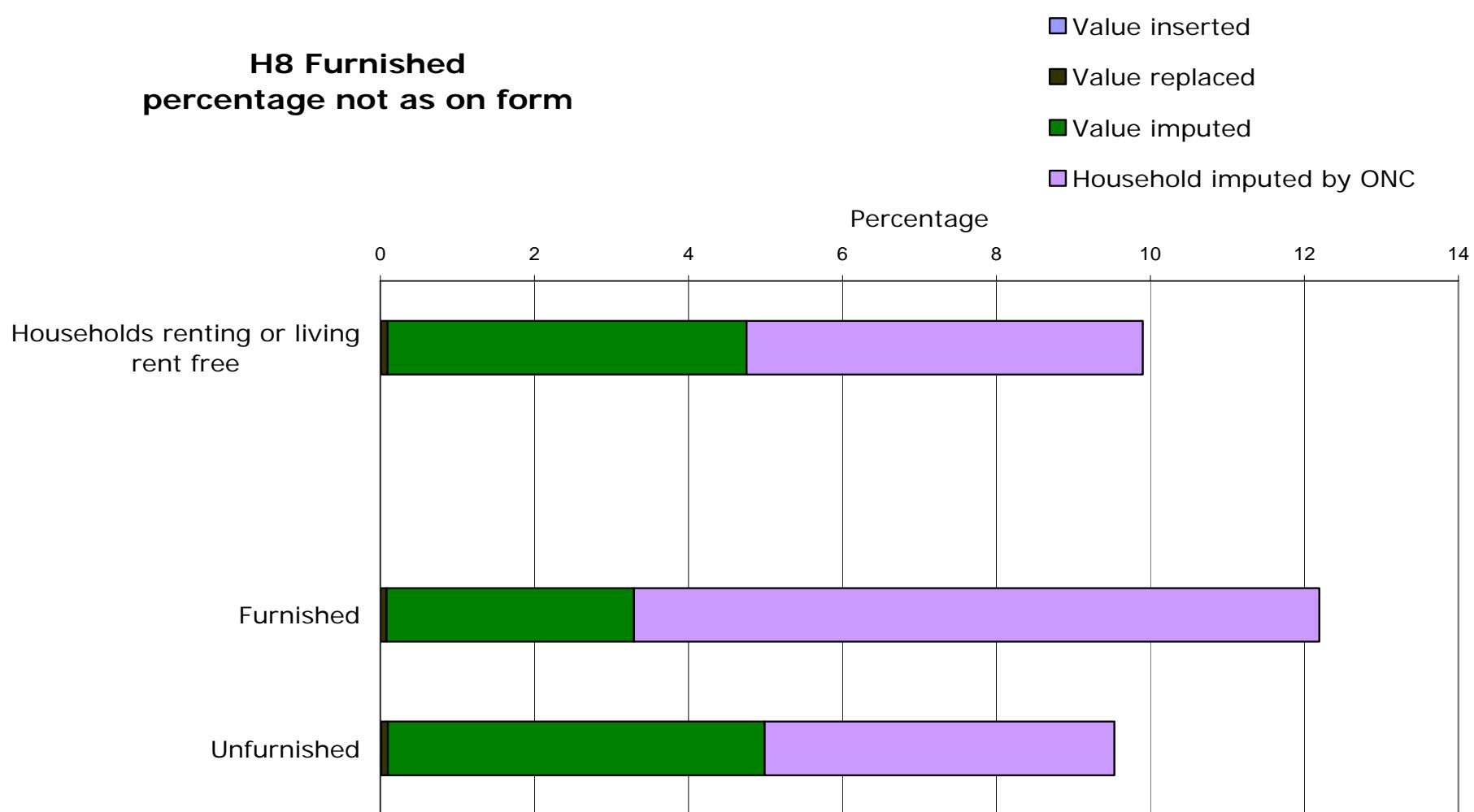


H8-H9-H10 Tenure



The tenure variable is a composite made from the three questions

- owns/rents
- (if rented) landlord
- (if rented) whether rented furnished or not

These three variables are considered in turn and then the composite variable Tenure.

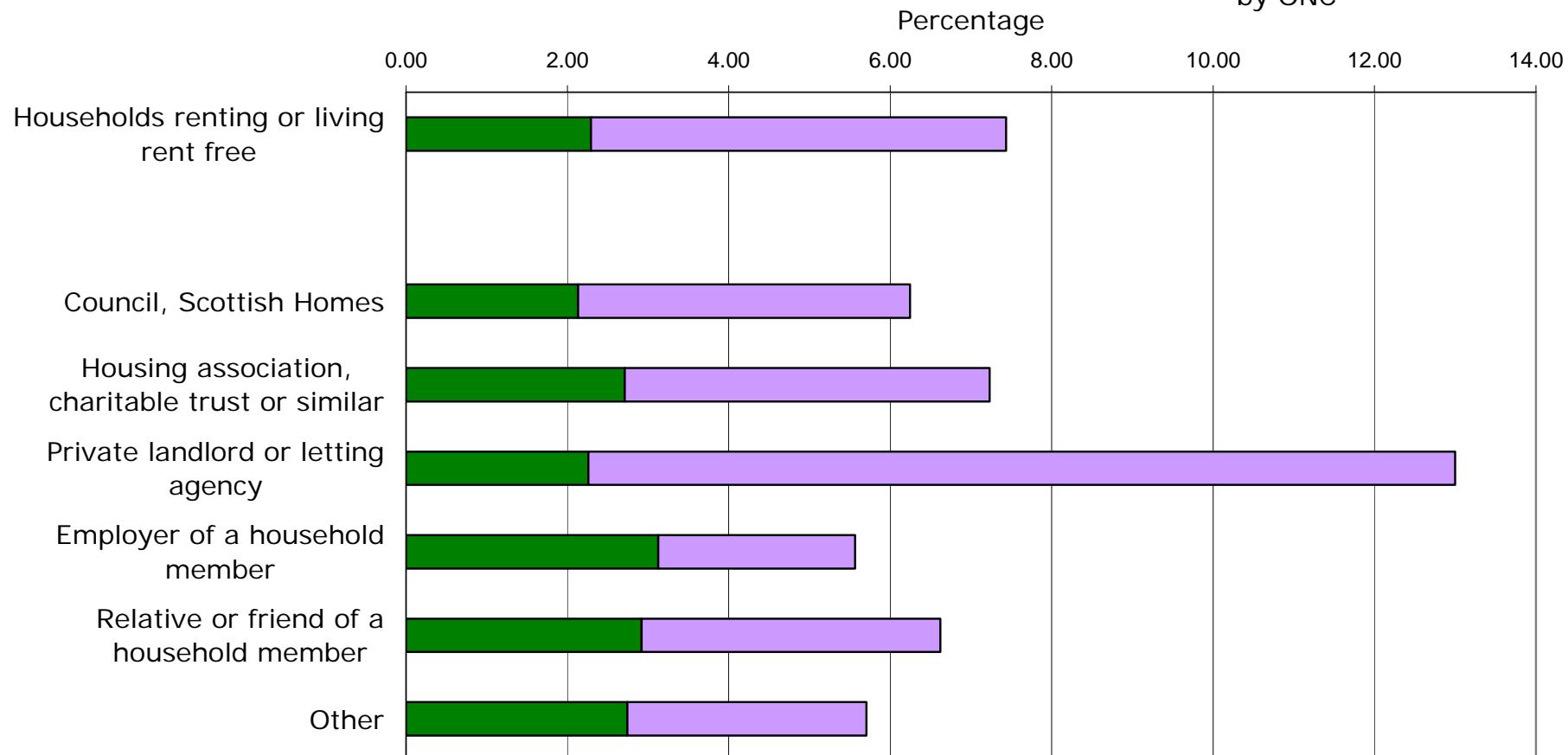
	Numbers					Percentages			
	Total	Value inserted	Value replaced	Value imputed	Household imputed by ONC	Value inserted	Value replaced	Value imputed	Household imputed by ONC
Households renting or living rent free	820,143	59	710	38,236	42,191	0.01	0.09	4.66	5.14
Furnished	113,575	0	93	3,645	10,110	0	0.08	3.21	8.9
Unfurnished	706,568	59	617	34,591	32,081	0.01	0.09	4.9	4.54

The proportions of households affected by 'Value inserted' and 'Value replaced' were very small for both categories of the 'Furnished' variable. The proportion of households with 'Value imputed' were higher than for the other two Tenure variables with relatively more in the larger 'Unfurnished category'. On the other hand, households were added twice as often in the 'Furnished' category - at a rate of almost 9 percent.

The three Tenure variables are combined into a single variable for the purposes of output. Households can be assigned to 'Value imputed' for Tenure when at least one of its constituent variables had a value imputed. On this basis - and ignoring the very small number of households with 'Value inserted' or 'Value replaced' for 'Furnished', we can produce the following analysis.

H9 Landlord
percentage not as on form

■ Value imputed
■ Household imputed by ONC



	Numbers			Percentages	
	Total	Value imputed	Household imputed by ONC	Value imputed	Household imputed by ONC
Households renting or living rent free	820,143	18,793	42,191	2.29	5.14
Council, Scottish Homes	514,980	10,976	21,180	2.13	4.11
Housing association, charitable trust or similar	129,809	3,519	5,869	2.71	4.52
Private landlord or letting agency	126,561	2,860	13,593	2.26	10.74
Employer of a household member	14,648	458	357	3.13	2.44
Relative or friend of a household member	24,489	715	906	2.92	3.70
Other	9,656	265	286	2.74	2.96

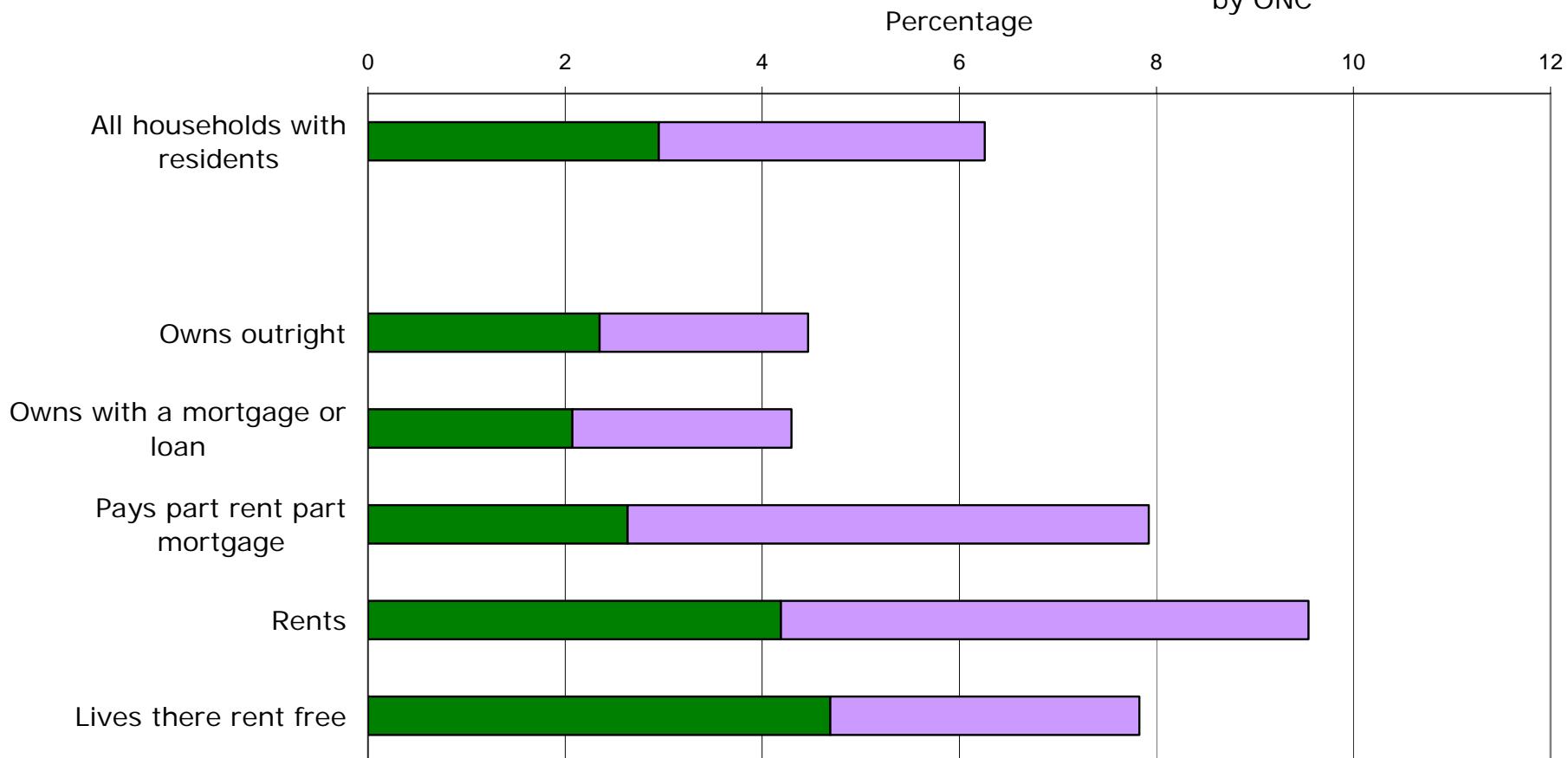
A value for 'Landlord' was imputed in 2.3 percent of households that were renting or living rent free. There was a small amount of variation in this percentage among the categories of landlord with 2.1 percent for households renting from the council or Scottish Homes (the precursor of Communities Scotland) and 3.1 percent where the landlord was the employer of a member of the household. There was considerable variation among categories of 'Landlord' in the percentage of households added by the ONC process. Compared with 5.1 percent for households overall, rates varied from a low of 2.4 percent for landlord 'Employer of a household member' (the category with the highest rate of value imputation) to 10.7 percent for households renting from 'Private landlord or letting agency'.

For the 'Furnished' question, apart from imputation, there were a couple of additional processes that resulted in the final database having a value that may not have been as supplied by the form filler:

- 'Value inserted': this process was required for Scottish forms in the small number of cases where no household form was received but only individual forms. For household variables generally, this situation was dealt with by imputing values for all the household variables and these households are counted under 'Value imputed'. For this Scottish only variable an additional process was needed to provide a value for these households.
- 'Value supplied but replaced by imputation': here the household had supplied a value for 'Furnished' but not for 'Owns/rents' and 'Landlord'. This value for 'Furnished' was set to missing and subsequently imputed along with the other two variables.

**H10 Owns or rents
percentage not as on form**

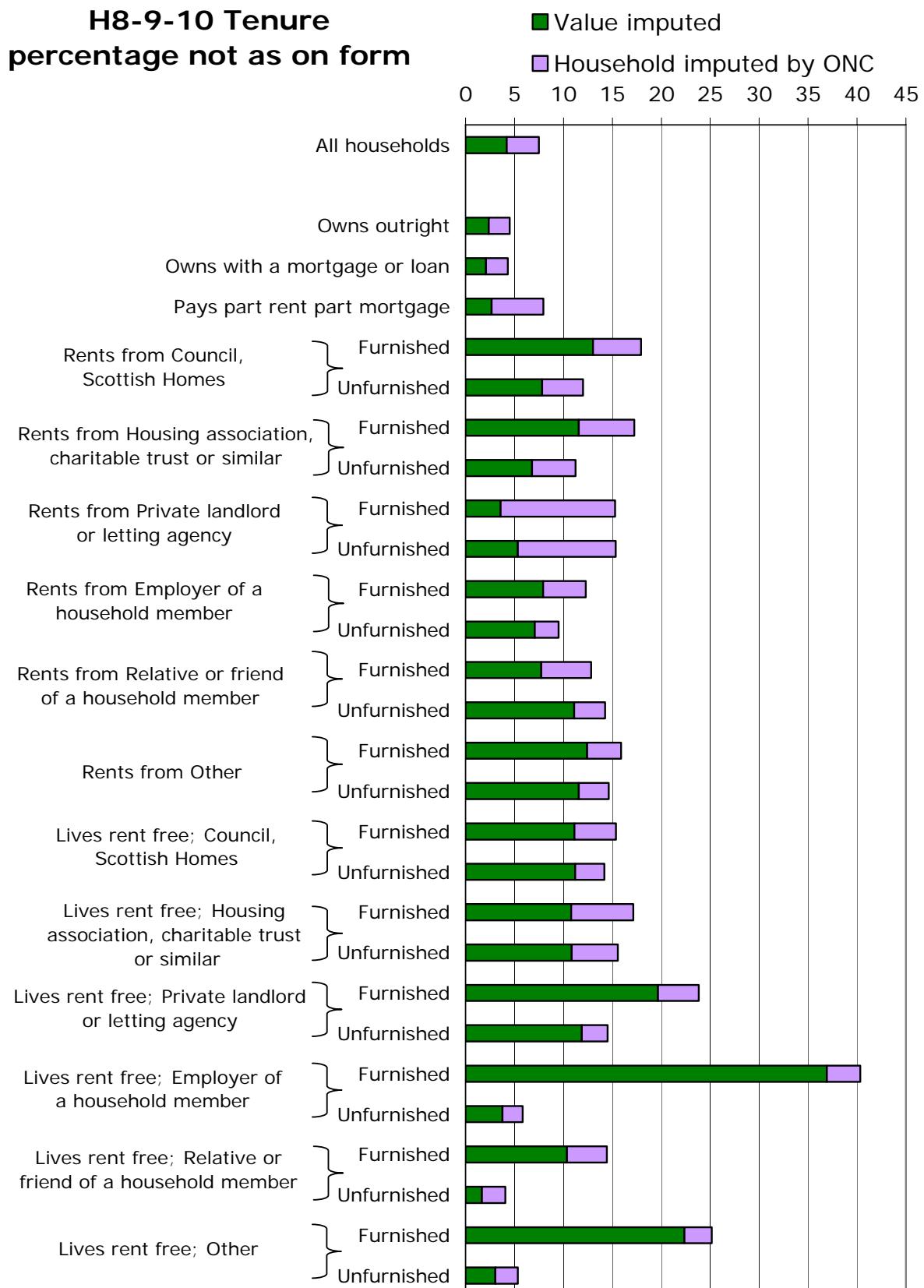
■ Value imputed
■ Household imputed
by ONC



	Numbers			Percentages	
	Total	Value imputed	Household imputed by ONC	Value imputed	Household imputed by ONC
All households with residents	2,192,246	64,690	72,510	2.95	3.31
Owns outright	513,557	12,072	10,862	2.35	2.12
Owns with a mortgage or loan	846,090	17,549	18,798	2.07	2.22
Pays part rent part mortgage	12,456	328	659	2.63	5.29
Rents	742,394	31,093	39,754	4.19	5.35
Lives there rent free	77,749	3,648	2,437	4.69	3.13

Values were imputed relatively often for 'Rents' and 'Living rent free'. (The latter category is thought to contain many households that were in fact renting but were on housing benefit with the rent paid on the household's behalf by a public agency.) Proportionately least imputation was required for 'Owns with a mortgage or loan'. A similar owns vs. rents differential was seen for household imputation but with the small 'Pays part rent part mortgage' showing an imputation rate as high as that for 'Rents'. Households in the 'Lives there rent free' category were relatively less often imputed compared with 'Rents'.

The 820,143 households in the 'Rents' and 'Lives there rent free' categories were required to answer the following two questions 'Who is your landlord ?' and 'Is the accommodation provided furnished or unfurnished?'. The answers to these questions were provided as follows.



	Numbers			Percentages	
		Value imputed	Household imputed by ONC	Value imputed	Household imputed by ONC
All households	2,192,246	91,927	72,510	4.19	3.31
Owns outright	513,557	12,225	10,862	2.38	2.12
Owns with a mortgage or loan	846,090	17,700	18,798	2.09	2.22
Pays part rent part mortgage	12,456	331	659	2.66	5.29
<i>Rents</i>					
Council, Scottish Homes	Furnished	17,455	2,271	859	13.01
	Unfurnished	455,439	35,648	19,012	7.83
Housing association, charitable trust or similar	Furnished	4,932	571	279	11.58
	Unfurnished	117,317	7,965	5,220	6.79
Private landlord or letting agency	Furnished	68,210	2,445	7,968	3.58
	Unfurnished	55,391	2,956	5,537	5.34
Employer of a household member	Furnished	1,035	82	45	7.92
	Unfurnished	3,698	261	91	7.06
Relative or friend of a household member	Furnished	7,243	559	370	7.72
	Unfurnished	5,387	598	169	11.1
Other	Furnished	2,699	335	94	12.41
	Unfurnished	3,588	415	110	11.57
<i>Lives rent free</i>					
Council, Scottish Homes	Furnished	3,644	405	155	11.11
	Unfurnished	38,442	4,298	1,154	11.18
Housing association, charitable trust or similar	Furnished	770	83	49	10.78
	Unfurnished	6,790	735	321	10.82
Private landlord or letting agency	Furnished	646	127	27	19.66
	Unfurnished	2,314	275	61	11.88
Employer of a household member	Furnished	1,081	399	37	36.91
	Unfurnished	8,834	332	184	3.76
Relative or friend of a household member	Furnished	4,894	507	200	10.36
	Unfurnished	6,965	115	167	1.65
Other	Furnished	966	216	27	22.36
	Unfurnished	2,403	73	55	3.04
					2.29

As constructed from its constituent variables the Tenure variable comprises 27 categories - three for 'owns' in some capacity and 24 for the various combinations of landlord and whether furnished or not.

Generally, at least one constituent value was imputed relatively more frequently for the rented and living rent free categories than for owns or part owns. Rates of imputation of values in the latter categories were less than 3 percent. Only one of the rent/rent free categories was less than 3 percent - that of living rent free in the property of a Relative or friend of a household member, there were relative low values (less than 5 percent) in two other living rent free/unfurnished categories - 'employer of a household member' and 'other landlord' - and in renting furnished from a private landlord. Rates in other rent/living rent free categories were generally much higher with many over 10 percent. The highest rates were in renting furnished from Employer of a household member (36.9 percent), Other landlord (22.4 percent) and Private landlord or letting agency (9.7 percent).

Extremes were less marked in the variation in the rates in which households had been added by the ONC process - although rates from around 2 percent to 12 percent were observed. The highest rates - of over 10 percent were for renting from a private landlord - either furnished or unfurnished. There were low rates - of 2.1 and 2.2 percent respectively - for owns outright and owns with mortgage or loan. Only living rent free in unfurnished accommodation of the employer of a household member showed a lower rate of household imputation.