

# National Statistician's Review of Official Housing Market Statistics

September 2012

### **The National Statistician**

The National Statistician – a statutory office holder – is also the Chief Executive of the UK Statistics Authority and its principal adviser on:

- the quality of official statistics
- good practice in relation to official statistics, and
- the comprehensiveness of official statistics

She is also the Head of the Government Statistical Service (GSS) which is a network of professional statisticians and their staff operating both within the Office for National Statistics and across more than 30 other government departments and agencies.

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## Foreword

Jil Matheson,  
National Statistician

This report builds on the findings from my review of official house price statistics, published in December 2010.

The housing market affects everyone in the UK in some way. Statistics on the housing market and the factors that influence it are essential for making informed decisions on housing, whether in central or local government, the private or voluntary sector, or private individuals deciding whether to move, rent, buy or invest.

I have been supported in this review by a steering group whose membership has included leading housing market statisticians from across government and the UK's devolved administrations. This is in addition to the generous support of, and contributions made by, the user community during the course of the review.

I would like to thank the steering group and the wider housing market statistics community for their valued contributions and help in ensuring the smooth running of the review. A list of steering group members can be found in **Annex A**.

*Jil Matheson*

September 2012

## 1. Summary

- 1.1. There is a wide range of users of and uses for housing market statistics in the UK. It is important that producers of official statistics are providing the public and policy makers with information they need to make informed decisions about the housing market. This review has been conducted to identify ways in which producers of official statistics in the UK can better meet users' needs for housing market statistics. It builds on the first stage review on house price statistics by focussing on the wider official indicators of the housing market.
- 1.2. A number of factors influence the supply of and demand for property sold or rented at market prices in the UK. As such, the scope of the review has necessarily been broad. The elements of the housing market that have been included are:
  - housing stock – including additions of new property, demolitions and whether owner occupied or rented
  - land values
  - residential planning applications
  - mortgage lending – including number of loans, loan to value ratios, first time buyers and buy-to-let mortgages
  - house prices and transaction volumes
  - private rental prices
  - repossessions
  - sales of social housing
- 1.3. This review has focussed on the UK's official measures of these factors. As responsibility for housing policy is devolved to the Scottish Government, Welsh Government and Northern Ireland Executive, many statistics are produced separately for each country to support their differing user needs as well as for the UK as a whole.
- 1.4. The key messages identified as part of this review are that:
  - Accessibility and dissemination - There is a need to ensure that official housing market statistics are more easily accessible and better placed in the context of related statistics. It can be difficult to identify what statistics are available and what are the key trends or "stories" of the housing market.
  - Local Areas – In some instances, local area statistics are not available or are not timely enough to be of use. In these cases, the ability to make local area statistics available should be investigated further.
  - Private rent statistics – A gap exists in official private rental statistics with no official private rental index currently available to meet user needs.
- 1.5. Users also supported the recommendations from the first stage of the review for a single definitive official house price index and accompanying regular official statistics report.

- 1.6. In summary, the recommendations of the National Statistician's second stage review of official housing market statistics and those official producers responsible for taking them forward are:

|   | <b>Recommendation</b>  | <b>Actionees</b>  |
|---|--|---|
| 1 | <b>a:</b> Each publication of official statistics on the housing market should place the statistics in the context of other measures that aid interpretation, and provide links to sources of these relevant statistics.           | All producers of official UK housing market statistics <sup>1</sup> .   |
|   | <b>b:</b> The Housing Market grouping on the Publication Hub <sup>2</sup> should be reviewed to ensure it contains comprehensive coverage of official statistics relevant to the housing market.                                   | National Statistician's Office, ONS Publication Hub team and all producers of official housing market statistics.                   |
| 2 | There should be an (at least) annual article of key trends in the UK housing market which contains analysis of current housing market statistics.  | ONS in conjunction with other producers of official housing market statistics.  |
| 3 | <b>a:</b> The range and timeliness of housing market statistics available on local area websites (e.g. Neighbourhood Statistics) should be improved, together with better referencing and signposting of statistics between sites. | All producers of official housing market statistics.  |
|   | <b>b:</b> Where sufficient data exists, the feasibility of producing local area level housing market statistics should be investigated further.  | All producers of official housing market statistics.  |
| 4 | Official private rental statistics and a private rental price index should be developed for the UK to meet user needs.   | Office for National Statistics, Valuation Office Agency, Scottish Government, Welsh Government, Northern Ireland Housing Executive. |

<sup>1</sup> Producers of official statistics in the UK are: DCLG, Department of Finance and Personnel Northern Ireland, Department for Social Development Northern Ireland, Financial Services Authority, HM Revenue and Customs, Land Registry, Ministry of Justice, Northern Ireland Housing Executive, Office for National Statistics, Registers of Scotland, Scottish Government, Valuation Office Agency and Welsh Government.

<sup>2</sup> The Publication Hub is the online gateway to national and official statistics produced by the Government Statistical Service within the UK <http://www.statistics.gov.uk/hub>

## 2. Introduction

- 2.1 The review of official housing market statistics was started in response to concern about whether the public and policy makers were getting the right information on the housing market at the right time to make informed decisions.
- 2.2 The first stage of the review, published in December 2010<sup>3</sup>, focussed on comparing official house price statistics with non-official sources. It concluded that there should be a single definitive official house price index with an accompanying regular official statistics report presenting and analysing the official house price measures, and their relationship to non-official sources and wider housing market indicators. The first stage recommendations and progress being made towards these can be found in **Annex B**.
- 2.3 This report covers the second stage of the review and explores the wider housing market. Social housing is included where it contributes to the wider housing market i.e. total housing stock, but as social housing does not directly contribute to the 'housing market' itself, its provision and management have been excluded.
- 2.4 The second stage of the review builds on the first stage of the review and explores the official statistics on the housing market with the purpose of identifying how these statistics can better meet user need. Housing market statistics have a wide variety of users ranging from central government to individual households. Housing market statistics are needed by these users to make a variety of decisions including:
  - whether to buy, rent, or sell property
  - setting of policy for social housing and stamp duty levels
  - house builders decisions on whether and where to build
  - mortgage lending and setting of interest rates
- 2.5 The recommendations formed from this review are based on improving official housing market statistics to better meet these needs.

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<sup>3</sup> <http://www.statisticsauthority.gov.uk/national-statistician/ns-reports--reviews-and-guidance/national-statistician-s-reports/national-statistician-s-review-of-house-price-statistics.pdf>

### 3. Current official statistics on the housing market

3.1 As part of this review a large and diverse number of housing market statistics were identified with the majority originating from official statistics producers. The main reasons for the large and diverse number of official housing market statistics are that:

- Aspects of the housing market underpin most areas of society. Official housing market statistics are therefore collected through a variety of different departments including the Ministry of Justice (repossessions from court orders) through to the Financial Services Authority (mortgage applications), the Land Registry and Registers of Scotland (changes to title deeds) and the Valuation Office Agency (council tax valuations) amongst others<sup>4</sup>.
- Responsibility for housing related issues is devolved to Scotland, Wales and Northern Ireland. Some housing market statistics are therefore produced separately by each country, as well as for the UK as a whole.

3.2 Housing market statistics can be broadly split by the supply of housing to the market, and the demand placed on it through owner occupied housing and private renting. Supply to and demand on the housing market is influenced by a number of economic and demographic factors, with the relationships between these factors and the housing market being complex. The supply to and demand on the housing market can be further split into areas of interest for which housing market statistics are available (**Table 3.1**).

**Table 3.1. Areas of interest in the housing market grouped by supply and demand in private housing**

| Supply                             | Owner occupied housing demand | Private renting demand |
|------------------------------------|-------------------------------|------------------------|
| Housing stock including attributes | House prices                  | Private rents          |
| House building                     | Transaction volumes           |                        |
| Conversions and demolitions        | Mortgage lending              | Buy-to-let mortgages   |
| Land values                        | Repossessions                 | Landlord repossessions |
| Vacant properties                  | Sales of social housing       |                        |
| Residential planning applications  |                               |                        |

3.3 A summary of the available official measures of the housing market is given below. More detail on these measures can be found in **Annex C** which contains tables of key housing market statistics by supply, owner occupied housing demand and private renting demand. Details of official measures of the housing market including frequency, timeliness and official producer are accompanied by their non-official measures where available.

<sup>4</sup> Producers of official statistics in the UK are: DCLG, Department of Finance and Personnel Northern Ireland, Department for Social Development Northern Ireland, Financial Services Authority, HM Revenue and Customs, Land Registry, Ministry of Justice, Northern Ireland Housing Executive, Office for National Statistics, Registers of Scotland, Scottish Government, Valuation Office Agency and Welsh Government.



## Supply

3.4. Official statistics on supply of housing include:

- **Housing stock** – Published annually for each country in the UK, broken down by tenure.
- **House building** – New starts and completions are published quarterly for England, Scotland, Wales and Northern Ireland separately.
- **Low cost/affordable homes** – Number of starts and completions published six monthly for England. The Scottish Government publishes approvals, starts and completions quarterly whilst Wales publishes the number of additional affordable homes provided annually.
- **Conversions and demolitions** – Conversions and demolitions for England, Scotland and Northern Ireland are published annually with data on demolitions published annually by the Welsh Government. Data are also available annually for England & Wales by local authority on insertions and deletions to the Council Tax list.
- **Land values** – Available for England on a six monthly basis.
- **Vacant properties** – Published annually for each country in the UK on vacant dwellings.
- **Residential planning applications** – Available quarterly using residential planning applications and approvals for England, Scotland and Northern Ireland.
- **Property Attributes** – Property attributes and characteristics including property type (for example detached, semi-detached, terraced), number of bedrooms, and age etc are available for England and Wales since 2011. Counts of properties by property type and number of bedrooms at region, local authority and lower level geographies are also available for England and Wales.

## Owner-occupied housing

3.5. Official statistics available on owner occupied housing include:

- **House prices** – Four sources of official house prices exist. The Office for National Statistics (ONS) House Price Index<sup>5</sup> covering the UK, the Land Registry House Price Index covering England and Wales, and the Registers of Scotland house price statistics covering Scotland are produced monthly. The Northern Ireland Residential Property Price Index covering Northern Ireland is produced quarterly. Statistics are available to at least region for England, with Registers for Scotland publishing quarterly for smaller geographies.
- **Transaction volumes** – Statistics on residential transaction (sales) volumes are available monthly covering England and Wales, and Scotland. Residential transaction volumes are available quarterly for Northern Ireland.
- **Mortgage Lending** – Statistics on the distribution of mortgages, affordability, and buyer deposits are available annually. Statistics on mortgage lending, loan to value ratios and average interest rates are available quarterly. All these have UK coverage.
- **Repossessions** – Repossession orders are available quarterly for England and Wales. Repossession orders for Northern Ireland are available quarterly and annually. Repossession orders are available annually for Scotland.
- **Sales of Social Housing** – Numbers of local authority and public authority houses sold are available by UK country. The statistics are available quarterly for Scotland and annually for Northern Ireland, Wales and England.

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<sup>5</sup> formerly the DCLG House Price Index

## Private renting

3.6. Official statistics available on private renting include:

- **Private rents** – Private rental market statistics for England have been published quarterly since September 2011<sup>6</sup>. Limited information is collected on private rents for the Consumer Price Index (CPI) and can be found in the CPI reference tables. Other estimates for private rents are available through the Living Costs and Food survey or English Housing Survey but have a much longer time to publication and are not as frequent.
- **Buy-to-let mortgages** - Available quarterly for the UK containing details of the previous four quarterly periods. Mortgage repossessions which include buy-to-let mortgages are available quarterly for the UK.
- **Landlord repossessions** – Repossession orders issued on behalf of landlords are available quarterly for England and Wales.

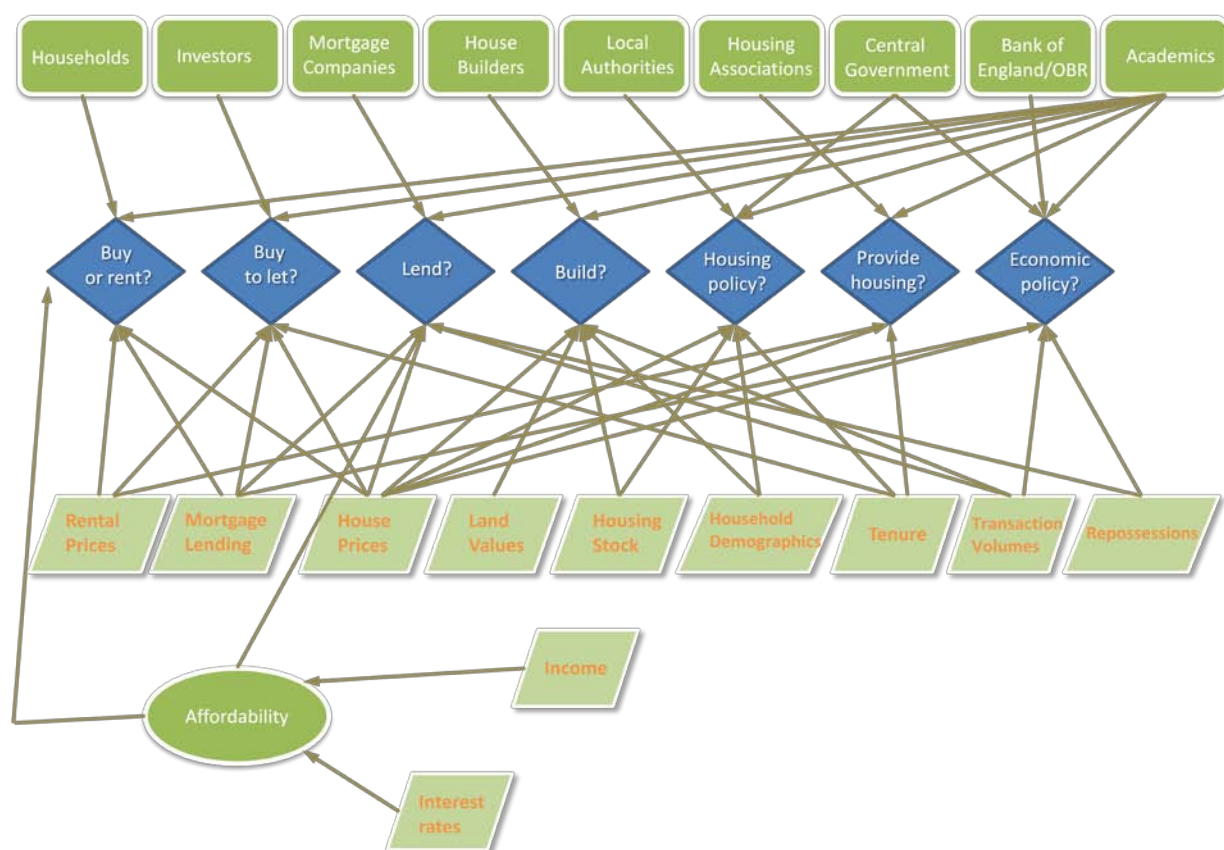
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<sup>6</sup> <http://www.voa.gov.uk/Corporate/statisticalReleases/PrivateRentalMarketStatistics.html>

## 4. Users and uses of housing market statistics

4.1. The users and uses of official housing market statistics are as diverse as the number of statistics available. Users range from central government, local government and devolved administrations through to financial institutions, housing associations, investors, businesses (including estate agents and house builders), academics, and households. They use housing market statistics to make a wide variety of decisions including provision of housing, whether to buy, and whether to lend. More details of the main users and their uses of housing market statistics are given below. **Figure 4.1** summarises the information on the users of housing market statistics, the decisions that they make and the main measures that feed into those decisions.

**Figure 4.1. Decision Making in the Housing Market**



## **Central government**

4.2. Central government has three key uses for housing market statistics:

- Monitoring economic performance - Costs of owner occupied housing and private rentals were approximately 10% of the expenditure measure of Gross Domestic Product (GDP) in 2010 according to ONS. Housing costs are an important contributor to National Accounts and other key economic indicators including the Retail Price Index (RPI) and CPI.
- Policy making and monitoring - Policies aimed at influencing house building, affordability and overcrowding, stamp duty revenue, provision of housing benefits, and schemes to protect borrowers rely on housing market statistics for benchmarking and setting of thresholds.
- Regulation - central government regulates financial services, private renting and other key areas affecting the housing market. This relies on statistics being available indicating changes and movements within the housing market.

## **Local Government**

4.3. Under the Department for Communities and Local Government (DCLG) guidance on housing market assessments<sup>7</sup>, local authorities in England are required to develop their approach to housing through consideration of housing need and demand. Similar guidance exists in Scotland and Wales. Local authorities require housing market statistics to monitor and develop their housing policies to meet the current and future needs of their areas.

4.4. With the move towards planning at a local level in England and the introduction of the Localism Act<sup>8</sup> there is an increasing requirement for local area statistics to ensure planners have a good understanding of local housing market conditions. Statistics at the regional and national level are important to local authorities in order to understand how changes and policies at the national level affect housing at the local authority level.

## **Devolved administrations**

4.5. Scotland, Northern Ireland, and Wales have devolved powers over housing, the extent to which varies by country. Interest in the housing market for devolved administrations is two-fold. First, for the purposes of supporting policy making and monitoring changes at the country specific level similar to those requirements of central government. Secondly, for comparison to wider UK policies and economy.

## **Banks and building societies**

4.6. Housing market statistics are used for mortgage lending in order to make decisions on whether to lend, how much to lend, and setting of interest rates. Banks and building societies use a range of housing market statistics for these purposes including house prices, loan to value ratios, repossession rates etc. House prices and mortgage values are often used in conjunction with earnings measures to assess affordability.

## **House builders**

4.7. House builders are interested in whether and where demand for new housing exists; and the returns received on homes built or converted. As such, statistics on the size of housing stock and land values are important. These are often used in conjunction with economic and demographic statistics such as changes in household size and income, to ensure the right types of housing are supplied in order to maximise builders' returns.

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<sup>7</sup> <http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>

<sup>8</sup> <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>

- 4.8. Differences in price movements between new homes and pre-existing buildings are crucial for house builders and their shareholders to make decisions about future house building. Statistics are required at the local and national level to ensure housing is built where demand for housing and returns are highest.

#### **Estate agents & letting agencies**

- 4.9. Estate agents are interested in the numbers of properties being sold and the price for which they are sold; as well as the types of properties and their location. They need to be able to advise potential sellers on the achievable selling price of their property but also require statistics in running their business. Letting agencies are interested in similar characteristics to estate agents but require the numbers of properties being rented and the rent values which they achieve. Although some national estate agents exist, most are based at the local or regional level.

#### **Housing associations**

- 4.10. Housing associations provide social housing to those in need through partnerships with local authorities. They are primarily interested in numbers of people in housing need together with statistics on the housing market which helps them to decide whether to purchase or build property to meet that need. Values of private and social housing rents will also influence their decisions as this will affect the social housing they can provide.

#### **Households**

- 4.11. Individual households are unlikely to access housing market statistics on a regular basis. They are however likely to be heavily influenced by them. House prices, together with mortgage lending, regularly receive high profile media coverage. This affects market confidence and perception of housing accessibility. Households are most interested in housing market statistics at the point when considering whether they can afford to buy or rent; or when considering re-mortgaging.

#### **Academia**

- 4.12. There is considerable academic interest in the housing market and related issues. These include the availability of financing, first-time buyers, completions etc, private renting including the effects of housing policy and practice including devolution. Examples of wider issues include the effect on inequality through rising costs of housing and the effects of housing on crime and neighbourhoods.

## 5. User need for official housing market statistics

- 5.1. To identify user needs, discussions were held with a variety of users and key players in the housing market. This was to gain an understanding of how well official housing market statistics were meeting their needs, whether any gaps exist in the current provision, and how these could be addressed. Views were also gathered via a Housing Statistics Network<sup>9</sup> (HSN) seminar on House Prices and the Wider Housing Market Indicators. **Annex D** contains a list of organisations which participated in the seminar and consultation process.

### Current coverage of official housing market statistics

- 5.2. One of the main strengths of official statistics on the housing market is coverage. Statistics are generally available at local authority level and cover a wide range of topics of interest (see section 3). There are a variety of non-official sources but these tend to focus on 'headline' measures such as house building, house prices, mortgage lending, and private renting. Non-official sources do not cover the same range of topics as official sources.
- 5.3. **Private rentals** – A key gap in the coverage of official housing market statistics was identified by users as the need for an official private rental index for the UK. The following uses and users for an official private rental index were identified as:
  - constructing the CPI by ONS
  - setting of social rental prices by local authorities
  - households deciding whether to buy or rent
  - assessing returns on housing investments by financial institutions
- 5.4. Private rental statistics are currently published quarterly by the Valuation Office Agency (VOA) for the previous 12 months, with coverage restricted to England. These rental statistics cover the numbers of rentals of the previous year, together with average, lower quartile, median and upper quartile monthly rents. These are available broken down by number of bedrooms and local authority for England.
- 5.5. Private rental statistics are also available from a number of non-official sources including findaproerty.com. As with house price statistics produced by property websites, the sample for the findaproerty.com rental statistics is dependent on properties it advertises and uses asking prices rather than rent achieved. Although the frequency of publication is the same as the VOA's, it provides monthly and quarterly statistics in addition to yearly statistics. It does not, however, provide the same level of breakdown by property type or area.
- 5.6. To produce an official UK-wide rental price index the issue of adjusting for the mix of properties let in a period would need to be considered. As the VOA's private rental statistics only cover England they would have to be combined with sources for Scotland, Wales and Northern Ireland to produce an official private rental index with UK coverage. Such an index should be available at least to local authority level and would ideally be available monthly to complement house price statistics.

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<sup>9</sup> <http://www.housingstatisticsnetwork.org/>

- 5.7. **Potential overlaps in coverage** - As official housing market statistics are produced by various departments using different sources it is inevitable that some overlap exists.
- 5.8. One of the most recent developments in official housing market statistics has been the increasing utilisation of the VOA's council tax valuation list for statistical purposes. In addition to private rental statistics the VOA has started to publish details of property attributes<sup>10</sup> (number of bedrooms by property type) together with housing stock statistics for England and Wales with similar coverage to that published by DCLG and the Welsh Government. The VOA also publishes changes and deletions to the council tax valuation list which can be used to estimate conversions and demolitions to housing stock. The VOA's Business Plan includes a commitment to expand the range of its official statistics in order to make better and wider use of the data it holds. It is committed to produce its key statistics, where possible, at lower level geographies and plans to extend the statistics it publishes on the Neighbourhood statistics website.
- 5.9. **Coherence across the UK** – The current coherence of official housing market statistics measures in the UK is strong, with statistics either published at the UK level or available by combining comparable sub-national measures. As the demand for housing market statistics continues to evolve, maintaining the coherence of official housing market statistics will be an ongoing challenge. The housing needs of devolved administrations may diverge from that of central government as increasing emphasis is placed on more local needs.

### **Accessibility and dissemination of official housing market statistics**

- 5.10. Accessibility to and dissemination of official housing market statistics are key to users understanding the breadth of official statistics available and how to make the best use of it. From user discussions it is clear that not all users are aware of the breadth of different sources available. Whilst it is not practical (or possible) to place all official housing market statistics in a single first release publication, there is a need to do more to help users understand what statistics are available and how these relate to one another. User feedback indicated that there were three potential ways in which official producers could improve accessibility of official housing market statistics:
- publishing a trends article
  - improving the Publication Hub
  - better cross-referencing of statistics
- 5.11. **Trends article** – There are several examples where housing market statistics are published together in a single release. These include the Annual Northern Ireland Housing Market Review and the Scottish Housing Market Review. Both of these present key statistics but do not have UK coverage.
- 5.12. The statistics of most interest will depend on the most recent trends in the housing market and market conditions. Therefore, any article would need to draw on monthly, quarterly and annual statistics from official sources to give an overview of housing market trends, and consider comparisons to non-official sources. A regular publication should be produced outlining the key trends in the drivers and outcomes for the housing market which would aid user understanding of the housing market.

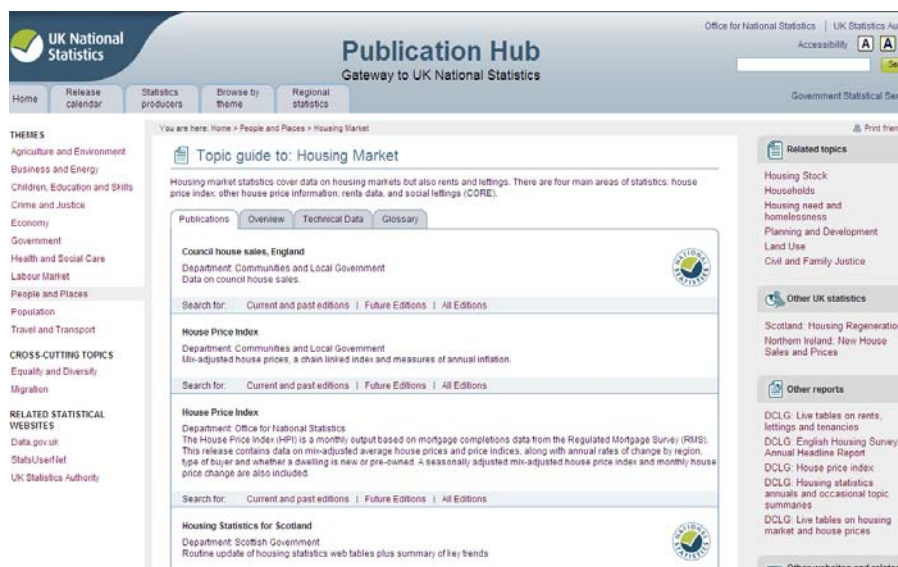
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<sup>10</sup> <http://www.voa.gov.uk/corporate/Publications/statisticsCouncilTax.html>



5.13. **Publication Hub** - The Publication Hub contains links to all National Statistics and includes a section focussed on the housing market (**Figure 5.1**). Whilst the Publication Hub contains links to all National Statistics and some of the official housing market statistics available, the housing market section does not cover all of the statistics considered important by those consulted as part of this review. Given this, it is important that the housing market section on the Publication Hub is reviewed in order for it to better meet user need in terms of coverage.

**Figure 5.1. The housing market section on the Publication Hub**



5.14. **Cross-referencing** - Better referencing of wider housing market statistics, including non-official sources, from publications of official housing market statistics would provide users with easier access to comparable sources of information. In addition, commentary in relation to the official statistics should do more to place them in the context of the wider measures. Principle 8 of the Code of Practice for Official Statistics<sup>11</sup> states that 'Official statistics, accompanied by full and frank commentary, should be readily accessible to all users'. The producer of each official measure on the housing market should consider, with user input, which other measures are the most relevant and should be referenced.

5.15. As better use of technology continues to be made, better use of drill-down tools should be made in order for users to be directed to the statistics they need. As there is a variety of official housing market statistics producers in the UK such a tool would need to be developed centrally as part of a wider drive on accessibility to official statistics.

<sup>11</sup> <http://www.statisticsauthority.gov.uk/assessment/code-of-practice/index.html>



## **Timeliness and frequency of official housing market statistics**

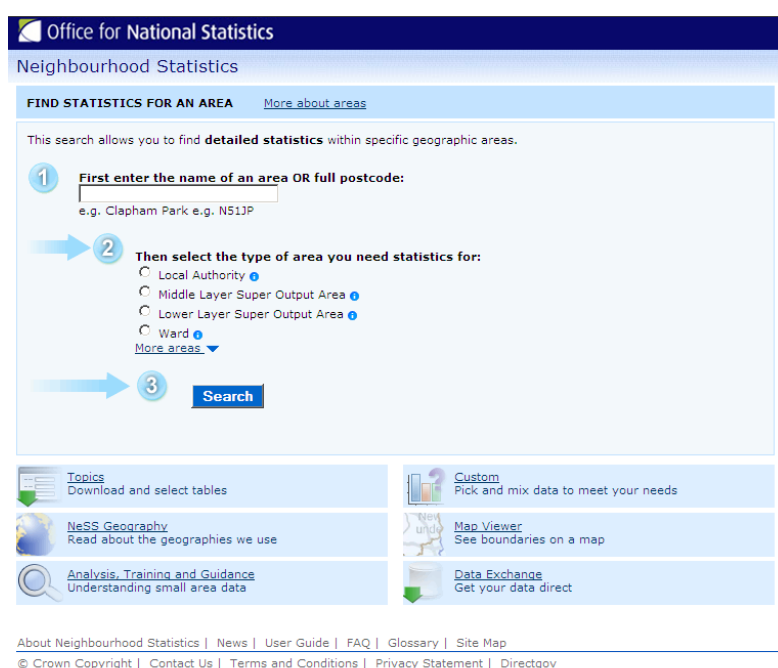
- 5.16. Timeliness and frequency of official housing market statistics vary. Main measures such as house prices, mortgage approvals, and house building are generally published on a monthly or quarterly basis within a couple of months of the period in which they refer. Other measures are published less frequently and take longer to be published. The least timely official statistics publicly available are private rent prices from population survey sources which can have around a one year delay to their publication.
- 5.17. Users have said that one of the main reasons for using alternative sources of housing market statistics, where comparisons exist, is that those provided by official sources are less timely. This is due to the information used and its completeness at the time of constructing estimates. Although it may be possible for some official housing market statistics to be more timely by using different or less complete data, this may affect their quality.
- 5.18. There is some variation in the frequency of publications on the same/similar statistics from different official producers. In cases where the frequency differs, this is generally due to differences in the priorities of producers and users for the statistics. Greater explanation of similar housing market statistics from different official producers would help users to understand why these differences exist, and the reason behind why some official sources may be less timely than their non-official counterparts.

## **Local area statistics**

- 5.19. Users have commented that the provision of local area (i.e. sub-regional) level statistics is important. In the majority of cases, official housing market statistics producers already publish their statistics at local, sub-regional levels (usually local authority). These statistics include housing stock, house building, residential planning applications, property attributes, house prices and demolitions amongst others.
- 5.20. Of the statistics not produced to local area level, land values and mortgage lending were highlighted as those areas of most interest to users. Statistics on mortgage lending are currently obtained from a sample of mortgages for the Council of Mortgage Lenders Regulated Mortgage Survey whilst land values are based on data obtained from the VOA's council tax valuation list. It should therefore be possible to publish land value statistics at the local authority level but would be more difficult for mortgage lending statistics given the sample size of the Regulated Mortgage Survey. Irrespective of the source, effort should still be made to investigate whether better use of data can be made to enable the production of local area statistics. If the publication of local area statistics is not possible, users should be informed of the reason why.
- 5.21. Although the majority of non-official sources do not publish sub-regional estimates there are a few exceptions. The Nationwide Building Society publishes its UK-wide house price statistics on a monthly basis, whereas sub-regional (generally city-level) house price estimates are published quarterly. This approach enables the publication of sub-regional estimates and is one that official producers could potentially adopt. Where sufficient data exist, the feasibility of producing local area level housing market statistics should be investigated further.

5.22. **Accessibility of local area statistics** - Mechanisms for the provision of local area data from a single place already exist within the UK through the Neighbourhood Statistics<sup>12</sup> website (Figure 5.2) and for the devolved administrations through Scottish Neighbourhood Statistics, StatsWales and the Northern Ireland Neighbourhood Information Service. In addition to the datasets provided on the Neighbourhood Statistics website there are local area profiles for local authorities in England and neighbourhood profiles for neighbourhoods in England and Wales. These pull together a variety of statistics and provide charts to enable users to see the key messages and trends. Users have confirmed the value of these websites but have highlighted that the data can be out-of-date and not necessarily available for the statistics they require (either by measure or local area of interest).

Figure 5.2. The UK Neighbourhood statistics website



5.23. On the Neighbourhood Statistics website the majority of local area housing market statistics are based on the 2001 Census. Other available statistics such as the number of dwellings, average house price and changes of ownership by dwelling price were last updated in 2010. The only up-to-date information is dwelling stock by council tax band. This raises the question as to the relevance of these measures given that the majority of housing market statistics on the Neighbourhood Statistics website are not from more timely sources. Although Census based estimates will soon be updated following the release of 2011 Census data, these will still become out of date over time. In addition, there is incomplete coverage of house building, conversions and demolitions, planning applications or repossessions statistics on the site. However, these statistics are generally available elsewhere.

5.24. Housing market statistics on the Scottish Neighbourhood Statistics website<sup>13</sup> include statistics on mean and median house prices, dwelling stock by tenure, households by

<sup>12</sup> [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)

<sup>13</sup> <http://www.sns.gov.uk/>

tenure, right to buy sales, dwellings by type and size and tenure, and new build by tenure. Housing market statistics on StatsWales<sup>14</sup> includes stock estimates, demolitions, new housing building, social housing stock and sales, and average rents. The Northern Ireland Neighbourhood Information Service<sup>15</sup> has a range of housing market statistics including new house prices, new completions and housing affordability.

- 5.25. The devolved nature of housing means that it is not practical to develop a single UK solution for all local area housing statistics but improving the range and timeliness of statistics available on these sites, together with improved referencing between sites, would help users to better understand their local area.

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<sup>14</sup> [http://www.statswales.wales.gov.uk/ReportFolders/ReportFolders.aspx?CS\\_referer=&CS\\_ChosenLang=en](http://www.statswales.wales.gov.uk/ReportFolders/ReportFolders.aspx?CS_referer=&CS_ChosenLang=en)

<sup>15</sup> <http://www.ninis.nisra.gov.uk/>

## 6. Recommendations for improving official housing market statistics

- 6.1. The recommendations of the National Statistician's second stage review of official housing market statistics focus on the key areas identified by users:
- accessibility and dissemination of housing market statistics
  - local area housing market statistics
  - private rent statistics

### Recommendation 1

- 6.2. **a.** In order to improve accessibility of official housing market statistics, **each publication of official statistics on the housing market should place the statistics in the context of other measures that aid interpretation and provide links to the sources of these relevant statistics.**
- 6.3. This recommendation will be taken forward by all producers of official UK housing market statistics<sup>16</sup>.
- 6.4. **b.** The publication hub is the main access point for users of housing market statistics and is important for grouping all official housing market statistics into one place. As such, **the Housing Market grouping on the Publication Hub<sup>17</sup> should be reviewed to ensure it contains comprehensive coverage of official statistics that are relevant to the housing market.**
- 6.5. This recommendation will be taken forward by the National Statistician's Office, the ONS Publication Hub team and all producers of official housing market statistics.

### Recommendation 2

- 6.6. **There should be an (at least) annual article of key trends in the UK housing market which contains analysis of current housing market statistics.**
- 6.7. This recommendation will be taken forward by ONS and other producers of official statistics in the UK.

### Recommendation 3

- 6.8. **a.** To ensure that local area statistics are more accessible, **the range and timeliness of housing market statistics on local area websites (e.g. Neighbourhood Statistics) should be improved, together with better referencing and signposting of statistics between sites.**
- 6.9. **b.** In order to better meet user needs for local area statistics, **where sufficient data exists, the feasibility of producing local area level housing market statistics**

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<sup>16</sup> Producers of official housing market statistics in the UK are: DCLG, Department of Finance and Personnel Northern Ireland, Department for Social Development Northern Ireland, Financial Services Authority, HM Revenue and Customs, Land Registry, Ministry of Justice, Northern Ireland Housing Executive, Office for National Statistics, Registers of Scotland, Scottish Government, Valuation Office Agency and Welsh Assembly Government.

<sup>17</sup> <http://www.statistics.gov.uk/hub>

**should be investigated further.** If it is not possible to produce local area statistics from currently available data, users should be made aware of the reasons why.

6.10. These recommendations will be taken forward by all producers of official UK housing market statistics.

#### **Recommendation 4**

6.11. To fulfil the gap identified in user needs **official private rental statistics and a private rental price index should be developed for the UK that meets user needs.** Such an index should be available to local authority level and on a monthly basis to complement house price statistics.

6.12. This recommendation will be taken forward by the Office for National Statistics, the Valuation Office Agency, Scottish Government, Welsh Government, and Northern Ireland Housing Executive.

#### **User engagement**

6.13. In order to ensure that all recommendations are taken forward effectively, a follow-up event will be held where the review's recommendations will be discussed further with users. This will enable the recommendations to be prioritised and will establish time scales for their completion.

## 7. Challenges for the future

- 7.1. Following the Government Spending Review in 2010, departments, devolved administrations, and arms length bodies producing official statistics have been subject to significant reductions in their budgets. A number of departments have already held formal consultations on their housing market statistics. As such, the implementation of recommendations set out in this report must be considerate of reductions in producer resources, balancing it with the needs of users and other competing priorities.
- 7.2. In addition to the recommendations set out in this report, there is already considerable resource required for implementing the recommendations from the first stage review. This concluded that ‘a single definitive house price index and accompanying statistics should be produced by the official statistics producer community’ and that ‘a regular official statistics report should be developed presenting and analysing official house price measures and their relationship to other non-official sources and wider housing market indicators’.
- 7.3. The majority of recommendations from this review should require minimal resource to implement and should therefore not place additional burden on departments. The notable exception is the recommendation to develop private rental statistics and a private rental index for the UK that meets user needs. This is likely to take require significant resource in matching sources from each country and developing methodology.
- 7.4. Although the recommendation to produce an (at least) annual article containing key trends in the housing market would require some additional resource it would provide significant added value for users. The additional resource required to investigate the feasibility of making more local area statistics available should be minimal although this may lead to further resource implications should decisions be made to publish.
- 7.5. The other recommendations of this review advocate ways to improve the ability to find and use official housing market statistics without overly affecting official producer resources through:
  - better signposting of official statistics on the housing market and
  - putting official housing market statistics in the context of other official and non-official measures
- 7.6. Official statistics producers are bound by the Code of Practice for Official Statistics which sets out the need to maximise the public value of our statistics and involve users when making decisions which balance user needs against resources available to produce statistics. To ensure that the recommendations of this report are implemented in line with user priorities, official producers are expected to keep users engaged throughout the process by continued dialogue and other more formal opportunities.

## Annex A – Steering Group members

### Current steering group members:

|                  |   |  |
|------------------|---|--|
| Pam Davies       | – | National Statistician’s Office (chair)               |
| Craig Orchard    | – | National Statistician’s Office                       |
| Bob Garland      | – | Department for Communities and Local Government      |
| Ciara Cunningham | – | Department of Finance and Personnel Northern Ireland |
| John Longbottom  | – | Financial Services Authority                         |
| Matthew Cant     | – | HM Revenue and Customs                               |
| Eddie Davies     | – | Land Registry  |
| Chris Jenkins    | – | Office for National Statistics                       |
| Ailsa Robertson  | – | Registers of Scotland                                |
| Jill Morton      | – | Scottish Government                                  |
| Colin Yeend      | – | Valuation Office Agency                              |
| Rhiannon Caunt   | – | Welsh Government                                     |
| Judith David     | – | Welsh Government                                     |
| Jeanne Le Roux   | – | Bank of England                                      |

### Previous Steering Group members:

|                   |   |   |
|-------------------|---|---|
| Jason Bradbury    | – | National Statistician’s Office                  |
| Emily Carless     | – | National Statistician’s Office                  |
| Meg Green         | – | Department for Communities and Local Government |
| Jane Hinton       | – | Department for Communities and Local Government |
| Richard Campbell  | – | Office for National Statistics                  |
| Stuart Law        | – | Scottish Government                             |
| Jamie Muldoon     | – | Scottish Government                             |
| Stephanie Howarth | – | Welsh Government                                |
| Iain Bell         | – | Ministry of Justice                             |
| Peter Smedley     | – | HM Revenue and Customs                          |

## Annex B – Recommendations and Progress on the Stage 1 Review

In December 2010 the first stage of the review focusing on house price statistics was published. This focussed on the official measures of house price indices with the key recommendation being that:

**A single definitive house price index and accompanying statistics should be produced by the official statistics producer community.** This index should:

- i) Represent the prevailing market price of residential property at completion of sale
- ii) Measure both house prices and house price inflation based on the price paid for transacted properties
- iii) Have a UK coverage
- iv) Generate estimates (at least) monthly
- v) Be timely with minimal revisions
- vi) Be available as a seasonally adjusted and an unadjusted series
- vii) Provide a consistent index series to enable trend analysis
- viii) Provide robust sub-regional estimates and estimates for user defined areas
- ix) Provide comparable estimates for sub-sets of transactions or properties.

The index and accompanying statistics should also:

- Be accompanied by a clear explanation of the methods used to construct the statistics and indicators of the quality of those measures.
- Provide a commentary of key findings and relationship to other house price statistics and housing market indicators, including those produced from non-official sources.
- Be easy to find, view and download.
- Seek National Statistic status.

In addition, the first stage of the review recommended that **a regular official statistics report should be developed presenting and analysing official house price measures and their relationship to other non-official sources and wider housing market indicators.** Both the values of the indices themselves and the underlying methods should be compared.

### Progress towards recommendations

Since the successful transfer of the house price index to ONS in March 2012, initial discussions have taken place between the main producers of official house price statistics to identify what work is required to take forward the recommendations of the review. The departments involved in these discussions are Land Registry for England and Wales, Registers of Scotland, Northern Ireland Department of Finance and Personnel and the Office for National Statistics.

It has been agreed that ONS will take the lead in the development of its House Price Index (HPI) to become the National Statistic for house prices. This lead house price index will be the measure that best meets the majority of the criteria laid out in the review report. The remaining official house price indices, which are likely to be timelier than the National Statistic, will continue to be published in their current format. Work will be carried out to better explain how these indices will sit alongside the National Statistic and provide fuller commentary that brings together each official measure. During the rest of 2012, development will focus on investigating the potential options for improving the coverage of the ONS HPI to include those houses purchased without a mortgage (cash sales). A suitable methodology will be



investigated so that the index can be updated to include cash sales in 2013. Any potential change to the ONS HPI as a result of this work will be pre-announced and subjected to an appropriate user consultation as laid out in the Code of Practice for Official Statistics. Additionally, ONS will be publishing an article towards the end of 2012 that fully documents the methodology and data sources used to produce the ONS HPI and better explains the benefits in having specific indices (for England and Wales, Scotland, and Northern Ireland) as well as a National Statistic.

## Annex C

### Characteristics of official and non-official statistics on the Housing Market

#### Supply

| Measure        | Brief Description                   | Source   | Geographical Coverage | Geographic breakdowns                           | Other breakdowns                                     | Frequency | Timeliness * | Length of time series | Web Link  |
|----------------|-------------------------------------|--|-----------------------|---|--|-----------|--------------|-----------------------|---|
| Housing stock  | Total Housing Stock by Tenure       | DCLG   | England, UK           | Local Authority                                 |  | Annually  | 8 months     | 1991                  | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/</a>   |
| Housing stock  | Dwelling stock by tenure            | Welsh Government                                     | Wales                 | Local Authority                                 |  | Annually  | 7-8 months   | 1996/7                | <a href="http://wales.gov.uk/topics/statistics/theme/housing/stock/?lang=en">http://wales.gov.uk/topics/statistics/theme/housing/stock/?lang=en</a>   |
| Housing stock  | Housing stock by tenure             | Scottish Government                                  | Scotland              | National  |  | Annually  | 11 months    | 1993                  | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables</a>   |
| Housing stock  | Total Housing Stock by Tenure       | Department for Social Development , Northern Ireland | Northern Ireland      | Local Government District                       |  | Annually  | 7-8 months   | Since 2000            | <a href="http://www.dsni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm">http://www.dsni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm</a>   |
| Housing stock  | Council Tax valuation list          | VOA  | England & Wales       | England, Wales, Region, and Administrative area | Council Tax banding                                  | Monthly   | 2-3 weeks    | 2010                  | <a href="http://www.voa.gov.uk/corporate/statisticalReleases/120112_CouncilTaxValuationListSummary.html">http://www.voa.gov.uk/corporate/statisticalReleases/120112_CouncilTaxValuationListSummary.html</a>   |
| House building | New dwellings started and completed | DCLG   | England               | Region and Local Authority                      | Tenure, type of accommodation                        | Quarterly | 6 weeks      | 1990                  | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyhousebuilding/publicationsonhousebuilding/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyhousebuilding/publicationsonhousebuilding/</a> |
| House building | New dwellings started and completed | Welsh Government                                     | Wales                 | Local Authority                                 | Tenure   | Quarterly | 3 months     | 1999                  | <a href="http://wales.gov.uk/topics/statistics/theme/housing/newbuild/?lang=en">http://wales.gov.uk/topics/statistics/theme/housing/newbuild/?lang=en</a>   |
| House building | New dwellings started and completed | Scottish Government                                  | Scotland              | Local Authority                                 | Type of let (e.g. private, housing association etc.) | Quarterly | 5 months     | 1980                  | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild</a>   |

|                |  |  |                  |   |  |             |            |           |   |
|----------------|--|--|------------------|---|--|-------------|------------|-----------|---|
| House building | New dwellings started and completed                        | Department for Social Development , Northern Ireland | Northern Ireland | Local Government District               | Type of let (e.g. private, housing association etc.) | Quarterly   |            | 1999      | <a href="http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_bulletins.htm">http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_bulletins.htm</a>                 |
| House building | Net housing supply   | DCLG   | England          | English regions                         | Components of net housing supply                     | Annual      | 7-8 months | 2000/1    | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/livatables/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/livatables/</a> |
| House building | Low cost home ownership                                    | Homes and Communities Agency                         | England          | Local Authority                         | Low cost ownership through programmes managed by HCA | Six monthly | 2 months   | 2009      | <a href="http://www.homesandcommunities.co.uk/statistics">http://www.homesandcommunities.co.uk/statistics</a>   |
| House building | Low cost home ownership                                    | Scottish Government                                  | Scotland         |   | Type of activity                                     | Quarterly   | 2 months   | 2000      | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSFS/NB-AHIP">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSFS/NB-AHIP</a>   |
| Conversions    | Components of net housing                                  | DCLG   | England          | Region                                  |  | Annual      | 7-8 months | 2006      | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/livatables/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/livatables/</a> |
| Conversions    | Total conversions  | Scottish Government                                  | Scotland         | Local Authority                         | Type of conversion                                   | Annually    | 5 months   | 1986      | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSFS/Conversions">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSFS/Conversions</a>   |
| Conversions    | No. of converted apartments                                | Land and property services                           | Northern Ireland | District council and ward               |  | Annually    |            | Irregular | <a href="http://www.ninis.nisra.gov.uk/mapxtreme/DataCatalogue.asp?button=Natural">http://www.ninis.nisra.gov.uk/mapxtreme/DataCatalogue.asp?button=Natural</a>   |
| Conversions    | No. of dwellings amended in the Council Tax valuation list | VOA  | England & Wales  | England, Wales, and Administrative area |  | Annually    | 4 months   | 2011      | <a href="http://www.voa.gov.uk/corporate/statisticalReleases/110811_CouncilTaxValuationListChanges.html">http://www.voa.gov.uk/corporate/statisticalReleases/110811_CouncilTaxValuationListChanges.html</a>   |
| Demolitions    | No. of dwellings demolished                                | Welsh Government                                     | Wales            | Local Authority                         |  | Annually    | 5 months   | 2001/02   | <a href="http://wales.gov.uk/topics/statistics/theme/housing/demolition/?lang=en">http://wales.gov.uk/topics/statistics/theme/housing/demolition/?lang=en</a>   |
| Demolitions    | No. of dwellings demolished                                | Scottish Government                                  | Scotland         | National & Local Authority              | Local Authority/ non-local authority                 | Annually    | 5 months   | 1990      | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSFS/Demolitions">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSFS/Demolitions</a>   |

|                                   |   |  |                  |   |                |             |            |                          |   |
|-----------------------------------|---|--|------------------|---|----------------|-------------|------------|--------------------------|---|
| Demolitions                       | Houses Demolished by Area (Public Sector Only)              | NI Housing Executive                       | Northern Ireland | Areas comprised of combinations of LGDs               |                | Annually    | 7-8 months | 2000                     | <a href="http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_bulletins.htm">http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_bulletins.htm</a>                                   |
| Demolitions                       | Components of net housing                                   | DCLG                                       | England          | Region  |                | Annually    | 7-8 months | 2006                     | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/livetables/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/livetables/</a>                   |
| Demolitions                       | Deletions to the Council Tax valuation list                 | VOA  | England & Wales  | England, Wales, Region, & Administrative area         |                | Annually    | 4 months   | 2011                     | <a href="http://www.voa.gov.uk/corporate/statisticalReleases/110811_CouncilTaxValuationListChanges.html">http://www.voa.gov.uk/corporate/statisticalReleases/110811_CouncilTaxValuationListChanges.html</a>   |
| Land values                       | Valuations of residential land                              | DCLG based on VOA Data                     | England          | Region  |                | Six monthly | 6 months   | 1994                     | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyhousingmarket/livetables/landpricestables/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyhousingmarket/livetables/landpricestables/</a> |
| Residential planning applications | No. of planning applications granted                        | DCLG                                       | England          | Local Authority                                       |                | Quarterly   | 3 months   | 2005                     | <a href="http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/statisticsplanning/">http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/statisticsplanning/</a>   |
| Residential planning applications | No. of planning applications decided                        | Scottish Government                        | Scotland         | Planning authority                                    | Time to decide | Quarterly   | 6 months   | 2004 – annual statistics | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Publications">http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Publications</a>   |
| Residential planning applications | No. of planning applications received, decided and approved | Dept. of the Environment, Northern Ireland | Northern Ireland | Local government district, assembly constituency area |                | Annually    | 3 months   | 2002                     | <a href="http://www.planningni.gov.uk/index/tools/about-statistics/common-eplanning-stats-publications.htm">http://www.planningni.gov.uk/index/tools/about-statistics/common-eplanning-stats-publications.htm</a>   |
| Property Attributes               | No. of properties by type, bedrooms, and age                | VOA  | England & Wales  | Region, local authority, MSOA & LSOA                  |                | Annually    | 1 month    | 2011                     | <a href="http://www.voa.gov.uk/Corporate/Publications/statisticsCouncilTax.html">http://www.voa.gov.uk/Corporate/Publications/statisticsCouncilTax.html</a>   |

|                                   |                         |   |                          |   |   |           |            |      |   |
|-----------------------------------|-------------------------|---|--------------------------|---|---|-----------|------------|------|---|
| Availability/Vacant stock         | Vacant stock            | DCLG                                    | England                  | Local authority   | Tenure                                    | Annually  | 7-8 months | 2004 | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbystockincludingvacants/</a> |
| Availability/Vacant stock         | Vacant dwellings        | Scottish Government                     | Scotland                 | National  | Total stock, vacant stock, occupied stock | Annually  | 11 months  | 1993 | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables</a>   |
| Availability/Vacant stock         | Vacant social stock     | Welsh Government                        | Wales                    | Local authority   | Length of time vacant                     | Annually  | 7-8 months | 2005 | <a href="http://wales.gov.uk/topics/statistics/headlines/housing2010/1011171/?lang=en">http://wales.gov.uk/topics/statistics/headlines/housing2010/1011171/?lang=en</a>   |
| Availability/Vacant stock         | Vacant housing stock    | NI Land and Property Services via NISRA | Northern Ireland         | Ward, local government district, assembly area and health & social care trust |   | Annually  | 11 months  | 1993 | <a href="http://www.ninis.nisra.gov.uk/mapxtreme/DataCatalogue.asp?button=Natural">http://www.ninis.nisra.gov.uk/mapxtreme/DataCatalogue.asp?button=Natural</a>   |
| House building                    | New homes registered    | National House Building Council         | UK                       | Country and English regions   |   | Quarterly | 1 month    | 2006 | <a href="http://www.nhbc.co.uk/NewsandComment/UKnewhouse-buildingstatistics/">http://www.nhbc.co.uk/NewsandComment/UKnewhouse-buildingstatistics/</a>   |
| Residential planning applications | Planning approvals      | Home Builders Federation (HBF)          | England, Scotland, Wales | English regions   |   | Quarterly | 3 months   | 2006 | <a href="http://www.hbf.co.uk/media-centre/news/view/housing-pipeline-report-q1-2012-report-published-june-2012/">http://www.hbf.co.uk/media-centre/news/view/housing-pipeline-report-q1-2012-report-published-june-2012/</a>                     |
| Seller instructions               | New vendor instructions | Royal Institute of Chartered Surveyors  | England, Scotland, Wales | English regions   |   | Monthly   | 2 weeks    | 1999 | <a href="http://www.rics.org/housingmarketsurvey">http://www.rics.org/housingmarketsurvey</a>   |

\*Timeliness is the lag between the period to which the data refer and publication of the data.

## Owner occupied housing

| Measure                            | Brief Description                   | Source   | Geographical Coverage | Additional Information   | Geographic breakdowns                               | Other breakdowns  | Frequency                                      | Timeliness*                              | Length of time series   | Web Link  |
|------------------------------------|-------------------------------------|--|-----------------------|--|---|---|--|--|---|---|
| Owner occupied house price         | House price index and average price | ONS from the Regulated Mortgage Survey             | UK                    | Sample of mortgages from the regulated mortgage survey run by the council for mortgage lenders (CML)                             | Regions   | First time buyer/ former owner occupier, new/ pre-existing dwelling | Monthly  | 2 months                                 | Monthly since 2002. Series linked to previous series back to 1968 | <a href="http://www.ons.gov.uk/ons/rel/hpi/house-price-index/index.html">http://www.ons.gov.uk/ons/rel/hpi/house-price-index/index.html</a>                         |
| Owner occupied house price         | House price index and average price | Land Registry                                      | England and Wales     | Only repeat sales  | County council, unitary authority or London borough | Type of property  | Monthly  | 4 weeks                                  | 1995  | <a href="http://www.landregistry.gov.uk/public/house-prices-and-sales">http://www.landregistry.gov.uk/public/house-prices-and-sales</a>                             |
| Owner occupied house price         | Average and median prices           | Registers of Scotland                              | Scotland              | Only includes residential properties between £20,000 and £1 million  | Local authority                                     | Type of property  | Quarterly, weekly(28 day and 52 week), monthly | 4-5 weeks after end of quarter/ month    | 2002  | <a href="http://www.ros.gov.uk/public/new/quarterly_housing_market_statistics.html">www.ros.gov.uk/public/new/quarterly_housing_market_statistics.html</a>          |
| Owner occupied transaction volumes | No. of transactions                 | HMRC   | UK                    | Only includes completions valued at £40,000 and above  | GB & NI, English regions                            | residential/ non-residential  | Monthly  | 1 month                                  | 2005  | <a href="http://www.hmrc.gov.uk/stats/survey_of_prop/menu.htm">http://www.hmrc.gov.uk/stats/survey_of_prop/menu.htm</a>   |
| Owner occupied transaction volumes | Volume of transactions              | Land Registry                                      | England & Wales       |  | Regions & local authority                           |   | Monthly  | 3 months                                 | 1995  | <a href="http://www.landregistry.gov.uk/public/house-prices-and-sales">http://www.landregistry.gov.uk/public/house-prices-and-sales</a>                             |
| Owner occupied transaction volumes | Volume of sales                     | Registers of Scotland - sales registered with them | Scotland              | Excludes properties valued less than £20K or more than £1m (although reports from properties over £1m are periodically released) | Local authority                                     | Type of property  | Monthly and quarterly                          | 4-5 weeks after the end of quarter/month | 2003  | <a href="http://www.ros.gov.uk/public/news/quarterly_housing_market_statistics.html">http://www.ros.gov.uk/public/news/quarterly_housing_market_statistics.html</a> |

|                                    |  |                                    |                  |  |  |   |                      |                                  |  |   |
|------------------------------------|--|------------------------------------|------------------|--|--|---|----------------------|----------------------------------|--|---|
| Owner occupied transaction volumes | Sales of local authority dwellings                                     | DCLG                               | England          | Data from Local authority returns to DCLG and Registered provider returns to the Tenant Services Authority | Local authority and regions within England |   | Annually & quarterly | Published in September each year | 1998 – states on the site that have total number of houses sold since April 1979 | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/socialhouseingsales/overviewsocial/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/socialhouseingsales/overviewsocial/</a>                       |
| Owner occupied transaction volumes | Sales of local authority dwellings                                     | Scottish Government                | Scotland         |  | Local authority                            |   | Quarterly            | 5 months                         | 1998   | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Sales">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Sales</a>   |
| Owner occupied transaction volumes | Sales of local authority dwellings                                     | Welsh Government                   | Wales            | Currently published quarterly with new build statistics but data are annual                                | National                                   | Type of sale, type of social housing      | Annually             | 3 months                         | 1999   | <a href="http://wales.gov.uk/topics/statistics/theme/housing/sales/?lang=en">http://wales.gov.uk/topics/statistics/theme/housing/sales/?lang=en</a>   |
| Owner occupied transaction volumes | Sales of public authority dwellings                                    | Northern Ireland Housing Executive | Northern Ireland |  | Local government district                  | None                                      | Annually             |                                  | 1999   | <a href="http://www.nihe.gov.uk/index/corporate/housing_research/housing_market_review.htm">http://www.nihe.gov.uk/index/corporate/housing_research/housing_market_review.htm</a>   |
| Mortgage Lending                   | Gross and net mortgage lending, % loan to value offers, interest rates | Financial Services Authority       | UK               | Based on the Mortgage Lending & Administration (MLAR) form. Loans by type & purpose.                       |  | Income multiple, regulated/ non-regulated | Quarterly            | 2.5 months                       | 2007   | <a href="http://www.fsa.gov.uk/pages/Library/Other_publications/statistics/index.shtml">http://www.fsa.gov.uk/pages/Library/Other_publications/statistics/index.shtml</a>   |
| Mortgage Lending                   | No. of advances, mortgage terms, borrower income, average deposit      | DCLG                               | UK               | Sample of mortgages from the Regulated Mortgage Survey   |  | By value                                  | Annually             | 2 months                         | 1990   | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/mortgageadvancements/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/mortgageadvancements/</a> |

|                              |  |                                 |                   |  |                             |  |                           |   |            |   |
|------------------------------|--|---------------------------------|-------------------|--|-----------------------------|--|---------------------------|---|------------|---|
| Mortgage Lending             | % of price advanced, borrower income       | Scottish Government             | Scotland          | Sample of mortgages from the CML Regulated Mortgage Survey.  | Scotland                    |  | Quarterly                 | 5 months                                    | 1997       | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables</a>                             |
| Mortgage Lending – Approvals | Value of total approvals                   | Bank of England                 | UK                | Breakdown available by lender type   | UK only                     | Purpose of mortgage/ type of lender/                     | Monthly                   | 1 month                                     | 2009       | <a href="http://www.bankofengland.co.uk/mfsd/iadb/NewInterMed.asp?Travel=NixSTxTAX">http://www.bankofengland.co.uk/mfsd/iadb/NewInterMed.asp?Travel=NixSTxTAX</a>   |
| Mortgage Re-possession       | No. of possession orders                   | Ministry of Justice             | England and Wales | Represents court actions for possession not actual number of possessions   | Local authority/ HMCS areas | None   | Quarterly                 | 2 months                                    | 1990       | <a href="http://www.justice.gov.uk/statistics/civil-justice/mortgage-possession">http://www.justice.gov.uk/statistics/civil-justice/mortgage-possession</a>   |
| Mortgage Re-possession       | No. of possession orders                   | Scottish Government             | Scotland          |  |                             | How cases were disposed and whether defended/undefended. | Financial Accounting year | 6 months                                    | 2008/9     | <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Crime-Justice/TrendCivil">http://www.scotland.gov.uk/Topics/Statistics/Browse/Crime-Justice/TrendCivil</a>   |
| Mortgage Re-possession       | Actions and Orders for Mortgage Possession | NI Courts and Tribunals Service | Northern Ireland  | Number of writs and originating summons handling by the NI court service   | NI                          |  | Quarterly and Annually    | 4 months for quarterly, 8 months for annual | Since 2000 | <a href="http://www.courtsni.gov.uk/en-GB/Services/Statistics%20and%20Research/Pages/default.aspx#Mortgage">http://www.courtsni.gov.uk/en-GB/Services/Statistics%20and%20Research/Pages/default.aspx#Mortgage</a>                 |
| Mortgage Re-possession       | No. of properties taken into repossession  | DCLG                            | UK                | Sample of mortgage lenders<br>Repossessions against First charge loans from the council of mortgage lenders (95% coverage of first charge mortgages) | UK only                     | Outstanding mortgages and arrears by time                | Biannually                | 5 months                                    | 1969       | <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyrepossessions/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsbyrepossessions/</a> |



|                            |  |   |                   |  |  |   |           |            |   |   |
|----------------------------|--|---|-------------------|--|--|---|-----------|------------|---|---|
| Mortgage Re-possessions    | % in possession, new possessions, possessions cases sold, stock of possessions at end of quarter | Financial Services Authority                            | UK                | Mortgage lending and administration return survey of 300 regulated mortgage lenders                        | UK only  | regulated/non-regulated, new possessions, sale of possessions | Quarterly | 2.5 months | 2007 using MLAR                             | <a href="http://www.fsa.gov.uk/pages/Library/Other_publications/statistics/index.shtml">http://www.fsa.gov.uk/pages/Library/Other_publications/statistics/index.shtml</a> |
| Owner occupied house price | House price index and average price  | Bank of Ireland, University of Ulster & NIHE            | Northern Ireland  | Only a small percentage of sales included in sample. Simple mean weighted by market share of property type | NI regions – regions are defined by University of Ulster | Type of Property  | Quarterly | 2 months   | 2004  | <a href="http://www.nihe.gov.uk/house_price_index">http://www.nihe.gov.uk/house_price_index</a>   |
| Owner occupied house price | House price index and average price  | Halifax - mortgage approvals                            | UK                | Only Halifax mortgage approvals. Not all approvals go to completion and prices can vary                    | Region quarterly   | None  | Monthly   | 2 weeks    | 1983  | <a href="http://www.lloydsbankinggroup.com/media1/research/halifax_hpi.asp">www.lloydsbankinggroup.com/media1/research/halifax_hpi.asp</a>                                |
| Owner occupied house price | House price index and average price  | Nationwide - mortgage approvals                         | UK                | Only Nationwide mortgage approvals. Not all approvals go to completion and prices can vary                 | Sub-region on a quarterly basis                          | None  | Monthly   | 4 weeks    | Monthly since 1991. Quarterly back to 1973. | <a href="http://www.nationwide.co.uk/hpi/">www.nationwide.co.uk/hpi/</a>  |
| Owner occupied house price | House price index and average price  | LSL/ Acadametrics - sales registered with Land Registry | England and Wales |  | County and London borough                                |   | Monthly   | 2 weeks    | Backcast to 1974                            | <a href="http://www.acadmetrics.co.uk/acadHousePrices.php">www.acadmetrics.co.uk/acadHousePrices.php</a>  |

|                            |                                     |  |                   |   |  |                     |          |                |                                    |   |
|----------------------------|-------------------------------------|--|-------------------|---|--|---------------------|----------|----------------|------------------------------------|---|
| Owner occupied house price | House price index and average price | Rightmove                              | UK                | Properties for sale on Rightmove website. Not all properties sell.  | SSR London boroughs                            | Property type       | Monthly  | 3 weeks        | 2002                               | <a href="http://www.rightmove.co.uk/news/house-price-index">www.rightmove.co.uk/news/house-price-index</a>  |
| Owner occupied house price | Average price and index             | FindaProperty                          | UK                | Properties advertised on findaproperty website  | Regions  | None                | Monthly  | Within a month | Time series back to Dec 2007       | <a href="http://www.findaproperty.com/house-prices.html">http://www.findaproperty.com/house-prices.html</a>   |
| Owner occupied house price | House price growth                  | Hometrack                              | England and Wales | Based on the Hometrack National Housing Market Survey. Sample size of 5000-6000 property transactions                   | Regions with SSR breakdown for east of England | None                | Monthly  | 4 weeks        | 2000 although index starts at 2002 | <a href="http://www.hometrack.co.uk/our-insight/monthly-national-house-price-survey">http://www.hometrack.co.uk/our-insight/monthly-national-house-price-survey</a> |
| Owner occupied house price | Net price balance                   | Royal Institute of Chartered Surveyors | England and Wales | Based on the RICS Housing Market Survey   | Regions  | None                | Annually | 2 weeks        | 1997                               | <a href="http://www.rics.org/housing/marketsurvey/">http://www.rics.org/housing/marketsurvey/</a>   |
| Owner occupied house price |                                     | Home.co.uk                             | UK                | Excludes above £1 million and below 20k. Based on asking price not price on completion. Methodology by Calnea analytics | England & Wales, regions                       |                     | Monthly  | Same month     | 2009                               | <a href="http://www.home.co.uk/asking_price_index/">http://www.home.co.uk/asking_price_index/</a>   |
| Mortgage lending           | Number and value of loans           | CML                                    | UK                | Sample of mortgage lenders (55% by coverage)  | UK only  | Purpose of mortgage | Monthly  | 2 months       | Latest two months in each release  | <a href="http://www.cml.org.uk/cml/statistics">http://www.cml.org.uk/cml/statistics</a>   |

|                                  |  |  |                   |   |                                       |      |           |                |                             |   |
|----------------------------------|--|--|-------------------|---|---------------------------------------|------|-----------|----------------|-----------------------------|---|
| Mortgage Lending – Affordability | House price to earnings ratio                                      | Halifax - mortgage approvals               | UK                |   | Countries, English regions            |      | Quarterly | 3 weeks        | 2008                        | <a href="http://www.lloydsbankinggroup.com/media/excel/2010/HPIQ4/210111Affordability.xls">http://www.lloydsbankinggroup.com/media/excel/2010/HPIQ4/210111Affordability.xls</a> |
| Mortgage Lending – Affordability | House price to earnings ratio                                      | Nationwide - mortgage approvals            | UK                |   | Countries & English regions quarterly |      | Monthly   | 4 weeks        | 1983                        | <a href="http://www.nationwide.co.uk/hpi/">http://www.nationwide.co.uk/hpi/</a>   |
| Mortgage Lending – Affordability | Proportion of income spent on interest payment                     | Council of mortgage Lenders                | UK                |   |                                       |      | Monthly   | 2 months       | 1983                        | <a href="http://www.cml.org.uk/cml/media">http://www.cml.org.uk/cml/media</a>   |
| Mortgage Lending – Affordability | First time buyer property price to income ratio and mortgage value | FindaProperty website                      | UK                | Methodology devised by Calnea Analytics   | Regions                               | None | Monthly   | Within a month | Latest month in publication | <a href="http://www.findaproperty.com/house-prices.html">http://www.findaproperty.com/house-prices.html</a>   |
| Owner occupied time to sell      | Time on market   | Rightmove - properties for sale on website | UK                | Properties advertised on Rightmove.co.uk . Not all properties sell.   |                                       | None | Annually  | 3 weeks        | 2003                        | <a href="http://www.rightmove.co.uk/news/house-price-index">http://www.rightmove.co.uk/news/house-price-index</a>   |
| Owner occupied time to sell      | Time on market   | Hometrack                                  | England and Wales | Based on the Hometracks National Housing Market Survey and is actual time taken to sell                                 | National                              | None | Monthly   | 1 month        | 2002                        | <a href="http://www.hometrack.co.uk/our-insight/monthly-national-house-price-survey">http://www.hometrack.co.uk/our-insight/monthly-national-house-price-survey</a>             |
| Owner occupied time to sell      | Time on Market   | Home.co.uk                                 | UK                | Excludes above £1 million and below 20k. Based on asking price not price on completion. Methodology by Calnea analytics | England & Wales, regions              |      | Monthly   | Same month     | 2009                        | <a href="http://www.home.co.uk/asking_price_index/">http://www.home.co.uk/asking_price_index/</a>   |

\*Timeliness is the lag between the period to which the data refer and publication of the data.

## Private rentals

| Measure                | Brief Description                  | Source                       | Geographical Coverage | Additional Information   | Geographic breakdowns                    | Other breakdowns                                       | Frequency                                 | Timeliness* | Length of time series | Web Link  |
|------------------------|------------------------------------|------------------------------|-----------------------|--|--|--|---|-------------|-----------------------|---|
| Buy-to-let mortgages   | % of mortgages that are buy-to-let | Financial Services Authority | UK                    | Uses the Mortgage Lending & Administration Return (MLAR)                                   | UK only                                  | regulated/non-regulated                                | Quarterly                                 | 2.5 months  | 2007                  | <a href="http://www.fsa.gov.uk/pages/Library/Other_publications/statistics/index.shtml">http://www.fsa.gov.uk/pages/Library/Other_publications/statistics/index.shtml</a>                   |
| Buy-to-let mortgages   | Demand in buy-to-let mortgages     | Bank of England              | UK                    | From the credit condition survey.  | UK only                                  |  | Quarterly                                 | 1 month     | 2007                  | <a href="http://www.bankofengland.co.uk/publications/other/monetary/creditconditions.htm">http://www.bankofengland.co.uk/publications/other/monetary/creditconditions.htm</a>               |
| Landlord Repossessions | No. of possession orders           | Welsh Government             | Wales                 | Covers orders against local authority and registered social landlord tenants               | Local authority                          | Type of social landlord, family, reason for possession | Annually                                  | 9 months    | 2003                  | <a href="http://wales.gov.uk/docs/statistics/2009/091028sdr1662009en.pdf">http://wales.gov.uk/docs/statistics/2009/091028sdr1662009en.pdf</a>   |
| Landlord Repossessions | No. of possession orders           | Ministry of Justice          | England and Wales     |  | Local authority, HM court services areas | Type of landlord                                       | Quarterly                                 | 2 months    | 1990                  | <a href="http://www.justice.gov.uk/statistics/civil-justice/mortgage-possession">http://www.justice.gov.uk/statistics/civil-justice/mortgage-possession</a>                                 |
| Private renting price  | Actual rents                       | VOA                          | England               | Presents mean (average), median, lower quartile and upper quartile gross monthly rent paid | Region & local authority level           |  | Quarterly covering the previous 12 months | 2 months    | 2011                  | <a href="http://www.voa.gov.uk/Corporate/statisticalReleases/PrivateRentalMarketStatistics.html">http://www.voa.gov.uk/Corporate/statisticalReleases/PrivateRentalMarketStatistics.html</a> |
| Private renting price  | Actual rents                       | ONS - Consumer Price Indices | UK                    | Based on a sample of letting agents  | UK only                                  |  | Monthly                                   | 2 - 3 weeks | Since 1996            | <a href="http://www.ons.gov.uk/ons/rel/cpi/consumer-price-indices/index.html">http://www.ons.gov.uk/ons/rel/cpi/consumer-price-indices/index.html</a>                                       |

|                                     |   |  |                           |   |                                       |   |            |           |           |   |
|-------------------------------------|---|--|---------------------------|---|---------------------------------------|---|------------|-----------|-----------|---|
| Private renting price               | Weekly rent                                       | DCLG - English Housing Survey  | England                   | Based on a sample of households                                       |                                       | Type of let   | Annually   | 1 year    | 1993      | <a href="http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousingsurvey/ehstables/ehshouseholdtables/">http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousingsurvey/ehstables/ehshouseholdtables/</a> |
| Private renting price               | Monthly rent                                      | Welsh Government - Living in Wales Household Survey                        | Wales                     | Based on a sample of households                                       |                                       | Type of landlord                                      | Annually   | 1 year    | 2004-2008 | <a href="http://wales.gov.uk/about/aboutresearch/social/ocsropage/living-wales/results/?lang=en">http://wales.gov.uk/about/aboutresearch/social/ocsropage/living-wales/results/?lang=en</a>   |
| Private renting price               | Gross and net weekly rent                         | ONS - Living Costs and Food Survey   | UK                        | Based on sample of households (approx 6000) with a ~55% response rate | Regions                               | Socio-economic classification & household composition | Annually   | 11 months | 2001      | <a href="http://www.ons.gov.uk/ons/rel/family-spending/family-spending/index.html">http://www.ons.gov.uk/ons/rel/family-spending/family-spending/index.html</a>   |
| Private renting price               | Monthly rent and rental price index               | FindaProperty website  | UK                        | Uses only properties advertised on Digital Property Group websites    | Regions                               | None  | Quarterly  | 1 month   | 2008      | <a href="http://www.findaproperty.com/rental-index.aspx">http://www.findaproperty.com/rental-index.aspx</a>   |
| Private renting price               | Average rental price                              | Rentright website  | UK                        | Uses only properties advertised on Rentright                          | Town, county, and country with the UK | Number of bedrooms                                    | Monthly    | Live      | 2006      | <a href="http://www.rentright.co.uk/rpi.aspx">http://www.rentright.co.uk/rpi.aspx</a>   |
| Private renting price               | Average rent over six months, rental price index. | Northern Ireland Housing Executive, propertynews.com, University of Ulster | Belfast metropolitan area | Uses only properties advertised on propertynews.com                   |                                       | Number of bedrooms                                    | Biannually | 3 months  | 2007      | <a href="http://www.nihe.gov.uk/index/corporate/housing_research/completed/private_rented_sector.htm">http://www.nihe.gov.uk/index/corporate/housing_research/completed/private_rented_sector.htm</a>   |
| Private renting transaction volumes | Rental volume index                               | FindaProperty website  | UK                        | Uses only properties advertised on Digital Property Group websites    | Regions                               | None  | Quarterly  | 1 month   | 2008      | <a href="http://www.findaproperty.com/rental-index.aspx">http://www.findaproperty.com/rental-index.aspx</a>   |

|                                     |                                      |  |                           |   |  |                    |            |          |      |   |
|-------------------------------------|--------------------------------------|--|---------------------------|---|--|--------------------|------------|----------|------|---|
| Private renting transaction volumes | Dwelling let over a six month period | Northern Ireland Housing Executive, propertynews.com, University of Ulster | Belfast metropolitan area | Uses only properties advertised on propertynews.com |  | Number of bedrooms | Biannually | 3 months | 2007 | <a href="http://www.nihe.gov.uk/index/corporate/housing_research/completed/private_rented_sector.htm">http://www.nihe.gov.uk/index/corporate/housing_research/completed/private_rented_sector.htm</a> |
|-------------------------------------|--------------------------------------|--|---------------------------|---|--|--------------------|------------|----------|------|---|

\*Timeliness is the lag between the period to which the data refer and publication of the data.

## Annex D - List of organisations consulted during the National Statistician's Review of Housing Market Statistics

Bank of England  
Department for Energy and Climate Change  
Department of Communities and Local Government  
Financial Services Authority  
Hearthstone Investments  
HM Treasury  
Home Builders Federation  
Land Registry  
Northern Ireland Executive  
Office for Budgetary Responsibility  
Office for National Statistics – Household Expenditure Branch  
Office for National Statistics – NS – Prices Development Branch  
Scottish Government  
UK Statistics Authority  
University of Glasgow  
Welsh Government  
Welsh Local Government Association

The following organisations participated in the Housing Statistics Network seminar on House Prices and wider Housing Market measures (March 2011):

|  |                                       |
|--|---------------------------------------|
| Acadameetrics                                | King Sturge                           |
| Audit Commission                             | LB Havering                           |
| Bridging Newcastle Gateshead                 | LB Richmond                           |
| Building and Social Housing Foundation       | Local Government Association          |
| Chartered Institute of Housing               | London Borough of Tower Hamlets       |
| CHPR University of Cambridge                 | London Metropolitan University        |
| Construction Products Association            | My Home Move                          |
| Council of Mortgage Lenders                  | National Housing Federation           |
| Department of Communities & Local Government | Office for National Statistics        |
| Designs on Property                          | Opinion Research Services             |
| East Thames                                  | Pioneer Property Services Ltd         |
| East Thames Group                            | RICS                                  |
| Eden District Council                        | Royal Borough of Windsor & Maidenhead |
| Home Builders Federation                     | Shelter                               |
| Homes  | Stirling University                   |
| Homes & Communities Agency                   | Swindon Borough Council               |
| Homes for Haringey                           | Thurrock Council                      |
| Hometrack                                    | UK Statistics Authority               |
| Housing Vision Consultancy                   | University of St Andrews              |
| John Wheeldon Housing consultant             | Valuation Office Agency               |
| Kent County Council                          | Welsh Government                      |
|  | Wycombe District Council              |

