

## **Dataset for 'Space standards in affordable housing in England'**

This dataset contains the data used in the following article.

Seyithan Özer & Sam Jacoby, 'Space standards in affordable housing in England', *Building Research & Information*. <https://doi.org/10.1080/09613218.2023.2253337>

### **Data Collection**

The data used in this paper were collected from a sample of 153 housing developments in England that included affordable housing owned or managed by 15 of the largest housing associations and were completed or marketed for sale in 2021.

The sampling of the developments was done in two steps. In the first step, nine housing associations with the largest (in terms of new housing stock in 2020–2021) affordable housing stock in every geographical region and the three largest housing associations with activity across England were selected. Capturing developments from different geographical regions in England provides a possibility to identify regional and local differences in the type and tenure of housing provision, the household types and sizes homes are designed for, and variations in local planning requirements.

To identify the location and size of their new affordable housing stock, online searches were conducted on the websites of the largest 50 housing associations in England in 2021 according to *Inside Housing* (McCabe, 2021), since no readily available public data exists on this. The searches included both housing association-led developments and private developments from which the housing associations purchased their units. Some housing associations provided a list of all their recent developments and purchases on their websites. For other housing associations, the online 'news' section and annual reports were used to

locate their new affordable housing schemes. Moreover, all housing associations had an online 'sales' section to advertise their private sale and shared ownership homes available for purchase, which was used to identify their developments. Even though social and affordable rental properties are not advertised and directly allocated by local authorities, the policy requirement to include affordable ownership properties in larger developments enabled the identification of other affordable housing tenures.

Most of the largest 50 housing associations operated in one region or two to three neighbouring regions. For every region, the housing association with the most developments were included in the sample: L&Q (Greater London), Vivid (South East), LiveWest (South West), Orbit (East of England), Bromford (West Midlands), EMH Group (East Midlands), Yorkshire Housing (Yorkshire), Karbon (North East), and Torus (North West). Second, three housing associations that operated nationally (developing and purchasing new units in more than six regions), Clarion, Stonewater, and the Home Group were also included. For these chosen 12 housing associations, a total of 258 developments with affordable housing were recorded.

In the second stage of sampling, online planning archives by local councils were searched for the planning applications of these 258 developments to find the proposed site and units plans as well as detailed information on housing types and tenure mix.<sup>1</sup> For 153 developments all necessary information could be found, for 101 developments the planning applications could not be accessed online, and 4 planning applications did not include all the sought information.

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<sup>1</sup> In terms of tenure, a distinction between affordable and market units was deemed sufficient as an inclusion criterion for the dataset. Where distinctions between affordable rent, social rent, and shared ownership were available, these were recorded, but such detailed information did not exist for all development (n=42).

The dataset consequently consists of only the 153 developments for which the required data could be obtained. From these developments, information on all type plans for affordable housing was collected.

## **Data Points**

Each row in the spreadsheet refers to a type plan and includes data on both the type plan and the development it is located in.

The information on type plans include:

- the number of units with the same type plan in the development,
- tenure,
- the number of floors,
- bedrooms,
- bedspaces,
- the gross internal floor area.

The information on developments include:

- housing association,
- region ,
- local planning authority,
- development type,
- number of units in the development,
- number of affordable rented, social rented, and shared ownership units (if known).