

CORE 2020/21 proposed log changes for Lettings and Sales

3 December 2019

This paper outlines proposed changes to the CORE lettings and sales log questionnaires for the 2020/21 forms, which will go live on 1 April 2020.

Proposals were gathered from CORE data providers (Local Authorities and Private Registered Providers) and internal and external users of CORE data via a user consultation published on the CORE website and meetings with key stakeholders.

This paper seeks to enact the proposals collected through that consultation.

Please send any comments to CORE@communities.gov.uk by Friday 13 December 2019.

This deadline is key to ensure that we can

- (a) publish the 2020/21 paper forms, eCORE templates and specifications in mid-January as requested by data providers so they have time to adapt their systems before the new forms go live on 1 April 2020;
- (b) implement and test changes to the online CORE data collection system so forms are available immediately from 1 April 2020.

LETTINGS – Details of Proposals

Question 11 – Previous tenure

Change type: Splitting existing response category into multiple options

Proposed changes (in red):

Question: The housing for this household immediately before this letting (tick one only)

- ~~(1) Local Authority General Needs tenancy~~
- ~~(30) Fixed term Local Authority General Needs tenancy~~
- ~~(31) Lifetime Local Authority General Needs tenancy~~
- ~~(2) Private Registered Provider General Needs tenancy~~
- ~~(32) Fixed term Private Registered Provider General Needs tenancy~~
- ~~(33) Lifetime Private Registered Provider General Needs tenancy~~
- (26) Owner occupation (private)
- (27) Owner occupation (low cost home ownership)
- (3) Private sector tenancy
- (4) Tied housing or rented with job
- (6) Supported housing

- (8) Housing for older people
- (9) Residential care home
- (28) Living with friends or family
- (21) Refuge
- (10) Hospital
- (29) Prison / Approved probation hostel
- (7) Direct access hostel
- (14) Bed & Breakfast
- (23) Mobile home / caravan
- (18) Any other temporary accommodation
- (24) Home Office Asylum Support
- (13) Children's home / foster care
- (19) Rough sleeping
- (25) Other

Rationale for change: The original question did not distinguish between those households previously holding fixed term or lifetime tenancies which is needed for policy analysis, e.g. to understand the experience of existing social renters renewing or transferring between properties / providers. New categories address this.

Question 25 – Wheelchair access

Change type: Extend to include Supported Housing

Proposed change (in red):

Question: Is property built or adapted to wheelchair user standards?

Response categories: Yes, No

Guidance: **To be completed for all tenancies – both Supported Housing and General Needs.**

Rationale for change: To enable policy analysis on matching properties to household need. Currently Supported Housing policy are at a disadvantage as this question is only asked for General Needs tenancies so this change levels the playing field – and is more pertinent for Supported Housing tenancies. We do not anticipate this to be additional burden as Supported Housing providers will already know whether the property is wheelchair accessible, without the need for further data collection.

Question 27 – Reason for vacancy

Change type: Extend to include Supported Housing and splitting a response category into multiple options.

Proposed changes (in red):

Question: Reason for vacancy (tick one only)

~~(1) First let of a newbuild, conversion, rehabilitation or acquired property~~

(15) First let of a newbuild property

(16) First let of a conversion, rehabilitation or acquired property

(17) First let of a leased property

(10) Relet – tenant evicted due to arrears

(11) Relet – tenant evicted due to ASB or other reason

(5) Relet – tenant died (no succession)

(12) Relet – tenant moved to other social housing provider

(9) Relet – to tenant who occupied same property as temporary accommodation

(6) Relet – tenant abandoned property

(8) Relet – tenant moved to private sector or other accommodation

(13) Relet – internal transfer (excluding renewals of a fixed-term tenancy)

(14) Relet – renewal of a fixed-term tenancy

Guidance: **To be completed for all tenancies – both Supported Housing and General Needs.**

Rationale for change: To enable policy analysis of new builds and new leases to understand changes in supply of Supported Housing stock and churn of lettings. More broadly this is required to enable analysis of new builds as distinct entities from other types of properties that are new entries into the social rented sector.

New question – Sheltered accommodation

Change type: New question

Proposed changes (in red):

Question: **Is this letting sheltered accommodation?**

Response categories:

(1) **Yes – sheltered housing**

(2) **Yes – extra care housing**

(3) **No**

(4) **Don't Know**

Guidance: **Expect General Needs tenancies to answer 'no'. See definitions below.**

Rationale for change: Currently CORE does not differentiate between the different types of supported housing provision. For policy purposes we would like to be able to separate out mainstream sheltered housing (a) to distinguish it from other more specialist forms of supported accommodation and (b) to find out who it is being allocated to, in terms of age group and/or levels of disability. In order to do so, it

would also be helpful to distinguish mainstream sheltered housing from sheltered housing with higher levels of support, and the suggested definitions are intended to deliver this. We do not anticipate this to be additional burden as Supported Housing providers will already know or will easily be able to determine whether the property meets either definition set out below, without the need for further data collection.

Definitions:

- **Sheltered housing:** housing designated for occupation by older people (often 55+) with low-level care and support needs. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager. The accommodation usually consists of purpose-built flats or bungalows, designed to be accessible, and with limited communal facilities, which might include a lounge, laundry room, laundry, guest room, or rooms available for outreach purposes.
- **Extra care housing:** as for sheltered housing but with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (for example where the likely alternative might be a residential care home). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre.

New question – Market-equivalent rents

Change type: New question

Proposed changes (in red):

Question: **Please enter the market-equivalent rent for this property.**

Response: **Free numeric (£) entry**

Guidance: **Please give the market-equivalent rent over the same period chosen for the basic rent, e.g. if basic rent is charged weekly, please provide market-equivalent weekly rent.**

Rationale for change: To further understand the Affordable Rent Programme in practice and enable more robust economic analysis of the subsidy social and affordable rents are giving. The current approach of comparing basic rents against average private sector market rents raises the issue of stock differences between the social and private rental sectors, which would be addressed by collecting market-equivalent rents for individual tenancies. We believe housing providers must already know the market-equivalent rent of a property in order to set the social/affordable rent level, for affordable rent tenancies at minimum.

SALES – Details of Proposals

Note that CORE Sales logs are primarily completed by Private Registered Providers. However proposed changes are included in this CLIP-H paper for completeness.

New question – Mortgage length

Change type: New question

Proposed changes (in red):

Question: **Length of mortgage (in years)**

Response: **Free numerical entry**

Rationale for change: For policy analysis, to understand how mortgages work in practice in purchasing social housing properties and the ability of households to purchase property.

New question – Housing benefit

Change type: New question

Proposed changes (in red):

Question: **Was the purchaser(s) in receipt of housing benefit immediately prior to purchase?**

Response categories: **Yes, No, Don't Know**

Rationale for change: For policy analysis, to understand the interaction between housing benefit and the ability of households to purchase property.

New question – Length of time in property

Change type: New question

Proposed changes (in red):

Question: **[For Right to Buy products only] How long has the purchaser(s) been living in the property prior to purchase (years)?**

Response: **Free numerical entry**

Guidance: **Round to the nearest year. Only complete for listed Right to Buy products.**

Rationale for change: For policy analysis, to understand the effectiveness of Right to Buy as a product, and how long it takes households to save in order to purchase property.