Poverty and Social Exclusion in the UK: The 2011 Survey

Housing and the Living Environment Indicators in the PSE survey

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Overview

The Poverty and Social Exclusion in the UK Project is funded by the Economic, Science and Research Council (ESRC). The Project is a collaboration between the University of Bristol, University of Glasgow, Heriot Watt University, Open University, Queen's University (Belfast), University of York, the National Centre for Social Research and the Northern Ireland Statistics and Research Agency. The project commenced in April 2010 and will run for three-and-a-half years.

The primary purpose is to advance the 'state of the art' of the theory and practice of poverty and social exclusion measurement. In order to improve current measurement methodologies, the research will develop and repeat the 1999 Poverty and Social Exclusion Survey. This research will produce information of immediate and direct interest to policy makers, academics and the general public. It will provide a rigorous and detailed independent assessment on progress towards the UK Government's target of eradicating child poverty.

Objectives

This research has three main objectives:

- To improve the measurement of poverty, deprivation, social exclusion and standard of living
- To assess changes in poverty and social exclusion in the UK
- To conduct policy-relevant analyses of poverty and social exclusion

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Abstract

This paper discusses indicators to housing and the living environment, Domain 10 of the Bristol Social Exclusion Matrix (BSEM), for use in the Poverty and Social Exclusion Survey. Decent quality housing is one of the most essential resources for long-term physical and mental well-being. Housing also relates to poverty more indirectly, because the costs of accommodation and fuel costs are typically a major part of a household's total expenditure. Indicators that capture the relationship between poverty and housing must therefore give a good picture of the following main areas: the physical quality of housing, the degree of (over)crowdedness, suitability for the specific needs of the household; security of tenure and affordability of housing. The effect of housing on other measures of poverty and social exclusion extend to the quality of the neighbourhood and wider area in which housing is located, referred to as the living environment, which will be measured through various indicators of neighbourhood quality. The last PSE survey covered most of these areas adequately. Innovation is mainly required in the area of homelessness and concealed households. New questions relating to those issues are suggested in this paper.

Key words: poverty, social exclusion, poverty measurement, area deprivation, inequality, housing, neighbourhoods, accommodation, homelessness, concealed households, social housing, tenure, housing benefit, overcrowdedness, housing need, housing problems, housing conditions, decent home, HMO, sharing, affordability, arrears, thermal comfort, fuel poverty

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Aim

This paper presents indicators relating to housing and the living environment which might be used in the next Poverty and Social Exclusion survey. This constitutes Domain 10 of the Bristol Social Exclusion Matrix (BSEM).

The main aim of this review is to generate a set of questions and indicators within this domain which have a good claim to be included within the next PSE survey. Our approach is to start by casting the net more widely by identifying a range of relevant questions and indicators which have been used in a range of surveys within UK and across Europe. These surveys are listed in Annex 1. We then examine these against a range of criteria and try to sift down to a more manageable set of plausible candidates.

The main *criteria* applied were:

- How the need for, or use of, this good/service/amenity relates to poverty
- Whether lack of access to this could have adverse consequences for key outcomes such as health, learning and work.
- Whether access or use of this thing raises issues of affordability (particularly relevant to private services, utilities, transport, etc)
- Whether (non-)use of this good/service/amenity may be taken as an effective marker of social (exc/inc)lusion, in terms of participation in normal social life, or whether it is too affected by differing lifestyles/preferences
- Where there is a cluster of similar and related indicators, whether one can be chosen to represent or proxy that cluster
- International recognition and comparability
- The ability to set a defensible threshold of access or appropriateness of service
- Clarity of terminology and question wording
- Existing data on the prevalence of (lack of) access or use of this service

The review of indicators and survey questions takes the form of a set of tables, which occupies Annex 1 to this working paper. The first column presents the basic question or measure. The second provides some data on incidence and prevalence. The third identifies some of the surveys which have included this question or indicator. The fourth column provides some comments on the suitability of the measure in terms of the above criteria, including its international relevance and comparability. This is preceded by a textual discussion, within which we highlight our provisional recommendations on which indicators seem potentially more suitable for inclusion in PSE.

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Introductory Discussion

Safe shelter is one of the five basic human needs, and it follows that decent quality housing is one of the most essential resources for long-term physical and mental well-being. There is a strong and well-documented relationship between poor quality housing and physical and mental health problems (Payne, 2006). Quality of housing may refer to structural stability, insanitary conditions, lack of basic amenities, sharing of rooms or amenities, dampness, lack of day light, ventilation or adequate heating, or its state of disrepair, and is discussed further below. Apart from quality of housing, the size of accommodation relative to the number of inhabitants is a key indicator (Atkinson, Cantillon, Marlier, & Nolan, 2002). Living in overcrowded housing has been linked with a range of negative outcomes including poor academic performance in children (Goux & Maurin, 2005), poor socio-emotional development of children (Evans, 2006) and poor physical health, including greater incidence of respiratory disease (Krieger & Higgins, 2002). Housing may also be unsuitable for particular households to occupy, for example elderly or disabled people with mobility difficulties may find a dwelling with stairs difficult or impossible to live in and use. It has also been argued in UK that high rise flatted accommodation is unsuitable for families with young children.

Housing also has a strong indirect effect on poverty because the costs of accommodation are typically a major part of a household's total expenditure (and other costs, such as utility bills, may be affected by the type and condition of housing). Unaffordable housing may cause households to economise on other necessities, thus contributing to other aspects of poverty and social exclusion, or it may cause problematic levels of indebtedness. Insecurity of tenure may arise from such payment and debt problems, so affordability and security are often related[1]. Separately or together, these problems may cause serious stress on the household, which may have health and social implications. This may also result in excessive mobility of households between communities with adverse impacts on other aspects of social inclusion and other social outcomes, e.g. children's educational attainment. Current proposals to cap Housing Benefit are raising major concerns about such forced mobility in the London area.

Those who are excluded from housing, in the form of homelessness, represent some of the most deprived among the poor[2]. Perhaps more

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[1] Historically, rent control legislation needed to address both security and rent levels, as private landlords could circumvent security of tenure by putting up the rents, or circumvent the rent controls by evicting tenants who claimed their rights.

[2] We are working on a separate paper on homelessness based on new data from the Scottish

widespread if less extreme is the phenomenon of 'concealed households', adults who are unable to set up their own separate household and forced to remain living with parents or others for extended periods, often because of lack of available, affordable housing. This concept also relates to the definition of a household, which does vary somewhat between different countries, and is discussed further below.

The effect of housing on other measures of well-being extends to the quality of the neighbourhood and wider area in which housing is located. This is reflected in the grouping of housing with the living environment in the BSEM and the treatment in this paper. Although in the past, poor people were more likely to live in neighbourhoods with problems and were more likely to live in poor quality housing (Payne, 2006), recent decades have seen a partial reversal of this trend in Britain, and the association between poverty and *bad housing* is no longer as strong (thanks to the role of large scale public/social housing provision, see Bradshaw et al 2008, and reinforced more recently by the 'Decent Homes' programme).

The relationship between concentrated poverty and a range of *neighbourhood problems* relating to the environment and to behaviour (e.g. crime, antisocial behaviour) remains quite strong, however, and many of these concentrations tend to be in social housing estates, owing to the 'residualisation' of the social sector which is the flipside of its concentration on housing the poor. The motivation for including these issues in PSE is partly that they contribute to living standards in the broader sense of 'quality of life', with potentially significant impacts on health and wellbeing for example, and partly that they may contribute to social exclusion in the sense of lack of social integration/capital, which in turn may contribute to worse access to employment and other resources. For example, such 'incivilities' may contribute to a loss of trust in neighbours, a decline in participation in collective activities, less use of local facilities and services, a fear of going out and travelling through the public realm, less offering of care and support to vulnerable or disabled people, and so forth.

These adverse effects of 'poor neighbourhoods' on outcomes for poor people, or people in general, has become the focus for substantial research and literature around 'neighbourhood effects' (see for example Galster 2007, 2011). It has also been the motivation for policy shifts in housing and planning towards the avoidance of mono-tenure housing estates and the promotion of 'mixed communities'.

The existence of such a correlation does not constitute a full explanation for the association of these adverse neighbourhood conditions with poverty, and it is clearly not the case that all poor areas, or all people in them, lack social

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capital, supportive neighbours, or care for the environment (see for example Hastings et al 2005, 2010 for discussion of the case of street cleansing and poverty). Much policy attention over the last decade has gone into efforts, principally at local level, to tackle these problems, for example through Neighbourhood Management, Community Safety Strategies, Antisocial Behaviour initiatives, and 'Cleaner Greener Safer' public spaces (H M Government 2005, Home Office 2006). However, some of the mechanisms employed have been controversial and it is clearly difficult to overcome fully the quality gap.

It may be hypothesized that a combination of current policy and economic factors may lead to some reversion towards the more typical pattern, across countries and time periods, whereby poorer people live in poorer quality housing as well as more generally in poorer quality neighbourhoods. This could tend to be the outcome of such changes as the caps being placed on Housing Benefit, Local Housing Allowance and total benefit entitlements, the move towards higher rents for new social tenants, and greater use of the private rented sector to discharge duties to homeless people. There may be growing divergence in some of these policies between different constituent countries of the UK. Relationships between location and poverty will continue to exist, for other reasons, as the location of a household will affect access to employment opportunities and local services.

Indicators that capture the relationship between poverty and housing must therefore give a good picture of the following main areas: the physical quality of housing, the degree of (over)crowdedness, suitability for the specific needs of the household; security of tenure, affordability of housing and the quality of the local environment.[3] Most of these areas are already adequately covered by the questions in the 1999 PSE survey. There are several areas, however where some innovation is desirable.

Discussion of Particular Indicators and Issues

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[3] In a recent major study for the Government to develop an outcome-based model of housing needs (Bramley et al 2010)   the following main categories of need were identified: concealed and sharing households; overcrowding; affordability in different tenures, unsuitability for specific needs; and physical house condition. This study also examined homelessness and housing-related support and related these to the core needs model.

Household definition

For the purposes of this discussion, it is important to differentiate between the related definitions of household and other units, such as the 'family' or the 'benefit unit'. The household is the widest of these definitions. In the English House Condition Survey a household is defined as 'one person living alone or a group of people, who may or may not be related, living in the same dwelling who share at least one living or sitting room and/ or have a regular arrangement to share at least one meal a day' (The Office for National Statistics, 2010, p. 58). It is interesting to note 'creep' in this definition over time. The criterion of sharing a living room was introduced in 1981. Households are only defined as 'sharing' houses if the occupants do not have a joint tenancy, and tenants "which have together as a group to rent the house and would themselves fill any vacancies rather than expecting the landlord to do this are also classed as a single household; even though they may not share a sitting room or a meal per day" (English Housing Condition Survey 2007). Such definitional creep may partially account for the decline of the traditional housing need category of sharing.

A benefit unit is a narrower definition, which only includes an adult and, where applicable, their spouse as well as any dependent children they are living with (Government Statistical Service, n.d.). The term 'Minimum Household Unit' has sometimes been used in household demography to refer to this grouping (Ermisch & Overton 1985). A family is an intermediate unit, including other non-dependent children and close relatives living in the same household. So a household may contain one or more benefit units, and one or more families. These units are distinguished in surveys like FRS and some data is held as attributes of these other units in separate files. However, other surveys (e.g. SEH, SHS) do not record much detail about the incomes of other adult household members not within the first benefit unit in the household. These definitions and distinctions are obviously relevant to issues of the distribution of resources within households, but they are also important in relation to housing needs and affordability.

Incidence and Overlap of Housing Needs

Figure 1 shows estimated incidence for six main housing need problems, excluding physical house conditions, across regions of England in 2007 based on Bramley et al (2010). Whereas in the regions outside London need incidence amounts to about 5-7% of households, in London the incidence is roughly double that. This follows a relatively conservative set of judgements about thresholds of need and the filtering out of certain cases (e.g. younger single concealed households). It also discounts for the moderate level of overlap between these needs (around a quarter).

Figure 3 shows the same needs across age and household type groups. This shows wide variation in the overall incidence, with the highest levels of need associated with lone parent and multi-adult households, younger people, but also complex households headed by an older person. Also as expected the

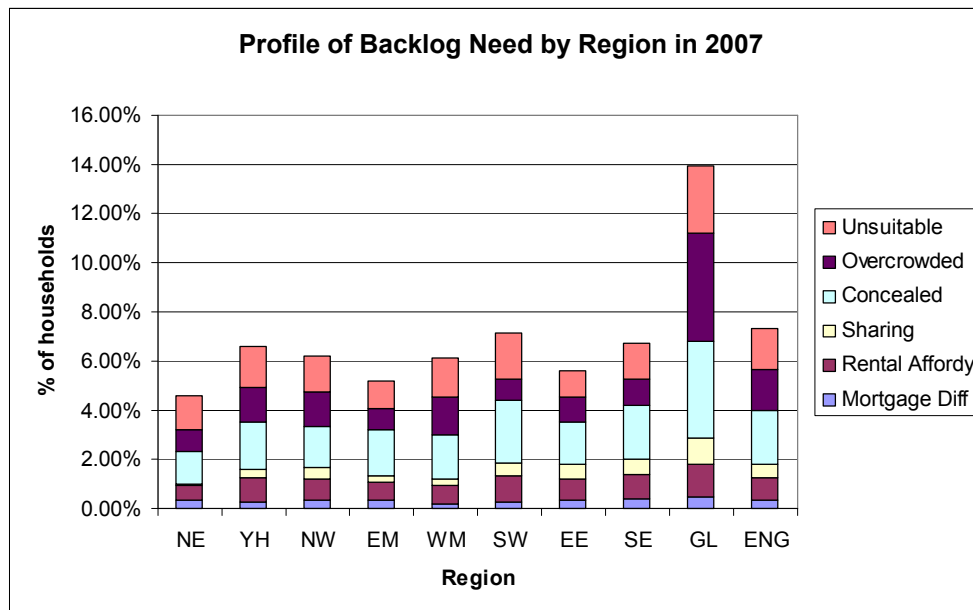types of need vary sharply between demographic groups.

Figure 2 looks at house condition problems using the official 'Decent Homes' standard. This highlights the differences between tenure and changes over time. While the previous government made a commitment after 2000 to eliminate all non-decent housing in the social sector, and non-decent housing affecting 'vulnerable households' in the private sector, by 2010, it is clear that it will take somewhat longer to meet these goals. The government made its task more difficult by further raising the standard during this period, by greatly raising the level of energy efficiency/insulation required under the 'thermal comfort' criterion. Although the figure suggests that 26% of dwellings failed the standard in 2006, this figure drops to 11% if you discount the enhanced thermal comfort criterion (which can be fairly cheaply fixed, according to Wilcox 2009).. In 2007, again under slightly stricter criteria, a little under 35% of the UK housing stock did not meet the standards of a 'decent home' (EHCS 2007). The post-2000 Decent Homes standard was itself a significant raising of the bar relative to the long-established 'fitness standard' of housing used in England. ('tolerable' standard in Scotland). Nearly a quarter (23%) of the households with condition problems (excluding thermal comfort) also have some other housing need, again illustrating the moderate degree of overlap here.

Combining these two sets of housing problems about 17% of households are affected, which is of a similar order of magnitude to the mainstream income poverty measure. These two groups, however, overlap only partially.

Shifting standards

The discussion, in particular around house condition, underlines how sensitive these measures are to changing standards over time. This is also illustrated by the historical evolution of emphasis on different problems and associated indicators. In the early post-war period, there was a major emphasis on sharing, concealed families and 'slum' housing defined with reference to fitness standards and lack of basic sanitary amenities. In today's conditions, the lack of traditional amenities has virtually disappeared, and sharing is down to a residual level of c.1% (although the number of concealed households has been increasing of late), while fitness has been subsumed within a wider Housing Health and Safety rating system, 'an evidence based risk assessment procedure'. Other quality indicators like 'lack of central heating' have come and gone in terms of usefulness over the last three decades.

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Figure 1

Profile of Backlog Need by Region in 2007

A stacked bar chart showing % of households (y-axis, 0.00% to 16.00%) by Region (x-axis: NE, YH, NW, EM, WM, SW, EE, SE, GL, ENG). Categories: Unsuitable, Overcrowded, Concealed, Sharing, Rental Affordy, Mortgage Diff.

Source: Bramley et al (2010 forthcoming) *Estimating Housing Need*. CLG Figure 3.13[4]

Figure 2

Non-Decent Homes by Tenure and Year

A bar chart showing % of households (y-axis, 0.0% to 70.0%) by Tenure (x-axis: LA, RSL, Owner Occ, Private Rent, All tenures). Years: 1996, 2001, 2004, 2006.

[5]
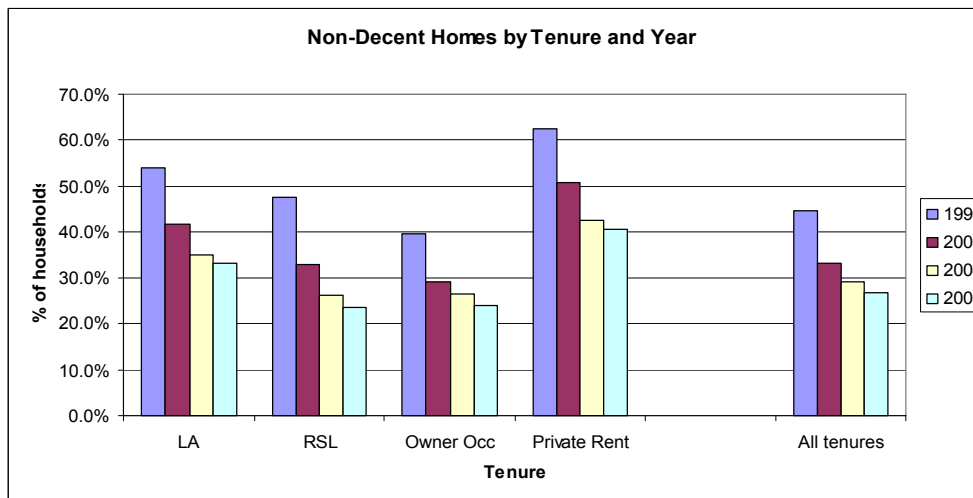
Source: Bramley et al (2010 forthcoming) *Estimating Housing Need*. CLG Figure 3.11, derived from English House Condition Survey

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[4] Figure 1: NE = Northeast England, YH = Yorkshire and Humberside, NW = North West England, EM = East Midlands, WM = West Midlands, SW = South West of Egland, EE = East England, SE = South England, GL= Greater London Area, ENG = average for England.

[5] Figure 2: LA = Local Authority, RSL = Renting from Social Landlord

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Figure 3

Types of Need by Age-Types of Household 2007
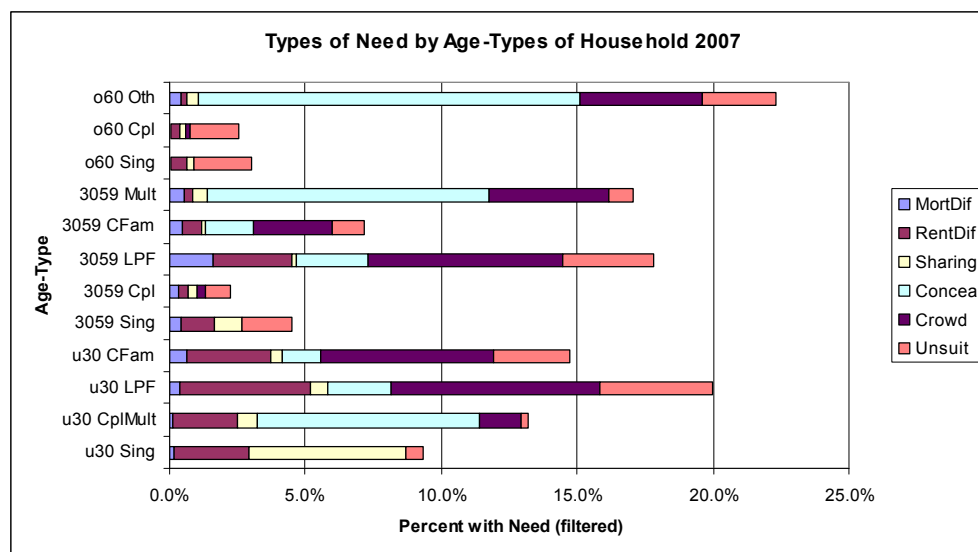
Source: Bramley et al (2010 forthcoming) *Estimating Housing Need*. CLG Figure 6.5

Different Surveys and Self-Reporting

The estimates quoted from here draw on several major government surveys, particularly the EHCS and the SEH. For some measures it is possible to compare and 'triangulate' incidence measures from different sources. There is broad agreement about the level of overcrowding against the 'bedroom standard' between these sources (and also BHPS), perhaps because the standard is well-known and unambiguous[6]. There is less agreement between attempts to measure the same general type of thing in the case of 'suitability' of accommodation or 'affordability problems'. There is a general issue about the reliability or consistency of self-reporting of some of these problems, and generally data on quality/condition issues from EHCS (/SHCS) is markedly superior because it is based on inspection by trained surveyors using well-tested protocols.

Although our standard overcrowding measure is robust in its own terms, Britain suffers (compared with most other countries) from the complete failure of our surveying profession to measure the actual size of dwellings in m^2. Thus houses might have enough bedrooms but it may be difficult to actually get the requisite beds and other furniture, let alone the people, into them!

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[6] See table; basically follows conventional social housing ' fitting' rules: one bedroom per couple, one per other adult, one per child or pair of children of same sex aged over 10; one per child or pair of children under 10.

Housing Indicators in PSE Survey

The predominant emphasis inevitably is upon subjective self-reported problems rather than objectively measured indicators. There is a standard benchmarkable question on satisfaction with the accommodation with a five point scale. There is a very general 'state of repair' question with a four point scale. There is then a list of 12 rather more specific problems, including 'shortage of space', heating issues, draughts, leaky roof, damp or mould, condensation etc. We should check these for comparability with EHCS – it may be possible to impute likely failures against decent homes standard on a proxy basis, by looking at the two surveys together. However, it remains the case that we will not have any objective measures of crowding, unless we add a question about number of rooms. The only available measure is the item about the number of teenage children's bedrooms. Furthermore, the current PSE survey does not allow us to identify unsuitable dwellings in terms of usability by people withspecific requirements, such as mobility problems. Neither does it allow us to identify children living in high flats, as we currently do not ask about dwelling type or floor. We could probably impute potential concealed households, and possibly sharers, from the FRS household grid.

The situation is significantly improved by taking these questions in conjunction with selected core items in the list of necessities – a damp-free home and heating to warm living areas in the adult list; and 'enough bedrooms for every child over 10 of different sex to have his/her own bedroom', which corresponds to the 'bedroom standard' of crowding, 'a suitable place to study or do homework', and 'a garden to play in' (for families with children). We would certainly argue to retain all of these necessities, except perhaps the heating one (which may no longer discriminate).

Affordability

As noted earlier, affordability links housing closely to poverty, but at the same time acts as a risk factor for a range of housing needs, from the inability to maintain one's home or insure its contents, to the risk of being unable to maintain payments and thereby potentially lose one's home and possibly end up homeless. However the term 'affordability' is often also used in the context of more aspirational issues, for example the inability to afford to live in a location, home or tenure of choice. There are some implicit affordability standards in different areas of UK policy and practice, but these are not consistent and there is a lack of agreement about the best way to measure affordability and what the appropriate thresholds are. For example, two common ways of measuring unaffordability, the housing cost to income ratios and residual income ratios, give inconsistent results (Hancock 1995, Bramley 2006, Stone 2006b). Bramley (2006 and forthcoming) argues that empirical evidence on self-reported payment problems and on material hardships (in BHPS) can be used to validate affordability measures and thresholds; and concludes from such an examination that the traditional (gross) housing cost to income ratio with a low threshold (25%) is the most useful single objective measure, but that this is best combined with self-reported payment problems. There is growing interest in the concept of 'shelter poverty' or 'housing

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induced poverty', for example in some of the US literature (Armenoff 1998, Thalmann 1999, Stone 2006a). This could be proxied in the UK by looking at the difference (in FRS/HBAI) between 'Before' and 'After Housing Cost' (AHC) poverty[7].

Within the PSE survey it would be possible to compute ratio measures of housing cost to income and residual income, and before and after housing costs poverty, drawing mainly on the FRS data with the incomes updated (but not the housing costs, although we do ask about tenure changes). So far as subjective measures of affordability problems are concerned, rent/mortgage are included in the finance and debt section question on any arrears during the last twelve months (core item for comparison). It could be argued that a slightly more specific level of arrears should be specified, such as two months or more, for comparability with other UK sources and to avoid some problems with 'technical arrears' (e.g. tenants whose HB entitlement changes). However, this may not satisfy the need for EU comparability. Within the housing section there is one question on how likely you are to have to move out in the next six months because you can't afford it. This may be worth retaining, particularly because of the growing importance of the private rented sector with typical six month tenancies and a high incidence of affordability problems triggering insecurity and mobility, but in previous PSE this had a low incidence (4%) and it is speculative. Self-reported payment problems as recorded in BHPS is good but may duplicate arrears question in finance/debt.

Fuel poverty
There is a fairly close analogy between housing affordability, particularly when conceived as 'housing induced poverty', and 'fuel poverty'. While housing may be unaffordable if your rent or mortgage costs more than 25% of your income, fuel poverty is defined as spending more than 10% of your income on home energy. Strictly speaking, this is supposed to be based on maintaining a given normative standard of thermal comfort (e.g. 21 degr C) in your living room, and therefore should be based on modelled rather than actual fuel costs, given the technical efficiency of heating system and the size and insulation properties (SAP rating) of your house. The concept has attracted increasing attention as energy efficiency and measures to tackle climate change have come up the agenda, and also at the same time as fuel costs have risen (as they have, steeply, in the last 3-4 years). Fuel poverty is, in one sense, a more pressing issue for many low income households (especially social tenants) in the UK, because whereas rent is generally subject to 100% marginal Housing Benefit subsidy, fuel costs receive no specific benefit/subsidy of this kind. For some such tenants fuel poverty is (for quite logical, understandable reasons) *the* housing-related affordability issue for them.

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[7] The main official poverty measures targeted in UK current are Before Housing Cost

(BHC) , suggesting that housing related poverty is a supplementary issue.

In order to implement a formal 'fuel poverty' assessment based on modelled standard fuel costs we would need to have data of the kind contained on an Energy Performance Certificate (EPC), such as is now required to be supplied when a house is put on the market, including specifically the SAP rating and information about the efficiency of the heating installation. It is assumed that such information would not be available. A survey which does enable such calculations is the English House Condition Survey (now EHS; see also SHCS in Scotland) but this entails a detailed physical inspection of the dwelling.

The PSE survey approached this issue through several subjective questions (referring to 'Draft 2'). One of these asks if respondent cut back on use of fuel in any one of 7 ways last winter because of concern about cost (e.g. turned heating down, used only one room, fewer hot meals, etc.). Another asked about overall rating of temperature in the home. It then asked about whether this affected household members adversely in terms of health problems, emotional state, sociability, or spending time out of the house. In addition the core necessities list includes 'heating to warm living areas of the home if it is cold' – the problem with this is that most homes will nowadays have heating, the issue is whether they can afford to run it. In the finance and debt questions there is the opportunity to record any arrears in payment of utility bills, any disconnections, and whether they have used less gas or electricity than they needed.

Homelessness

Homelessness is an area of considerable interest for the enhancement of the PSE study, because most people would tend to agree that, on the face of it, (literal) homelessness must count among the more extreme forms of deprivation. *Monitoring Poverty and Social Exclusion* (reference) includes several aggregate statistics on homelessness and housing quality. There is evidence from longitudinal studies (e.g. birth cohort studies) that childhood episodes of homelessness were associated with significantly worse poverty and other outcomes in later years (reference).

However, there are significant logical, conceptual and comparability issues to be dealt with in relation to homelessness. Firstly, and most bluntly, someone who is homeless will not be part of the private household population and will not therefore be captured in a household survey based on a sampling frame of private residential properties. Secondly, homelessness is in many ways better seen as a process or transition rather than as a persistent state; a flow rather than a stock. People experience insecurity, lose their home for various reasons, try to find another home, experience difficulty, endure a short or extended period without their own accommodation, coping in various ways, then get back into the formal housing system in some way. Thirdly, Britain has a unique statutory framework of recognition for homelessness, whereby

families with children and other vulnerable adults have a statutory right to receive assistance including both temporary and permanent rehousing (hitherto mainly within the social rented sector)[8]. The most widely quoted statistics of homelessness are for a flow, namely the number of priority need households accepted by local authorities (and subsequently rehoused), although a 'stock', the number in temporary accommodation, is also regularly reported. In both cases it can be argued that this is measuring the number of households which have had a problem but which has been, or is in the process of being, solved. While in the past much temporary accommodation was unsuitable institutional and bed and breakfast accommodation, now the vast majority is mainstream rented housing, and recent research by Pleace et al (2008) shows that most households in temporary accommodation are adequately housed and not otherwise 'in need'.

For the above reasons we cannot use the PSE survey to directly measure homelessness as a material deprivation analogous to the others in the survey. We can rather use it to identify past experience of homelessness, or (possibly) significant risk of future homelessness. Past experience of homelessness (given an appropriate definition and wording) may be interpreted and used as a background conditioning or driving factor in helping to account for current poverty or other forms of exclusion; it may also be used in addition to generate population-level prevalence estimates. There is collaborative work on developing such an approach in terms of common survey questions across Europe (Fitzpatrick et al forthcoming, Shinn 2007, Toro et al 2007, Edgar et al 2007), and some experience with such questions having been asked in SHS[9].

There is one question on homelessness in the current (Draft 2) PSE questionnaire, which simply asks whether respondents have ever been homeless, whether they contacted the local authority and whether they were 'registered' as homeless (presumably means 'accepted as owed the main duty' – not very clear). The term statutory homelessness" is useful for the UK, but cannot be used in international comparison. Also, the Scottish classification of statutory homelessness differs from the English system, further complicating comparison. We should consider whether the wording here should be modified for consistency with the existing SHS question, or with whatever emerges as a standard European set of questions. However, there is a case for avoiding the stigmatising word "homelessness", which some people may not be comfortable applying to their (past) living situation. The European Federation of National Organisations working with the

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[8] In Scotland from 2012 it is intended that all unintentionally homeless people will have these rights.
[9] These data were collected in 2007-08 and subsequently, but no results have been published as yet. We are currently analysing these data. In the initial sample asked the question, 5.8% of adults said they had experienced homelessness at some time, with 1.8% experiencing this in the previous two years; within the former group, 1.8% had stayed with friends/relatives, 1.1% had been 'threatened' with homelessness, 0.9% 'had nowhere to live', 0.9% stayed in hostels/temporary accommodation, and 0.2% slept rough.

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Homeless FEANTSA) has developed a European Typology of Homelessness and housing exclusion (ETHOS). This typology is intended to standardise the measurement of homelessness in Europe. It would therefore be useful to base the homelessness-related items in the PSE on this typology. However, there is not a case for going into too much detail as this will run into issues of very small sample numberswith Homeless the Homeless (FEANTSA) has developed a European Typology of Homelessness and housing exclusion (ETHOS). This typology is intended to standardise the measurement of homelessness in Europe. It would therefore be useful to base the homelessness-related items in the PSE on this typology. However, there is not a case for going into too much detail as this will run into issues of very small sample numbers.

Neighbourhood problems

In the existing questionnaire there is short section entitled 'Area Deprivation' which covers neighbourhood satisfaction and problems – this may not be the right heading for it. The first question asks how satisfied respondent is with area as a place to live with a 5-point scale from very satisfied to very dissatisfied. This is a standard question used in many surveys which is a reliable marker of general satisfaction which can be benchmarked. The second question asks which of 16 items are a problem to you in your area (see Appendix, Table 4), with responses in simple yes/no form. These are actually a mixture of types of problem, some being structural/physical features of the local environment (poor street lighting, lack of public open spaces), some relating to its intensity of use (street noise, traffic risk), some to the standard of care and maintenance (pollution/grime, rubbish/litter, dogs and dog mess, homes and gardens in bad condition), and some are more behavioural (noisy neighbours, drunk/rowdy people, graffiti, teenagers hanging around, homeless people and people begging, vandalism, using/dealing drugs, insults or attacks). Some of the latter overlap a bit with the crime domain. It is not clear whether this question in this form can be benchmarked against other surveys or international comparisons. Nevertheless, in view of the significance of the neighbourhood problems issue, as discussed above, it is desirable to retain this question, possibly with some minor rewording.

Access to Open Space

It can be argued that access to public open space, particularly greenspace in an urban environment, is a desirable part of the bundle of local neighbourhood facilities and services which underpin an acceptable quality of life for all. Recreational use of such space, formal and informal, is of some importance for health and wellbeing, both through physical activity and through the benefits of contact with nature and quiet contemplation. This is particularly important for urban residents, families with children, household without access to a car or time to travel further to regional or country parks.

Lack of open public space is one of the items in the neighbourhood problems

question. The use of public services questions only touch on this marginally – 'public sports facilities' for adults and 'safe play facilities' for children. There are more questions about the quality and use of local public spaces in certain other surveys, particularly the BVPI/Place Survey (now discontinued).

In a major study for CABESpace published in 2010 as *Urban Green Nation* one of the present authors reviewed quantitative data on the state of greenspace in urban England, developing indicators under six main headings (quantity, access, quality, usage, expenditure and value). Very large differences were found between deprived and affluent neighbourhoods, particularly in terms of quantity and quality. It is also clear that perceived quality and safety affect usage, yet people in denser urban areas tend to use space more, because they have a greater need (having less access to private gardens). Part of this study entailed developing an inventory of public greenspaces and associated facilities (e.g. play parks), as well as using generally available spatial data, particularly the Generalised Land Use Database (GLUD) which includes a 'greenspace' category of land cover albeit defined more widely to include farmers fields, golf courses, etc.

It would be an option to add a question or two to the survey to clarify perceived access to, quality of and use of local public greenspace. This is at least worth considering.

A further option is to carry out some supplementary analysis of physical presence of and accessibility to greenspace using the inventory and GLUD data referred to above. This could be attached to sample household records under the arrangements for data linkage at fine geographical scale, but this could only really be done for urban England. It is in any case questionable whether such measures would be equally meaningful in a rural context.

Conclusions and Recommendations

The focus of this final section is to draw together recommendations for questions to be included in the 2011 PSE survey, distinguishing:
    A. Existing questions which should be retained
    B. Existing questions which there is a case for modifying or omitting
    C. New questions with a strong case for inclusion
    D. New questions which may be considered for inclusion

A: Existing Questions which should be Retained (some with modifications)
Housing tenure
State of repair (check EHS wording)
Satisfaction with housing accommodation
Necessities – damp free home. - decent state of decoration – household

_____

contents insurance
Child necessities – enough bedrooms, suitable place for homework, garden to play in
Affordability ratios derived from FRS
Finance/debt inclusion of arrears in mortgage/rent
Cut back use of fuel because of cost
Overall rating of temperature
Adverse effects of inadequate thermal comfort
Arrears with utility bills, disconnections
Used less gas/electricity than needed
Satisfaction with neighbourhood
Problems with accommodation (keep but check EHS wording/categories)
Ever homeless? Homeless in last 2 years. Main forms this took. (SHS or European wording)
Neighbourhood problems (possibly modify some items)

B: Existing Questions which could be Omitted
Likely to move within 6 months because can't afford (?6 or 12 months? Rather speculative, low incidence 4%) Necessities - – carpets in living/bed rooms (not in EU core)
Heating to warm living areas (query how good a discriminator?)
We can derive indicators of sharing or potential concealed households from FRS household grid, so there is no need for the PSE survey to ask this type of question. However, we should consider asking whether there is anyone in the household who would prefer to live separately

C: New Questions with a strong case for Inclusion
Number of bedrooms/other rooms (excl bathrooms, kitchens<2m)
Have you ever had to stay with friends, relatives or other people because you didn't have anywhere else to live?
Cut back use of water because of cost?

D: New Questions which may be Considered for Inclusion
Additional housing problem related to suitability for mobility
BHPS question on housing payment problems
Access to, quality of, use of local public open greenspace (could be included as a local public service item)
Whether there is anyone in household who would prefer to live separately
What is the main reason your household may move from your present accommodation in the next 6 months (EU-SILC)
Have you ever had to stay in emergency or temporary accommodation (e.g. night shelter, women's shelter/refuge, hostel, hotel, etc.)
Have you ever had to 'sleep rough'?
Is there anyone in this household who plans to move out / live on their own in the next two years?
(If yes) Why has that person not yet moved. (For example lack of money, cannot find accommodation, not yet able to live independently, etc)

Annex 1

Table 1 Housing Quality

Indicators of Housing Quality	Incidence; correlations with other variables	Measured in	National / International Recognition, usefulness
How satisfied or dissatisfied are you with your home as a place to live		Place Survey	Probably too unspecific and subjective
Heating to warm living areas	Chosen by 94% as a necessity in PSE 1999 millennium survey (Townsend, Gordon, & Pantazis, 2006) Also used in European Union – Statistics on Income and Living Conditions (eu silc). Of those who complain of a lack of adequate heating, 26% suffers from mental health problems (Payne, 2006) This variable is related to type of tenure and part of the UK. In the PSE 1999, this question was effectively asked twice, as part of housing quality and in the list of necessities. "Lack of adequate heating" is a similar item on the BHPS.	PSE 1999, EU-SILC; FRS (until 03/04); BHPS; ELSA; CHS; GLS; LCF	Heating can be measured in different ways. Apart from central heating, people may have homes partially heated through fireplaces or gas heaters. "heating to living areas" is a concrete way to capture some of these possibilities. Problem now that most people have CH, real issue is level of insulation and thermal properties of dwelling and efficiency/cost of heating
Has central heating	Some 89 per cent of homes had central heating in 2008, and 3.7 million (17 per cent of all) had condensing boilers – a more than threefold increase since 2005 (EHS).	EHS; CHS, GHS; LCF	Previous item better captures different types of heating.
Energy inefficient home (measured using SAP ratings, a rating less than 30 is inefficient)	Energy inefficiency is strongly associated with type of tenure, with owner occupied and private rented accommodation much more likely to be inefficient than social housing. For any given tenure, energy efficiency does not vary much with income (EHCS 2007). Energy efficiency relates to fuel	EHCS; EHS, SHCS	Not strongly related to poverty if corrected for tenancy type (English Housing Condition Survey, 2007). Standards shifting with concern over Climate Change

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	poverty as inefficient homes contribute to high energy costs. In order to avoid these costs, people may limit their use of heating to warm living areas.		
Double-glazing	Single-glazing relates to energy inefficiency and therefore to fuel poverty.	EHCS; EHS	Glazing is not most important determinant of energy efficiency of dwelling
In fuel poverty	Defined as spending more than 10% of the household income on fuel; preferably measured so as to reflect the achievement of adequate temperature standards. According to the EHCS 2009, private renters are much more likely to be in fuel poverty than either home owners or social renters.	EHCS; LCF; BHPS; SHCS	Why 10%? Doesn't it depend on your income level; same argument as for housing affordability i.e. residual income allowing for household composition is better
Damp-free home	Chosen by 93% as a necessity in PSE 1999 millennium survey (Townsend, et al., 2006). Dampness in the home increases the likelihood of mental health problems (Payne, 2006). In the millennium PSE 1999, 90% of respondents has this item. Relates to PSE survey item: "Damp walls, floors, foundations, etc" (PSE 1999) and "Problems with the home: damp" in the BHPS	PSE 1999, BHPS, GHS, ELSA,	Complex issue as dampness is affected by lifestyle & behaviour
Too dark	BHPS uses "not enough light", which is quite similar.	PSE 1999; BHPS18	Fitness standard for daylighting is more objective?
Rot in window frames or floors	BHPS uses "rot in wood"	PSE 1999; BHPS	People are often not aware of these structural deficiencies
Mould	Likely to be some overlap with dampness in home and leaky roof (PSE 1999)	PSE 1999, SHCS	See damp
Condensation	Overlap with mould	BHPS1, SHCS	See damp
Leaky roof	Likely to be some overlap with mould and dampness in home (PSE 1999)	PSE 1999, BHPS	See damp. People may not be aware of the source of damp or hidden effects of leakage.
No place to sit outside, e.g. a			

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terrace			
Housing in 'poor repair' / Home disrepair		PSE 1999	Subjective self-reported measures not that good compared with inspection based, but can use EHCS to help interpret results
Five or more problems with accommodation / Housing problems	Derived variable of the above variables. Related to poor mental health as well as physical health (Payne, 2006).	PSE 1999	Composite
Non-decent home	Composite measure based on meeting criteria under four general headings, There were 7.7 million non-decent homes in the UK in 2007, a little under 35% of the housing stock (EHCS 2007).	EHCS	Composite
Health affected by poor housing		PSE 1999	Establishing causality between any environmental condition and health outcomes is always tricky, but presumably this is asking respondents if they believe it is affected.
Enough bedrooms for every child over 10	In the millennium PSE 1999, 80% of respondents (with children??) has this item. Likely to be some overlap with: Shortage of space (PSE 1999) Persons per room (GHS)	PSE 1999	Official standard is 'bedroom standard'. If we do household grid and ask number of bedrooms we can compute this automatically.
Shortage of space (self-perceived)	The most commonly mentioned housing problem. Mentioned by more than a fifth of respondents in the PSE 1999 millennium survey, and over a quarter of these have poor mental health (Payne, 2006). Overcrowding is highest in the rented sectors, 6.7% of social rented households and 5.4% of private rented households were overcrowded as measured by the bedroom standard. Related indicators include: Mean number of persons per room (GHS) or Floor Area per Person	PSE 1999, EHS, BHPS6-18	While mean persons per room is easier to measure and more strongly captures privacy and personal space, floor area per person is most internationally comparable as it is used in United Nations Population Division data and can be compared across countries. However won't be able to measure floorspace in PSE

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Number of rooms	Can be used to calculate indicators of crowdedness if combined with number of people in household. (rooms and/or bedrooms). Issue of what is a habitable room e.g. exclude kitchens < 2m wide	BHPS18, FRS	See bedrooms above
Mean number of persons per room	Can be derived from household size and number of rooms, both of which are asked in GLS.	GHS, GLS	See bedrooms above
Household exceeds 'bedroom standard'[10]	Partially covered by PSE question "Enough bedrooms for every child over 10" However, in order to cover it fully, it could be derived from the household composition and number of bedrooms.	SEH, GLS	See bedrooms above
House in Multiple Occupation	This is legalistic EHO term for shared dwelling. Can approach by asking about whether any rooms or facilities are shared with another household.		Sharing has seen long-term decline. Related to definition of household, decline of bottom end of PR market, HMO and fire regulation
Carpets in living rooms and bedrooms		PSE 1999	
Enough money to keep your home in a decent state of decoration	In the millennium PSE, 83% of respondents has this item. Some overlap with PSE item "Carpets in living rooms and bedrooms"	PSE 1999; BHPS18	
Would you like to keep your house well-decorated?	Also covered by PSE by asking whether lack of this item is due to "don't want" or "can't afford".	BHPS18	

[10] The 'bedroom standard' is calculated in relation to the number of bedrooms and the number of household members and their relationship to each other. One bedroom is allocated to each married or cohabiting couple, any other person over 21, each pair aged 10 to 20 of the same sex and each pair of children under 10.

Housing and the Living Environment Indicators in the PSE Survey

Table 2 Concealed households and homelessness

Indicators of Concealed households & homelessness	Incidence; correlations with other variables	Measured in	Usefulness of this indicator
Year / Month moved to present address		BHPS	
Household without self-contained accommodation / concealed household	Conventionally based on household composition, distinguishing couples, lone parent families, other adults (possibly distinguishing never married children of main family unit from other singles)	SEH, EHCS, BHPS	Definitional /judgemental issues re age; ideally ask about preference to live separately
Living in mobile home / caravan			Expected to be so rare that inclusion may not yield data suitable for statistical analysis (issue of getting these into the sampling frame)
Do you think that your household may move from your present accommodation in the next 6 months?	This in itself does not imply deprivation. However, the reasons for needing to move may indicate this (see below)	EU-SILC	Speculative question. It would be preferable to infer security of tenancy through more objective indicators, such as being behind with rent / mortgage payments
What is the main reason that your household may move from your present accommodation in the next 6 months? a) landlord has given/will give notice to end the contract b) there is no formal contract and landlord has given/will give notice c) eviction (or other legal reasons) d) financial difficulties e) family related reason f) employment related reason g) other reason	Relates to security of housing and risk of homelessness.	EU-SILC	See above
Have you ever been homeless, that is, lost	This data has not yet been analysed in the SHS. The	SHS	

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your home with no alternative accommodation to go to?	wording of the question may be problematic due to variations in people's definition of homelessness. People who have been effectively homeless may also be reluctant to identify as such because the term can be seen as stigmatizing. Also, the question excludes people who have been in insecure accommodation, living with friends or family because of a lack of other accommodation and people who lived in shelters.		
How many times have you been homeless in the past two years, if at all?	This data has not yet been analysed in the SHS. The way the question is worded is potentially ambiguous, and the number of instances of homelessness may not necessarily be a useful statistic.	SHS	May be problematic due to varying definitions of "homelessness".
Have you been accepted as statutory homeless[11]?	In the UK between January and March, in 34 per cent of acceptances the reason for homelessness was because parents, relatives or friends (mostly parents) were no longer able, or willing, to accommodate applicants. In a further 19 per cent of acceptances during January and March, the reason for homelessness was the breakdown of a relationship with a partner, 67 per cent of these cases involving violence. In 13 per cent of acceptances the reason for homelessness was the ending of an assured short hold tenancy. At 2 per cent, the proportion of acceptances where homelessness resulted from mortgage arrears. Ethnic minorities are more likely to become statutory homeless, as are lone mothers and	Statutory Homelessness Returns	A useful definition for the UK, but due to it being situated in the UK legal framework, this indicator does not allow for international comparison. Also Scotland increasingly divergent from England

[11] Households found to be eligible for assistance, unintentionally homeless and falling within a priority need group, and consequently owed a main homelessness duty by a local housing authority. The main duty is to secure settled accommodation (Communities and Local Government, 2010) .

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	couples with dependent children (Communities and Local Government, 2010).		
Household in temporary accommodation	53,370 households were in temporary accommodation in England on 31 December 2009, 21 per cent lower than the same date last year. The number of households in temporary accommodation has now fallen for over four years (Communities and Local Government, 2010).	SEH	See comments in text. TA may be 'a problem solved'.
Reason for household in temporary accommodation: e.g. Looking for permanent accommodation to buy or rent, statutory homeless, Unable to afford to move into permanent accommodation, etc	In the SEH 2004-2005, 9% of those living in temporary accommodation were recognised as homeless by the council. Another 9% were unable to afford to move into permanent accommodation. The largest group, 33% were looking for permanent accommodation to buy or rent [Not sure what group this data refers to]	SEH	
Rough sleeping (current)	Communities and Local Government has collected annual data on rough sleepers since 1998.		Very difficult to sample accurately
Have you ever had to 'sleep rough'?	ETHOS category 1 – roofless. Useful to include because it allows for comparison across European countries, as do the five questions below.		Useful to include because it allows for comparison across European countries, as do the five questions below. Communities and Local Government has collected annual data on rough sleepers since 1998.
Have you ever had to stay with friends, relatives or other people because you didn't have anywhere else to live?	ETHOS category 8 – insecure accommodation		Useful to include because it does not use the stigmatizing term "homelessness", and because it is quite concrete. However, it may cast the net too widely.
Have you ever had to stay in emergency or temporary accommodation (e.g. night shelter, women's shelter/refuge, hostel, hotel, etc.)	ETHOS category 3 – houseless		Same as above – concrete indicator that allows for international comparison.

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Housing and the Living Environment Indicators in the PSE Survey

Have you ever had to stay in some other form of insecure accommodation (e.g. under threat of eviction, with no legal rights etc)	ETHOS category 8 – insecure accommodation Comment: should be worded differently to be more concrete		
Have you experienced any of these situations (above) in the past 10 years?			
Have you experienced any of these situations (above) in the past year?			

Table 3 Financial security and housing

Indicator	Incidence; correlations with other variables; usefulnesss	Measured in	National / International Recognition
Receives housing benefits	According to the 08/09 FRS, 16% of benefits units receive housing benefits in the North East and Inner London, compared to only 8% in the East of England. Single parents have a very high likelihood of receiving housing benefit (42%) as well as single pensioners (female 22%, male 24%).. Recipients of housing benefits typically live in the social rented sector (51% of benefits units in the sector receive housing benefits) .	PSE 1999 GHS FRS GLS	A problem solved (maybe?) Need to distinguish Local Housing Allowance. Takeup is very high, not much of an issue for social renters; more of an issue with private renters, especially working tenants eligible for partial support.
Years /months at current address	To highlight excessive mobility, need to ask about multiple moves. However, an have classification of reasons for move similar to those used for intentions	PSE 1999	
Likelihood that respondents would have to leave accommodation because they could no longer afford it, in next (6)/12 months	Used in 2009 Eurobarometer survey on social impacts of the economic and financial crisis. In this survey, 6% of EU citizens said that they might be forced by circumstances to leave their accommodation within the 12 months following the survey, as they would no longer be able to afford it. In the UK, this was 4%.	Eurobarometer PSE (6 months)	A bit speculative, but probably worth retaining due to private rented sector issues
Has experienced problems paying for housing over the last year	Gives indication of affordability problems which may impact on security of tenure.	BHPS18; SEH for owners;	This is a good question which is well validated, especially using the supplementaries (Bramley, forthcoming)
The House-Price-to-Income Ratio	Would give an indication of the affordability of housing	FRS	HPIR is a bit crude, more relevant to access to home ownership
The Rent-to-Income Ratio		FRS	Above 25% rent to gross income is a reasonable practical ratio measure
Residual income after housing costs		FRS	Better in theory, less good in practice owing to

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Housing and the Living Environment Indicators in the PSE Survey

			problems with very low recorded income households, and interaction with HB.
Behind with mortgage repayments	Partial overlap with "Level of risk that respondents will fall behind with rent or mortgage payments"	PSE 1999 CML data from lenders FSA data	Leading indicator for repossessions. Some perverse effects when interest rates change.
Behind with rent repayments	Partial overlap with "Level of risk that respondents will fall behind with rent or mortgage payments"	PSE 1999	Better if > 2 months to avoid 'technical arrears'
Level of risk that respondents will fall behind with rent or mortgage payments over the next 12 months	Partial overlap with "Behind with mortgage / rent repayments." Used in 2009 Eurobarometer survey on social impacts of the economic and financial crisis. The survey shows that 42% of those who paid rent or mortgage costs in the UK saw themselves as at risk of falling behind with rent or mortgage payments. Of those who pay rent / mortgage, 14% is of high or moderate risk of falling behind.	Eurobarometer	Subjective – it might be more accurate to see whether people have actually fallen behind. BHPS is better
Does not have home contents insurance. / Cannot afford home contents insurance [cannot afford or doesn't want]	More than half of the poorest households do not have home contents insurance, the same as in 1998/9 and more than twice the rate for households with average incomes. (Family expenditure survey 1998/9 and Living costs and Food survey 2008) Cannot afford home contents insurance [cannot afford or doesn't want] counts for 8% [13%] of respondents of millennium PSE 1999 survey (Mckay & Collard, 2006) Households with no home contents insurance are more than three times as likely to be burgled as those with insurance[12]	FES; LCF; PSE 1999; BHPS18	Commonly used as indicator of 'Financial Exclusion

[12] Source: NPI calculations using the British Crime Survey, Home Office and Living Costs and Food

Survey, ONS; England and Wales; updated Apr 2010 see Joseph Rowntree website

http://www.poverty.org.uk/74/index.shtml

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Table 4 Neighbourhood characteristics

Indicator	Incidence; correlations with other variables	Measured in	National / international recognition; usefulness
Likes present neighbourhood		BHPS18	More subjective than the specific criteria used in the PSE.
How satisfied are you with the neighbourhood you currently live in		SEH, SHS, EHCS,	Good standard question, overall proxy
Overall, how satisfied or dissatisfied are you with your local area as a place to live?		Place Survey, Citizenship Survey	Seems to need more words to say the same as above. Distinction between neighbourhood and local area needs to be clear
First, your immediate neighbourhood? How strongly do you feel you belong?	Same question also asked for local area and country. In 2009-10, 76 per cent of people felt they belonged strongly to their neighbourhood. This includes 36 per cent of people who said they belonged very strongly to their neighbourhood.	Citizenship Survey	Relates to Community cohesion, but not necessarily to poverty
Would you say that .... many of the people in your neighbourhood can be trusted,	Offered on a scale, "many can be trusted", "most can be trusted", etc. Also asked for local area, and country.	Citizenship Survey	Relates to Community cohesion but not necessarily to poverty
Problems with neighbours		PSE 1999	Not sufficiently specific?
Noisy neighbours or loud parties?	"noise from neighbours" is an item on the BHPS	PSE 1999; BHPS6-18	An example of type of problem
Street noise		BHPS6-18	Ditto
Graffiti on walls and buildings?		PSE 1999	
Teenagers hanging around on the streets		PSE 1999	
Homeless people and or people begging		PSE 1999	
Rubbish or litter lying around		PSE 1999	

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Dogs and dog mess in this area		PSE 1999	
Homes and gardens in bad condition		PSE 1999	
Vandalism and deliberate damage to property		PSE 1999	See Domain 10; care needed to distinguish actual victimhood from 'fear of crime' or beliefs about crime (which are usually wrong!)
Vandalism or crime	Similar to PSE item above.	BHPS18	
How safe would you feel walking alone in this neighbourhood after dark?	This question would be quite subjective, feelings of safety may have only a very weak relationship with actual danger.	Citizenship Survey	
Insults or attacks		PSE 1999	
Poor street lighting		PSE 1999	
Pollution, grime, etc	"pollution / environmental problems" is a similar item on the BHPS18	PSE 1999; BHPS18	
Lack of open public spaces		PSE 1999; BVPI	Quality problem with maintenance, condition, cleanliness and safety of local public greenspaces
Risk from traffic for pedestrians and cyclists		PSE 1999	
Surveyor observed condition of street block	e.g. 'run down area'; 'many empty homes'; 'litter & debris'	EHCS	Observation based on common protocols, yielding powerful indicators e.g. best single predictor of 'low demand' housing areas in 1999. But costly to add to survey in this way

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List of abbreviations

BHPS   British Household Panel Survey. Questions are different for each "wave" of this longitudinal survey. BHPS18 refers to the 18th wave of the survey.

CHS   Continuous Household Survey (samples approximately 1% of households in Northern Ireland)

EHCS   English House Condition Survey (was combined with EHS after 2008)

EHS   English Housing Survey (since 2008) This survey has three components: a household interview, followed by a physical inspection and a market value survey of a sub sample of the properties.

ELSA   English Longitudinal Study of Ageing: Wave 0 (1998, 1999 and 2001) and Waves 1-4 (2002-2009)

ETHOS   European Typology on Homelessness and Housing Exclusion. A typology of homelessness developed by FEANTSA (European Federation of organisations working with people who are homeless)

FES   Family Expenditure survey, now called Living Costs and Food Survey (LCF)

FRS   Family Resources Survey (linked to PSE and HBAI). It provides information about the living conditions and resources of households in the United Kingdom.

GHS   General Household Survey (linked to PSE 1999). From 2008, the General Household Survey became a module of the Integrated Household Survey (IHS). In recognition, the survey was renamed the General Lifestyle Survey (GLS).

GLS   General Lifestyle Survey (formerly General Household Survey)

HBAI   Households Below Average Income (subset linked to FRS)

LCF   Living costs and Food survey (formerly Family Expenditure Survey)

NIS   National Indicator Set, a set of National Indicators which looks at a range of indicators relating to local authorities, such as satisfaction

with local services, parks,

PSE	Poverty and Social Exclusion Survey (linked to GHS in 1999, FRS in 2010)
SAP	The Government's Standard Assessment Procedure for Energy Rating of Dwellings
SEH	Survey of English housing (same as EHS, English housing survey)
SHS	Scottish Household Survey
SHCS	Scottish House Condition Survey

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