

CORE Data Licensee Feedback Data usage

21 February 2014
version 1.1





Business issue

- CORE Licence Holders are requested to provide insight into how they have used the respective CORE [Continuous Recording of Lettings & Sales] datasets, which are made available under Deed of Licence. The licence grants permission to the access raw transactional data at provider and geographic area level. This format of the data is made available within a secure data repository portal.
- In January 2014 a range of licence holders were invited to provide feedback on the extent, frequency of usage and outputs, ultimately to ensure that the datasets are meeting the requirements of stakeholders and to allow for actionable insight.

Precise insight

Licence holders were asked to provide feedback on their CORE data usage:

1. Business objectives
2. Data usage
3. Frequency of use
4. Key themes
5. Recommendations
6. Reporting audiences
7. History and awareness

This report seeks to provide detailed insight, from licensee stakeholders, using a mixture of quantitative and qualitative findings.

- The responses provided indicate that **Local Authorities [38%]** and **Consultants [26%]** make the most use of the datasets, followed by academics, PRPs and government departments. Although some government departments may approach DCLG directly for their reporting needs and this will not be reflected as part of this feedback mechanism.
- There is an increasing use of **Affordable Rent data**, but perhaps scope to improve awareness of datasets and availability. This is important in the context of the extension of the AR model & funding regime [2015-2018].
- In the main data is used on a **quarterly [29%]** or **monthly [26%]** basis, with some focus on monitoring the impact of Welfare Reform.
- **36%** are solely trying to steer policy and **19%** solely trying to answer a specific question, **31%** both, **14%** some other objective.
- **Social General Needs** data is utilised **100%** of the time, followed by **Affordable Rent General Needs** data [**69%**]
- **50%** of people have used the data for more than 5 years, **34%** for 1-5 years, and **16%** less than 1 year.
- Care needs to be taken with any analysis due to relatively low base sizes for this study - **42/170** licence holders. Currently the active universe consists of 34 active, and 136 lapsed users. The 42 responses consist of a mixture of existing and lapsed users.

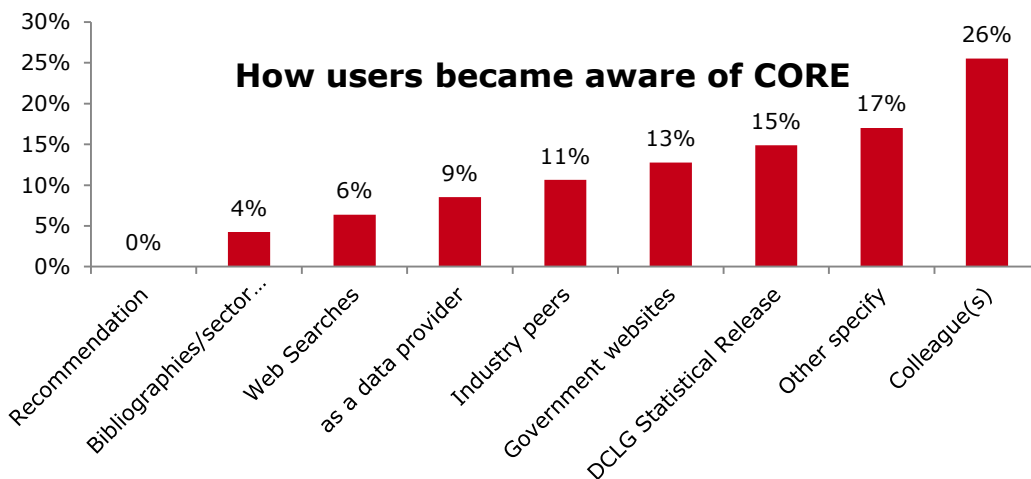
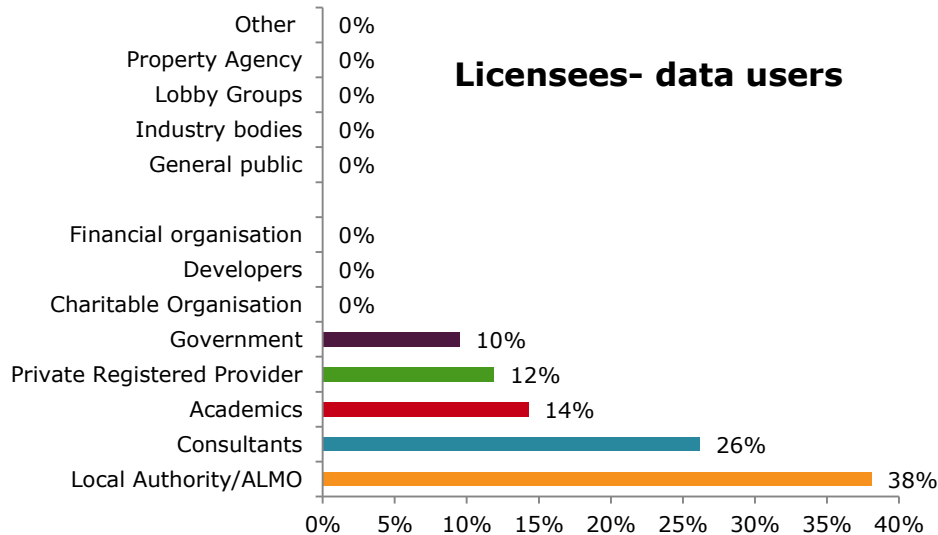
- There are a **spectrum of stakeholders** and **themes** addressed, for a variety of audiences, in the interrogation of the datasets. Some of the key themes are recurring. For example, Strategic housing assessments, whilst others are bespoke to individual stakeholders. For example the modelling work undertaken by the sentencing council, which has a key focus on a specific client group.

Example of themes & Improvements

- ❖ Strategic Housing Assessments,
- ❖ Homeless reviews.
- ❖ Housing Need.
- ❖ Income profiles.
- ❖ Evidence base.
- ❖ Profiling of people accessing social housing. /Inform equality monitoring.
- ❖ Allocation policy reviews,
- ❖ modelling of certain demographics,
- ❖ Income& affordability of various shared ownership products.
- ❖ Monitoring turnover within Local Authority areas and at a provider PRP level.

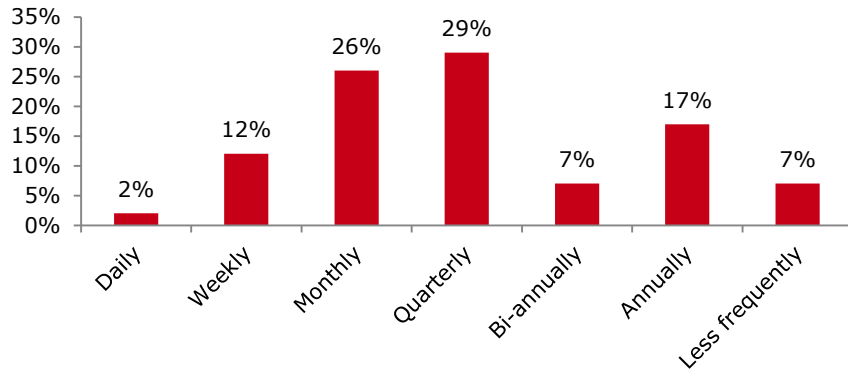
Themes

Licence Holder profiles and awareness of CORE datasets

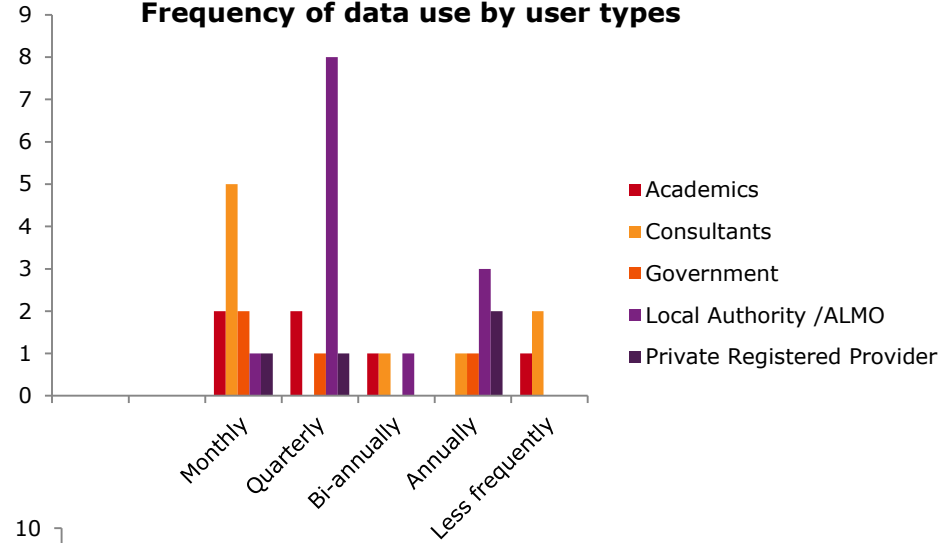


Frequency and history of data usage

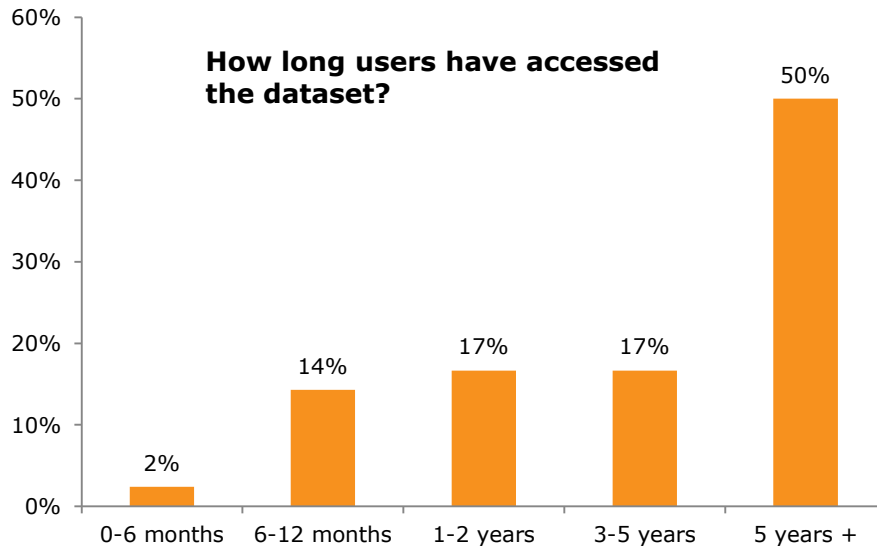
Frequency of data usage



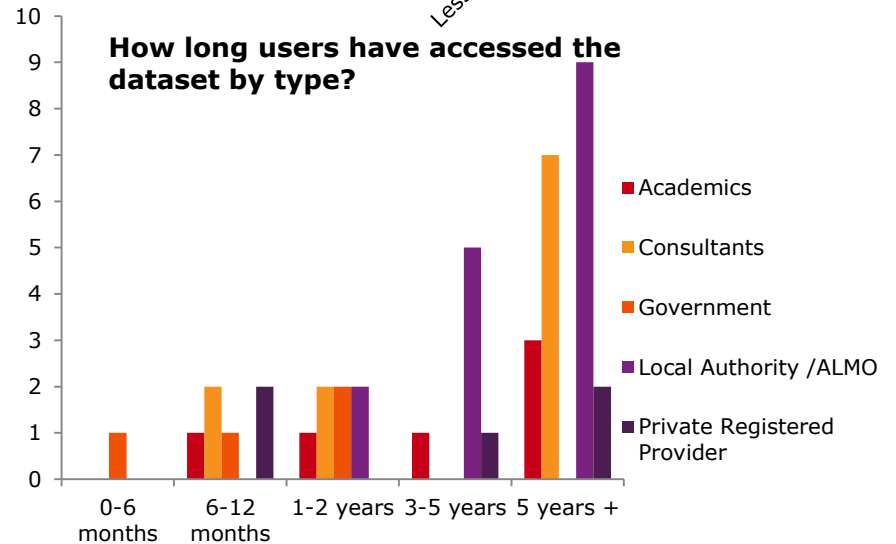
Frequency of data use by user types



How long users have accessed the dataset?

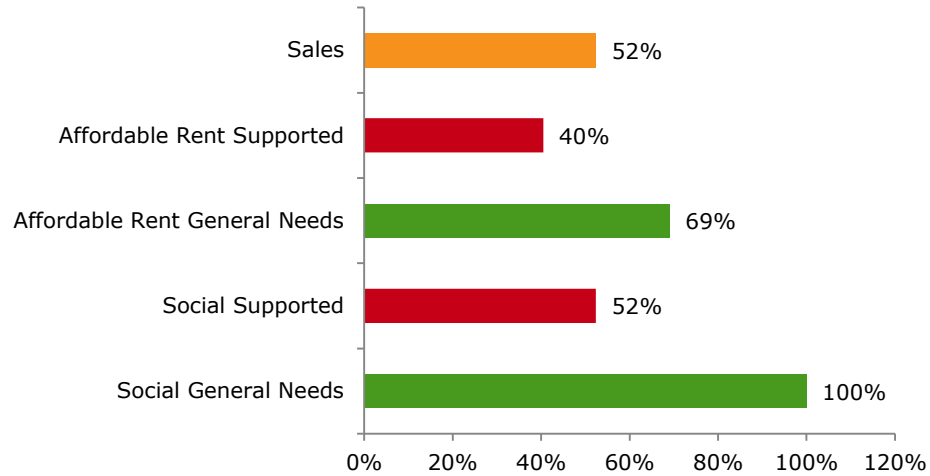


How long users have accessed the dataset by type?

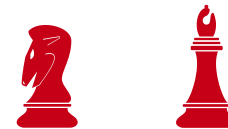
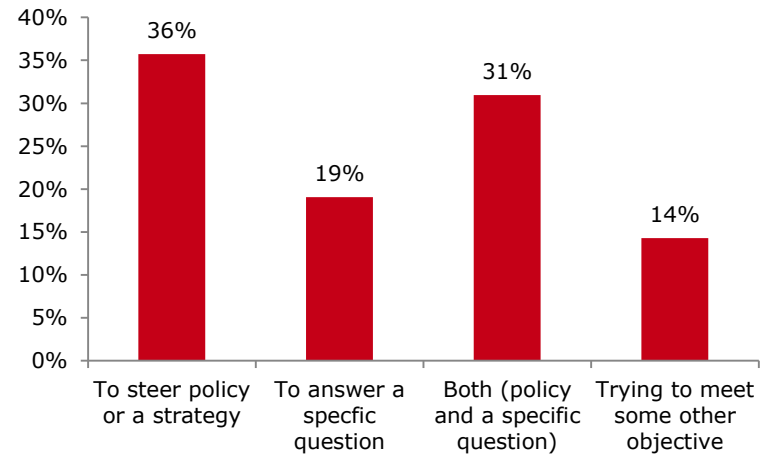


Dataset utilisation and objective of data analysis

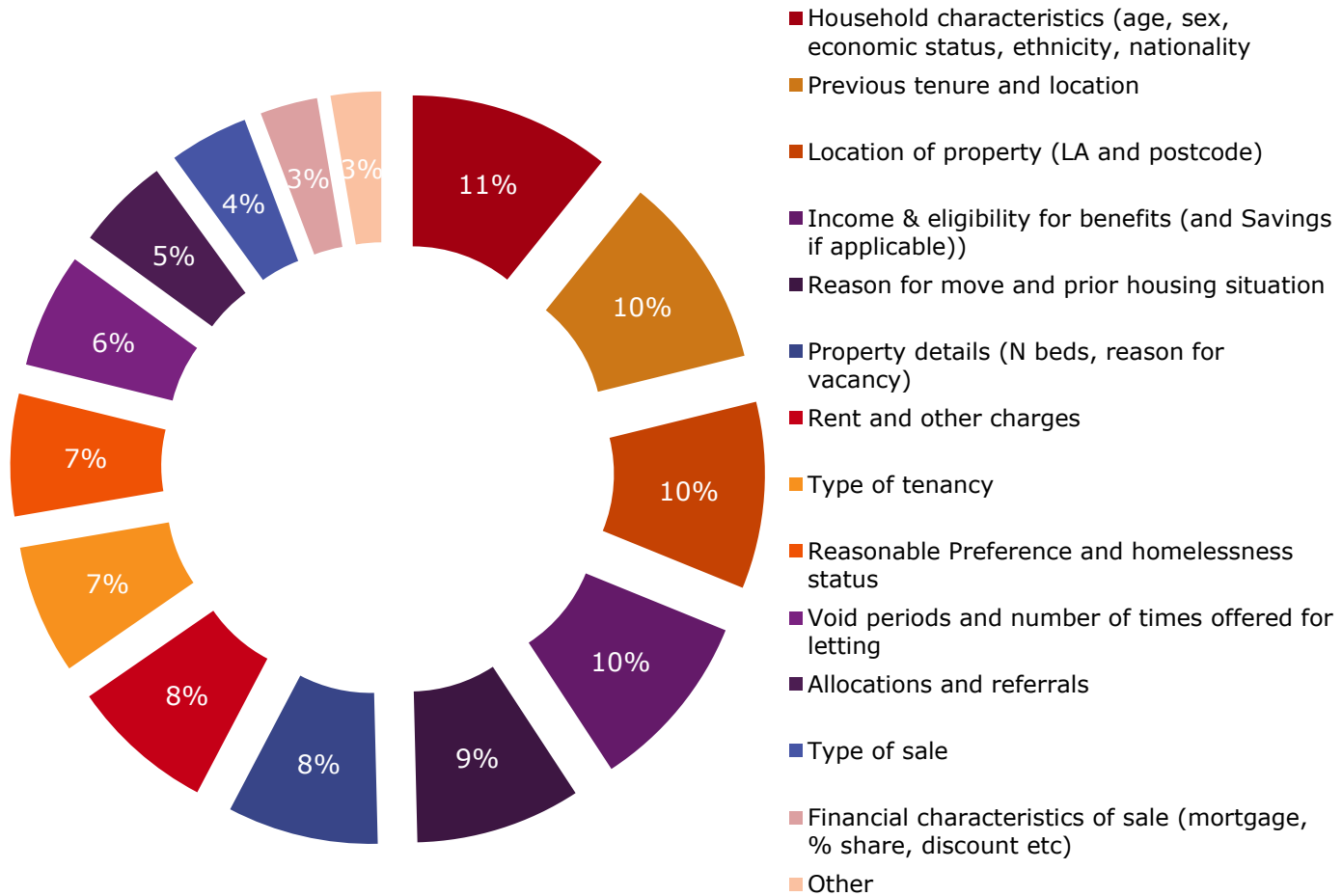
Datasets Used



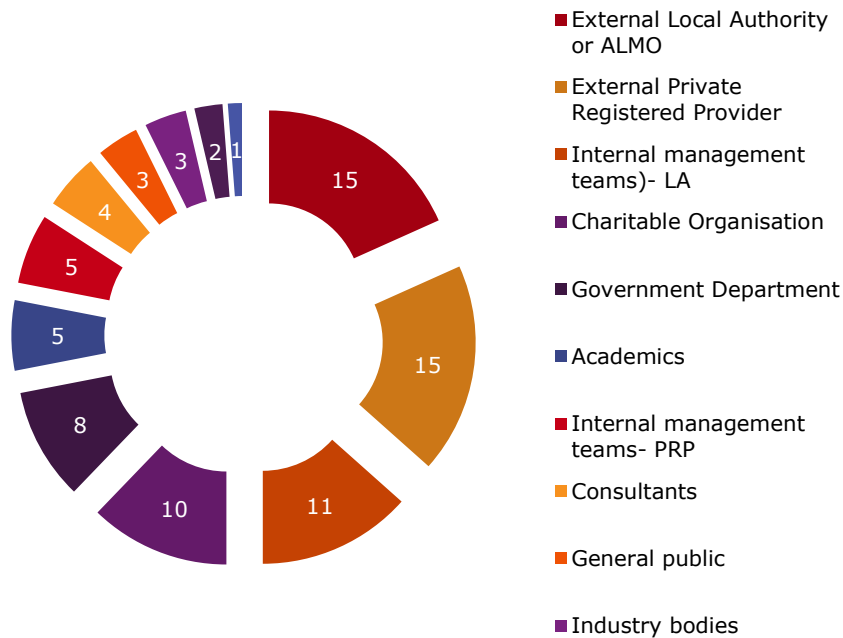
Objective of Data Analysis



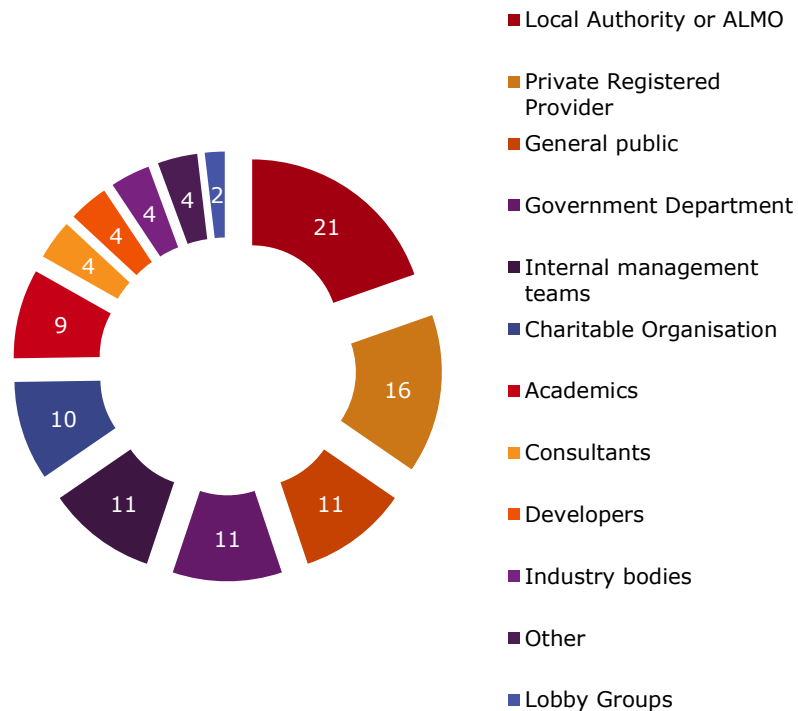
Key themes explored



Commissioning Clients

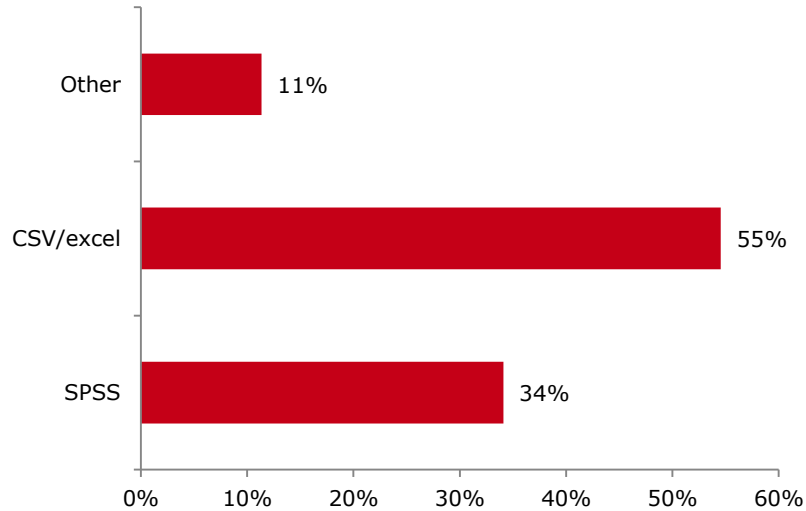


Reporting Audience

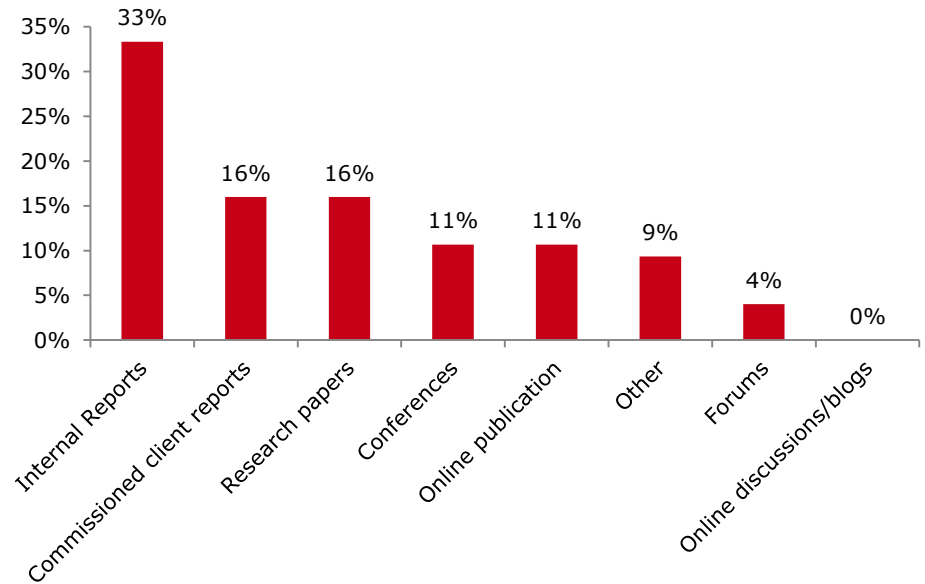


Format used/dissemination of analysis

Format of Data Used



How information, derived from analysis of the CORE data set, has been disseminated?



Datasets usage and frequency [4 of 8]

Organisation Name	Org type	how often you use CORE data?	Social General Needs	Social Supported	Affordable Rent General Needs	Affordable Rent Supported	Sales	What specific parts of the data sets have you used? (Please specify themes, subject areas, etc.):
Greater London Authority	Government	Monthly	✓	✗	✓	✗	✓	<input type="checkbox"/> Region, previous tenure, income, number of bedrooms
Homes and Communities Agency	Government	Quarterly	✓	✓	✓	✓	✓	<input type="checkbox"/> Demographics, rents, particular client groups, tenures, geographic
HCA	Government	Monthly	✓	✓	✗	✗	✓	<input type="checkbox"/> all parts
Office for National Statistics	Government	Monthly	✓	✓	✗	✗	✗	<input type="checkbox"/> Socio demographic details of residents of tenants.
The Sentencing Council for England & Wales	Government	Annually	✓	✗	✗	✗	✗	<input type="checkbox"/> Tenancy information

Datasets usage and frequency [5 of 8]

Organisation Name	Org type	how often you use CORE data?	Social General Needs	Social Supported	Affordable Rent General Needs	Affordable Rent Supported	Sales	What specific parts of the data sets have you used? (Please specify themes, subject areas, etc.):
Birmingham City Council	Local Authority /ALMO	Quarterly	✓	✗	✓	✓	✗	<input type="checkbox"/> Person and property variables
Cornwall Council	Local Authority /ALMO	Quarterly	✓	✗	✓	✗	✓	<input type="checkbox"/> Geographical, property and household profiles
Chester West and Chester Council	Local Authority /ALMO	Quarterly	✓	✗	✗	✗	✗	<input type="checkbox"/> Age, gender, ethnicity & economic status of household head for own LA area.
Cambridgeshire County Council Research Group	Local Authority /ALMO	Annually	✓	✓	✓	✗	✓	<input type="checkbox"/> Household structure and size, weekly costs, income data
Eden District Council	Local Authority /ALMO	Weekly	✓	✗	✓	✓	✓	<input type="checkbox"/> All aspects of lettings data
Elmbridge Borough Council	Local Authority /ALMO	Quarterly	✓	✓	✓	✗	✓	<input type="checkbox"/> Number of lettings, household characteristics and income, turnover by number of bedrooms etc, number of sales etc
Manchester City Council	Local Authority /ALMO	Weekly	✓	✓	✓	✓	✗	<input type="checkbox"/> See below

Datasets usage and frequency of use [6 of 8]

Organisation Name	Org type	how often you use CORE data?	Social General Needs	Social Supported	Affordable Rent General Needs	Affordable Rent Supported	Sales	What specific parts of the data sets have you used? (Please specify themes, subject areas, etc.):
South Lakeland District Council	Local Authority /ALMO	Quarterly	✓	✓	✓	✓	✓	<input type="checkbox"/> Rents - affordable v social and increases from previous year, no of affordable rented lets to compare with Registered Provider data. Income data to compare with the rents and whether a household is receiving HB. Total number of lets per property type and whether they are affordable, supported or general needs. This all fed into a review of the Tenancy Strategy. Location was used to determine whether Registered Providers were following the Tenancy Strategy recommendation not to apply affordable rents in rural areas.

Datasets usage and frequency [7 of 8]

Organisation Name	Org type	how often you use CORE data?	Social General Needs	Social Supported	Affordable Rent General Needs	Affordable Rent Supported	Sales	What specific parts of the data sets have you used? (Please specify themes, subject areas, etc.):
South Ribble Borough Council	Local Authority /ALMO	Weekly	✓	✗	✓	✗	✗	<input type="checkbox"/> Lettings/sales
Stockport Council	Local Authority /ALMO	Quarterly	✓	✗	✗	✗	✗	<input type="checkbox"/> Lettings by provider and period
Stoke-On-Trent City Council	Local Authority /ALMO	Quarterly	✓	✓	✗	✗	✗	<input type="checkbox"/> Voids mostly
Sevenoaks District Council	Local Authority /ALMO	Annually	✓	✓	✓	✓	✓	–
Southwark Council	Local Authority /ALMO	Bi-annually	✓	✗	✓	✗	✓	<input type="checkbox"/> Mainly rent levels Have also used sales data in stock projections
Tameside MBC	Local Authority /ALMO	Quarterly	✓	✗	✗	✗	✗	<input type="checkbox"/> Managing associations and their letting data over the past 2-3 years including the level of referrals received from local authority nominations
Tonbridge & Malling Borough Council	Local Authority /ALMO	Annually	✓	✓	✓	✓	✓	–

How data was used? [5 of 9]

Organisation Name	org type	Please provide a full description of how the CORE data was used, including the key objective(s) for which the CORE data was utilised, and the projects involved.
Greater London Authority	Government	<ul style="list-style-type: none">❑ In order to inform the development of the Mayor's London Housing Strategy, a range of analyses were carried out including: - Average weekly general needs rents by number of bedrooms in London - Average income of households accessing different forms of affordable housing - Previous housing situation of households accessing affordable housing
HCA	Government	<ul style="list-style-type: none">❑ we have used core data to look at a range of issues for providers including sales, supported housing and welfare reform.
Homes and Communities Agency	Government	<ul style="list-style-type: none">❑ To look at trend analysis and inform policy and strategy within the Agency, particularly around supported housing and housing for older people
Office for National Statistics	Government	<ul style="list-style-type: none">❑ DCLG commissioned MAS to derive routines for imputation of item level non-response in the CORE data, and for the grossing of CORE data to population totals.
The Sentencing Council for England & Wales	Government	<ul style="list-style-type: none">❑ Data is used in mathematical models of sentence outcomes specifically where community orders are given. It is also used to help characterise offenders within specific offence models

How data was used? [6 of 9]

Organisation Name	org type	Please provide a full description of how the CORE data was used, including the key objective(s) for which the CORE data was utilised, and the projects involved.
Birmingham City Council	Local Authority /ALMO	<input type="checkbox"/> To compare lettings by variables within our authority area with other authority areas on projects such as Allocation policy review, landlord decisions and other relevant work items that arise.
Cambridgeshire County Council Research Group	Local Authority /ALMO	<input type="checkbox"/> See Chapter 7 and 8 of the current version of the SHMA. Data about costs (especially of intermediate housing) is also used in affordability analysis and through this the calculation of affordable housing need.
Chester West and Chester Council	Local Authority /ALMO	<input type="checkbox"/> CORE data is analysed regularly to help us understand what type of households are accessing social housing and for equality monitoring purposes.
Cornwall Council	Local Authority /ALMO	<input type="checkbox"/> analyse and identify trends, geographical, household profile and property profile to support the evidence base for SHMA and the Housing Strategy
Eden District Council	Local Authority /ALMO	<input type="checkbox"/> Monitoring RP lettings

How data was used? [7 of 9]

Organisation Name	org type	Please provide a full description of how the CORE data was used, including the key objective(s) for which the CORE data was utilised, and the projects involved.
Elmbridge Borough Council	Local Authority /ALMO	<ul style="list-style-type: none">❑ CORE has been used to answer ad-hoc questions from Councillors, press and public (including Freedom of Information requests) on lettings of social housing - e.g. on ethnicity / nationality of households granted social tenancies in Elmbridge. In terms of policy / strategy, data from CORE lettings has provided detail on turnover rates of different sized dwellings and by using data from our housing register and by helping to build a picture of the relative supply / demand for different sized dwellings, it has helped inform our planning policies (in terms of setting targets for the proportion of affordable, rented properties which should have 3 or 4 bedrooms (for example)). CORE data which demonstrated low turn-over rates for larger family homes has also been used in the business case to develop and fund an incentive scheme to entice under-occupying social housing tenants to downsize. Have also used to inform a strategic review of older people's housing in the borough, using data on sheltered housing lets to ascertain turnover (e.g. supply) and demand CORE has also been used to assess the potential impact of affordable rent and to help inform planning guidance that seeks to constrain AR levels to no more than a proportion of LHA levels, where 80% of market rent would be considered to not be affordable in the local housing market.
Manchester City Council	Local Authority /ALMO	<ul style="list-style-type: none">❑ Regularly used for analysis of lettings and turnover across all social landlords operating in our area. Assessment of lettings policies. Understanding churn and availability in the social housing sector - housing market assessments. Other housing research. Monitoring the impact of welfare reform. Equality analysis of housing lettings/turnover. Assisting with ad hoc requests for information.
Sevenoaks District Council	Local Authority /ALMO	<ul style="list-style-type: none">❑ Assessing the needs/demographics of those households assisted through the local housing register.

How data was used? [8 of 9]

Organisation Name	org type	Please provide a full description of how the CORE data was used, including the key objective(s) for which the CORE data was utilised, and the projects involved.
South Lakeland District Council	Local Authority /ALMO	<input type="checkbox"/> CORE data has most recently been used to analyse the effect of the Tenancy Strategy. Specifically we were looking at how rents have increased per property type (mean and median), household income, no of affordable rented lets and location, overall number of lets per property type, supported housing lets.
South Ribble Borough Council	Local Authority /ALMO	<input type="checkbox"/> To assess the sales/lettings activity of registered providers within the borough of South Ribble
Southwark Council	Local Authority /ALMO	<input type="checkbox"/> Mainly to look at who affordable rent lets are going to, and comparing the rent levels to the levels of market rent and LHA.
Stockport Council	Local Authority /ALMO	<input type="checkbox"/> I have previously used CORE data to establish letting volumes and patterns at a Borough level.
Stoke-On-Trent City Council	Local Authority /ALMO	<input type="checkbox"/> Benchmarking data against other authorities - validates our performance against what authorities of similar size are achieving
Tameside MBC	Local Authority /ALMO	<input type="checkbox"/> We intend to use the CORE data to help shape our Nominations Agreement which we will be developing with all the Registered Providers operating in our area. We have used the data to help analyse how our well our current scheme operates and to also benchmark our performance against comparable local authorities in our area.
Tonbridge & Malling Borough Council	Local Authority /ALMO	<input type="checkbox"/> Basic stats overview

Decisions Informed [3 of 6]

Organisation Name	org type	What decisions were informed by the data?
Greater London Authority	Government	<ul style="list-style-type: none"><input type="checkbox"/> Much of the analysis informed the development of Mayoral policies in a general way. Data on the previous housing situation of households accessing affordable housing was used as part of the housing needs model in the GLA's new Strategic Housing Market Assessment.<input type="checkbox"/> http://www.london.gov.uk/priorities/housing-land/publications/housing-in-london-2012 http://www.london.gov.uk/sites/default/files/London%20Housing%20Strategy%20consultation%20version.pdf
HCA	Government	<ul style="list-style-type: none"><input type="checkbox"/> highlighting key risks to the PRP sector from policy/external environment
Office for National Statistics	Government	<ul style="list-style-type: none"><input type="checkbox"/> New imputation and grossing routines were put into place by DCLG.
The Sentencing Council for England & Wales	Government	<ul style="list-style-type: none"><input type="checkbox"/> The outcome of the modelling work is used to inform decisions on what sentence outcomes should be used in sentencing guidelines for specific offences

Decisions Informed [4 of 6]

Organisation Name	org type	What decisions were informed by the data?
Birmingham City Council	Local Authority /ALMO	<input type="checkbox"/> see question 10 http://www.birmingham.gov.uk/housing-market
Cambridgeshire County Council Research Group	Local Authority /ALMO	<input type="checkbox"/> The SHMA is used as part of the evidence base for local plans. It is also used for general housing market monitoring and understanding e.g. in tenancy strategies.
Chester West and Chester Council	Local Authority /ALMO	<input type="checkbox"/> None specifically; the data is used to inform equality monitoring and inform general housing and letting policy.
Cornwall Council	Local Authority /ALMO	<input type="checkbox"/> SHMA - Housing need and housing strategy objectives and priorities
Eden District Council	Local Authority /ALMO	<input type="checkbox"/> Strategic Housing Market Assessments. Ongoing monitoring of social housing lettings
Elmbridge Borough Council	Local Authority /ALMO	<input type="checkbox"/> To establish an incentive scheme for under-occupying social tenants to downsize 2. Planning policy guidance - on size-mix of affordable housing to be built between 2011 and 2026 (and guidance on Affordable Rent) 3. That no additional ordinary sheltered housing for rent needs to be provided (and indirectly helps inform local RPs in reviewing future of schemes, including whether to decommission).

Decisions Informed [5 of 6]

Organisation Name	org type	What decisions were informed by the data?
Manchester City Council	Local Authority /ALMO	<input type="checkbox"/> Informs housing strategy and assists in monitoring rehousing policy.
Sevenoaks District Council	Local Authority /ALMO	<input type="checkbox"/> Informed a review of the local housing register.
South Lakeland District Council	Local Authority /ALMO	<input type="checkbox"/> Review of the Tenancy Strategy. The data will also be used alongside data from Cumbria Choice, our Choice Based Lettings system and data from P1E Homelessness stats.
South Ribble Borough Council	Local Authority /ALMO	<input type="checkbox"/> Decisions relating to the management of the Select move CBL system with regards to housing need/demand etc.
Southwark Council	Local Authority /ALMO	<input type="checkbox"/> It has informed discussions with RPs
Stockport Council	Local Authority /ALMO	<input type="checkbox"/> It informed how we assess housing need and helps us to monitor nominations.
Stoke-On-Trent City Council	Local Authority /ALMO	<input type="checkbox"/> Helped us to benchmark and then confirm that our performance was at the level we expected (as other authorities were getting similar performance)
Tonbridge & Malling Borough Council	Local Authority /ALMO	<input type="checkbox"/> Policy