

IMPROVING THE PRIVATE RENTED SECTOR:  
THE IMPACT OF CHANGES IN OWNERSHIP AND OF  
LOCAL AUTHORITY POLICIES

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THE DESIGN OF THE 1979 SURVEY OF PRIVATE RENTED ADDRESSES

The Objectives of the Survey

Before the interview studies in 1980 with landlords and mobile households could be undertaken it was necessary, as an essential preliminary, to carry out a major sample survey of residential addresses throughout inner Sheffield in 1979 to identify private rented properties and to interview tenant households living in them. There were a number of reasons for this.

First a representative sample of private rented addresses, together with details of the ownership of these was required before the landlord survey could be done. A list of inner city landlords alone was insufficient, since the purpose of the interviews was to gather information from landlords about improvements they had carried out at, and their future letting policies towards, specific addresses, so that their actions and intended actions could be placed in the context of each individual property in the sample that they owned. There is however no adequate sample frame which provides a complete list of all private rented addresses. A number of existing sample frames were available, but their use was rejected because neither alone, nor in combination, would they have provided a list of all private rented addresses and would have been deficient to some extent in the information they contained about the landlords who owned the addresses. Amongst the partial lists considered were the records held by the Rent Officer of the addresses of regulated tenancies for which Fair Rents had been registered, records held by the Local Authority of the addresses of private tenants who claim a Rent Allowance, the register maintained by the Local Authority of Houses in Multiple Occupation, and the Local Authority's Rating Records.

Both of the first two would have yielded an incomplete list since the first did not embrace tenancies which were still controlled in 1979 (except in so far as rents were initially registered when any of these were decontrolled) and in any case the registration of rents for regulated tenancies is by no means universal, whilst the second covered only those addresses containing tenants who were both eligible and applied for a rent allowance. Not only would these lists have been incomplete as a frame of addresses but they were also likely to be biased.

Similarly the Register of Houses in Multiple Occupation covered only those multiply occupied addresses which had to be registered (the Local Authority did not require the registration of houses with a low level of multiple occupancy), and of those, it covered only those where the landlord had applied for the address to be entered on the Register. In addition the Register contained houses which were no longer in multiple occupancy, whilst the ownership details recorded at the time of registration were not always up-to-date. Although the Rating Records do not identify the tenure of addresses as such (apart from those belonging to the Local Authority itself), a possible way of pinpointing private rented addresses, where the tenant is responsible for paying the rates, is to pick out those domestic rating hereditaments where the records contain different names for the owner and the person responsible for paying the rate demand. The Sheffield City Treasury however record only the name of the individual responsible for payment - sometimes a tenant, sometimes the owner and there is no way of distinguishing private rented hereditaments from owner occupied and others, using this as a sampling frame. Although it is possible to use the list of compounded schedules (i.e. lists of several properties held by one owner to whom one combined rate demand is submitted covering all properties in the same ownership), these only cover domestic hereditaments where the ratable value is less than £77 and for other properties the rate demands are only compounded at the request of the responsible person or organisation.

There was (and still is), therefore, in Sheffield, no sample frame which satisfactorily distinguished at the outset addresses containing private renting tenants, from addresses in all other tenures and which also included information about their ownership. In view of this, it was decided that the only way to obtain a representative sample of all private rented addresses was to carry out a 'sieve' survey, that is, to select a sample of addresses throughout the inner area, using doorstep interviews to establish the tenure of the addresses in this sample, and sufficient in size so that, after eliminating addresses in all other tenures, the sample would yield, allowing for non response, the number of addresses required. The ownership of the eligible addresses was ascertained by asking tenants to provide the interviewer with the name and address of their landlord or his or her managing agent, and whether the landlord was a relative or an

employer (and, if so, whether the tenant was required to occupy the address in order to carry out his or her job). It was made clear to the tenants in these interviews that they were being asked to give these details so that the author could get in touch with their landlords. When tenants said that they would prefer that this was not done, it was agreed that no contact would be made with the owner. No supplementary sources of information were used to identify ownership in cases where tenants either did not know or refused to divulge the name of their landlord.

For the purposes of this survey, addresses were defined as eligible if they were rented from, or provided rent free by, a private individual or company. Rented addresses which were excluded were those rented from the local authority, from Housing Associations or Charitable Trusts, from Co-ownership or Co-operative Housing Societies, from the University or Polytechnic, from the Area Health Authority, and those which, although rented privately, contained six or more boarders.

One of the primary objectives of the initial tenant household survey therefore was to select a representative sample of private rented addresses. In addition to simply collecting information about the owners of the sample, the survey was used to gather data for each sample address under a number of headings: the number of rented accommodation units; the number of households present at the time of the fieldwork; the state of repair of the address, measured by a survey of deficiencies to its external condition (in addition certain environmental attributes of the address's immediate location were measured); the number of rooms and amenities available to each household and in multiply occupied houses the extent to which rooms, amenities and circulation space were shared, together with an assessment of the degree to which amenity provision matched local authority standards; the composition and type of each household present at an address, together with data on the economic activity status and occupation of each household member, the previous housing history of those members of a household who had moved together to an address in the previous five years; the income of the head of the household and the total income of all household members; the rent paid by the household; the nature of the tenancy - furnished or unfurnished,

controlled or regulated; for regulated tenancies the basis upon which the rent was fixed and for those which had previously been controlled tenancies, the basis upon which the tenancy had been decontrolled.

The need for this initial survey was also dictated by the requirements of the studies of households moving into and out of the stock of private rented accommodation. If the follow-up study of a sample of tenants quitting their houses was to be successfully carried out, it was necessary, first of all, to establish an initial panel of tenants sufficient in size to 'generate' an adequate number of moves over the study period for the purposes of the exercise. Information subsequently collected about those who moved could then be placed in the context of the data previously gathered in an initial survey from all panel members about their previous housing history and their preferences for alternative tenure and plans for moving, thus enabling, inter alia, the identification of constraints placed in the path of those unable to realise their preferences. Accordingly, tenants were also asked about their preferences during the course of the initial household survey.

It was equally important that the initial panel was large enough to ensure an adequate number of vacancies in the sample of addresses over the study period, for the purposes of the survey of households moving into these properties. Moreover, it was essential to collect information from tenants on an initial survey which would subsequently allow these vacancies to be identified as they occurred (thus reducing the need to rely solely on a complete call back at all addresses at a later stage in order to identify households who were new to the address) and to enable the addresses to which the original tenants had moved to be traced.

A variety of 'vacancy alert signals' and 'tracing systems' were employed in these studies. They relied to a large extent on information provided by the members of the initial panel and included the use of electricity board records, tracing those who moved into local authority housing by 'flagging' the files of panel members who were on the Council Waiting List, using student records for members of the panel who were University

or Polytechnic students, using City Treasury records of changes in the names of persons responsible for paying rates, and contact names given by panel members who had agreed that such third parties could be approached for forwarding addresses.

Above all, in addition to its importance for the identification of a sample of addresses and its owners, establishing the panel for the movers surveys and setting up the associated systems for pinpointing vacancies and tracing panel members who moved, the survey was designed to collect information which could be used in conjunction with the results of the subsequent surveys. To give just one example: information from the initial survey about rents, the provision of amenities and the state of repair of a property could be linked with information provided by the owner about past investment in repairs and improvements and stated intentions about future letting policy; the study of households moving into a property when a vacancy occurred disclosed exactly what the owner actually did do with the property if it became vacant, as well as showing what changes took place to the address in terms of improvements and repairs prior to being sold or relet as well as any changes to the rent charged for the accommodation if the owner decided to take on a new tenant.

### Survey Area

The sample of households was drawn from the inner area of Sheffield. The inner area defined by the Local Authority (LA) for the purposes of planning its own Inner Area Programme was adopted for the purposes of the survey. The boundaries of this area were defined by the LA from an analysis of data gathered by its Corporate Management Unit about household deprivation throughout the City (See Figure 3.1 in Chapter 3). This information was collected by a postal survey sent to all addresses in the City when electoral registration forms were delivered in 1977. The area delineated by the LA is extensive, containing, on 1977 estimates, 53% of all households in Sheffield, although higher proportions than this of deprived households live within it, e.g. 79% of households lacking a bath at the time of the 1977 survey.

Taking such a large area meant that the scale of the 'sieve survey' approach used to identify private rented addresses and households, was a substantial one, simply because it includes areas where private rented housing is in a substantial minority, compared with other tenures. An alternative approach would have been to limit the survey to areas where the size of the private rented sector was such that it was the majority tenure amongst the private sector, given that effective ways of identifying addresses rented from the local authority could be found, and those addresses eliminated from the sampling frame in advance of the fieldwork. If the survey had been confined to such areas, it would have reduced the amount of interviewing required in total in order to identify just those in the private rented sector. Such an approach was adopted by the Office of Population Censuses and Surveys in the 1976 Attitudes to Letting Survey which sampled addresses in Wards, where in 1971 the private rented sector accounted for over half the private sector and where at least 5% of all households were in the private sector (Paley, 1978).

This approach was rejected on two grounds. First, a sample drawn from these Wards in Sheffield would, on the evidence of 1971 Census data, not have contained a sample representative of all private rented households. For example the four wards in Sheffield defined on this basis contained only 25% of all such households, and only 20% of these rented furnished accommodation. In fact the majority of furnished rented households were to be found outside these Wards in the rest of the inner area, particularly concentrated in the inner western suburbs where there exists a concentration of large Victorian and Edwardian houses, which readily lend themselves to conversion into bedsitters and flats. There were also contrasts between these Wards and the rest of the inner area in the level of basic amenities possessed by households. For example, 78% of households renting unfurnished accommodation in the four Wards lacked or shared a bath in 1971, compared with 61% in the rest of the inner area. It was because of the existence of contrasts like this, that it was felt that a sample of addresses representative of the rented sector in the inner city as a whole would have to be drawn from the entire area, and not just from those parts of it where private renting, in 1971 at least, predominated.

Second, if the full range of hypotheses about the effects of local authority policies on landlords' actions and intended actions was to be tested, it was essential for the sample to contain addresses subject to different types of local authority policy. Had the survey been restricted to the 'core' renting Wards it would, for example, have excluded the majority of addresses let as bedsitters and flats, whose owners have had, potentially at least, to comply with local planning and housing policies towards the control of, and standards within multiply occupied houses. In addition had the survey been restricted to 'core' areas it would have excluded two of the four Housing Action Areas and six of the nine General Improvement Areas declared by June 1979. It would also have meant that the sample would have been drawn from areas where the LA's slum clearance programme had been concentrated - 70% of families rehoused by the LA from clearance areas between 1971 and 1975 came from the four Wards - and a sample of addresses drawn from this area would therefore have been taken from a part of the inner area still undergoing significant clearance and redevelopment action, suffering from the blight associated with this and an area with a lower environmental standard.

Since one of the main objectives of this research was to examine the effects which local authority policies have on landlords' decisions about improvement and reletting a representative sample of addresses it was essential, if the impacts of all the different policies concerned were to be investigated, to ensure that the sample contained sufficient addresses subject to each of these policies, e.g. that it included addresses in General Improvement Areas and these subject to regulations about Houses in Multiple Occupation. It was also important that the sample addresses were representative of the different house type and house conditions to be found in the private rented sector and also that they were drawn from an area wide enough to reflect the variations in environmental conditions and in the balance between private rented and other tenures which are to be found within the inner city and which provide a context within which landlords' decisions are made.

By taking the inner area defined by the LA these conditions could be satisfied. For example, the area contains all declared General Improvement Areas (GIAs) and Housing Action Areas (HAAs), a large number of the

addresses removed by the local authority in 1975 from its slum clearance programme, and covers those parts of the city where most furnished lettings and multiply occupied houses are located.

The area from which the sample was drawn contains a substantial number of local authority housing estates - addresses which it was, however, possible to exclude from the sample frame at the outset. It also contained addresses in the LHA's slum clearance programme - addresses which were either already the subject of compulsory purchase orders, or included in programmed clearance areas. It was decided to exclude these addresses for two reasons. First, private rented addresses within clearance areas have only a limited life; information about landlords' attitudes towards letting and improvement of this short life property was not therefore of central interest to the research. Second, since the addresses concerned did not form part of the long term private rented stock and since the majority of tenants in them were to be rehoused by the LA, any work carried out to examine the pattern of household movement into and out of these addresses was likely to provide information of only marginal interest in relation to the key concerns of the movers surveys. In 1979 the LHA was completing its fifth five year clearance programme. Analysis of LHA files showed that, at June 1979, there were 3,340 addresses within the inner area which had either already been the subject of compulsory purchase, or were included in the programme for representation up to 1981. Apart from selective clearance in isolated cases no further clearance programmes in the private sector were envisaged at the time. It was estimated that 1,140 of these were privately rented. It is important to emphasise that it is only the addresses concerned that were eliminated from the survey - houses to be left standing where only part or (more usually) one side of a street was to be cleared were included in the sample frame from which the survey addresses were drawn.

### Sample Frame

Given that the object of this initial survey was to identify a representative sample of private rented households for the panel for the movers surveys and a representative sample of lettings for the survey of landlords, the procedure adopted was to select a sample of rating



hereditaments and to interview all households present in the hereditaments sampled in order to obtain an unbiased sample of households, as well as a representative sample of lettings.

In deciding upon a sample frame of addresses there was a choice between the published Electoral Register and the Valuation Lists. The Electoral Register can, with care, be used to draw a sample of addresses, for although it is a list of persons eligible to vote, it is more complete as a frame of addresses than of such individuals. Nevertheless it is still an incomplete list of addresses. It omits those in which no members of the household or households present are eligible to vote, those in which all members of the household who are eligible have failed to register, and those which were empty or under construction at the time the register was compiled, but into which people subsequently move. It is likely that these missing elements in the frame are more likely to arise in areas of the inner city where there are considerable numbers of households in multiple occupation. Thus using the Register as a frame could potentially have biased the sample against such households. Permission was not however sought to use the records of the Electoral Registration Officer which include details of such empty addresses, etc. One of the strengths of the Register as a sampling frame is that the addresses within it are listed by Ward and Polling Districts. Had the sample design adopted been a multi-stage cluster design, based on these as primary sampling units, the the fact that addresses are listed in this manner would have been an argument in favour of its use, despite its other disadvantages. A cluster design was not, however, chosen. Finally, the Register contains no details of the tenure of an address. It would therefore have been possible to eliminate addresses belonging to the local authority indirectly, only by a combination of omitting Polling Districts falling entirely within local authority housing estates and comparing addresses on the Register, with the LHA's records of Council houses in all other cases.

The Valuation List is the main record of property within the LA's area and is open to public inspection. A number of, largely practical, issues stood in the way of using this. First the List is not compiled annually: deletions and additions of hereditaments are recorded on separate additional pages as information about these changes is received by the LA from the Inland Revenue. In addition there is some time lag between the

change actually occurring (i.e. new building or demolition of property) and an insertion or deletion of records on the List. Second addresses are arranged by alphabetical order of street names within each of the nine of the LA's rating districts (one for the central area and eight segments each reaching out to the City boundary from the centre). Since the sample was to be drawn from only the inner area of the City, both the geographical arrangement of the list and the fact that amendments are separately listed meant that sampling from the list would have posed considerable practical difficulties.

It was however possible to devise a suitable method of surmounting these difficulties. The City Treasury have a computerised list of all rating hereditaments and this Property Record File is an up-to-date list of all such rating units. Therefore new properties are inserted into the file in the correct address sequence and demolished property is excluded from the file. The City Treasurer agreed to extract a list of all domestic addresses falling within the sample area from the File, together with all the non-confidential information about these addresses held on it. In extracting these addresses from the record it was automatically possible to exclude from this frame all domestic hereditaments belonging to the LA as well as other residential hereditaments which were closed, i.e. empty and not subject to rating, since the file contained codes indicating local authority ownership and closed properties.

In order to restrict the extraction of addresses to the sample area, the following procedure was followed. There are two geographical codes in the file - the postcode and a code for each street. It was only feasible to use the latter to identify addresses falling within the sample area, since not all records had a postcode attached to them. The City Treasury provided a list of the computer codes for all the streets within the City of Sheffield. This listing was used in conjunction with street maps of the inner area to produce two lists of the codes for the streets which are within the sample area. The first was a list of streets which contained addresses within GIAs, HAAs and addresses removed from the slum clearance programme since 1975. The second was a list of the remaining streets within the inner area. The City Treasury used these lists to produce two magnetic tapes, one for the streets in each list containing the records of all residential hereditaments which were neither in local ownership nor

closed. The records on each tape were listed by alphabetical order of street within each of the nine rating districts. The tapes contained the records of residential hereditaments only. They excluded the records of mixed hereditaments, i.e. those where commercial and residential uses are combined in one rating unit - flats above shops, for example. These were thus excluded from the sample, but where flats over shops are separately rated then they were automatically included in the sample frame.

The use of hereditaments as a sampling frame poses a number of issues for a sample survey, and these arise from the fact that a large old house may be classified as more than one hereditament. This decision is a matter for the rating authorities and whilst, in most cases, a hereditament will be the same as a dwelling (as defined in the censuses), this will not always be the case. There will be some circumstances where a household occupies more than one hereditament and in these cases such households have a more than equal chance of getting into the sample. Where a large house is split into more than one dwelling and occupied by more than one household the house can contain one or more rating hereditament, depending on the rating authority's decision in the particular case. Consequently an old house converted into three flats could comprise one, two or three hereditaments.

Because of this, it was essential, if the survey was to obtain an unbiased sample of households, for all households present in a sampled hereditament to be interviewed. When a house contained flats which were separately rated then each had its own chance of being picked in the sample. When such flats appeared in the sample then an interview was conducted only with the household (or households) occupying the sampled flat, and not with households present in other flats within the building. Where a house contained flats which were not separately rated, then the only chance a flat in such a house had of appearing in the sample occurred when the hereditament was sampled in the whole house. Consequently when a hereditament contained a number of flats within it, the households present in all the flats in the house were interviewed. In this way it was possible to ensure that each flat and bedsitter had an equal chance of getting into the sample. Interviewers were given very precise instructions about this. In most cases, where flats were separately rated the Property Record File contained an exact description e.g. 'Flat 1, 107

Blank Street', but there were cases where three separately rated flats would all be labelled '107 Blank Street'. When such a hereditament was picked in the sample, the adjacent records were therefore similarly labelled. This was noted and interviewers were instructed to call at only one of the flats. Thus when the flat was separately listed and described the interviewers were explicitly told not to include the other flats, when they were separately listed, but not separately labelled, in the Record, interviewers were instructed to call at one of the flats, but where flats were part of a larger hereditament, and therefore not separately listed, interviewers were instructed to carry out interviews at all flats within the hereditament. To make quite sure that this happened, interviewers were instructed to contact the author and assistants, when they were out in the field and found that one of their quota addresses labelled simply as '107 Blank Street' contained a number of bedsitters or flats, to find out whether or not they should conduct interviews at all the flats. The records were then checked to see if these were separately listed or not, and instructions given to interviewers accordingly.

### Sample Design

Given that the sample was to be drawn from the whole of the inner area and not restricted to the 'core renting areas', consideration was initially given to adopting a multi-stage design based on geographical clusters. This would have involved using Enumeration Districts, or groups of districts, within the sample area as primary sampling units, selecting 'n' of these with probability proportionate to the size of the total private sector in 1971 and sampling a constant number of addresses from each sample district, thereby giving each address an equal chance of selection. One of the benefits of 'cluster designs', compared with systematic designs is that sampled addresses are taken from a few selected parts of the study area, rather than taken systematically, using a uniform sampling fraction from throughout the whole of it, thus permitting, for a given sample size, a reduction in time fieldworkers spend in travelling between scattered addresses, and returning to carry out call backs at even fewer locations on occasions where contact has not been established at the first or a subsequent call. In this way each interviewer has a substantial batch of addresses in a single area and costs in time, money and inconvenience in travelling between addresses can be kept within acceptable limits.

Two considerations prevailed ultimately against the adoption of such a design. First a cluster or multi-stage design which had the objective of reducing interviewers' costs would have a few clusters, with a large sample taken from each one. This in itself would be likely to impair the precision of the sample and increase sampling error. This is because the addresses and households in any one cluster are likely to be homogeneous. By selecting only a few clusters there is a risk, therefore, that the sample would exclude addresses and households in parts of the inner area which had different characteristics, compared with those in the areas selected by a cluster or multi-stage design, in a way which would not arise with a systematic sample throughout the study area. Had fieldworkers' costs been a major factor, it was recognised that a design on such lines would, however, have permitted a larger sample size to be achieved within budget constraints than with a systematic sample, and that this, in itself, could have increased the precision of the sample. It was, nevertheless, concluded that, in order to avoid the risk that a sample taken from a few clusters would not be representative of the inner area as a whole, an efficient design would have to involve the selection of a larger number of small clusters with a compensatingly lower number of addresses taken from each one. This would have reduced the benefit of savings in fieldworkers' costs that such a design can achieve.

The second consideration, however, was that fieldworkers' costs and inconvenience in reaching sampled addressees would not be a major constraint. Subsequent calculations of the size of the sample required for the 'sieve survey', confirmed that the sampling fraction involved meant that addressees in interviewers' quotas would be close together if a systematic sample were adopted and that, as a result, travelling to them would be quite manageable. As a later section of the Appendix demonstrates, the fraction used throughout most of the inner city survey area was 1 in 11 of the hereditaments. Since it was concluded therefore that these costs were not going to be a crucial issue the choice between a cluster, or multi-stage design (whatever the number of clusters selected), with a larger sample and a systematic sample with a smaller sample did not arise, and it was decided, therefore, to dispense with a

multi-stage design, to draw a systematic sample from throughout the survey area and so avoid the risk that the potential unrepresentativeness of a multi-stage sample would pose.

Attention was also given to questions of stratification and of disproportionate sampling between strata. In considering the necessity for stratification, the aim was to ensure that addresses subject to different LHA policies were correctly represented in the sample. In considering the necessity for variable sampling fractions, the aim was to ensure that addresses subject to certain kinds of LA policy were represented in adequate numbers to give efficient cell sizes for subsequent statistical analyses when making comparisons between strata.

Thought was given to stratifying the sample frame into strata of addresses, each stratum subject to different LHA policies. This could be achieved by classifying addresses according to whether or not they had been affected by particular policies, e.g. whether or not the address was a registered House in Multiple Occupation; was in an improvement area; was an address on which an improvement grant had been paid for works carried out; was an address on whose owner a compulsory improvement notice had been served. Addresses in each classification would form a stratum. A sample would then have been taken from each stratum. If the same sampling fraction were used in taking the sample from each stratum, this would ensure that the different strata (registered HIMO's, addresses in GIA's and the like) were correctly represented in the sample as a whole. This approach was partly, though not entirely, rejected. A number of factors were relevant to the decision.

First, a systematic design based on a sample frame of address is automatically stratified for certain types of local authority policy - those that are geographically defined, like GIAs and HAAs. A sample drawn from a frame of addresses listed by streets will therefore, subject to the absolute number of addresses in these areas and the sampling interval, contain properties in improvement areas in their correct proportion since the effect of the play of chance on their appearance in the sample is minimised.

But other policies are not spatially defined in this manner, and restricted in their application to particular streets. They apply to properties throughout the whole of the inner area and, although in their application, they may have an effect only on properties in a certain locality, their implementation is not dependent on the property's location as such, but rather on a whole host of considerations related to the property, tenants and owner. Stratification can therefore be used to ensure that properties which have been, for example, the subject of compulsory improvement notices, form one particular stratum so that, in drawing the sample, the effect of chance on their appearance in the sample is reduced and thus they are therefore represented in the sample in their correct proportion. This may be particularly important for policies which have been applied to only a limited number of properties for, without stratification, there will be a chance that these addresses will not appear in the sample correctly.

Despite this consideration, the second reason for not stratifying the sample in this manner, was the practical difficulty of doing so. The sample frame contained no information relevant to such a stratification and it would have been necessary to specially 'flag' the addresses to indicate whether or not they had been the subject of a particular policy. Initial investigation of the time taken to identify from LHA records specific addresses which had received improvement grants or on which compulsory improvement notices had been served since 1963, confirmed that this would have been an extremely time consuming task. It would have meant that the hereditament codes on the copy of the LA's Property Record File for each address affected would have to be identified, additional codes added to the file indicating the relevant policy which had affected the address, and a new file created, stratifying addresses by policy type. Since any one address can be the subject of more than one policy this would have had to involve combinations of stratification factors to produce multiple stratification.

Nevertheless, notwithstanding these practical problems, it was recognised that it would have been necessary to do this if the sample size for the survey had been lower than that intended and if the number of 'cases' for particularly policies had been small. In either case there was a risk that, without stratification, the play of chance would have yielded a

sample where addresses subject to each of these different policies were not correctly represented. In fact, as later paragraphs describe in greater detail, a sample of just over 2,000 households was required for the survey, being approximately 13% of private renting households in the study area. In addition the examination of case records from LHA files demonstrated that the number of addresses which had been affected by LHA policy was considerable for all types of policy. There were, for example, 10,700 notices issued under the Public Health Acts between 1970 and 1977, 560 compulsory improvement notices served between 1976 and 1979 alone, 1,340 notices served on owners of Houses in Multiple Occupation between 1962 and 1977, over 900 registered Houses in Multiple Occupation, and 5,500 improvement grants paid to private landlords between 1970 and 1978. (Extracted from files of the City's Housing and Environmental Health Departments). The third reason therefore for rejecting stratification on these lines, was that, given the sample size, and sampling fraction and given the number of cases where an address had been the subject of LHA policy, it was felt that a systematic sample would furnish a sample of addresses correctly representative, not only of all types of households, properties, and their environmental contexts, but also of addresses subject to different policies.

It was however considered essential to stratify the sample frame in order to permit disproportionate sampling of addresses in GIAs, HAAs and addresses removed by the LHA from its slum clearance programme and to draw a proportionately larger sample from these strata than from addresses in the rest of the inner city. It was possible to stratify the Property Record File quite simply for this purpose, since it did not involve quite the same exhaustive process of searching LA records and then manipulating the sample frame, as would have been necessary had the frame been stratified for a more extensive range of LHA policies. The stratification was readily carried out, first by the prior identification of streets which contained addresses in improvement areas and those inner city addresses taken out of the clearance programme since 1975, when a major review of the programme was undertaken by the LHA. The rating records of all the addresses in these streets were copied from the City Treasury's Property Record File onto one of the two magnetic tapes provided by the



City Treasurer. Second, the specific hereditaments which made up these strata were then identified and the sample drawn accordingly - the details are described in subsequent paragraphs.

Disproportionate sample of these addresses was necessary to ensure that the achieved sample contained an adequate number of addresses in each of these strata, thus yielding efficient cell sizes for tests of differences between them. One of the objects of the survey of landlords was to investigate the impact of area improvement policies on their decisions and to find out, for example, what effect these have had on the improvement of private rented property. One of the methods which was adopted for examining the impact of area improvement policies was to compare the scale of improvement carried out to properties in HAAs by their owners, with that done to properties which were at one time, but no longer, in the LHA's slum clearance programme, i.e. to use the findings from the landlord survey about improvements undertaken by owners to 'ex clearance' property as a control, when testing the impact of HAA policy on improvement work. All the addresses concerned - both HAA and 'ex clearance' were, until 1975, included in the clearance programme. After 1975, these properties had been excluded from the programme and some subsequently declared as HAAs. Comparison between the extent of subsequent improvement done by landlords to properties in HAAs and to properties exempted from clearance, but not included in HAA declarations, was used to test the hypothesis that HAA policies led to more improvement being undertaken than would otherwise be the case, using the information provided by the household survey and by landlords about improvements to 'ex clearance' properties as a control. Thus, addresses in HAAs form an experimental group and ex clearance ones form a control group, with addresses and owners matched, the essential difference being that the benefits of HAA policies (at the time of the 1979 survey) such as 75% grants, applied to the former but not the latter. The effect of the policy can be tested by comparing the two strata.

For this and other tests to be done, however, it was necessary to ensure that the sample contained enough HAA and 'ex clearance' properties. The subsequent section discusses the reasoning behind the total sample size chosen for the initial survey of private rented addresses. This was very much determined by the panel size required for the movers surveys. To achieve this a sample of 1 in 6 hereditaments would have been necessary. Had this been adopted for all addresses, then insufficient private rented addresses would have been identified in HAAs and amongst 'ex clearance' properties for the purposes of the types of tests envisaged. The exact details of the number of addresses involved is discussed below. If, however, a 1 in 6 sample had been drawn for all strata this would have yielded, given non response, only 60 addresses in HAAs and 50 which were 'ex clearance', and since some of the latter would have been excluded more recently than 1975, they will be less suitable candidates for inclusion in the control group. It was considered unlikely that tenants at all the addresses identified would divulge or know the name and address of their landlords. There would also be a degree of non response in the subsequent survey of the landlord owning these properties. Both of these were likely to reduce the number of addresses about which information would be obtained from landlords. It was also necessary to control, in the analysis, for variables which are not automatically controlled in the matching of the experimental and control groups, and therefore to test whether any differences between them were explained by these and not by the HAA policy itself (for example, by any difference between the grouped sizes of landlords, which itself is correlated with improvement activity, or by any difference in the degree to which compulsory powers were used by the LHA between the two areas). In view of these factors, it was considered that the number of observations obtained from a 1 in 6 sample would be insufficient and that a higher sample should be drawn from these strata if there were to be sufficient addresses for analytical purposes.

Similar arguments prevailed in the context of addresses in GIAs. It was decided therefore to stratify the frame into four strata: addresses removed from clearance since 1975, in GIAs, in HAAs and in the rest of the Inner City, and to adopt a disproportionate sampling design, by drawing a larger sample proportionately from the first three than from the rest of the Inner City. It was considered safe, and also more practical, for the

reasons explained above, not to define separate strata for the rest of the Inner City in terms of LHA policy because the survey would identify, for example, addresses which were registered Houses in Multiple Occupation not only in their correct proportion but in sufficient numbers for the purposes of the subsequent landlord survey. The next section describes in more detail the sample sizes involved.

### Sample Size

The number of sample hereditaments required for the initial tenant survey was dependent on five factors:

- (i) the number of achieved interviews needed with tenant households in order to set up a panel sufficient in size for the purpose of the movers surveys.
- (ii) the number of lettings required for the landlord survey was based, not on a sample of landlords irrespective of the number of properties they owned, but on a sample of lettings identified in the course of the tenant survey; subsequently the owners of these lettings were to be interviewed about their policies and attitudes towards improvement and letting in respect of each of the lettings in the sample that they owned, thus enabling evidence about policies and opinions to be set in the context of the proportion of lettings owned by landlords expressing these views.
- (iii) the degree of non response in the initial tenant survey, movers surveys and landlord survey and the anticipated degree of success in identifying ownership of sampled lettings prior to the interviews with landlords and in identifying vacancies and tracing movers during the movers' surveys.
- (iv) the ratio of households to addresses.
- (v) the proportion of privately rented to other tenures within the study area.

The last factor was crucial in determining the scale of the initial survey. Once decisions were taken about factors (i) and (ii) above, the tenure balance determined the number of addresses in total which had to be visited by interviewers, in order to ascertain which ones contained private tenants eligible for interviews as tenant households. The critical ratio was in fact that of private renting households to other private sector households, since the sample frame of residential rating hereditaments obtained from the City Treasury excluded all domestic rated addresses owned by the local authority, both those on Council estates and isolated sundry properties elsewhere in the inner city. This meant that interviewers would be calling only at private sector addresses and 'eliminating' from the survey owner occupied, and a limited number of other rented, but not eligible, (Housing Association, etc) addresses.

Information on the tenure of households for the study area at the time of the survey did not exist. The boundaries of the LA's definition of the inner area does not correspond with Ward boundaries, enumeration districts or polling districts and it was possible only to assemble information about tenure for the Wards which fall wholly or largely within the inner area. Prior to the start of the research, the only reliable information about tenure was that from the 1971 Census Ward Library, since the 1977 Household Survey carried out by the LA had not included questions about tenure. Fortunately the unpublished Ward tabulations for Sheffield from the 1977/78 National Dwelling and Housing Survey (NDHS) became available before the survey was undertaken and this made it possible to base the survey's assumptions about tenure on reasonably up-to-date evidence.

At the time of the 1971 Census, the ratio between private renting households and owner occupiers was approximately unity (0.86:1). Before the NDHS data was obtained, an estimate of the change which had taken place to this ratio was made on the basis of data on demolitions extracted from LA records and national estimates of the trend in sales of privately rented housing. A ratio of 1:2 in 1978 was projected. The NDHS data for Sheffield's inner area Wards confirmed this estimate (0.92:2).

Appendix Table 1 shows that the numbers of households renting from private landlords had dropped considerably from the time of the 1971 Census to the time of the 1977/78 NDHS sample survey. The figures for the row in the

Table labelled 'Inner Area' are for Wards which are entirely or largely within the area. The 1978 data (the NDHS data approximates to end of 1977) has been extracted from the special tabulations provided for the LA from the NDHS. These are grossed up sample figures, which allow for non response in the survey, and are subject to sampling error. There are also some differences in the definition of 'household' adopted by the Census and the NDHS and this, together with the sample error should be borne in mind in looking for trends. In effect the NDHS definition of a household is wider with respect to eating arrangements than the 1981 Census and it is likely that this approach classifies the population into fewer (and larger) households. Nevertheless, having said that, the figures do indicate that a substantial drop in the number of unfurnished tenancies had occurred.

APPENDIX TABLE 1

HOUSEHOLDS IN SHEFFIELD 1971 AND 1978;  
OWNER OCCUPIERS AND PRIVATE RENTING

Area	1971			1978		
	Owner Occupiers	Private Renters Unfurnished	Renters Furnished	Owner Occupiers	Private Renters Unfurnished	Renters Furnished
Inner Area	37,995	26,995	5,742	38,036	12,356	5,036
Rest of Sheffield	42,611	9,440	666	46,064	6,444	1,064
Sheffield	80,606	36,435	6,408	84,100	16,800	6,100

Sources:

1971 Census: Extracted from Ward Library for Sheffield MDC

1978 National Dwelling and Housing Survey: Extracted from Special Tabulations for Sheffield MDC

The private rented sector had declined by nearly 50% in the seven year period in the inner area, but the fall occurred almost exclusively, allowing for sampling error, amongst unfurnished households. Consequently, whilst furnished accommodation accounted for only 21% of households in 1971, the proportion had risen to 41% by 1978. The decline in unfurnished accommodation is not only due to the sale of property by landlords to owner occupiers, or to the LHA and Housing Associations, but also to demolitions under slum clearance programmes. To obtain an estimate of this, the number of households rehoused from inner city clearance areas since 1971 was extracted from the LHA's monthly clearance rehousing records. Unfortunately, these do not contain any information on the previous tenure of those rehoused and the LHA themselves relied on census (and NDHS) data to make estimates and projections. On this basis approximately 7,000 households who rented their dwellings from private landlords were rehoused between 1971 and 1978, and their dwellings subsequently demolished. This would suggest, as a rough approximation, that about half the decline in 14,000 households renting unfurnished accommodation privately between 1971 and 1978 can be attributed to slum clearance.

At the time of the NDHS, therefore, there were 55,428 households in the private sector. In order to make an estimate of the population of households, and the balance of tenure in the survey area for the period just prior to the initial survey, it was necessary to make some adjustments to the NDHS figures: this was done for two reasons. First, to take account of trends since the time of the NDHS fieldwork. Second, the NDHS data embraced the whole inner area; whilst the study area defined for the survey was to exclude addresses in active and programmed clearance areas. The number of renting households declined from the time of the NDHS because of continued clearance and because of sales by landlords. An estimate only of the number of households involved in clearance up to July 1979 was made based on the LHA's clearance rehousing records. It was assumed that all households left the private sector. On this basis, 1,773 households were rehoused, leaving 53,655 private sector households in the survey area in July 1979. Of these it was estimated that 3,340 were living in addresses which had either already been represented for slum clearance or were on the future clearance programme, and of these, 1,140 rented from private landlords. It was estimated, therefore, that the

total households in addresses in the the private sector in the Wards which fell largely or wholly within the inner area was 50,314. Appendix Table 2 summarises the calculations involved.

It should be stressed that, despite the apparent accuracy of the figures, they are only approximations of the proportions of the two tenures within the private sector in 1978. Account was not taken of the reduction in rented households as a result of sales of properties by their owners - either to sitting tenants or as a result of the sale of vacant properties and the transfer of the property to purchasing owner occupiers upon the death or move of an existing tenant. Furthermore, the area covered by the NDHS is larger than the survey area. Consequently the absolute size of the population of households shown in Table 2 is greater than that for the (slightly) smaller area covered by the survey, since they include the totals for wards which fall only partly within the study area. Moreover, the parts of the Wards, for which the totals are included, but which lie outside the survey area are almost exclusively areas of owner occupation and this has the effect of overstating the number of owner occupied households in the survey area. In view of this it was decided to assume that the ratio of private renting households to other private sector households was 1:2.

APPENDIX TABLE 2

EFFECT OF CLEARANCE ON SURVEY AREA HOUSEHOLDS

Households	At time of NDHS (a)	Rehoused from Clearance since NDHS (b)	Households still in Active and Programmed Clearance (c)	Total Private Sector Households in Inner Area (a-(b + c))
Owner Occupiers	38036	1216	2201	34619
Private Renting	17392	557	1140	15695
Total	55428	1773	3341	50314

Source:

(a) NDHS Special Tabulations

(b) + (c) Calculations made from LHA Clearance Records

The second factor determining the total number of addresses to be sampled was the size of the 'panel' of renting households required for the movers surveys. This in itself was dependent on: the number of panel households subsequently moving who were to be interviewed in their new houses, and the number of interviews required with households taking up the vacancies in panel addresses which these moves created; the rate at which the panel households were likely to move over the study period; and the success rate in identifying the movers, and, therefore, the vacancies, when they occurred, locating the new addresses of those who moved from panel addresses, and the response rate in successfully interviewing panel members who moved and those households who took up the vacancies in panel addresses.

It was decided that 200 interviews with households leaving the original panel and 200 with households moving into the addresses they vacated were required. It was considered that such sample sizes would yield sufficient observations of the types of households buying vacant properties landlords decided to sell, and of those taking up new tenancies in addresses which landlords decided to relet and provide, therefore, a representative sample of the changes taking place within the private rented sector as vacancies occurred. Similarly 200 interviews with those households leaving privately rented tenancies was considered to be large enough to get a representative sample of moves made by private tenants whether to buy their own home, take up a local authority tenancy or to seek alternative privately rented accommodation.

In order however to achieve samples of this size a substantial panel of addresses and households was necessary, particularly as the moves made by panel members and the vacancies they created were to be studied over a limited period. It was decided to monitor vacancies and moves over a two year period. On the basis of evidence about the mobility of private tenants from census migration statistics, from the DoE's National Movers Surveys, and from the General Household Survey, the assumption was made that 14% of the original panel households would move over a two year period, creating vacancies in 14% therefore of the lettings identified in the original survey.



Two assumptions were made about identifying vacancies, the new addresses to which original panel members moved, and the response rate in obtaining successful interviews. As far as the study of households moving into vacant panel lettings and vacant panel addresses was concerned, an 80% success rate in identifying vacancies and obtaining interviews with the households subsequently occupying them was assumed. It was considered acceptable to take this relatively high rate in view of the fact that a whole battery of techniques was to be used to identify vacancies. The methods used included a number of methods which identified moves and vacancies as they occur, such as the 'flagging' of the file held by the Lettings Section of the LHA Housing Department of those households in the sample who were on the waiting list for Council housing. Despite the use however, of a variety of such systems, they did not capture all moves and vacancies which arose. In addition, therefore, a complete call back on a sample of all households interviewed in the original survey was undertaken.

Although some of the systems employed to identify vacancies simultaneously provided information about the new addresses of those who moved they did not do so in all cases. It was considered realistic therefore to accept that a much lower level of success would be obtained in identifying the new homes of the original panel members who moved, even though, in the original tenant survey, all households were asked if they would be prepared to cooperate by taking part in a further interview if they moved and, if so, to provide the name and address of a contact who would be likely to know their new address in that event. Where the systems used to identify vacancies did not provide the new addresses of the tenants who move, and where no 'contact' has been provided in other cases, reliance was placed on the availability of forwarding addresses left with the households moving into their original homes. Moreover it was anticipated that a proportion of these households would move well beyond Sheffield and out of the range at which, within budgetary constraints, it would be possible to contact them for a personal interview. In these cases reliance was placed on postal questionnaires. In view of all this, it was considered that only a 65% success rate would be achieved in locating and in interviewing, or receiving a returned postal questionnaire from any of the panel households moving within two years.

This latter consideration was the crucial determinant of the size of the sample of private renting households required for the original survey. In order to achieve successful contact with 200 of the original households who subsequently move over a two year period, it was necessary to achieve interviews with 2070 private renting households in the original survey in order to obtain a sufficiently large panel. With the assumed mobility rate, 310 would move. Allowing for the fact that not all the vacancies thus created would be identified, that some would remain empty, be demolished, converted to non-residential use and allowing for a degree of non contact and refusal, it was estimated that 250 interviews could be achieved with households moving into the vacancies. Allowing for the higher rate in failure to identify the new addresses of those moving and to contact them, it was estimated that 200 interviews could be achieved with members of the original panel who left their homes over a two year period.

The sample size of 2070 households required as the panel for the movers' surveys was more than sufficient for the purposes of the survey of landlords. On the assumption that each rented address contained, on average, 1.2 households this would provide a sample of 1725 addresses. Although the aim of the landlord study was to conduct interviews with the owners about their improvement and letting policies in respect of the particular addresses in the sample that they owned, it was recognised that, even allowing for a degree of non response during the survey, it would be impossible to interview every landlord about each of the sample properties that they owned.

Firstly, not all tenants would be prepared to provide the name of their landlord. Secondly, where tenants just provided the name of the landlord's managing agent, there would be occasions where the agents would not be prepared to provide the name and address of their client. In such circumstances it was intended to ask agents to cooperate, by inviting them to take part in an interview on behalf of their client, but, since it was likely that such agents would manage a considerable number of the sample addresses, there were clearly practical limitations to the number of addresses for which interviews could be conducted with any one agent. It was anticipated, in any case, that agents would refuse such an

invitation, in addition to refusing to divulge information about their clients. Thirdly, although it was expected that a large proportion of the sample addresses would be owned by landlords owning just one or two sample addresses, a significant proportion would be in the ownership of larger landlords, each of them owning ten or more of the sample addresses. As with agents, it was unrealistic to expect landlords to take part in interviews about all the sample properties they owned.

It was recognised therefore that it would be unrealistic to expect to carry out the landlord survey by asking every owner about every address he or she owned in the sample. In effect it would be necessary to restate the sample of rented addresses yielded by the tenant survey according to whether an address was owned by a landlord who owned 1, 2 ... n of the sample addresses. A maximum limit would be placed on the number of addresses for the landlord survey drawn. But in drawing the sample of addresses from each 'ownership stratum' it would also be necessary to ensure that sufficient addresses from each 'policy area' (e.g. from HAAs) were yielded thus providing an adequate number of cases for an examination of landlords' decisions in respect of such addresses.

In deciding on the sample size for the tenant survey, the major question was whether the sample size needed to set up the movers' surveys panel was going to be large enough for the landlord survey, given the combined constraints mentioned above about conducting interviews with landlords and the 'cell size' requirement for HAAs etc. In the absence of information about the scale of ownership by landlords in advance of the survey, it was impossible to predict with any accuracy the total number of addresses needed. It was accepted, however, that 1725 addresses (even allowing for non-identification of owners and subsequent refusals to take part in interviews) provided a very safe margin. Even if a large proportion of these were owned by landlords who owned ten or more sample addresses, it was considered that sufficient interviews about addresses could be conducted with both large and small landlords to provide information on policies and attitudes about an adequate number of addresses of each policy type. In particular it was considered safe, firstly, because of the deliberate stratification to be employed in the tenant survey sample design, discussed in the last section, and secondly because evidence from previous surveys of landlords have shown that most of them own only a few

properties. Thus, even if the larger landlords could be interviewed about only a proportion of the sample addresses in their ownership, there would be a larger number of smaller landlords who could be interviewed about most, if not all, of the sample properties they owned.

In the light of these considerations, therefore, it was concluded that an achieved sample size of 2070 interviews with tenants was needed. Given the assumed ratio between owner-occupiers and private renters of 2:1, a household address ratio in the private sector of 1.06 (a weighted average calculated from the NDHS), and a response rate of 80% (allowing for 'deadwood', non contact and refusals), then a sample of approximately 7400 addresses would need to be drawn from the sample frame of rating hereditaments, representing a 1 in 6 sampling fraction with a systematic sample design.

It was shown in the previous section, however, that a uniform 1 in 6 sample throughout the survey area would yield insufficient addresses in GIAs, HAAs and properties removed from clearance. As a result, it was decided to stratify the sampling frame into four strata, (addresses in each of the latter three categories and addresses in the rest of the inner city), and to achieve a sample of half the renting households in the first three, with the sample in the fourth stratum being a residual. As the following section shows, this meant a sample of about 800 households from the first three strata and 1200 from the rest of the inner city. The effect of increasing the ample size to 800 in all in GIA, HAA and ex clearance areas, whilst maintaining the overall sample size at 2070, was to substantially reduce sample error in these strata without significantly increasing sample error for the rest of the sample.

Records of the tenure of addresses in improvement areas are maintained by the LHA's area improvement staff, and it was thus anticipated that it would not be necessary to carry out the 'sieve survey' in these two strata, since it would be possible to identify addresses containing renting households at the outset. It was hoped that this would reduce the number of total addresses in the sample considerably, although the sieve survey would be necessary for addresses in the 'ex clearance stratum', for

which no tenure records were available, as well as in the rest of the inner city. The following section describes the detailed calculation of the sample size and the procedures involved in drawing the sample.

It was recognised that one possible effect of the disproportionate sample design might be to reduce the number of moves generated by the panel, if the assumption is made that households renting homes in improvement areas and in properties removed from clearance are likely to be less mobile than those renting their houses elsewhere. Although there was no data base on which to accept or reject this hypothesis, it was decided to accept the risk involved in view of the costs that would be incurred by increasing the sample size in the rest of the inner city as a way of overcoming the problem.

#### Drawing the sample: detailed calculation of sample size

A previous section has explained that the sample was to be drawn from the City Treasury's Property Record File and described how the data on two magnetic tapes were created. One tape held records of hereditaments in streets which lay wholly or just partly in GIAs and HAAs and in streets containing addresses which had been removed from the LA slum clearance programme, the other tape had the records of hereditaments in streets in the rest of the inner area.

The first tape, therefore, contained all the records of domestic hereditaments, not in local authority ownership, in the first three strata. In addition it held some of the records of addresses which fell into the rest of the inner city stratum and some of the records of addresses which were still subject to active or programmed slum clearance orders. This occurred only in so far as such addresses were in streets which formed part of the improvement area and ex clearance strata. Each record contained the hereditament code, a description of the address and its ratable value. Using detailed Ordnance Survey maps of GIAs and HAAs, the improvement area addresses were marked off on a print out of all the records, noting the specific improvement area in which each property lay, since the hereditament file was ordered by alphabetical lists of streets

within each of the eight rating areas. The LHA's records of properties removed from clearance were used to mark off the relevant addresses for that stratum.

The next stage was to identify the tenure of the addresses in GIAs and HAAs and thereby to eliminate addresses which were not privately rented. The LHA had carried out surveys at declaration stage in each HAA and most, but not all, GIAs, and the records of the tenure of properties in each area were scanned in conjunction with the list of hereditaments. Unfortunately this exercise revealed a substantial number of 'doubtful' cases, i.e. where the tenure was unknown, as shown in Appendix Table 3. A decision was taken, therefore, to achieve a sample of 50% of the identified privately rented addresses and 50% of the 'doubtful' addresses. The LHA records were not, however, up to date in the case of every improvement area (and in a number of cases the records were for the situation at declaration data as far back as 1972 and had not since been updated by subsequent surveys or monitoring). It was, therefore, necessary to make an assumption about the likely reduction that had taken place in the number of privately rented addresses since the records were originally compiled, and also to make an assumption about the likely tenure split amongst the doubtful cases. This was done in order to check whether a 50% sample of these cases would yield, on the assumptions made, sufficient addresses for the purposes of the survey.

APPENDIX TABLE 3

TENURE OF ADDRESSES IN GENERAL IMPROVEMENT AREAS AND  
HOUSING ACTION AREAS

Area	Owner Occupied	Private Rented	Doubtful	Others	Local Authority	Total
GIAs	1298	759	497	59	83	2696
HAAs	527	437	73	78	192	1307

Source:

(1) Analysis of Sheffield MDC Housing Department Records of addresses in improvement areas, various dates

(2) List of hereditaments in streets within improvement areas on Property Record File of Sheffield MDC City Treasury

These assumptions were, in fact, only necessary for GIAs, since the data for the HAAs was relatively up-to-date as a result of monitoring of changes by area improvement staff working in the areas. The specific assumptions made were that a minimum average reduction in all GIAs would have occurred in privately rented addresses as a result of sales to other sectors (based on past trends in the decline of private renting) and that two-thirds of the doubtful cases would be owner-occupied. An additional assumption was that a negligible, indeed zero number, of addresses previously identified as owner-occupied would have passed into private renting.

The list extracted from the records of properties removed by the LHA from its slum clearance programme since June 1975 contained 3500 properties in all, of which 1860 were within the survey area. However the exercise of marking on the hereditament list those addresses which were part of this ex clearance stratum resulted in a significant reduction in the total number of addresses, since some 600 of them were within improvement area boundaries. Thus there were 1241 addresses left in the stratum, of which 938 had been taken out of clearance in 1975, the balance at later dates.

The results of these exercises to estimate the tenure of the improvement area addresses and to locate the ex clearance addresses in the sampling frame can be found in Appendix Table 4 which shows the distribution of private sector households amongst the four strata. As explained in the previous section, the decision was taken to achieve a sample of 50% of the households in the first three strata and to achieve a sample of 1240 households in the fourth, rest of the inner city, stratum.

## APPENDIX TABLE 4

REVISED ESTIMATE OF TENURE OF HOUSEHOLDS IN GENERAL IMPROVEMENT AREAS  
AND HOUSING ACTION AREAS AND ESTIMATE OF TENURE OF HOUSEHOLDS IN  
EX CLEARANCE ADDRESSES AND IN REST OF INNER CITY

Stratum	Owner <sup>(a)</sup> Occupiers	Privately <sup>(a)</sup> Renting	Sample of Privately Renting Required
1. Ex Clearance <sup>(b)</sup>	827	414	210
2. GIAs <sup>(c)</sup>	1750	804	402
3. HAAs <sup>(c)</sup>	527	437	218
4. Rest of Inner City <sup>(e)</sup>	31515	14040	12840
Total Inner City <sup>(d)</sup>	34619	15695	2070

Notes:

- (a) Addresses converted to households in Strata 1, 2 and 3 by assuming a ratio of 1 household per address
- (b) Tenure split based on assumed 2:1 ratio in private sector between owner occupiers and private renting household
- (c) Tenure split based on assumptions about tenure trends since GIA data collected by Local Authority (see text)
- (d) Total households in Inner City Area (see Table 1 and text for calculations based on analysis of National Dwelling and Housing Survey)
- (e) By subtraction

In the course of extracting the tenure of hereditaments from the LA's records, it became apparent that the file of hereditament records compiled by the City Treasury did not, after all, exclude those in local authority ownership, since the area improvement team's records showed that some of the hereditaments were indeed in LA ownership. Consequently a fresh tape was compiled to exclude such addresses and to include a code showing whether a property was 'closed' and therefore unoccupied and not rated. Using these records, all addresses in LA ownership in the ex clearance stratum were eliminated from the frame, addresses in LA ownership in improvement areas which had not already been identified were removed and all closed properties were struck off the frame. Remaining in the frame, therefore, were private sector addresses in the ex clearance stratum, identified private rented and 'doubtful' addresses in improvement areas,



addresses in active and programmed clearance areas and in the 'rest of the inner city' which were on streets which formed part of the first three strata.

The addresses in active and programmed clearance areas were subsequently deleted from the frame using lists of properties collated from the LHA's slum clearance files. Of the 3341 properties in such areas within the survey area 849 were deleted from this frame: the rest were in the frame for the rest of the inner city. The sample was drawn for the first three strata by manually listing every second 'ex clearance' address from the printout and every second identified private rented and doubtful address in the improvement areas. At this stage a 50% sample was drawn without allowing for non response. It was intended to carry out a check on the tenure pattern from the results of the first wave of interviews in these areas so that, if necessary, an additional quota of addresses could be drawn in. In the event, the assumptions about tenure were incorrect and the 50% sample yielded an insufficient sample of tenanted addresses in these areas.

The sample frame for the 'rest of the inner city' stratum was in two parts. First the balance of addresses from the first tape of hereditament records and second all the records on the second tape. There were in fact 2576 records remaining from the first tape and 41,536 on the second. None of these records included hereditaments in the LA's ownership but the second tape included 2492 addresses which were subject to clearance orders and had therefore to be removed from the frame.

The sample was in fact drawn by a computer listing of a sample of the hereditaments. In addition, however, the entire set of records was printed out. This was necessary because the sample was one of hereditaments and, as explained in a section above about the sample frame, it was vital to ensure that the address of each hereditament was precisely defined so that interviewers would know the exact address at which to call.

This was crucial where flats were separately rated. In most cases the hereditament record contained an exact description of a flat (e.g. Flat 1, 107 Blank Street) but where three flats were each described as '107 Blank

Street' sole reliance on the sample listing of hereditaments could have led to interviews being conducted at all three flats since the flat sampled would have been described as '107 Blank Street' and the inference drawn that all three flats were rated together as one hereditaments. Consequently there was a risk that such hereditaments could have been over-represented in the sample. With recourse to the entire list of hereditaments it was possible to check manually whether a flat was separately rated when interviewers queried whether all flats at an address in their quota were to be included as part of the sample or not.

For the 'rest of the inner city' stratum, a sample of 1 in 11 hereditaments was drawn from the set of records on the second tape. Any of the addresses thus sampled which were the subject of clearance orders were deleted from the print out manually. To the remaining sample was added a 1 in 11 sample drawn manually from the balance of 2576 records remaining from the listing of the first tape. It was estimated that these procedures would yield approximately 3800 addresses, estimated firstly, because, although the total number of addresses contained on the second tape which were subject to clearance and therefore not part of the sample was known, the exact number which would be drawn in a 1 in 11 sample was subject to chance; secondly, because it was not known how many of the addresses would be closed. It was anticipated that, on the basis of the assumptions about the ratio of owner occupying to privately renting households (2:1), about the household address ratio (1.06) and allowing for a 20% non response, these addresses would yield approximately 1100 interviews with privately renting households. This was somewhat fewer than the 1240 required but it was decided to underpitch the sample at this stage and to run a check on the tenure ratio revealed by the first batches of completed interviews and, if this proved necessary, to subsequently increase the sample.

The addresses were listed by alphabetical street order within rating areas. Each address was then allocated a code for its Ward and Polling District and addresses were then relisted by Polling Districts since these had been chosen as the most efficient basis for 'batching' addresses into convenient areas for issuing to interviewers.

Appendix Table 5 summarises the sample finally drawn from each of the strata.

### Fieldwork

Draft questionnaires were piloted in late August/early September 1989. Questionnaires were then printed and fieldwork commenced on 5th November and lasted for a seven week period up to the week before Christmas. A copy of the questionnaires can be found in Appendix 4.

Interviewers were recruited by placing advertisements in the University of Sheffield Careers Service Bulletin and at the Department of Employment Job Centre. Staff in the latter carried out a preliminary 'sieve' of anyone interested in the posts. Interviews were held in early October and all applicants set an aptitude test. Nineteen interviewers were offered posts and took part in fieldwork, some working part-time but most working on a full-time basis. Only two dropped out in the course of the survey, one for personal and one for job reasons. All interviewers were graduates with an average age of 25 and the team was roughly equally split into male and female staff.

### APPENDIX TABLE 5

#### ADDRESSES SAMPLED IN EACH STRATUM

Stratum	Address Sampled	Sample Fraction
Ex Clearance	570 <sup>(a)</sup>	1 in 2 of all addresses
GIAs	560 <sup>(a)</sup>	1 in 2 of identified private rented and doubtful
HAAs	220 <sup>(a)</sup>	1 in 2 of identified private rented
Rest of Inner City	3700	1 in 11 of all addresses

#### Note:

(a) These are less than 50% of the total relevant addresses shown in Table 3 because of further exclusions of local authority owned and closed addresses (see text)

A two-day training programme was held. The first day was spent on an explanation of the purpose of the survey, interviewing techniques, detailed explanation of the household questionnaire and on dummy interviews. During the second day the team were instructed in the use of the House Condition Survey. This involved a presentation by an Architect with extensive experience in surveying property, the study of slides illustrating the types of deficiency in the external condition of addresses which the interviewers were to observe, and site visits at which the team were asked to identify such defects in a sample of addresses. Interviewers were issued with a comprehensive fieldwork manual which went into some detail about the selection of the sample and the importance of calling at exact addresses, fieldwork procedures, methods of making contact and dealing with refusals, the use of the Address Eligibility Record and Record of Accommodation Units (see Appendix 2) when ascertaining whether an address was eligible (contained private tenants) on the doorstep, and details of definitions to be used when completing household questionnaires. Interviewers were expected to study the manual prior to the commencement of fieldwork.

For the first two days of fieldwork the research team acquired the use of a Church Hall in the Sharrow area of inner Sheffield. All interviewers were given an initial batch of addresses within an area close to this base. They were expected to report back regularly throughout the two days so that the researchers could thoroughly check completed questionnaires and deal quickly with any problems interviewers were experiencing in making contact, asking questions, recording answers and carrying out the House Condition Survey.

In the ensuing weeks the interview team kept in regular contact with the researcher, calling in every 3 or 4 days to return questionnaires and to pick up further batches of addresses. 'Newsletters' were issued to all interviewers to stress any instructions about fieldwork procedure or questionnaire completion which the logic and fieldwork checks of completed questionnaires showed warranted further emphasis. Interviewers were paid weekly on a piece work basis at rates per completed questionnaire.

Initially the fieldwork concentrated on addresses in the ex clearance stratum, then on addresses in GIAs and HAAs, followed by addresses in the rest of the inner city and finally on addresses in the special sample of houses in multiple occupation (see below: monitoring progress).

When questionnaires were returned by interviewers they were subject to the following procedures (a full-time coder was employed throughout the fieldwork period to help with the checking in, editing and coding of questionnaires):

- (1) Checked in against a master file of sampled addresses. Against this master file were recorded details of the call outcome, whether the address was ineligible or eligible - and the number of tenant households interviewed.
- (2) Questionnaires were then logic checked and any queries were discussed with interviewers within a few days after the completion of a relevant interview. Questionnaires were then passed for payment.
- (3) 'Office codes' were then transferred from the master file of sample addresses and all answers to questions which were not precoded were coded. This coding was also checked.
- (4) The names of landlords, tenants on the LHA Waiting List and the names of all student tenants were extracted. This information had to be extracted at any early stage prior to the despatch of questionnaires for punching in order to prevent delays in work on the landlord and movers surveys which were to follow.
- (5) Fieldwork checks were carried out on all interviewers' work. This was done for both eligible and ineligible addresses. The check on the latter addresses was particularly important in view of the marked difference between the proportion of addresses which were not privately rented discovered by the survey and that which had been expected. In no case had an interviewer returned a questionnaire as ineligible, which fieldwork checks subsequently found to be privately rented. It is also worth nothing that there was no significant difference in the balance of tenure at addresses in the same area where interviews were conducted by different interviewers.
- (6) Finally the questionnaires were sent for punching to a commercial data processing firm who prepared a magnetic tape.

## Monitoring Progress

A complete tenure analysis of all the questionnaires returned for the addresses in the ex clearance and improvement area strata was undertaken at the completion of the first three weeks of fieldwork. This revealed that the tenure ratio for the addresses visited by that date was much lower than originally predicted. Indeed the analysis showed that it was likely that the survey would result in only 50% of the required number of interviews with tenant households being achieved when all addresses had been contacted or returned as non-contact. In view of this, it was decided to draw the further 50% sample of addresses in these strata so that all ex clearance and all identified privately rented and doubtful tenure addresses in GIAs and HAAs were sampled in the end. As a result of this decision approximately the required number of interviews was achieved. Some addresses were in fact 'not done' because, in drawing the additional sample, more addresses were issued to the fieldwork team in total than had been originally planned. Although it was possible to extend the fieldwork period to compensate, it did not prove possible for interviewers to complete all their quotas by the end. These addresses were randomly distributed between different parts of the city, and represent addresses which were not visited at all, (rather than addresses where contact was not established with fewer than the four calls required before questionnaires were returned as non contact) and it is felt that this does not introduce any bias into the results.

A complete analysis of the questionnaires returned by the end of the fourth week of the fieldwork period from addresses in the 'rest of the inner city' was also carried out. This, too, indicated that the balance of tenure amongst addresses visited by then was markedly different from that which had been predicted. For households at these addresses the tenure ratio was about 1:4 (private renting: other private sector tenures). Although an 'improvement' in the ratio was expected once the fieldwork team completed outstanding interviews with all tenant households in houses in multiple occupation, it was unlikely that this would so fundamentally change the tenure ratio that the required number of tenant households interviews would be attained. Although the sample had been

deliberately underpitched so that an additional sample could be drawn if the assumed tenure ratio proved to be wrong, the difference shown by the analysis was so marked that a sample as large as that originally taken would have had to be drawn to yield the number of interviews required.

It also became apparent that the number of houses in multiple occupation in the sample would be too low for the requirements of the survey of landlords. Although a sizeable number had been drawn by the sample many, on the evidence of the early results were no longer so occupied. There were therefore two problems. First, insufficient total interviews in relation to the panel size needed for the subsequent movers' survey and second, if hypotheses about the effect of policies towards multiple occupied houses were to be adequately tested, it was necessary to have greater numbers of such properties if sufficient information was to be provided about these effects by their owners in the course of the landlord survey.

A detailed analysis was therefore carried out of the returns from all the polling districts where shared dwellings were known to be concentrated to decide whether drawing an additional sample from such districts would overcome the problem. This showed, however, that even amongst these districts a substantial number of addresses would have to be drawn in all to yield the numbers required. It was decided therefore to adopt an alternative strategy, both as a method of increasing total tenant interviews and of increasing the number of houses in multiple occupation, by drawing a special sample from the LHA's Register of Houses in Multiple Occupation (HMO Register).

The Register had been used in the survey up to that stage simply to record whether or not a sample address taken from the frame of hereditaments was on the HMO Register. This register is kept by the LA under the terms of the Housing Act 1961 and the registration scheme provides that all houses coming into multiple occupation (other than those exempted under the Scheme) shall be registered. There were approximately 900 HMOs on the register of which 800 were within the study area. Of these 99 had already been sampled because the addresses came up in the sample of hereditaments. A sample was therefore drawn of just under 300 additional addresses, from the HMO Register. Allowing for non response and, equally

important, for the fact that a proportion would no longer be occupied as HMOs, but as entirely owner-occupied properties, it was calculated that this would yield a further 150 addresses in multiple occupation. This would provide an adequate additional number of HMOs for the landlord survey and 'boost' the panel of households interviewed in respect of the movers survey, although it was anticipated, in view of the constraint of fieldwork time left at the team's disposal that it might not be possible to achieve a coverage of all the households occupying this HMO sample.

### Survey Response

Table 3.1 (in Chapter 3) showed the response to the survey for each of the sample areas. The total number of hereditaments sampled (identified in the first row) amongst GIA and ex clearance addresses is somewhat less than double the original sample for the reasons already discussed in the last section: the time constraint under which the survey of the enlarged sample was conducted meant that it proved impossible for interviewers to call at the entire, revised sample. The final row shows the number of private renting households interviewed: 1,822 in all, of whom 839 were in the 'special strata' of HAA, GIA and ex clearance (EXCL), 610 were in the rest of the inner city (RIC) and 373 in the special HMO sample (HMO). The doubling of the sample drawn in the special areas led, in the end, to the achievement of the sample target originally picked: 839 households living in 755 hereditaments. Only 610 were interviewed in RIC (at 482 addresses) but the additional 373 interviewed in HMO (at 140 addresses) brought the final total within sight of the original target of 2000 odd households. Although this is short of the original objective in total and has resulted in a different distribution of the total between strata from the original intention, this did not turned out to pose any problem for the subsequent vacancy, movers' and landlord study. As the relevant chapters in the thesis show, the turnover amongst the household sample was substantial, running at an annual rate approaching 30%. Furthermore, the number of private rented addresses identified, together with the success achieved in identifying their owners and subsequently interviewing them about these addresses, permitted the survey of landlords to include an adequate number of addresses in each strata for the objective of examining the impact of local authority policies.



Turning to the details of the response, the first group of rows shows the amount of 'deadwood' in each stratum. The proportion of addresses unoccupied or demolished (but specially the former) was greater in the special areas and amounted to 11% of addresses in HAA. This may be attributed, in the improvement areas, to decanting of occupants whilst improvement works were underway. Since evidence from the landlord study shows that landlords do not, as a rule, decant tenants whilst carrying out improvements, the vacancy rate probably indicates decanting following acquisition of rented properties by either Housing Associations or the City Council. The proportion unoccupied in RIC, at 4%, was consistent with expected vacancy rates.

Non response at occupied addresses varied between strata from 27% in HAA to 12% in RIC. Interviewers failed to make contact at as many as 15% of addresses in HAA and at 19% in HMO reflecting the difficulty of finding people at home in multiply occupied property (present not only in HMO but also in HAA). However, non contact also accounts for 9% of addresses in GIA and EXCL, but only 6% in RIC. The other factor which lay behind the higher non contact rate amongst 'special area' and HMO addresses was the issuing of additional quotas of addresses to interviewers following the modification to the sample, already described. These represent the addresses which interviewers did manage to call at, but for fewer than the four calls which they were expected to make (and would have done but for the 'burden' of additional quotas). The refusal rate was 5% in EXCL and RIC, quite consistent with social survey experience but 10% in HAA and GIA. The reason in HAA almost certainly lies in the degree to which resident in these areas had been exposed to surveys in previous years by the local authority. The research was confused by potential respondents with the Council's Environmental Health Department and despite assurances to the contrary residents claimed therefore that they 'had been done!' As Chapter 3 demonstrated, a higher proportion in GIA than in other areas of residents are elderly and this may account for the higher refusal rate experienced by interviewers at these addresses.

Of major interest is the tenure of the addresses where fieldworkers gained interviews. In HAA 27% of the addresses were found to be 'ineligible', i.e. to have no private renting tenant households. The sample of all HAA addresses was identified by Council staff as privately rented from their

recently conducted surveys and monitoring information. What this evidence indicates was the substantial reduction which was occurring in privately rented addresses as they were transferred to owner occupation. It will be recalled that all addresses which Council staff had identified as having changed tenure since their original surveys had been eliminated from the frame.

In GIA 65% of addresses were found to be ineligible. This large proportion is due to the fact that a large number of addresses for which the Council had no clear information on tenure (and therefore classified as 'doubtful cases') turned out to be owner-occupied and due to the fact that there had been a greater rate of transfer of identified private rented into owner occupation than projected. Thus it had been estimated that 64% of identified privately rented and doubtful taken together would be found to be private rented. In fact this turned out to be the case for only 35%.

Amongst EXCL addresses 37% turned out to be private rented: a ratio slightly in excess of the predicted 33%. It had been anticipated that amongst the households occupying RIC addresses 33% would be privately renting households. It was discovered that, in fact, 16% of addresses contained such households, and that in the 482 private rented addresses 729 privately renting households were identified (though not all were interviewed). On the assumption, for the moment, that there was only one household per ineligible address this indicates that only 22% of households in RIC addresses were private renting - implying a reduction of a third, compared with what had been projected. This implied a significant decline in the private rented sector since the date of the National Dwelling and Housing Survey.

It will also be noticed that 32% of the addresses in the special HMO sample turned out to be ineligible and that most of these were owner occupied. There were also an additional 99 registered HMO addresses in the other sample areas, drawn as part of the sampling procedures adopted in each area. Of these 99, 12 were deadwood and no contact was made at a further 19. Out of the remaining 68, 18 or 26% turned out to be owner occupied and only 50 contained privately renting households, and not all the addresses were in multiple occupation.

At each address which interviewers found to be eligible (i.e. containing private renting tenants), they identified the total number of accommodation units, the number which were occupied and their tenure. HAA and RIC contained more multiply occupied (registered and unregistered) hereditaments and therefore each address contained on average 1.6 and 1.5 accommodation units in HAA and RIC addresses respectively - and 4.9 in HMO. Interviewers also found that a limited number of rented accommodation units were occupied by more than one household so that in HAA, RIC and HMO addresses, in particular, a slightly larger number of households than rented accommodation units were found.

The penultimate series of rows in the top half of Table 3.1 shows the extent to which the identified renting households were interviewed. The scale of non responses here occurred in multiply occupied addresses where the interviewers were unable to make contact with every household in the flats or bedsitters at an address. Non response in this sense is much greater in HAA and RIC than in GIA or EXCL addresses, reflecting the relative presence of HMOs in these two strata. It is very high in the HMO stratum and this simply reflects the shortage of time caused by the sample modifications as the survey approached the 1979 Christmas holiday. The 'other' category in the non response also reflects this, because it includes those with whom interviews were not possible because they were said by occupants of adjacent flats to be away until the end of the fieldwork period.

## APPENDIX 2

### DESIGN, ADMINISTRATION AND RESPONSE TO THE 1980 SURVEY OF LANDLORDS

#### Introduction

The intention of the survey was not simply to collect information from a sample of private landlords about their opinions on legislation and policies affecting the private rented sector, and their own policies with regard to improving and reletting their properties in general; instead, the purpose of the initial household survey (whose design is described in Appendix 1) was to identify a representative sample of addresses in the inner area of Sheffield which were let by private landlords, and to subsequently interview the owners of these addresses about their specific decisions and policies towards the improvement and letting of each of the sample addresses that they owned.

Thus, the interviews with the owners of the sample of addresses concentrated on the collection of information about their policies and decision towards each of the sample addresses that was in their ownership. In this way, their decisions could be related to the particular circumstances of the sample dwellings. Moreover, it enabled the survey to find out the proportion of the sample which had been improved or would be relet by their owners, and the particular circumstances in which these properties had been improved or would be relet. In addition, it enabled the views that landlords were asked to provide, about the kind of changes to policies affecting private renting that they wanted, to be related to the proportion of the sample of addresses owned by landlords expressing particular viewpoints about this. In this way it was possible to examine the proportionate effect of policy on the rented sector. That is, not only to establish the reasons why landlords improved properties, but to relate this to the proportion of addresses improved for one reason rather than another, and the proportion of addresses owned by landlords expressing any particular attitude towards policy change.

The major aims of the 1980 landlord survey were, therefore, to examine the extent to which the owners of the representative sample of addresses identified in the tenant survey had carried out improvements to these sample addresses, and to examine their future intentions about reletting

or selling them when they became vacant. Although the study is complementary to other studies which have looked at the reasons why landlords do and do not improve properties, and why some relet and others sell properties, its principal focus was an investigation of the impact which local authority policies, in particular, have on landlords' ability and willingness to do improvements to sample properties in their ownership and the impact which these policies have on their willingness to relet them or ability to sell them. In short, the object was to look at the ways and extent to which the local authority influenced the quantity and quality of private rented housing. To collect data to examine the ways local authority policies effected and influenced landlords' decisions, interviews were conducted with the owners of 482 privately rented addresses. Information was collected from the owners about improvements carried out at these addresses, their future intentions about reletting or selling them, and about the extent and manner by which local authority policy had affected their decisions and policies about each of these addresses.

### Methods

Before considering the manner in which the impact of local authority policies were tested, one inherent and inevitable bias in the nature of the survey should be stressed. The study had the characteristics of a retrospective investigation, attempting to find links between effects (defining future intentions about letting, as well as past improvement decisions as effects) and local policies. Inevitably, an element of bias was implicit in the work, because only landlords who were still owners of rented property were interviewed. Landlords who had sold all their property in previous years, possibly as a result of what they regarded as adverse effects of local authority policies (or, indeed, as a result of opportunities to sell created by these policies) were not, therefore, represented in the sample.

Moreover, it was not always possible to establish the links between a particular policy and a specific address. An example is the case where a property in the sample was converted or improved in the past and subsequently sold to another landlord. In such cases, although the current owner was interviewed, it was not possible to establish the specific circumstances under which the improvement took place. A further example

is the case where the local authority served a repairs notice or a compulsory notice on a landlord who, as a result, sold, but to another landlord who subsequently improved. Although the notice remained extant it was not possible to establish, as far as that address was concerned, why the previous landlord sold up, rather than improved. Furthermore, it was not possible to identify the existence of any deterrent effect which local authority policies had on 'potential' landlords. For example, the effect on individuals who consider letting out a property they have inherited or have themselves moved out of, but are deterred from doing so when they investigate the costs and implications of complying with local authority planning and multiple occupancy regulations. Since such individuals never become owners of sample addresses, it was not possible to explore it from the point of view of the effect which policies had on deterring owners of sample addresses from acquiring additional properties.

Information collected from owners of sample addresses was of three types. First, information about 'dependent variables'. For example, landlords stated willingness to sell or relet an address if it became vacant whether or not the address had been improved. Second, information about 'independent variables' which are local authority policies. Some of these were known from the outset (e.g. whether the address was in a HAA) and some collected from the owners of addresses (e.g. whether a repairs or compulsory improvement notice had preceded improvement). Third, information about other independent variables which are also related to the decisions made by landlords, about improvement and reletting and which in themselves were likely to be as important as local authority policy in explaining differences between decisions to sample addresses. Examples of these 'intervening variables' are the type of landlord, the age of landlords who were individual rather than company landlords, the landlords' explicit financial attitude towards property and the type of property itself.

In giving consideration to the dependent variables, and to the independent variables concerned with local authority policy, it was necessary to consider how far back in time the study should look in identifying policy impact, especially about decisions to improve addresses let as whole houses or to install standard amenities in HMOs. A number of factors were considered. First, there had been significant changes to improvement legislation since 1964 whose effect could be explored. To explore these

would require heavy reliance on owners' memories about the timing of specific decisions and costs incurred. Furthermore, the sample of addresses would not be necessarily representative of all the addresses improved at a particular time, and therefore, subject to the policies which applied. This was because the sheer passage of time and the progressive sale of properties meant that only properties affected by those policies and still owned by the same landlord would be included in the sample. Although it was noted that some studies had restricted enquiries to improvements carried out by owners within the five years, or even eighteen months prior to these surveys, it was considered that if the impact of policies which had changed over time were to be explored, it was nevertheless essential to look back to find out about improvements undertaken to any sample address since 1963, or later, if the present owner had acquired the sample address after 1963. In the event, landlords' memories proved to be very precise about these decisions, often consulting records to check matters about costs and grants.

In order to identify the particular effect of local policies on landlords' decisions, it was necessary to establish, not only that a correlation existed between a policy and these decisions, and to show that the policy preceded the decision, but also to rule out other possible explanations for these decisions. For example, a correlation might exist between the proportion of properties improved and HAA policy. At the same time, a correlation might exist between improvement and landlord size, with a greater proportion of addresses in the ownership of landlords with large than small holdings being improved. If addresses in HAAs were more likely to be owned by larger landlords, then the explanation for the level of HAA improvement could lie in the proportion of its stock owned by larger landlords and not in the policy itself. This was the main methodological problem: how to control for these other (so called interviewing) variables when testing the impact of policies such as area improvement?

Prior to the survey, considerable time was spent interviewing officers of the local authority responsible for various aspects of council policy which affect the private rented sector, in order to ensure that the nature of the policies, and the manner in which they were applied, were fully understood. As a result of examining the policies and considering how their effect on improvement and letting decisions could be tested, it was

concluded that they could be classified into three groups. First, those which applied only to specific areas of the inner city. Second, those which have applied to all parts of the inner city (and therefore, potentially at least, to all sample addresses) but had changed over time. Third, those which had not changed over time, though they may have had a differential effect on particular types of property.

On the basis of this threefold classification, it was decided that different approaches would have to be adopted to test the effect which each of the three types of policy have had on landlords' past improvement decisions and stated intentions to relet or sell. For the first group, the approach of experimental and control groups was adopted. For the second, tests of differences between addresses affected by policies in different time periods. For the third group, where there were neither areas nor time periods where the policy had not applied, reliance was placed primarily on the results of questions in the structured interviews, which were designed to discover landlords' own perceptions of the policy effect. The latter approach was also adopted in order to investigate the kind of changes in policy landlords wanted to see.

To illustrate the approach, three examples of local authority policies and the tests adopted are now described.

One approach to controlling for interviewing variables is to match addresses and their owners, as far as is possible within the confines of a retrospective investigation, with respect to independent variables other than local authority policy variables. This approach was possible when examining the impact of area policies, by comparing the changes which had taken place in an experimental group, being the areas subject to the policy, with changes within a control group, matched for interviewing variables but unaffected by the policy.

This was adopted to find out whether HAA policy had effected the improvement by landlords of addresses in these areas. The policy which distinguishes HAA from other parts of the inner city, was the availability of 75% grants (at the time of the survey), together with a greater commitment of local authority staff time and resources in dealing with these areas. This commitment was essential if owners' confidence in the long term



future of areas which had been subject to blight and uncertainty about their future was to be raised, and the willingness of all owners to invest alongside their neighbours was to be increased. To do this, Sheffield had been deliberately prudent in its declarations policy, and had refrained from declaring large numbers of HAAs. The local authority had preferred instead to declare only those areas, out of a potential list prepared in 1975, which it had the resources to tackle, and dealt with the highest priorities first. There are, however, other policies which affect both HAAs and areas outside them. For example, the service of compulsory improvement notices (which the council can serve on its own initiatives in HAAs, but must await representation from tenants before it can serve such notices on landlords outside HAAs and GIAs.)

The hypothesis to be tested was that, compared with similar areas unaffected by HAA policy, a higher percentage of HAA addresses would have been improved; that this was because the differential level of grant available to owners in HAAs, reduces the costs of improvement to be met by landlords and gives them a higher rate of return; and that owners of addresses may also be attracted by the possibility of reaping, in the future, the benefit of increased market values which result from the improvement of their property and the general upgrading of the whole area.

The appropriate test of the first part of the above hypotheses was a comparison between the number of addresses improved in HAAs, since declaration date and improvements to a control group of addresses, matched as far as possible with HAA addresses. The control addresses were those which the local authority excluded from its slum clearance programme in 1975. Before 1975, all the HAA addresses were also included in the slum clearance programme. Consequently, in 1975 some of these addresses became declared HAAs, forming the experimental group, but the remainder which, at the time of the survey, had not been included in area improvement programmes, formed the control group. Addresses in both the experimental and control group, therefore, came 'out of' clearance at the same time, and will be matched as far as possible, both in house type, socio-economic status and on many of the non HAA policy variables. If the difference between the proportion of addresses improved in HAA and EXCL was significant, then it was still necessary to consider what aspects of the HAA policy had contributed to its apparent success. It may lay as much in

the greater use of compulsory powers, as in the higher grant. It was, therefore, necessary to control for the number of 'voluntary' and 'involuntary' improvements, when making the comparison between the two areas, in order to see whether the difference in voluntary improvement between the two areas was significant. If it was, then the remaining facets of the hypothesis, that the level of improvements was in fact attributable to the level of grants and to the wider benefits of area improvement could be tested by asking owners of improved addresses whether they would have improved without a 75% grant, and whether they considered that the fact that the area was being upgraded as such had influenced their decision, and if so, in what way. In other words, the approach adopted was a statistical comparison between the two groups, supported by direct evidence from owners about the reasons why they had improved.

An example of a policy that had changed over time, but which had affected the whole of the inner area, was the raising of the percentage improvement grant on eligible costs from 50% to 75%, under the terms of the 1971 Housing Act (and its amendment in 1973) after Sheffield became an Intermediate Area in 1972. This increase lasted until the latter part of 1974. The number of grants peaked quite considerably during this period, such that 60% of the 5,500 grants awarded to private landlords in Sheffield between 1970 and 1978, were awarded during the years 1972-1974, and though there was also an increase in grants used for house conversions, the upsurge in grants was by no means due to this alone. The hypothesis is that during this period, the higher percentage contribution towards improvement costs made it possible for landlords who were in previous years unable or unwilling to improve, to do so. For example, those with less capital to pay their share of the costs, those who were unwilling because a 50% contribution would not yield a sufficient rate of return, given existing rent levels and rent increases following improvement. It is also possible that the higher grant made it possible for landlords to undertake improvements which required substantial, and therefore expensive works.

Such hypotheses cannot be tested with experimental and control groups as in the testing of the effect of area policies. Instead, hypotheses such as these can be tested by making comparisons for the period before the 75% grant was introduced in 1972, and the period when it was available. That

is, to test statistically for differences between the two samples of addresses and their owners, where improvements were carried out for the two periods between 1969 and 1971, and between 1972 and 1974. By restricting the analysis to the period 1969 to 1974, the effect of other local policy variables can be controlled, since grant conditions on reletting, grant types and allowable cost limits were uniform throughout the period. Reletting conditions were removed in 1969 but reintroduced again in 1974, and allowable cost limits were raised in 1969 but stayed the same until 1974.

There are a range of policies which have been consistently applied throughout the study period (from 1964 onwards), affecting the whole inner city area. The approach to testing the effect of this third group of policy variables was inevitably different. It is not possible to compare addresses in an area affected by such a policy with a control group of addresses in an area unaffected by it, nor can comparisons be made between samples of addresses and their owners as when testing the impact of policies which have changed over time. The approach must therefore be to place greater primary reliance on direct questioning of landlords about the impact which this third group of policies had had on them.

An example of this kind of policy is taken from the group of policies related to shared dwellings. One hypothesis to be tested is that these policies have a direct effect on the kinds of properties which landlords acquire. A second is that the policies, through their impact on landlords' costs and revenues, affect their continued willingness to let.

Inevitably, landlords will be affected by these powers about shared accommodation in different ways, in part determined by their investment motives, and in part by the way the local authority chooses to determine its policies in exercising these powers. A landlord looking for an annual rent income as the return on an investment may choose to purchase large Victorian or Edwardian property in the inner suburbs, in the west of the city, close the University and town centre, and convert such property into furnished bedsitters and flatlets. In the 1960s such property was relatively easy to acquire. The development will provide the landlord with a rent income, but his or her costs will to some extent be determined by the manner in which the council exercises its powers. S/he

may not apply for either planning permission or registration, and in so far as s/he does not, s/he will not face the costs of complying with conditions. If enforcement action is subsequently taken by the council, costs may then be incurred by the owner.

Another landlord concerned, less with rent income but more with capital appreciation, may choose not to buy property to convert into flats and bedsitters. Rather, s/he may buy and improve a terraced house and let it furnished to a group of young unrelated persons, thus avoiding the nexus of HMO regulations and planning requirements. Moreover, in purchasing this type of property, and thus avoiding the cost of extensive conversions which might in other circumstances be required by the council, the landlord retains flexibility by keeping the property as a 'family house'. It is thus an asset which is easier to sell than an extensively converted HMO, if and where the owner wants to realise the increase in the value of the property.

It is possible to test statistically for any differences in the kind of property owned by landlords with different financial motives, but the significance of local policies to 'capital gain' landlords' purchasing decisions can only be uncovered by asking landlords whether these were made in the light of their knowledge about local policies and their implications.

The second hypothesis can be tested by looking for differences between landlords' willingness to let, controlling for landlords' financial motivations and the type of shared dwelling concerned. If this confirms that the 'bedsitter' landlords have a lower propensity to relet, it is necessary to probe deeper through direct questioning to find out whether this is because of the effects of local policies on their returns or because of other reasons. This means, therefore, that the methods used rely on the results of attitudinal and opinion questions.

A landlord can be asked if s/he intends to sell or relet, should the letting or the whole address become vacant. If landlords say they are selling because of local policies, they can then be asked to say in what specific ways these policies have affected them. This might reveal that they had had to increase expenditure, and/or reduce the number of tenants

to comply with regulations or notices which have been served on them. Checks for consistency of response can be included by noting if they have previously relet after compliance with local policies, and why (and whether, for example, this is because they have experienced in the past, difficulties in selling such properties to owner-occupiers who have to face the cost and problems of turning a converted property back into a family home). It is also possible to make a further check on consistency from the analysis of the results of the movers' survey. That is, to check whether a 'selling landlord' does eventually sell, or instead, relets when one of the sample tenancies or addresses becomes vacant.

It is, however, possible to introduce some elements of control into the analysis, because not all HMOs were registered or had planning permission, and conditions in these properties do not necessarily come to the council's attention, especially when the occupants are students and young single people. Although the tenants are living in 'illegal occupation' these properties tend not to come to the LA's notice unless a tenant complains about conditions, or applies, for example, for a rent allowance. There were, therefore, addresses in the sample owned by landlords where they had not had to fact the costs of complying with council HMO policies. Where, therefore, landlords have had to comply with the requirements of council policies they can be asked in what way, if any, they have been affected by this. The results can also be used to compare willingness to let, between addresses whose owners have had to comply, and those who have not, and also between those who have been affected by complying and those who have not.

The results of these questions can also be used to test the hypothesis that the policies and regulations about shared accommodation affects owners' willingness to acquire additional properties. All owners can be asked if they have acquired property (other than by inheritance) for residential letting in the past five years. They can then be asked what factors they took into account when deciding what sort of property to buy, and in addition, asked directly if council policies had in any way had a bearing on this choice. Where the owner of an address had not bought any property at all the landlord can be asked whether this was as a result of any particular local authority policy. The results of these opinion questions can then be analysed by comparing the replies of owners of

addresses who have and have not had to comply with council policies in the past, including separately those who consider they have been affected because of this, from those who do not. In this way, both through direct questioning and through introducing an element of control, it is possible to isolate the impact which complying with council policy has had on owners' willingness to acquire additional property.

The discussion above has deliberately concentrated on working through some examples of how the effects of the three policy types could be investigated. It is neither exhaustive of all the possible policies, nor of all the policy effects. Moreover, it has not referred to the entire range of non local authority policy variables which are important. Nevertheless, the methodology relying as it does to different degrees on control groups, comparison of sample means and proportions, and the results of structured questioning has made it possible to isolate the particular effect which local policies of different types have on landlords' decisions.

#### Details of Ownership

The aim of the 1980 survey of landlords was to interview owners of the addresses identified in the 1979 tenant survey in order to collect information about the individual sample properties they owned. Information was in fact collected for 482 addresses, in the course of interviews with 330 landlords (or their agents).

During the course of the tenant survey, households were asked to provide information about the name and address of their landlord, or of their landlords' managing agent. Most did so. Of the 1,822 households interviewed only 4% refused and a further 3% knew the name of neither the landlord nor agent. 73% gave their landlord's name and (but by no means in all cases) address and 20% gave details of the agent alone. In cases where only the landlord's name, but not address, was provided the tenant also gave details of the landlord's agent.

Although, therefore, at the end of the tenant survey, full information about the names and addresses of the owners of all 1,377 sample addresses was not obtained, there were only a small number of cases where it was not

possible to consider including the addresses in the landlord survey, at least in the first instance. These cases were, firstly, those addresses where no information at all had been provided by tenants - 81 in all. Secondly, those where the information provided was not specific enough to be used - a name with no address and no information about the identity, if any, of a managing agent. There were 44 addresses where such information provided by tenants was not usable.

For the remaining 1,252 addresses, a file was built up for each landlord whose name and address had been provided by tenants, listing each sample address in his or her or company ownership, together with the sample area of each address and whether or not the address was a house in multiple occupation. Separate lists were compiled for each managing agent, listing all the addresses under their management, where either the agent alone had been identified by a tenant, or where a client's name (but not address) together with that of the agent had been identified. The managing agent was not always an agent who specialised in property management, since a number were accountants or solicitors who looked after clients' properties.

In February 1980, every managing agent concerned was contacted, explaining the purposes of the landlord survey and asking if they would provide details of the names and addresses of their clients owning each of the sample properties under their management, so that clients could be contacted directly by the researcher to ask them to take part in the survey. 44 agents were involved in this exercise (most in fact managing only a few addresses). All but eight gave the details of ownership requested. Unfortunately, two of those who did not wish to divulge this information, were responsible for managing a sizeable proportion of the addresses concerned. This meant that information was not obtained for 158 of the properties concerned. Altogether therefore, no full ownership details were obtained for 283, or 21% of the original 1,377 sample addresses.

However, those agents who agreed to cooperate with the survey were very helpful indeed. From lists of addresses under their management, they provided the details needed of the name and address of the client owning each property on the list. In certain cases, agents requested that

interviews be conducted with them, and not with their clients. They did so, either because their client was elderly or unwell, or because they considered as managing agents that they, and not their clients, would have the information about, for example, improvements carried out to an address, that the survey was designed to collect. When interviews were conducted with agents on behalf of clients, it was made clear that, on questions of opinion, it was the owners' and not the agents' attitudes that were required.

As a result of contacting agents, the ownership files were revised. Additional addresses were added to the files of some landlords whose names had already come up from tenant information, and new files of addresses were compiled for landlords identified for the first time, as a result of the data from their agents. Note was also made of those landlords where interviews were to be sought with their agents, for reasons given above.

#### The Need to Sample Addresses for the Landlord Survey

The aim of the landlord survey was to collect information from landlords (or their agents) about improvements carried out, and future letting policies towards each of the sample addresses they owned. It had, however, become clear by this stage, that it was not going to be possible to achieve this objective in full, because it would be impracticable to interview every landlord about every sample address they owned. There were three reasons for this.

First, the evidence from the pilot of the draft landlord questionnaire showed that, when a landlord was interviewed about three sample addresses, the interview took about an hour. It was concluded that this was the maximum feasible interview length. Thus, unless a substantial proportion of the questions included in the draft were cut out (and it was decided not to do this), it would be necessary to restrict to three, the maximum number of addresses involved in a landlord interview. Second, and because of this, where landlords owned more than three of the sample addresses it would be necessary to select a sample of three from the total in his or her ownership, and restrict the section of the interview devoted to address specific questions to these three addresses. It will be seen from Appendix Table 2.1 that although only 8% of landlords owned four or more



each of the sample addresses, they owned 35% of all the total sample addresses. Under the 'three maximum' rule adopted for interviews, it was possible therefore to interview the 44 owners involved about only 132 of the 378 sample addresses in their ownership.

APPENDIX TABLE 2.1

NUMBER OF SAMPLE ADDRESSES OWNED BY EACH LANDLORD IN 1980

Number of Sample Addresses Owned by Each Landlord	Total Number of Sample Addresses	%	Total Number of	%
1	415	37.9	415	72.2
2-3	301	27.5	116	20.2
4 or more	378	34.6	44	7.6
	<u>1094</u>		<u>575</u>	

Third, it was anticipated that it would not be possible to interview agents about all the addresses belonging to all their clients, in cases where they had requested that they, the agent, be interviewed on behalf of their clients, and in cases where agents managed more than three sample addresses. The researcher was, therefore, faced with the uncertainty of gauging the number of interviews about addresses and clients it would be feasible to conduct with agents. It posed a serious problem where one or two agents had asked that any interviews about quite large numbers of addresses under their management be carried out with them. In all 24% of the total sample addresses, were covered by these requests, ranging from 13% of addresses where the landlord owned only one sample address to 46% of addresses where the landlord had four or more sample addresses in different sample areas. It was not just, therefore, a question of the 'three maximum' rule which would apply to the address of any one client whose agent was interviewed, but the fact that, for many of the agents. several clients and therefore many more than three addresses in all were

involved. Indeed, in the case of one agent, even after the 'three maximum' criterion had been applied to those clients with four or more addresses, there were 40 or so addresses in all owned by several clients for which the researcher was potentially seeking information from the agent.

Moreover it was anticipated that there would be occasions when interviewers would be 're-routed' to agents by landlords. For example, in circumstances where the landlord was not able to provide all the information required, such as details of improvements carried out to an address in the past. In a number of cases, this anticipation was justified by subsequent events.

That these problems did not present as formidable an obstacle as they might have done, owes a great deal to the willingness of agents to take part in the interview stage of the survey, (which bears witness to their interest in the survey's aims), and to the success of the fieldwork staff in engaging the interest and cooperation of agents. Indeed in many cases, agents were willing to make a series of appointments to take part in interviews. This allowed the fieldwork team to cover a much higher proportion of addresses selected for the sample and managed by agents, than would have been possible without this commitment. The researcher was therefore very much in the debt of those agents who provided help in this way. It would, however, have been unreasonable to stretch the goodwill extended by agents to an unrealistic extent. It was not possible, therefore, to achieve full coverage of all sample addresses managed by agents within the 'three maximum' rule. For many sample addresses owned by clients full coverage was achieved; for some no coverage was possible; and in other cases, only one or two addresses out of two, or three, were completed since it was considered more useful to have information about one or two addresses for several clients, rather than two or three addresses for fewer clients.

#### Restratification of the Address Sample for Survey of Landlords

Having obtained as full information as was possible about the ownership of sample addresses, the next stage was to stratify the addresses to provide a basis for selecting a sample of addresses for interviews. Three strata

## TENANT SURVEY SAMPLE ADDRESSES BY SIZE OF LANDLORD BY SAMPLE AREA BY RESPONSE OF LANDLORDS DURING LANDLORD INTERVIEW

	Sample Area									
	Housing Action Areas		General Improvement Areas		Ex-Clearance Addresses		Rest of the Inner City		Houses in Multiple Occupation Sample	
Number of addresses identified in tenant survey	215		245		295		482		140	
Number of addresses for which full LL details	162		218		229		383		102	
Addresses owned by landlord who owned:										
1 address only in whole sample	49	(30.2)	59	(27.1)	64	(27.9)	186	(48.6)	57	(55.9)
2 - 3 addresses in 1 sample area	14	(8.6)	39	(17.9)	37	(16.2)	48	(12.5)	25	(24.5)
2 - 3 addresses in 2+ sample areas	25	(15.4)	25	(11.5)	22	(9.6)	53	(15.8)	13	(12.7)
4+ addresses in 1 sample area	11	(6.8)	28	(12.8)	29	(12.7)	34	(8.9)	0	(0.0)
4+ addresses in 2+ sample areas	<u>63</u>	(38.9)	<u>67</u>	(30.7)	<u>77</u>	(33.6)	<u>62</u>	(16.2)	<u>7</u>	(6.9)
Number of addresses in each sample area	162		218		229		383		102	
Maximum possible number of addresses about which LLs could be interviewed	129		186		181		349		102	
Addresses owned by landlord who did not respond in landlord interview:										
1 address only in whole sample	23	(41.8)	36	(36.0)	33	(38.4)	85	(53.8)	29	(63.0)
2 - 3 addresses in 1 sample area	0	(0.0)	18	(18.0)	13	(15.1)	9	(5.7)	12	(26.1)
2 - 3 addresses in 2+ sample areas	7	(12.7)	11	(11.0)	7	(8.1)	24	(15.2)	4	(8.7)
4+ addresses in 1 sample area	11	(20.0)	16	(16.0)	14	(16.3)	24	(15.2)	0	(0.0)
4+ addresses in 2+ sample areas	<u>14</u>	(25.5)	<u>19</u>	(19.0)	<u>19</u>	(22.1)	<u>16</u>	(10.1)	<u>1</u>	(2.2)
Number of addresses in each sample area	55		100		86		158		46	
Maximum possible number of addresses about which LLs could be interviewed	46		87		69		138		46	
Addresses owned by landlord who did respond in landlord interview:										
1 address only in whole sample	26	(24.3)	23	(19.5)	31	(21.7)	101	(44.9)	28	(50.0)
2 - 3 addresses in 1 sample area	14	(13.1)	21	(17.8)	24	(16.8)	39	(17.3)	13	(23.2)
2 - 3 addresses in 2+ sample areas	18	(16.8)	14	(11.9)	15	(10.5)	29	(12.9)	9	(16.1)
4+ addresses in 1 sample area	0	(0.0)	12	(10.2)	15	(10.5)	10	(4.4)	0	(0.0)
4+ addresses in 2+ sample areas	<u>49</u>	(45.8)	<u>48</u>	(40.7)	<u>58</u>	(40.6)	<u>46</u>	(20.5)	<u>6</u>	(10.7)
Number of addresses in each sample area	107		118		143		225		56	
Maximum possible number of addresses about which LLs could be interviewed	83		99		112		211		56	
Number of addresses in each sample area about which LLs were interviewed	70		80		94		183		55	

were used to do this. First, the sample area of an address, that is, whether in an HAA, GIA etc. Second, whether an address was owned by a landlord owning just one, two or three or four or more sample addresses. Third, whether an address owned by a landlord owning one or more other addresses, was owned by someone whose sample addresses were all in one type of sample area, or in two or more different sample areas. For example, whether an address in an HAA was owned by someone who also owned one or more EXCL addresses.

This third stratification factor was incorporated to identify the number of addresses in the sample owned by landlords with properties in several sample areas, and to work out the number of landlords who owned addresses in more than one sample area. Where landlords did own properties in different sample areas, these properties would have been the subject of different local authority policies. This provided, therefore, the opportunity in those circumstances where landlords held addresses in more than one area, of selecting addresses from two or more areas, in order to test for differences in attitudes by the same landlord to his or her properties, in relation to the different policy context of the properties. In fact only 67 of the 575 landlords owned addresses in more than one area, and in most cases they owned most of these in one area, with only one or two in another sample area.

The results of this stratification exercise are shown in Appendix Table 2.2. The first two rows of the table show, for each sample area, first the number of privately rented addresses identified during the tenant survey, and second, the number of addresses for which full ownership details were finally obtained. Overall ownership details were available for 79% of addresses, ranging from 73% for HMO addresses to 89% of GIA.

The second set of rows in the table shows how the address sample for each sample area was restratified. Appendix Table 2.3 shows the results for the sample as a whole. 38% of all the addresses in the sample were owned by a landlord who owned only one sample address, such owners accounting for 72% of all landlords. 28% of addresses were owned by landlords with 2-3 sample addresses, including 13% whose owners had addresses in more than one area. They comprised 20% of all landlords. Finally 34% were

owned by the 8% of all landlords who had properties of four or more sample addresses, including 25% of all addresses which were held by owners with properties in more than one sample area.

As Appendix Table 2.2 shows, there were variations between sample areas. In particular, a lower proportion of addresses in HAA, GIA, and EXCL were owned by landlords with just one of the total sample addresses. Thus 46%, 43% and 46% respectively in each of the latter areas were owned by landlords who had four or more of all tenant sample addresses, compared with 25% in RIC and 7% in HMO. Although most of the properties owned by landlords with four or more were held by owners with properties in several sample areas, most of their properties were in fact in only one of the areas. The differences between sample areas was expected to arise because of the sample design incorporated in the tenant survey. All private rental addresses in HAA, GIA and EXCL were included, but only one in eleven in RIC. Consequently where a landlord owned a block of eleven properties in an HAA, all these were included, but where another landlord,

APPENDIX TABLE 2.3

TENANT SURVEY ADDRESSES BY SIZE OF LANDLORD

Address owned by Landlord who owned	Number of Addresses		Number of Landlords	
		%		%
1 address only in whole area	415	37.9	415	72.2
2-3 addresses in 1 sample area only	163	14.9	37	13.4
2-3 addresses in 2+ sample areas	138	12.6	39	6.8
4+ addresses in 1 sample area only	102	9.3	16	2.8
4+ addresses in 2+ sample areas	276	25.2	28	4.8
	<u>1094</u>		<u>575</u>	

or the same landlord, owned a similar block in RIC only one of these addresses was included. Information about the total number of private rented addresses owned will be found in Chapter 4.

It was concluded that a sample of 500 addresses and interviews with the owners of all these addresses would provide an adequately sized sample for the purpose of the study, provided that, at the same time, there were sufficient addresses in each of the sample areas. An initial sample was drawn therefore of 50% of all the addresses owned by landlords with just one sample address; all of the addresses owned by landlords with 2-3 sample addresses; three addresses selected at random from those owning four or more addresses in just one sample area; and three addresses from those owning four or more addresses in different sample areas, selected to ensure inclusion of addresses in at least two of the sample areas. 640 addresses in all were drawn in the sample and allowing for non response it was hoped that interviews would be achieved with the owners of 500 addresses. Some 61 of these addresses were owned by 25 landlords beyond reasonable travelling distance of Sheffield. Consequently they were sent a postal questionnaire from which, despite reminders, a response from only 10 landlords was obtained, owning 12 addresses.

Non response to the survey is discussed in detail below. However, it became clear, in the early stages of the survey, that non response was going to be higher than allowed for when initially drawing the sample. This was both because of a higher non response than allowed for amongst owners with just one address, and because of the difficulties of achieving interviews about all sampled addresses with agents, for the reasons discussed above. The maximum number of addresses owned by landlords with more than one sample address, given the 'three maximum' rule had already been drawn. Consequently, a decision was taken to include all addresses owned by landlords with just one sample address. As will be seen later some 947 addresses were finally drawn and attempts made to interview all the landlords or agents of these addresses to collect from them specific information about these 947 addresses.

## Fieldwork

The questionnaire to be used in the field was finalised in March 1980. Fieldwork staff were recruited during February and nine interviewers were selected after interviews and aptitude tests. All fieldworkers were graduates, at the time unemployed, or housewives. Training took place at the end of February and fieldwork lasted from March to May.

Letters were sent to landlords or their agents in advance of fieldwork explaining the purpose of the survey. All landlords or agents in Sheffield, the rest of South Yorkshire, Nottinghamshire and Derbyshire were contacted for personal interviews. Only those living outside this area were sent postal questionnaires.

## Response

As a result of increasing the sample addresses to include all addresses for which ownership details had been obtained (subject to the 'maximum three' rule), interviews were achieved for approximately the required sample of addresses. In fact information from landlords was gathered for 482 of the sample addresses and this involved interviews with 330 landlords or their agents. Of these 482 addresses, 70 were in HAA, 80 in GIA, 94 in EXCL, 183 in RIC and 55 in HMO. It should be pointed out, however, that information was obtained for more than 55 HMOs, since many of the 183 RIC addresses were HMO addresses.

Consequently, the survey enabled the researcher to gather a substantial amount of detailed address specific information connected with improvement and letting policies and the effect of local authority policies on 482 private rented addresses, as well as a good deal of background information about the owners of these 482 addresses.

The 482 addresses represent a response rate, as far as addresses are concerned, of 44% of the tenant survey private rented addresses for which there were ownership details. It must, however, be reiterated that it would not have been possible to have collected address specific information for all the 1,094 tenant survey addresses whose owners were identified, because of the 'three maximum' rule already discussed. Appendix Table 2.2 lists, for each sample area, the maximum number of

addresses about which landlords could have been interviewed on the basis of this rule. For example, although full ownership details were available for 162 HAA addresses the maximum possible survey coverage was 129 of these. Ignoring for the moment the difficulties of interviewing agents about all the addresses sampled for the landlord survey under their management, it would at the most have been possible with no non response to have achieved coverage of 947 addresses. On this basis the 482 addresses represent s a response rate of 51%.

This would be regarded as disappointingly low, were it not for two important factors which must be taken into account in assessing the response. Before these are discussed, however, it should be stressed that fieldwork staff often went to considerable lengths to get in touch with landlords, and to engage their interest in the survey. There are many examples on the interviewers' 'call records', of a dozen or more attempts to contact a landlord, both successfully and otherwise.

The two factors which should be borne in mind in interpreting this response are, firstly, the inherent problem of achieving full coverage of sampled addresses when interviewing agents, and, secondly, the level of response amongst the larger landlords.

The first factor has been discussed in detail already. It should merely be noted that 254 of the addresses sampled for the landlord study involved agents. Considerable success was achieved in obtaining address specific information for these addresses from interviews with the agents (112 addresses were covered in this way), but it simply was not feasible, for the reasons already described, to have expected to have achieved full coverage. The scale of the shortfall can be gauged from the last series of rows in Appendix Table 2.2 It will be seen, for example, that 107 addresses were owned by landlords who were interviewed and who owned properties in HAA. Due to the 'three maximum' rule only 83 of these addresses were selected for interview. The fact that interviews were obtained for only 70 of these addresses, arises from the fact that in the case of 13 addresses it was not possible to complete a full interview with an agent about all the HAA addresses under his management, owned by clients with HAA properties. Had it been possible in all cases the total sample from all sample areas would have been 561 not 482, the non-response



element therefore includes 79 addresses, where agents were understandably unable to complete an interview for all the addresses owned by a client, whose addresses were included in the achieved sample (and some limited postal response at address level from one or two landlords).

The second factor to be considered in the interpretation of non-response is the fact that, although address specific information was finally achieved for only 482 addresses, these addresses were owned by landlords who, taking all the other sample addresses they owned into account, owned 649 or 59% of the sample addresses for which there were full ownership details. Although, because of the sampling rules adopted for addresses owned by the landlords with four or more sample addresses, detailed address specific information was not collected for all these addresses, the survey has incorporated the opinions and attitudes of the owners of 59% of private rented addresses.

Thus, although at address level the survey has achieved a response of only 44% it has achieved coverage of the owners of 59% of addresses. The reasons for the difference are two fold. First, because of the 'maximum three' rule and the inherent partial non-response for addresses managed by agents. Thus, although up to three of larger landlords' addresses were included, and some of the (maximum of three) addresses owned by agents' clients were included in the survey, many addresses were not, inevitably, the subject of an interview.

There was a higher response amongst larger landlords. Appendix Table 2.2 shows, for example that 39% of all HAA addresses were owned by landlords who owned four or more addresses in two or more sample areas. It also shows that 46% of the HAA addresses owned by landlords who took part in the survey belonged to landlords who owned four or more addresses in two or more sample areas. Appendix Table 2.4 shows the proportion of sample addresses in each sample area, owned by landlords of different sizes who took part in an interview. It will be seen that 50% of all the sample addresses which belonged to those who owned just one sample address, belong to landlords who took part in an interview. However, 65% of all the sample addresses belonging to those owning both 2-3 and four or more sample addresses, were owned by those who took part in an interview.

APPENDIX TABLE 2.4

PROPORTION OF ALL SAMPLE ADDRESSES, BY LANDLORD SIZE  
BELONGING TO LANDLORDS WHO TOOK PART IN AN INTERVIEW

Addresses Owned by Landlord who Owned:	Sample Area					All Addresses
	HAA	GIA	EXCL	RIC	HMO	
1 address only in whole sample	53%	39%	48%	54%	49%	50%
2-3 addresses in whole sample	82%	55%	66%	67%	58%	65%
4 or more addresses in whole sample	66%	63%	69%	58%	86%	65%

What, however, were the reasons for non-response? Of the 245 landlords who did not take part in the survey. 27% were not contacted at all, despite the fact that interviewers often made more than four attempts to contact them. It should also be noted however, that as many as 46% of the landlords not taking part in the survey, refused to do so. They represent 112 or 19% of the 575 landlords who were contacted (either personally or through their agents). The reasons given were varied but can be grouped into four types. Firstly, there were those who said they were not 'typical'. Many of these were landlords owning just one sample address and who claimed that, as they owned only one or a few properties, they were not typical of landlords and did not see any point in taking part; especially, a number said, as they intended to sell their property or peroperties as soon as possible. Despite interviewers' assurances to the contrary - in other words that they were, indeed, typical of landlords - and that it was important to the success of the survey that as many took part as possible, they said they could not see the point in giving an interview and were not interested.

Secondly, there were those landlords who were antagonistic to the survey. Interviewers recorded comments which embraced concerns about confidentiality of the information which was being collected, antipathy to

the concept of social surveys in general, and a dislike of a survey of landlords in particular which, they felt, was an intrusion into a private business matter: 'What I do is my business'.

Thirdly, were landlords who considered the survey was a 'complete waste of time'. In many cases these landlords expressed sympathy with the research objectives but stated, often with some force, that 'the Government knows all about our problems, what's the point in finding out something they already know, they've never done anything about it in the past and they won't do anything now'.

Fourthly, were those who were just too busy to take part. Interviewers' 'call records' contain notes illustrating this point - abandoned or missed interviews which had been arranged, notes about times to ring up and find when the landlord would next be at home, and notes to indicate that the owner was 'far too busy with other things at the moment'. 8% of landlords were either away, or too ill, or too old to take part. In some of the latter cases, such initial responses later led to a 'phone call to the office from a relative (who often proved to be responsible for the management of the property on behalf of an elderly relative) offering to see an interviewer. 4% said that they no longer owned the address and did not know who the new owner was. There were other cases where this happened, and because the new owners' name was given to an interviewer, it was possible to conduct an interview with them. In 9% of cases the address proved to be the wrong one. Usually this arose when the Post Office returned the original letter sent out in advance of fieldwork. Finally, it was not possible to interview 5% of landlords in circumstances where the managing agent was, understandably, unable to conduct further interviews on behalf of several clients.

Having dealt with the reasons why landlords did not take part in the survey, and considered at some length the reasons given by those who refused to do so, the extent of cooperation given by those who took part should also be emphasized. The help rendered by agents has already been discussed. The extent to which landlords gave a lot of help must also be mentioned. In many cases landlords said that they were extremely interested in the survey and were very willing to cooperate. Many went to considerable trouble to consult records in the course of interviews, on

matters like the cost of improvements. Many went into a good deal of detail on questions which they were asked and although interview time was not coded up, office records show that some of the fieldworkers were spending two, and in one or two cases, three hours with a landlord.

### Presentation of Results; Grossing up of Results

Many of the results of the survey are presented in terms of addresses rather than of landlords. Thus, for example, information about improvements is presented in terms of the proportion of the 482 sample addresses, which have been improved by their owners, rather than in terms of the proportion of landlords who have carried out improvements to properties in their ownership. The results of the questions which were not specific to sample addresses are similarly presented. So, for example, information about the kind of policy changes landlords wanted to see, is presented in terms of the proportion of the 482 sample addresses which were owned by landlords wanting, for example, to see changes to local authority policies. By presenting the results in this way it is possible to identify the proportion of addresses which were owned by landlords taking certain decisions (such as willingness to improve or intending to sell) holding particular attitudes and opinions about policies.

There is, however, a risk in presenting the information only in terms of the proportions of the 482 addresses. It has already been noted that a greater proportion of landlords with more than one sample property were interviewed compared with those who owned only one sample address. However, because of the 'maximum three' rule, and because of the difficulties of achieving interviews about all two or three addresses of a larger landlord when an agent was interviewed, information about all the sample addresses belonging to larger landlords was not collected. Consequently, although larger landlords are represented to a greater extent than smaller landlords, the sample properties owned by the larger landlords are underrepresented amongst the 482 addresses for which address specific information was obtained. Appendix Table 2.5 shows this very clearly. Thus, 35% of all addresses for which there was full ownership details belong to landlords who owned four or more sample addresses. However, because these landlords were more likely to have taken part in

APPENDIX TABLE 2.5

ADDRESSES BY LANDLORD SIZE FOR ENTIRE SAMPLE, FOR LANDLORDS WHO WERE INTERVIEWED,  
AND FOR WHICH ADDRESS SPECIFIC INFORMATION WAS COLLECTED

Addresses owned by landlords who owned:	Total addresses on ownership files	Total addresses owned by landlords who were interviewed	Total addresses for which address specific information obtained during interview
	%	%	%
1 address only in whole sample	37.9	32.2	45.2
2-3 addresses in whole sample	27.5	30.2	38.6
4 or more addresses in whole sample	34.6	37.5	16.2
	<hr/>	<hr/>	<hr/>
TOTAL ADDRESSES	<u>1094</u>	<u>649</u>	<u>482</u>

the survey, they owned 37% of all the addresses belonging to landlords who did take part in the survey. But because they owned more than three addresses, interviews could be conducted about only a small proportion of the addresses in their ownership. Consequently only 16% of the 482 addresses for which address specific information was collected were owned by these larger landlords, although they owned 35% of all sample addresses. It will be seen, therefore, from the final column of Appendix Table 2.5, that addresses belonging to those owning just one, and, in particular 2-3, are over-represented in the sample of 482 addresses.

The risk of presenting results simply in terms of the 482 addresses arises when the results are related to the size of a landlord's ownership. When this occurs, any results expressed in terms of the sample of 482 addresses, will not be representative of the private rented sector at large, from which the sample was drawn, because it will over-represent the findings in respect of addresses owned by small landlords and under-represent the findings in respect of addresses owned by large landlords. So that, for example, if addresses owned by larger landlords were more likely to be improved, and if such landlords were more likely to be looking for changes to local authority policies, these findings will not be proportionately represented amongst the 482 in the true proportion that they would be found in the population. There was a real danger, therefore, that reliance on the 482 addresses would provide a distorted picture.

This danger was avoided by a grossing up procedure which weighted the results. The procedure adopted was to gross up the results for each address, by the reciprocal of the sampling fraction for the strata from which the address was taken, for each sample area. For example, only twelve of the seventy addresses for which interview data from landlords was collected amongst HAA addresses were owned by landlords owning four or more sample addresses. Altogether such landlords owned 74 addresses in HAA. This represented a sample of 16.2% of such addresses. When grossing up, therefore, the findings for HAA addresses belonging to landlords of this size were weighted by 6.17. The full weights are shown in Appendix Table 2.6 and when applied to the results for all sample areas, yield a total grossed up sample of 1,122 addresses, with the addresses belonging

to landlords of different sizes represented in the correct proportions, on the assumption that the addresses and the landlords included in the survey are representative of the wider population.

APPENDIX TABLE 2.6

WEIGHTS USED IN GROSSING UP RESULTS OF 1980 LANDLORD SURVEY

Addresses owned by landlords who owned:	HAA	GAI	EXCL	RIC	HMO
1 address only in whole sample	1.88	2.57	1.83	1.81	1.78
2-3 addresses in whole sample	1.30	1.78	1.64	1.58	1.73
4 or more addresses in whole sample	6.17	3.65	5.05	6.86	2.33

The grossing up procedure did not, however, incorporate a factor to take into account the differential sampling fractions used for each sample area when selecting addresses for the tenant survey. Consequently, when results are expressed for the total of all addresses, undifferentiated by sample area, addresses from RIC are under-represented in relation to their true proportion of inner city addresses. However, results are presented in each chapter for each sample area and discussion highlights the nature of differences which exist between areas. Checks on the results of analyses for the weighted total of all addresses have confirmed that no distortion occurs in the results from the fact that the tenant survey sampling fractions have not been incorporated in the grossing up procedure.

### APPENDIX 3

#### METHODS USED IN 1985 FOLLOW UP SURVEY OF 1979 PANEL ADDRESSES IN INNER SHEFFIELD AND THE 1985-86 SURVEY OF LANDLORDS

##### 1985 Survey of 1979 Panel Addresses: Introduction and Sample Frame

The purpose of this survey was to call back at all the private rented addresses identified in the earlier survey carried out in inner Sheffield. As explained in Chapter 12 HMOs were excluded from this resurvey, so it was really a recall at addresses which were occupied by a single household in 1979, both those let furnished as well as those let unfurnished. The intention of the survey was to find out what changes had occurred in the six years afterwards. In particular, to find out at how many addresses there had been a change in occupancy, and whether these had led to sales or relets by landlords; to find out how much improvement and repair work had been done since 1979; to find out what change had occurred to the condition of the property, repeating the 1979 external condition survey; what sorts of people had moved in to private renting and the kind of agreement they had with their landlord; what rents tenants were paying in 1985 compared with 1979 (which inter alia, could be related to information gained from the resurvey about capital values, both vacant possession and sitting tenant prices); and also to see how many tenants had had a change in landlord. Finally, an important objective was to collect the name and address of the current landlord/agent of private rented addresses as a basis for the subsequent resurvey of landlords.

It will be remembered that in order to ensure that a representative sample of privately rented housing was obtained, the 1979 survey was a "sieve" survey. First, a sample of private sector residentially rated hereditaments was drawn (omitting those scheduled for clearance). Then the private rented ones were identified by doorstep contact, enabling the elimination of addresses belonging to owner occupiers, housing association and institutional landlords such as the University and the Health Authority. It was also a sample which had been stratified by "policy area". Disproportionate samples were taken from each area in order to get adequate sample numbers for comparison purposes - important because the



1979 survey was the basis for a study of the impact of local policies on private landlords. In particular, improvement areas were over represented in the sample, by comparison with the "rest of the inner city".

In 1979 there were four sample areas (apart from the special HMO sample - of no relevance to the current survey).

1. Housing Action Areas (HAAs) declared up to 1979 - all these addresses had been removed in 1975/76 from the local authority's provisional slum clearance programme.
2. Ex clearance areas - addresses also removed from intended clearance at the same time as the addresses included in the HAAs, thus constituting a comparable "control group" in relation to the HAAs.
3. General Improvement Areas - declared from 1972 onwards in Sheffield.
4. The rest of the inner city which in "population terms" dominated.

In 1985, a fifth sample area was devised, because many of the "ex clearance addresses" (the HAA "queue") had by then been included in further HAA declarations since 1979, together with some "rest of the inner city" addresses. Thus, this new sample area was largely drawn by splitting the 1979 ex-clearance one into two, comprising those that had been included in new HAAs and those that, by 1985, had not.

The sample frame for this follow up, was the list of sample addresses let in 1979 to a single household. In other words, HMOs were excluded. As the discussion in Part 4 of the thesis has shown, definitions of HMOs have often been a "grey area". Under some definitions, (particularly in respect of town and country planning legislation), a furnished house let to a group of students, sharing the house, and living as one household would not(now) be counted as a HMO, but under others, (particularly the IEHO's definitions), it would. For the purposes of the 1985 follow up, houses let in this way i.e. let furnished to a group of people living as one household (using the 1977 NDHS - and, subsequently, 1981 census definition), were included. All other HMOs were excluded, for the reasons explained in Chapter 12.

The records of the 1979 panel were retrieved to distinguish those which were HMOs from those which were not. The addresses concerned were batched up into 25 areas for fieldworkers (see below). Interviewers were not given any information about an address's 1979 status - only the postal address and the 1979 sample number. When interviews were completed relevant data from the 1979 record about each address was attached to the 1985 record of the address to enable comparisons over time (e.g. about rent) to be made.

It should be stressed that the confidentiality of all the interview data has been respected. No information enabling individuals to be identified has ever been held on computer file. Questionnaires have always been held in secure locked steel framed cabinets and were shredded once the computer records had been validated. The computer records of the 1979 and 1985 samples contain only a sample number as a unique identifier. The postal addresses which corresponds to these numbers are held separately (not in machine readable format), and have been kept in a secure way in case a further follow up of the panel is undertaken.

#### 1985 Survey Management and Response

A 100 per cent call back at all the 1,068 addresses rented by single households in 1979 from private landlords were attempted. Following questionnaire design and piloting, the survey commenced at the end of May 1985. Twenty-five experienced interviewers were employed for the interviews, together with one additional interviewer doing fieldwork checks. A two day training programme included training in the use of the external condition schedule. The survey was concluded within a month with some non-response follow up work going on in to the subsequent month. In addition 4 houses were chosen at random from each interviewer's quota and the house condition survey was repeated by the researcher as a check on interviewer accuracy and variability. There was no statistically significant difference in the interviewers' assessment and the research team's assessment of the 100 houses. June was occupied by fieldwork control work; July with checking and coding questionnaires (and preliminary work on the landlord survey); August with punching.

Appendix Table 3.1 shows that the survey had a good response. Eighty-six per cent of the 1979 addresses were still occupied. Interestingly, the vacancy rate in 1979 private rented addresses is higher in the special areas than in the rest of the inner city, where it is as low as 5 per cent. The vacancy rate was particularly high in new HAAs and in ex-clearance areas, reflecting the degree of renovation activity going on in both areas, where active decanting of public sector addresses had been occurring prior to improvement.

A high response rate (86 per cent) was achieved at occupied addresses, enabling successful interviews with 642 households at 589 private rented sector addresses (i.e. some houses became HMOs), 173 owner occupied ones, and at 29 by then belonging to housing associations and City Council. From the non-response follow up it can be estimated that the tenure of these latter addresses, is very similar to the tenure of the addresses where interviews were carried out. There was, therefore, no bias in the results in respect of the tenure of addresses. Final checking of the 1985 questionnaires revealed that 8 houses, which had been identified as occupied by one household in 1979, had been incorrectly included in the 1985 follow up - they had in fact been HMOs in 1979 - mainly by virtue of having resident landlords. They are omitted from the analysis in Part 3 of the thesis.

#### 1985-86 Survey of Landlords: Design and Management

As with the 1980 landlord survey, which was linked directly to the 1979 tenant survey, the survey of landlords in 1985-86 was directly linked to the follow up survey of the 1979 sample still in the private rented sector in 1985. In particular, information about landlords' policies for each of the sample addresses in their ownership was required, as well as their policies and opinions in general.

Each of the private rented tenants interviewed in 1985 was asked to provide the name and address of their landlord - or the agent. Including totally unusable replies (like "Mr Smith, England") as part of the non-response, the names and addresses of the landlords of 92 per cent of the total sample of 581 addresses was obtained, with almost no variation between the five sample areas - old HAAs, new HAAs, GIAs, addresses in

APPENDIX TABLE 3.1: 1979 PRIVATE RENTED HOUSING: 1985 RESURVEY

	HAAs DECLARED UP TO '79		GIAs		SAMPLE AREAS				REST OF INNER CITY		TOTAL	
	No.	%	No.	%	EX- CLEARANCE 1975/76		HAAs DECL'D SINCE '80		No.	%	No.	%
					No.	%	No.	%				
<u>ALL SAMPLE ADDRESS:</u>												
Vacant	15	( 9)	21	( 8)	11	(10)	31	(15)	17	( 5)	95	( 9)
Demolished	8	( 5)	4	( 1)	-		18	( 9)	19	( 6)	49	( 4)
Non-residential etc	3	( 2)	1	(<1)	-		1	(<1)	4	( 1)	9	( 1)
Occupied	<u>140</u>	(84)	<u>244</u>	(90)	<u>94</u>	(90)	<u>160</u>	(76)	<u>277</u>	(87)	<u>915</u>	(86)
TOTAL addresses	166		270		105		210		317		1068	
<u>OCCUPIED ADDRESSES:</u>												
Refusal	10	( 7)	13	( 5)	8	( 9)	15	( 9)	22	( 8)	68	( 7)
Non-contact	18	(13)	14	( 6)	3	( 3)	8	( 5)	13	( 5)	56	( 6)
Successful contact	<u>112</u>	(80)	<u>217</u>	(89)	<u>83</u>	(88)	<u>137</u>	(86)	<u>242</u>	(87)	<u>791</u>	(86)
TOTAL occupied	140		244		94		160		277		915	
<u>CONTACT ADDRESSES INTERVIEWED</u>												
Property still												
privately rented	92	(82)	165	(76)	63	(77)	95	(69)	174	(72)	589	(75)
(Total PRS <sup>‡</sup> Hseholds)*	(101)		(173)		(74)		(105)		(189)		(642)	
Owner occupied	19	(17)	41	(19)	15	(18)	35	(26)	63	(26)	173	(22)
Now HA or council	<u>1</u>	( 1)	<u>11</u>	( 5)	<u>5</u>	( 5)	<u>7</u>	( 5)	<u>5</u>	( 2)	<u>29</u>	( 3)
	112		217		83		137		242		791	

Notes

\*NB A number of addresses have become HMOs since 1979.

<sup>‡</sup> (PRS = Private Rented Sector)

areas removed from the slum clearance programme and the rest of the inner city. In the end (see below) the names and most of the addresses of 305 landlords owning 534 properties were identified.

Two problems had to be addressed in carrying out the survey, both of which had been confronted in designing and carrying out the 1980 landlord survey.

First, for nearly a third of the addresses, only the name of the agent had been given. To identify the owners, the agents were asked to provide the names and addresses of their clients. The Register of Fair Rents was also inspected. In almost all cases the managing agents were very helpful in giving the information needed, but a number asked that they be interviewed about their clients and their properties, rather than their clients themselves. In most cases the number of clients and properties involved with each agent was small and questionnaires were completed for all the sample properties under the management of these agents. However in one or two cases, the agents managed a score or more of sample properties. It was clearly going to be impossible to interview them about all of these properties, without an unrealistic commitment of time - and patience - on the agents' part.

The second problem was that a significant proportion of the sample was owned by landlords with more than one sample address. Indeed, only 43 per cent of them had landlords who owned only one sample address - though a further 19 per cent had landlords owning only two of them in all. On the other hand 24 per cent had owners with 10 or more sample addresses - and only 10 landlords were involved. On the basis of the pilot questionnaire, it was concluded that where a landlord owned up to three sample addresses, the landlord could be interviewed about all these addresses. This covered 67 per cent of the sample addresses and 94 per cent of the landlords. But as far as the remaining addresses were concerned, interviews - so far as the sample addresses were concerned - were restricted, as in 1980, to a maximum of three addresses per landlord (chosen at random from each landlord's "portfolio"). Thus, 6 per cent of the landlords owned 33 per cent of all the addresses but information on their policies about these addresses was obtained only in respect of 31 per cent of these, i.e. 10 per cent of the total.

As a result of adopting this constraint there was a target of interviewing the 305 identified owners about 401 of their addresses - hoping that as high a response as possible from the large managing agents could be achieved. 401 addresses was the maximum under the "up to three per landlord rule" and assumed that agents would cooperate.

The questionnaire was piloted in October 1985 and was modified in a number of respects, especially in relation to the questions on returns. The pilot had asked landlords to be explicit about the returns they wanted, in terms of actual rates of return, but landlords found it difficult to answer these questions. The final questionnaire adopted will be found in the complete set of all the questionnaires used in 1985-86 in Appendix 5. Ten experienced fieldwork staff were recruited. The survey started in early November but took longer to complete than had been anticipated. This was partly because the timetable meant that the survey was still underway as Christmas approached and, as a consequence, fieldwork ceased for nearly a month, but it was also because the task of following up leads to find landlords who had 'gone away' proved more time consuming than had been allowed for. A lot of time was also taken up when landlords passed interviewers' on to their agents (including accountants and solicitors), to check details, or to do all or most of the interview. And one interviewer was taken ill. It was not until the end of February 1986 that the survey had been concluded. Checking, coding and punching were completed in March.

In the end, the effort to achieve as high a response as possible was justified. Information about the opinions and policies of 215 landlords was obtained, along with information on their specific policies for 273 sample properties. After deducting from the sample, 24 owners (and their addresses) who were untraceable - either because they were deceased or their successors unknown or because they had moved from their addresses and simply 'gone away', the response rate is 76 per cent as far as landlords are concerned and 74 per cent as far as target sample addresses are concerned. The response rate is similar for all sizes of landlords, although the properties owned by large landlords are under-represented in this sample because of the self-imposed restriction to interview them about a maximum of three properties. Thus whilst landlords with ten or

more of the total 1985 sample owned 24 per cent of the total, they owned only 9 per cent of the sample for which there was address specific information from the landlord interviews. If this distorts the results (because of differences in opinions or policies according to landlord size) they have been weighted by the method adopted in 1980 i.e. the reciprocal of the sampling fraction of addresses according to whether the landlord owned 1, 2, 3 or 4 or more sample addresses.

A factor which was important to the satisfactory response rate was the co-operation of the agents. Where they had few of the sample properties and where they themselves were interviewed, interviews were given in respect of all properties they managed. But it was impossible to ask the larger agents to answer questions about a score or more properties. These agents readily co-operated in giving interviews for a sample of properties for a number of clients, and for the rest they filled in a self completion questionnaire for all the rest of the sample under their management

Finally it should be noted that a short postal questionnaire was sent to landlords living well beyond Sheffield - and also to landlords with whom interviewers found contact difficult.

As a result of using the shorter self completion and postal questionnaire for these 60 cases, the final data set has 'missing' information in respect of the attitudinal questions omitted from the shorter schedules used.

APPENDIX 4

QUESTIONNAIRES USED IN 1979-1981 SURVEY

- Appendix 4(ai) Survey of Private Renting Households 1979-  
Address Eligibility Record
- (aai) Record of Accommodation Units in Eligible Addresses
  - (aiii) External Condition of Eligible Address
  - (aiv) Household Interview
- Appendix 4(bi) Landlord Interviews  
Ownership Details and Interview Call Record
- (bii) Address Schedule
  - (biii) Personal Schedule
  - (biv) Postal Questionnaire
- Appendix 4(ci) Interviews with 'Movers Out'  
Contact Details and Interviewer Call Record
- (cii) Household Interview Schedule
  - (ciii) Postal Questionnaire
- Appendix 4(di) Interviews with 'Movers In'  
Interview Call Record
- (dii) Household Interview Schedule



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SURVEY OF PRIVATELY RENTING HOUSEHOLDS 1979: ADDRESS ELIGIBILITY RECORD

CARD 1

Sample Address:

Data Type

Sample Issue No.

Interviewer No.

(1-7)

1

.....

..

ADDRESS CALL RECORD

Day Date Time

1st call

2nd call

3rd call

4th call

O  
F  
F  
I  
C  
E  
  
C  
O  
D  
E

Hereditament Code

Rateable Value

Area Status Code

Polling District Code

Ward Code

Registered HMO

(8-26)

.....

...

..

.....

..

.

(27-29)

No. of household interviews

No. of calls made

..

.

(30)

Address is

Whole house

Flat - converted

- purpose built

- over commercial premises

Other (Specify)

1

2

3

4

5

COMMENTS

ADDRESS CALL OUTCOME

RING ONE CODE ONLY OF CODES 1 - 29

Address occupied - No contact

Address unoccupied

Address boarded up

No trace of address

Total refusal (give reasons)

Address demolished

Non-residential address

Institution

Other (Specify)

(31)

1

2

3

4

5

6

7

8

9

**INTERVIEWER: EXPLAIN PURPOSE OF YOUR VISIT TO RESPONSIBLE ADULT  
(PREFERABLY HEAD OF HOUSEHOLD)**

**ADDRESS CALL OUTCOME**

(32-33)

E.1	Do you <u>own</u> , or are you <u>buying</u> the accommodation at (ADDRESS)?	YES: —————→ E.1(a) NO: —————→ E.2	21
	(a) May I check, are there any persons at this address who pay you rent for their accommodation or who live here rent free?	YES: —————→ E.1(b) NO: RING CODE	11
	(b) Do you provide board for any of these people?	YES: —————→ E.3 NO: RING CODE	2.
E.2	<u>SHOW CARD A:</u> Looking at this card, can you tell me, do you <u>rent</u> , or are you provided with <u>rent free</u> accommodation at this address from any of the organisations listed on the card?	YES: ENTER CODE FROM CARD NO/DK: —————→ E.2(a)	27
	(a) <u>CHECK:</u> That is, you rent or are provided with rent free accommodation from a private individual or company?	YES: —————→ E.2(b) NO: REPEAT FROM E.1	12
	(b) Are there any other tenant households at this address?	YES: —————→ E.3 NO: —————→ E.2(c)	28
	(c) Are you provided with board?	YES: RING CODE NO: RING CODE	13
E.3	Is board provided for <u>all, some, or none</u> of the tenants at this address?	ALL: RING CODE SOME: —————→ E.4 NONE: RING CODE	29
E.4	Are there more than six <u>boarders</u> at this address?	YES: RING CODE NO: RING CODE	14

## E 19 EXTERNAL DOORS AND WINDOWS:

(a) No defect to woodwork apparent RING CODE

(34)

1

(b) Localised decay in window frames and sashes

ENTER NO. →

(35-36)

. .

(c) Extensive decay in above, need replacing

ENTER NO. →

(37-38)

. .

(d) External doors and frames need replacing

ENTER NO. →

(39)

.

## E 20 PAINTING:

(a) Newly painted

1

(b) Painting in good condition

2

(c) Needs repainting

3

## E 21 ROOF COVERING:

(a) No defects apparent

1

(b) A few slates slipped/broken

2

(c) Patches of slates need replacing

3

(d) Replace whole of ONE roof slope/s

4

TWO

5

(e.g. turnerised)

## E 22 ROOF STRUCTURE:

(a) No defects  
(straight ridge and pitch)

1

(b) Slight deformation of ridge and pitch

2

(c) Extensive

3

(d) Roof spread

4

(42)

## E 23 CHIMNEYS:

- (a) No defects apparent
- (b) Stacks need repointing; Fix/replace flashing
- (c) Pots loose and repairs as in (b)
- (d) Stacks leaning and need replacing

(43)

1

2

3

4

(44)

For (b), (c), or (d) ENTER NO. AFFECTED →

•

(45)

## E 24 EAVES, GUTTERS AND RWP:

- (a) No defects apparent
- (b) Renew RWP only
- (c) Renew gutter only
- (d) Renew gutter and RWP
- (e) Complete renewal of eaves, gutters, RWP and barge boards

1

2

3

4

5

(46)

For (b), (c), or (d) ENTER NO. AFFECTED →

•

(47)

## E 25 ATTIC WINDOWS:

- (a) No skylight
- (b) Skylight only
- (c) Existing dormers need repair
- (d) Existing dormers inadequate in size

1

2

3

4

(48)

## E 26 FIRE ESCAPE:

- (a) Present
- (b) Not present

1

2

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SURVEY OF PRIVATELY RENTING HOUSEHOLDS 1979:  
 EXTERNAL CONDITION OF ELIGIBLE ADDRESSES

Sample Address:

Sample Issue No. ....

Interviewer No. ....

		Card 2
		(24-25)
E 11	The address is: (RING CODE)	
	Mid-terrace without offshot	01
	Mid-terrace with 1 storey offshot	02
	Mid-terrace with 2 storey offshot	03
	End-terrace without offshot	04
	End-terrace with 1 storey offshot	05
	End-terrace with 2 storey offshot	06
	Semi-detached	07
	Detached	08
	Purpose-built flats	09
	Flat over commercial premises	10
		(26)
E 12	Date of construction: (RING CODE)	
	Pre 1919	1
	1919-1945	2
	Post 1945	3
		(27)
E 13	Number of storeys (excluding attic):	
	ENTER NO. →	.
		(28-29)
E 14	Width of building frontage (metres):	
	ENTER NO. →	. .

EXTERNAL CONDITION

Card 2

E 15	How many elevations did you survey?	ENTER NO. →	(30) •
E 16	FOUNDATIONS:		(31)
	(a) No evidence of settlement		1
	(b) Some settlement, but no longer active		2
	(c) Localised live settlement (cracks on bricks/mortar, courses out of alignment)		3
	(d) Extensive live settlement (major cracks over whole wall, lintels and sills out of true)		
		Over One whole wall/s	4
		Two	5
		Three	6
		Four	7
E 17	EXTERNAL WALLS:		(32)
	(a) No defects to pointing and bricks/stones		1
	(b) Bricks/stones in good condition; repointing needed		2
	(c) Localised spalling/crumbling of surface plus repointing		3
	(d) Extensive		4
	(e) Deformation of wall (bulge observed)		
		One wall/s	5
		Two	6
		Three	7
		Four	8
E 18	DAMPNESS:		(33)
	(a) DPC fitted (holes, electrodes visible)		1
	(b) No DPC, but no signs of dampness		2
	(c) Rising damp to sill level at ground floor		3
	(d) Rising damp as in (c) in combination with higher external ground level compared with internal level		4

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Sample Issue No. \_\_\_\_\_

Interviewer No. \_\_\_\_\_

## SURVEY OF PRIVATELY RENTING HOUSEHOLDS 1979:

## RECORD OF ACCOMMODATION UNITS IN ELIGIBLE ADDRESSES

**INTERVIEWER:** This record sheet is to help you complete a list of A.U.'s in eligible addresses and a record of interviews held. This sheet must be attached to the ADDRESS ELIGIBILITY RECORD.

- E.5 How many Accommodation Units are there at this address?  
By A.U.'s, I mean the spaces within (ADDRESS) which are let as separate lettings, including any space which is occupied by
- (a) (TO OWNERS) you as owner of this address?  
(b) (TO RENTERS) your landlord if he or she lives at this address, and any vacant units?

CARD 1  
(34-35)

ENTER NO. OF A.U.'S →

..

<u>INTERVIEWER:</u> Get description of location of each A.U. Enter below A.U. Numbers. <u>COMPLETE</u> interview with owners, as in Manual <u>COMPLETE</u> Household Interview with all tenants at the address (36-40)(41-45)(46-50)(51-55)(56-60)(61-65)(66-70)(71-75)(76-80)									
A.U. Number	1	.	.	.	.	.	.	.	.
Location									
TENANT HH Interview No.	.	.	.	.	.	.	.	.	.
<u>Call Record</u> 1st call 2nd call 3rd call 4th call									
Number of Calls	.	.	.	.	.	.	.	.	.
<u>HH Interview Success</u>									
Complete	1	1	1	1	1	1	1	1	1
Partial	2	2	2	2	2	2	2	2	2
No Contact after 4 calls	3	3	3	3	3	3	3	3	3
Refusal (Specify)	4	4	4	4	4	4	4	4	4
Other (Specify)	5	5	5	5	5	5	5	5	5
<u>Tenancy</u>									
Owner Occupied	1	1	1	1	1	1	1	1	1
Vacant	2	2	2	2	2	2	2	2	2
Tenant	3	3	3	3	3	3	3	3	3
Subtenant	4	4	4	4	4	4	4	4	4

END OF CARD 1

INTERVIEWER: For Houses in Multiple Occupation  
 it will be necessary for you to check on the  
 number of shared amenities at the address.

CARD 2

		Data Type	2
		Sample Issue No.	.....
		Interviewer No.	..
(1-7)			
E.6	House in multiple occupation?	Yes	1
		No	2
(8)			
E.7	All A.U's at address self contained?	Yes	1
		No	2
(9)			
(10-21)			
E.8	<u>Shared Amenities?</u>		
	W.C. (1 separate)	[ No. Shared	.
		[ No. Persons Sharing	..
	Path/Shower	[ No. Shared	.
		[ No. Persons Sharing	..
	Stove in kitchen	[ No. Shared	.
		[ No. Persons Sharing	..
	Wash hand Basin	[ No. Shared	.
		[ No. Persons Sharing	..
(22)			
E.9	Highest Floor Occupied?	ENTER FLOOR NO. →	.
(23)			
E.10	Inside "kick through" panel?	Yes	1
		No	2
		DK	3

COMMENTS



ENVIRONMENTAL CHARACTERISTICS

Card 2

E 27 Does building have front garden?

Yes  
No

(49)

1  
2

(50-51)

ENTER DEPTH OF FRONT GARDEN IN METRES

. .

E 28 Can occupants park car(s) within curtilage of building?

Yes  
No

(52)

1  
2

E 29 Is external condition of building better, the same or worse than adjacent buildings?

Better  
Same  
Worse

(53)

1  
2  
3

E 30 How many trees on the street within 100 metres of the building?

ENTER NO.

(54-55)

. .

E 31 How many cars are parked on the street within 100 metres of the building?

ENTER NO.

(56-57)

. .

E 32 Is there a factory within the immediate vicinity of the building?

Yes  
No

(58)

1  
2

E 33 Is there any derelict land within the immediate vicinity of the building?

Yes  
No

(59)

1  
2

SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
 299 Western Bank  
 SHEFFIELD S10 2UD. (0742) 760607

SURVEY OF PRIVATELY RENTING HOUSEHOLDS 1979: HOUSEHOLD INTERVIEW

		CARD 1
Sample Address:		(1-10)
	Data Type	3
A.U. Number:	Sample Issue No.	. . . .
Location of A.U.:	Household Interview No.	. .
	Interviewer No.	. .
Interview Started: .....	Card No.	1
Finished: .....		
		(11)
<u>INTERVIEWER:</u>		
INTRODUCE YOURSELF AND PROJECT IF THIS IS YOUR FIRST CONTACT WITH THE HOUSEHOLD		
Q.1	May I check, is this the only household living in this letting? By household, I mean a group of people living regularly in the accommodation and who are catered for by the same person each day, or who have common catering arrangements and share some meals together.	
	ENTER NO. OF HOUSEHOLDS IN A.U.	
	.	

INTERVIEWER:

IDENTIFY THE HOUSEHOLDS IN THIS A.U. AND COMPLETE A SEPARATE HOUSEHOLD INTERVIEW WITH EACH HOUSEHOLD.

ENTER DETAILS ON RECORD OF ACCOMMODATION UNITS.

ROOMS AND AMENITIES

I'd like to talk about the rooms and amenities of the accommodation for which you pay rent, or receive rent-free. Include as members of your household boarders and cotenants, but exclude subtenants, other tenants and your landlord if he lives here.

CARD 1

Q.2 How many bedrooms does your household have for your sole use, including bedsitting rooms, spare bedrooms and attics if used regularly?

(12)

ENTER NO. AND RING → .

Q.3 Do you have a separate kitchen for your sole use, that is a room in which you cook?

(13)

Yes  
No

1  
2

ASK (a)  
GO TO Q.4

(a) Is it less than six feet wide at its narrowest point?

(14)

Yes  
No

1  
2

Q.4 What other rooms does your household have for your sole use?

(15)

(LIST RESPONDENT'S NAMES FOR OTHER ROOMS)

1 5  
2 6  
3 7  
4 8

ENTER NO. AND RING → .

(BUT EXCLUDE BATHROOMS, TOILETS, GARAGES, ROOMS USED SOLELY FOR BUSINESS)

Q.5 May I just check, do you share any rooms at this address with members of other households?

Yes  
No

(16)

1  
2

ASK (a)  
GO TO Q.6

(a) Which rooms do you share?  
(LIST RESPONDENT'S NAMES  
FOR SHARED ROOMS)

1  
2  
3  
4

ENTER NO. AND RING →

(BUT EXCLUDE BATHROOMS, TOILETS,  
KITCHENS LESS THAN 6 FT. WIDE AND ROOMS  
USED SOLELY FOR BUSINESS PURPOSES)

(17)

.

Q.6 May I check, when moving between the parts of the accommodation for which you pay rent, do you have to use a hall, stairs, passage or landing that is used by another household?

Yes  
No

(18)

1  
2

ASK (a)  
GO TO Q.7

(a) Do you have to do this to get to the bathroom or toilet?

Yes  
No

(19)

1  
2

(b) Do you have to do this to move between the other rooms in your accommodation?

Yes  
No

(20)

1  
2

(c) How many other households use the hall, stairs, passage or landing that you use to move between any of your rooms or amenities?

ENTER NO. AND RING →

(21)

.

INTERVIEWER:

Q.7 and Q.9 WHERE APPLICABLE ASK:

Do you share it with another household?

CARD 1

Q.7

(a) Do you have a cooker, or stove with an oven?

Yes [ sole 1  
shared 2 ]  
No 3

ASK (i)  
GO TO (b)

(22)

(i) Where is it?

Kitchen 1  
Bedroom 2  
Living Room 3  
Hallway 4  
Other 5

(23)

(b) A plumbed in kitchen sink?

Yes [ sole 1  
shared 2 ]  
No 3

(24)

(c) A fixed bath or shower?

Yes [ sole 1  
shared 2 ]  
No 3

ASK (i)  
GO TO (d)

(25)

(i) Is it in a separate bathroom?

Yes 1  
No 2

(26)

(d) Apart from the sink, is there a fixed wash hand basin?

Yes [ sole 1  
shared 2 ]  
No 3

ASK (i)  
GO TO Q.8

(27)

(i) Are there any wash hand basins in your bedroom(s)?  
(How many?)

ENTER NO. AND RING →

(28)



Q.8 ASK THOSE WITH AMENITIES AT Q.7 (b) (c) and (d)

Do the sink, bath/shower, and wash hand basin all have a fixed hot water supply?  
 (IF NO: Do any of them have a hot water supply?)

- Yes, all 1
- Some 2
- None 3

(29)
------

OTHERS → GO TO Q.9

Q.9 Do you have a flush toilet with entrance inside the building?

- Yes [ sole 1
- shared 2
- No 3

(30)
------

GO TO Q.10  
 ASK (a)

(a) Do you have a flush toilet with entrance outside the building?

- Yes [ sole 1
- shared 2
- No 3

(31)
------

Q.10 ASK ALL TENANTS WHO SHARE AMENITIES/ROOMS  
 (CODED 1 AT Q.5 AND 2 AT Q.7, Q.9)

Which households do you share rooms and/or amenities with?  
 Are they (RUNNING PROMPT)

- Boarders 1
- Cotenants 2
- Landlords 3
- Subtenants 4
- Other tenants 5
- Some combination 6

(32)
------

OTHERS → GO TO Q.11

GO TO CHECK  
 GO TO Q.11

INTERVIEWER CHECK:  
 STRESS DEFINITION OF HOUSEHOLD.  
 AMEND CODES TO Q.2-10 AS NECESSARY

HOUSEHOLD COMPOSITION

I'd like now to ask you about the people who live here as permanent members of your household.

I stress again that everything you tell me will be treated confidentially.

CARD 1

(33-34)  
..

Q.11 Firstly, how many people are there in your household, including yourself? →

INTERVIEWER: COMPLETE Q.12-26 FOR EVERY HOUSEHOLD MEMBER AS RELEVANT

Column Nos.	PERSON NO.	Q.12 NAME?	Q.13 RELNSHIP TO HOH?		Q.14 TENANT (RING)	Q.15 SEX? F M		Q.16 AGE?	Q.17 MARITAL STATUS				
				CODE					Si	M	D	W	Se
(35-48)	1		HOH	01	1	1	2	..	1	2	3	4	5
(49-62)	.			..	1	1	2	..	1	2	3	4	5
(63-76)	.			..	1	1	2	..	1	2	3	4	5
CARD 2		DUP: 1-9 COL:10=2											
(11-24)	.			..	1	1	2	..	1	2	3	4	5
(25-38)	.			..	1	1	2	..	1	2	3	4	5
(39-52)	.			..	1	1	2	..	1	2	3	4	5
(53-66)	.			..	1	1	2	..	1	2	3	4	5
(67-80)	.			..	1	1	2	..	1	2	3	4	5
CARD 3		DUP: 1-9 COL:10=3											
(11-24)	.			..	1	1	2	..	1	2	3	4	5

CARD 3 DUP: 1-9 COL:10=3	Q.22 PERSON NO.	Q.23 Where did (PERSON) live immediately before moving here? (ENTER ADDRESS)	OFFICE CODE	Q.24 ALIOT PAST MOVING GROUP NO.	Q.25 Where did (PERSON) live one year ago? (ENTER "HERE"/"Q.23"/"ADDRESS")	OFFICE CODE
(31-36)	.		.	.		.
(37-42)	.		.	.		.
(43-48)	.		.	.		.
(49-54)	.		.	.		.
(55-60)	.		.	.		.
(61-66)	.		.	.		.
(67-72)	.		.	.		.
(73-78)	.		.	.		.



CODE	RELATIONSHIP TO HOH
02	Partner/Spouse
03	Son/Daughter
04	Son/Daughter-In-Law
05	Father/Mother
06	Father/Mother-In-Law
07	Brother/Sister
08	Grandson/Granddaughter
09	Other Relation
10	Boarder
11	Cotenant
12	Other unrelated
13	Not ascertained

CODE	HOUSEHOLD STRUCTURE
1	One adult aged under 60
2	Small adult household - related
3	Small adult household - unrelated
4	Small Family
5	Large Family
6	Large adult household - all related
7	Large adult household - not all related
8	Older small household
9	One adult aged 60 or over

Q.18 DOES (PERSON) HAVE A PAID JOB NOW?										Q.19 OCCUPATION? JOB DESCRIPTION/TITLE		Q.20 What year did (PERSON) move to this address?		Q.21 1975 OR LATER? Y N	
FT	PT	HW	C	TE	U	S	R	OFFICE CODE							
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		
1	2	3	4	5	6	7	8	.	.	.	.	1	2		

LESS THAN FIVE YEARS AT ADDRESS

IF ALL PERSONS CODED 2 AT Q.21 COMPLETE HOUSEHOLD STRUCTURE CODE AT Q.27 AND GO TO Q.31

Q.26 How many moves has (PERSON) made in last 5 years?	
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.

COMPLETE HOUSEHOLD STRUCTURE CODE AT Q.27 AND GO TO Q.28

INTERVIEWER: ENTER HOUSEHOLD STRUCTURE CODE

CARD 4

DUP: 1-9  
COL:10=4

(11)

.



LAST MOVES

ASK HEAD OF EACH MOVING GROUP

Q.28

Now I'd like to talk about your last address, that is the address you lived at immediately before moving here. People move for different reasons, can you tell me the main reason why you moved from your last address?

- Accommodation was too large 01
- Accommodation was too small 02
- Accommodation had poor amenities 03
- Accomm. in poor state of repair 04
- Accomm. demolished/condemned 05
- Accomm. was too expensive 06
- Wanted self-contained accomm. 07
- Wanted furn./unfurn. accomm. 08
- Wanted acc. without resident LL 09
- To live in better physical envt. 10
- To live in better social envt. 11
- Married/divorced/separated 12
- Came to Sheffield for job/study 13
- Wanted to leave home/Halls 14
- Unable to live with friends/rels. 15
- LL asked me/us to leave 16
- Some other reason (Specify) 17

ENTER CODE THAT APPLIES FOR EACH MOVING GROUP AND RING →

Q.29

Which of the following descriptions of housing tenure applied to you at your last address? Did you (RUNNING PROMPT)

- Rent from the Council 01
- Rent unfurn. from private LL 02
- Rent furnished from private LL 03
- Rent from H.Assn./Charit.Trust 04
- Rent a University Flat/Live in Halls 05
- Rent from your employer 06
- Own your own home 07
- Live at your parents' home 08
- Live in instit./sheltered hostel 09
- Live with another household 10
- Board with another household 11
- Other (specify) 12

ENTER CODE THAT APPLIES FOR EACH MOVING GROUP AND RING →

1	2	3	4
(12-13)	(14-15)	(16-17)	(18-19)
..	..	..	..
(20-21)	(22-23)	(24-25)	(26-27)
..	..	..	..

PAST MOVING GROUPS

	1	2	3	4
	(28)	(29)	(30)	(31)
Yes	1	1	1	1
No	2	2	2	2

Q.30

At the time you moved from your last address were you head of that household? . By that I mean the person in whose name the accommodation was owned or rented.

Yes

No

INTERVIEWER:

QUESTIONS RELATING TO PAST MOVING GROUPS FINISHED

FUTURE MOVES

Q.31

IF TWO OR MORE PERSON HOUSEHOLD,  
ASK HEAD OF HOUSEHOLD

ONE PERSON HOUSEHOLD → Q.32

If you were to move in the future, would all the members of your household move with you?

"YES": ONE POTENTIAL MOVING GROUP

ENTER "1" BESIDE APPROPRIATE PERSON NUMBERS

"NO": TWO OR MORE POTENTIAL MOVING GROUPS  
ASK (a)

(a) Which members of your household would remain together?

INTERVIEWER:

FORM POTENTIAL MOVING GROUPS

ENTER MOVING GROUP NUMBERS

BESIDE APPROPRIATE PERSON NUMBERS

PERSON NO.	POTENTIAL MOVING GROUPS (32-40)
1	1
2	.
3	.
4	.
5	.
6	.
7	.
8	.
9	.

Q.32 ASK EACH POTENTIAL MOVING GROUP

CARD 4

I'd like to ask you some questions about your preferences for renting or buying and whether you have any plans for moving.

POTENTIAL MOVING GROUPS

At the moment you are renting from a private landlord. Do you prefer that or would you rather, if possible, be renting from the Council?

- Prefer Council Renting
- Prefer Private Renting
- DK

1	2	3	4
(41)	(42)	(43)	(44)
1	1	1	1
2	2	2	2
3	3	3	3

Q.33 Are you on the Council waiting list?

- Yes
- No
- DK

(45)	(46)	(47)	(48)
1	1	1	1
2	2	2	2
3	3	3	3

ASK (a)

GO TO Q.34

(a) Which list are you on?

- Ordinary
- Aged Persons
- Single Persons
- DK

(49)	(50)	(51)	(52)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4

(b) Have you asked for accommodation on a particular estate?

(WRITE IN ESTATE OR 'NO' OR 'DK')

- M.G.1
- M.G.2
- M.G.3
- M.G.4

OFFICE CODE

--

(53-54)	(55-56)	(57-58)	(59-60)
..	..	..	..



POTENTIAL MOVING GROUPS

Q.33

(c) What type of house or flat did you ask for?

- House
- Bungalow
- 1 B/R Flat
- 2/3 B/R Flat
- Maisonette
- DK/Not stated

1	2	3	4
(61)	(62)	(63)	(64)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6

(d) How long have you been on the Council waiting list?

- Less than 1 year
- 1-2 years
- 2-3 years
- 3-4 years
- 4-6 years
- More than 6 years
- DK

(65)	(66)	(67)	(68)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7

Q.34

Comparing buying with renting would you prefer to be buying a place, if possible, or would you rather continue to rent?

- Prefer Buying
- Prefer Renting
- DK

(69)	(70)	(71)	(72)
1	1	1	1
2	2	2	2
3	3	3	3

ASK (a)

GO TO Q.35

(a) How long do you expect it will be before you will want to buy somewhere?

- Now
- Within a year
- Within 2 years
- Within 3 years
- Within 6 years
- Within 10 years
- 10 years or more
- DK

(73)	(74)	(75)	(76)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8

CARD 4  
POTENTIAL MOVING GROUPS

Q.34

(b) How long do you expect it will be before you'll be able to buy somewhere?

- Now
- Within a year
- Within 2 years
- Within 3 years
- Within 6 years
- Within 10 years
- 10 years or more
- Never
- DK

1	2	3	4
(77)	(78)	(79)	(80)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9

CARD 5

DUP: 1-9  
COL: 10=5

Q.35

May I check, have you lived at this address more than two years?

- Yes
- No

(11)	(12)	(13)	(14)
1	1	1	1
2	2	2	2

ASK (a)  
GO TO Q.36

(a) Have you seriously tried to move in the last 2 years?

- Yes
- No

(15)	(16)	(17)	(18)
1	1	1	1
2	2	2	2

ASK (b)  
GO TO Q.36

(b) Were you trying to buy a house, get a council house/flat or looking for other private-rented accommodation?

- Buying
- Council Renting
- Private Renting

(19)	(20)	(21)	(22)
1	1	1	1
2	2	2	2
3	3	3	3

(23-24) (25-26) (27-28) (29-30)

OFFICE  
CODE

(c) What was the main reason why you did not move in the end?

M.G.1

M.G.2

M.G.3

M.G.4

..	..	..	..



TERMS OF TENANCY AND RENTS

ASK HEAD OF HOUSEHOLD ONLY

Now I'd like to ask you about the terms on which you rent this accommodation.

CARD 5

Q.36	Is the accommodation let furnished or unfurnished?	(31)	GO TO Q.39 ASK (a)	
	(Incl. Partly) Furnished Unfurnished			1 2
	(a) In what year did <u>you</u> become the tenant?	(32-33)	GO TO Q.37 ASK (b)	
	RING CODE '57' OR ENTER YEAR AND RING 1957 or earlier 19..			57 ..
	(b) May I just check, were <u>you</u> (TENANT) living here before you became the tenant yourself?	(34)	ASK (c) GO TO Q.39	
	Yes No			1 2
	(c) Was the tenant before you a relative or not?	(35)	ASK (d) GO TO Q.39	
	Relative Not Relative/DK			1 2
	(d) Was your relative the tenant here in 1957 or not?	(36)	GO TO Q.37 GO TO Q.39 GO TO Q.37	
	Was tenant			1
	Not tenant			2
	DK	3		
Q.37	Some tenancies which were <u>existing in 1957</u> are "controlled", which means that the rent generally cannot be put up, apart from the rates, while that tenant (or his first successor) is living there.	(37)	GO TO Q.39 GO TO Q.38	
	Is your tenancy <u>controlled</u> or not?			1
	Yes			2
	No			3
	DK			

Q.38 May I just check, you've told me that your tenancy is no longer controlled. Can you tell me in what year it became decontrolled?

ENTER YEAR, OR '99' FOR DK, AND RING → 19

(38-39)  
..

(a) Did this happen just after your landlord had carried out improvements, by that I mean putting in amenities like a bath or W.C.?

- Yes 1
- No 2
- DK 3

GO TO Q.39  
] ASK (b)

(40)

(b) May I check, was it already improved, that is had it already got amenities, like a bath or a WC?

- Yes 1
- No 2
- DK 3

(41)

Q.39 (You said (you think) your tenancy is controlled so this may not apply to you. But just to check ....)

Is your rent a Fair Rent registered by the Rent Officer or the Rent Tribunal or have you and your landlord agreed your rent privately?

- Fair Rent Registered 1
- Rent Privately Agreed 2
- Controlled Rent 3
- DK but thinks Fair Rent Registered before became tenant 4
- Does not apply: Rent Free 5
- DK 6

(42)



Q.40 Now I'd like to ask you about the rent you pay for this accommodation

CARD 5

(43-47)

(a) How much does your landlord charge your household in rent for this accommodation?

INTERVIEWER:

(i) ENTER AMOUNT IF STATED → £ . . . || . . . p

(ii) RING CODE FOR PERIOD IF AMOUNT STATED

(48)

- Weekly 1
- Fortnightly 2
- Four Weekly 3
- Calendar Monthly 4
- Quarterly 5

(iii) RING CODE

- Amount Stated 1
- Rent Free 2
- DK 3
- Refused 4

(49)

ASK (b)  
ASK (b)  
ONLY,  
IGNORE  
FILTERS  
AT (b) AND  
GO TO Q.41

(b) Does your landlord pay the rates or do you pay them yourself to the Town Hall?

- Landlord Pays Rates 1
- Tenant Pays Rates 2
- DK 3

(50)

ASK (i)  
GO TO (c)

(i) How much of your rent is for payment of the rates?

ENTER AMOUNT OR CODE '999/99' FOR DK → £ . . . || . . . p

(51-55)

(c) Does the rent include anything for services such as heating and cleaning?

- Yes 1
- No 2
- DK 3

(56)

ASK (i)  
GO TO Q.41

(i) How much of your rent is for payment of services?

ENTER AMOUNT OR CODE '999/99' FOR DK → £ . . . || . . . p

(57-61)



Q.41 How do you pay for your electricity?  
Do you pay for it (RUNNING PROMPT)

In the rent	1
By slot meter	2
Quarterly to the YEB	3
DK	4

(62)

Q.42 Is there a car or van normally available for private use by you or a member of your household? How many?

ENTER NO. →

(63)

.

Q.43 May I ask in which country you were born?

INTERVIEWER CODE DIRECTLY

British Isles	1
Rest of Europe	2
Caribbean	3
India/Pakistan/Bangladesh	4
Middle East	5
Other (Specify)	6
Refused	7

(64)

(65)

INTERVIEWER CODE

C	1
W	2
N	3

1

2

3

Q.44 Looking at this card (SHOW CARD B) and thinking of your individual income after deductions, including overtime, bonuses and payments and any income such as unemployment and social security benefits, student grants and pensions; can you tell me in which group on the card your income belongs?

ENTER NUMBER, OR '98' FOR REFUSAL, OR '99' FOR DK, AND RING →

(66-67)

..

Q.45 Still looking at the card, can you tell me which group covers the income for all the household (including cotenants, excluding boarders)

ENTER NUMBER, OR '98' FOR REFUSAL, OR '99' FOR DK, AND RING →

(68-69)

..

INTERVIEWER: NOTE IF ESTIMATE MADE

We are interested in talking to the people who own accommodation in our sample of privately rented lettings, so we would like to talk to your landlord about his opinions and policies.

STRESS CONFIDENTIALITY OF EVERYTHING TENANT HAS SAID

CARD 5

Q.46 Does your landlord live in the building? Yes 1 ASK (a)  
 No 2 ASK (b)  
 DK 3

(70)

(a) May I just check his name and exact address?

ENTER DETAILS AND RING CODE AT (c)

(b) Could you give me his name and address (or his agent's name and address if you don't know his)?

ENTER DETAILS AND RING CODE AT (c)

(c) Landlord/Agent  
Name and Address: Landlord's Name Given 1  
 ..... Agent's Name Given 2  
 ..... Name Refused 3  
 ..... DK 4  
 .....

(71)

Q.47 Is the landlord related to you? Related 1  
 Not Related 2

(72)

Q.48 Is the landlord your employer? Employer 1 ASK (a)  
 Not Employer 2 GO TO Q.49

(73)

(a) Are you required by your employer to occupy this accommodation in order to carry out your job?

Yes 1  
 No 2

(74)

Q.49 As part of our study of private renting we would like to interview any people who move out of their accommodation over the next two years. If you move within this time would you be willing to take part in a further short interview?

Is there anyone I can contact in case I call back and find that you have already moved?

CARD 5

NAME AND ADDRESS OF CONTACT

Contact Given

1

No one available

2

Refused

3

(75)

END OF CARD 5

INTERVIEWER:

THANK TENANT, EXPLAIN INSPECTING EXTERNAL HOUSE CONDITION AND LEAVE EXPLANATORY LETTER.

REMEMBER TO

- (1) COMPLETE INTERVIEWS WITH ALL MOVING GROUPS AND HOUSEHOLDS IN A.U.
- (2) FILL IN FRONT PAGES OF HOUSEHOLD INTERVIEW AND RECORD OF ACCOMMODATION UNITS
- (3) FILL IN DETAILS OF SHARED AMENITIES IN HMO'S WHERE APPLICABLE

COMMENTS:

SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
 299 Western Essex  
 SHEFFIELD S10 5UL. (0742) 760607

SURVEY OF PRIVATE RENTED HOUSING:  
 LANDLORD INTERVIEWS - OWNERSHIP DETAILS AND INTERVIEW CALL RECORD

(1-23)

1. Interview to be carried out about following address(es)

Data Type	6
Landlord Number	. . .
Address S.I.N.	. . . .
Area Status Code	. .
Address S.I.N.	. . . .
Area Status Code	. .
Address S.I.N.	. . . .
Area Status Code	. .
Interviewer Number	.

2. Interview to be conducted with:  
 (LL = Landlord, MA = Managing Agent; S = Solicitor/Executor)

NO. OF ADDRESSES IDENTIFIED IN TENANT SURVEY OWNED BY SAMPLED LANDLORD		NO. OF ADDRESSES SAMPLED IN LANDLORD SURVEY	
Ex clearance	. .	.	(24-26)
HAA's	. .	.	(27-29)
GIA's	. .	.	(30-32)
Rest of Inner City	. .	.	(33-35)
HMC's (Rest of Inner City)	. .	.	(36-38)
HMO's (Special Sample)	. .	.	(39-41)



INTERVIEWER CALL RECORD			
CALL	DAY	DATE/ MONTH	TIME
1			
2			
3			
4			

INTERVIEW ATTEMPTED/CONDUCTED WITH (RING CODE)

Landlord

Managing Agent at  
Agent's Request

Managing Agent at  
Landlord's Request

Solicitors/Executors/  
Trustee

Relative/Friend of  
Landlord

(42)

1

2

3

4

5

(43)

INTERVIEW OUTCOME (RING CODE)

Successful - all addresses

Successful - not all addresses (some sold)  
(ASK FOR DETAILS OF NEW OWNER)

Successful - not all addresses (other reasons)

Unsuccessful -- no contact after four calls

-- away till end of field work

-- dead/too ill

-- no longer owns any addresses  
(ASK FOR DETAILS OF NEW OWNER)

-- refused (GIVE REASONS)

1

2

3

4

5

6

7

8

SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
 299 Western Bank  
 SHEFFIELD S10 2UD. (0742) 760607

SURVEY OF PRIVATE RENTED HOUSING:  
 LANDLORD INTERVIEW - ADDRESS SCHEDULE

		CARD 1	
		(1-15)	
	Data Type	5	
Landlord:	Landlord Number	. . .	
	Address Sample Issue No.	. . . . .	
	Area Status Code	. .	
Sample Address:	House in Multiple Occupation Code	.	
	Resident Landlord Code	.	
	A.U.'s Identified	. .	
Agent:	Interviewer Number	.	
		(16)	
INTERVIEW WAS CONDUCTED WITH:	Landlord	1	
	Agent	2	
		(17)	
RESULT OF INTERVIEW FOR ADDRESS:	Complete	1	
	Partial	2	
	Refusal	3	
		(18)	
ACQUISITION AND LETTINGS			
Q.1	May I just check. do you (does the LL) own or rent (ADDRESS)?		
	Owns	1	GO TO Q.2
	Rents	2	GO TO Q.3
		(19)	
Q.2	How did you (the LL) acquire (ADDRESS)? Did you (he) buy it, inherit it, receive it as a gift, or did you (he) acquire it in some other way?		
	Bought/Built	1	GO TO Q.3
	Inherited/Gift	2	GO TO Q.4
	Other(SPECIFY)	3	GO TO Q.3

Q.3 Did you (the LL) acquire (ADDRESS) mainly as an investment, or mainly in order to live in all or part of it, mainly for a relative or an employee, or for some other reason?

- Investment 1
- Live in all of it 2
- Live in and let part 3
- For relative 4
- For employee 5
- Other (SPECIFY) 6

(20)

Q.4 In what year did you (the LL) acquire (ADDRESS)?

ENTER YEAR → 19

(21)

..

See (i)

(i) INTERVIEWER CODE:

- On or before 31/12/1963 1
- After 31/12/1963 2

(23)

Q.5 Can I just check are you (is the LL) living at (ADDRESS) now?

- Yes 1
- No 2

(24)

ASK (a)  
GO TO 6

(a) In what year did you (LL) start to live at (ADDRESS)

(25)

19

..

Q.6 IF LL ACQUIRED TO LIVE IN ALL (OR PART) CODES 2 (OR 3) AT Q.3

Can I just check, in what year did you (the LL) start letting at (ADDRESS)?

ENTER YEAR → 19

OTHERS → GO TO Q.7

(27)

..

Q.7 IF ACQUIRED AFTER 1963 (CODED 2 AT Q.4(i))

Did you (the LL) acquire (ADDRESS) with vacant possession or with sitting tenants?

Vacant Possession  
Sitting Tenants

1  
2

OTHERS → GO TO Q.8(a)

(29)

Q.8 (a) How many lettings are there today at (ADDRESS)? By lettings I mean rented accommodation units that are currently rented?

ENTER NUMBER OR 00 →

(30)

..

ASK (b)

(b) Can I check, are there any vacant or currently empty lettings at (ADDRESS)?

IF YES, How many?

ENTER NUMBER OR 00 →

(32)

..

INTERVIEWER:

(i) ADD CURRENT LETTINGS AND VACANCIES AND ENTER NUMBER →

(34)

..

(ii) IF ANY CURRENT LETTINGS GO TO Q.9  
IF NO CURRENT LETTINGS TO Q.11

Vertical column containing boxes for responses (27), (29), (30), (32), (34) and dots representing input fields.



Q.9 Is the letting (are the lettings) let furnished or unfurnished?

Furnished  
Unfurnished  
Mixed

(36)

1  
2  
3

GO TO Q.  
GO TO Q.

Q.10 LANDLORD ACQUIRED BEFORE 1964 (CODED 1 AT Q.4(i)) OR ACQUIRED AFTER 1963 WITH SITTING TENANTS (CODED 2 AT Q.7) SAY:

Some tenancies which existed in 1957 are controlled which means the rent generally cannot be put up, apart from the rates, while that tenant or his first successor is living there.

ASK:

Is the current letting a (do the current lettings contain any) controlled tenancy(ies)

Yes  
No  
DK

1  
2  
3

GO TO Q.

(37)

Q.11 I'd like to ask how you (the LL) now regards (ADDRESS). Do you (does the LL) regard it as an investment with the return coming mainly from rent income, as an investment with the return coming mainly from an increase in the market value of the property or do you (does the LL) regard it in some other way?

Rent Income  
Market Value  
Other

1  
2  
3

GO TO Q.  
ASK (a)

(39)

(a) In what other way do you (does the LL) regard (ADDRESS)?

OFF.  
CODE

.

IMPROVEMENTS REPAIRS AND CONVERSIONS

Q.12 ADDRESS IS LET AS WHOLE HOUSE, i.e. ONE CURRENT OR VACANT ACCOMMODATION UNIT ONLY BY NON RESIDENT LANDLORD

OTHERS → GO TO Q.18

I would like now to ask you about repairs and improvements. By repairs I mean repairing or replacing something that already exists and by improvements putting in something like a bath where there has not been one before.

HAND CARD A

FOR ITEMS 1 - 5 ASK

(a) Did (ADDRESS) have (ITEM) in 1963  
(the date you (the LL) acquired it)?  
(WHICHEVER IS LATER)

RING CODE IN COL 1

IF ITEM PRESENT ASK

Have you (has the LL) replaced it  
since 1963?

RING CODE IN COL 3

(b) Does (ADDRESS) have (ITEM) today?

RING CODE IN COL 2

INTERVIEWER:

RING CODE 1 IN COL 3 IF ADDRESS HAD ITEM IN "1963" AND TODAY  
AND NOT REPLACED

RING CODE 2 IN COL 3 IF ADDRESS HAD ITEM IN "1963" AND TODAY  
BUT REPLACED SINCE 1963 AND ASK (c) + (d)

RING CODE 3 IN COL 3 IF ADDRESS DID NOT HAVE ITEM IN "1963"  
AND TODAY

RING CODE 4 IN COL 3 IF ADDRESS HAS ITEM TODAY BUT NOT IN "1963"  
AND ASK (c) + (d)

FOR ITEMS 6 AND 7 ASK

Have you (has the LL) (ITEM) since 1963  
(since you (the LL) acquired it?)

IF DONE: ASK (c) + (d)

(c) In what year was (ITEM) installed (done)?

ENTER YEAR IN COL 4

(d) Did you (LL) or the tenant pay for it?

RING CODE IN COL 5

CARD A	(1)		(2)		(3)				(4)	(5)					
	PRESENT IN "1963"?		PRESENT TODAY?		RING CODE AMENITY CHANGES				YEAR DONE? ENTER YEAR OR 99 FOR DON'T KNOW	WHO PAID?					
	Yes	No	Yes	No	1	2	3	4	LL	T	LL/ T	DK			
1 A bath or shower in a bathroom	1	2	1	2	1	2	3	4	.	.	1	2	3	4	(40 - 45)
2 A wash hand basin	1	2	1	2	1	2	3	4	.	.	1	2	3	4	(46 - 51)
3 A kitchen sink	1	2	1	2	1	2	3	4	.	.	1	2	3	4	(52 - 57)
Hot water supply to all of items 1 - 3	1	2	1	2	1	2	3	4	.	.	1	2	3	4	(58 - 63)
5 Inside W.C.	1	2	1	2	1	2	3	4	.	.	1	2	3	4	(64 - 69)
	DONE? Yes No														
6 Built an extension for new kitchen and/or bathroom	1	2						.	.	1	2	3	4		(70 - 73)
7 Converted attic or loft into a room	1	2						.	.	1	2	3	4		(74 - 77)

INTERVIEWER: CHECK AND RING APPROPRIATE CODE  
(FULL STANDARD = ITEMS 1-5 PRESENT)

1. IF ADDRESS AT FULL STANDARD IN "1963"
2. IF LL DID WORKS TO FULL STANDARD IN SAME YEAR
3. IF LL DID WORKS TO FULL STANDARD IN DIFFERENT YEARS
4. IF LL DID ANY WORKS BUT ONLY TO PARTIAL STANDARD
5. IF LL DID NO WORKS AND ADDRESS NOT TO FULL STANDARD
6. IF TENANT HAS DONE ALL WORKS TO FULL STANDARD
7. IF TENANT HAS DONE ALL WORKS AND ADDRESS NOT TO FULL STANDARD

(78)	
1	GO TO Q.55
2	GO TO Q.13
3	GO TO Q.13
4	GO TO Q.13
5	GO TO Q.40a
6	GO TO Q.14
7	GO TO Q.40b

CARD 2
DUP:1-8
COL 9=2

Q.13 May I just check, have you  
(has the LL) lived at (ADDRESS)  
at any time since 1963, (the date  
you (he) acquired it)? WHICHEVER  
IS LATER

Yes  
No  
DK

(10)  
1  
2  
3

ASK (a)  
] GO TO Q.15

(a) Were all, some or none of the  
improvements done during the  
time you (he) lived there?

All  
Some  
None

(11)  
1  
2  
3

GO TO  
CHECK  
] GO TO Q.15

INTERVIEWER CHECK: ADDRESS AT FULL STANDARD TODAY

ADDRESS AT PARTIAL STANDARD TODAY

GO TO Q.55  
GO TO Q.55

Q.14 Why did the tenant rather than you  
(the LL) do these improvements?

OFF.  
CODE

(12)  
.

NOW GO TO Q.55

Q.15 Were any major repairs done to (ADDRESS)  
at the same time as these improvements  
were carried out?

Yes  
No  
DK

(13)  
1  
2  
3

ASK (a)  
] GO TO Q.15

(a) What repairs were done?

OFF.  
CODE

(14)  
..

Q.16 IMPROVEMENTS DONE IN SAME YEAR

(a) Thinking back to the time you (the LL) did the improvements at (ADDRESS) were there any reasons why you (he) did them then and not before?

Yes  
No  
DK

(16)

1  
2  
3

ASK (i)  
GO TO Q.17

\* IMPROVEMENTS DONE IN DIFFERENT YEARS

(b) Were there any reasons why you (the LL) did the improvements at (ADDRESS) over a number of years rather than doing them all at the same time?

(i) What were your (his reasons)?

DO NOT PROMPT WRITE IN BELOW

(17-18)

OFF.  
CODE

. .

Q.17 TO LANDLORDS WHO DID ALL IMPROVEMENTS IN SAME YEAR (CODED 2 AT Q.12 CHECK)

How much did the improvements and repairs to (ADDRESS) done in (THE RELEVANT YEAR) cost you (the LL)?

Please include any grant you may have received from the Council.

OTHERS GO TO Q.21

(27-31)

INTERVIEWER: (i) ENTER AMOUNT → £

--	--	--	--	--

(32)

(ii) RING CODE Amount Stated  
Amount Estimated  
DK  
Refused

1  
2  
3  
4

NOW GO TO Q.21

Q.18 ADDRESS IS LET AS FLATS OR BEDSITTERS,  
i.e. MORE THAN ONE CURRENT LETTING,  
OR ONE CURRENT LETTING PLUS VACANCIES,  
OR RESIDENT LANDLORD

I would like to ask you about any alteration, conversion or improvement works which you (the LL) have done at (ADDRESS). By these I mean works to create self contained flats (each with all its amenities behind its own front door) or works to make flats or bedsitters which are not self contained, including putting in amenities for these like bathrooms, WC's and kitchens.

Have you (has the LL) carried out any of these works to (ADDRESS) since 1963 (since you (he) acquired it)?  
WHICHEVER IS LATER

Yes  
No  
DK

(33)	] ASK (a) GO TO Q.18
1	
2	
3	

(a) Were these works done to create ....?  
RUNNING PROMPT

FOR ANY WORKS DONE ASK (b)

(b) In what year was this done?

WORKS	(a) WORKS DONE?		(b) YEAR DONE ENTER YEAR OR 99 FOR DK	
	Yes	No		
1 Bedsitters or flats where tenants share all or some amenities?	1	2	.	.
2 Flats each with its own separate amenities but without its own front door?	1	2	.	.
3 Fully self contained flats?	1	2	.	.

(34-36)

(37-39)

(40-42)

Q.19 Can I just check are all the rented accommodation units at (ADDRESS) self contained now?

Yes

No

DK

(43)
1
2
3

GO TO CHECK  
AT Q.20

GO TO Q.20

Q.20 I'd like to ask you a bit more about the amenities that (ADDRESS) had in 1963 (the date you (the LL) acquired it) (WHICHEVER IS LATER) and the amenities it has today. HAND CARD B

FOR ITEMS 1-6 ASK

(a) How many (ITEM) were there in 1963 (the date you (the LL) acquired it)?

(b) How many are there today?

ENTER NUMBER (OR 99 FOR DK) IN COLS (a) and (b)

FOR ITEMS 7 & 8 ASK

(a) Did it have (ITEM) in 1963 (the date you (the LL) acquired it)?

RING CODE IN COL (a)

(b) Does it have (ITEM) today?

RING CODE IN COL (b)

CARD B	(a) "1963"	(b) TODAY	
1. Bath/shower in bathroom	..	..	(44-47)
2. WC in bathroom	..	..	(48-51)
3. WC separate from bathroom	..	..	(52-55)
4. Wash hand basin in bedroom	..	..	(56-59)
5. Cooker in kitchen	..	..	(60-63)
6. Cooker in bedroom	..	..	(64-67)
	Yes No DK	Yes No DK	
7. Fire resistant doors and screens	1 2 3	1 2 3	(68-69)
8. Means of escape from fire	1 2 3	1 2 3	(70-71)

INTERVIEWER CHECK:

HAS LL DONE ANY WORKS SINCE 1963?

YES (CODED 1 AT Q.18) → GO TO Q.21  
NO (CODED 2 AT Q.18) → GO TO Q.47

Q.24	<p>What kind of grant did you (the LL) receive from the Council? Was it (RUNNING PROMPT)?</p> <p>A Standard Grant for doing improvements but not covering repairs?</p> <p>An Intermediate Grant for doing improvements and just essential repairs?</p> <p>An Improvement Grant for the general improvement and repair of the house?</p> <p>A grant for converting a house into flats?</p> <p>A Special Grant for providing amenities when tenants share them?</p>	<p>(12)</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p>	DK	
Q.25	<p>TO LANDLORDS WHO LET ADDRESS AS WHOLE HOUSE, i.e. NON RESIDENT LL WITH ONE ACCOMMODATION UNIT ONLY</p>	<p>(13)</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p>	OTHERS	GO TO Q.47
	<p>What percentage of allowable costs of the works carried out at (ADDRESS) was covered by the (most recent) grant? By allowable costs I mean the proportion of the total costs of improvements and repairs on which the Council were prepared to pay the grant. Was it (RUNNING PROMPT)?</p>		<p>50%</p> <p>60%</p> <p>75%</p> <p>90%</p> <p>DK</p>	<p>GO TO Q.27</p> <p>GO TO Q.26</p> <p>GO TO Q.27</p>
Q.26	<p>Thinking about the time the works were done and about the amount of grant you received would you (the LL) have carried out the improvements if you (the LL) had received only a 50% grant?</p>	<p>(14)</p> <p>1</p> <p>2</p> <p>3</p>	<p>Yes</p> <p>No</p> <p>DK</p>	<p>GO TO Q.27</p> <p>ASK (a)</p> <p>GO TO Q.27</p>
	(a) What are your reasons for saying that?	<p>(15)</p> <p>.</p>		
			OFF. CODE	



Q.27 Did the Council place any conditions on the award of the grant? By conditions I mean things like requiring you (the LL) to keep (ADDRESS) available for letting for a number of years or to fix rents at certain levels?

Yes  
No  
DK

(16)

1  
2  
3

ASK (a)  
GO TO Q.

(a) What were these conditions?

INTERVIEWER:  
RING CODE 1 IF APPLIED

Letting

1

(17)

Rent

1

(18)

Other (SPECIFY)

1

(19)

NOW GO TO Q.32

WORKS DONE WITHOUT GRANT

Q.28 Did you (the LL) apply to the Council for a grant to improve (ADDRESS)?

Yes  
No

(20)

1  
2

ASK (a)  
GO TO Q.

(a) Were you (was the LL) awarded a grant?

Yes  
No

(21)

1  
2

GO TO Q.  
GO TO Q.

Q.29 What was the main reason you (the LL) had for doing the works without a grant?

DO NOT PROMPT

Council wanted too many works done

(22)

1

Did not want to accept letting/  
rent conditions

2

Other reasons (SPECIFY)

3

(23)

OFF.  
CODE

.

NOW GO TO CHECK AT END OF Q.31

Q.30 Why did you not obtain a grant?

(24)

OFF.  
CODE

NOW GO TO CHECK AT END OF Q.31

Q.31 What was your (the LL's) main reason for not applying for a grant? DO NOT PROMPT

(25)

- Did not know about grants 1
- Found out not eligible 2
- Did not think was eligible 3
- Did not want to improve to Council Standards 4
- Did not want to accept letting/rent conditions 5
- Bureaucracy/Delay in getting grants 6
- ← Other (SPECIFY) 7

CHECK: LL HAS ONLY ONE ACCOMMODATION UNIT \_\_\_\_\_ GO TO Q.32  
 LL HAS MORE THAN ONE ACCOMMODATION UNIT/  
 RESIDENT LL \_\_\_\_\_ GO TO Q.47

WORKS DONE TO ADDRESS LET AS A WHOLE HOUSE

Q.32 IF ADDRESS IN A GENERAL IMPROVEMENT AREA OR HOUSING ACTION AREA (CODED 1-19 ON PAGE 1)

OTHERS \_\_\_\_\_ GO TO Q.33

(ADDRESS) is in an improvement area where the Council are carrying out improvements to the area, and owners are improving their property.

(Apart from the Council grant) did the fact that the area is being improved influence you (the LL) in any way at the time you (the LL) carried out the improvements?

(26)

- Yes 1 ASK (a)
- No 2 GO TO Q.33

(a) In what way did it influence you (the LL)?

(27)

OFF.  
CODE

Q.33 Sometimes the Council asks landlords to carry out repairs and improvements. Had the Council asked you (the LL) to do the works we have been talking about at (ADDRESS) before you carried them out?

Yes  
No  
DK

(28)
1
2
3

ASK (a)  
GO TO Q.34

(a) What action did the Council take?  
RING CODE 1 FOR ANY THAT APPLIED AND ASK  
In what year did this happen?

COUNCIL ACTION	APPLIED?		DATE?
	Yes	No	99=DK
1. Just an informal approach/letter	1	2	.. (29-31)
2. Served Public Health Act Abatement Notice	1	2	.. (32-34)
3. Served Housing Act notice requiring major repairs	1	2	.. (35-37)
4. Served Housing Act Compulsory Improvement Notice	1	2	.. (38-40)

Q.34 IF COMPULSORY IMPROVEMENT NOTICE SERVED AFTER 1974  
Did you (the LL) think of selling (ADDRESS) when you (the LL) received the Compulsory Improvement Notice?

OTHERS

(41)
1
2
(42)
.

GO TO Q.35  
ASK (a)  
GO TO Q.35

(a) What made you (the LL) decide to do the improvements in the end instead of selling?

OFF. CODE

Q.35 At the time you (the LL) decided to do the \*(last) improvements was (ADDRESS) vacant?

Yes	1	ASK (a)
No	2	] GO TO Q.36
DK	3	

(a) Did you (the LL) consider selling (ADDRESS) with vacant possession, rather than improving and reletting?

Yes	1	ASK (b)
No	2	GO TO (c)

(b) What were your (the LL's) reasons for improving and reletting?

OFF.  
CODE

(c) Did you (the LL) relet (ADDRESS) furnished or unfurnished?

Furnished	1	] GO TO Q.38
Unfurnished	2	

Q.36 At the time you carried out the \*(last) improvements was the tenancy a controlled tenancy or not?

Controlled	1	GO TO Q.37
Not Controlled	2	] GO TO Q.38
DK	3	

Q.37 ASK THOSE WHO IMPROVED AFTER 1968 (CODED 69 OR LATER YEAR AT Q.12)

OTHERS ————— ] GO TO Q.38

When a controlled tenancy is improved a landlord can get the tenancy decontrolled and apply for a Fair Rent to be fixed by the Rent Officer or agree a new rent with the tenant. Was the tenancy decontrolled after the improvements were done?

Yes	1	GO TO Q.38
No	2	ASK (a)
DK	3	GO TO Q.38

(a) What were your (the LL's) reasons for leaving it as a controlled tenancy?

OFF.  
CODE

NOW GO TO Q.39

(43)
1
2
3
(44)
1
2
(45)
.
(46)
1
2
(47)
1
2
3
(48)
1
2
3
(49)
.

Q.38 After the improvements had been done was a Fair Rent fixed by the Rent Officer or did you (the LL) agree a new rent with the tenant \*(or did you (the LL) leave it as a controlled tenancy)?

	(50)	
Fair Rent	1	
Privately Agreed	2	
Controlled Rent	3	
Rent not increased	4	
DK	5	

Q.39 In thinking about your (his) returns from the expenditure on improvements at (ADDRESS) (was he) looking mainly for an increase in rent income or mainly for an increase in the market value of the property?

	(51)	
No return	1	GO TO CHECK
Mainly Rent	2	ASK (a)
Mainly Market Value	3	
Other (SPECIFY)	4	GO TO CHECK

(a) Have you (has he) found the return from the expenditure reasonable or not?

	(52)	
Reasonable	1	
Not reasonable	2	
DK	3	

CHECK:

ADDRESS HAS ALL AMENITIES (CODED 2 OR 3 AT Q.12) GO TO Q.5

ADDRESS DOES NOT HAVE ALL AMENITIES (CODED 4 AT Q.12) GO TO Q.4

ADDRESS HAS ONE ACCOMMODATION UNIT AND WORKS NOT (ALL) DONE (53)

NO IMPROVEMENTS DONE

Q.40 (a) Apart from repairs would you (the LL) like to make any improvements to (ADDRESS) by putting in things, like a bath, that are not already there?

\* SOME IMPROVEMENTS DONE

Q.40 (b) Some improvements have already been done to (ADDRESS). Would you (the LL) like to make further improvements by putting in things that are not already there?

Yes	1
No	2

Q-41 NO IMPROVEMENTS DONE

What are your (the LL's) reasons for not making these improvements (up till now)?

\* SOME IMPROVEMENTS DONE

What reasons have you (has the LL) had for limiting the improvements to the ones that have been done so far?

OFF.  
CODE

(54)

.

INTERVIEWER: IF MORE THAN ONE REASON ASK  
What is the main reason? CIRCLE REASON

OFF.  
CODE

(55)

.

Q-42

HAND CARD C. I would like you to look at this card. On it are a list of circumstances in which a landlord might carry out improvements \*(further improvements). Bearing in mind that rents can be increased after improvements can you tell me whether or not you (the LL) would carry out \*(further) improvements to (ADDRESS) in each circumstance?

(56-60)

CARD C	RING CODE	
	Yes	No
1. Improve without grant to sell if address became vacant	1	2
2. Improve and continue to let if Council served a Compulsory Improvement Notice	1	2
3. Improve and continue to let if Council gave a 75% grant	1	2
4. Improve and continue to let if Council gave a 50% grant	1	2
5. Improve and continue to let without an improvement grant	1	2

Q.43 IF NO TO ALL ITEMS 2-5 AT Q.42

If larger improvement grants were available from the Council, would you (the LL) be more likely to make \*(further) improvements to (ADDRESS)?

OTHERS

GO TO CHECK

(61)

Yes

1

No

2

DK

3

ASK (a)

(a) If you (the LL) were able to charge higher rents after improvements than is possible on the present basis, would you (the LL) be more likely to make \*(further) improvements to (ADDRESS)?

(62)

Yes

1

No

2

DK

3

CHECK:

LL WHO HAVE DONE WORKS TO PARTIAL STANDARD (CODED 4 AT Q.12)

GO TO Q.4

LL WHO HAVE DONE NO WORKS (CODED 5 OR 7 AT Q.12)

GO TO Q.4

ADDRESS HAS ONE ACCOMMODATION UNIT AND NO WORKS DONE BY LANDLORD

Q.44 Have you (has the LL) ever approached the Council to see whether you are (he is) eligible for a grant to help with the cost of repairs and improvements to (ADDRESS)?

(63)

Yes

1

No

2

ASK (a)

GO TO Q.4

(a) What improvements did you (he) hope to get a grant for?

(64)

OFF. CODE

.

(b) Did you (he) obtain a grant?

(65)

Yes

1

No

2

ASK (c)

ASK (d)

Q.44 (c) Why did you (he) not carry out the improvements?

DO NOT PROMPT RING CODE 1 IN BOX FOR ANY THAT APPLY

(66-70)

REASON	APPLIED?
Still intend to do works	1
Council asked for too many other works	1
Grant not enough	1
Did not want to accept letting/rent conditions	1
Other (SPECIFY)	1

GO TO Q.46

(71)

OFF.  
CODE

(d) Why did you (he) not obtain a grant?

(72)

OFF.  
CODE

NOW GO TO Q.46

Q.45 What is your (is the LL's) main reason for not applying for a grant? DO NOT PROMPT

(73)

- Does not know about grants 01
- Found out not eligible 02
- Does not think is eligible 03
- Does not want to improve to Council standards 04
- Does not want to comply with letting/rent conditions 05
- Does not want to/not worthwhile to improve 06
- Cannot afford to improve 07
- Bureaucracy about getting grants 08
- Grants not big enough 09
- Other reason (SPECIFY) 10

(75)

OFF.  
CODE



Q.46 Sometimes the Council asks landlords to carry out repairs and improvements. Have you (has the LL) been asked by the Council to do any works to (ADDRESS) since 1963 (you acquired it)?  
WHICHEVER IS LATER

Yes  
No  
DK

(76)

1  
2  
3

ASK (a)  
GO TO Q.55

(a) What action did the Council take?  
RING CODE 1 FOR ANY THAT APPLIED  
AND ASK  
In what year did this happen?

CARD 4  
DUP:1-8  
COL:9=4

COUNCIL ACTION	APPLIED?		DATE?
	Yes	No	99=DK
1. Just an informal approach/letter	1	2	. . (10-12)
2. Served Public Health Act Abatement Notice	1	2	. . (13-15)
3. Served Housing Act Notice requiring major repairs	1	2	. . (16-18)
4. Served Housing Act Compulsory Improvement Notice	1	2	. . (19-21)

NOW GO TO Q.55

COUNCIL POLICIES - FLATS AND BEDSITTERS

Q.47 Usually it is necessary to apply to the Council for planning permission when a property is converted into flats or bedsitters. Did you (the LL) apply for planning permission \*(before you (he) carried out these alterations and conversions) for (ADDRESS)?

Yes  
Previous Owner Applied  
No  
DK

(22)

1  
2  
3  
4

GO TO Q.46  
GO TO Q.50  
ASK (a)

(a) Has the Council since asked you (him) to apply for permission?

Yes  
No  
DK

(23)

1  
2  
3

GO TO Q.46  
GO TO Q.50

Q.48 Did you (the LL) receive planning permission?

Yes

No

(24)

1

2

GO TO Q.49

ASK (a)

(a) Did you (the LL) appeal against the refusal?

Yes

No

(25)

1

2

ASK (i)

GO TO Q.50

(i) What was the result?

Successful

Unsuccessful

(26)

1

2

GO TO Q.49

GO TO Q.50

Q.49 Sometimes the Council makes conditions when they grant planning permission. By conditions I mean require that certain works are done or put limits on the works that you (the LL) proposed to do. What conditions, if any, did they make about (ADDRESS)?

RING CODE 1 FOR ANY THAT APPLIED

(27-35)

CONDITION	APPLIED	
	Yes	No
1. Limit on number of flats/lettings	1	2
2. Limit on number of occupants	1	2
3. Specified number of amenities to be provided	1	2
4. Provide means of escape from fire	1	2
5. Install fire resistant doors and screens	1	2
6. Install noise insulation	1	2
7. Provide car parking space	1	2
8. Other (SPECIFY)	1	2
9. No conditions made (RING 2)	1	2



Q.50 ASK IF NOT ALL LETTINGS SELF CONTAINED  
(CODED 2 OR 3 AT Q.19)

The Council keeps a Register of Houses in Multiple Occupation, that is a Register of Houses where there is more than one household living in the house. Has (ADDRESS) been registered as a House in Multiple Occupation?

OTHERS ———— GO TO CHECK AT END OF Q.51

Yes 1 ASK (a)  
No 2 GO TO Q.51  
DK 3

(36)

(a) Usually the Council makes some conditions when they register a house. What conditions, if any, did they place on the registration of (ADDRESS)?

RING CODE 1 FOR ANY THAT APPLIED

(37-44)

CONDITION	APPLIED	
	Yes	No
1. Limit on number of flats/lettings	1	2
2. Limit on number of occupants	1	2
3. Specified number of amenities to be provided	1	2
4. Provide means of escape from fire	1	2
5. Install fire resistant doors and screens	1	2
6. Required no letting of third storey	1	2
7. Other (SPECIFY)	1	2
8. No conditions made (RING 2)	1	2



Q.51 (Apart from registration) the Council sometimes asks landlords to carry out works to put in additional amenities in a house or to limit the number of tenants. Has the Council asked you (the LL) to comply with any of the following requirements? ASK AS A RUNNING PROMPT.

RING CODE 1 FOR ANY THAT APPLIED

(45-52)

REQUIREMENT	APPLIED?	
	Yes	No
1. To limit the number of people occupying the house?	1	2
2. To install more amenities like baths, W.C.'s, etc.?	1	2
3. To install means of escape from fire?	1	2
4. To install fire resistant doors and screens?	1	2
5. Not to let the third storey?	1	2
6. To comply with a management code about maintenance?	1	2
← 7. Any other requirements? (SPECIFY)	1	2
8. No requirements made (RING 2)	1	2

(53)

CHECK: HAS LL HAD TO COMPLY WITH COUNCIL REQUIREMENTS?

[ YES (CODED 1 AT ANY OF Q.49,50(a),51) — RING →  
 NO ————— RING → ]

1 GO TO Q.52  
 2 GO TO Q.53

(54)

Q.52 Have the things the Council asked you (the LL) to do affected you (him) in your (his) capacity of the landlord of (ADDRESS) in any way?

Yes 1  
 No 2  
 DK 3

ASK (a)  
 ] GO TO Q.55

(a) In what ways have you (has he) been affected?

UNDERLINE MAIN REASON

(55)

OFF.  
 CODE

.

(56)

OFF.  
 CODE

.

NOW GO TO Q.55

Q.53 RENTED ACCOMMODATION UNITS NOT ALL SELF CONTAINED (CODED 2 AT Q.19) AND LANDLORD INSTALLED ADDITIONAL AMENITIES (COL(b) } COL(a) AT Q.20)

What were your (the LL's) reasons for installing the additional amenities at (ADDRESS) that you told me about earlier?

OTHERS

(57)

GO TO 4

OFF. CODE

.

Q.54 We are interested in the effects which Council policies about flats and bedsitters have on landlords. Have these particular policies affected you (the LL) in your (his) capacity as the landlord of (ADDRESS) in any way?

Yes

1

ASK (a)

No

2

Did not know about policy

3

GO TO 4

DK

4

(a) In what ways have they affected you (him)? UNDERLINE MAIN REASON

(59)

OFF. CODE

.

(60)

OFF. CODE

.

RENTS

Q.55 LANDLORDS WITH CURRENT LETTING(S) AT (ADDRESS) (CODED 01 OR MORE AT Q.8(a))

OTHERS

GO TO 4

How much rent do you charge for the whole address (that is the total for all the lettings) excluding any amount to cover rates and any services such as heating, lighting or cleaning?

(61-65)

INTERVIEWER: (i) ENTER AMOUNT → £

Grid for entering amount: [ ][ ][ ][ ][ ]

(66)

(ii) CODE PERIOD

- Weekly 1
Four Weekly 2
Calendar Monthly 3
Quarterly 4
Annually 5

(67)

(iii) CODE

- Amount Stated 1
Amount Estimated 2
Refused 3
DK 4

RELETTING AND SELLING

Q.56

CHECK NUMBER OF RENTED ACCOMMODATION UNITS AT ADDRESS AND RING CODE

- 1 ACCOMMODATION UNIT — [ VACANT  
TENANTED
- 2+ ACCOMMODATION UNITS — [ ALL VACANT  
SOME VACANT  
ALL TENANTED

(68)
1 ASK (i)
2 ASK (ii)
3 ASK (i)
4 ASK (iii)
5 ASK (iv)

HAND CARD D

- (i) You told me earlier that the letting(s) at ADDRESS is (are) vacant. Looking at the card can you tell me what you (the LL) intends to do with (ADDRESS)? CIRCLE CODE IN COL A
- (ii) Suppose the letting at (ADDRESS) became vacant tomorrow. Looking at the card can you tell me what you would expect (expect the LL) to do with it? CIRCLE CODE IN COL A
- (iii) You told me earlier that some of the letting accommodation at (ADDRESS) is vacant now. Looking at the card can you tell me what you (the LL) intends to do with it? CIRCLE CODE IN COL A & ASK (v)
- (iv) Suppose one of the lettings at (ADDRESS) were to become vacant tomorrow. Looking at the card can you tell me what you would expect (expect the LL) to do with it? CIRCLE CODE IN COL A & ASK (v)
- (v) Suppose all the lettings at (ADDRESS) were to become vacant tomorrow. Still looking at the card can you tell me what you would expect (expect the LL) to do with (ADDRESS)? CIRCLE CODE IN COL B

CARD D	A (69)	B (70)
Let it/Relet it as it is	1	1
Improve/Convert it to let	2	2
Sell it (all or part) as it is	3	3
Improve/convert for sale	4	4
Keep it empty (all or part)	5	5
Landlord would occupy it (all or part)	6	6
Relatives would occupy it (all or part)	7	7
Something else (SPECIFY)	8	8

IF 1 OR 2 CIRCLED IN COL A AND NO CODES CIRCLED COL B OR IF 1 OR 2 CIRCLED IN BOTH COLS — GO TO Q.61

IF 3-8 CIRCLED IN EITHER COL — GO TO Q.57



Q.57 What are your (the LL's) reasons for not wanting to relet/let at (ADDRESS)?  
UNDERLINE MAIN REASON

OFF.  
CODE

(71)

.

OFF.  
CODE

(72)

.

Q.58 (Can I just check) have any Council policies, regulations or requirements influenced you (him) in this decision?

Yes  
No  
DK

(73)

1

2

3

ASK (a)

GO TO 6

(a) How have they affected you (him)?

OFF.  
CODE

(74)

..

Q.59 Thinking of all the reasons you have (the LL has) for not wanting to relet/let (ADDRESS) how important is the effect of Council policy? Is it the most important reason, of equal importance to other reasons, or of minor importance only?

Most Important  
Equal Importance  
Minor Importance

(76)

1

2

3

GO TO 6

COUNCIL POLICIES OF INFLUENCE

Q.60 (a) Have you (has the LL) relet the tenancy (relet any tenancies) at (ADDRESS) since these policies affected you (him)?

Yes  
No

(77)

1  
2

ASK (i)  
GO TO Q.62

\* COUNCIL POLICIES OF NO INFLUENCE

Q.60 (b) May I just check, have you (has the LL) ever taken on a new tenant (new tenants) at (ADDRESS) since 1963 (since you started letting)?  
WHICHEVER IS LATER

(i) When was the last time you (he) took on a new tenant at (ADDRESS)

ENTER YEAR. OR 99 FOR DK → 19

(78)

. .

ASK (ii)

(ii) You have said you (he) would not relet/let there now. What were your (his) reasons for deciding to take on a new tenant the last time you (he) relet?

(80)

OFF.  
CODE

.

NOW GO TO Q.62

CARD 5  
DUP:1-8  
COL:9=5

Q.61 Some landlords decide not to relet their accommodation when it becomes vacant and sell it instead whilst others decide to take on a new tenant. What are your (the LL's) reasons for saying that you (he) would relet/let at (ADDRESS)?  
UNDERLINE MAIN REASON

OFF.  
CODE

(10)

. .

OFF.  
CODE

(12)

. .



Q.62 LANDLORD SAID WOULD RELET/LET AT ADDRESS  
(CODED 1 OR 2 IN EITHER COL AT Q.56)  
HAND CARD E

Looking at this card, can you tell me  
what sorts of tenants you (the LL)  
would most prefer to take on if you (he)  
were about to let accommodation at  
(ADDRESS)?

- Young single people 1
- Students 2
- Married couples without children 3
- Couples with children 4
- Elderly or retired people 5
- Relatives 6
- Employees 7
- No preference 8

(a) Why would you (the LL) prefer these sorts of tenants?

OFF.  
CODE

Q.63 Would you let the accommodation at  
(ADDRESS) as unfurnished or furnished  
accommodation?

- Unfurnished 1
- Furnished 2
- DK 3

Q.64 IF LANDLORD OWNS ADDRESS (CODED 1 AT Q.1)

LANDLORD NOT RELETTING AND AFFECTED BY } → ASK (a)  
COUNCIL POLICY (CODED 1 AT Q.58)

OTHERS → ASK (b)

(a) Have you (has the LL) ever tried to  
sell (ADDRESS) since Council policies  
affected you (him)?

- Yes 1
- No 2

(b) \* Have you (has the LL) ever tried to  
sell (ADDRESS) since 1963 (since  
you (he) acquired it)? WHICHEVER IS  
THE LATER

	(14)	
	(15)	
	.	
	(16)	
	(17)	

GO TO Q.

ASK (a)

GO TO Q.

GO TO Q.

GO TO Q.

GO TO Q.

Q.65 In what year did you (he) last try to sell (ADDRESS)?

In past  
For sale now

(18)
1
2

See (a)

(a) ENTER YEAR OR "80" FOR NOW → 19

(19)
. .

ASK (b)

(b) Was/is (ADDRESS) for sale with vacant possession or not?

Vacant Possession  
Not

(21)
1
2

Q.66 (a) FOR SALE NOW  
Are you (is the LL) having any difficulty in selling it?

Difficulties  
Some other reason  
DK  
No difficulty

(22)
1
2
3
4

ASK (i)  
GO TO Q.67

(b) \*FOR SALE IN PAST  
Why didn't you (he) sell it in the end? Did you (he) have any difficulty in selling it or was there some other reason?

(i) What difficulty are you (is he) having (did you (he) have) in selling it?

OFF.  
CODE

(23)
. .

Q.67 LANDLORD INTENDS TO SELL (CODED 3 OR 4 AT Q.5.6) AND TRIED TO SELL IN THE PAST (CODED 1 AT Q.65)

You've mentioned that you (the LL) would sell (ADDRESS) if it became vacant. Do you think it would be easier to sell if it became vacant now?

OTHERS

(25)
1
2

GO TO Q.68

Yes  
No

ASK (a)  
GO TO Q.67

Q.67	(a) Have you (has the LL) done anything to make it easier to sell?	Yes No	(26) 1 2	ASK (i) ASK (b)
	(i) What have you (has the LL) done?	OFF. CODE	(27) .	
	(b) Has anything the Council done made it easier to sell?	Yes No	(28) 1 2	ASK (i) GO TO 4
	(ii) What have the Council done which will make it easier to sell?	OFF. CODE	(29) .	
Q.68	ASK IF ADDRESS IN GENERAL IMPROVEMENT AREA OR HOUSING ACTION AREA OR REMOVED FROM CLEARANCE PROGRAMME (CODED 01-04/11-19/75 76 AT AREA STATUS CODE)	OTHERS		GO TO PERSONAL SCHEDULE
	This may have come up already but I'd like to make some notes, has the fact that (ADDRESS) is in (a General Improvement Area) (a Housing Action Area) (has been removed by the Council from its slum clearance programme) affected you (the LL) in any way?	Yes No DK	(30) 1 2 3	ASK (a) GO TO PERSONAL SCHEDULE
	(a) How have you (has the LL) been affected? <u>UNDERLINE MAIN REASON</u>	OFF. CODE	(31) .	
		OFF. CODE	(33) .	

END

SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
 299 Western Bank  
 SHEFFIELD S10 2UD. (0742) 760607

SURVEY OF PRIVATE RENTED HOUSING :  
 LANDLORD INTERVIEW - PERSONAL SCHEDULE

Landlord Name:		(1-16)	
	Data Type	4	
	Landlord Number	. . . .	
Address:	Address Sample Issue No.	. . . . .	
	Address Sample Issue No.	. . . . .	
	Address Sample Issue No.	. . . . .	
Q.1	Do you (does the LL) have any other residential lettings apart from the one (those) at the address(es) we have been talking about?	(17)	
	Yes	1	COMPLETE 2(a)-(d)
	No	2	COMPLETE 2(a)+2(d)
		(18-19)	
Q.2	(a) ENTER NO. OF LETTINGS AT SAMPLED ADDRESS(ES) →	<input type="text"/>	
	(b) How many other lettings do you (does the LL) have in Sheffield?	(20-22)	
	ENTER NO. →	<input type="text"/>	
	(c) How many other lettings do you (does the LL) have in the rest of England and Wales?	(23-26)	
	ENTER NO. →	<input type="text"/>	
		(27-30)	
	(d) ENTER TOTAL: (a) + (b) + (c) →	<input type="text"/>	
Q.3	How many lettings did you (the LL) have in Sheffield at the end of 1977?	(31-33)	
	ENTER NO. →	<input type="text"/>	

Q.4 Can I just check, have you (has the LL) acquired any property for residential letting in Sheffield since the end of 1974?

Yes  
No

(34)

1  
2

GO TO  
GO TO

Q.5 Were all, some or none of these acquired by inheritance or gift?

All  
Some  
None

(35)

1  
2  
3

GO TO  
GO TO

Q.6 When you (the LL) bought these properties was it important or not (RUNNING PROMPT)

RING CODE THAT APPLIES

	Imp.	Not Imp.	DK
(a) In what part of Sheffield the properties were situated?	1	2	3
(b) What state of repair and improvement the properties were in?	1	2	3
(c) Whether the properties could be let as one letting or could be let as several lettings?	1	2	3

(36-38)

IF CODED 1 AT ANY OF ITEMS (a)-(c) GO TO Q.7  
OTHERS GO TO Q.8

Q.7 Why were these (why was this) important to you (the LL)?

OFF.  
CODE

(39)

..

(a) (May I just check) in deciding which properties to buy have you (has the LL) taken into account any Council policies affecting them?

Yes  
No

(41)

1  
2

ASK (i)  
GO TO

(i) In what way has Council policy affected your (his) decision about which property to buy?

OFF.  
CODE

(42)

.

Q.8	Have you (has LL) ever decided not to buy properties because of Council policy?	Yes No	(43) 1 2	ASK (a) GO TO Q.9
	(a) In what way has Council policy affected your decision not to buy property?	OFF. CODE	(44) .	
Q.9	HAND CARD F. Looking at this card can you tell me which of the changes listed on the card would most help you (help your client) as a landlord?		(45) 1 2 3 4 5 6	ASK (a) ASK (b) ASK (a)
	Easier repossession of accommodation Higher rents Less Tax on Rent Income Changes to Council policies More frequent review of rent levels Rents linked to costs			
	(a) Would any changes to Council policies help you (help your client)?	Yes No	(46) 1 2	ASK (b) GO TO Q.10
	(b) What changes would you (your client) most like to see?	OFF. CODE	(47) .	
Q.10	CLASSIFICATION OF LANDLORDS In your (in his) capacity as a landlord are you (is your client) a private individual, a company or something else?		(48) 1 2 3 4	GO TO Q.11 GO TO Q.19 GO TO Q.21
	Private individual Company Something else (SPECIFY) Charity/Trust			

CLASSIFICATION OF INDIVIDUAL LANDLORDS

OTHERS → GO TO 6

Q.11	Sex	Male	(49)		
		Female	1		
			2		
Q.12	Age last birthday?	ENTER AGE IN YEARS →	(50)		
			..		
Q.13	Apart from managing your (his) property do you (does he) have a paid job now?		(52)		
		Yes	1	ASK (a)	
		No	2	GO TO 6	
	(a) Is it full time or part time?		(53)		
		Full	1	] GO TO 6	
		Part	2		
Q.14	Are you (is he)?	RUNNING PROMPT	(54)		
		Retired	1	] GO TO 6	
		Unemployed	2		
		Sick	3		
		A Housewife	4	] GO TO 6	
		or is managing property your (his) full time job	5		
Q.15	Occupation (or last)?		(55)		
		OFF. CODE	..		
Q.16	In what country were you (was he) born?		(57)		
		GB	1	] See (i)	
		Other (SPECIFY)	2		
	(i) INTERVIEWER CODE		(58)		
		C	1		
		W	2		
		N	3		

Q.17 HAND CARD G. Looking at the card, thinking of your (the LL'S) income from all residential lettings, before tax and after outgoings such as rates and running costs, can you tell me in which group your (the LL's) income from rent comes?

ENTER CODE FROM CARD; 98 FOR REFUSAL, 99 FOR DK → . .

Q.18 Still looking at the card and thinking now of your (his) total income, before deductions, and including income such as pensions and rent income, can you tell me in which group your (his) total income comes?

ENTER CODE FROM CARD; 98 FOR REFUSAL, 99 FOR DK → . .

CLASSIFICATION OF NON INDIVIDUAL LANDLORDS

Q.19 Are you (is LL)? RUNNING PROMPT

a Public Company/Partnership	1
a Private Company/Partnership	2

Q.20 Is your (is LL's) business concerned mainly with residential property or not?

Mainly residential	1
Not	2

GO TO Q.21  
ASK (a)

(a) What is the main business?

OFF.  
CODE

Q.21 HAND CARD G. Looking at this card, thinking of your (the LL's) income from all residential lettings, before tax and after outgoings such as rates and running costs, can you tell me in which group your (the LL's) income from rent comes?

ENTER CODE FROM CARD; 98 FOR REFUSAL, 99 FOR DK → . .

(a) (About) what percentage does the rent income represent of your (the LL's) total gross income?

ENTER PERCENTAGE → . . .

See (i)

(i) INTERVIEWER CODE:

Percentage Stated	1
DK	2
Refused	3



BEFORE COMPLETING THE QUESTIONNAIRE PLEASE READ THESE NOTES

1. The questionnaire is in two sections. Part A has questions about any improvements which you may have carried out to the sampled address and questions about your policies in respect of letting this address. The address which we have sampled is noted on page 1 of the questionnaire. Part B has questions about any changes which you, as a landlord, would like to see made to Government and Local Authority policies affecting landlords. It also has a few questions about yourself, for classification purposes, so that we can see how different kinds of landlords are affected by Government policies, by relating the views and facts that people tell us to the kinds of landlords who have taken part in the survey.
2. It may be that more than one of the addresses you own in Sheffield has come up in the sample. If this applies in your case, we will have sent you a copy of Part A of the questionnaire for each of these addresses. We should be grateful if you would complete a Part A questionnaire in respect of each of the sampled addresses identified, as well as completing a copy of Part B, the general questions, a single copy of which will have been enclosed.
3. Many questions can be completed by ringing the code number beside the answer which is appropriate to you. Next to the code number you will find instructions about which question you should answer next. For those questions (e.g. Q.26 of Part A) where we have not pre-coded possible answers for you to ring or provided a box for you to enter figures or numbers, please write as much as you would like to answer the particular question. At the end of the space provided for answers to these questions there are instructions about the question you should answer next.
4. If you feel that a question which we have asked you to answer does not apply to you, it would be helpful if you could give the reasons for this by writing them under the question concerned.

--	--	--	--	--	--	--

PART A: THE ADDRESS

The address we have sampled is:

Q.1 In what year did you acquire this address?

PLEASE ENTER YEAR IN BOX →

Q.2 Did you .....

PLEASE RING NUMBER

Buy it .....	1	GO TO Q.3
or Inherit it .....	2	GO TO Q.4
or Acquire it in some other way? (PLEASE EXPLAIN) .....	3	GO TO Q.3

Q.3 Did you acquire it mainly .....

as an investment .....	1 2 3 4 5 6	] GO TO Q.4
or to live in all of it .....		
or to live in and let part ...		
or for a relative .....		
or for an employee .....		
or for some other reason? .... (PLEASE EXPLAIN)		

Q.4 Did you acquire it .....

with vacant possession .....	1 2	] GO TO Q.5
or with sitting tenants?.....		

Q.5 Is this address let .....

unfurnished .....	1 2	GO TO Q.6
or furnished? .....		GO TO Q.7

Q.6 Is the letting a controlled tenancy?

Yes .....	1 2	] GO TO Q.7
No .....		

\* (Some tenancies which were existing in 1957 are "controlled" which means the rent generally cannot be put up, apart from the rates, while that tenant or his first successor is living there. This is not the same as "registration" which is when the Rent Officer or Rent Tribunal fixes a "Fair Rent")

Q.7 How do you regard this address today?  
Do you regard it as:

PLEASE RING  
NUMBER

- an investment with the return coming mainly  
from rent income .....
  - or an investment with the return coming  
mainly from an increase in the market value  
of the property .....
  - or do you regard it in some other way? .....
- (PLEASE EXPLAIN)

1
2
3

GO TO Q.8

Q.8(a) Did this address have any of the amenities listed in the box below in 1963  
(or on the date you acquired it, if that was later than 1963)?

PLEASE RING YES OR NO AGAINST EACH AMENITY LISTED IN THE  
BOX BELOW IN COLUMN (a)

(b) Does this address have any of the amenities today?

PLEASE RING YES OR NO IN COLUMN (b)

AMENITY	(a) 1963		(b) 1980	
	YES	NO	YES	NO
1. Bath or shower in bathroom	YES	NO	YES	NO
2. Wash-hand basin	YES	NO	YES	NO
3. Kitchen sink	YES	NO	YES	NO
4. Hot water supply to 1, 2 <u>and</u> 3	YES	NO	YES	NO
5. Inside W.C.	YES	NO	YES	NO

(i) IF THE ADDRESS HAD ALL AMENITIES 1-5 IN 1963 (OR ON THE DATE OF ACQUISITION IF THIS WAS LATER THAN 1963), PLEASE SKIP QUESTIONS 9-24 AND GO STRAIGHT TO QUESTION 25.

(ii) IF THE ADDRESS LACKED SOME OR ALL OF THE AMENITIES IN "1963" AND NONE OF THOSE LACKING THEN HAVE BEEN INSTALLED SINCE, PLEASE SKIP QUESTIONS 9-21 AND GO STRAIGHT TO QUESTION 22.

(iii) IF THE ADDRESS HAS BEEN IMPROVED SINCE "1963" BY THE ADDITION OF ANY OF THE AMENITIES 1-5 WHICH WERE LACKING IN "1963", PLEASE GO TO QUESTION 9.

Q.9 In what year were those improvements done?

IF THEY WERE ALL DONE IN THE SAME YEAR,  
PLEASE ENTER THE YEAR IN THE BOX

→

BUT IF THEY WERE DONE IN DIFFERENT YEARS,  
PLEASE EXPLAIN WHEN THE WORKS WERE DONE:

NOW GO TO Q.10

---

Q.10 Thinking back to the time the improvements were done,  
what were your reasons for doing them then and not before?

NOW GO TO Q.11

---

Q.11 PLEASE ANSWER THIS QUESTION IF THE IMPROVEMENTS WERE ALL DONE IN THE SAME YEAR  
(IF NOT PLEASE GO TO Q.12)

How much did the improvements (and any repairs done at the same time) cost?

PLEASE INCLUDE ANY PART OF THE TOTAL COST COVERED BY  
A GRANT PAID BY SHEFFIELD COUNCIL

PLEASE NOTE IF YOU ARE ABLE TO GIVE ONLY AN ESTIMATE

PLEASE ENTER THE COST IN THE BOX

→

NOW GO TO Q.12

---

Q.12 Was any part of the cost of these improvements covered by an improvement grant paid by Sheffield Council?

PLEASE RING NUMBER

Yes .....  
No .....

1
2

GO TO Q.13  
GO TO Q.16

Q.13 What was the amount of the grant paid to you by the Council?

PLEASE ENTER AMOUNT IN THE BOX £

--

NOW GO TO Q.14

Q.14 In what year was the grant paid?

PLEASE ENTER YEAR IN THE BOX

19..
------

NOW GO TO Q.15

Q.15 What percentage of the "eligible costs" of the works was covered by the grant?

PLEASE RING NUMBER

By "eligible costs" we mean that part of the total costs of improvements and repairs on which the Council were prepared to pay the grant. Was it .....50%  
or 60%  
or 75%?

1
2
3
4

GO TO Q.17  
GO TO Q.16  
GO TO Q.17

or IF YOU DO NOT KNOW: RING

Q.16 Thinking about the time the works were done and about the amount of grant you received, would you have carried out the works if you had received only a 50% grant?

PLEASE RING NUMBER

Yes .....  
No .....  
Don't know

1
2
3

GO TO Q.17  
GO TO Q.16  
GO TO Q.17

(a) Why is that?

NOW GO TO Q.17

Q.17

Did the Council place a condition on the grant requiring you to keep this address available for letting for a specific number of years?

PLEASE RING NUMBER

Yes .....  
No .....

1  
2

NOW GO TO Q.20

Q.18

Did you apply to the Council for a grant to improve this address?

PLEASE RING NUMBER

Yes .....  
No .....

1  
2

GO TO Q.19

Q.19

Why did you do the works without a grant?

NOW GO TO Q.20

Q.20

Quite often the Council asks landlords to carry out repairs and improvements. Had the Council asked you to do the improvements to this address?

PLEASE RING NUMBER

Yes .....  
No .....

1  
2

GO TO Q.20a  
GO TO Q.21

(a) What action did the Council take?

NOW GO TO Q.21

Q.21

Thinking of your own expenditure on these improvements have you found the return from that expenditure .....

PLEASE RING NUMBER

reasonable  
or not reasonable?  
Other  
(PLEASE EXPLAIN)

1  
2  
3

GO TO Q.25

Q.22 Would you like to make improvements to this address by installing any of the amenities listed in the box at Question 8 that it does not have today?

PLEASE RING NUMBER

Yes .....  
No .....

1
2

GO TO Q.23

Q.23 What are your main reasons for not making these improvements, up till now?

NOW GO TO Q.24

Q.24 Would you do improvements to this address under any of the circumstances listed below?

PLEASE RING THE NUMBER FOR YES OR NO FOR EACH CIRCUMSTANCE LISTED

	RING NUMBER	
	Yes	No
1. Would you improve without a grant if address became vacant?	1	2
2. Would you improve and continue to let if the Council served a Compulsory Improvement Notice?	1	2
3. Would you improve and continue to let if the Council gave a 75% grant?	1	2
4. Would you improve and continue to let if the Council gave a 50% grant?	1	2
5. Would you improve and continue to let without an improvement grant?	1	2

NOW GO TO Q.25

Q.25 Supposing that this address were to become vacant tomorrow, would you .....

PLEASE RING NUMBER

- relet it as it is .....
  - or improve it to let .....
  - or sell it as it is .....
  - or improve it for sale .....
  - or keep it empty .....
  - or do something else with it?...
- (PLEASE EXPLAIN)

1
2
3
4
5
6

GO TO Q.28

GO TO Q.26

Q.26 What is your main reason for not wanting to relet this address?

NOW GO TO Q.27

Q.27 Have you relet at this address since 1963 (or since you acquired it if that was later than 1963)?

PLEASE RING NUMBER

Yes .....

1

GO TO Q.27 (a) & (b)

No .....

2

GO TO Q.29

(a) When was the last time you took on a new tenant at this address?

PLEASE ENTER YEAR IN THE BOX →

19 . .
--------

(b) What was the main reason you took on a new tenant the last time you relet this address?

NOW GO TO Q.29



Q.28 Some landlords decide not to relet their accommodation when it becomes vacant whilst others decide to take on a new tenant. What is your main reason for wanting to relet this address?

NOW GO TO Q.29

Q.29 Have you ever tried to sell this address since 1963 (or since you acquired it, if that was later than 1963)

	PLEASE RING NUMBER
Yes .....	1
No .....	2

GO TO Q.29  
(a)(b)&(c)  
NOW GO TO  
PART B

(a) In what year did you (last) try to sell?

PLEASE ENTER YEAR IN THE BOX → 19 . .

(b) Was it for sale .....

with vacant possession .....

or with sitting tenants? ....

	PLEASE RING NUMBER
	1
	2

(c) Why didn't you sell it in the end?

PLEASE EXPLAIN ANY DIFFICULTIES  
YOU HAD IN SELLING IT

NOW GO TO PART B



Q.4 Would any changes to Council policies in Sheffield which affect landlords, including those concerned with improvement grants, help you as a landlord?

PLEASE RING  
NUMBER

Yes .....

1

GO TO Q.5

No .....

2

GO TO Q.6

---

Q.5 What changes would you most like to see?

NOW GO TO Q.6

---

Q.6 Is there anything else you would like to say about the way Government or Council policies affect the ability of private landlords to carry out improvements to their property or their willingness to let accommodation?

NOW GO TO Q.7

---

Q.7 In your capacity as the landlord of the address(es)  
we have supplied, are you .....

PLEASE RING  
NUMBER

- a private individual .....
- or a company .....
- or a charity or trust .....
- or something else .....
- (PLEASE EXPLAIN)

1
2
3
4

GO TO Q.11  
NEXT PAGE

GO TO Q.8

GO TO THE  
BOTTOM OF  
THIS PAGE

Q.8 Are you .....

PLEASE RING  
NUMBER

- a public company/partnership
- or a private company/  
partnership .....

1
2

GO TO Q.9

Q.9 Is your business concerned mainly with .....

PLEASE RING  
NUMBER

- residential property .....
- or not .....

1
2

GO TO THE  
BOTTOM OF  
THIS PAGE

GO TO Q.10

Q.10 What is the main business?

FOR COMPANIES AND OTHER ORGANISATIONS THIS IS THE END OF THE  
QUESTIONNAIRE

THANK YOU VERY MUCH FOR HELPING US

EVERYTHING YOU HAVE TOLD US WILL BE TREATED IN THE STRICTEST  
CONFIDENCE

PLEASE RING  
NUMBER

Q. 11 Are you .....

Male .....  
or Female.....

1
2

Q. 12 What was your age last birthday?

years
-------

Q. 13 Do you currently have .....

PLEASE RING  
NUMBER

a full-time paid job .....  
a part-time paid job .....  
or no paid job?.....

1
2
3

GO TO Q. 15  
GO TO Q. 14

Q. 14 Are you .....

PLEASE RING  
NUMBER

retired .....  
or unemployed .....  
or a housewife?.....

1
2
3

GO TO Q. 15  
GO TO THE  
BOTTOM OF  
THE PAGE

Q. 15 What work do you do?

(IF RETIRED OR UNEMPLOYED, PLEASE GIVE DETAILS OF YOUR LAST JOB)

THIS IS THE END OF THE QUESTIONNAIRE

THANK YOU VERY MUCH FOR YOUR HELP

EVERYTHING YOU HAVE TOLD US WILL BE TREATED IN THE STRICTEST  
CONFIDENCE

SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
 299 Western Bank,  
 Sheffield S10 2UD. (0742 760607)

SURVEY OF PRIVATE RENTED HOUSING  
 1980-81 INTERVIEWS WITH HOUSEHOLDS MOVING OUT OF 1979 RENTED ADDRESSES:  
 CONTACT DETAILS AND INTERVIEWER CALL RECORD

(1-21)

Mover to be Contacted:

New Address:

1979 Address:

Movers 1979 Contact:  
Name and Address:

	Data Type	9
	Movers Out SIN	. . .
	Card No.	1
O F F I C E	1979 Address SIN	. . . .
	1979 A.U. SIN	. .
	1979 H.H. SIN	. .
	1979 Address Landlord No.	. . . .
U S E	1979 Address Area Status Code	. .
	1979 Ward Code	. .
	1980/81 Interviewer No.	.

	NEW ADDRESS AVAILABLE?	(22)
O F F I C E	Yes: Contact Attempted	1
	Yes: Contact not Attempted (SPECIFY)	2
	No: Deceased	3
U S E	No: Moved, but new address not traced	4

	SOURCE OF NEW ADDRESS	(23)
O F F I C E	1979 Survey Contact Used	1
	Forwarding Address from Movers In Survey	2
	LA Lettings Record	3
	Student Records	4
U S E	Housing Ass. Records	5
	Other (SPECIFY)	6

O F F I C E U S E	NEW ADDRESS		(24-28)
	Sheffield	1979 Ward Code	..
		Within Inner Area	1
		Outside Inner Area	2
	Not Sheffield: Address Code		..

	MOVER CONTACTED BY		(29)
O	Personal Interview		1
U	Postal Questionnaire		2

INTERVIEWER'S CALL RECORD

NO.	DAY	DATE/MONTH	TIME
1			
2			
3			
4			

PERSONAL INTERVIEW CALL OUTCOME		(30-35)
No. of calls made		.
Date of call (ENTER MON. & YR.)		.. 8 .
Household Interviewed?	Yes	Complete 1
		Partial 2
	No	3

REASON FOR UNSUCCESSFUL PERSONAL CONTACT		(36-37)
Address Occupied - No Contact after 4 calls		01
Address Occupied - Not Effective (deaf/too ill)		02
Address Occupied - On holiday/away		03
Address Occupied - Mover(s) <u>never</u> lived at ADDRESS		04
Address Occupied - Mover(s) moved on (OBTAIN DETAILS)		05
Address Occupied - Refusal (GIVE REASONS)		06
Address Unoccupied		07
Address Boarded up		08
Address Demolished		09
Other Reasons (SPECIFY)		10

O F F I C E D E S E	RESULT OF POSTAL QUESTIONNAIRE	(38)
	Returned -- completed: no reminder	1
	Returned -- completed: after reminder	2
	Returned as refusal (NOTE REASONS)	3
	Not returned after reminder	4

DETAILS OF NEW ADDRESS		(39)
Private Residence? _____	[Yes	1
	]No (SPECIFY)	2
		(40)
Age of Private Residence _____	[Pre 1919	1
	]1919-1945	2
	]Post 1945	3
Details of Private Residence Occupied by Mover		(41)
Whole House: Terraced		1
Semi-detached		2
Detached		3
Bungalow		4
Flat/Rooms in Converted House		5
Purpose-built Flat		6
Flat over commercial premises		7
Other (SPECIFY)		8



SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
 299 Western Bank,  
 Sheffield S10 2UD. (0742) 760607

SURVEY OF PRIVATE RENTED HOUSING  
 1980-81 INTERVIEWS WITH HOUSEHOLDS MOVING OUT OF 1979 RENTED ADDRESSES:  
 HOUSEHOLD INTERVIEW SCHEDULE

Mover is:

CARD 2

Address is:

		(1-5)
	Data Type	9
O	MO SIN	. . .
U	Card No.	2

1. INTRODUCE YOURSELF AND PROJECT:  
 ASK TO SPEAK TO HOUSEHOLD/PERSON GIVEN ON CONTACT DETAILS
2. IF CORRECT HOUSEHOLD/PERSON:  
 EXPLAIN REASONS FOR CONTACTING MOVER AGAIN AND CONDUCT INTERVIEW IN RESPECT OF CURRENT HOUSEHOLD MEMBERS WHO MOVED FROM THE 1979 ADDRESS GIVEN ON CONTACT SCHEDULE
3. IF NOT CORRECT HOUSEHOLD:  
 CHECK IF HOUSEHOLD GIVEN ON CONTACT SCHEDULE HAS EVER LIVED AT THE ADDRESS - IF SO: OBTAIN CURRENT ADDRESS

COMPOSITION OF 1980/81 HOUSEHOLD AT NEW ADDRESS

INTERVIEWER: CODE STATUS OF PERSON INTERVIEWED:

Head of Current Household (and moved from  
 1979 address) 1  
 Housewife (non HOH - but moved from 1979 address) 2  
 Non Current HOH or Housewife but head of group  
 moving from 1979 address 3  
 Other (SPECIFY) 4

(6)

Q.1 Can I just check, when you moved from ADDRESS, where you were living at the end of 1979, did all or just some of the members of your household at that address move with you to this address? PROBE FULLY

- All 1979 HH moved together to this address
- All 1979 HH moved but split up and not all moved to this address
- Only some of 1979 HH moved but all who moved, moved to this address
- Only some of 1979 HH moved but movers split up and not all moved to this address

(7)
1
2
3
4
(8)
1
2
3

GO TO Q.3  
GO TO Q.2  
GO TO Q.3  
GO TO Q.2

Q.2 We'd like, if possible to talk to everyone who has moved to a new address, since our first survey in 1979, about their new accommodation. Do you have an address for the other members of the household you were living with at ADDRESS in 1979 who moved elsewhere?

NOTE (BE SYMPATHETIC) DEATHS

INTERVIEWER CODE — [ Information Given  
DK  
Refused ]

See (i)  
GO TO Q.3

(i) OBTAIN NAMES, AND ASK IF THEY HAVE THEIR NEW ADDRESS

	NAME	NEW ADDRESS	
1			
2			
3			
4			
5			

O F F I C E  U S E	1979 PERSON NUMBER	ADDRESS AVAILABLE	
		Yes	No
	.	1	2
	.	1	2
	.	1	2
	.	1	2
	.	1	2

(9-10)  
(11-12)  
(13-14)  
(15-16)  
(17-18)

Q.3 May I just check, how many people moved here from your old accommodation unit at ADDRESS?

ENTER NUMBER → 

(19) .
-----------

Q.4 Did anyone who did not live with you at your old accommodation unit at ADDRESS move to this address with you?

Yes 1 Ask (a)  
 No 2 GO TO Q.5

(20)
.
(21)
.
(22)
.
.
.
(23)
.

(a) How many other people joined you?

ENTER NUMBER →

Q.5 When you came to live at this address did you join a household at this address whose members were already living here at the time you moved in? By that I mean anyone already living in this accommodation unit but not in other accommodation units in this building.

IF MOVER(S) IS LODGER WITHOUT BOARD AT NEW ADDRESS THIS IS NOT SAME AS JOINING AN EXISTING HOUSEHOLD

Yes 1 Ask (a)  
 No 2  
 DNA - Moved to Institution (SPECIFY) 3 ] GO TO CHECK

(a) How many people were already living in this accommodation unit when you moved here?

ENTER NUMBER →

INTERVIEWER CHECK

- (i) ASK Q.6 (IF MOVED TO INSTITUTION ENTER NO. OF MOVERS ONLY)
- (ii) ASK Q.7-15 FOR MEMBERS OF HOUSEHOLD WHO MOVED TO NEW ADDRESS FROM 1979 ADDRESS
- (iii) ASK Q.7-10 ONLY FOR MEMBERS OF HOUSEHOLD (IF ANY) WHO DID NOT MOVE TO NEW ADDRESS FROM 1979 ADDRESS.  
 (IF MOVED TO INSTITUTION, DO NOT ASK ABOUT OTHER RESIDENTS)
- (iv) COMPLETE HOUSEHOLD STRUCTURE CODE (Q.16) IN RESPECT OF ALL MEMBERS OF HOUSEHOLD (BUT IF INSTITUTION CODE IN RESPECT OF MOVER(S) ONLY)
- (v) IF MOVERS JOINED EXISTING HOUSEHOLD AT NEW ADDRESS, CODE RELATIONSHIP OF HEAD OF MOVING GROUP TO HEAD OF HOUSEHOLD (Q.17)
- (vi) ASK Q.18 ONWARDS, AS INDICATED, OF THE HEAD OF THE MOVING GROUP WHICH MOVED TO NEW ADDRESS FROM 1979 ADDRESS

HOUSEHOLD COMPOSITION

I'd like now to ask you about the people who live here as permanent members of your household.  
I stress again that everything you tell me will be treated confidentially.

Q.6 Firstly, how many people are there in your household, including yourself? →

CARD 2  
(24-25)  
..

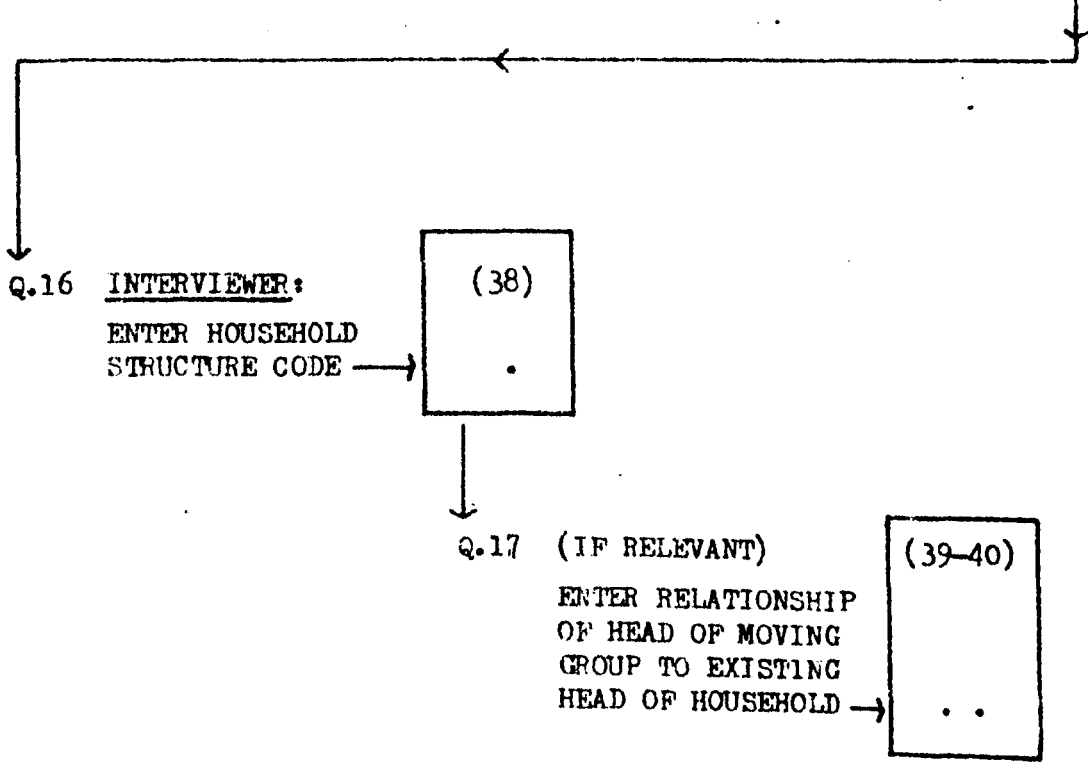
INTERVIEWER: COMPLETE Q. 7-15 FOR EVERY HOUSEHOLD MEMBER AS OVERLEAF

Column Nos.	PERSON NO.	Q.7 NAME?	Q.8 RELNSHIP TO HOH?			Q.9 SEX?		Q.10 AGE?	Q.11 MARITAL STATUS				
			HOH?	CODE		F	M		Si	M	D	W	Se
(26-41)	1		NOH	01		1	2	..	1	2	3	4	5
(42-57)	.			..		1	2	..	1	2	3	4	5
(58-73)	.			..		1	2	..	1	2	3	4	5
CARD 3		DUP: 1-4 COL:5=3											
(6-21)	.			..		1	2	..	1	2	3	4	5
(22-37)	.			..		1	2	..	1	2	3	4	5
(38-53)	.			..		1	2	..	1	2	3	4	5
(54-69)	.			..		1	2	..	1	2	3	4	5
CARD 4		DUP: 1-4 COL:5=4											
21)	.			..		1	2	..	1	2	3	4	5
37)	.			..		1	2	..	1	2	3	4	5

CODE	RELATIONSHIP TO HOH
01	Head of Household
02	Partner/Spouse
03	Son/Daughter
04	Son/Daughter-In-Law
05	Father/Mother
06	Father/Mother-In-Law
07	Brother/Sister
08	Grandson/Granddaughter
09	Other Relation
10	Boarder
11	Cotenant
12	Other unrelated
13	Not ascertained

CODE	HOUSEHOLD STRUCTURE
1	One adult aged under 60
2	Small adult household - related
3	Small adult household - unrelated
4	Small Family
5	Large Family
6	Large adult household - all related
7	Large adult household - not all related
8	Older small household
9	One adult aged 60 or over

Q.12 DOES (PERSON) HAVE A PAID JOB NOW?									Q.13 OCCUPATION? JOB DESCRIPTION/TITLE		Q.14 When did (PERSON) move to this address?		Q.15 How long had (PERSON) lived at (1979 address)?	
FT	PT	HW	C	TE	U	S	R		OFFICE CODE	MONTH	YR.	ENTER	YEARS	
1	2	3	4	5	6	7	8		.	.	8	.	.	
1	2	3	4	5	6	7	8		.	.	8	.	.	
1	2	3	4	5	6	7	8		.	.	8	.	.	
1	2	3	4	5	6	7	8		.	.	8	.	.	
1	2	3	4	5	6	7	8		.	.	8	.	.	
1	2	3	4	5	6	7	8		.	.	8	.	.	
1	2	3	4	5	6	7	8		.	.	8	.	.	
1	2	3	4	5	6	7	8		.	.	8	.	.	



REASONS FOR MOVING

Q.18 Now I would like to talk to you about your move from your last address, that is ADDRESS. People move for many different reasons. Can you tell me the reasons why you moved from your last address?

PROBE FULLY. UNDERLINE MAIN REASON

OFFICE CODE

(41)

..

OFFICE CODE

(43)

..

Q.19 At the time you moved from your last address were you the head of that household - by that I mean the person in whose name the accommodation was rented?

Yes

1

See (i)

No

2

GO TO 6

(i) INTERVIEWER (DO NOT ASK)  
IS HEAD OF MOVING GROUP  
ALSO HEAD OF CURRENT HOUSEHOLD?

Yes

1

No

2

] GO TO 6

(45)

(46)

FOR OFFICE USE ONLY: PAST ACCOMMODATION

(47-58)

NO. OF PERSONS IN HH.

.

HH STRUCTURE CODE

.

NO. OF ROOMS

.

BATH/SHOWER CODE

.

INSIDE W.C. CODE

.

SELF CONTAINMENT CODE

.

FURN/UNFURNISHED CODE

.

RESIDENT LANDLORD CODE

.

RENT PER WEEK CODE

£ . . || . .

p

Q.20 Do you prefer living here to where you lived before?

- Yes
- Yes (BUT QUALIFIED BY DISADVANTAGES)
- No
- Same
- DK

(59)
1
2
3
4
5
(60-63)
..
..

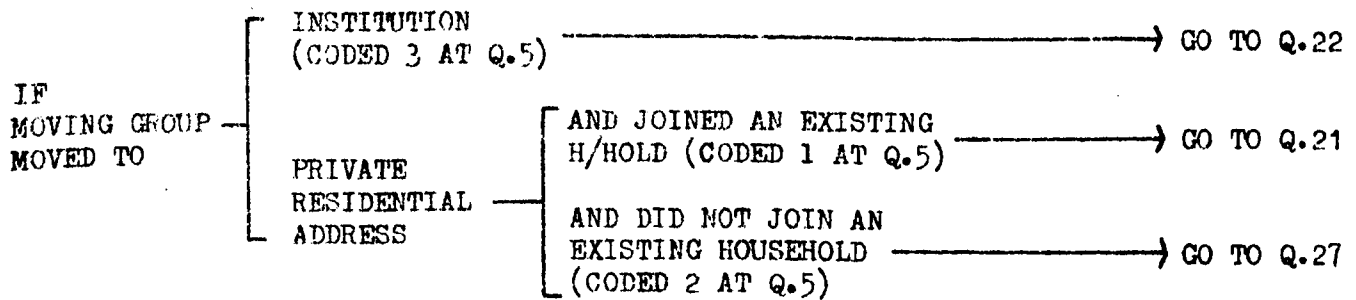
Ask (a)

GO TO CHECK

(e) Why is that?  
UNDERLINE MAIN REASON

OFFICE CODE  
 OFFICE CODE

INTERVIEWER CHECK



REASONS FOR MOVE TO JOIN EXISTING HOUSEHOLD/TO INSTITUTION

Q.21 (Can I just check) how did you hear about the accommodation at this address?

(64)
..

OFFICE CODE

Q.22 What were your reasons for moving here rather than getting a place of your own?

(66)
..

OFFICE CODE

Q.23 May I just check, before you moved here had you tried to find somewhere else to live, that is, to rent or to buy a place for yourself?

Yes  
No

(68)

1  
2

GO TO Q.24  
GO TO Q.25

Q.24 Was that to rent or to buy?

FROM FULLY. CODE MOST SERIOUS ATTEMPT

- To rent private: unfurnished
- To rent private: furnished
- To rent from the Council
- To rent from Housing Association
- To buy own place

(69)

1  
2  
3  
4  
5

Q.25 What had you done about finding a place to rent (buy), had you .....  
INDIVIDUAL PROMPT

ACTION TAKEN	APPLIED?	
	YES	NO
Asked Estate Agents about a house/flat to rent?	1	2
Answered advertisements about a house/flat to rent?	1	2
Gone to look around houses/flats to rent privately?	1	2
Put your name on the Council Waiting List?	1	2
Been saving up to buy?	1	2
Opened up a Building Society account?	1	2
Gone to look around houses/flats to buy?	1	2
Made offers to buy houses/flats?	1	2
Done anything else? (SPECIFY)	1	2
NO ACTION TAKEN (RING 2)		2

(70-79)

CARD 5  
DUP:1-4  
COL:5=5

Q.26 Why did you not get a place for yourself in the end?

OFFICE  
CODE

(6)

..

NOW GO TO Q.78.



MOVERS WHO DID NOT JOIN EXISTING HOUSEHOLD/ MOVE TO INSTITUTION  
PRESENT ACCOMMODATION: ASK HcH

CARD 5

Q. 27 How many bedrooms does your household have for your sole use, including bedsitting rooms, spare bedrooms and attics if used regularly?

ENTER NO. AND RING →

(8)

.

Q. 28 Do you have a separate kitchen for your sole use, that is a room in which you cook?

Yes  
No

(9)

1  
2

ASK (a)  
GO TO Q.29

(a) Is it less than six feet wide at its narrowest point?

Yes  
No

(10)

1  
2

Q.29 What other rooms does your household have for your sole use?

(LIST RESPONDENT'S NAMES FOR OTHER ROOMS)

1 5  
2 6  
3 7  
4 8

ENTER NO. AND RING →

(BUT EXCLUDE BATHROOMS, TOILETS, GARAGES, ROOMS USED SOLELY FOR BUSINESS)

(11)

.

Q.30 May I just check, do you share any rooms at this address with members of other households?

Yes  
No

(12)

1  
2

ASK (a)  
GO TO 6

(a) Which rooms do you share?  
(LIST RESPONDENT'S NAMES FOR SHARED ROOMS)

1  
2  
3  
4

ENTER NO. AND RING →

(BUT EXCLUDE BATHROOMS, TOILETS, KITCHENS LESS THAN 6 FT. WIDE AND ROOMS USED SOLELY FOR BUSINESS PURPOSES)

(13)

.

Q.31 May I check, when moving between the parts of your accommodation, do you have to use a hall, stairs, passage or landing that is used by another household?

Yes  
No

(14)

1  
2

ASK (a)  
GO TO 6

(a) Do you have to do this to get to the bathroom or toilet?

Yes  
No

(15)

1  
2

(b) Do you have to do this to move between the other rooms in your accommodation?

Yes  
No

(16)

1  
2

(c) How many other households use the hall, stairs, passage or landing that you use to move between any of your rooms or amenities?

ENTER NO. AND RING →

(17)

.

INTERVIEWER:

Q.32 and Q.34 WHERE APPLICABLE ASK:

Do you share it with another household?

Q.32

(a) Do you have a cooker, or stove with an oven?

Yes [ sole  
shared  
No

(18)

1

2

3

] ASK (i)

GO TO (b)

(i) Where is it?

Kitchen  
Bedroom  
Living Room  
Hallway  
Other

(19)

1

2

3

4

5

(b) A plumbed in kitchen sink?

Yes [ sole  
shared  
No

(20)

1

2

3

(c) A fixed bath or shower?

Yes [ sole  
shared  
No

(21)

1

2

3

] ASK (i)

GO TO (d)

(i) Is it in a separate bathroom?

Yes  
No

(22)

1

2

(d) Apart from the sink, is there a fixed wash hand basin?

Yes [ sole  
shared  
No

(23)

1

2

3

ASK (i)

] GO TO Q.33

(i) Are there any wash hand basins in your bedroom(s)? (How many?)

ENTER NO.  
AND RING →

(24)

.

Q.33 ASK THOSE WITH AMENITIES AT Q.32 (b) (c) and (d)

OTHERS →

GO TO Q.34

Do the sink, bath/shower, and wash hand basin all have a fixed hot water supply?

(IF NO: Do any of them have a hot water supply?)

- Yes, all 1
- Some 2
- None 3

(25)

Q.34 Do you have a flush toilet with entrance inside the building?

- Yes [ sole 1
- [ shared 2
- No 3

GO TO Q.35

ASK (a)

(a) Do you have a flush toilet with entrance outside the building?

- Yes [ sole 1
- [ shared 2
- No 3

(26)

Q.35 ASK ALL WHO SHARE AMENITIES/ROOMS  
(CODED 1 AT Q.30 AND 2 AT Q.32, Q.34)

STRESS DEFINITION OF HOUSEHOLD

OTHERS →

GO TO Q.36

Which households do you share rooms and/or amenities with?

Are they (RUNNING PROMPT)

- Landlords 1
- Subtenants 2
- Other tenants 3
- Some combination 4

(27)

(28)

TENURE

Q.36 Do you own this house/flat?

INCLUDING MEMBER OF CO-OWNERSHIP  
OR CO-OPERATIVE HOUSING SOCIETY ]

- Owns/Buying 1
- Rents 2
- Rent Free 3

GO TO Q.37

GO TO Q.37

(29)

BUYERS - PREFERENCES

Q.37 What things were you particularly looking for when deciding on the house/flat you wanted to buy? PROBE FULLY

(30-35)
. .
. .
. .

OFFICE CODE

Q.38 Did you look at houses in any other areas, apart from this one?

(36)
1
2

Yes

1

Ask (a)

No

2

Ask (b)

(a) Why did you decide against other areas?

(37)
. .

NOW GO TO Q.39

OFFICE CODE

(b) Why did you want to choose a house in this particular area?

(39)
. .

OFFICE CODE

Q.39 How long did it take you to find this house(flat) from the time you started looking for one seriously?

ENTER TIME IN MONTHS →

(41)

. .

Q.40 About how many others did you look over - I mean actually go into and look round - before deciding on this one?

RING 1 FOR NO OTHERS →

OR ENTER NUMBER →

(43)

1

. .

GO TO Q.41

Ask (a)

(a) What was it that made you decide against the other houses(flats)?

(46)

OFFICE CODE

. .

(b) (Can I just check) did you have difficulty in getting a mortgage or loan to buy any of the others?

Yes

No

(48)

1

2

Ask (c)

GO TO Q.41

(c) What difficulty did you have in getting a mortgage or loan?

(49)

OFFICE CODE

. .

Q.41 So to sum up, what was the most important reason for choosing this particular house (flat)?

(51)

OFFICE CODE

..

Q.42 Have you installed any of the items listed on the card in this house since you acquired it?

HAND CARD A

ITEM	INSTALLED?		ADD/ REPL.		NEEDED?	
	YES	NO	FIRST	REPL.	YES	NO
(53-55) 1. Fixed bath/shower	1	2	1	2	1	2
(56-58) 2. Fixed kitchen sink	1	2	1	2	1	2
(59-61) 3. Fixed washhand basin	1	2	1	2	1	2
(62-64) 4. Inside flush toilet	1	2	1	2	1	2
(65-67) 5. Hot water supply	1	2	1	2	1	2
(68-69) 6. Built new extension for kitchen/bathroom	1	2			1	2
(70-72) 7. Converted attic/loft into a room	1	2			1	2

FOR EACH INSTALLATION 1-5 RUNG 1 (YES) ASK (a) AND RING CODE

1-7 RUNG 2 (NO) ASK (b) AND RING CODE

(a) Was this a replacement of an existing (ITEM), an additional one, or the first one at this house?

(b) Is the installation of (ITEM) needed?

NOW GO TO Q.42(c)

CARD 6  
 DUP: 1-4  
 COL: 5-6

Q.42(c) Have you carried out any major repairs to this address since you bought it?  
 INTERVIEWER USE PROMPT CARD

Yes 1 ASK (i)  
 No/DK 2 ASK (ii)

(6)

(i) What repairs have been done?

(7-15)

OFFICE CODE .

(ii) Do any major repairs need doing? (SPECIFY)

Yes 1 SPECIFY  
 No 2 ] GO TO Q.43  
 DK 3 ]  
 OFFICE CODE .

(16-25)

Q.43 ASK IF IMPROVEMENTS/REPAIRS DONE OR NEEDED (CODED Yes AT Q.42 or 42(c))

OTHERS → GO TO Q.44

Did you buy this house (flat) with the intention of improving it?

Yes 1 ] ASK (a)  
 No 2 ]

(26)

(a) Why did you buy this house (flat) instead of one which did not need improvements or repairs?

(27)

OFFICE CODE . .



OWNERS - MORTGAGES

Q.44 (May I just check) when did you buy this house (flat)?

ENTER MONTH AND YEAR → . . 8 .

(29-32)

Q.45 How much did you pay for this house (flat)?

ENTER AMOUNT →

--	--	--	--	--

See (i)

(33-37)

(i) INTERVIEWER CODE

Amount stated  
 Amount estimated  
 DK  
 Refused  
 DNA: Inherited/  
 Gift

(38)

1  
 2  
 3  
 4  
 5

GO TO Q.46

GO TO Q.78

Q.46 Do you own it outright or are you buying it on a mortgage or loan?

Outright  
 Mortgage/Loan

(39)

1  
 2

GO TO Q.47a

Ask (a)

(a) Did you put down a deposit?

Yes  
 No - 100% mortgage

(40)

1  
 2

GO TO Q.47b

GO TO Q.48

Q.47 (a) How did you raise most of the money to buy outright?

(b) How did you raise most of the deposit you put down on this house (flat)?

CODE ONE MAIN SOURCE

- Own Savings 1
- Sale of previous home 2
- Loan from Clearing Bank 3
- Loan from Finance Company 4
- Loan from Private Money Lender 5
- Loan from relatives/friends 6
- Loan from vendor 7
- Other (SPECIFY)/DK 8
- Refused 9

(41)

Q.48 ASK IF HAD MORTGAGE/LOAN TO BUY (CODED 2 AT Q.46)

From whom did you borrow the money for the mortgage (loan) to buy this house (flat)

CODE FOR MAIN MORTGAGE ONLY IF MORE THAN ONE

- Building Society 01
- Local Authority 02
- Clearing Banks 03
- Insurance Company 04
- Finance Company 05
- Private Money Lender 06
- Relative/Friend 07
- (INCLUDES GRADUAL REPAYMENTS TO PREVIOUS OWNER UNDER LOOSE HP AGREEMENT) Vendor 08
- Other 09
- DK 10
- Refused 11

(42)

OTHERS

GO TO Q.7

Ask (a)

GO TO Q.7

GO TO Q.7

Q.48 (a) Did you apply to the Local Authority for a mortgage to buy this house?

Yes  
No  
DK

(44)

1  
2  
3

Ask (b)  
GO TO Q.50

(b) Did the Local Authority pass on your application for a mortgage to the Building Society?

Yes  
No  
DK

(45)

1  
2  
3

GO TO Q.50

Q.49 Did you apply to a Building Society for a mortgage to buy this house?

Yes  
No  
DK

(46)

1  
2  
3

Ask (a)  
GO TO Q.50

(a) Why were you unable to obtain a Building Society mortgage on this house?

(47)

OFFICE CODE

..

Q.50 How much did you borrow for the mortgage/loan?

(49-53)

ENTER AMOUNT £

--	--	--	--	--

See (i)

(i) INTERVIEWER CODE

Amount stated  
Amount estimated  
DK  
Refused

(54)

1  
2  
3  
4

Q.51 Under the present arrangement in which year will your final repayment on the house be made?

ENTER YEAR

→ 19 ..  
or  
→ 20 ..

(55)

..  
..

Q.52 How much was your last instalment on your mortgage (loan), including any endowment insurance premium necessary to cover the mortgage (loan)?

(57-60)

ENTER AMOUNT

--	--	--	--

See (1)

(i) INTERVIEWER CODE PERIOD

(61)

- Weekly 1
- Four Weekly 2
- Calendar Monthly 3
- Quarterly 4
- Annually 5

(ii) CODE

(62)

- Amount stated 1
- Amount estimated 2
- DK 3
- Refused 4

Q.53 When you took out the mortgage/loan were you required as a condition of the mortgage/loan to carry out any repairs or improvements to this house (flat)?

(63)

By repairs I mean (.....)

- Yes 1
- No 2
- DK 3

Ask (a)

GO TO

(a) What have you been required to do?

(64-73)

OFFICE CODE

.

NOW GO TO Q.78

RENTERS - PREFERENCES

Q.54	Were you on the Council Waiting List before you moved here?	Yes No	(74) 1 2	Ask (a) GO TO Q.55
(a)	How long had you been on the list?		(75) 1 2 3 4 5 6 7	
	less than 1 year			
	1 year but less than 2 years			
	2 years but less than 3 years			
	3 years but less than 4 years			
	4 years but less than 6 years			
	6 years or more			
	DK			
Q.55	Is this house(flat) rented(provided) furnished or unfurnished?	Furnished Unfurnished	(76) 1 2	
Q.56	Who do you rent it from? PROBE FULLY		(77) 1 2 3 4 5 6 7 8 9	] GO TO Q.66 ] GO TO Q.57 ] GO TO Q.65 ] GO TO Q.69 ] GO TO Q.66 ] GO TO Q.69
	Private landlord in building			
	Private landlord not in building			
	Local Authority			
	Housing Association			
	Housing Co-operative/ Co-ownership Housing Society			
	Employer (non IA)			
	Relative			
	University/Poly			
	Other (SPECIFY)			

LOCAL AUTHORITY TENANTS

Q.57 Can I just check what is the name of this estate?

OFFICE CODE

(78)

..

Q.58 Was this estate your first choice?

Yes

No

Didn't mind which estate

(80)

1

2

3

GO TO Q.59  
GO TO Q.59  
GO TO Q.59

CARD 7  
DUP:1-4  
COL:5-7

Q.59 Which estate was your first choice?

OFFICE CODE

(6)

..

Q.60 Why did you want to move to that estate?

OFFICE CODE

(8)

..

Q.61 Why did you accept an offer of a house (flat) on this estate?

OFFICE CODE

(10)

..

NOW GO TO Q.63

Q.62 Why did you want to move to this estate?

OFFICE CODE

(12)

..

Q.63

Had you been made offers of accommodation which you refused before you accepted the offer of a house(flat) here?

Yes  
No

(14)

1  
2

Ask (a)  
GO TO Q.64

(a) What were your reasons for refusing the offer(s)?

(15)

OFFICE CODE

. .

Q.64

Is this the type of accommodation that you wanted?

Yes  
No

(17)

1  
2

GO TO Q.69  
Ask (a)

(a) What type of accommodation did you want?

(18)

OFFICE CODE

. .

NOW GO TO Q.69

Q.65

At the time you were offered this house(flat) were you on the Housing Association's Waiting List?

Yes  
No  
DK

(20)

1  
2  
3

GO TO Q.69  
Ask (a)

(a) How did you find out about this house(flat)

(21)

OFFICE CODE

. .

NOW GO TO Q.69

PRIVATE LANDLORD TENANTS

Q.66 At the moment you are renting from a private landlord. When you made your last move would you have preferred, if possible, to move to accommodation rented from the local authority?

Yes 1  
No 2  
DK 3

} Ask (a)  
GO TO Q.67

(a) Why is that?

(23)

OFFICE CODE . .

Q.67 Are you on the Council Waiting List now?

Yes 1  
No 2

(24)

Q.68 Had you been made any offers of accommodation by the Council which you refused before you moved here?

Yes 1  
No 2  
DK 3

} Ask (a)  
GO TO Q.69

(a) When was that?

(26)

ENTER YEAR OF (LAST) OFFER → 19

. .

(b) On what estate was the accommodation?

(27)

OFFICE CODE . .

(c) What were your reasons for refusing the offer?

(28)

OFFICE CODE . .



ALL TENANTS

Q.69 When you made your (last) move would you have preferred to buy a place instead of renting? IF CO-OWNER SAY: By that I mean a place to own for yourself rather than as a co-owner.

Yes  
No  
DK

(34)

1  
2  
3

Ask (a)

GO TO Q.70

(a) What had you done about trying to find somewhere to buy?

(35-40)

Had you .....? INDIVIDUAL PROMPT

ACTION	YES	NO
1. Been saving up (opened B.S. account)?	1	2
2. Made enquiries with agents about houses to buy?	1	2
3. Looked at particular properties?	1	2
4. Made offers for particular properties?	1	2
5. Done anything else? (SPECIFY)	1	2
6. No action taken (RING 2)	1	2

→(SPECIFY)

(41)

OFFICE CODE

..

(b) Why did you not buy a place in the end?

(43)

OFFICE CODE

..

Q.70 (Can I just check) what made you decide to rent, rather than buy?

(45)

OFFICE CODE

..

Q.71 ASK IF RENTS FROM PRIVATE LANDLORD  
(CODED 1, 2, 6 or 7 AT Q.50)

OTHERS

(47)

GO TO 6

This may have come up already but I'd like to make some extra notes here. You were living in accommodation rented from a private landlord in 1979. What were your reasons for moving to private rented accommodation again when you moved here?

OFFICE CODE

..

Q.72 How did you first find out about this house (flat)?

(49)

CODE FOR FIRST SOURCE ONLY

- Enquired at estate agents 1
- Saw advertisement in paper 2
- Saw advertisement in University/Poly 3
- Heard about it from landlord 4
- Heard about it from friends/relatives 5
- Knew previous tenant(s) 6
- Heard about it from CAB/Housing Aid/  
Social Worker 7
- Heard about it from University/Poly  
Accommodation Office 8
- Other (SPECIFY) 9

Q.73 How long had you seriously been looking for somewhere (else) to rent before you found this house (flat)?

(50)

- Less than 1 month 1
- 1 month but less than 3 months 2
- 3 months but less than 6 months 3
- 6 months but less than 1 year 4
- 1 year or more 5

Q.74 Did you encounter any difficulties in finding a suitable place to rent?

(51)

- Yes 1
- No 2

Ask (a)  
GO TO 6

(a) What was the main difficulty that you had?

(52)

OFFICE CODE

..

RENT

Q.75

Now I'd like to ask you about the rent you pay for this accommodation

(a) How much does your landlord / the Council/Co-operative/Society charge you in rent for this accommodation?

(i) INTERVIEWER:

ENTER AMOUNT IF STATED → £ . . . || . . . p

(54-56)

(ii) RING CODE FOR PERIOD IF AMOUNT STATED

- |                  |   |
|------------------|---|
| Weekly           | 1 |
| Fortnightly      | 2 |
| Four Weekly      | 3 |
| Calendar Monthly | 4 |
| Quarterly        | 5 |

(59)

(iii) RING CODE

- |               |   |
|---------------|---|
| Amount Stated | 1 |
| Rent Free     | 2 |
| DK            | 3 |
| Refused       | 4 |

ASK (b)  
GO TO Q.78  
GO TO Q.76

(60)

(b) Does your landlord pay the rates or do you pay them yourself to the Town Hall?

- |                     |   |
|---------------------|---|
| Landlord Pays Rates | 1 |
| Tenant Pays Rates   | 2 |
| DK                  | 3 |

ASK (i)  
GO TO (c)

(61)

(i) How much of your rent is for payment of the rates?

ENTER AMOUNT OR CODE '999/99' FOR DK → £ . . . || . . . p

(62-66)

(c) Does the rent include anything for services such as heating and cleaning?

- |     |   |
|-----|---|
| Yes | 1 |
| No  | 2 |
| DK  | 3 |

ASK (i)  
GO TO Q.76

(67)

(i) How much of your rent is for payment of services?

ENTER AMOUNT OR CODE '999/99' FOR DK → £ . . . || . . . p

(68-72)

Q.76 ASK IF DOES NOT RENT FROM LOCAL AUTHORITY OR HOUSING ASSOCIATION ~~LA/HA~~ → GO TO Q.77

Is your rent a Fair Rent registered by the Rent Officer or the Rent Tribunal or have you and your landlord agreed your rent privately?

- |   |   |
|---|---|
| Fair Rent Registered                                    | 1 |
| Rent Privately Agreed                                   | 2 |
| DK but thinks Fair Rent Registered before became tenant | 3 |
| Does not apply: Rent Free                               | 4 |
| Does not apply: LA/Hsg.Ass. tenant                      | 5 |
| DK  | 6 |

(73)

GO TO Q.76

Q.77 Do you have any "Rent Free" weeks?

- |     |   |
|-----|---|
| Yes | 1 |
| No  | 2 |

(74)

Ask (a)  
GO TO Q.78

(a) How many weeks are Rent Free?

(75)

OFFICE CODE

. .

TO ALL - OWNERS AND RENTERS

HAND CARD B

CARD 8  
DUP:1-4  
COL:5-8

Q.78 Thinking about your accommodation here in general, which of the statements on the card best describes your feelings about your present accommodation?

(6)

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- A little dissatisfied
- Very dissatisfied

1  
2  
3  
4  
5

GO TO Q.79

Ask (a)

Ask (b)

(a) What are the reasons why you are not completely satisfied?

(7-10)

(b) What are the reasons why you are dissatisfied?

INTERVIEWER UNDERLINE MAIN REASON

OFFICE CODE

..  
..

Q.79 May I ask in which country you were born?

(11)

INTERVIEWER CODE DIRECTLY

- British Isles
- Rest of Europe
- Caribbean
- India/Pakistan/Bangladesh
- Middle East
- Other (Specify)
- Refused

1  
2  
3  
4  
5  
6  
7

(12)

INTERVIEWER CODE

C  
W  
N

1  
2  
3

Q.80 Looking at this card (SHOW CARD C) and thinking of your individual income after deductions, including overtime, bonuses and payments and any income such as unemployment and social security benefits, student grants and pensions; can you tell me in which group on the card your income belongs?

ENTER NUMBER, OR '98' FOR REFUSAL, OR '99' FOR DK,  
AND RING →

(13)
. .

Q.81 ASK IF MOVER(S) DID NOT MOVE TO JOIN EXISTING HOUSEHOLD/  
TO INSTITUTION

OTHERS  
(CODED 1 AND 3  
AT Q.5)

(15-16)
---------

→ CONCLUDE INTERVIEW

Still looking at the card, can you tell me which group covers the income for all the household (including cotenants, excluding boarders)

ENTER NUMBER, OR '98' FOR REFUSAL, OR '99' FOR DK,  
AND RING →

. .
-----

INTERVIEWER: NOTE IF ESTIMATE MADE

END

STRICTLY CONFIDENTIAL

SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
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Sheffield S10 2UD. (0742) 760607

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QUESTIONNAIRE FOR COMPLETION BY HOUSEHOLDS INTERVIEWED IN 1979 WHO HAVE  
MOVED TO A NEW ADDRESS

---

PLEASE READ THE FOLLOWING NOTES BEFORE COMPLETING THE QUESTIONNAIRE

1. We should be grateful if the questionnaire is filled in by the Head of your household, unless you have moved in to live with a household which was already living at your new address when you joined them: in which case you should complete the questionnaire yourself.
2. The questionnaire has been printed in several sections, each in a different colour. You will not need to complete every section since some of them will not apply to your particular circumstances. The first section applies to everyone.
3. The questionnaire has printed instructions telling you which sections and which questions within each section we would like you to answer. Depending on your particular answer to a question it is not always necessary to answer the next question.
4. For some questions (e.g. Q.2) we have provided a list of possible answers. For these questions please select the one answer which applies to you and ring the appropriate number in the column. Next to the number you ring is an instruction telling you what is the next question to answer. For some other questions (e.g. Q.7) we have provided a box for you to fill in the information we have asked for, and either next to or below the box are instructions about the next question to answer. For others (e.g. Q.13) we would like you to write down your answers with as much detail as possible. Below the space provided you will find instructions about the next question to answer.

5. We hope you will complete all the questions which apply to you. If, however, you are unable or unwilling to answer any particular question, we are anxious that you should complete the rest of the questions so that we get as full a picture as we can from everyone who has moved since we first interviewed them in 1979.
6. If you cannot provide the precise answer to a question, please give us an estimate instead and a note that you have done so. There may be some questions which we have asked you to answer which do not apply to your own circumstances. We have tried to cater in advance for everyone's circumstances, but if you think a question does not apply then please make a note explaining this.
7. We need to see how the information we collect from our survey about the reasons why people move, the kind of housing they move to and from, and their reasons for choosing their new home, is related to their different circumstances. This is why in the final section we have asked you to provide us with some information about your household. As with all your answers this information will be treated absolutely confidentially and it will not be possible for anyone to find out anything about individuals or households. The serial number at the top of the questionnaire is needed to check whether questionnaires have been returned so that we can send out reminders and letters of thanks.
8. Please use the space provided at the end for any comments you would like to make about our questionnaire or any points you would like to make which have not been covered by our questions. When you have completed it please check it through in case you have left out something you would like us to know and return the whole questionnaire to us promptly in the enclosed stamped addressed envelope.

:: :: ::



Serial Number:

--	--	--

FOR ALL: REASONS FOR MOVING

Q.1

What were your reasons for moving from your last address in Sheffield, that is

.....?

PLEASE WRITE YOUR ANSWER IN THE SPACE BELOW.  
IF THERE WAS MORE THAN ONE REASON, PLEASE UNDERLINE THE MOST IMPORTANT ONE

FOR ALL: PRESENT ACCOMMODATION

Q.2

Is the address where you live now a private residence (that is a house or flat which you either own or rent from the Council or a landlord) or is it something different like a hostel or a student's Hall of Residence?

A private residence  
Something different  
(PLEASE EXPLAIN)

1
2

GO TO Q.2(a)  
GO TO Q.3

Q.2(a) When you moved here did you move in to live with a household which was already living here at the time you moved in?

(IF YOU LIVE IN A FLAT OR IN ROOMS WE ARE REFERRING TO ANYONE ALREADY LIVING IN YOUR PARTICULAR FLAT NOT TO THE OTHER FLATS IN THE BUILDING. IF YOU ARE A LODGER AND DO NOT HAVE MEALS WITH YOUR LANDLORD PLEASE ANSWER NO)

Yes  
No

1
2

GO TO Q.3  
GO TO Q.4

FOR THOSE WHO MOVED IN WITH A HOUSEHOLD ALREADY  
LIVING AT THEIR NEW ADDRESS OR MOVED TO A HOSTEL

Q.3 What were your reasons for moving here rather  
than getting a place of your own?

PLEASE WRITE YOUR ANSWER IN THE SPACE BELOW

NOW GO TO Q.3(a)

Q.3(a) Did you try to find somewhere else to live  
before you moved here, that is, had you  
tried to rent or to buy a place for yourself?

YOU MAY HAVE ALREADY MENTIONED THIS AT Q.3  
BUT PLEASE RING THE NUMBER APPROPRIATE TO  
YOU AT THIS QUESTION AND CONTINUE

Yes

No

1
2

GO TO  
PLEASE  
STRAIGHT  
TO Q.

Q.3(b) When you were looking for somewhere else  
to live, what did you most want to get?  
Was it .....

- to rent an unfurnished house or flat  
from a private landlord
- or to rent a furnished house or flat  
from a private landlord
- or to rent a house or flat from the Council
- or to buy a house or flat
- or something else (PLEASE EXPLAIN)

1
2
3
4
5

GO TO

Q.3(c) Why were you unable to get a house, or flat,  
for yourself in the end?

PLEASE ANSWER IN THE SPACE BELOW

NOW GO STRAIGHT TO Q.34

FOR THOSE WHO HAVE MOVED TO A PRIVATE RESIDENCE (OWNED OR RENTED):  
DETAILS OF PRESENT ACCOMMODATION

Q.4 Is the accommodation you and your household occupy .....

- the whole of a terraced house
- or the whole of a semi-detached house
- or the whole of a detached house
- or the whole of a bungalow
- or a flat in a building which was built as flats
- or a flat in a house which has been converted to flats
- or rooms or a bedsitter in a house which has been converted to these
- or a flat over commercial premises
- or something else? (PLEASE EXPLAIN)

1
2
3
4
5
6
7
8
9

GO TO Q.6

GO TO Q.5

Q.5 In order to move between the rooms (including the bathroom and toilet) in your accommodation do you have to use a hall, stairs, passage or landing that is used by another household living in the house?

Yes  
No

1
2

GO TO Q.6

Q.6 How old is the building? Was it built .....

PLEASE ESTIMATE IF YOU DO NOT KNOW EXACTLY

Before 1919  
or Between 1919 and 1944  
or After 1945?

1
2
3

GO TO Q.7

Q.7 How many bedrooms does your household have for your sole use, including bedsitting rooms, spare bedrooms and attics if used regularly?

PLEASE ENTER NUMBER IN THE BOX →

--

AND  
GO TO Q.7(a)

Q.7(a) Do you have a separate kitchen for your sole use, that is, a room in which you cook?

Yes  
No

1
2

GO TO Q. 8

Q.7(b) How many other rooms does your household have for your sole use? EXCLUDING BATHROOMS, TOILETS, GARAGES AND ROOMS USED SOLELY FOR BUSINESS

PLEASE ENTER NUMBER IN THE BOX →

--

AND GO TO Q. 8

Q.8 Would you please ring the appropriate number in the box below to indicate whether or not your household has use of each of the amenities listed in the left hand side of the box.

By sole use we mean for the sole use of your household. By shared use we mean you share it with another household living in the building.

Amenity	Yes Sole Use	Yes Shared Use	No
1. A cooker or stove with an oven	1	2	3
2. A plumbed in kitchen sink	1	2	3
3. A fixed bath or shower	1	2	3
4. A fixed wash hand basin	1	2	3
5. Hot water supply to <u>all</u> of 2, 3 and 4 above	1	2	3
6. A flush toilet with entrance <u>inside</u> the building	1	2	3
7. A flush toilet with entrance <u>outside</u> the building	1	2	3

NOW GO TO Q.9

Q.9 Do you own or rent this house or flat?

Own or buying it?

Rent or have rent free?

1
2

GO TO Q. 10

PLEASE STRAIGHTEN TO Q. 10

\* PLEASE RING 2 IF YOU ARE A MEMBER OF A CO-OWNERSHIP OR CO-OPERATIVE HOUSING SOCIETY

FOR OWNER OCCUPIERS: REASONS FOR CHOOSING THIS HOUSE (OR FLAT)

Q.10 What things were important to you when deciding on the type of house you wanted to buy? (e.g. age of property, state of repair, number of rooms, whether terraced, semi or detached, etc.)

NOW GO TO Q.10(a)

---

Q.10(a) What was important to you when deciding on the neighbourhood where you wanted to buy a house?

NOW GO TO Q.10(b)

---

Q.10(b) Did you look at houses in neighbourhoods other than the one where you live now?

Yes

1

GO TO Q.10(c)

No

2

GO TO Q.11

Q.10(c) Why did you decide against these other neighbourhoods?

NOW GO TO Q.11

---

Q.11 How long did it take you to find this house, or flat, from the time you started seriously looking for a house to buy?

PLEASE ENTER TIME TAKEN IN THE BOX →

.. yrs ...mths

AND  
GO TO :

Q.12 Did you look at any other houses by actually going into them and looking around before you decided to buy the one you live in now?

Yes

1

GO TO :

No

2

GO TO :

Q.12(a) What was it that made you decide against buying the other houses?  
(If you had any problems in getting a mortgage or loan to buy any of these, please also describe the difficulties you had.)

NOW GO TO Q.13

Q.13 To sum up, what was the most important reason for choosing this particular house or flat?

NOW GO TO Q.14

Q.14

We would like to know whether you have made any improvements to your house since you acquired it.

- (a) Please put a tick in Column (a) for each of the items listed in the box below to indicate if you have installed it.
- (b) For each item you have installed please put a tick in Column (b) to indicate if this was to install for the first time an item the house did not already have or to install it as a replacement or addition.
- (c) For each item you have not installed please put a tick in Column (c) if it needs installing.

ITEM	(a) INSTALLED	(b)		(c) NEEDS DOING
		FIRST	REPLACED/ ADDITION	
1. A fixed bath or shower				
2. A fixed kitchen sink				
3. A fixed wash-hand basin				
4. A hot water supply to items 1, 2 and 3				
5. An inside flush toilet				
6. A new extension for kitchen or bathroom				
7. The conversion of an attic or loft into a room				

NOW GO TO Q.15

Q.15

We would also like to know if you have carried out any major repairs to your house since you acquired it.

Please would you make a note below of any major repairs that you have carried out, or any that need doing. (It would help us if you could be as specific as possible.)

(a) Major repairs carried out

(b) Major repairs that need doing

NOW GO TO Q.16

Q.16 PLEASE ANSWER THIS QUESTION IF YOU HAVE DONE IMPROVEMENTS OR REPAIRS OR IF EITHER ARE NEEDED. IF NOT, PLEASE GO TO Q.17

Did you buy this house with the intention of improving it?

Yes  
No

1	} GO TO Q.
2	

Q.16(a) What were your reasons for buying this house instead of one which did not need improvements or repairs?

NOW GO TO Q.17

FOR OWNER OCCUPIERS: MORTGAGES

We are interested in the prices people buying houses for the first time have paid and the kind of mortgage they have. The following questions are concerned with these issues. As with all the information you give us this will of course remain absolutely confidential.

Q.17 When did you buy this house (or flat)?

PLEASE ENTER MONTH AND THE YEAR IN THE BOX →

AND GO TO Q.

Q.17(a) How much did you pay for this house (or flat)?

PLEASE ENTER THE PURCHASE PRICE IN THE BOX

£

AND GO TO Q.

Q.17(b) Do you own it outright or are you buying it on a mortgage or loan?

Own it outright

Have a mortgage/loan

1
2

PLEASE STRAIGHT TO Q.34  
GO TO Q.



Q.18

From whom did you borrow the money for the mortgage/loan to buy this house (flat)?  
IF YOU HAVE BORROWED FROM MORE THAN ONE SOURCE PLEASE RING THE NUMBER FOR THE MAIN ONE.

- Building Society
- Local Authority
- Clearing Bank
- Insurance Company
- Finance Company
- Other (PLEASE EXPLAIN)

1
2
3
4
5
6

GO TO Q.18(a)

Q.18(a) How much did you borrow for the mortgage/loan?

PLEASE ENTER THE AMOUNT IN THE BOX

£

AND GO TO Q.18(b)

Q.18(b) What is the term of the mortgage/loan, that is, under the present arrangement over how many years are you repaying the mortgage/loan?

PLEASE ENTER THE NUMBER OF YEARS IN THE BOX

AND GO TO Q.18(c)

Q.18(c) How much was your last instalment on your mortgage/loan, including any endowment insurance premium necessary to cover it?

PLEASE ENTER THE AMOUNT TO THE NEAREST £ AND PERIOD (e.g. MONTH) IN THE BOX

£ ..... per .....

NOW GO STRAIGHT TO Q.34

TO THOSE WHO ARE RENTING THEIR HOUSE OR FLAT: PREFERENCES

Q.19 Were you on the Council Waiting List before you moved here?

Yes

1

GO TO Q.20

No

2

GO STRAIGHT TO Q.21

Q.19(a) How long had you been on the list?  
Was it .....

less than 1 year

1

1 year but less than 2

2

2 years but less than 3

3

3 years but less than 4

4

4 years but less than 6

5

6 years or more?

6

GO TO Q.20

Q.20 Is this house, bungalow or flat rented furnished or unfurnished?

Furnished

1

Unfurnished

2

GO TO Q.21

Q.21 Who do you rent it from?  
Is it .....

The Council or a New Town Corporation

1

GO TO Q.22

A private landlord who does not live in the building

2

A private landlord who does live in the building

3

GO TO Q.22

Your employer \*

4

A relative

5

A Housing Association

6

A Co-operative Housing Society

7

A Co-ownership Housing Society

8

GO TO Q.22

Some other person or organisation?  
(PLEASE EXPLAIN)

9

\* IF YOUR EMPLOYER IS THE COUNCIL: RING 1

FOR COUNCIL TENANTS

PLEASE ANSWER THIS QUESTION AND THE ONES THAT FOLLOW IF YOU ARE A COUNCIL TENANT IN SHEFFIELD.

IF NOT PLEASE GO STRAIGHT TO Q.31.

Q.22 Is the housing estate where you live now the estate where you most wanted to get a Council house or flat?

Yes	1	GO STRAIGHT TO Q.24
No	2	GO TO Q.22(a)
Didn't mind which estate	3	GO STRAIGHT TO Q.25

Q.22(a) On which housing estate did you most want to get a Council house or flat?

(b) Why did you want to get a house or flat on that particular estate?

NOW GO TO Q.23

Q.23 Why did you accept the offer of a house (or flat) on the estate you live in now?

NOW GO STRAIGHT TO Q.25

Q.24 Why did you want to move to this particular estate rather than any other estate?

Q.25 Did the Council make you any offers of a house or flat which you refused before you accepted the offer of a house or flat on this estate?

Yes	1	GO TO Q.25(a)
No	2	GO STRAIGHT TO Q.26

Q.25(a) What were your reasons for refusing the offer, or offers, of other houses or flats?

NOW GO TO Q.26

Q.26 Is your present house, or flat, the accommodation that you wanted when you moved? For example, have you got the type of accommodation (house, flat or bungalow, etc.) that you wanted and have you got the number and size and rooms that you wanted?

Yes  
Did not have  
a preference  
No

1
2
3

GO TO Q.27

GO TO Q.28

Q.26(a) What type of accommodation did you want?

NOW GO STRAIGHT TO Q.31

TO TENANTS OF PRIVATE LANDLORDS (INCLUDING LANDLORDS WHO ARE EMPLOYERS/RELATIVES)

Q.27 At the moment you are renting from a private landlord. When you made your last move would you have preferred, if possible, to move to a Council house or flat?

Yes	1	GO TO Q.27(a)
No	2	GO TO Q.27(b)
No preference/ Don't know	3	GO TO Q.28

---

Q.27(a) Why would you have preferred a Council house or flat?

NOW GO TO Q.28

---

Q.27(b) Why did you not want to move to a Council house or flat?

NOW GO TO Q.28

---

Q.28 Are you on the Council Waiting List now?

Yes	1	] GO TO Q.28(a)
No	2	

---

Q.28(a) Had you been made any offers of a Council house or flat which you refused before you moved here?

Yes	1	GO TO Q.28(b)
No	2	GO TO Q.29

---

Q.28(b) What were your reasons for refusing the offer or offers of accommodation?

NOW GO TO Q.29

---

Q.29 You were living in accommodation rented from a private landlord in 1979. What were your reasons for moving to private rented accommodation again when you moved here? (YOU MAY HAVE MENTIONED THE REASONS ELSEWHERE IN THE QUESTIONNAIRE BUT, IF SO, WE WOULD BE GRATEFUL IF YOU WOULD MAKE SOME EXTRA NOTES HERE.)

NOW GO TO Q.30

Q.30 How did you first find out about this house or flat?

- Made enquiries at estate agents
- Saw advertisement in paper
- Heard about it from friends/relatives
- Knew previous tenant
- Heard about it from landlord
- Some other way (PLEASE EXPLAIN)

PLEASE RING  
ONE NUMBER

1
2
3
4
5
6

GO TO Q.31

Q.30(a) How long had you seriously been looking for somewhere else to rent before you found this house or flat?

- Less than 1 month
- 1 month but less than 3 months
- 3 months but less than 6 months
- 6 months but less than 1 year
- 1 year or more

1
2
3
4
5

GO TO Q.31

Q.30(b) Did you have any problems in finding a suitable place to rent?

Yes  
No

1
2

GO TO Q.31

GO TO Q.31

Q.30(c) What was the main problem that you had?

NOW GO TO Q.31

TO ALL TENANTS

Q.31

When you made your last move would you have preferred to buy instead of continuing to rent? (If you are a co-owner we would like to know if you would have preferred to buy a place for yourself rather than as a co-owner.)

Yes	1	] GO TO Q.31(a)	
No	2		] GO TO Q.32
No preference/ Can't say	3		

Q.31(a)

Had you taken any of the steps listed below in order to find somewhere to buy? Had you .....

PLEASE RING ONE OR MORE NUMBERS

PLEASE RING APPROPRIATE NUMBERS FOR ANY OF THE STEPS TAKEN:

- Been saving up for a deposit?
- Opened a Building Society Account?
- Made enquiries with agents about houses to buy?
- Gone into and looked around properties?
- Made offers to buy particular properties?
- Had you done something else?  
(PLEASE EXPLAIN)
- or had you taken none of these steps?

1	] GO TO Q.31(b)
2	
3	
4	
5	
6	
7	

Q.31(b)

What were the reasons why you did not buy somewhere in the end?

PLEASE UNDERLINE THE MAIN REASON

NOW GO TO Q.33

Q.32

What were your reasons for deciding to rent, rather than buy? (IF YOU ARE A CO-OWNER, PLEASE EXPLAIN WHY YOU DECIDED ON CO-OWNERSHIP.)

NOW GO TO Q.33

TO ALL TENANTS: RENTS

We would like to know the rents that people in different circumstances are charged for the accommodation they have. As with all the information that you give us, this will of course remain absolutely confidential.

Q.33 How much does your landlord (or the Council or Housing Association, or Society) charge you in rent for your accommodation?

PLEASE ENTER THE AMOUNT AND PERIOD (e.g. WEEKLY) IN THE BOX

£ - p per .....

AND GO TO Q.33(a)

Q.33(a) Does this rent include the rates or do you pay them separately yourself to the Town Hall?

Rent includes rates  
Paid separately  
Don't know

1  
2  
3

GO TO Q.33(b)  
GO TO Q.33(b)

Q.33(b) How much of your rent is for payment of the rates?

PLEASE ENTER THE AMOUNT IN THE BOX

£ - p

AND GO TO Q.33(c)

IF YOU DO NOT KNOW THE AMOUNT, WRITE "DON'T KNOW"

Q.33(c) Does the rent include anything for services such as heating and cleaning?

Yes  
No  
DK

1  
2  
3

GO TO Q.33(d)  
GO TO Q.33(d)

Q.33(d) How much of your rent is for payment of services?

PLEASE ENTER THE AMOUNT IN THE BOX

£ - p

AND GO TO Q.34

IF YOU DO NOT KNOW THE AMOUNT, WRITE "DON'T KNOW"



FOR EVERYONE: ABOUT YOUR HOUSEHOLD

When you moved from .....  
where you were living at the end of 1979,  
did all or just some of the members of  
your household at that address move with  
you to this address?

- Everyone moved, and all to this address
- Everyone moved, but some moved to  
another address
- Only some moved, but everyone who did  
moved to this address
- Only some moved, and not everyone  
moved to this address

1
2
3
4

GO TO Q. M(a)

34(a) Did anyone who did not live with you  
as part of your household at your old  
address in 1979 move to this address  
with you?

- Yes
- No

1
2

GO TO Q. M(b)

GO TO Q. M(c)

34(b) How many other people joined you?

PLEASE ENTER THE NUMBER IN THE BOX →

--

AND GO TO  
Q. M(c)

34(c) IF YOU SAID EARLIER THAT YOU HAD JOINED  
A HOUSEHOLD ALREADY LIVING AT YOUR NEW  
ADDRESS, PLEASE ANSWER THIS QUESTION.  
IF NOT, PLEASE GO STRAIGHT TO Q.35

How many people were already living in  
this accommodation when you joined them?

PLEASE ENTER THE NUMBER IN THE BOX →

--

AND GO TO  
Q. 35

35 How many people are there in your  
household including yourself?

PLEASE ENTER THE NUMBER IN THE BOX →

--

AND GO TO  
Q. 36

Q.36

We explained earlier why we would like some details about the members of your household.

For each member of the household would you answer the following questions:

- (a) What is their relationship to the Head of the Household?  
(e.g. wife, daughter, friend)
- (b) What sex are they?
- (c) What is their age?
- (d) What is their marital status?
- (e) Do they have a paid job now (full or part-time),  
or are they a student, retired, a housewife or unemployed?
- (f) What is their present (or past) occupation?

Household Member	RELATIONSHIP	SEX	AGE	MARITAL STATUS	PAID JOB OR OTHER?	OCCUPATION
1						
2						
3						
4						
5						
6						

IF THERE ARE MORE THAN SIX PERSONS IN YOUR HOUSEHOLD, PLEASE  
CONTINUE AT THE BACK

Q.37 When did you (and your household) move from your 1979 address, that is .....

PLEASE ENTER MONTH AND YEAR IN THE BOX →

AND GO TO Q.37(a)

Q.37(a) When did you (and your household) move into this address?

PLEASE ENTER MONTH AND YEAR IN THE BOX →

AND GO TO Q.37(b)

Q.37(b) How long had you lived at the 1979 address?

PLEASE ENTER NUMBER OF YEARS AND MONTHS IN THE BOX →

AND GO TO Q.38

Q.38 What is your individual income after deductions? Please include in your income overtime bonuses and payments and any income such as unemployment and social security benefits, student grants and pensions.

PLEASE ENTER AMOUNT AND PERIOD IN THE BOX →

AND GO TO Q.38(a)

Q.38(a) PLEASE SKIP THIS QUESTION AND GO TO Q.39 IF YOU JOINED A HOUSEHOLD WHEN YOU MOVED HERE, OR IF YOU LIVE IN A HOSTEL.

What is the income (after deductions) for all members of your household, including overtime bonuses and payments and any income such as unemployment and social security benefits, student grants and pensions?

PLEASE ENTER AMOUNT AND PERIOD IN THE BOX →

AND GO TO Q.39

Q.39 Because the letter which came with this questionnaire may have been forwarded to you by someone else, we may not know to which part of Sheffield, or elsewhere in the country you have moved. We want to know how far and to where people have moved. Could you please therefore write in below your address giving the street name, town and county?

FOR EVERYONE: YOUR FEELINGS ABOUT YOUR ACCOMMODATION

Q.40 Thinking about your accommodation in general  
which of the following statements best  
describes your feelings about it?

- Are you very satisfied
- or fairly satisfied
- or neither satisfied nor dissatisfied
- or a little dissatisfied
- or very dissatisfied?

1	GO TO
2	GO TO
3	GO TO
4	GO TO
5	GO TO

---

Q.40(a) What are the reasons why you are not  
completely satisfied?

NOW GO TO Q.41

---

Q.40(b) What are the reasons why you are  
dissatisfied?

NOW GO TO Q.41

---

4.41 ANY COMMENTS?

If you have any other comments which have not been covered by our questionnaire, we shall welcome them. Please write them in the space below.

---

THANK YOU VERY MUCH FOR HELPING US. PLEASE CHECK THROUGH THE QUESTIONNAIRE IN CASE YOU HAVE MISSED OUT ANYTHING YOU WOULD LIKE US TO KNOW.

EVERYTHING YOU HAVE TOLD US WILL REMAIN ABSOLUTELY CONFIDENTIAL.

YOU SHOULD RETURN THE COMPLETED QUESTIONNAIRE IN THE ENCLOSED STAMPED ADDRESSED ENVELOPE.

SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
 299 Western Bank,  
 SHEFFIELD S10 2UD. (0742) 760607

## SURVEY OF PRIVATE RENTED HOUSING:

1980-81 INTERVIEWS WITH HOUSEHOLDS MOVING INTO VACANCIES:  
 INTERVIEW CALL RECORD

(1-13)

Address is:

Data Type	7
MI SIN	. . .
Card No.	1
Landlord No.	. . .
Address SIN	. . . .
1979 Household No.	. .
1979 A.U. No.	. .
Area Status Code	. .
Registered HMO	.
1980/1 Interviewer No.	.

## CALL RECORD

No.	Day	Date/ Month	Time
1			
2			
3			
4			

REASON FOR CALL	(21)
Vacancy Already Identified	1
Vacancy Not Identified	(22)
Call Back Period No.	.

VACANCY IDENTIFIED BY	(23-31)
YEB	1
LA Waiting List	1
LA Rating	1
Student Records	1
Housing Association	1
Electoral Register	1
Landlord Survey	1
1979 Tenant Survey	1
1980/1 Movers Survey	1

CALL OUTCOME	(32)
No. of Calls Made	.
Date of Call Enter Mo and Year →	(33-36) . . 8 .
Household Interviewed?	(37)
Yes	1
No	2

RESULT OF SUCCESSFUL CONTACT (RING CODE) (38)

All 1979 Household Present at Address - No new members	1
All 1979 Household Present at Address - Some new members	2
Some 1979 Household Present at Address - No new members	3
Some 1979 Household Present at Address - Some new members	4
All 1979 Household Moved from Address - New Household Present	5

REASON FOR UNSUCCESSFUL CONTACT (RING CODE) (39)

Address Occupied - No contact after 4 calls	1
Address Occupied - Not effective (deaf/too ill)	2
Address Occupied - On holiday/away	3
Address Unoccupied	4
Address Boarded Up	5
Address Demolished	6
Non-Residential Address	7
Refusal (GIVE REASON)	8
Other reasons (SPECIFY)	9

SUCCESS OF INTERVIEW (40)

Complete	1
Partial	2
Other	3

SHEFFIELD CENTRE FOR ENVIRONMENTAL RESEARCH  
 299 Western Bank  
 SHEFFIELD S10 2UD. (0742) 760607

## SURVEY OF PRIVATE RENTED HOUSING:

1980-81 INTERVIEWS WITH HOUSEHOLDS MOVING INTO VACANCIES:  
 HOUSEHOLD INTERVIEW SCHEDULE

		CARD 2	
Address is:		(1-9)	
	Data Type	8	
	MI SIN	...	
	Card No.	2	
	Address SIN	....	
INTRODUCE YOURSELF		(10)	
<u>CHANGES TO HOUSEHOLD</u>			
INTERVIEWER CODE STATUS OF PERSON INTERVIEWED:			
	Head of Household	1	
	Housewife (non HOH)	2	
	Other (SPECIFY)	3	
Q.1 May I just check, are there any other households living at (ADDRESS) now, apart from your own and any relatives, friends or boarders who live with you as part of your household?		(11-13)	
	INTERVIEWER: IF <input type="checkbox"/> NO: RING CODE →	1	GO TO Q.2
	<input type="checkbox"/> YES: ENTER NUMBER →	..	GO TO Q.3
Q.2 Do you occupy the whole of (ADDRESS) or are there any vacant or empty accommodation units?		(14)	
	Occupy whole address	1	GO TO Q.4
	Vacancies at address	2	GO TO <u>CHECK</u> AT Q.3



Q.3 Are there any vacant or empty accommodation units within (ADDRESS) at the moment?

Yes  
No

(15)

1  
2

GO TO CHECK  
GO TO Q.4

INTERVIEWER CHECK:

ESTABLISH LOCATION OF EMPTY UNITS

Q.4 (Just thinking about your own household) Were all, just some, or none of the members of your household who live here permanently today also living here at the end of 1979?

(16)

EXCLUDE ANY NEW BOARDERS, AND CHILDREN BORN SINCE 1979

All lived here then  
Only some lived here  
None lived here then

1  
2  
3

GO TO Q.5  
GO TO Q.9

Q.5 Have any members of the household who were living at this address at the end of 1979 moved away since then to live somewhere else permanently?

(17)

EXCLUDE BOARDERS, CHILDREN (UNMARRIED IN 1979)

EXCLUDE (BE SYMPATHETIC) DEATHS

Yes  
No

1  
2

GO TO Q.6  
GO TO Q.7

Q.6 As part of our study we would also like to talk to people who have moved to another address since our first survey about their new accommodation. Can you tell me which members of your household have moved since 1979?

(18)

INTERVIEWER CODE ———— [ Information Given  
Refused  
DK

1  
2  
3

See (i)  
GO TO Q.7

Q.6(i) OBTAIN NAMES, AND ASK IF THEY HAVE A FORWARDING ADDRESS TO WHICH WE CAN WRITE

(19-23) (24-28)

	NAME	NEW ADDRESS	1979 PERSON NO.	ADDRESS AVAILABLE	
				Yes	No
1			.	1	2
2			.	1	2
3			.	1	2
4			.	1	2
5			.	1	2

Q.7

When our interviewer called here in 1979 your house (flat) was rented from a private landlord. We are interested in finding out whether any changes have taken place to the ownership of rented property. May I just check, do you still rent this accommodation from a private landlord? PROBE FULLY

- Yes, same private LL
- Yes, different private LL
- No, now rent from LA
- No, now rent from Hsg.Assn.
- No, now rent from other (SPECIFY)
- No, now belongs to occupier

(29)

- 1
- 2
- 3
- 4
- 5
- 6

SEE CHECK

GO TO Q.48

INTERVIEWER CHECK:

IF ALL PRESENT HH RESIDENT AT END OF 1979  
(CODED 1 AT Q.5)  
CONCLUDE INTERVIEW

IF ONLY SOME PRESENT HH RESIDENT AT END OF 1979  
(CODED 2 AT Q.5)  
GO TO Q.8

Q.8 How many members of this household  
did not live at this address at the  
end of 1979?

ENTER NUMBER →

(30-31)

..

INTERVIEWER:

- (i) ASK Q.9
- (ii) ASK Q.10-Q.13 ONLY, FOR ALL MEMBERS OF THE  
HOUSEHOLD RESIDENT AT ADDRESS IN DECEMBER 1979
- (iii) ASK Q.10-Q.22 FOR MEMBERS OF HOUSEHOLD WHO  
MOVED TO ADDRESS SINCE DECEMBER 1979
- (iv) COMPLETE HOUSEHOLD STRUCTURE CODE (Q.23)
- (v) ASK Q.24-Q.26 OF THE MOVING GROUP(S)  
FORMED BY MEMBERS OF HOUSEHOLD WHO MOVED TO  
ADDRESS SINCE DECEMBER 1979

HOUSEHOLD COMPOSITION

I'd like now to ask you about the people who live here as permanent members of your household.

I stress again that everything you tell me will be treated confidentially.

CARD 2

(33-34)  
..

Q.9 Firstly, how many people are there in your household, including yourself? →

INTERVIEWER: COMPLETE Q.10-22 FOR EVERY HOUSEHOLD MEMBER AS OVERLEAF

Column Nos.	PERSON NO.	Q.10 NAME?	Q.11 RELNSHIP TO HOH?			Q.12 SEX?		Q.13 AGE?	Q.14 MARITAL STATUS				
			HOH?	CODE		F	M		Si	M	D	W	Se
(35-48)	1		HOH	01		1	2	..	1	2	3	4	5
(49-62)	.			..		1	2	..	1	2	3	4	5
(63-76)	.			..		1	2	..	1	2	3	4	5
CARD 3		DUP: 1-4 COL:5-3											
(11-24)	.			..		1	2	..	1	2	3	4	5
(25-38)	.			..		1	2	..	1	2	3	4	5
(39-52)	.			..		1	2	..	1	2	3	4	5
(53-66)	.			..		1	2	..	1	2	3	4	5
(67-80)	.			..		1	2	..	1	2	3	4	5
CARD 4		DUP: 1-4 COL:5-4											
(11-24)	.			..		1	2	..	1	2	3	4	5

CARD 4 DUP 1-4 COL: 5-4	Q.18 PERSON NO.	Q.19 Where did (PERSON) live immediately before moving here? (ENTER ADDRESS)	OFFICE CODE	Q.20 ALIOT PAST MOVING GROUP NO.	Q.21 Where did (PERSON) live one year ago? (ENTER "HERE"/"Q.19"/ ADDRESS)	OFFICE CODE
(31-36)	.		.	.		.
(37-42)	.		.	.		.
(43-48)	.		.	.		.
(49-54)	.		.	.		.
(55-60)	.		.	.		.
(61-66)	.		.	.		.
(67-72)	.		.	.		.
(73-78)	.		.	.		.

CODE	RELATIONSHIP TO HHH
02	Partner/Spouse
03	Son/Daughter
04	Son/Daughter-In-Law
05	Father/Mother
06	Father/Mother-In-Law
07	Brother/Sister
08	Grandson/Granddaughter
09	Other Relation
10	Boarder
11	Cotenant
12	Other unrelated
13	Not ascertained

CODE	HOUSEHOLD STRUCTURE
1	One adult aged under 60
2	Small adult household - related
3	Small adult household - unrelated
4	Small Family
5	Large Family
6	Large adult household - all related
7	Large adult household - not all related
8	Older small household
9	One adult aged 60 or over

Q.15 DOES (PERSON) HAVE A PAID JOB NOW?									Q.16 OCCUPATION? JOB DESCRIPTION/TITLE		Q.17 When did (PERSON) move to this address?	
FT	PT	HW	C	TE	U	S	R		OFFICE CODE	MONTH	YEAR	
1	2	3	4	5	6	7	8		.	.	8 .	
1	2	3	4	5	6	7	8		.	.	8 .	
1	2	3	4	5	6	7	8		.	.	8 .	
1	2	3	4	5	6	7	8		.	.	8 .	
1	2	3	4	5	6	7	8		.	.	8 .	
1	2	3	4	5	6	7	8		.	.	8 .	
1	2	3	4	5	6	7	8		.	.	8 .	
1	2	3	4	5	6	7	8		.	.	8 .	

Q.22 How many moves has (PERSON) made in last 5 years?	
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.
.	.

Q.23 INTERVIEWER:  
ENTER HOUSEHOLD  
STRUCTURE CODE

CARD 5  
DUP: 1-4  
COL: 5=5  
(10)  
.

LAST MOVES

ASK HEAD OF EACH MOVING GROUP

Q. 24

Now I'd like to talk about your last address, that is the address you lived at immediately before moving here. People move for different reasons, can you tell me the reasons why you moved from your last address?

UNDERLINE MAIN REASON

1	2	3	4
(11-14)	(15-18)	(19-22)	(23-26)
..	..	..	..
..	..	..	..
(27-28)	(29-30)	(31-32)	(33-34)
..	..	..	..

Q. 25

Which of the following descriptions of housing tenure applied to you at your last address? Did you (RUNNING PROMPT)

- Rent from the Council 01
- Rent unfurn. from private LL 02
- Rent furnished from private LL 03
- Rent from H.Assn./Charit.Trust 04
- Rent a University/Poly Flat 05
- Rent from your employer 06
- Own your own home 07
- Live at your parents' home 08
- Live in instit./sheltered hostel 09
- Live with another household 10
- Board with another household 11
- Live in Univ./Poly Hall Residence 12

ENTER CODE THAT APPLIES FOR EACH MOVING GROUP AND RING →

MOVING GROUP

	1	2	3	4
(35)	(36)	(37)	(38)	
Yes	1	1	1	1
No	2	2	2	2

Q.26 At the time you moved from your last address, were you head of that household? By that I mean the person in whose name the accommodation was owned or rented?

Yes  
No

INTERVIEWER CHECK

IF ONLY SOME OF PRESENT HH RESIDENT AT ADDRESS  
(CODED 2 AT Q.4)  
CONCLUDE INTERVIEW

IF NONE OF PRESENT HH RESIDENT AT ADDRESS  
(CODED 3 AT Q.4)  
SEE (i)

(i) (DO NOT ASK) WAS CURRENT HoH ALSO HoH  
AT LAST ADDRESS (CODED 1 AT MG1 AT Q.26)

Yes  
No

(39)

1  
2

GO TO Q.27  
GO TO Q.33

LAST ADDRESS: ASK HoH

Q.27 Can I just check, how many people lived in your household at your last address at the time you moved here?

INCLUDE ANYONE WHO DID NOT MOVE TO PRESENT ADDRESS

ENTER NUMBER →

(40)

..

Q.28 How many rooms were there in your last accommodation?

INCLUDE: BEDROOMS, KITCHENS MORE THAN 6 FT. WIDE, AND OTHER ROOMS

EXCLUDE: WC, BATHROOMS, GARAGES, ROOMS USED SOLELY FOR BUSINESS

ENTER TOTAL NO. OF ROOMS →

(42)

..

INTERVIEWER -- Q.29 AND Q.30:  
 PROTE FOR SOLE OR SHARED USE

Q.29 Did you have a fixed bath or shower?

Yes	[ Sole	1
	[ Shared	2
No		3

(44)

Q.30 Did you have a flush toilet with entrance inside the building?

Yes	[ Sole	1
	[ Shared	2
No		3

(45)

] Ask (a)

(a) Did you have a flush toilet with entrance outside the building?

Yes	[ Sole	1
	[ Shared	2
No		3

(46)

Q.31 When moving between the rooms in your last accommodation (including the bathroom and toilet) did you have to use a hall, stairs, passage or landing that was also used by another household living at that address?

Yes		1
No		2

(47)

Q.32 Do you prefer living here to where you lived before?

Yes		1
No		2
Same		3

(48)

] Ask (a)  
 GO TO 3

(a) Why is that?

OFFICE CODE . .

(49)



PRESENT ACCOMMODATION: ASK HOH

CARD 5

Q.33 How many bedrooms does your household have for your sole use, including bedsitting rooms, spare bedrooms and attics if used regularly?

ENTER NO. AND RING →

(50)

.

Q.34 Do you have a separate kitchen for your sole use, that is a room in which you cook?

Yes

1

ASK (a)

No

2

GO TO Q.35

(51)

(a) Is it less than six feet wide at its narrowest point?

Yes

1

No

2

(52)

Q.35 What other rooms does your household have for your sole use?

(LIST RESPONDENT'S NAMES FOR OTHER ROOMS)

- 1 5
- 2 6
- 3 7
- 4 8

ENTER NO. AND RING →

(BUT EXCLUDE BATHROOMS, TOILETS, GARAGES, ROOMS USED SOLELY FOR BUSINESS)

(53)

.

Q.36 May I just check, do you share any rooms at this address with members of other households?

Yes  
No

(54)

1  
2

ASK (•  
OO T

(a) Which rooms do you share?  
(LIST RESPONDENT'S NAMES FOR SHARED ROOMS)

1  
2  
3  
4

ENTER NO. AND RING →

(55)

(BUT EXCLUDE BATHROOMS, TOILETS, KITCHENS LESS THAN 6 FT. WIDE AND ROOMS USED SOLELY FOR BUSINESS PURPOSES)

Q.37 May I check, when moving between the parts of the accommodation, do you have to use a hall, stairs, passage or landing that is used by another household?

Yes  
No

(56)

1  
2

ASK (•  
OO T

(a) Do you have to do this to get to the bathroom or toilet?

Yes  
No

(57)

1  
2

(b) Do you have to do this to move between the other rooms in your accommodation?

Yes  
No

(58)

1  
2

(c) How many other households use the hall, stairs, passage or landing that you use to move between any of your rooms or amenities?

ENTER NO. AND RING →

(59)

.

INTERVIEWER:

Q.38 and Q.40 WHERE APPLICABLE ASK:

Do you share it with another household?

CARD 5

Q.38

(a) Do you have a cooker, or stove with an oven?

Yes [ sole  
shared  
No

(60)

1  
2  
3

] ASK (i)  
GO TO (b)

(i) Where is it?

Kitchen  
Bedroom  
Living Room  
Hallway  
Other

(61)

1  
2  
3  
4  
5

(b) A plumbed in kitchen sink?

Yes [ sole  
shared  
No

(62)

1  
2  
3

(c) A fixed bath or shower?

Yes [ sole  
shared  
No

(63)

1  
2  
3

] ASK (i)  
GO TO (d)

(i) Is it in a separate bathroom?

Yes  
No

(64)

1  
2

(d) Apart from the sink, is there a fixed wash hand basin?

Yes [ sole  
shared  
No

(65)

1  
2  
3

] ASK (i)  
GO TO Q. 39

(i) Are there any wash hand basins in your bedroom(s)?  
(How many?)

(66)

ENTER NO.  
AND RING →

.

Q.39 ASK THOSE WITH AMENITIES AT Q.37 (b) (c) and (d)

OTHERS →

GO TO Q.38

Do the sink, bath/shower, and wash hand basin all have a fixed hot water supply?

(IF NO: Do any of them have a hot water supply?)

- Yes, all 1
- Some 2
- None 3

(67)

Q.40 Do you have a flush toilet with entrance inside the building?

- Yes [ sole 1
- shared 2
- No 3

GO TO Q.41

ASK (a)

(a) Do you have a flush toilet with entrance outside the building?

- Yes [ sole 1
- shared 2
- No 3

(69)

Q.41 ASK ALL WHO SHARE AMENITIES/ROOMS (CODED 1 AT Q.36 AND 2 AT Q.38, Q.40)

STRESS DEFINITION OF HOUSEHOLD

Which households do you share rooms and/or amenities with?

Are they (RUNNING PROMPT)

- Landlords 1
- Subtenants 2
- Other tenants 3
- Some combination 4

OTHERS →

GO TO Q.42

(70)

TENURE

Q.42 Do you own this house/flat?

- Owning/Buying 1
- Rents 2
- Rent Free 3

GO TO Q.43

GO TO Q.43

(71)

BUYERS PREFERENCES

Q.43 What things were you particularly looking for when deciding on the house (flat) you wanted to buy?

PROBE FULLY

OFFICE CODE

(72)

. .  
. .  
. .

Q.44 Did you look at houses in any other areas, apart from this one?

Yes

No

(78)

1

2

Ask (a)

Ask (r)

CARD 6  
DUP:1-4  
COL:5-6

(a) Why did you decide against these other areas?

(8)

NOW GO TO Q.45

OFFICE CODE

. .

(b) Why did you want to choose a house in this particular area?

(10)

OFFICE CODE

. .  
. .

Q.45 How long did it take you to find this house (flat) from the time you started looking for one seriously?

(14)

ENTER TIME IN MONTHS →

..

Q.46 About how many other houses did you look over - I mean actually go into and look round - before deciding on this one?

(16)

RING 1 FOR NO OTHERS →

1

OR ENTER NUMBER →

..

GO TO Q.  
Ask (a)

(a) What was it that made you decide against the other houses (flats)?

(19)

OFFICE CODE

..

(b) (Can I just check) did you have difficulty in getting a mortgage or loan to buy any of the others?

(21)

Yes

1

No

2

Ask (c)  
GO TO Q.

(c) What difficulty did you have in getting a mortgage or loan?

(22)

OFFICE CODE

..

Q.47 So to sum up, what was the most important reason for choosing this particular house (flat)?

(24)
..

OFFICE CODE

Q.48 Have you installed any of the items listed on the card in this house since you acquired it?

HAND CARD A

ITEM	INSTALLED?		FIRST	ADD/ REPL.	NEEDED?	
	YES	NO			YES	NO
(39-41) 1. Fixed bath/shower	1	2	1	2	1	2
(42-44) 2. Fixed kitchen	1	2	1	2	1	2
(45-47) 3. Fixed washhand basin	1	2	1	2	1	2
(48-50) 4. Inside flush toilet	1	2	1	2	1	2
(51-53) 5. Hot water supply	1	2	1	2	1	2
(54-56) 6. Built new extension for kitchen/bathroom	1	2			1	2
(57-59) 7. Converted attic/loft into a room	1	2			1	2

FOR EACH INSTALLATION 1-5 RUNG 1 (YES) ASK (a) AND RING CODE

1-7 RUNG 2 (NO) ASK (b) AND RING CODE

(a) Was this a replacement of an existing (ITEM), an additional one, or the first one at this house?

(b) Is the installation of (ITEM) needed?

Q.48(c) Have you carried out any major repairs to this address since you bought it?  
 INTERVIEWER USE PROMPT CARD

Yes 1 ASK ( )  
 No/DK 2 ASK ( )

(60)

(i) What repairs have been done?

OFFICE CODE .

(61-69)

(ii) Do any major repairs need doing?  
 (SPECIFY)

Yes 1 SPECIFY  
 No 2 ] GO TO 4  
 DK 3  
 OFFICE CODE .

(70-80)

Q.49 ASK IF IMPROVEMENTS/REPAIRS DONE OR NEEDED  
 (CODED Yes AT Q.48 OR 48(c))

OTHERS ——— ] GO TO 4

CARD 7  
 IMP:1-4  
 COL:5-7

Did you buy this house (flat) with the intention of improving it?

Yes 1 ] ASK ( )  
 No 2

(10)

(a) Why did you buy this house (flat) instead of one which did not need improvements or repairs?

OFFICE CODE . .

(11)



OWNERS - MORTGAGES

Q.50 (May I just check) when did you buy this house (flat)?

ENTER MONTH AND YEAR → . . 8 .

(13-16)

Q.51 How much did you pay for this house (flat)?

ENTER AMOUNT £

--	--	--	--	--

See (i)

(17-21)

(i) INTERVIEWER CODE

Amount stated

1

Amount estimated

2

DK

3

Refused

4

DNA: Inherited/  
Gift

5

GO TO Q.52

GO TO Q.73

Q.52 Do you own it outright or are you buying it on a mortgage or loan?

Outright

1

Mortgage/loan

2

GO TO Q.53a

Ask (a)

(23)

(a) Did you put down a deposit?

Yes

1

No - 100% mortgage

2

GO TO Q.53b

GO TO Q.54

(24)

- Q.53 (a) How did you raise most of the money to buy outright?
- (b) How did you raise most of the deposit you put down on this house (flat)?

CODE ONE MAIN SOURCE

Own Savings	01
Sale of previous home	02
Loan from Clearing Bank	03
Loan from Finance Company	04
Loan from Private Money Lender	05
Loan from relatives/friends	06
Loan from vendor	07
Other (SPECIFY)	08
DK	09
Refused	10

- Q.54 ASK IF HAD MORTGAGE/LOAN TO BUY (CODED 2 AT Q.52)

OTHERS → GO TO Q.53 AT Q.52

From whom did you borrow the money for the mortgage (loan) to buy this house (flat)

CODE FOR MAIN MORTGAGE ONLY IF MORE THAN ONE

Building Society	01
Local Authority	02
Clearing Banks	03
Insurance Company	04
Finance Company	05
Private Money Lender	06
Relative/Friend	07
(INCLUDES GRADUAL REPAYMENTS TO PREVIOUS OWNER UNDER LOOSE HP AGREEMENT) Vendor	08
Other	09
DK	10
Refused	11

Ask (a)

GO TO Q.53

GO TO Q.53

(25)

(27)

Q.54 (a) Did you apply to the Local Authority for a mortgage to buy this house?

Yes  
No  
DK

(29)
1
2
3

Ask (b)  
GO TO Q.56

(b) Did the Local Authority pass on your application for a mortgage to the Building Society?

Yes  
No  
DK

(30)
1
2
3

GO TO Q.56

GO TO Q.56

Q.55 Did you apply to a Building Society for a mortgage to buy this house?

Yes  
No  
DK

(31)
1
2
3

Ask (a)  
GO TO Q.56

(a) Why were you unable to obtain a Building Society mortgage on this house?

OFFICE CODE

(32)
..

Q.56 How much did you borrow for the mortgage/loan?

ENTER AMOUNT £

--	--	--	--	--

See (i)

(i) INTERVIEWER CODE

Amount stated  
Amount estimated  
DK  
Refused

(34-38)
(39)
1
2
3
4

Q.57 Under the present arrangement in which year will your final repayment on the house be made?

ENTER YEAR

→ 19 ..  
or  
→ 20 ..

(40)
..
..

Q.58

How much was your last instalment on your mortgage (loan), including any endowment insurance premium necessary to cover the mortgage (loan)?

(42-45)

ENTER AMOUNT IN £

--	--	--	--

See (i)

(i) INTERVIEWER CODE PERIOD

(46)

- Weekly
- Four Weekly
- Calendar Monthly
- Quarterly
- Annually

- 1
- 2
- 3
- 4
- 5

(ii) CODE

(47)

- Amount stated
- Amount estimated
- DK
- Refused

- 1
- 2
- 3
- 4

Q.59

When you took out the mortgage/loan were you required as a condition of the mortgage/loan to carry out any repairs or improvements to this house (flat)?

(48)

By repairs I mean (.....)

- Yes
- No
- DK

- 1
- 2
- 3

Ask (a)

] GO TO Q.7

(a) What have you been required to do?

(49-58)

OFFICE CODE

..

CHECK

IF SITTING TENANT PURCHASER (CODED 6 AT Q.7)  
CONCLUDE INTERVIEW

OTHERS → GO TO Q.7

RENTERS PREFERENCES

CARD 7

Q.60 Is this house (flat) rented furnished or unfurnished?

Furnished  
Unfurnished

(59)

1

2

Q.61 Who do you rent it from?

Private LL in building  
Private LL not in building  
Housing Association  
Local Authority  
Employer  
Relative  
Other (SPECIFY)

(60)

1

2

3

4

5

6

7

] GO TO Q.62

] GO TO Q.66

] GO TO Q.62

Q.62 At the moment you are renting from a private landlord. When you made your (last) move, would you have preferred, if possible, to move to accommodation rented from the Local Authority?

Yes  
No  
DK

(61)

1

2

3

Q.63 Are you on the Council waiting list now?

Yes  
No  
DK

(62)

1

2

3

] Ask (a)

] GO TO Q.64

Q.63 (a) How long have you been on the Council waiting list?

- |                               |      |
|-------------------------------|------|
|                               | (63) |
| Less than 1 year              | 1    |
| 1 year but less than 2 years  | 2    |
| 2 years but less than 3 years | 3    |
| 3 years but less than 4 years | 4    |
| 4 years but less than 6 years | 5    |
| 6 years or more               | 6    |
| DK                            | 7    |

Q.64 Can I just check, were you on the Council waiting list at the time you moved here?

- |                                 |      |
|---------------------------------|------|
|                                 | (64) |
| Yes                             | 1    |
| No                              | 2    |
| Was LA Tenant before moved here | 3    |
| DK                              | 4    |

Q.65 Had you been made any offer of accommodation by the Council before you moved here?

- |     |      |
|-----|------|
|     | (65) |
| Yes | 1    |
| No  | 2    |
| DK  | 3    |

Ask (a)

GO TO Q.66

(a) When was that?

ENTER YEAR OF (LAST) OFFER → 19

(66)

..

(b) On what estate was the accommodation?

(68)

OFFICE CODE

..

(c) Why did you refuse the offer of this accommodation?

(70)

OFFICE CODE

..

Q.66 When you made your (last) move would you have preferred to buy a place instead of renting?

Yes  
No  
DK

(72)

1  
2  
3

Ask (a)

GO TO Q.67

(a) What had you done about trying to find somewhere to buy?

(73-78)

Had you .....? INDIVIDUAL PROMPT

ACTION	YES	NO
1. Been saving up (opened B.S. account)?	1	2
2. Made enquiries with agents about houses to buy?	1	2
3. Looked at particular properties?	1	2
4. Made offers for particular properties?	1	2
5. Done anything else? (SPECIFY)	1	2
6. No action taken (RING 2)	1	2

(SPECIFY)

(79)

OFFICE CODE

..

CARD 8  
DUP:1-4  
COL:5-8

(b) Why did you not buy a place in the end?

(6)

OFFICE CODE

..

Q.67 (Can I just check) what made you decide to rent, rather than buy?

(8)

OFFICE CODE

..

Q.68 How did you first find out about this house (Flat)?

CODE FOR FIRST SOURCE ONLY

- Enquired at estate agents
- Saw advertisement in paper
- Saw advertisement in University/Poly
- Heard about it from landlord
- Heard about it from friends/relatives
- Knew previous tenant(s)
- Heard about it from CAB/Housing Aid/  
Social Worker
- On Local Authority/Housing Association  
Waiting List
- Other (SPECIFY)

(10)

1

2

3

4

5

6

7

8

9

Q.69 How long had you seriously been looking for somewhere (else) to rent before you found this house (flat)?

- Less than 1 month
- 1 month but less than 3 months
- 3 months but less than 6 months
- 6 months but less than 1 year
- 1 year or more

(11)

1

2

3

4

5

Q.70 Did you encounter any difficulties in finding a suitable place to rent?

Yes

No

(12)

1

2

Ask (a)

GO TO Q.71

(a) What was the main difficulty that you had?

(13)

OFFICE CODE

..



Q.71

Now I'd like to ask you about the rent you pay for this accommodation

CARD 8

(a) How much does your landlord charge your household in rent for this accommodation?

(14-18)

INTERVIEWER:

(i) ENTER AMOUNT IF STATED

£ . . . || . . P

(ii) RING CODE FOR PERIOD IF AMOUNT STATED

(19)

- Weekly 1
- Fortnightly 2
- Four Weekly 3
- Calendar Monthly 4
- Quarterly 5

(iii) RING CODE

- Amount Stated 1
- Rent Free 2
- DK 3
- Refused 4

(20)

ASK (b)  
GO TO Q.73  
] GO TO Q.72

(b) Does your landlord pay the rates or do you pay them yourself to the Town Hall?

(21)

- Landlord Pays Rates 1
- Tenant Pays Rates 2
- DK 3

ASK (i)  
] GO TO (c)

(i) How much of your rent is for payment of the rates?

(22-26)

ENTER AMOUNT OR CODE '999/99' FOR DK → £ . . . || . . P

(c) Does the rent include anything for services such as heating and cleaning?

(27)

- Yes 1
- No 2
- DK 3

ASK (i)  
] GO TO Q.72

(i) How much of your rent is for payment of services?

(28-32)

ENTER AMOUNT OR CODE '999/99' FOR DK → £ . . . || . . P

Q.72 Is your rent a Fair Rent registered by the Rent Officer or the Rent Tribunal or have you and your landlord agreed your rent privately?

(33)

Fair Rent Registered	1
Rent Privately Agreed	2
DK but thinks Fair Rent Registered before became tenant	3
Does not apply: Rent Free	4
Does not apply: LA/Hsg.Ass. tenant	5
DK	6

TO ALL - OWNERS AND RENTERS

HAND CARD B

Q.73 Thinking about your accommodation here in general, which of the statements on the card best describes your feelings about your present accommodation?

- |                                    |   |           |      |            |
|------------------------------------|---|-----------|------|------------|
| Very satisfied                     | 1 | ] Ask (a) | (34) | GO TO Q.74 |
| Fairly satisfied                   | 2 |           |      |            |
| Neither satisfied nor dissatisfied | 3 |           |      |            |
| A little dissatisfied              | 4 | ] Ask (b) |      |            |
| Very dissatisfied                  | 5 |           |      |            |

(a) What are the reasons why you are not completely satisfied?

(b) What are the reasons why you are dissatisfied?

INTERVIEWER UNDERLINE MAIN REASON

OFFICE CODE

..  
..

Q.74 May I ask in which country you were born?

INTERVIEWER CODE DIRECTLY

- |                           |   |      |
|---------------------------|---|------|
| British Isles             | 1 | (39) |
| Rest of Europe            | 2 |      |
| Caribbean                 | 3 |      |
| India/Pakistan/Bangladesh | 4 |      |
| Middle East               | 5 |      |
| Other (Specify)           | 6 |      |
| Refused                   | 7 |      |

- |                  |               |   |      |
|------------------|---------------|---|------|
| INTERVIEWER CODE | [ C<br>W<br>N | 1 | (40) |
|                  |               | 2 |      |
|                  |               | 3 |      |

Q.75 Looking at this card (SHOW CARD C) and thinking of your individual income after deductions, including overtime, bonuses and payments and any income such as unemployment and social security benefits, student grants and pensions; can you tell me in which group on the card your income belongs?

ENTER NUMBER, OR '98' FOR REFUSAL, OR '99' FOR DK,  
AND RING →

(41)

..

Q.76 Still looking at the card, can you tell me which group covers the income for all the household (including cotenants, excluding boarders)

ENTER NUMBER, OR '98' FOR REFUSAL, OR '99' FOR DK,  
AND RING →

(43)

..

INTERVIEWER: NOTE IF ESTIMATE MADE

Q.77 I explained earlier that in 1979 we had spoken to the people who used to live here before you. As part of our study we would also like to talk to people who moved to another address since our first survey about their new accommodation. They were asked then if they would take part in a further interview if they moved. Do you have their new address so that we can write to them there?

DETAILS OF ADDRESS(ES)

Address given	1
Don't have Address	2
Address Refused	3
Letter from SCER will be forwarded	4
Previous tenant deceased	5

(45)

END

APPENDIX 5      QUESTIONNAIRES USED IN 1985/86 FOLLOW-UP SURVEYS

- Appendix 5** (ai)    Resurvey 1985  
                          Building Schedule and Call Record
- (aii)    Household Schedule
- (aiii)   1979 Data for Sample Address
- 
- Appendix**    (bi)    Landlord Questionnaire
- (bii)    Postal Questionnaire to Landlords

UNIVERSITY OF SHEFFIELD

DEPARTMENT OF TOWN AND REGIONAL PLANNING

6, Claremont Place, Sheffield S10 2TB (78555 Ext 6180)

**SHEFFIELD PRIVATE RENTED HOUSING RESURVEY, 1985: BUILDING SCHEDULE AND CALL RECORD**

CARD 1

Address:

PUNCHERS NOTE → Freefield

	(1-18)
Address No.	. . . .
Blank	.
Card No.	①
1981 ED No.	. .
Rateable Value	. . .
Interv. No.	. .

CALL RECORD

PUNCHERS → NEXT PAGE

COMPLETE DETAILS BELOW AND OVERLEAF AS SURVEY PROGRESSES

NO. OF HOUSEHOLD SPACES OCCUPIED .  
 NO. OF HOUSEHOLD SPACES VACANT .  
 TOTAL .

Household Space No.			
Location in Building			
Call Record (Time/Date)	1 2 3 4		
No. of calls.	.	.	.
Call Outcome:			
Success Interv.	1	1	1
Occup. No Contact	2	2	2
Occup. Refused	3	3	3
Vacant	4	4	4
Other (WRITE IN)			
Tenure of H'hold Space:			
Owner Occupied (incl resid landl'd)	1	1	1
Tenanted	2	2	2
Other (WRITE IN)			
H'hold Interv. No. for Successful Intervs.	.	.	.

REMEMBER TO COMPLETE DETAILS OVERLEAF WHEN SURVEY COMPLETE FOR THIS ADDRESS

		(20-21)
BUILDING CALL OUTCOME	Building occupied - Sole household: interv.	01
	- 1 household: all int.	02
	- 1 household: some int.	03
	Building occupied - no contact after 4 calls	04
	Building occupied - refusal at contact (GIVE REASONS)	05
	Building unoccupied - for sale board	06
	- empty, not for sale	07
	- bldg works in progress	08
	- boarded up	09
	Non residential	10
	Demolished	11
	Other (SPECIFY)	12
		(23-26)
SUCCESSFUL CONTACT DETAILS	No of Household spaces occupied	.
	vacant	.
	total	.
	No of household interviews carried out	.
		(28)
BUILDING TENURE	Owner sole occupier	1
	Resident landlord	2
	Council	3
	Housing Association	4
	Abs. Priv. Landlord	5
	Other (SPECIFY)	6
		(30)
CLASSIFICATION OF HOUSEHOLD SPACE	Bldg. occupied by 1 h'hld only	1
	Other bldg: flat over com. prem.	2
	: flats - entrance from outside: shared	3
	not shared	4
		(32-33)
BUILDING CLASSIFICATION	Detached house	01
	Semi-detached house	02
	End terrace - no back addit.	03
	- 1 storey back add.	04
	- 2 storey back add.	05
	Mid terrace - no back addit.	06
	- 1 storey back add.	07
	- 2 storey back add.	08
	Flat over commercial premises	09
	Other (SPECIFY)	10
		(35)
DATE OF CONSTRUCTION	Pre 1919	1
	1919-1945	2
	Post 1945	3
		(37)
NUMBER OF STOREYS, EXCLUDING ATTIC	ENTER NO. _____	.
		(39-40)
WIDTH OF BUILDING FRONTAGE IN METRES	ENTER NO. _____	..

NUMBER OF ELEVATIONS SURVEYED

ENTER NO. →

(42)

.

(44)

FOUNDATIONS

- (a) No evidence of settlement
- (b) Some settlement but no longer active
- (c) Localised live settlement (cracks on bricks/mortar, courses out of alignment)
- (d) Extensive live settlement (major cracks over whole wall, lintels and sills out of true)
  - Over one whole wall
  - two
  - three
  - four

1

2

3

4

5

6

7

(46)

EXTERNAL WALLS

- (a) No defects to pointing and bricks/stones
- (b) Bricks/stones in good condition; repointing needed
- (c) Localised spalling/crumbling of surface plus repointing
- (d) Extensive spalling/crumbling
- (e) Deformation of wall (bulge observed)
  - one wall
  - two
  - three
  - four

1

2

3

4

5

6

7

8

(48)

DAMPNESS

- (a) Damp proof course fitted (holes, electrodes visible)
- (b) Damp proof course fitted, but signs of rising damp
- (c) No damp proof course, but no signs of rising damp
- (d) Rising damp present, no damp proof course

1

2

3

4



EXTERNAL DOORS AND WINDOWS

(a) No defect to woodwork apparent

RING CODE →

(50)

1

(b) Localised decay in window frames and sashes

ENTER NO. →

(52-53)

..

(c) Extensive decay in above, need replacing

ENTER NO. →

(55-57)

..

(d) External doors and frames need replacing

ENTER NO. →

(59)

.

PAINTING

(a) Newly painted

1

(b) Painting in good condition

2

(c) Needs repainting

3

ROOF COVERING

(a) No defects apparent

1

(b) A few slates slipped/broken

2

(c) Patches of slates need replacing

3

(d) Whole roof slope needs replacing  
one slope  
two

4

5

ROOF STRUCTURE

(a) No defects: straight ridge and pitch

1

(b) Slight deformation of ridge and pitch

2

(c) Extensive deformation

3

(d) Roof spread

4

(65)

(50)
1
(52-53)
..
(55-57)
..
(59)
.
(61)
1
2
3
(63)
1
2
3
4
5
(65)
1
2
3
4

**CHIMNEYS**

- (a) No defects apparent
- (b) Stacks need repointing/fix or replace flashing
- (c) Pots loose and repairs as in (b)
- (d) Stacks leaning and need replacing

(67)

1

2

3

4

(69)

FOR (b), (c) or (d) ENTER NO. OF CHIMNEYS AFFECTED →

.

(71)

**EAVES, GUTTERS AND RAIN WATER PIPE**

- (a) No defects apparent
- (b) Renew rain water pipe only
- (c) Renew gutter only
- (d) Renew gutter and rain water pipe
- (e) Complete renewal of eaves, gutters, rain water pipe and barge boards

1

2

3

4

5

(73)

FOR (b), (c) or (d) ENTER NO. AFFECTED →

.

(75)

**ADJACENT BUILDINGS**

Is external condition of sample building better, the same or worse than adjacent buildings?

Better

1

Same

2

Worse

3

SPACE FOR INTERVIEWER COMMENTS

CONFIDENTIAL

UNIVERSITY OF SHEFFIELD  
DEPARTMENT OF TOWN AND REGIONAL PLANNING  
6 Claremont Place, Sheffield S10 2TB (78555 Ext 6180)

SHEFFIELD PRIVATED RENTED HOUSING

RESURVEY, 1985: HOUSEHOLD SCHEDULE

PUNCHER → REPEAT CARD 1?	Yes	
	No	
Address No. H'hold No. Card No. Calls made Interviewer No.	CARD 2	
	(1-13)	
	. . . .	
	.	
	2	
	.	
	. .	

WHEN MAKING CONTACT AT ADDRESS, INTRODUCE YOURSELF AND EXPLAIN PURPOSE OF SURVEY.  
USING Qs 1 to 5 CHECK TENURE OF HOUSEHOLD, IF ANY OTHER HOUSEHOLDS LIVE IN BUILDING -  
AND IF ANY HOUSEHOLD SPACES ARE VACANT. COMPLETE DETAILS BELOW - AND ON BUILDING  
SCHEDULE AT END OF INTERVIEW.

Q.1 Do you own or rent this house?	(15)	
Owns/is buying	1	Ask (a)
Rents/rent free	2	GO TO Q.2
(a) (May I check) are there any people at this address who pay you rent for their accommodation or who live here rent free?	(17)	
Yes	1	GO TO Q.4
No	2	GO TO Q.6
Q.2 Who do you rent it from (who is it provided by)?	(19)	
Private landlord living in building	1	GO TO Q.3
Private landlord not living in building	2	] GO TO Q.5
PROMPT AS NECESSARY Your employer	3	
A relative (not living in building)	4	
The Council	5	
Housing Association	6	
Other (SPECIFY)	7	
Q.3 Are there any other tenant households at this address?	(21)	
Yes	1	GO TO Q.4
No	2	Ask (a)
(a) (Can I just check) Are you provided with board?	(23)	
Yes	1	] GO TO CHECK AT Q.6
No	2	

Q.4 (Do you provide board) (Is board provided) for all, some or none of these people?

(25)

- All
- Some
- None

- 1
- 2
- 3

GO TO CHECK AT Q.5  
] GO TO Q.5

Q.5 How many (other) tenant households are there, altogether, at this address?  
STRESS DEFINITION OF HOUSEHOLD

(27-25)

ENTER TOTAL NUMBER OF HOUSEHOLDS →  
PROBE AND ENTER VACANCIES →

.

] AND GO TO CHECK AT Q.6

Q.6 CHECK, AND CODE TENURE OF HOUSEHOLD

(31)

- Owner Occupier
- Owner Occupier with Boarders
- Resident Landlord
- Tenant of Resident Private Landlord
- Tenant of Non-Resident Private Landlord
- Tenant of Other Landlord
- Sub-Tenant

- 1
- 2
- 3
- 4
- 5
- 6
- 7

ACCOMMODATION AND AMENITIES

INTRODUCE SECTION

TO TENANTS SAY I'd like to talk about the rooms and amenities you have in the accommodation for which you pay rent (receive rent-free). I'd like to make some notes about the accommodation used by your household. Include any boarders or co-tenants as members of your household (but not any other tenants, sub-tenants (or your landlord if he lives here)).

TO OWNERS SAY I'd like to talk about the rooms and amenities you have in your accommodation and to make some notes about the accommodation used by your household. (Include any boarders in your household (but not any of the tenants to whom you let off part of your house)).

Q.7 How many bedrooms do you have for the sole use of your household?

(33)

INCLUDE BEDSITTING ROOMS, SPARE BEDROOMS AND ATTICS IF USED REGULARLY

ENTER NO. →

.

Q.8 What other rooms does your household have for your sole use?

EXCLUDE BATHROOMS, TOILETS, GARAGES, ROOMS USED SOLELY FOR BUSINESS AND KITCHENS LESS THAN 6'6" WIDE

ENTER NO. →

(35)

.

Q.9 IF MORE THAN ONE HOUSEHOLD AT ADDRESS (May I just check), do you share the use of any rooms at this address with members of other households?

OTHERS → GO TO Q.10

PROMPT AS NECESSARY AND CODE ALL THAT APPLY

	Yes	No
WC	1	2
Bathroom	1	2
Kitchen	1	2
Living Room	1	2
Other (SPECIFY)	1	2

(37-45)

Q.10 Do you have a flush toilet with entrance inside the building?

PROMPT Yes [ Sole use  
Shared use  
No

(47)

1  
2  
3

Q.11 Do you have a fixed bath or shower permanently connected to a water supply and waste pipe?

PROMPT Yes [ Sole use in bathroom  
Sole use in other room  
Shared use in bathroom  
Shared use in other room  
No

(49)

1  
2  
3  
4  
5

Q.12 Do you have a wash hand basin?

PROMPT Yes [ Sole use in bathroom  
Sole use in other room  
Shared use in bathroom  
Shared use in other room  
No

(51)

1  
2  
3  
4  
5

Q.13 Do you have a kitchen sink?

PROMPT Yes [ Sole use in fully fitted kitchen  
Sole use in partly fitted kitchen  
Sole use but no fitted kitchen  
Shared use in fully fitted kitchen  
Shared use in partly fitted kitchen  
Shared use but no fitted kitchen  
No

(53)

1  
2  
3  
4  
5  
6  
7

Q.14 IF BATH/SHOWER, BASIN AND SINK PRESENT (CODED 'YES' AT Qs 11, 12 OR 13) OTHERS		→ GO TO Q.15
Do you have a hot water supply to the bath, wash hand basin and kitchen sink? To All To Some To None	(55)  1 2 3	
Q.15 Do you have central heating? INCLUDE STORAGE HEATERS None Downstairs only Full Other (SPECIFY)	(57)  1 2 3 4	
Q.16 IF TENANTS ASK When did you (HEAD OF HOUSEHOLD) move to this address? IF OWNERS ASK When did you acquire this address? ENTER DATE IN YEAR →19	(59-60)  . .	See (i)
	(62)	
(i) IF 1984 OR 1985 CODE [ Jan - June 1984 [ July - Dec 1984 [ Jan - June 1985	OTHERS  1 2 3	→ GO TO Q.17

IMPROVEMENTS AND REPAIRS

TO ALL (HEADS OF) HOUSEHOLDS SAY:

I'd now like to ask you some questions about any improvements and repairs which have been done to your house after 1979 (you came to live at this address)(you acquired this house) WHICHEVER IS LATER

SHOW CARD A AND ASK Q.17 Has ITEM been put in (built)(converted)?

IF 'YES' ASK (i) Q.18 Was this a replacement of an existing (ITEM), an additional one, or the first one at this house (flat)?

(ii) Q.19 TENANTS ONLY (OWNERS GO TO NEXT ITEM) Who had the work done - your landlord or you?

IF 'NO' ASK Q.20 Does (ITEM) need putting in (building) (converting)?

	PUNCHER				CARD A	Q.17		Q.18			Q.19 TENANTS ONLY Work done by				Q.20	
						Yes	No	Repl	Addn	First	L'lord	Ten't	Both	DK	Yes	No
(1-7)					Put in bath or shower in a bathroom	1	2	1	2	3	1	2	3	4	1	2
(9-15)					Put in an inside toilet	1	2	1	2	3	1	2	3	4	1	2
(17-23)					Put in a wash hand basin	1	2	1	2	3	1	2	3	4	1	2
(25-31)					Put in a kitchen sink	1	2	1	2	3	1	2	3	4	1	2
(33-39)					Put in fitted kitchen units	1	2	1	2	3	1	2	3	4	1	2
(41-47)					Put in central heating	1	2	1	2	3	1	2	3	4	1	2
(49-55)					Put in a hot water heating system	1	2	1	2	3	1	2	3	4	1	2
(57-62)					Built a new extension for a kitchen	1	2	1	2	3	1	2	3	4		
(64-69)					Built a new extension for a bathroom	1	2	1	2	3	1	2	3	4		
(71-76)					Converted the attic or loft into a room	1	2	1	2	3	1	2	3	4		
(78-80)					Converted two rooms into one by removing wall	1	2				1	2	3	4		

5.

TO ALL (HEADS OF) HOUSEHOLDS SAY:

I'd like to move on and ask some questions about any repairs done after 1979  
(you came to live here)(you acquired this house) WHICHEVER IS LATER

SHOW CARD B AND ASK Q.21 (i) Has ITEM had any work done to it?

IF 'NO' RING CODE AT 21 (i) and ASK Q.23

IF 'YES' (a) ASK Q.21(ii) Did it involve READ OUT WORDS ON CARD AS RUNNING PROMPT AND ENTER CODE FROM CARD

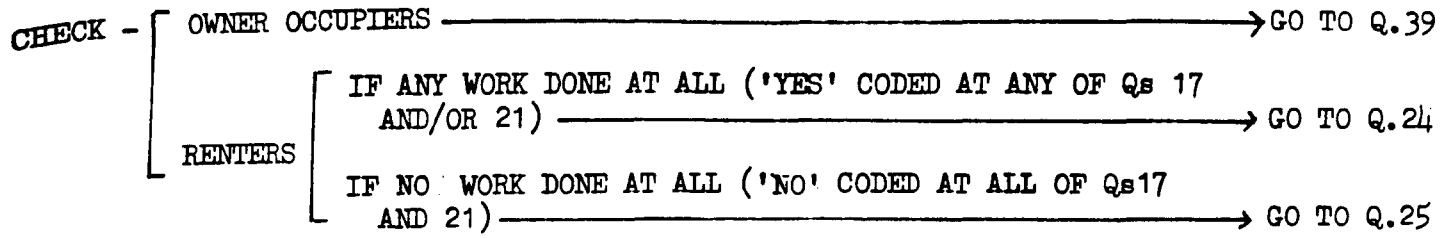
(b) ASK Q.22 TENANTS ONLY (OWNERS GO TO Q.23) Who had the work done - your landlord or you?

Q.23 Does it need repairing (need more repair work done to it)?

	PUNCHER			CARD B	Q.21		Q.22				Q.23	
	CARD 4				Done? →	(i) No RING "1"	(ii) Yes ENTER CODE AND RING	TENANTS ONLY Work done by Landl'd Tenant Both DK				(More) Needed Yes No
(1-5)				Chimney(s)	1	.	1	2	3	4	1	2
(7-11)				Roof	1	.	1	2	3	4	1	2
(13-17)				Gutters	1	.	1	2	3	4	1	2
(19-23)				External Walls	1	.	1	2	3	4	1	2
(25-29)				Window Frames	1	.	1	2	3	4	1	2
(31-35)				Damp Proof Course	1	.	1	2	3	4	1	2
(37-41)				Plasterwork	1	.	1	2	3	4	1	2
(43-47)				Electrical Wiring	1	.	1	2	3	4	1	2
(49-53)				Staircase	1	.	1	2	3	4	1	2
(55-59)				Floor Timbers	1	.	1	2	3	4	1	2
(61-65)				Internal Doors	1	.	1	2	3	4	1	2
(67-71)				External Doors	1	.	1	2	3	4	1	2



WORKS DONE



Q.24 Was redecoration needed after any of the works you've told me about had been carried out?

Yes \_\_\_\_\_  
No RING CODE

Ask (a)  
GO TO Q.25

(a) Did the landlord do the redecoration?

PROMPT Yes [ Landlord did all  
Landlord did some

PROMPT No [ Landlord paid tenant to do all  
Tenant paid and did all  
None done

Other(SPECIFY)

CARD 5	
(1)	
1	
2	
3	
4	
5	
6	
7	

Q.25 SHOW CARD C (a) Which of the different kinds of repair shown on the card are your landlord's responsibility and which are your responsibility?

CODE IN GRID AND FOR EACH KIND FOR WHICH LANDLORD RESPONSIBLE, ASK (b)

(b) (Can I just check) Who in fact does the repairs? (Does the landlord do them, or do you get them done yourself?)

Type of repair	(a) Responsibility			(b) Who Does Repair?					
	Landlord	Tenant	Other	Landl'd did and paid	Tenant did. Landl'd pd.	Tenant did and paid	Both Landl'd & Tenant	Neither	Other
1. Structural & External like roofs & gutters	1	2	3	1	2	3	4	5	6
2. Gas, Water, Electricity Heating & Water Heating	1	2	3	1	2	3	4	5	6
3. Minor repairs like door hinges and tap washers	1	2	3	1	2	3	4	5	6
4. Internal decoration	1	2	3	1	2	3	4	5	6

(3-17)


Q.26 IF ANY IMPROVEMENTS AND/OR REPAIRS DONE  
(CODED YES AT ANY OF Q.17 AND/OR Q.21)

OTHERS

GO TO Q.34

We may have touched on this already  
but I'd like to make an extra note.  
Was the work carried out altogether  
in the same year or in bits and  
pieces since 1979?

ENTER YEAR OR  
RING CODE

- All in same year ENTER YEAR <sup>19</sup> → ..
- OR DK → 50
- Mainly in same year ENTER YEAR <sup>19</sup> → ..
- OR DK → 60
- Over the years RING CODE → 70

(19-20)

Q.27 Did the landlord get a Council  
grant to do any of the work?

- Yes - for all of it 1
- Yes - for some of it 2
- No 3
- Don't Know 4

(22)

Q.28 Did anyone discuss any of the  
work with you before it was done?

- PROMPT Yes [ Landlord only 1
- Council only 2
- Landlord & Council 3
- Someone else (SPECIFY) 4
- PROMPT No [ Because job(s) urgent 5
- Because job(s) small 6
- Other reason (SPECIFY) 7
- Other (SPECIFY) 8

(24)

Q.29 (Can I just check) did you ask the  
landlord to do any of the work?

- PROMPT Yes [ About all the jobs [ Asked Landlord only 1
- Asked Council to ask Landlord 2
- Asked Landlord and Council 3
- About some of the jobs [ Asked Landlord only 4
- Asked Council to ask Landlord 5
- Asked Landlord and Council 6
- No, neither Landlord nor Council 7
- PROBE Other (SPECIFY) 8

GO TO  
Q.30

Ask (a)

(26)

(a) Did you want all of the work done?

- Yes, all of it 1
- Only some of it 2
- None of it 3
- Other (SPECIFY) 4
- Don't Know 5

(28)

GO TO Q.30  
Ask (b)  
See (i)  
GO TO Q.30

(b) Why didn't you want  
(all of) it done?

(i) SPECIFY

Q.30 SHOW CARD D To sum up, which of the statements on the card best describes your feelings about the work your landlord did?

Very satisfied	1
Fairly satisfied	2
Neither satisfied nor dissatisfied	3
A little dissatisfied	4
Very dissatisfied	5

(30)

Q.31 Did you move out of the house while the work was done?

PROMPT

Yes, went to friend/relative	1
Yes, landl'd arranged other hse.	2
Yes, Council arranged other hse.	3
No, not necessary, small job(s)	4
No, big job(s), but not disturbed	5
No, other reasons (SPECIFY)	6

(32)

GO TO Q.33  
GO TO Q.32

Q.32 Did your landlord offer you the opportunity to move out temporarily?

Yes	1
No	2
Don't know	3

(34)

Ask (a)  
GO TO Q.34

(a) Why didn't you move?

STANDARD PROEES  
UNDERLINE MOST IMPORTANT REASON

NOW GO TO Q.34

OC

(36-37)

Q.33 (a) Did you continue paying rent on your house while the work was being done on it?

Yes	1
No	2
Don't know	3
DNA Rent free	4

(39)

Ask (b)

(b) Who paid the rent of the place you moved to?

Tenant	1
Landlord	2
Other SPECIFY	3
Don't know	4
DNA Friends/Relatives	5
No rent paid by tenant	6

(41)

Ask (c)

(c) Who paid for the removal of your furniture?

Tenant	1
Landlord	2
Don't know	3
DNA Furniture stayed at house	4

(43)

Q.34 IF IMPROVEMENTS AND/OR REPAIRS NEEDED  
(CODED YES AT Q.20 AND/OR Q.23)

Have you asked your landlord or agent  
to do the works that need doing?

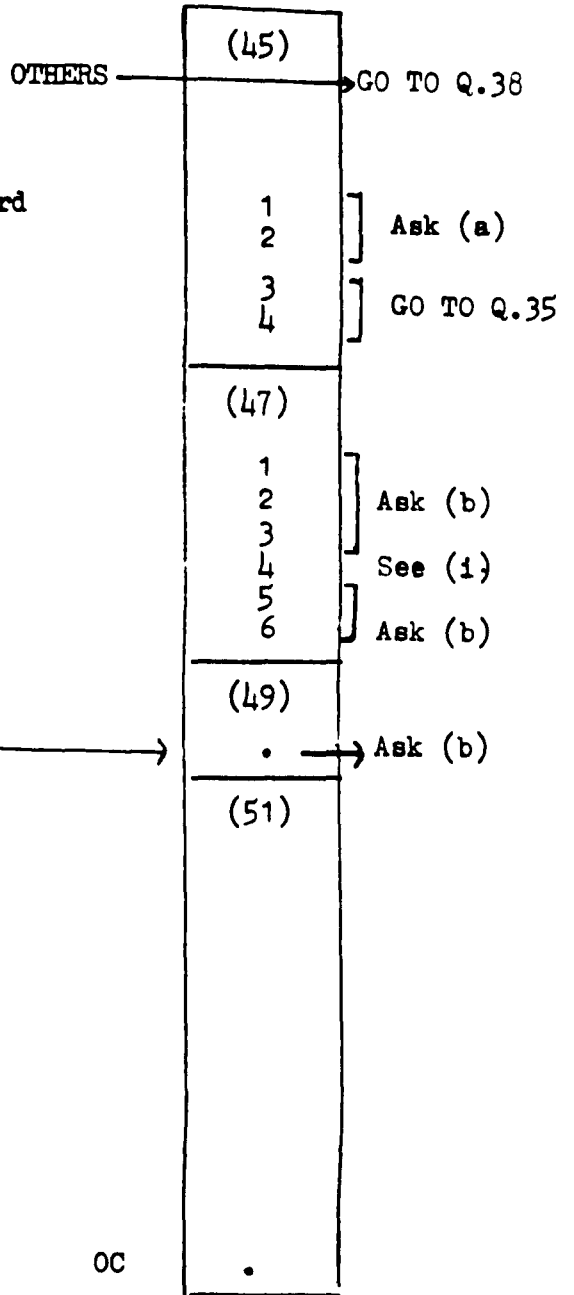
- Yes, Landlord
- Yes, Agent
- No
- Don't know

(a) How long ago did you  
first ask?

- Less than a month?
- A month to 6 months
- 6 months to a year
- More than a year
- Don't know
- Other (SPECIFY)

(i) ENTER NUMBER OF YEARS

○ (b) What was the response?





Q.38 SHOW CARD D  
To sum up, looking at this card (again),  
which of the statements on it best describe  
your feelings about the way your landlord  
carries out the repairs for which he is  
responsible?

- Very satisfied
- Fairly satisfied
- Neither satisfied nor dissatisfied
- A little dissatisfied
- Very dissatisfied

(73)

- 1
- 2
- 3
- 4
- 5

GO TO Q.39

Ask (a)

Ask (b)

(a) Why are you not completely satisfied?

(b) Why are you dissatisfied?

STANDARD PROBES

UNDERLINE MAIN DISSATISFACTION

(75-77)

OC 1  
OC 2

.  
.

THE HOUSEHOLD

Q. 39 Firstly, how many people are there in your household, including yourself?

INTERVIEWER STRESS WHO IS INCLUDED AS HOUSEHOLD MEMBER

(1 - 2)  
..

ENTER NO →

INTERVIEWER ASK Qs 40 TO 44 ABOUT EACH MEMBER OF THE HOUSEHOLD

	OFFICE USE			Q.40 REL'N SHIP	Q.41 AGE	Q.42 SEX		Q.43 PAID JOB NOW?								Q.44 OCCUPATION CURRENT OR LAST JOB: JOB DESCRIPTION/TITLE. IF MANAGER/ SELF EMPLOYED NOTE NO OF EMPLOYEES IN ESTABLISHMENT WHERE WORKS	OFFICE CODE
	CARD	6				M	F	FT	PT	U	SI	R	STU	HW	C		
( 4-12)	..			HOH	..	1	2	1	2	3	4	5	6	7	8		..
(14-22)	..				..	1	2	1	2	3	4	5	6	7	8		..
(24-32)	..				..	1	2	1	2	3	4	5	6	7	8		..
(34-42)	..				..	1	2	1	2	3	4	5	6	7	8		..
(44-52)	..				..	1	2	1	2	3	4	5	6	7	8		..
(54-62)	..				..	1	2	1	2	3	4	5	6	7	8		..
(64-72)	..				..	1	2	1	2	3	4	5	6	7	8		..
(74-75)	..				..	1	2	1	2	3	4	5	6	7	8		..
(77-78)	..				..	1	2	1	2	3	4	5	6	7	8		..

OFFICE USE  
H'OLD STRUCTURE

(80)

**NOTE**  
 FT = FULL-TIME JOB  
 PT = PART TIME JOB (< 30 HOURS/WEEK)  
 U = UNEMPLOYED  
 SI = PERMANENTLY SICK/DISABLED  
 R = RETIRED FROM WORK  
 STU = STUDENT  
 HW = HOUSEWIFE (NOT WORKING)  
 C = CHILD

-14-



CARD 7

OWNER OCCUPIERS: HOUSE PRICES

Q.45 IF OWNER OCCUPIERS  
(May I just check) when  
did you acquire this house?

TENANTS

ENTER YEAR → 19

(1-2)

GO TO CHECK  
AT BOTTOM OF  
PAGE 16

. .

Q.46 Was the owner before you . . .

- an owner occupier? 1
- a private landlord? 2
- a builder who had done it up? 3
- or someone else (SPECIFY) 4
- or don't you know? 5

RUNNING PROMPT

(4)

Q.47 (May I just check) were you living here  
at the time you bought the house, I mean  
did you buy it as a sitting tenant?

PAUSE AND BEFORE CODING A NEGATIVE ANSWER ASK (i)

(i) (Can I just check) was there a sitting  
tenant here when you bought the house?

- Bought as sitting tenant 1
- Bought with sitting tenant 2
- Neither of these 3

(6)

Q.48 How much did you pay for this house?

(i) ENTER AMOUNT → £

(8-12)

.	.	.	.	.
---	---	---	---	---

- (ii) RING CODE
- Amount stated 1
  - Don't know 2
  - Refused 3
  - DNA Inherited/Gift 4

GO TO Q.49

CONCLUDE  
INTERVIEW

Q.49 Do you now own it outright or are  
you buying it on a mortgage or loan?

- Outright 1
- Mortgage/Loan 2
- DK 3
- Refused 4

CONCLUDE  
INTERVIEW  
GO TO Q.50  
CONCLUDE  
INTERVIEW

(16)

Q.50 From whom did you borrow the money for the mortgage (loan) to buy this house?

CODE FOR MAIN MORTGAGE ONLY IF MORE THAN ONE

- Building Society
- Local Authority
- Clearing Banks
- Insurance Company
- Finance Company
- Private Money Lender
- Relative/Friend

(INCLUDES GRADUAL REPAYMENTS TO PREVIOUS OWNER UNDER LOOSE HP AGREEMENT)

- Vendor
- Other
- DK
- Refused

(18-19)

- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- 10
- 11

CONCLUDE INTERVIEW

GO TO Q.51

CONCLUDE INTERVIEW

Q.51 Could I just check, because this sometimes happens, are you buying the house on what's called a rental purchase agreement?

- Yes
- No
- Don't know

(21)

- 1
- 2
- 3

CONCLUDE INTERVIEW

CARD 8

TYPE OF LETTING

- CHECK - [
- RENT FROM COUNCIL
  - RENT FROM HOUSING ASSOCIATION
  - RENT FROM OTHER TRUST/CHARITY
  - RENT FROM PRIVATE LANDLORD
- ]

GO TO Q.75

GO TO Q.52

Q.52 (May I just check) when did your letting commence - that is, when did you first become the tenant here?

(1-2)

ENTER DATE AS YEAR → 19 . .

Q.53 Do you rent (have) this accommodation on an unfurnished or furnished basis?

Unfurnished  
(Incl. partly) Furnished

(4)

1  
2

] GO TO CHECK

CHECK - LANDLORD LIVES IN BUILDING \_\_\_\_\_  
LANDLORD DOES NOT LIVE IN BUILDING \_\_\_\_\_

GO TO Q.75

SAY

I'd like to find out a bit more about the agreement you have with your landlord. There are quite a lot of different agreements and so I need to ask a number of questions to be sure we get accurate information about yours. Some of the questions may sound funny because they don't apply to you but we need to be able to record that.

Q.54 Have you signed a written agreement - or contract - or do you have a verbal understanding?

(6)

Written agreement  
Verbal understanding  
Neither  
Other (SPECIFY)  
Don't know

1  
2  
3  
4  
5

Q.55 Does your written agreement describe your letting as (is it your understanding that your letting is) a tenancy or a licence? DO NOT PROMPT

(8)

Tenancy  
Licence  
Described as Shorthold  
Other (SPECIFY)  
Don't know

1  
2  
3  
4  
5

Q.56 IF MOVED IN AFTER 1979 (CODED 79 AT Q.16) OTHERS

(This may have come up already but can I check here),  
 is your letting a shorthold tenancy, that is: were  
 you given a special notice before the tenancy began  
 stating that it was a shorthold tenancy and that the  
 tenancy would come to an end after a fixed period  
 stated in the notice?

- Yes, definitely Shorthold
- Yes, probably Shorthold
- No, not Shorthold
- Don't know

(10)

- 1
- 2
- 3
- 4

GO TO Q.57

GO TO Q.57  
 GO TO Q.57

Q.57 Is the agreement (understanding) that you can rent  
 the accommodation for a specified period only or  
 that you can rent it as long as you like?

- Specified Period
- As long as you like
- Don't know

(12)

- 1
- 2
- 3

Ask (a)  
 GO TO Q.58

(a) How long is the period (of the shorthold)?

ENTER LENGTH OF TENANCY IN MONTHS, YEARS

.	.	.	.
MONTHS		YEARS	

(14-17)

Q.58 Does your agreement (understanding)  
 give you exclusive use of your  
 accommodation?

- Yes
- No

(19)

- 1
- 2

Q.59 ASK HOUSEHOLDS OF UNRELATED ADULTS

Is your agreement (understanding)  
 between your landlord and . . .

- RUNNING PROMPT
- all of you as a group?
  - or each of you as individuals?
  - or just some of you as a group?
  - or just one of you?
  - or something else (SPECIFY)?
  - or are you unsure about it?

(21)

- 1
- 2
- 3
- 4
- 5
- 6

OTHERS

GO TO Q.59

Q.60 Who is responsible or liable for the rent?  
Is it . . .

- all of you as a group?
- or each of you as individuals?
- or just some of you as a group?
- RUNNING PROMPT or just one of you?
- or some other arrangement?
- or are you unsure?

(23)

- 1
- 2
- 3
- 4
- 5
- 6

Q.61 IF AGREEMENT IS WITH INDIVIDUALS OR SOME OF GROUP  
(CODED 2 OR 3 AT Q.59 OR Q.60)

Do your agreements (understandings) give each of you the right to use all the accommodation here only in common with the others in your household, or do they give each of you the exclusive right to the use of a particular part of it?

- Use in common
- Exclusive use
- Don't know

(25)

- 1
- 2
- 3

OTHERS

→ GO TO Q.62

Q.62 Has the landlord got the right to put in someone else to live here if one of you leaves?

- Yes
- No
- Don't know

(27)

- 1
- 2
- 3

Q.63 Has the landlord the right to come and live here himself?

- Yes
- No
- Don't know

(29)

- 1
- 2
- 3

GO TO CHECK

CHECK

[ HOUSEHOLDS OF UNRELATED ADULTS  
OTHER HOUSEHOLDS

→ GO TO Q.65  
ASK Q.64

Q.64 Did you become the tenant at the same time as you moved in here or were you already living here before you became the tenant?

- Became tenant when moved in
- Already here when became tenant

(31)

- 1
- 2

GO TO Q.65  
Ask (a)&(b)

(a) How long were you living here before you became the tenant?

- Less than 6 months
- 6 months or more

(33)

- 1
- 2

(b)	Was the person who was the tenant before you a relative of yours?		(35)	
	PROMPT	Yes	Husband/Wife Father/Mother Brother/Sister Son/Daughter Son/Daughter-in-law Other	1 2 3 4 5 6
		No		7
				Ask (c) GO TO Q.65
(c)	Did you take over the tenancy on the death of your relative?		(37)	
		Yes		1
		No		2
				Ask (d) GO TO Q.65
(d)	Did your (RELATIVE) take over the tenancy on the death of a member of family as you did?		(39)	
		Yes		1
		No		2
		Don't know		3
Q.65	Does the accommodation go with the present job of anyone on your household?		(41)	
		Yes		1
		No		2
		Don't know		3
				Ask (a) to (c) GO TO Q.65
(a)	Do you pay rent or do you get the accommodation free with the job?		(43)	
		Pay rent		1
		Free with job		2
		Other (SPECIFY)		3
(b)	Would you have the right to stay on in this accommodation if you gave up the job or would you have to leave?		(45)	
		Stay on		1
		Leave		2
		Other (SPECIFY)		3
(c)	Would you be allowed to live somewhere else if you wanted to and still keep the job or do you have to live here?		(47)	
		Allowed to live elsewhere		1
		Has to live here		2
		Other (SPECIFY)		3
				GO TO Q.66 GO TO Q.72 GO TO Q.66

**Q.66** IF OVER COMMERCIAL PREMISES

Are you renting the business premises here?

OTHERS →

GO TO Q.67

(49)

Yes  
No

1  
2

Ask (a)  
GO TO Q.67

(a) Does your accommodation here go with the business premises?

Yes  
No  
Don't know

(51)

1  
2  
3

GO TO Q.72  
GO TO Q.67

**Q.67** Is your accommodation let by someone who normally lives here and expects to come back here at the end of the letting, or by someone who intends to retire here or by neither of these?

Neither of these  
To live here at end of let  
To live here on retirement  
Don't know

(53)

1  
2  
3  
4

**Q.68** This may sound silly, but it does happen sometimes; does your agreement (understanding) state that the accommodation is rented for the purpose of a holiday?

Yes  
No

1  
2

(55)

**Q.69** IF STUDENT(S) IN HOUSEHOLD  
Do you rent this accommodation from your College rather than from a private landlord?

OTHERS →

GO TO Q.70

(57)

College  
Private Landlord

1  
2

GO TO Q.71

**Q.70** Is the accommodation rented in your name or in the name of a company or business?

Own Name  
Company/Business  
Don't know

(59)

1  
2  
3

**Q.71** Does your landlord provide you with any personal services, such as cleaning, providing linen, or doing the laundry, or meals?

PROBE [ Yes - services only  
Yes - meals only  
Yes - services and meals  
No

(61)

1  
2  
3  
4

(63)

③

Q.72 SHOW CARD E Which of the following describes the type of tenancy or letting that you have?

- Regulated
- "Controlled"
- Secure
- Licence
- Restricted Contract
- Shorthold
- Something else (SPECIFY)
- Don't know

(65)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

Q.73 Have you got a Rent Book?

- Yes, here
- Yes, kept by landlord or agent
- No
- Don't know

(67)

- 1
- 2
- 3
- 4

(69)

OFFICE CODE  
(TENANCY TYPE)

.

CARD 9

RENTS

Q.74 Is your rent a Fair Rent registered by the Rent Officer or have you and your landlord agreed your rent privately?

Yes, Fair Rent [ While tenant(s) here  
When previous tenant(s) here

INTERVIEWER  
RENT BOOK  
MAY BE  
HELPFUL

- No privately agreed
- Don't know
- DNA - Rent Free

(1)

- 1
- 2
- 3
- 4
- 5

GO TO Q.75

Ask (a)  
(PTO)



(a) May I just check, does anyone else pay rent on your behalf?

- Yes
- No
- Don't know

(3)	1
	2
	3

Ask (i)  
GO TO Q.79

(i) Who?

- Friend/Relative
- The Council
- Employer
- Other (SPECIFY)

(5)	1
	2
	3
	4

GO TO Q.79

Q.75 How much does your landlord charge your household in rent for this accommodation?

(i) ENTER AMOUNT → £ . . . . . P

(7-11)	

AND (ii) RING PERIOD OR CODE → Weekly

- Fortnightly
- Four Weekly
- Calendar Monthly
- Quarterly
- Other (STATE)
- Don't know Rent refused

(13)	1
	2
	3
	4
	5
	6
	7
	8

GO TO Q.76  
GO TO Q.79

Q.76 Does the rent, that is £ \_\_\_\_\_ per \_\_\_\_\_ include anything for services such as heating and cleaning?

- Yes, included in rent
- No, but pay separate service charge
- No
- Don't know

(15)	1
	2
	3
	4

Ask (a)  
GO TO Q.77

(a) How much is included in the rent for services?

ENTER AMOUNT → £ . . . . . P

(17-21)	

- OR CODE
- Refused
- Don't know

(23)	1
	2

Q.77 Does the rent that is £ \_\_\_\_\_ per \_\_\_\_\_ include the general rates or do you pay these separately?

Rent includes rates  
 Rates paid separately  
 Don't know

(25)

1  
 2  
 3

Ask (a)  
 GO TO  
 Q78

(a) How much of your rent is for payment of rates?

ENTER AMOUNT → £ . . . . .

↓  
 OR CODE

↓  
 Refused  
 Don't know

(27-31)

. . . . .

Q.78 Do you pay water rates in addition to the rent (and general rates) or are they included in your rent?

Rent includes water rate  
 Water rate paid separately  
 Don't know

(33)

1  
 2

Ask (a)  
 GO TO  
 Q.79

(a) How much of your rent is for payment of water rates?  
 PROBE IF INCLUDED AT Q.77 (a)  
 IN GENERAL RATES

AND ENTER AMOUNT → £ . . . . .

↓  
 OR CODE

↓  
 Refused  
 Don't know

(34)

1  
 2  
 3

(36-40)

. . . . .

(41)

1  
 2

**NEW RENTERS**

**Q.79 IF MOVED IN AFTER 1979**

OTHERS

GO TO Q.85

(a) How did you first find out about this house? CODE FOR FIRST SOURCE ONLY IN COLUMN (a) AND ASK (b)

(b) How did you find out about any other accommodation you looked at? CODE SOURCES IN COLUMN (b) AND UNDERLINE CODE FOR MAIN SOURCE

- From Estate Agency
- From Accommodation Agency
- From landlords' advert in press
- From landlord's advert elsewhere
- From contact with previous tenant
- From friends, relatives or other personal contact
- From present job
- From Univ/Poly Accom. Office
- From other (SPECIFY)
- None: only looked at this one

(43-44) (a)	(46-48) (b)
01	01
02	02
03	03
04	05
05	05
06	06
07	07
08	08
09	09
/	10

**Q.80** How long had you seriously been looking for somewhere to rent before you found this house?

- Less than 1 month
- 1 month but less than 3 months
- 3 months but less than 6 months
- 6 months but less than 1 year
- 1 year or more

(50)

- 1
- 2
- 3
- 4
- 5

**Q.81** Did you encounter any difficulties in finding a suitable place to rent?

- Yes
- No

(52)

- 1
- 2

Ask (a)  
GO TO Q.82

**Q.82** (a) What was the main difficulty that you had?

(54-55)

OFFICE CODE

. .

Q.82 At the time you were looking for this house would you have preferred, if possible, to move to accommodation rented from the Council?

- Yes
- No
- Don't Know
- DNA - Council tenant

(57)

- 1
- 2
- 3
- 4

GO TO Q.  
GO TO Q.85

Q.83 Are you on the Council waiting list?

- Yes [ Less than 1 year
- 1 year, but less than 2
- 2 years, but less than 3
- 3 years, but less than 4
- 4 years, but less than 6
- 6 years or more
- No
- Don't Know

(59)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

Q.84 Have you been made any offers of accommodation by the Council?

- PROMPT
- Yes [ Before moved here
  - After moved here
  - No
  - Don't Know

(61)

- 1
- 2
- 3
- 4

Ask (a)  
GO TO Q.85

○ (a) Why did you refuse the offer(s)?

STANDARD PROBES  
UNDERLINE MAIN REASON

(63)

OC

.

**INCOME STRESS CONFIDENTIALITY**

**Q. 85** Looking at this card SHOW CARD F and thinking of your (HoH) individual income before deductions, that is, your own gross income from all sources, including overtime, bonuses and payments and all income such as unemployment and social security benefits, student grants and pensions, can you tell me on which group on the card your income belongs?

ENTER NUMBER, OR '98' FOR REFUSAL  
OR '99' FOR DK \_\_\_\_\_

(65-66)
→ . .

**Q. 86** Still looking at the card, can you tell me which group covers the income for all the household?

ENTER NUMBER, OR '98' FOR REFUSAL  
OR '99' FOR DK \_\_\_\_\_

(68-69)
→ . .

**Q. 87** Looking at this next card SHOW CARD G do you (HoH) now receive money from any of the sources listed on the card?

CARD G	Yes	No	
State Retirement Pension	1	2	(71)
Family Income Supplement	1	2	(73)
Supplementary Benefit	1	2	(75)
Housing Benefit/Rate Rebate	1	2	(77)
Unemployment Benefit	1	2	(79)

LANDLORDS

Q.88 STRESS CONFIDENTIALITY OF EVERYTHING TENANT HAS SAID

We are interested in talking to the people who own accommodation in our sample as well as to the people who live in it so we would like to talk to your landlord about his policies and opinions.

(a) (May I just check) does your landlord live in this building?

Yes  
No  
Don't know

(1)
1
2
3

Ask (b)  
Ask (c)

(b) May I just check his name and exact address?

ENTER DETAILS AND RING CODE

(c) Could you give me his name and address (or his agent's name and address if you don't know his)?

ENTER DETAILS AND RING CODE

LANDLORD	AGENT	CODE	(3)
NAME		Landlord only	1
		Agent only	2
ADDRESS		Landlord & Agent	3
		Don't know	4
		Refused	5

Q.89 (May I just check), has there been a change of landlord since 1979 (you came to live here) WHICHEVER IS LATER?

Yes  
No  
Don't know

(5)

1  
2  
3

Ask (a)  
GO TO Q.90

(a) Has anything changed since the new landlord took over?

Yes  
No  
Don't know

(7)

1  
2  
3

Ask (b)  
GO TO Q.90

(b) What changes have there been?  
STANDARD PROBES  
UNDERLINE MAIN CHANGE

(9-10)

NOW GO TO (i) BELOW

OC

. .

(i) Have the changes been for the better or for the worse?

Better  
Neither Way  
Worse  
Don't know

(12)

1  
2  
3  
4

Q.90 Has your landlord - or anyone you think may be acting for him - shown in any way that he wants you to move out of this accommodation?

Yes  
No  
Don't know

(14)

1  
2  
3

Ask (a)&(b)  
GO TO Q.91

(a) What happened (the last time)?  
STANDARD PROBES

(16)

OC

.

(b) Have you felt under undue pressure to move?

Yes  
No  
Don't know

(18)

1  
2  
3

Q.91 To which of the groups listed on the card SHOW CARD H do you consider you belong?

White  
West Indian  
Indian  
Bangladeshi  
Pakistani  
African  
Arab  
Other Asian  
Chinese  
Other  
Refusal

(20-21)

01  
02  
03  
04  
05  
06  
07  
08  
09  
10  
11

END

CONCLUDE INTERVIEW  
THANK RESPONDENT  
CONFIRM CONFIDENTIALITY  
HAND LETTER TO RESPONDENT  
COMPLETE BUILDING SCHEDULE



ADDRESS

IF 00 IN 1985 LLD NAME IN 1979 .....

.....

		CV	Q.11		
			(1-3)		(36-42)
		EV	. . .	HoH Occupation Q.19	. . .
			(5)	Year Moved Q.20	. . .
Foundations	E16		.	H'hold Code Q.27	.
			(7)		(44)
Walls	E17		.	F/Y inf. Q.36	.
			(9)		(46)
Damp	E18		.	Controlled? Q.37	.
			(11)		(48)
Doors & Windows	E19	No defect Some	1 2	Rent Status Q.39	.
			(13)	Rent Q.40 (i) (Ref: 9s;LM:8s;RF:7s)	£ . . . / , , (50-54)
Painting	E20		.		(56)
			(15)	Rent Period Q.40 (ii)	.
Roof Covering	E21		.		(58)
			(17)	Who pays rates Q.40 (b)	.
Chimneys	E23		.		(60)
			(19)	Born? Q.43	.
EGRWP	E24		.		(62)
			(21)	Resid. L'lord Q.46	.
Adjacent?	E29		.		(64)
			(23)	Change New L'd Yes	1
Rooms 2+3(a=2)+4			.	No	2
			(25)	New Agent Yes	3
				No	4
Amenities = 7b,e,d; 9		- All	1	No details 1979	5
		- Lack 1+	2	No details 1985	6
			(27)	Comparison impos.	7
Hot Water	Q.8		.		(66)
			(29-34)	1979 Relative? Employer? Neither?	1 2 3
Nos in H'hold	Q.11		.		
HoH Age	Q.16		.		
HoH Paid Job	Q.18		.		

END

CONFIDENTIAL

University of Sheffield  
 Department of Town & Regional Planning  
 6 Claremont Place,  
 Sheffield S10 2TB  
 (0742) 78555 x 6303/6180

INTERVIEWER NUMBER                      → :

PRIVATE RENTED SECTOR RESURVEY, 1985

LANDLORD QUESTIONNAIRE

		CARD 1	
ADDRESS OF SAMPLE PROPERTY	Landlord Number	( 1 - 14)	
	Property Address Number	. . .	
LANDLORD	Landlord Interviewed in 1980?	. . . .	
	Area Status of Property	. .	
AGENT	Total addresses in sample area	. .	
	Total addresses in whole sample	. .	
INTERVIEWER CHECK AND CODE		( 15 )	
	(First) Interview is with landlord	1	} See (i)
	(First) Interview is with agent	2	
(i) IF THIS IS A FOLLOW UP AFTER INITIAL INTERVIEW		( 16 )	
CODE	OTHERS		} GO TO Q.1
	[ Follow up with landlord	1	} GO TO Q.NOS. CIRCLED ONLY
	[ Follow up with agent	2	
<u>INT RODUCTION AND RESPONSIBILITIES</u>		( 17 )	
Q.1	EXPLAIN PURPOSE OF SURVEY, REFERRING TO LETTER ABOUT IT, AND ASK Could you please confirm that you are, NAME ON QUOTA SHEET, the owner (managing agent) of ADDRESS ON QUOTA SHEET?		
	Owner	1	} GO TO Q.2
	Joint Owner	2	
	Effective Owner	3	
	Managing Agent	4	
	Trustee	5	
	Previous Owner	6.	
	Previous Agent	7	
	Other (SPECIFY)	8	
	Never Owned/ managed	9	
			} GO TO CHECK ON PAGE 2

CHECK IF NOT CURRENT OWNER/AGENT, PROBE AND ESTABLISH IF ANY (PREVIOUS) CONNECTION WITH ADDRESS. TRY AND ESTABLISH ADDRESS OF CURRENT OWNER OR AGENT. REMEMBER THAT S/HE MAY HAVE RECENTLY MOVED FROM CONTACT ADDRESS ON QUOTA SHEET.

CODE UP DETAILS OBTAINED BELOW, RINGING CODE AND ENTERING DATE OF SALE OR TRANSFER OF RESPONSIBILITY AS NECESSARY

	MO	YR	
→ Contact was previous <u>owner</u> but has sold to:			
owner occupier (incl. sitting tenant)	1	8	] CONCLUDE AND CONTACT OFFICE
City Council/Housing Association	2	8	
another landlord	3	8	
other/DK	4	8	
Contact was previous <u>agent</u> but:			
landlord now manages ADDRESS	5	8	] ENTER DETAILS. CONCLUDE AND CONTACT OFFICE
new agent manages ADDRESS	6	8	
landlord sold ADDRESS: CODE AS			
← FOR OWNER			
Non-agent contact has no connection with ADDRESS	7		] GET DETAILS OF PREV. OCCUP. & CONCLUDE
Agent has never managed ADDRESS	8		] CONCLUDE

DETAILS AS RELEVANT:

Q.2 Can I just check, do you (does the LL) currently let the accommodation at ADDRESS now?	( 18 )	
PROBE — [ Yes, currently lets Yes, but some temporary vacancies Yes, but (all) temporarily vacant No, stopped letting	1 2 3 4	] GO TO Q. 3 Ask (a)
(a) When did you (the LL) stop letting at ADDRESS?	(19-20)	
ENTER MONTH OF 1985 IN DIGITS →	. .	] See (i)
(i) EXPLAIN THAT YOU WANT TO ASK ABOUT THE TIME THE PROPERTY WAS LET AND THE LANDLORDS' OPINIONS AND POLICIES		

2. 3 IF INTERVIEWING LANDLORD AGENTS → GO TO Q.4  
 Do you manage ADDRESS entirely by yourself ( 21 )  
 or do you use an agent?  
     Uses a managing agent 1 GO TO Q.4  
     Managed for/by partner or relative 2 GO TO Q.4  
     Does not use agent 3 GO TO Q.7

2. 4 SHOW CARD A Looking at this card, can you tell me who ...ITEM..., you or the agent (landlord)?

	L'lord	Agent	Both		
Collects the rent	1	2	3	.	(22)
Fixes the rent (Excl. Rent Officer)	1	2	3	.	(23)
Selects tenants	1	2	3	.	(24)
Decides whether to relet if there is a vacancy	1	2	3	.	(25)
Decides on minor repairs and maintenance	1	2	3	.	(26)
Decides on major repairs and improvement	1	2	3	.	(27)
Would decide to serve a notice to quit	1	2	3	.	(28)

2. 5 When did you (the agent) take over the management of ADDRESS? (29-30)  
 ENTER DATE → 19 . .

2. 6 INTERVIEWER CHECK WHOM YOU ARE INTERVIEWING:

IF LANDLORD WHOSE AGENT DOES NOTHING APART FROM COLLECTING RENT → GO TO Q.7 PAGE 4  
 IF LANDLORD WHOSE AGENT DOES MORE THAN COLLECT RENT → See Q.6(i)  
 IF AGENT → See Q.6(ii)

(i) SAY: I would like to ask you the questions about ADDRESS and about your opinions and policies as a landlord, but if you think only your agent could answer any particular question, please say so.

GET DETAILS OF (CURRENT) AGENT AND THEN GO TO Q.7. RING QUESTION NUMBER OF ANY QUESTION(S) LANDLORD WANTS AGENT TO ANSWER

(ii) SAY: I would like to ask you the questions about ADDRESS and about your client's opinions and policies as a landlord, but if you think that only your client could answer any particular questions, please say so.

GET DETAILS OF LANDLORD/CONFIRM DETAILS OF LANDLORD ON QUOTA SHEET AND THEN GO TO Q.7. RING QUESTION NUMBER OF ANY QUESTIONS(S) AGENT WANTS LANDLORD TO ANSWER.

DETAILS AS RELEVANT:

ACQUISITION AND INVESTMENT

Q. 7 When did you (the LL) become the owner of ADDRESS?

ENTER YEAR (98 FOR REF; 99 FOR DK) → 19

(31-32)  
.

See (i)

(i) INTERVIEWER NOTE IF LANDLORD MANAGED ADDRESS BEFORE BECOMING OWNER

Yes  
No

( 33 )  
1  
2

Q. 8 Can I just check, have you (has the LL) ever lived at ADDRESS?

Yes  
No  
DK

( 34 )  
1  
2  
3

Q. 9 How did you (the LL) become the owner of ADDRESS? Did you (the LL).....RUNNING PROMPT

Buy it?  
or Inherit it?  
or Receive it as a gift?  
or Acquire it in some other way? (SPECIFY)  
DK

( 35 )  
1  
2  
3  
4  
5

Q.10 Did you (the LL) acquire it with vacant possession or was there a sitting tenant?

Full vacant possession  
Part vacant possession  
Sitting tenant  
DK

( 36 )  
1  
2  
3  
4

Ask (a)  
GO TO Q.11

(a) When did you (the LL) first let ADDRESS?

ENTER YEAR (98 FOR REF; 99 FOR DK) → 19

( 37-38 )  
.

Q.11 Do you (does the LL) own the freehold or leasehold of ADDRESS?

Freehold  
Leasehold  
DK

( 39 )  
1  
2  
3

Q.12 IF ADDRESS BOUGHT AFTER 1974 (CODED 1 AT Q.9 AND 75 OR LATER AT Q.7) How much did you (the LL) pay for ADDRESS?

OTHERS → GO TO Q.13

( 40-44 )  
.....

ENTER AMOUNT →  
OR  
CODE → DK REF

( 45 )  
1  
2

**Q.13** IF BOUGHT ADDRESS (CODED 1 AT Q.9)  
 SHOW CARD B Which one of the statements on the  
 card best describes your (the LL's) reasons for  
acquiring ADDRESS in DATE AT Q.7)

OTHERS

( 46-47 )
01
02
03
04
05
06
07
08
09
..

GO TO Q.15

- As an investment for capital growth
- As an investment to get rent for income or pension
- For both capital growth and income or pension
- To live in (at sometime)
- For a relative or friend
- For an employee
- Incidental to another transaction
- Charitable reasons
- As a liability
- Somethingelse (SPECIFY) DO NOT RING

} GO TO Q.14  
 Ask (a)  
 }  
 GO TO Q.15

( 48 )
1
2
3

(a) Which was the more important?

- Capital growth
- Rent income
- Equal

( 49 )
1
2
3
4

**Q.14** (May I just check) at the time you (the LL) bought  
 the property did you (the LL) buy  
 ADDRESS with the intention of continuing to  
 let it or did you (the LL) buy it to eventually  
 sell with vacant possession for capital profit?

- Continue to let
- Sell vacant
- Both
- Other (SPECIFY)

**Q.15** Thinking about ADDRESS today, do you (does  
 the LL) regard it as a liability or in some  
 other way?

( 50 )
1
2

- Liability
- Some other way

Q.16 SHOW CARD B (Apart from being a liability,) Thinking about ADDRESS today and looking at this card(again), which one of the statements on it best describes how (else) you (the LL) regard(s) it now?

- As an investment for capital growth
- As an investment to get rent for income or pension
- For both capital growth and income or pension
- To live in (at sometime)
- Providing accommodation for a relative or friend
- Providing accommodation for an employee
- Incidental to another transaction
- As charitable provision
- (Only) as a liability
- Something else (SPECIFY) DO NOT RING

( 51 -52 )

- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- ..

GO TO Q.17A

Ask (a)

GO TO Q.17A

(a) Which is the more important?

- Capital growth
- Rent income
- Equal

- 1
- 2
- 3

( 53 )

Q.17A How far from ADDRESS do you (does the LL) Live?

- Less than 1 mile
- 1-5 miles
- 6-20 miles
- 21-100 miles
- Over 100
- Abroad

- 1
- 2
- 3
- 4
- 5
- 6

( 54 )

Q.17B ...and how often do you (does the LL) visit ADDRESS?

- Never
- Less than one a year
- About every year
- Twice a year
- Several times a year
- About monthly
- Fortnightly
- Weekly
- It varies
- Other (SPECIFY)

- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- 10

( 55-56 )

IMPROVEMENTS AND REPAIRS

CARD 2

Q.18 Have you (has the LL) had an improvement grant for ADDRESS since 1974 (when you (the LL) acquired it)? WHICHEVER IS LATER

Yes  
No

( 1 )  
1  
2

Ask (a)  
GO TO Q. 11  
ON PAGE 1.

(a) When was this?

ENTER YEAR →

( 2-5 )  
. .

IF MORE THAN ONE, ENTER YEAR OF SECOND GRANT →

. .

Q.19 ...and what type of grant was it (were they)?

CODE ONLY (OR FIRST)

- Full Improvement 1
- Intermediate 2
- 'Standard' 3
- Repairs 4
- 'Envelope' 5
- Other (SPECIFY) 6
- DK 7

See (i)



ENTER CODE FOR SECOND →

( 7 )  
.

(i) PROBE AND ENTER GRANT PERCENTAGE FOR FIRST (98 FOR DK) →

( 8-9 )  
. .

TO ALL WHO HAVE HAD GRANT(S) SAY:

I should like to talk to you first about the work carried out with the grant(s) and then, later on, about anything else done after the grant.

Q.20 SHOW CARD C AND GO THROUGH EACH ITEM ASKING:

- (a) Was ..ITEM.. in ADDRESS in 1974 (when you (the LL) acquired it)? WHICHEVER IS LATER.  
CODE IN COL A OF GRID ON PAGE 8
- (b) ASK IF EACH ITEM HAS BEEN INSTALLED OR DONE (OR REPLACED) SINCE 1974 (DATE ADDRESS ACQUIRED) . CODE IN COL B.
- (c) FOR EACH ITEM INSTALLED OR DONE ASK IF WORK WAS DONE BEFORE THE GRANT, AS PART OF THE GRANT, OR LATER.  
CODE IN COL C.

Q.21 I would like to go on and ask about any repairs which were done as part of the grant work.

SHOW CARD D AND GO THROUGH EACH ITEM ASKING IF WORK WAS DONE

IF NO WORK DONE RING CODE 1 IN COL D

IF WORK DONE ENTER CODE FROM CARD DESCRIBING BIGGEST JOB DONE

CHECK IF QUOTA SHEET INDICATES ENVELOPING SCHEME AND CODE IN COL E



Q.20 CARD C	A		B		C		
	PRESENT IN 1974		DONE SINCE		DONE WITH GRANT		
	Yes	No	Yes	No	Before	with	After
Bath/shower - in bathroom	1	2	1	2	1	2	3
Inside WC	1	2	1	2	1	2	3
Wash hand basin	1	2	1	2	1	2	3
Kitchen sink	1	2	1	2	1	2	3
Fitted kitchen units	1	2	1	2	1	2	3
Hot water system	1	2	1	2	1	2	3
Central heating	1	2	1	2	1	2	3

PUNCHER

			(10-12 )
			(13-15 )
			(16-18 )
			(19-21 )
			(22-24 )
			(25-27 )
			(28-30 )
			(31)

OC

Q.21 CARD D	D		E	
	DONE?		ENVELOPE SCHEME	
	No	Yes	Yes	No
Chimneys	1	.	1	2
Roof	1	.		
Gutters	1	.		
External Walls	1	.		
Window Frames	1	.		
Damp proof course	1	.		
Plaster	1	.		
Wiring	1	.		
Staircase	1	.		
Floor timbers	1	.		
Internal doors	1	.		
External doors	1	.		

RING 1

ENTER CODE FROM CARD FOR TYPE OF WORK

		(32-33 )
		(34)
		(35)
		(36)
		(37)
		(38)
		(39)
		(40)
		(41)
		(42)
		(43)
		(44)
		(45)

OC

INTERVIEWER MAKE NOTES ON ANY OTHER REPAIRS MENTIONED WHICH WERE DONE WITH THE GRANT

**Q.22** IF LANDLORD BOUGHT ADDRESS IN 1975 OR LATER  
 (CODED 1 AT Q.9 AND 75 OR LATER AT Q.7)  
 Did the state of repair of ADDRESS influence  
 your (the LL's) decision to buy it?

OTHERS → ( 46 ) → GO TO Q.23

Yes 1 Ask (a) & (b)  
 No 2 GO TO Q.23  
 DK 3

(a) In what way?  
 STANDARD PROBES. UNDERLINE MAIN INFLUENCE (47-48)

OC .  
 OC .

(b) Can I just check, did you (the LL) deliberately  
 buy ADDRESS to improve it? ( 49 )

Yes 1  
 No 2

**Q.23** How much did the works cost in total, including  
 the grant(s)? EXCLUDE WORKS DONE SINCE GRANT. IF  
 ENVELOPE SCHEME EXCLUDE WORKS DONE BY COUNCIL. (50-54)

ENTER AMOUNT → E . . . . . AND GO TO Q 24

OR  
 CODE → [ DK Ref ] ( 55 )  
 1 GO TO Q 25  
 2

**Q.24** How much of this cost was met by  
 the improvement grant? (56-59)

ENTER AMOUNT → E . . . . . AND GO TO Q 25

OR  
 CODE → [ DK Ref ] ( 60 )  
 1  
 2

**Q.25** Who did the grant work? ( 61 )

Landlord/landlord's company 1  
 Sister company 2  
 Builder 3  
 Landlord and other company 4  
 Council 5  
 Other (SPECIFY) 6

**Q.26** What conditions, if any, did the  
 Council put on the grant? INDIVIDUAL PROMPT  
 IF 'NONE' RING 2 IN ALL CASES

	Yes	No	DK	
Fair Rent to be registered .	1	2	3	. (62)
Address to be let for 5/7 years	1	2	3	. (63)
Other (SPECIFY)	1	2	3	. (64)

Q.27 Thinking back to the time you (the LL) decided to do the work with the grant, would you (the LL) have been able to manage to do it ..... INDIVIDUAL PROMPT

	Yes All	Yes Most	Yes, Some	No	DK	
Without a grant?	1	2	3	4	5	(65)
With only half the grant you (the LL) got?	1	2	3	4	5	(66)

Q.28 SHOW CARD E I'm going to read out some of the reasons landlords can have for improving their property. Looking at this card Can you tell me how important each reason was for you (for the LL) when ADDRESS was improved?

READ OUT THE REASONS LISTED BELOW IN TURN AND CODE

	Very Imp't	Imp't	Neither Imp't nor unimp't	Unimp't	Very Unimp't	Irrelevant	
To get capital appreciation	1	2	3	4	5	6	(67)
To reduce repair costs	1	2	3	4	5	6	(68)
To stop fabric deteriorating	1	2	3	4	5	6	(69)
To increase rent	1	2	3	4	5	6	(70)
To create building work for landlord (incl l'd's firm)	1	2	3	4	5	6	(71)
To respond to tenant's needs	1	2	3	4	5	6	(72)
To respond to tenant pressure	1	2	3	4	5	6	(73)
Because property is in an improvement area	1	2	3	4	5	6	(74)
Because of persuasion by Council	1	2	3	4	5	6	(75)
Because of pressure by Council	1	2	3	4	5	6	(76)
Because of legal threat by Council	1	2	3	4	5	6	(77)
Because of notice served by Council	1	2	3	4	5	6	(78)

Q.29 SHOW CARD F Which of the statements on the card best describes how satisfied you are (the LL is) with the .....  
READ OUT (i) and (ii)

- (i) rental return from the expenditure on improvement and repairs? CODE AT (i)
- (ii) and with the overall return, that is from rents and the increase in the value of the property? CODE AT (ii).

Very satisfied	1	1
Satisfied	2	2
Neither satisfied nor dissatisfied	3	3
Dissatisfied	4	4
Very dissatisfied	5	5
	6	6

(i)	(ii)
(79)	(80)

Q.30 Why did you (the LL) decide to do this work when it was done rather than earlier?

CODE ALL THAT APPLY. ENTER CODE FOR MOST IMPORTANT, OR NOTE IF MOST IMPORTANT IS 'OTHER'.

CARD 3

Only just acquired property	1		( 1 )
Grants just increased	2		( 2 )
Grant not available before	3		( 3 )
Address not part of improv't area before	4		( 4 )
Pressure from tenant	5		( 5 )
Pressure from council	6		( 6 )
LL's financial situation	7		( 7 )
Address became vacant	8		( 8 )
Other (SPECIFY)	.		( 9 )
CODE FOR MOST IMPORTANT	.		(10)

Q.31 When the work with the grant was done, was ADDRESS vacant?

PROBE FULLY

- Yes, vacant before decided to do work
- Yes, tenant permanently decanted by landlord
- Yes, tenant temporarily decanted by landlord
- Yes, tenant made own temporary arrangements
- Yes, tenant moved out permanently
- No, occupied during work

( 11 )
1
2
3
4
5
6

Q.32 (Can I just check), the Council sometimes asks landlords to carry out repairs and improvements. Had the Council asked you (the LL) to do the grant work at ADDRESS we've been talking about?

PROBE FULLY

- Yes, asked current landlord
- No, but had asked previous landlord
- No, not asked
- DK

( 12 )
1
2
3
4

Ask (a) & (b)  
GO TO Q.34

(a) What did (had) the Council do(ne)?

(13-14)
OC .
OC .

(b) Did they serve (had they served) any written notices?

Yes  
No  
DK

( 15 )
1
2
3

See (i)  
GO TO Q.34

(i) GET AS FULL A DESCRIPTION AS POSSIBLE

AND GO TO Q. 34

( 16 )
OC .

Q.33 IF HAS NOT HAD A GRANT SINCE 1974  
(CODED 2 AT Q.18)

OTHERS → GO TO Q.34

SAY: I'd like to talk to you about any  
improvements carried out at ADDRESS  
and about anything that's needed there now.

SHOW CARD C AND GO THROUGH EACH ITEM ASKING:

- (a) Was ..ITEM.. in ADDRESS in 1974 (when you (the LL) acquired it)? WHICHEVER IS LATER  
CODE IN COL A OF GRID
- (b) ASK IF EACH ITEM HAS BEEN INSTALLED OR DONE (OR REPLACED) SINCE 1974 (DATE ADDRESS ACQUIRED)  
CODE IN COL B
- (c) FOR EACH ITEM INSTALLED OR DONE (OR REPLACED) ASK DATE DONE.  
CODE IN COL C
- (d) FOR EACH ITEM NOT IN ADDRESS IN 1974 (DATE ADDRESS ACQUIRED) AND NOT INSTALLED ETC SINCE, ASK IF LANDLORD INTENDS INSTALLING OR DOING IT IN THE NEXT TWO YEARS  
CODE IN COL D

Q.33		A		B		C	D		PUNCHER	
		PRESENT IN "1974"		INSTALLED/DONE SINCE			YEAR	INTEND TO DO IT		
CARD C		Yes	No	Yes	No			Yes	No	
1	Bath/Shower (in bathroom)	1	2	1	2	. .	1	2		(17-21)
2	Inside WC	1	2	1	2	. .	1	2		(22-26)
3	Wash hand basin	1	2	1	2	. .	1	2		(27-31)
4	Kitchen sink	1	2	1	2	. .	1	2		(32-36)
5	Fitted kitchen units	1	2	1	2	. .	1	2		(37-41)
6	Hot water system	1	2	1	2	. .	1	2		(42-46)
7	Central heating	1	2	1	2	. .	1	2		(47-51)

IF HAS NOT HAD GRANT SEE (i)

IF HAS HAD GRANT SEE (ii)

(i) SAY: I'd now like to talk to you about repairs carried out at ADDRESS since 1974 (since you (the LL acquired it)? WHICHEVER IS LATER.

(ii) SAY: I'd now like to talk to you about any repairs carried out at ADDRESS since you (the LL) had the grant.

SHOW CARD D AND GO THROUGH EACH ITEM ASKING

(a) IF WORK WAS DONE.

IF NO WORK DONE RING CODE 1 IN COL A OF GRID

IF WORK DONE ENTER CODE FROM CARD DESCRIBING BIGGEST JOB DONE IN COL A OF GRID

(b) IF WORK DONE ASK DATE (OF BIGGEST JOB) ENTER IN COL B

(c) ASK FOR EACH ITEM IF (FURTHER) WORK NEEDS DOING NOW. CODE IN COL C

(d) IF NEEDS DOING ASK IF LANDLORD INTENDS DOING IT IN NEXT TWO YEARS. CODE IN COL D

Q.34 CARD D	A DONE		B YEAR	C MORE NEEDED		D INTEND TO DO IT		CARD 4	
	No RING 1	Yes ENTER CODE FOR TYPE OF WORK		No RING 1	Yes ENTER CODE FROM CARD	Yes	No		
Chimneys	1	.	. .	1	.	1	2		( 1- 5)
Roof	1	.	. .	1	.	1	2		( 6-10)
Gutters	1	.	. .	1	.	1	2		(11-15)
External walls	1	.	. .	1	.	1	2		(16-20)
Window frames	1	.	. .	1	.	1	2		(21-25)
Damp proof course	1	.	. .	1	.	1	2		(26-30)
Plaster	1	.	. .	1	.	1	2		(31-35)
Wiring	1	.	. .	1	.	1	2		(36-40)
Staircase	1	.	. .	1	.	1	2		(41-45)
Floor timbers	1	.	. .	1	.	1	2		(46-50)
Internal doors	1	.	. .	1	.	1	2		(51-55)
External doors	1	.	. .	1	.	1	2		(56-60)

Q.35 IF WORK DONE WITHOUT A GRANT: ASK (a)  
(CODED 1 IN COL B, PAGE 12 OR GREATER THAN 1,  
COL A PAGE 13)

IF NO WORK DONE WITHOUT A GRANT, BUT WORK NEEDED: ASK (b)  
(CODED 2 IN COL B, PAGE 12 AND 1 IN COL A PAGE 13 & ANY  
AMENITIES; 1 TO 6 MISSING PAGE 12 OR CODED 2 OR MORE  
IN COL C, PAGE 13)

OTHERS (NO WORK DONE (SINCE GRANT) AND NONE NEEDED)

(a) Did you (the LL) consider applying for an (another)  
improvement grant to do the work at ADDRESS we've  
just talked about?

(b) Have you (has the LL) considered applying for an  
(another) improvement grant to do the work that's  
needed at ADDRESS?

PROMPT [ Yes applied  
Yes, but only considered  
No, but heard of them  
No. not heard of them  
Didn't know could apply for 2nd grant  
DK

( 1 )

GO TO Q. 36

1  
2  
3  
4  
5  
6

GO TO Q. 36

GO TO Q. 36

GO TO Q. 36

Q.36 How far did you (the LL) get with the application?  
PROBE, RECORD ANSWER AND ASK (a) BELOW

( 2 )

OC .

(a) Can I just check, did the Council  
award the grant?

( 3 )

Yes 1  
No 2

See (i)  
Ask (d)

(i) WORK DONE: ASK (b)  
WORK NOT DONE, BUT NEEDED: ASK (c)

(b) Why was the work done without grant in the end?

(c) Why didn't the work go ahead?

( 4-5 )

OC .  
OC .

NOW GO TO Q. 38

(d) Why was the application turned down?

( 6 )

OC .

NOW GO TO Q. 38

Q.37 WORK DONE: Ask (a)  
WORK NOT DONE BUT NEEDED: Ask (b)  
 (a) Why didn't you (the LL) apply?  
 (b) Why haven't you (hasn't the LL) applied?

OC  
 OC

( 7-8 )

( 9 )

Q.38 IF WORK NEEDED OR WORK DONE WITHOUT A GRANT  
 (We may have touched on this already in connection with the grant, but I have to make some extra notes here about the other work done ((and) needed)). The Council sometimes asks landlords to carry out repairs and improvements. Has (had) the Council asked you to carry out the work at ADDRESS?

OTHERS

→ GO TO Q.39

Yes  
 No  
 DK

1  
 2  
 3

} Ask (a) & (b)  
 GO TO Q.39

(a) What did the Council do?

( 10 )

OC

(b) Did they serve any written notices?

( 11 )

Yes  
 No  
 DK

1  
 2  
 3

} See (i)  
 GO TO Q.39

(i) GET AS FULL A DESCRIPTION AS POSSIBLE AND ASK (ii)

( 12 )

OC

(ii) What was (will be) your (the LL's) response to the notice(s)?

( 13 )

OC



Q.39 IF WORK NEEDED AT ADDRESS I.E. AMENITIES MISSING OR REPAIRS NEEDED (ANY OF AMENITIES 1 TO 6 ON GRID ON PAGE 12 'MISSING' OR ANY OF COL C ON PAGE 13 CODED 2 OR MORE) OTHERS (NO WORK NEEDED) ( 14 )

GO TO Q.44 ON PAGE 18

AND IF LANDLORD INTENDS TO DO ANY OF THIS WORK (ANY CODES 1 IN COL D, PAGE 12 OR COL D, PAGE 13 ) OTHERS (DO NOT INTEND) GO TO Q.41

Why haven't you (hasn't the LL) done all \*(any of) the work needed at ADDRESS up till now?

\* READ OUT : 'all' IF DONE WORK IN PAST  
'any' IF NO WORK DONE IN PAST

OC

.

Q.40 Just to check, what has made you (the LL) decide to do the work in the next two years?

( 15 )

OC

.

Q.41 Do you think it would be financially worthwhile for you (the LL) to carry out the work that's needed to ADDRESS?

( 16 )

Yes 1  
No 2  
DK 3  
Other (SPECIFY) .

**Q.42** IF LANDLORD DOES NOT INTEND TO DO ALL  
 OR ANY OF THE WORK NEEDED  
 (ANY CODES 2 IN COL D, PAGES 12 AND 13)  
 Why have you (has the LL) decided not to  
 carry out any \*(all)  
 of the work needed at ADDRESS?

\* READ OUT: 'all' IF INTENDS TO DO SOME WORK  
 'any' IF INTENDS DOING NO WORK

	( 17 )	
OTHERS		GO TO Q.44

**Q.43** What would encourage you (the LL) to  
 carry out the work needed at ADDRESS?  
 PROBE FULLY AND UNDERLINE MOST IMPORTANT

	( 18 )

CURRENT LETTINGS

Q.44 (Can I just check,) is ADDRESS currently let? PROMPT

- No. vacant
- Yes, let to one household
- Yes, let to separate households

CARD 6
( 1 )
1
2
3
( 2- 5 )
. .
. .

Q.45 When did the (last) tenancy commence?

ENTER DATE OF 94 FOR DK \_\_\_\_\_ → 19

(1) IF 1984 OR 1985 ENTER MONTH \_\_\_\_\_ →

See (i)

INTERVIEWER CHECK:

- CURRENT LETTING(S) AT ADDRESS — EXPLAIN THAT YOU WANT TO ASK ABOUT THE CURRENT LETTING
- IF MORE THAN ONE LETTING AT ADDRESS-ASK RESPONDENT TO SAY IF ANSWERS ARE SAME FOR ALL LETTINGS. IF NOT MAKE NOTES TO LEFT OF COL A OF GRID ON PAGE 19
- IF ADDRESS VACANT \_\_\_\_\_ EXPLAIN THAT YOU WANT TO TALK ABOUT THE LAST (IMMEDIATELY PAST) LETTING

NOW ASK Qs 46 TO 52 \_\_\_\_\_ AND CODE ANSWERS IN GRID ON PAGE 19

- Q.46 Is it (was it) let unfurnished or furnished?
- Q.47 Did the tenant have a written agreement or only a verbal understanding at the start of the tenancy?  
CODE AND ASK (a). Has (did) the tenant (have) a Rent Book?
- Q.48 Is (was) the letting for a fixed period of time only?  
IF FIXED PERIOD ASK (a) How long is (was) the fixed term?  
(b) Is it (was it) renewable?
- IF NOT FIXED PERIOD ASK (c) Is rent paid weekly?
- Q.49 Is (was) the tenant a relative or employee of yours (the LL's)?
- Q.50 IF EMPLOYEE (OTHERS GO TO Q.51) Ask:  
Would the tenant have (had) the right to stay on in the letting if the job was given up?
- Q.51 SHOW CARD G Some landlords let on quite specific agreements. Which, if any, of the agreements do (did) you (the LL) have with the tenant?
- Q.52 Is (was) the rent charged a Fair Rent registered by the Rent Officer or have (had) you (the LL) and the tenant agreed the rent privately?

CHECK IF LETTING IS (WAS) SHORTHOLD THAT PERIOD OF SHORTHOLD IS CODED AT Q.48(a).  
IF NOT ASK: What is (was) the period of the shorthold? CODE AT Q.48(a).

	COL A CURRENT/OR IMMEDIATE PAST LETTING	COL B LAST LETTING	COL C FUTURE LETTING		
Q.46	Unfurnished Furnished	( 6 ) 1 2	( 20 ) 1 2		
Q.47	Verbal Understanding Written Agreement	( 7 ) 1 2			
	(a) Rent Book No Rent Book	1 2			
Q.48	Fixed Period Not Fixed Period DK	( 8 ) 1 (a) & (b) 2 (c) 3			
	(a) Length YEARS _____ MONTHS _____	( 9-12 ) . .			
	(b) Renewable Yes No	( 13 ) 1 2			
	(c) Rent Paid Yes Weekly No	( 14 ) 1 2			
2.49	Relative Employee Neither	( 15 ) 1 2 (a) 3			
2.50	(a) Right to stay on No right to stay on	( 16 ) 1 2			
2.51	CARD G	(17-18)		(21-22)	(25-26)
	Regulated Tenancy covered by the Rent Acts	01		01	01
	Licence or Non Exclusive Occupation Agreement	02		02	02
	Shorthold Tenancy	03		03	03
	Let until needed for retirement	04		04	04
	Absent Owner Occupier	05		05	05
	Accommodation Tied to a Job	06		06	06
	Accommodation Tied to a Business	07		07	07
	Some other agreement (SPECIFY)	08		08	08
	Confused	09	09	09	
	Don't know	10	10	10	
	Refused	11	11	11	
2.52	Fair Rent Privately Agreed DNA Rent Free	( 19 ) 1 2 3	( 23 ) 1 2 3	( 27 ) 1 2 3	

PAST LETTINGS

Q.53 Was the current (the immediate past) tenant living at ADDRESS in 1979 (on the date you (the LL) acquired it)?  
WHICHEVER IS LATER

Yes  
No  
DK

( 28 )

1  
2  
3

GO TO Q.54  
GO TO Q.54  
GO TO Q.54

Q.54 IF ACQUIRED ADDRESS AFTER 1979  
(CODED 80 OR LATER AT Q.7)

OTHERS

( 29 )

Can I check did you (the LL) acquire ADDRESS with a sitting tenant or with vacant possession?

Sitting Tenant  
Vacant Possession  
DK

1  
2  
3

GO TO Q.55  
Ask (a)

(a) Has the current tenant been living at ADDRESS ever since you (the LL) first let it after acquiring it?

Yes, has been the tenant there ever since  
No, there was a previous tenant

( 30 )

1  
2

GO TO Q.55  
GO TO Q.55

Q.55 (a) SAY I want to ask you some questions about the tenancy at ADDRESS in 1979  
(b) SAY I want to ask you some questions about the tenancy at ADDRESS when you (the LL) acquired it.  
(c) SAY I want to ask you some questions about the tenancy at ADDRESS when you (the LL) first let it.

( 31-32 )

INTERVIEWER REPEAT QUESTIONS 46, 51 & 52 AS PER GRID ON PAGE 12 USING PAST TENSE AND CODE ANSWERS IN COL B OF GRID ON PAGE 10 THEN GO TO Q.56 BELOW

Q.56 IF CODES FOR Q.51 IN COL A ARE DIFFERENT FROM COL B

OTHERS

I see that you (the LL) let on a different agreement now compared with then. Why is this?

STANDARD PROBES  
UNDERLINE MAIN REASON

GO TO Q.57

OC  
OC

.  
.

Q.57 How long was ADDRESS vacant between the last tenant leaving and the current tenant moving in?

ENTER NUMBER OF MONTHS →

( 33-34 )
. .

See (i)

(i) IF 1 MONTH OR MORE  
ASK Why was it vacant for that long?

OTHERS →

( 35 )
1
2
3
4
5
.

GO TO Q.58

- Modernisation
- Repairs
- Decoration
- Between student academic year
- Problem finding tenant
- Other (SPECIFY)

Q.58 How did you find the current tenant?

- Agency
- Waiting List
- Student Accommodation Office
- Friend/Relative
- Advert in press
- Other advert
- Other (SPECIFY)

( 36 )
1
2
3
4
5
6
.

Q.59 Did you have any difficulty finding the tenant?

Yes  
No

( 37 )
1
2

Ask (a)  
GO TO Q.60

(a) What was the difficulty?

( 38 )
.

OC

RENTS

STRESS CONFIDENTIALITY

Q.60 What is (was) the rent at ADDRESS (for all lettings)?

ENTER AMOUNT → £ ( 39 - 43 ) . . . // . . per

- ( 44 )
  - 1 Week
  - 2 Two Weeks
  - 3 Four Weeks
  - 4 Calendar Month
  - 5 Quarter
  - 6 Year
  - 7 Other (SPECIFY)
- Ask (a)

- OR →
- ( 45 )
  - 1 DK
  - 2 Refused
  - 3 DNA Rent Free
- GO TO Q. 61  
GO TO Q. 61

- (a) Can I check, does (did) that include rates, heating, lighting, or cleaning?
- Yes No
- ( 46 )
  - 1
  - 2
- Ask (b)  
GO TO Q. 61

(b) What is the net rent, that is excluding rates, heating, lighting or cleaning?

ENTER AMOUNT → £ ( 47 - 51 ) . . . // . . p

MAKE SURE PERIOD IS SAME

Q.61 Can I check is (was) the rent a Fair Rent registered by the Rent Officer or have you (has(d) the LL) agreed the rent privately with the tenant?

OR CODE FROM: Q.52A OR: PAGE 19

- ( 52 )
  - 1 Fair Rent
  - 2 Privately Agreed
- Ask (a)  
GO TO Q. 61

- (a) Is (was) £ . . . . per . . . . (AMOUNT AT Q.60) the full registered rent or is it still being increased in stages?
- Full  
Still at a stage
- ( 53 )
  - 1
  - 2
- GO TO Q. 61  
Ask (b)

(b) What is (was) the full registered Fair Rent?  
CHECK SAME PERIOD AND ENTER AMOUNT → £ ( 54 - 58 ) . . . // . . p.

1.62 When was the rent (last) registered?

ENTER DATE → 19

( 59-60 )
. .
( 61 )
1
2
3
4
5
6
7

- (a) and who applied for the registration, was it RUNNING PROMPT
- the tenant? 1
  - or the previous tenant? 2
  - or you (the LL) and the tenant? 3
  - or just you (the LL)? 4
  - or the Council? 5
  - or the previous landlord? 6
  - or don't you know? 7

- 1.63 (a) What do you (does the LL) expect the rent at ADDRESS to cover? Apart from outgoings like rates, heat and light do you (does the LL) expect it to cover . . . INDIVIDUAL PROMPT. REPEAT QUESTION AS NECESSARY AT\*
- (b) FOR ANY CODED 'YES' AT (a) ASK Is (was) the rent at ADDRESS sufficient to cover this?

	(a)		(b)			
	Yes	No	Yes	No	DK	
... minor repairs and maintenance?	1	2	1	2	3	(62-63)
... management costs (your time, insurance)?	1	2	1	2	3	(64-65)
... a return on expenditure on major repairs and improvements?	1	2	1	2	3	(66-67)
*... a return on purchase price?	1	2	1	2	3	(68-69)
... a return on its current market value with vacant possession?	1	2	1	2	3	(70-71)

4.4 Can we turn to management and maintenance costs? You said just now that the rent was \*(was not) sufficient to cover management and maintenance at ADDRESS.

\*USE ALTERNATIVE IF CODED 2 AT Q.63(b) FOR ITEMS 1 & 2

What were the annual costs at ADDRESS last year for ... INDIVIDUAL PROMPT

CARD 7

		DK	REF		
.....Insurance →	E . . .	OR → 1	2		( 1- 3 )
.....Management →	E . . .	OR → 1	2		( 4- 6 )
.....Depreciation on furniture/ fittings (FURNISHED LETTING ONLY) →	E . . .	OR → 1	2		( 7- 9 )
.... Maintenance and minor repair →	E . . .	OR → 1	2		(10-12)
Other (SPECIFY) →	E . . .	OR → 1	2		(13-15)
Other (SPECIFY) →	E . . .	OR → 1	2		(16-18)
→ ADD TOTAL →	. . .				(19-21)



Q.65 Do you (does the LL) restrict to a predetermined amount the money spent each year on repairs?

- Yes
- Try to
- No (within limits)
- No

( 22 )
1
2
3
4

Q.66 Taking everything into account is (was) the rent at ADDRESS sufficient from your (the LL's) point of view?

- Yes
  - No
- GO TO Q.67  
Ask (a)

( 23 )
1
2

(a) What would be a sufficient rent?

WRITE DOWN \$ . . . . per . . . .  
SUFFICIENT  
NET RENT OR CODE

OC \$	. . . // . .	P. See (i)
-------	--------------	------------

( 24-28 )
-----------

- Can't estimate
- Refused
- DK

( 29 )
1
2
3

See (i)

(i) RECORD OTHER COMMENTS

OC  
OC

( 30-31 )
.
.

FUTURE INTENTIONS

Q.67 SHOW CARD H Suppose ADDRESS became vacant tomorrow, (ADDRESS is vacant,) looking at the card, can you tell me what you (the LL) would expect (intend) to do with it?  
CODE IN COL A

A	B
( 32-33 )	( 34-35 )
Let it as it is (or after decoration)	01
Improve to let	02
Sell it as it is	03
Improve it for sale	04
Keep it empty	05
L'lord would live in it	06
Relatives would ditto	07
Something else (SPECIFY)	08
Uncertain/DK	09
GO TO Q. 70	09

(a) Still looking at the card, suppose ADDRESS were vacant in 5 years time, can you tell me what you would expect (expect the LL) to do with it then?  
CODE IN COL B

**Q.68** IF LANDLORD WOULD SELL IN 5 YEARS BUT NOT TOMORROW OR VICE VERSA  
 Why would you expect (expect the LL) to sell in 5 years time but not tomorrow (sell tomorrow but not in 5 years time)?

OTHERS	( 36-37 )	→ GO TO Q.70
OC	.	
OC	.	

**Q.69** IF LANDLORD WOULD NOT RELET TOMORROW (CODES 3 to 8 COL A AT Q.67)  
 What are your (the LL's) reasons for not wanting to relet ADDRESS?  
 STANDARD PROBES  
 UNDERLINE MAIN REASON

OTHERS	( 38-39 )	→ Q.70
OC	.	
OC	.	

**Q.70** IF LANDLORD WOULD (OR MAY) LET TOMORROW (CODED 1 TO 2 AT COL A Q.67)  
 Why would you (the LL) expect to relet ADDRESS if it became vacant tomorrow?  
 STANDARD PROBES  
 UNDERLINE MAIN REASON

- For rent income 1
- Capital appreciation 2
- Required to let by grant condition 3
- Other (SPECIFY)

OTHERS	( 40 )	→ GO TO Q.76
OC	.	
OC	.	
	( 41 )	
OC	.	

Q.71 Supposing you were (the LL was)  
reletting at ADDRESS tomorrow,  
 I'd like to ask you some questions  
 about the the agreement you'd expect  
 to make with a new tenant.  
 INTERVIEWER SKIP BACK AND ASK Qs 46  
 51 & 52 ON PAGE 19 IN FUTURE TENSE  
 CODING ANSWERS IN COL C ON PAGE 19 .

INTERVIEWER IF CODES FOR Q.51 IN COL C  
 (FUTURE) DIFFERENT FROM COL A (PRESENT)  
 I see that you (the LL) would expect to  
 let on a different agreement to the  
 one with the present tenant. Why is that?

	( 42 )	
OTHERS		→ GO TO Q.72
OC	.	
	( 43 )	
OC	.	

Q.72 SHOW CARD I If you were to  
 let ADDRESS tomorrow what sort  
 of tenant would you (the LL)  
 prefer?  
 CODE ALL, UNDERLINE  
 MAIN PREFERENCE

	A (44-45)	B (46-47)
Young single people	01	01
Students	02	02
Older single, not retired	03	03
Couple - no children	04	04
Couple - young children	05	05
Couple - older children	06	06
Elderly/Retired	07	07
Relatives	08	08
Employees	09	09
← Other (SPECIFY)	10	10
No preference	11	11
	GO TO Q.74	
OC	..	..

Go To Q.75

Q.73 Why would you (the LL) prefer these sorts of tenants?  
STANDARD PROBES  
UNDERLINE MAIN REASON

( 48-49 )
OC .
OC .

Q.74 Are there any sorts of tenant you (the LL) would definitely not want at ADDRESS

( 50 )
Yes 1
No 2

See (i)  
GO TO Q.75

(i) SHOW CARD I AND CODE AT COL B Q.72 AND RECORD OTHER COMMENTS

Q.75 (Apart from retired people) do you (does the LL) prefer people who are in employment?

(51-52)
OC . .
( 53 )
No preference 1
Yes, prefer employed 2
Yes, prefer unemployed 3

Q.76 Have you (has the LL) ever had difficulty with a tenant at ADDRESS?

( 54 )
Yes 1
No 2
DK 3

Ask (a)  
] GO TO Q.77

(a) What happened (the last time)?

( 55-56 )
OC .
OC .

Q.77 Have you ( has the LL) ever had to ask a tenant at ADDRESS to leave?

( 57 )
Yes 1
No 2
DK 3
Ref 4

Ask (a)  
GO TO Q.78

(a) Have you (has the LL) ever had to take court action to gain possession of ADDRESS?

( 58 )
Yes 1
No 2
DK 3
Ref 4

See (i)

(i) IF THIS IS SECOND OR THIRD ADDRESS FOR THIS LANDLORD, CONCLUDE HERE. IF FIRST ADDRESS

↳ AND ASK IF ANY OTHER COMMENTS ABOUT THIS ADDRESS (NOTE THEM OVERLEAF) → GO TO Q.78

GENERAL OPINIONS AND POLICIES

THANK LANDLORD FOR ANSWERING QUESTIONS ABOUT SAMPLE ADDRESS AND EXPLAIN THAT YOU NOW WANT TO ASK SOME MORE GENERAL QUESTIONS ABOUT OPINIONS AND POLICIES AND A FEW QUESTIONS ABOUT THE LANDLOPD FOR CLASSIFICATION PURPOSES.

Acquisitions and Sales

CARD 8

Q.78 Apart from the address we've been talking about, how many other residential lettings do you (does the LL) have in Sheffield?

CALCULATE AND ENTER TOTAL NUMBER IN SHEFFIELD →

( 1-5 )  
 . . . . .

And ask (a)

(a) and how many do you (does the LL) have in the rest of the country (ENGLAND & WALES)?

CALCULATE AND ENTER TOTAL IN ENGLAND & WALES →

( 6-10 )  
 . . . . .

Q.79 How many residential lettings did you (the LL) have in total in Sheffield in 1979?

ENTER NUMBER →

( 11 - 15 )  
 . . . . .

And Ask (a)

(a) and how many were there in total in England and Wales in 1979?

ENTER NUMBER →

( 16 - 20 )  
 . . . . .

Q.80 (Apart from ADDRESS) have you (the LL) acquired any property for residential letting since 1979?

PROMPT [ Yes - all inherited/gift  
 Yes - some inherited/gift, others bought  
 Yes - all bought  
 None

( 21 )  
 1  
 2  
 3  
 4

GO TO Q.81  
 Ask (a)-(c)  
 GO TO Q.81

(a) What type of property did you (the LL) buy?

( 22 )  
 OC .

(b) To sum up were they RUNNING PROMPT

all fully modernised?  
 or all unmodernised?  
 or some of both?

( 23 )  
 1  
 2  
 3

(c) (Just to check) were they RUNNING PROMPT

all bought with sitting tenants?  
 or mainly with sitting tenants?  
 or all with vacant possession?  
 or mainly with vacant possession?  
 or a mixture of both?

( 24 )  
 1  
 2  
 3  
 4  
 5

(d) What were you (the LL's) reasons for buying this sort (these sorts) of properties?  
 STANDARD PROBES  
 UNDERLINE MAIN REASON

( 25 )

OC .

41 Do you (does the LL) expect to buy more property for residential letting over the next two to five years?

( 26 )

Yes 1  
 No 2  
 DK 3

42 In the next five years do you expect your (the LL's) total lettings to go up or down?

( 27 )

Up 1  
 Down 2  
 Stay the same 3  
 DK 4

Reasons for becoming a landlord

43 When did you (the LL) first start letting residential property?

( 28 )

OC .

ENTER YEAR → 19  
 (OR '00 FOR BEFORE 1900)

( 29-30 )

. .

44 Why did you (the LL) start letting at that particular time?  
 STANDARD PROBES  
 UNDERLINE MAIN REASON AND CODE

( 31 )

Inherited 1  
 Other reasons 2

GO TO Q.85  
 SPECIFY REASONS

( 32 )

OC .

Policy about Improvement

Q.85 IF LANDLORD HAS MORE THAN 1 RESIDENTIAL LETTING (CODED GREATER THAN 1 AT Q.78) (Can I just check,) have you (has the LL) modernised all the residential lettings you (the LL) own(s)?

(a) Why have you (has the LL) modernised some but not others?  
STANDARD PROBES  
UNDERLINE MAIN REASON

Q.86 Do you (does the LL) intend to modernise (the rest of) them?

Q.87 (This may have come up earlier but I'd like to make notes about it here), what changes would encourage you (the LL) to modernise all of the properties?  
STANDARD PROBES  
UNDERLINE MAIN CHANGE

Q.88 HAS BEEN DELETED

	( 33 )	
OTHERS		→ GO TO Q.88
All	1	GO TO Q.88
Some	2	Ask (a)
None	3	GO TO Q.86
	( 34-35 )	
OC	.	
OC	.	
	( 36 )	
Yes, all	1	GO TO Q.89
Yes, some	2	GO TO Q.87
No	3	GO TO Q.89
	( 37-38 )	
OC	.	
OC	.	

(a) What changes if any would you (the LL) like to see made to the improvement grant system?  
 STANDARD PROBES  
 UNDERLINE MAIN CHANGE

		(39-40)
OC	.	
OC	.	
		(41)
Yes	1	
No	2	
DK	3	
		(42)
Never had a grant	1	
Not had problems	2	
Had problems	3	
		(43-44)
OC	.	
OC	.	

Q.89 IF SOME/ALL PROPERTY UNMODERNISED (CODED 2 OR 3 AT 85) OTHERS → GO TO Q.90  
 Would you (the LL) modernise property with the help of what's called an equity sharing loan if the Council could give you one of these? It would mean you (the LL) wouldn't pay any interest or pay any capital until the house was sold. If it was sold the Council would get a share of the capital growth, depending on the size of the loan in relation to the value of the house after it was modernised.

Q.90 IF ALL/SOME PROPERTY IMPROVED OTHERS → GO TO Q.91  
 What was the worst problem you have had (the LL has had) when doing improvements to your (the LL's) property(ies) since 1979 with an improvement grant?

RECORD PROBLEM(S)

GO TO Q.91  
 SPECIFY PROBLEMS



Policy about terms of letting

Q.91 (Can I just check), have you (has the LL) ever had a Fair Rent registered by the Rent Officer?

- Yes, Fair Rents on (all) property
- Yes, Fair Rents on some property
- No

( 45 )
1
2
3

Q.92 What do you (does the LL) think are the advantages, if any, of having Fair Rents registered?  
STANDARD PROBES  
UNDERLINE MAIN ADVANTAGE

( 46 )
OC .

Q.93 And what do you (does the LL) think are the disadvantages, if any, of having Fair Rents registered?  
STANDARD PROBES  
UNDERLINE MAIN DISADVANTAGE

OC

( 47-48 )
OC .
OC .

Q.94 Do you (does the LL) understand what a regulated tenancy is?

- Yes
- No

( 49 )
1
2

Ask Q.94(a) PTO  
GO TO Q. 96

Q.94(a) What do you (does the LL) think are the advantages, if any, of letting on a regulated tenancy?  
 STANDARD PROBES  
 UNDERLINE MAIN ADVANTAGE

( 50 )

OC

Q.95 And what do you (does the LL) think are the disadvantages, if any, of letting on a regulated tenancy?

STANDARD PROBES  
 UNDERLINE MAIN DISADVANTAGE

( 51-52 )

OC

OC

Q.96 (Can I just check) have you (has the LL) heard of letting under licence? PROMPT Have you (has the LL) ever let any accommodation under licence?  
 INTERVIEWER CODE "1" IF SAMPLE ADDRESS(ES)  
 LET UNDER LICENCE

( 53 )

PROMPT [ Yes, let under licence  
 Yes, but only heard of it  
 No, not heard of it

1  
 2  
 3

GO TO Q.97  
 Ask (a)  
 GO TO Q.100

(a) Have you (has the LL) ever considered letting under licence?

( 54 )

Yes  
 No

1  
 2

Q.97 What do you (does the LL) think  
are the advantages, if any, of  
letting under licence?  
STANDARD PROBES  
UNDERLINE MAIN ADVANTAGE

Don't know enough about it  
Other answers

( 55 )

1  
2

GO TO Q.99  
See (i)

(i) RECORD ADVANTAGES

(56-57 )

OC  
OC

·  
·

Q.98 And what do you (does the LL) think  
are the disadvantages, if any, of  
letting under licence?  
STANDARD PROBES  
UNDERLINE MAIN DISADVANTAGE

( 58-59 )

OC  
OC

·  
·

Q.99 IF LETS UNDER LICENCE (CODED 1 AT Q. 96) OTHERS  
If Parliament decided that existing licence  
arrangements were to be protected under  
the Rent Acts or the Court said that licence  
arrangements were protected would you (the LL)  
continue to let the property currently  
let under licence?

→ GO TO Q.100

( 60 )

Yes, definitely 1  
Yes, probably 2  
Yes, but only because  
of grant condition 3  
Probably not 4  
Definitely not 5  
DK 6

Q.100 (Can I just check) have you (has the LL) heard of letting on shorthold tenancies?  
 PROMPT Have you (has the LL) ever let any accommodation under shorthold?  
 INTERVIEWER CODE "1" IF SAMPLE ADDRESS(ES) LET UNDER SHORTHOLD

PROMPT [ Yes, let under shorthold  
 Yes, but only heard of it  
 No, not heard of it

(a) Have you (has the LL) ever considered letting under shorthold?

Yes  
 No

Q.101 What do you (does the LL) think are the advantages, if any, of letting under shorthold?  
 STANDARD PROBES  
 UNDERLINE MAIN ADVANTAGE

Don't know enough about it  
 Other answers

(i) RECORD ADVANTAGES

Q.102A And what do you (does the LL) think are the disadvantages, if any, of letting under shorthold?  
 STANDARD PROBES  
 UNDERLINE MAIN DISADVANTAGE

( 61 )
1 2 3
( 62 )
1 2
( 63 )
1 2
(64-65 )
OC OC .
( 66 )
OC .

GO TO 101  
 Ask (a)  
 GO TO 103

GO TO Q 102B  
 ON PAGE 36  
 See (i)

Q.102B Have you (has the LL) heard of Housing Benefit - I mean the system whereby tenants can get help from the Council to pay rents: it used to be called a rent allowance.

Yes  
No

( 67 )  
  
1  
2

Ask Q.102(c)  
GO TO Q.103

Q.102C Do you think it helps you (the LL) as a landlord?

Yes  
No  
DK

( 68 )  
  
1  
2  
3

Ask (i)  
GO TO Q.103

(i) In what way?  
STANDARD PROBES  
UNDERLINE MAIN HELP

(69-70 )  
  
  
  
  
  
  
  
  
  
  
•  
•

OC  
OC

Changes affecting landlords

Q.103 Thinking back to 1979 \*(to the time you (the LL) started letting)\* IF LATER have there been any changes affecting you (your client) as a landlord since then?

CARD 9

Yes  
No  
DK

( 1 )  
1  
2  
3

See (i)  
GO TO Q.105

(i) SPECIFY  
UNDERLINE MOST  
IMPORTANT CHANGE

( 2-4 )

OC  
OC  
OC

•  
•  
•

Q.104 On balance have the changes been for the better or for the worse?

( 5 )

Much Better 1  
A Little Better 2  
Things Much The Same 3  
A Little Worse 4  
Much Worse 5  
DK 6

Q.105 SHOW CARD J Which of the changes listed on the card would most help you (the LL)? CODE ALL THAT APPLY

( 6 - 14 )

- Higher rents 1
- More regular rent increases 2
- Less tax on rent income 3
- Easier repossession for tenant abuse 4
- Easier repossession for new tenancies 5
- Easier repossession for all tenancies 6
- Less delay & expense in going to Court to get repossession 7
- Abolition of Fair Rents 8
- Bigger Improvement Grants 9

See (i)

(i) IF MORE THAN ONE  
SELECTED ASK

( 15 )

Which one change would most help? AND ENTER CODE

OTHERS

GO TO Q.106

•



Q.109 Thinking back to 1979 have there been any changes affecting landlords since then?

Yes  
No

( 20 )
1
2

See (i)  
GO TO Q.111

(i) SPECIFY  
UNDERLINE MOST IMPORTANT CHANGE

OC  
OC

( 21-22 )
.
.

Q.110 On balance have they been for the better or the worse?

Much better  
A little better  
Things much the same  
A little worse  
Much worse  
DK

( 23 )
1
2
3
4
5
6

Q.111 SHOW CARD J Which of the changes on the card would most help landlords? CODE ALL THAT APPLY

Higher Rents  
More regular rent increases  
Less tax on rent income  
Easier repossession for tenant abuse  
Easier repossession for new tenancies  
Easier repossession for all tenancies  
Less delay and expense in going to Court to get repossession  
Abolition of Fair Rents  
Bigger Improvement Grants

( 24-32 )
1
2
3
4
5
6
7
8
9

See (i)

(i) IF MORE THAN ONE SELECTED ASK: Which one change would help most? AND ENTER CODE →

OTHERS →

( 33 )
.

GO TO Q.112



Q.112 Are there any other changes that you would like to see?

Yes  
No  
DK

( 34 )

1  
2  
3

Ask (a)

1.114

GO TO Q.11-

(a) And what are they?  
STANDARD PROBES

( 35-36 )

1.115

1.116

1.117

1.118

1.119

OC  
OC

.  
.

NOTE: Q.113 DELETED

CLASSIFICATION

1.114 In your (the LL's) capacity as a landlord are you (is your client) a private individual, a company or something else?

- Private individual
- Company
- Charity/Trust
- Something else (SPECIFY)

( 37 )
1
2
3
4

GO TO Q.115  
GO TO Q.123  
GO TO Q.124

INDIVIDUAL LANDLORDS

1.115 SEX

- Male
- Female

( 38 )
1
2

1.116 AGE LAST BIRTHDAY ENTER AGE IN YEARS →

( 39-40 )
. .

1.117 Apart from managing your (the LL's) property do you (does the LL) have a paid job now?

- Yes
- No

( 41 )
1
2

Ask (a)  
GO TO Q.118

(a) Is it full time or part time?

- Full
- Part

( 42 )
1
2

GO TO Q.119

1.118 Are you (is the LL) RUNNING PROMPT

- retired?
- or unemployed?
- or permanently sick?
- or a housewife
- or is managing property your (the LL's) only job?

( 43 )
1
2
3
4
5

GO TO Q.119

GO TO Q.120

1.119 OCCUPATION (OR LAST)

OC

( 44-45 )
. .

CHECK IF OCCUPATION CONNECTED WITH BUILDING TRADE

CODE →

- Described as builder (self-employed or employer)
- Described as a building craftsman
- Described as handyman
- Other building (SPECIFY)
- Professional connection (Architect, Surveyor, Engineer)
- No connection

( 46 )
1
2
3
4
5
6



Q.126 SHOW CARD K Looking at the card and thinking of your (the LL's) income from all residential lettings, before tax and after outgoings such as rates and running costs, can you tell me in which group your (the LL's) income from rent come?

ENTER CODE FROM CARD/98 FOR REF/99 FOR DK →

( 59-60 )

. .

And Ask (a)

(a) (About) what percentage does the rent income represent of your (the LL's) total gross income?

ENTER PERCENTAGE/200 FOR REF/300 FOR DK →

( 61-63 )

. . .

ALL LANDLORDS

Q.127 Is there anything else that you would like to say (on behalf of the LL) about being a landlord in the 1980s?

( 64-65 )

OC  
OC

.  
.

Q.128 IF INTERVIEWING AGENT LANDLORDS Is there anything else that you would like to say about private renting in the 1980s?

LANDLORDS →

( 66-67 )

PTO

OC  
OC

.  
.

INTERVIEWER:

(i) LANDLORD MAY REQUEST COPY OF SURVEY REPORT:

RING '1' IF REQUESTED →

(68)

1

(ii) ENTER YOUR INTERVIEWER NUMBER:

ENTER NUMBER →

(69-70)

. .

(iii) CHECK AND RECORD IF THIS IS FIRST, SECOND,  
OR THIRD PROPERTY INTERVIEW IN RESPECT  
OF THIS LANDLORD

First  
Second  
Third

(71)

1

2

3

(iv) RE-ENTER PROPERTY ADDRESS NUMBER FROM  
PAGE 1:

ENTER NUMBER →

(72-75)

. . . .

END OF  
CARDS

(v) CONTINUE INTERVIEW IF SECOND OR THIRD PROPERTY INTERVIEW  
IN RESPECT OF THIS LANDLORD HAS NOT YET BEEN DONE

CONFIDENTIAL

University of Sheffield  
Department of Town & Regional Planning  
Claremont Place  
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(2) 78555 Ext 6303/6180

PRIVATE RENTED SECTOR RESURVEY, 1985

LANDLORD QUESTIONNAIRE

PLEASE READ THE FOLLOWING NOTES BEFORE COMPLETING THE QUESTIONNAIRE

The questionnaire is in two sections. The first section, Part A, has questions about the property in our sample. The second section, Part B, is about your general opinions and policies.

If you have more than one property in our sample we will have sent you a copy of Part A for each property but just one copy of Part B. We should be grateful if you would fill in a copy of Part A for each property you have in our sample.

Please answer all the questions. For some questions we have provided a list of possible answers. For these questions please select the one answer which applies to you and ring the appropriate number in the column. Next to the number you ring is an instruction telling you which is the next question to answer. For some other questions we have provided a box for you to fill in the information we have asked for, and either next to or below the box are instructions about the next question to answer. For other questions we would like you to write down your answers with as much detail as possible in the space provided. Below it you will find instructions about the next question to answer.

If you cannot give an exact answer to every question, please give an estimate instead.

We need to see how the information we collect from landlords in our survey is related to their different circumstances. This is why, in the final part of Part B, we have asked you to provide us with some information about yourself. As with all your answers this information will be treated absolutely confidentially and it will not be possible for anyone to find out anything about individuals or their properties. The serial number at the top of the questionnaire is needed to check whether questionnaires have been returned so that we can send out reminders and letters of thanks.

Please use the space provided at the end of Part B for any comments or points that you would like to make which have not been covered by our questionnaire. When you have completed the questionnaire, please check it through in case you have left out something you would like us to know and then return the whole questionnaire, both Parts A and B, to us promptly in the enclosed stamped addressed envelope.

QUESTIONNAIRE BEGINS ON THE NEXT PAGE

PART A: THE ADDRESS

Serial Number

--	--	--	--	--	--	--

The property we have sampled is:

ACQUISITION AND INVESTMENT

Q.1 When did you become the owner of this property?

PLEASE WRITE THE YEAR IN THE BOX.....

--

GO TO Q.2

Q.2 Did you.....

PLEASE RING NUMBER

- Buy it.....
  - or inherit it.....
  - or receive it as a gift.....
  - or acquire it in some other way?.
- (PLEASE EXPLAIN)

1
2
3
4

GO TO Q.3

Q.3 Did you acquire it with.....

PLEASE RING NUMBER

- vacant possession .....
- or with sitting tenants?.....

1
2

GO TO Q.4

Which of the following statements best describes how you regard this property today?  
Do you regard it as.....

PLEASE RING NUMBER

- an investment for capital growth in the market value of the property..... 1
  - or an investment for the rent as your income or pension..... 2
  - or an investment for capital growth and rent income..... 3
  - or only as a liability..... 4
  - or do you regard it in some other way?..... 5
- (PLEASE EXPLAIN)

GO TO Q.6

GO TO Q.5

GO TO Q.6

What is the most important, capital growth or rent income?

PLEASE RING NUMBER

- Capital growth ..... 1
- Rent income..... 2
- Equally important.... 3

GO TO Q.6

How often do you visit the property? On average is it about.....

PLEASE RING NUMBER

- Weekly..... 1
- Monthly..... 2
- Two or three times a year..... 3
- Once a year or less... 4
- Never..... 5

GO TO Q.7



REPAIRS AND IMPROVEMENTS

Q.7 Have you carried out any of the major works listed below to the property since 1974?  
(or since the date you acquired this property if that was after 1974).

PLEASE RING THE APPROPRIATE NUMBER IN THE COLUMN AGAINST EACH OF THE MAJOR WORKS LISTED BELOW IN SECTIONS A & B IF YOU HAVE DONE SOME MAJOR WORKS WHICH ARE NOT LISTED BELOW, PLEASE MAKE SOME NOTES ABOUT THEM ON THE PAGE

MAJOR WORKS	CARRIED OUT		
	Yes	No	
A. Installed or replaced:			
Bath or shower in bathroom	1	2	
Inside WC	1	2	
Wash hand basin	1	2	
Kitchen sink	1	2	
Fitted kitchen units	1	2	
Hot water system	1	2	
Central heating	1	2	
	Yes, Fully	Yes, In Part	No
B. Carried out:			
Re-roofing of the property	1	2	3
Re-wiring	1	2	3
Installation of damp proof course	1	2	3
Replacement of windows	1	2	3

NOW GO TO Q.8

Q.8 Apart from any of the repairs and improvements listed above, how much did you spend on maintenance and repairs last year (1985) on this property?

PLEASE ENTER THE AMOUNT IN THE BOX.....

£

GO TO Q.9a

Q.9a Was any of the work listed in Q.7 above done using an improvement grant?

PLEASE RING NUMBER

Yes.....

1

GO TO Q.9b

No.....

2

GO TO Q.16

Q.9b In what year did you have the improvement grant?

PLEASE WRITE THE YEAR IN THE BOX.....

GO TO Q.10

10 How much did the grant works cost in total?

PLEASE INCLUDE IN THE TOTAL THE AMOUNT OF GRANT PAID BY THE COUNCIL

PLEASE ENTER THE TOTAL COST IN THE BOX ..... £  GO TO Q.11

11 How much was the improvement grant?

PLEASE ENTER THE AMOUNT OF GRANT PAID IN THE BOX..... £  GO TO Q.12

12 What conditions, if any, did the Council put on the grant?

PLEASE RING NUMBER

	Yes	No	Don't Know
A Fair Rent to be registered .....	1	2	3
The address had to be let for a specific number of years .....	1	2	3
Other conditions (PLEASE EXPLAIN) .	1	2	3

NOW PLEASE GO TO Q.13

13 Thinking back to the time you improved your property with a grant, why did you decide to do these improvements and repairs then rather than earlier?

NOW PLEASE GO TO Q.14

14 The Council sometimes asks landlords to carry out repairs and improvements. Had the Council asked you to do these repairs and improvements?

PLEASE RING NUMBER

Yes.....	1	} GO TO 0.15 GO TO 0.16
No.....	2	
Don't Know	3	

15 What did the Council do?

PLEASE EXPLAIN AS FULLY AS POSSIBLE

NOW PLEASE GO TO Q.16

THE TENANCY

Q.16 Is this property currently let?

PLEASE RING NUMBER

Yes...

1

GO TO Q. 7

No....

2

GO TO Q. 8

Q.17 When did the present tenant(s) move in?

PLEASE WRITE THE YEAR IN THE BOX.....

[Empty box for writing the year]

GO TO Q. 9

Q.18 Some landlords let on quite specific agreements. Which, if any, of the agreements listed below do you have with your tenant?

PLEASE RING NUMBER

A regulated tenancy covered by the Rent Acts.....

1

A Licence or Non Exclusive Occupation agreement..

2

A shorthold tenancy.....

3

Let until needed for your retirement.....

4

Its your home and its let out temporarily until you return.....

5

Its accommodation tied to the job of one of your employees.....

6

Its let on some other kind of agreement (PLEASE EXPLAIN).....

7

I'm not sure what kind of agreement there is.....

8

GO TO Q. 10

.19a What is the rent for this property?

PLEASE ENTER THE AMOUNT, AFTER TAKING OFF  
ANY PART OF THE RENT WHICH COVERS RATES  
AND/OR SERVICE CHARGES FOR THINGS LIKE  
HEATING AND LIGHTING.

PLEASE ENTER THE AMOUNT IN THE BOX..... £

AND STATE THE PERIOD (EG WEEKLY).....

GO TO Q.19b

.19b Is the rent a Fair Rent, registered by the Rent  
Officer, or have you agreed the rent privately  
with the tenant?

PLEASE RING  
NUMBER

Fair Rent.....	1
Privately agreed..	2
Don't know.....	3

GO TO Q.20

.20 What were the annual management and  
maintenance costs for this property  
last year?

PLEASE INCLUDE INSURANCE, MANAGEMENT COSTS,  
MAINTENANCE AND MINOR REPAIR AND (IF RELEVANT)  
DEPRECIATION ON FURNITURE AND FITTINGS

PLEASE ENTER THE ANNUAL AMOUNT IN THE BOX..... £

GO TO Q.21a

.21a Taking everything into account, is the rent  
for this property sufficient from your  
point of view?

PLEASE RING  
NUMBER

Yes...	1
No....	2

SKIP TO Q.22

GO TO Q.21b

.21b What would be a sufficient rent?

PLEASE ENTER THE AMOUNT IN THE BOX..... £

AND STATE THE PERIOD (EG WEEKLY).....

AND PLEASE WRITE DOWN ANY OTHER COMMENTS  
YOU WANT TO MAKE ABOUT THE RENT FOR THIS  
PROPERTY

NOW PLEASE GO TO Q.22

THE FUTURE

Q.22 Supposing that this property became vacant tomorrow, what would you expect to do with it?

IF THE PROPERTY IS VACANT NOW  
PLEASE INDICATE WHAT YOU  
INTEND TO DO WITH IT.

PLEASE RING  
NUMBER

- Let it as it is..... 1
- Improve it to let..... 2
- Sell it as it is..... 3
- Improve it for sale..... 4
- Keep it empty..... 5
- Live in it yourself..... 6
- Relatives would live in it 7
- Do something else (PLEASE EXPLAIN)..... 8

GO TO Q.23

Q.23 Would your answer be the same if the property became vacant in five years time?

IF YOU WOULD DO SOMETHING DIFFERENT, PLEASE SAY WHAT YOU WOULD EXPECT TO DO WITH THE PROPERTY THEN.

NOW GO TO Q.24

Q.24 PLEASE ONLY ANSWER THIS QUESTION IF YOU WOULD NOT RELET THIS PROPERTY TOMORROW OTHERWISE, PLEASE SKIP TO Q.25

What are your reasons for not wanting to relet this property?

NOW PLEASE GO TO QUESTION 1 IN PART B

Q.25 PLEASE ONLY ANSWER THIS QUESTION IF YOU WOULD RELET THIS PROPERTY TOMORROW Why would you expect to relet this property if it became vacant tomorrow?

NOW PLEASE GO TO QUESTION 1 IN PART B

T P: GENERAL

Serial Number

[ ] [ ] [ ]

LETTINGS

a How many residential lettings do you have in total in Sheffield?

PLEASE INCLUDE ALL LETTINGS, INCLUDING ANY THAT ARE VACANT AND THOSE WE HAVE SAMPLED, AND ENTER THE TOTAL NUMBER IN THE BOX .....

[ ]

GO TO 0.1b

b How many residential lettings do you have in the rest of England & Wales?

PLEASE INCLUDE ALL LETTINGS, INCLUDING ANY THAT ARE VACANT AND ENTER THE TOTAL NUMBER IN THE BOX.....

[ ]

GO TO 0.2a

a Apart from the address(es) in our sample, have you bought any property for residential letting since 1972?

PLEASE RING NUMBER

Yes .....  
No .....

[ 1 ]  
[ 2 ]

GO TO 0.2b

b In the next five years do you expect your total lettings to go up or down?

PLEASE RING NUMBER

Up .....  
Down .....  
Stay the same ....  
Don't know .....

[ 1 ]  
[ 2 ]  
[ 3 ]  
[ 4 ]

GO TO 0.3a

a When did you first start letting residential property?

PLEASE WRITE THE YEAR IN THE BOX .....

[ ]

GO TO 0.3b

Q.3b Why did you start letting at that particular time,  
i.e. the time you've been for Q.3a?

NOW PLEASE GO TO Q.4a

---

IMPROVEMENTS

---

Q.4a What changes, if any, would you like to see made  
to the improvement grant system?

NOW PLEASE GO TO Q.4b

---

Q.4b What was the worst problem you have had when doing  
improvements to your property since 1970 with  
improvement grants?

IF YOU HAVE NOT HAD AN IMPROVEMENT GRANT  
OR NOT HAD ANY PROBLEMS, PLEASE SAY SO

NOW PLEASE GO TO Q.5a

---

---

RENTS

---

5a What do you think are the advantages, if any,  
of having Fair Rents registered?

NOW PLEASE GO TO Q.5b

---

5b And what do you think are the disadvantages, if any,  
of having Fair Rents registered?

NOW PLEASE GO TO Q.6

---

6 In what way do you think the Housing Benefit system  
helps you as a landlord?

IF YOU HAVE NOT HEARD OF HOUSING BENEFIT  
OR THINK THAT IT HAS NOT BEEN OF HELP TO YOU,  
PLEASE SAY SO.

HOUSING BENEFIT GIVES TENANTS HELP FROM THE COUNCIL  
TOWARDS PAYING THE RENT. IT USED TO BE CALLED A  
RENT ALLOWANCE.

NOW PLEASE GO TO Q.7a

---



---

CHANGES

---

Q.7a Thinking back to 1979 (or to the time you started letting, if that was after 1979), what changes have affected you as a landlord since then?

IF THERE HAVE BEEN NO CHANGES AFFECTING YOU  
PLEASE SAY SO AND SKIP TO Q.8a

NOW GO TO Q.7b

---

Q.7b. On balance have the changes been for the better or for the worse?

PLEASE BING  
NUMBER

- |                       |   |
|-----------------------|---|
| Much better .....     | 1 |
| A little better ..... | 2 |
| Things much the same. | 3 |
| A little worse .....  | 4 |
| Much worse .....      | 5 |
| Don't know .....      | 6 |

GO TO  
Q. 8a

---

8a Which of the changes listed below would most help you?

PLEASE PRINT NUMBERS OF ANY CHANCES THAT WOULD HELP

Higher rents .....	1
More regular rent increases .....	2
Less tax on rent income .....	3
Easier repossession for tenant abuse .....	4
Easier repossession for new tenancies .....	5
Easier repossession for all tenancies .....	6
Less delay & expense in going to Court to get repossession .....	7
Abolition of Fair Rents .....	8
Bigger Improvement Grants .....	9

IF YOU HAVE SELECTED MORE THAN ONE CHANGE, PLEASE SAY WHICH ONE OF THE CHANCES LISTED ABOVE WOULD MOST HELP YOU BY ENTERING THE NUMBER AGAINST IT ON THE LIST ABOVE IN THIS BOX .....

NOW PLEASE GO TO Q.8b

8b What other changes would you like to see?  
IF NONE, PLEASE SAY SO

NOW PLEASE GO TO Q.9

CLASSIFICATION

Q.9 In your capacity as a landlord are you .....

PLEASE RING NUMBER

- a private individual ..... 1 GO TO 0.104
- or a company ..... 2 GO TO 0.114
- or a charity or trust ..... 3 GO TO 0.11b
- or something else? (PLEASE EXPLAIN) 4

INDIVIDUAL LANDLORDS

Q.10a Are you.....

PLEASE RING NUMBER

- Male ..... 1 GO TO 0.10b
- or Female?... 2

Q.10b What was your age last birthday?

PLEASE ENTER THE NUMBER OF YEARS IN THE BOX .....

[ ]

GO TO 0.10c

Q.10c Do you currently have.....

PLEASE RING NUMBER

- a full time job ..... 1 GO TO 0.10d
- or a part time job ..... 2
- or no paid job now?..... 3 GO TO 0.10d

Q.10d Are you.....

PLEASE RING NUMBER

- retired ..... 1 GO TO 0.10e
- or unemployed or permanently sick ... 2
- or a housewife ..... 3 SKIP TO
- or is managing property your only job? 4 Q.12

Q.10e What work do you do?

IF YOU ARE RETIRED OR UNEMPLOYED  
PLEASE GIVE DETAILS OF YOUR LAST JOB

NOW PLEASE GO TO Q.12 ON PAGE 8

COMPANIES

11a Are you.....

PLEASE PRINT  
NUMBER

a public company/partnership....  
or a private company/partnership?..

1
2

GO TO Q.11b

11b Is your business concerned mainly with.....

PLEASE PRINT  
NUMBER

residential property .....  
or other property.....  
or not mainly with property at all?.....  
(THIS INCLUDES BUILDING FIRMS)

1
2
3

GO TO Q.11d  
GO TO Q.11c

11c What is the main business?

NOW PLEASE GO TO Q.11d

11d Does the company have its own workforce for  
doing building jobs - or a sister organization  
with a building force?

PLEASE PRINT  
NUMBER

Own.....  
Sister....  
None.....

1
2
3

GO TO Q.12

---

ANY OTHER COMMENTS

---

Q.12 Is there anything else that you would like to say about being a landlord in the 1980s?

---

THIS IS THE END OF THE QUESTIONNAIRE. THANK YOU VERY MUCH FOR HELPING US

EVERYTHING YOU HAVE TOLD US WILL BE TREATED IN THE STRICTEST CONFIDENCE

PLEASE CHECK THE QUESTIONNAIRE THROUGH IN CASE YOU HAVE MISSED OUT ANYTHING YOU WOULD LIKE US TO KNOW

PLEASE RETURN THE QUESTIONNAIRE TO US IN THE STAMPED ADDRESSED ENVELOPE

APPENDIX 6

LIST OF SAMPLE AUTHORITIES AND QUESTIONNAIRES USED IN 1987 SURVEY OF  
LOCAL HOUSING AUTHORITIES

Appendix 6 (a) List of 45 Local Housing Authorities included  
in the sample

Appendix 6 (b) Pre-Interview Questionnaire

Appendix 6 (c) Semi-structured Interview Questionnaire

Sample of Local Authorities in the North and Midlands

North, North West, Yorkshire  
and Humberside

Macclesfield  
Stockport  
Trafford\*  
Tameside  
Bolton  
Oldham  
Rochdale  
Manchester  
Salford  
Lancaster\*  
Bury  
Wirral  
Barnsley  
Rotherham  
Doncaster  
Wakefield  
Wigan  
Bradford  
Calderdale  
Kirklees  
Leeds  
Liverpool  
Sheffield  
Hull  
South Tyneside\*  
Gateshead  
Middlesborough  
North Tyneside  
Sunderland  
York

East and West Midlands

Chester  
Rugby  
Bromsgrove  
Northampton  
Wellingborough  
Nuneaton  
Bolsover  
Mansfield\*  
Coventry  
Birmingham  
Leicester  
Sandwell  
Wolverhampton  
Derby  
Nottingham

\*Did not take part

UNIVERSITY OF SHEFFIELD  
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S10 2TB

0742 768555 Ext 6303

---

RESEARCH INTO PRIVATE RENTING  
LOCAL AUTHORITY SURVEY 1987

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PRE-INTERVIEW QUESTIONNAIRE

Please complete the following questions. If a question does not apply to your local authority please put a line through it. If there are no dwellings in any category please write nil in the box provided. If any questions are ringed in red, you need only answer those questions, otherwise please answer all the questions. If you do not have the exact figures, please give an estimate.

The questions cover the following categories:

- A. GENERAL
- B. AREA IMPROVEMENT, IMPROVEMENT GRANTS
- C. INDIVIDUAL PROPERTIES
- D. HOUSES IN MULTIPLE OCCUPATION
- E. OTHER ASPECTS OF LOCAL AUTHORITY POLICY

Questions are asked about the position in 1975, 1980 and 1985 to allow trends to be followed through.

PLEASE RETURN THE QUESTIONNAIRE TO MS C SHARP AT THE ABOVE ADDRESS AS SOON AS POSSIBLE.



LOCAL AUTHORITY \_\_\_\_\_

NAME OF OFFICER(S)  
COMPLETING QUESTIONNAIRE \_\_\_\_\_

POSITION IN LOCAL AUTHORITY \_\_\_\_\_

ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

A. GENERAL

1. HOUSING STOCK

	NUMBERS
PUBLIC SECTOR	[ ]
OWNER OCCUPIED	[ ]
PRIVATE RENTED FURNISHED	[ ]
UNFURNISHED	[ ]
HOUSING ASSOCIATION	[ ]
OTHER	[ ]
TOTAL DWELLINGS	[ ]

B. AREA IMPROVEMENT AND IMPROVEMENT GRANTS

2. How many Housing Action Areas and General Improvement Areas were there in operation in the following years?

PLEASE WRITE IN NUMBERS.

	HAA's	Number of properties included	GIA's	Number of properties included
1975	[ ]	[ ]	[ ]	[ ]
1980	[ ]	[ ]	[ ]	[ ]
1985	[ ]	[ ]	[ ]	[ ]

3. How many properties in HAA's and GIA's were privately rented?

	HAA's No. Private Rented	GIA's No. Private Rented
1975	<input type="text"/>	<input type="text"/>
1980	<input type="text"/>	<input type="text"/>
1985	<input type="text"/>	<input type="text"/>

4. Please give details of the number of grants made to private landlords and total expenditure in each year, for the following categories:

GRANTS TO PRIVATE LANDLORDS	1975		YEAR 1980		1985	
	No	Expenditure	No	Expenditure	No	Expenditure
Mandatory Grants	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Discre- tionary Grants	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
TOTAL FOR YEAR	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

NB: Include Intermediate, Repair and Improvement Grants Only

5. Is the following more detailed information readily available within your authority?

	Yes	No	Partial
Breakdown of number of grants awarded by type of grant	<input type="text"/>	<input type="text"/>	<input type="text"/>
Breakdown of costs of grants awarded by type of grant	<input type="text"/>	<input type="text"/>	<input type="text"/>
Breakdown of grants awarded in HAA's/GIA's and elsewhere	<input type="text"/>	<input type="text"/>	<input type="text"/>

NB: If any of the above information is readily available, it would be helpful if it could be returned to us with this questionnaire.

6. How many unfit dwellings were demolished in the following categories

	PRIVATE RENTED	TOTAL
1975		
1980		
1985		

7. a) Does your local authority currently operate the following:

PLEASE TICK THE APPROPRIATE BOX

	YES	NO	PLANNED
ENVELOPING			
BLOCK REPAIR GRANTS			

b) If yes: How many dwellings are affected by those policies?

	NUMBER	YEAR
ENVELOPING	<input type="text"/>	<input type="text"/>
BLOCK REPAIR	<input type="text"/>	<input type="text"/>

If no: GO TO Q.8

C. INDIVIDUAL PROPERTIES

8. a) Have any grants been paid to tenants of private rented property since 1980.

Yes	<input type="checkbox"/>	→ GO TO b)
No	<input type="checkbox"/>	→ GO TO Q.9

b) How many such grants have been paid and of what type?

9. How many of the following orders or notices did your authority make on the owners of private rented property?  
PLEASE WRITE IN NUMBERS

	1975	1980	1985
Repairs Notice			
Improvement Notice			
Closing Order			
Demolition Order			
Purchase Notice for short-life housing			
C.P.O.			

10. How many formerly private rented properties were acquired in the following years, including HMO's, apart from CPO's for slum clearance?

a) By Housing Associations

1975	
1980	
1985	

b) By the Local Authority

1975	
1980	
1985	

D. HOUSES IN MULTIPLE OCCUPATION

Definition: A HMO is a house occupied by people who do not form a single household.

11. Please estimate the total number of HMO's of all types within your local authority.

WRITE IN NUMBER

--

YEAR OF ESTIMATE

--

12. Please estimate the total number of HMO's where either physical conditions, management or overcrowding are unsatisfactory.

NUMBER

--

YEAR

--

13. How many of each of the following types of notice were served on HMOs?

	1975 No. of notices served	1980 No. of notices served	1985 No. of notices served			
Requiring means of escape from fire	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>	
Requiring additional amenities	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>	
Requiring defects to be remedied	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>	
Requiring reduction in overcrowding	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>	

14. How many of each of the following types of order were in force on HMO's in the following years?

	1975 No. of orders	1980 No. of orders	1985 No. of orders			
Management orders	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>	
Control orders	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>	
Closing orders	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>	

15. How many prosecutions concerning HMO's were there in the following years?

	1975	1980	1985
Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
No. of HMOs Affected	<input type="text"/>	<input type="text"/>	<input type="text"/>

16. a) Does your local authority have a registration scheme for HMOs in operation?

Yes	<input type="text"/>	→ GO TO b) and c)
No	<input type="text"/>	→ GO TO Q.17

b) How many HMO's are registered?

Number	<input type="text"/>
Date	<input type="text"/>

c) What type of registration scheme is it?

Informatory	<input type="text"/>
Regulatory	<input type="text"/>
Combined	<input type="text"/>

17. How many Special Grants were approved in the following years?

	TOTAL NO.	TOTAL COST	NO OF HMOs AFFECTED
1975	<input type="text"/>	<input type="text"/>	<input type="text"/>
1980	<input type="text"/>	<input type="text"/>	<input type="text"/>
1985	<input type="text"/>	<input type="text"/>	<input type="text"/>

E. OTHER ASPECTS OF LOCAL AUTHORITY POLICY

NB: We realise that these questions may not fall within your sphere of responsibility. If you are unable to respond to this section, or the information is not to hand, please return the questionnaire to us and if possible, let us know the name of someone in the authority who would be able to complete this section at a later date.

18. a) Does your local authority operate a Housing Aid Service?

Yes	<input type="checkbox"/>	Go to b)
No	<input type="checkbox"/>	Go to Q.19

b) What are the major areas of work of the service for private tenants?

19. a) Did your local authority bring any prosecutions to court under **Housing** or Public Health legislation in 1985?

Yes	<input type="checkbox"/>	Go to b)
No	<input type="checkbox"/>	Go to Q.20

b) How many of these actions were:

(i) Harassment?


(ii) Other matters?

PLEASE STATE WHAT

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20. a) Did your local authority refer any private sector rents to the Fair Rent Officer in 1985?

Yes

--

→ Go to b) and c)

No

--

→ Go to Q.21

b) How many referrals were there?

--

c) Did any of these cases arise from Housing Benefit cases where the local authority considered the rent to be "too high" to warrant payment?

21. Does your local authority provide accommodation specifically for young single people?

YES

NO

PLANNED

(i) as furnished units


(ii) student lettings


(iii) Hostel accommodation




22. a) Does your local authority operate any restrictions on single people registering on the waiting list for council accommodation?

	YES	NO
Minimum age limits	<input type="checkbox"/>	<input type="checkbox"/>
Residence requirements	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

b) If any restrictions are operating, please describe them here.

CONFIDENTIAL  
DEPARTMENT OF TOWN & REGIONAL PLANNING  
UNIVERSITY OF SHEFFIELD

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PRIVATE RENTED HOUSING: SURVEY OF LOCAL HOUSING AUTHORITIES 1987

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Local Authority:

Interviewee:

Department:

Position:

Date & Time of Interview:

Any follow up interviews?

Additional documents acquired at interview:

Additional documents to be sent by Authority:

The questions to be asked cover the following,

ADMINISTRATIVE FRAMEWORK

TRENDS

ISSUES AND POLICY

IMPLEMENTATION: REPAIRS AND IMPROVEMENTS

HOUSES IN MULTIPLE OCCUPATION

OTHER POLICIES AND SUMMING UP.

ADMINISTRATIVE FRAMEWORK.

I'm starting off with a few questions about departmental responsibilities in this authority.

1. Which committees and which departments have responsibility for policies which have an effect on the private rented sector?

PROMPTS

Declaration of HAA's and GIA's - area teams?

Approval & administration of improvement grants to private landlords?  
(Do area teams have delegated powers to approve grants?)

Drawing up and issuing Repair & Improvement notices about private rented dwellings and their enforcement?

Drawing up and serving statutory notices about HMO's in respect of occupancy, amenities, fire safety, and management and their enforcement?

Giving aid and advice to private tenants about rents, security and tenancy relations, including harassment?

2. What political party is in control of the Council today?

Who was in control in 1975? 1980?

3. Does the authority have sufficient information about the PRS for its' needs?

PROMPTS

What is lacking? Problems in getting information?

TRENDS.

The next set of questions deal with trends in supply and demand for private renting in this authority. I'm particularly interested in what's happened over the last 12 years (since 1974) and any changes in that period - particularly the purchase of tenanted unfurnished property and changes in types of furnished property.

I'd first like to deal with property landlords let unfurnished and then deal with property landlords let furnished, including HMO's.

4. Have any landlords been buying unfurnished property with sitting tenants from other LL's?

PROMPTS

Kinds of property?	Areas?	Properties with Repair & Improvement Notices?
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IF YES: a) What in your experience are the motives these LL's have for buying tenanted property? Evidence?

PROMPTS

Capital Gain with vacant possession? Rental income?

Improvement of properties? With grants?

5. Of the unfurnished sector today, in your best estimate, how much of it has changed hands since 1980?

a) What types of LL are buying properties in this way?

PROMPTS

Companies? Large(20+) or small LL? Builders? Minority ethnic groups?  
New LL's? Which type dominant? Evidence?

6. SHOW CARD A.

Turning now to trends in the supply of furnished property has there been an increase or decrease in furnished dwellings since 1980 in the categories listed on the CARD?

	Increase	The same	Decrease
Self contained flats			
Fully self catering flatlets, bedsitters & rooms.			
Fully self catering shared houses occupied on shared basis.			
Lodgings in houses where lodgers do not live as part of main household.			
Boarding houses & B & B establishments.			
TOTAL			

7. Turning now to demand, to whom in your experience, do LL's currently relet to? (ALL LL's)

PROMPTS

Unfurnished lettings?  
Furnished lettings?  
Trends?

8. Have any lettings been made as protected shortholds since 1980?

9. What would be your best estimate of the proportion of furnished accommodation that is occupied under Licence agreements?

PROMPT Trends? Evidence?

ISSUES AND POLICY.

10. What issues in private rented housing are important for this authority?

PROMPTS. Physical conditions - particular properties? Tenants? Areas?  
How serious? Getting worse?

Quantity of PR housing - generally or for specific groups?

Management of PRH - LL-Tenant relations - HMO's - Security of  
tenure, harassment, level of rents?

Extent of problems? Trends in problems?

11. Has work in dealing with problems in the PRS become a higher or lower  
priority since 1980?

12. Have the members of the Council formally adopted a policy or policies  
to deal with the problems of PRH in this area?

IF YES: Which documents contain the policy?

PROMPT Please sum up the objectives of the policy

IF NO: In practice, what objectives do the authority try to achieve  
when dealing with the problems of private renting in this area?

PROMPT Who decides what these objectives are?

13. Looking back over the last 12 years, have there been any changes in the  
objectives of local authority policy, whether formal or informal?

IMPLEMENTATION: REPAIRS & IMPROVEMENTS.

Now I'd like to ask about practice in the field of getting repairs and  
improvements done to houses - HMO's later.

14. What is your best estimate of the proportion of privately rented  
houses that were, in principle, eligible for grant aid, in

i) 1980? ii) 1985?

PROMPTS

Where furnished houses in a worse or better condition than unfurnished?

15. What has been the authority's policy about declaring improvement areas  
since 1974?

PROMPTS

Number? Types of areas? Pattern of declaration over time?

16. What have been the priorities for approving improvement grants

i) between 1974-1980?

ii) between 1980-1985?

17. SHOW CARD B.

Which of the statements on the CARD best describes your practice in dealing with unsatisfactory private rented houses?

PROMPTS

- a) Authority takes initiative. Seeks out unsatisfactory conditions and deals with them comprehensively.
- b) Authority takes initiative. Deals selectively.
- c) Authority reacts to evidence of unsatisfactory conditions on the basis of tenants' complaints &/or applications for grants from LL/Agents/Tenants.
- d) None of these. (please describe)

Is this the same in HAA's?

18. SHOW CARD C.

In what circumstances are the following procedures used by the authority when it is seeking to deal with unsatisfactory physical conditions in private rented property?

PROMPTS

- CPO?
- Closing Order?
- Service of Compulsory Improvement Notice?
- Repair Notice?
- Statutory Abatement Notice?
- Letters &/or visits to LL/Agents to persuade and inform?

Same in HAA's?

Committee approval required?

19. How effective are statutory enforcement procedures in getting unsatisfactory conditions dealt with?

PROMPTS

- Procedural problems?
- Does service of repair & other notices lead to LL's selling to other LL's?

20. What changes to statutory enforcement procedures would be of most help to this authority in dealing with unsatisfactory physical conditions?

21.a) What is the authority's policy and practice about consulting and involving tenants when dealing with unsatisfactory conditions?

b) What has been the experience of the authority of awarding improvement grants to private tenants?

22. SHOW CARD D.

What standard is required for each item on the CARD when a private rented house has an improvement grant?

PROMPTS  
Roof  
Window frames  
DPC  
Plastering  
Staircase  
External doors

How far are standards negotiable and under what circumstances?

Have standards changed in any way since 1974?

23. What changes to the system of improvement grants would be of most help to your authority in dealing with unsatisfactory physical conditions in the PRS?

PROMPT

What impact do you think Equity sharing loans would have?

24. a) In the experience of this authority, are 'new' LL's more willing to deal with unsatisfactory conditions than more long standing LL's?
- b) In practice, has the rate of improvement to unsatisfactory property been any different comparing that owned by 'new' LL to that owned by more long standing LL?
- c) Is there any difference in willingness to improve unsatisfactory conditions between LL of furnished and unfurnished property?
25. Has the authority developed any initiatives of its' own or in partnership with other agencies, which deal with unsatisfactory conditions in the PRS or aim to affect the supply of private rented housing?

HOUSES IN MULTIPLE OCCUPATION.

26. SHOW CARD E.

Which of the phrases on the CARD best describes your authority's policy to deal with unsatisfactory conditions in HMO's?

- a) Takes initiative. Seeks out all HMO's and deals with them.
- b) Reacts to evidence of unsatisfactory conditions on basis of tenants' complaints and other evidence and deals with them.

PROMPTS

- By: i) Conversion to self-containment?
- ii) Improvement of all HMO's to higher standards by enforcement & grant action
- (continued)

- iii) Improvement of some HMO's on selective basis to higher standards by enforcement and grant action?

Is this the same in HAA's?

- 27. Does the authority adopt the IEHO's standards for HMO's?

IF NO: Are the authority's standards higher or lower?

- 28. How much of a priority did HMO work have within the authority in:

- i) 1975?
- ii) 1980?
- iii) 1985?

PROMPTS

Higher priority than other work, about the same, or lower priority than other work?

IF PRIORITY HIGHER NOW: Why is this?

- 29. What problems does an EHO (or appropriate officer) find in trying to secure better conditions in HMO's in this authority?

PROMPT

How much discretion do officers have over inspection and standards?

- 30. How effective have you found statutory notices as a way of enforcing standards in HMO's?

- 31. What is the authority's current policy about awarding Special Grants?

- 32. What changes to grants & to statutory enforcement powers would be most helpful to this authority to remove unsatisfactory conditions in HMO's?

PROMPT More discretionary powers made mandatory duties?

OTHER POLICIES AND SUMMING UP.

- 33. Apart from certificates of availability for letting, what conditions does the authority place upon improvement grants?

PROMPTS

- Fair Rents?
- All Cases?
- Anything else?

- 34. Are conditions monitored to ensure they are not breached?

- 35. What steps are taken if conditions are breached?



36. Apart from cases where improvement grants are paid, what policy does the authority have about private rents, if any?

PROMPT

Does it actively try to ensure that fair rents are registered?

Is the level of rents in furnished lettings a cause for concern?

IF YES: What steps has the authority taken in response to these concerns?

37. Does the local authority calculate Housing Benefit on the full rent paid or Fair Rents, or equivalent?

38. Would the authority like to see any changes in the law concerning landlord-tenant relations?

PROMPTS

Rents

Harassment

Lettings agreements

Other

39. How do you see the future of private renting in this area, say over the next 5 years?

40. Any further comments not covered so far?

THANK YOU FOR YOUR HELP