

CORE 2020/21 finalised log changes for Lettings and Sales

14 January 2020

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

This paper provides an update on the proposed changes circulated to CLIP-H members for views during December 2019. Thank you for the feedback.

LETTINGS – Details of Proposals

Question 1d – First let of supported housing

Change type: Remove question

Question: [For supported housing only] Is this the first letting in a supported housing unit / bed space which has been newly built, converted or newly acquired?

- (1) Yes
- (2) No

Rationale for change: Question 1d is no longer necessary once the change to question 27 is implemented (see later in the paper). The question will be removed to reduce duplication.

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 – now confirmed as question 1e

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

This proposal will not be taken forward following feedback from CLIP-H members in December 2019.

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 – now confirmed as question 24b or 34b or 41b (only one will be answered, which depends on type of ownership)

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 – now confirmed as question 2

Proposed changes (in red):

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

Response categories:

- (1) Not in receipt of Housing Benefit or Universal Credit
- (2) Housing Benefit (and not Universal Credit)
- (3) Universal Credit
- (4) 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 – now confirmed as question 30

Proposed changes (in red):

Question: [For Full ownership schemes only] How long has the purchaser(s) been living in the property prior to purchase? (in 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.