (LSE) 1996 – 2001
- 94 Ownership and management of shared ownership, Leasehold Schemes for the Elderly (LSE) and other shared equity housing 1996 - 2002

### **11.2 Table 91 – published 2003**

Table 91 of the 2003 published tables presents figures on shared equity housing from 1996 onwards. From 1994 to 2001, the types of shared equity housing included only shared ownership and LSE. From 2002, a new category of 'other' was included to capture other schemes identified in research as omitted from the RSR because of the restrictive categorisations.

The data in this table are also broken down by type of funding (SHG/HAG and Non-SHG/Non-HAG) and management responsibility, of which the variables were:

- Owned and managed by HAs;
- Managed by another HA;
- Managed by a LA; and
- Managed by others (this variable was not included until 2002).

## **12. Additions to stock**

### **12.1 Equivalent tables from earlier years:**

- 7.1 Additions to stock 1993/94 - 2000/01
- 102 Additions to stock 1993/94 - 2002/03

## **12.2 Table 99 – published 2003**

Additions to stock are available in time series format from 1993/4 onwards. Data from 2002 onwards includes both self contained and shared housing bedspaces combined. For the purposes of this table (table 102), stock was not amalgamated for the years prior to 2002; self-contained units, hostels/shared housing schemes and hostels/shared housing bedspaces are shown separately as reported, although from 1998/99, schemes were not requested in the RSR. To make a true comparison between years it is necessary to amalgamate self contained and shared housing bedspaces for years prior to 2002.

The variables presented in this time series table are:

- Homes newly built;
- Homes purchased in satisfactory condition;
- Purchased and rehabilitated;
- Purchased and not yet rehabilitated;
- Homes acquired through voluntary transfers or other tenants choice procedures;
- Transferred from other RSLs during the year.

The majority of these variables are available from the 1989 return onwards, the exception being that homes transferred from other HAs were not available in this year. This reflects the fact that the first large scale transfer of all local authority stock into RSL ownership did not take place until 1988 and only three full transfers had taken place before 1990 but from 1990 the rate of transfer increased dramatically.

## **13. Additions to dwellings for sale without the use of public subsidy**

### **13.1 Equivalent tables from earlier years:**

- 7.8 Additions to self contained units for sale without the use of public subsidy 1992/93 to 2000/01
- 109 Additions to dwellings for sale without the use of public subsidy 1992/93 to 2001/02
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### **13.2 Table 106 – published 2003**

Table 106 presents a range of data relating to additions to stock without public subsidy from 1992/93 onwards. This is effectively a sub-set of the total number of additions that feature in table 102 (see above). Prior to 2002, stock numbers refer only to self-contained units. Although the 2003 RSR did not request data on this basis, technically stock figures include both self contained units and shared housing bedspaces combined, units for sale are invariably self-contained and so are presented on the same basis as previous years. The change in definition of ownership from 2002 onwards must, however, always be taken into consideration.

The variables presented in this table are:

- Improvement for sale;

- LSE;
- Shared ownership - newbuild/rehabilitation;
- Do it yourself shared ownership/off the shelf or existing satisfactory; and
- Unsold stock.

## **14. Homes ready for sale but not sold by 31 March**

### **14.1 Equivalent tables from earlier years:**

- 7.9 Homes ready for sale but not sold by 31 March 1990/91 - 2000/01
- 110 Homes ready for sale but not sold by 31 March 1990/91 - 2001/02

### **14.2 Table 107 – published 2003**

Table 107 presents the number of units ready for sale that were:

- Improved for outright sale;
- Shared ownership or LSE;
- Other shared ownership;
- Shared ownership – newbuild and rehabilitation; and
- Shared ownership – off the shelf or existing satisfactory.

As with table 106, data prior to 2002 include only self-contained units but from 2002 they technically cover all unit types as from 2002, the RSR no longer made a distinction in reporting. Again, as units for sale are invariably self-contained, these data are viewed as consistent over time.

Information about unsold units that are shared ownership - new build and rehabilitation, was requested in the 1991 to 1994 returns and then there was a break until 2002. As a result, this variable is only included for data from 2002 onwards in the table. Also, although the table only includes a breakdown of these data by duration remaining unsold from 1999/00 onwards, this information is available from 1992 in the raw dataset.

## **15. Shared ownership sales**

### **15.1 Equivalent tables from earlier years:**

- 8.2 Shared ownership sales (initial sales) made by RSLs 1991/92 - 2000/01
- 112 Shared ownership sales (initial sales) made by RSLs 1991/92 - 2001/02

### **15.2 Table 109 – published 2003**

Table 109 shows the number of shared ownership sales made by HAs by type from 1991/92-2002/03. The sales are broken down by:

- Shared ownership or LSE;

- Shared ownership – newbuild or rehabilitation; and
- DIYSO

From 1998/99, the total number of sales is categorised by funding type (SHG and Non-SHG). Also, from that same year, the number of shared ownership – newbuild and rehabilitation units, was no longer requested in the RSR.

## **16. Staircasing of shared ownership properties**

### **16.1 Equivalent tables from earlier years:**

- 8.4 Staircasing of shared ownership properties 1993/94 - 2000/01
- 114 Staircasing of shared ownership properties 1993/94 - 2001/02

### **16.2 Table 111 – published 2003**

Table 111 presents data relating to the sale of subsequent shares and 100% disposals of shared ownership stock, including LSE, DIYSO and newly built or rehabilitated units. The figures for sales of subsequent shares are only available until 1997/98. Data on 100% disposals were not disaggregated in any way from 1998/99.

## **17. Right to Buy (RTB)/Right to Acquire (RTA)/Preserved Right to Buy (PRTB)/Rent to Mortgage (RTM) sales**

### **17.1 Equivalent tables from earlier years:**

- 8.6 RSL Right to Buy and Right to Acquire sales 1988/89 - 2000/01
- 116 RSL RTB/RTA/PRTB/RTM sales 1988/89 – 2001/02

### **17.2 Table 113 – published 2003**

Table 113 simply shows the number of these types of sales in each year from 1988/89. The figures prior to 1999/00 included only Right to Buy sales. The definition of a Right to Buy sale is consistent with CORE. However, from the year 2000/2001 onwards, these data also include Right to Acquire, Preserved Right to Buy and Rent to Mortgage sales. If a strict comparison of only Right to Buy sales beyond 2000 is required then it is necessary to refer to the raw data set.

## **18. Voluntary sales**

### **18.1 Equivalent tables from earlier years:**

- 8.8 Voluntary sales 1991/92 - 2000/01
- 118 Voluntary sales 1991/92 - 2001/02

### **18.2 Table 115 – published 2003**

Table 115 presents figures for voluntary sales made by HAs from 1991/92 onwards. The variables include:

- Voluntary Purchase Grants;
- Other voluntary sales; and
- Number of sales which were SHG/HAG funded

Information about sales made under the Voluntary Purchase Grant scheme is only available from 1996/97 in the RSR. The breakdown of units sold by funding stream - that did and did not receive SHG/HAG funding - is only available from the RSR dataset up to 1997/98.

Another issue that may impact on comparisons is that in the 1997 and 1998 RSR tables, the overall total number of units sold is not necessarily equal to the sum of the constituent parts. This is because a small number of HAs were unable to provide the breakdown by type of sales initiative.

## **19. Paid staff employed by HAs**

### **19.1 Equivalent tables from earlier years:**

- 12.1 Paid staff employed by RSLs 1996 – 2001
- 123 Paid staff employed by RSLs 1996 – 2002

### **19.2 Table 120 – published 2003**

Table 120 shows the number of Full Time Equivalent (FTE) paid staff employed by HAs in each year from 1996. Information about staff has always been requested in the RSR, although not on a consistent basis nor in the same level of detail over the full period.

Further, prior to 1996 the RSR requested this information on the basis of the number of full time and part time staff separately rather than FTE paid staff. Therefore, comparisons with years prior to 1996 cannot be made.

The breakdown of staff by employment function was less detailed prior to 1996. Data relating to staff providing other housing services is not available before 1998. Also, in 1996, staff providing care services were included in other non-housing services, rather than being shown as a separate category. The implication is that comparison of numbers of staff by function over time, even since 1996, must be undertaken with the caution that an unknown element of functions introduced in later years cannot be identified in the breakdown in earlier years.

## **20. Ethnic origin of paid HA staff**

### **20.1 Equivalent tables from earlier years:**

- 12.6 Ethnic origin of paid RSL staff 1993 – 2001
- 128 Ethnic origin of paid RSL staff 1993 – 2002

## **20.2 Table 125 – published 2003**

A breakdown of HA paid staff by ethnic origin has been requested in the RSR since 1990 onwards, although the categories of ethnic origin have become increasingly detailed over time. Table 125, presents these data as a time series from 1993 onwards.

Since 1993, there have been three changes in the ethnic origin categories. The last change was introduced in 2002, when the categories were changed to be consistent with those used in the 2001 Census. Therefore, in order to compare these data over time and for the purposes of table 125, many of the later, more detailed categories have to be amalgamated to provide a comparison with the earlier and simpler categorisations.

The category ‘not known’ was not introduced until 1995. Further, the ‘undisclosed’ category was not introduced until 2002.

## **21. Summary**

When using the RSR time-series tables published in 2003, users must be made aware of the implications of significant changes to data collection that were introduced from the 2002 return onwards. In addition, in a time series context, other changes in the basis of reporting have been introduced over the lifetime of the RSR data set prior to 2002 that may impact on the way that the results from these data should be interpreted from year to year.

The main implication of changes in 2002 is that data for that and later years incorporates a change in the definition of ownership, where stock is included if held freehold or on a lease of 21 years or more (in previous years this had been 30 years or more). Of particular note in this context is any analysis of data relating to supported housing. The definition of ownership used as the basis of reporting on supported housing has changed three times over the lifetime of the RSR. Initially, reporting was consistent with all other stock so that supported housing was reported if owned freehold or on a lease of 30 years or more (original term). Then, in 1999 a new definition for reporting on specific aspects of supported housing was introduced. In 1999 most supported housing data were provided on the basis that it was owned if held freehold or on a lease of 2 years or more in duration. From 2002, however, a consistency in reporting on all stock was re-introduced so that all stock was reported on the same basis.

Another implication of the 2002 changes when looking at the time series tables is that in years prior to 2002, figures included all (total) stock - both social and non-social housing. From 2002, HAs were required to report detailed information on social housing stock only. The result is that the data-user should be aware of the impact of non-social housing in figures for earlier years.

Also prior to 2002, stock was reported on the basis of self-contained units and shared housing bedspaces. This distinction was not made in 2002 and 2003 therefore where available; units and bedspaces totals need to be combined to produce meaningful comparable figures for the published time series tables from 2002 onwards. This method must also be utilised when using the raw data, if any comparison is to be made with the data from 2002 onwards.



Because of the changes to the content and format of data collection that occurred in the RSR from 2002 and 2003, and other smaller changes over the years (detailed in the body of this paper), the time series tables must be used with caution. Although general comparisons can be drawn, the significant changes from 2002 onwards make detailed comparisons with previous years more difficult.