



Ministry of Housing,
Communities &
Local Government

2015 Market Value Survey

Technical Report



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Introduction

1. The Ministry of Housing, Communities and Local Government (MHCLG) has responsibility for housing policy in England and, as such, commissions the English Housing Survey (EHS). The EHS collects information on the condition and energy efficiency of housing in England as well as details regarding the household. It covers all types of housing, whether owner-occupied or owned by local authorities, housing associations, or private landlords.
2. Until 2009-10, the Market Value Survey (MVS) was a standard component of the EHS. Each year, it provided MHCLG with a market valuation of all properties in the EHS sample and an assessment of the type of housing market within which they were located.
3. Given the changes to the housing market since the MVS was carried out in 2009-10, the 2015 MVS was commissioned by MHCLG in October 2015.
4. The Valuation Office Agency (VOA)¹ was selected by MHCLG, by competitive tender, to provide valuations for 12,297 properties in the 2013-14 and 2014-15 English Housing Surveys. The VOA is the Government Agency responsible for the compilation and provision of property valuation lists for business rates and Council Tax purposes. It also provides valuation services to HMRC for tax purposes and provides a wide range of property advice services to over 1,300 public sector bodies across the country. The VOA has 69 local offices in the UK (57 across England), is the largest employer of Chartered Surveyors in the UK and is a member of the Government Property Profession, sharing best practice property expertise across departmental bodies. The Valuation Office Agency (VOA) provided valuations for all previous MVS exercises.
5. The valuations were provided via a website which was designed and managed by the Building Research Establishment (BRE)². BRE is an independent research-based consultancy, testing and training organisation, offering expertise in every aspect of the built environment and associated industries. BRE have been responsible for large parts of the EHS since the 1970s. Today BRE's services to the survey include; development of methodology, data collection tools, surveyor training, complex data modelling, data analysis and reporting. Like VOA, BRE have been involved in all previous Market Value Surveys.
6. The 12,297 properties in the 2015 MVS consisted of the most recent two years' of sampled data (2013-14 and 2014-15) from the EHS 'physical survey'. The physical survey sample of properties were inspected by surveyors who collected all the relevant information that was included on the MVS website.

¹ For more information about VOA, see: <https://www.gov.uk/government/organisations/valuation-office-agency/about>

² For more information about BRE, see: <http://www.bre.co.uk>

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7. The objective of the MVS was to supply two valuations for all 12,297 properties, assuming vacant possession:
 - for the actual condition as at 1 October 2015
 - assuming any defects are rectified as at 1 October 2015
 8. Additional information was provided by the VOA relating to the property market conditions for the area in which each sampled dwelling was located.
 9. Valuations were carried in two tranches during December 2015 (2013-14 sample) and January 2016 (2014-15 sample).
 10. If you have any queries about this report or would like further information about the Market Value Survey, please contact ehs@communities.gov.uk.

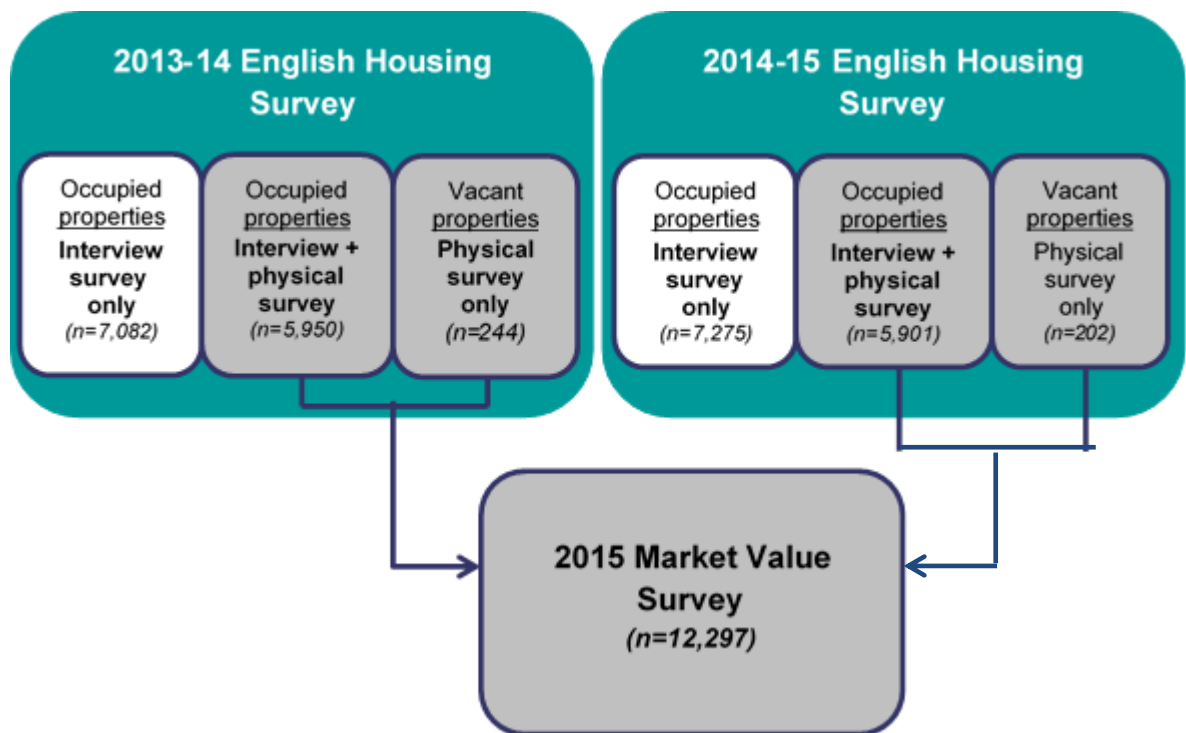
Section 1

Website development and project plan

- 1.1 This section provides the background information regarding the English Housing Survey (EHS) sample of properties, the development, content and functionality of the website used for the project, and the overall project structure and timetable.
- 1.2 The 2015 MVS website was designed specifically for the project by BRE. It gave VOA valuers secure access to all the information (from the EHS) they required to make their market valuation.

The English Housing Survey

- 1.3 The EHS is a national survey commissioned by MHCLG. The survey collects information about people's housing circumstances and the condition and energy efficiency of housing in England. It has two component surveys:
 - a household interview
 - a physical inspection of properties (i.e. a physical survey)
- 1.4 The EHS physical survey, delivered by the Building Research Establishment (BRE) in partnership with CADS Housing Surveys (CADS), collects data on liveability, housing health and safety rating system (HHSRS), energy efficiency (SAP), the state of repair and the Decent Homes initiative. More details on the physical survey can be found in the EHS technical report, the latest of which can be viewed at:
<https://www.gov.uk/government/collections/english-housing-survey-technical-advice>.
- 1.5 The properties included in the 2015 MVS were obtained from the sample of 12,297 dwellings included in the 2013-14 and 2014-15 EHS physical surveys. The dwellings included in the sample are shown in the diagram below.



Website development

- 1.6 The MVS website was a web-based Java application (Java 8) and was loosely based on the current EHS website used by surveyors. The system featured a responsive HTML5 user interface (built on Bootstrap framework with JQuery) and a Microsoft SQL server database backend.
- 1.7 Separate password protected user accounts were created to provide secure access to the EHS survey data for the VOA project team. BRE liaised closely with the VOA at the testing stage and throughout the exercise making ongoing upgrades to its functionality when requested.
- 1.8 The website included data from the English House Survey including detailed property characteristics and photographs. The key data from the BRE physical inspection of properties included:
 - photographs of subject dwelling and the immediate vicinity (typically front, rear and street view)
 - dwelling address, including postcode
 - Council Tax Band (supplied by VOA prior to exercise and based upon 1991 levels of value - used for information only)
 - tenure (e.g. owner-occupied, private rented etc.)
 - dwelling type (e.g. detached house, flat etc.)
 - construction type (e.g. cavity masonry, pre-cast concrete panels etc.)
 - construction date (in banded date-spans)
 - number of bedrooms and total number of habitable rooms
 - number of floors

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- useable floor area
 - type of main heating
 - the extent of double glazing (e.g. 80% or more)
 - the type of location (town/rural, with indication of density)
 - parking provision (e.g. garage, street)
 - estimated repairs costs: chimney, roof, walls, windows, damp proof course, interior fabric and amenities, structural works, and common and shared facilities.

1.9 The VOA Address Key: UARN (Unique Address Reference Number) was used to locate the property and associated information held within the VOA Address Database.

1.10 The valuations were completed and submitted via the website by navigating through the information and using specific functions to save the data. An overview of all surveys and their status was available e.g. **Not Started**, **In Progress** and **Completed**. All property lists could be filtered in order of UARN, Case Number, Billing Authority Code and Address.

1.11 All valuation inputs on the website were classified as follows:

Saved The data was saved but remained open to enable further amendment. The status of the case moved from **Not Started** to **In Progress**

Submit to BRE. This changed the status of the case from **In Progress** to **Complete**.

Further amendments could only be made with project manager approval and effectively recalled, however a 'read only' facility was available.

1.12 Management functions enabled an overview of the status, progress and outputs of all surveys. Nominated managers had full access to the data and the facility to **Return** cases for further consideration. If this occurred, the case could only be subsequently closed when **Verified** by a manager.

1.13 In addition, to increase data quality and consistency, the website featured a number of validation checks. If a validation check was flagged, a text description of the issue appeared at the top of the page for the valuer to address. There were three main validation checks:

- highlighted valuation of the dwelling assuming repairs carried out was not less than the valuation of the dwelling in its actual condition.
- post-repair valuation was greater than 130% of the actual valuation.
- any fields not completed

- 1.14 BRE and VOA exchanged information regarding validation checks throughout the exercise to ensure queries were addressed before the delivery date. MHCLG, VOA and BRE reviewed all progress and issues on a weekly basis.

Delivery timetable

- 1.15 The project was delivered within the timeframe outlined below.

Table 1.1: Market Value Survey delivery timetable

	Delivery date
Tranche 1	
MHCLG portal access and data	17/11/2015
Research	11/12/2015
Valuations	16/12/2015
Quality Control	Ongoing
Valuation completion	16/12/2015
Draft Report Delivery	31/12/2015
Client Audit Queries	08/01/2016
Tranche 2	
Research	22/01/2016
Valuations	25/01/2016
Quality Control	25/01/2016
Valuation completion	25/01/2016
Report Delivery	29/01/2016
Client Audit Enquiries	05/02/2016
Technical Report (Tranches 1 & 2)	22/02/2016

Project team

- 1.16 VOA roles and responsibilities are outlined below.

The Project Director reported directly to the VOA Director of Property Services who is a member of the VOA Operating and Performance Board, responsibilities included:

- overall project delivery including quality, time and cost.
- key stakeholder liaison, reporting directly to MHCLG on a weekly basis.
- liaison across VOA to secure specialist expertise and resourcing.
- delivery of final technical report.
- resource and project planning on a national basis.
- sign off of all guidance and instructions

The Project Lead Consultant reported directly to the Project Director and responsibilities included:

- providing technical advice and guidance nationally.

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- providing project delivery recommendations (project lead on the 2010 MV Survey)
 - liaising with VOA specialist teams as necessary
 - guidance and quality control of houses in multiple occupation (HMOs).

The Operational Project Manager reported directly to the Project Director and responsibilities included:

- issue of all national guidance and instructions.
- system progress reports to all stakeholders
- daily confirmation of resourcing and market research/valuation progress with Regional co-ordinators.
- IT liaison with BRE in terms of website service and data enquiries.
- monitoring risks and mitigation.
- final quality assurance check of all the outputs and other data prior to delivery (see 3.18).

Regional Co-ordinators reported directly to the Project Manager and Director, they were allocated a geographic area and team of valuers and responsibilities included:

- confirming individual understanding of all instructions and distribution of frequently asked questions and responses.
- communication and support across the team.
- providing technical assistance.
- completion of ongoing and final quality control.
- confirming appropriate record management and an audit trail was in place.

Research Teams comprised of graduates / assistant surveyors linked to each regional team and responsibilities included:

- collating the relevant data from the VOA Database.
- researching missing property or transaction data.
- research and analysis of market information.
- developing and maintaining the records management system
- providing additional market intelligence as requested by the valuers.

All the above was supported by a **Project Administrator** who supported the Operational Project Manager.

Valuer Teams comprised of 64 Chartered Surveyors located across England. Dwellings were allocated to valuers based upon their local knowledge and expertise.

1.17 The sample dwellings were grouped into nine geographical regions:

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- North East
 - North Yorkshire and Humber
 - North West
 - Central West
 - East
 - London
 - South East
 - South West

The regions were sub divided into local authority areas.

- 1.18 BRE replicated the allocations on the website, providing each valuer with access to their allocations. Regional Co-ordinators and Project Managers had additional access across regions, including the facility to reallocate cases.

Section 2

Valuation methodology

- 2.1 This section outlines the valuation methodology used in the MVS. It details the research and valuation stages and provides more detail regarding any specialist types of property and the prevailing market conditions at the valuation date.
- 2.2 Detailed instructions, including website and valuation guidance were distributed across the research team, valuers, regional co-ordinators and project managers to ensure national consistency. Further guidance was provided for quality control and for the valuation of houses in multiple occupation (HMOs), details of which can be found below.

Definitions

- 2.3 **Dwelling.** The EHS defines a dwelling as

‘a unit of accommodation (normally a house or flat) where all the rooms and amenities (ie kitchen, bath/shower room and WC) are for the exclusive use of the household(s) occupying them. Amenities may be located outside the front door but provided they are for the exclusive use of the occupants the accommodation is still a dwelling.’ A single unit within a property otherwise in multi occupation may, therefore, form part of the survey where the accommodation is for the exclusive use of individual occupiers. In these instances, the information provided were for the single unit of occupation, not the whole property which may contain several such units.

- 2.4 **Floor area.** The EHS definition of dwelling floor area is aligned with Building Regulations and is not in accordance with the Royal Institute of Chartered Surveyors (RICS) code of measuring practice (6th edition). The EHS dwelling floor area represents the area within the footprint of the dwelling, minus the three following areas:

- the area under the external walls
- the area of integral balconies
- the area of integral garages

The area remaining represented the total of all room areas, hallways and circulation space including cupboards and stairs. The area under partition walls is also included. Loft space is not included unless the loft is habitable, with a fixed stair in place to access it.

2.5 **Houses in multiple occupation (HMOs)** were included in the sample (49 in total) These types of property were classified as '*accommodation occupied by one or more households where all amenities are for the exclusive use of the household(s)*'. Examples of HMOs include:

- a large house divided into bedsits with shared kitchen and bathroom facilities.
- sheltered accommodation e.g. for the elderly, of the type where residents have their own kitchen and WC but use a shared bathroom, often under supervision
- part of a large property where there is a mix of self-contained and non-self-contained accommodation.

Research process

2.6 The VOA research team formed part of the location teams and the research timetable ran parallel to the valuer resource plan to ensure all market intelligence was available when required over the project period.

2.7 The VOA holds a comprehensive database of sales of all properties in England comprising of transactions notified to HM Land Registry on Stamp Duty Land Tax forms (SDLTs) and this was the primary source of evidence to support the valuations.

2.8 Basic property attributes are also held on the VOA Database and used to enhance the transaction data. Attributes include:

- type of property (e.g. house/flat)
- construction date
- heating (Y/N)
- tenure
- floor levels
- floor area
- parking
- value significant information (e.g. agricultural dwelling/ shared drive)
- modernised (year)
- Unique Address Reference Number (UARN)
- Council Tax band

2.9 The VOA also have access to the Right Move and Resi-data websites.

2.10 The researchers provided the most relevant information for each property from the VOA Database within set parameters (e.g. postcode specific, transactions 2011 onwards). The researchers liaised with the valuers for any extended parameters e.g. wider geographical search or additional information required e.g. current market activity. The objective was to build a library of information on which the valuations would be based.

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- 2.11 For records management purposes, all market information, comparables and valuation reasoning was stored electronically. This was also required for audit purposes.

Valuation process

- 2.12 The valuations were carried out by VOA's Chartered Surveyors (all also Royal Institute of Chartered Surveyors Registered Valuers).
- 2.13 The information provided on the website for each dwelling is shown at Appendix 1. Valuers were required to complete the following for each property:
- two market valuations, in current state of repair and if all repairs were completed
 - questions on level of confidence in the valuations provided
 - questions on whether there were any data inconsistencies and whether these affected the valuation
 - questions on the level of prices and demand for properties in the locality
- 2.11 Valuers confirmed the full details of the dwelling provided on the BRE website page, together with any additional information held in VOA records. In some cases data on the website was not consistent with VOA data and this was highlighted. All valuations were based upon the information provided by BRE, as this was generally the most recent physical survey of the properties.
- 2.12 The valuation process included:
- reference to the market transactions provided by the research team
 - analysing the sales information and comparing to the subject property in terms of all characteristics (type, size, location etc.)
 - additional internet research to view local activity (as a guide only)
 - weighting the information to take account of transactions closest to the valuation date of 1 October 2015 and closest to the characteristics, condition and location of the subject property
 - application of local knowledge and experience of the area to arrive at a reasoned and justified valuation for the property
- 2.13 As in previous years, the 2015 MVS included properties that do not normally come onto the open market, such as local authority and housing association properties. To assist with the valuation process, the valuers were able to draw on specific specialist expertise within the VOA:
- VOA teams have been involved in the valuation of Local Authority property for many years and have a statutory role in the determination of values of property where the Council and tenant are unable to agree

the valuation under the 'Right to Buy' scheme. Expertise is required to identify and understand Local Authority sales to tenants, particularly how tenants improvements are reflected at the 'Right To Buy' stage and then for subsequent sales. The valuers therefore take account of these potential differences in approaching the valuation.

- The VOA also carries out the Housing Revenue Account valuations for asset purposes for the residential stock of a significant number of both Local Authorities and Housing Associations across England in accordance with MHCLG regulations.

- 2.14 All HMO valuations were carried out by specialist valuers with guidance provided by the project consultant. Confirming the precise area to be valued was essential for HMOs. This type of accommodation would rarely come onto the market. In these situations the valuation was based on the information available, valuer experience and judgement.
- 2.15 Where a property was known to be held on a ground lease, the assumption was that at least a 99 year term remained on the lease, effectively equating to freehold in terms of valuation.
- 2.16 Two valuations were entered on the website for each property. The first is the market value of the dwelling in its actual condition as at 1 October 2015. The second is the value of the dwelling, at the same date, on the assumption that the repair works identified as part of the EHS physical survey had been rectified. The valuers made a judgement as to the effect on market value of the repair works. The difference in the two valuations is not directly related to the estimated expenditure. This valuation reflects the varied opinions of potential purchasers in terms of the value added. The 'after repairs' valuation may be enhanced by all or none of the repairs costs. In some cases where extensive repairs were necessary, the value may be increased by an amount exceeding the repair costs.
- 2.17 Valuers sought advice from VOA Building Surveyors regarding any unusual or system built structures and the potential effect these might have on market value.
- 2.18 Valuers provided a view of the level of confidence on the market values provided. This was primarily based upon the sales transactions available to support the valuation and included local knowledge and expertise. This is detailed further in Section 4.
- 2.19 Valuers also answered two questions on whether there were discrepancies in the information provided by BRE, the VOA's data or their own local knowledge, and whether any such discrepancy had a serious effect on the valuation provided. This is also detailed further in Section 4.

Locality information and market conditions

- 2.20 The Locality Information section of the website is also shown at Appendix 2. In addition to the market value of each dwelling, valuers were asked to provide further information on the value of a 'typical property' and the level of supply and demand for properties for sale or rent in the locality as at the valuation date of 1 October 2015.
- 2.21 Since there is not a standard consistency of market movement and level of demand across the country, locality observations were required on a location by location basis. The valuers have detailed local knowledge on market supply and demand, as they affect values for residential accommodation. These questions were:
- typical property value in the locality
 - average number of weeks to sell a property in the locality
 - percentage of properties vacant long term in the locality
 - percentage of properties for sale/rent in the locality
- 2.22 The 'typical property' value is based on a three bedroom semi-detached house in the locality of the subject dwelling. If the locality did not contain such a property, the valuer estimated the value of such a dwelling assuming it was of an age and type in keeping with other properties in the locality. Valuers analysed details from the VOA's sales transactions information and property database to evaluate and apply a theoretical valuation.
- 2.23 The 'average house selling period' was based on the percentage of properties vacant long term and for sale or rent. The responses were banded within a range of parameters (see Appendix 3). Valuers used their local knowledge and all available information to analyse trends and to provide an estimate.
- 2.24 The Regional Co-ordinators agreed the market overview with the team for each locality and region to use as a sense check and guide when carrying out Quality Control.

Market conditions

- 2.22 The VOA local valuers across England were aware of local markets and trends for market performance. There is not a standard consistency of market movement and level of demand across the whole country however, a general overall guide can be provided. During the period between 2010 and 2015, the UK housing market has experienced an average overall increase of 23% with a 4% increase in the last 12-18 months. This is subject to significant variation across regional markets. The present situation remains one of general improvement in the residential market across the UK with significant pressure to supply housing, in particular affordable housing. Demand levels have not

returned to pre-crash levels (i.e. pre 2008) with a fall in the market post 2008 and as yet nowhere near the pre 2008 boom.

Section 3

Quality control and quality assurance

- 3.1 This section outlines the approach to quality control and quality assurance, including the standards applied and the processes followed.

Quality control

- 3.2 The VOA operates rigorous quality control and quality assurance systems, which are subject to scrutiny by the National Audit Office and the Board of HMRC's Internal Audit Office. Its quality procedures ensure the integrity of valuations and tolerances for valuation accuracy. It has regard to the comprehensive advice available from VOA Manuals of Instruction and The RICS Professional Standards (the 'Red Book'). The 'Red Book' provides the best guide to good practice and methodology, and is designed to assure clients of the quality of work undertaken by demonstrating and recording that all work has been undertaken in a methodical and uniform manner.
- 3.3 Quality control was embedded throughout the project to ensure that all quality standards were met. Specific areas were reviewed on a regular basis including valuation methodology and accuracy. The Project Consultant, regional co-ordinators and project managers had a responsibility for confirming that standards were met throughout the valuation exercise and they ensured that the correct methodology and data sets were consistent.
- 3.4 The Operational Project Manager carried out a comprehensive final quality check on output data, making checks against the set criteria. This also involved responding to queries raised by BRE and MHCLG.
- 3.5 Regional co-ordinators were responsible for ensuring that final valuations were in accordance with the client requirements.
- 3.6 Quality control was carried out by the regional co-ordinators and other expert valuers under the direction of the Project Manager. Detailed instructions were issued to all those taking a lead in the process.
- 3.7 The formal quality control process was completed anonymously with no individual awareness of which properties had been selected for review. All records management relating to quality control was stored electronically in a separate location and was password protected. Full access was only available to the Project Director and the Operational Project Manager.
- 3.8 MHCLG required a minimum sample of 1% of dwellings to be subject to quality control. An initial sample of 2% was chosen on a random basis by the

Operational Project Manager. The sample was then extended to ensure that it covered a sufficient, meaningful selection for each valuer and each region, and also that it covered any high value or sensitive areas and HMOs. A total of 379 dwellings (3% of the 12,297 valuations) were reviewed for quality control purposes.

- 3.9 Regional co-ordinators or allocated experts (in the case of HMOs) were provided with a password protected individual list.
- 3.10 Where regional co-ordinators had carried out any initial valuations, alternative reviewers, with local knowledge and expertise were selected to provide an independent review.
- 3.11 The reviewer would examine all the market evidence and the valuation process for each case and confirm whether the valuation was within tolerance. The reviewer would **Verify** the valuation on the website if acceptable or **Return** to the valuer if not acceptable, with an email of the information which required confirmation.
- 3.12 The verification of the case would return the case to BRE with the **Verified** flag to highlight Quality Control had taken place. Where the case was returned, any further review would be re-submitted when all actions were satisfactorily completed. The case would be re-submitted and verified.
- 3.13 When considering each individual case, reviewers also carried out a sense-check by examining cases in the surrounding locality to ensure consistency in the responses, both in terms of the valuations and answers to the locality questions.
- 3.14 Each reviewer updated their individual Quality Control records and returned the data to the Project Manager for auditing.

Quality assurance

- 3.15 On completion of the two required valuations for each dwelling, valuers were asked questions on the potential effect of discrepancies in the information available, and also in the confidence they had in their valuations. See Appendix 2 for the relevant section of the webpage.
- 3.16 Almost a quarter (22%) of properties had at least one discrepancy. In these cases, valuers were asked whether these discrepancies had affected the valuation. In 794 cases, valuers considered that the discrepancies had affected the valuation. This equates to 6% of all cases, or 29% of the cases which had discrepancies. This is fewer discrepancies than in previous Market Value Surveys.

- 3.17 In cases where valuers felt that the discrepancy between VOA data and the website data would affect the valuation, their instructions were to follow the information provided by BRE on the website as far as possible, since the physical survey had been carried out more recently than the majority of the information held by the VOA at that time. In the small number of cases of inconsistencies within the BRE website data, these were queried and clarified with BRE to allow the valuation to proceed.
- 3.18 Valuers were also asked to indicate the level of confidence in their valuations, Table 3.1. Valuers had a high level of confidence (ranging from being reasonably confident to basing their valuation on a recent sale) in about two thirds (63%) of valuations. They were less confident in about a third of cases (37%).

Table 3.1: Valuer confidence in valuations

Based on recent sale	The valuation is based on recent sale of the actual or neighbouring property	8%
Very confident	Lots of recent sales and letting comparators of good quality, typically around five or six good comparators in the last three months	8%
Reasonably confident	Some recent sales and letting comparators, typically at least three good comparators in the last three months	47%
Less confident	Very few recent comparators for sale and lettings. Typically only one or two comparators in the last six months, or slightly more numerous but poor quality comparators	37%
<i>Sample size</i>		<i>12,297</i>

- 3.22 The percentage levels of confidence shown above are based on the evidence available at the time of the MVS. The valuation date was 1 October 2015 and the MVS valuations began in December 2015, this limited the availability of recent sales and letting comparators. The responses are based on the facts as defined above e.g. 'less confident' at 37% was based on very few sales and lettings to support the valuation in the last six months across England, however this varied drastically across locations with some areas experiencing an active market with lots of sales and vice versa. This did not impact on the accuracy of the valuations provided due to local knowledge and an understanding of the local markets by local valuers.

Section 4

Data processing and validation

- 4.1 During the valuation process BRE carried out data acceptance tests on the data submitted. This occurred periodically during the exercise. In order to do this the submitted data was exported from BRE's Database into an Excel spreadsheet and then uploaded into an interrogable SPSS dataset for examination.
- 4.2 The valuation data was examined to see whether there were any inconsistencies or extreme values ('outliers') that had been submitted. The types of checks included were;
- high and low valuations,
 - high and low valuations by region,
 - where the 'assumed post-repair' valuation was greater than 130% of the valuation in actual condition,
 - where the 'typical property' valuation is more than 3 times greater than the 'assumed post-repair' valuation (for a house),
 - where the 'typical property' valuation is more than 3 times lower than the 'assumed post-repair' valuation (for a house),
 - where the 'typical property' valuation is more than 5 times greater than the 'assumed post-repair' valuation (for a flat),
 - where the 'typical property' valuation is lower than the 'assumed post-repair' valuation of a flat
- 4.3 BRE compiled a list of these cases and provided the exception report to VOA for verification by the Regional Co-ordinators or Project Managers. Across the two tranches, 247 issues were returned to the VOA for further verification.
- 4.4 The quality control process was adopted to check all exceptions including subsequent verification.

Section 5

Data analysis

5.1 The 2015 MVS data are publicly available via the UK Data Archive³. This section briefly provides advice on accessing and analysing the data. More detailed instructions on analysing the English Housing Survey can be found in the EHS User Guide which is also available via the UK Data Archive. More general technical information on the English Housing Survey can be found in the EHS Technical Reports, which are published annually⁴.

Downloading the data

5.2 The MVS data is available to download in SPSS, STATA and TAB format from the UK Data Archive. To download or access the EHS data you will need to register with the archive, though it is possible to download descriptions of data and a general overview of the survey without registering.

5.3 The MVS dataset only includes five variables: two weighting variables, two valuations for each dwelling and the unique dwelling code (the aacode) which can be used to match the MVS to the EHS.

5.4 In other words, in order to analyse the MVS data, you need to match it to the EHS housing stock datasets. Two versions of the EHS Housing Stock data are available via the UK Data Archive; an End User Licence and a Special Licence which provides more detailed information. The datasets available under the different licences vary by the level of detail of the data and the measures of statistical disclosure control that have been applied. Which licence is required depends on the nature of the project using the EHS datasets.

Matching the data

5.5 The key variable for matching EHS and MVS data is **aacode** (a seven digit numeric variable). You must specify this as the key field when matching. All files on the database have been sorted by this variable so should match. 'Sort file' or 'split file' commands, however, re-sort the file. Matching with standard database files will fail if the data is not first re-sorted by aacode.

³ <https://www.data-archive.ac.uk/>

⁴ <https://www.gov.uk/government/collections/english-housing-survey-technical-advice>

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- 5.6 You can match MVS data to any EHS data in this way, but the most useful .sav files for analysis are: ***physical 13+14.sav*** and ***general 13+14.sav*** which provide data such as dwelling type, tenure, region, dwelling age, and decent homes. These files are available in both the EUL and Special Licence versions of the EHS data.

Weighting the data for analysis

- 5.7 Two weights have been calculated for use in MVS analysis. These weights compensate for the design of the sample i.e. the over sampling of some dwellings and under sampling of others; and take account of non-response bias: the survey response rates achieved for different groups of households and dwellings.
- 5.8 MVS results must be based on data weighted by the relevant grossing factor to produce national estimates. The relevant variables are:
- Dwelling grossing – aagpd1314_MVS
 - Household grossing – aagph1314_MVS
- 5.9 aagpd1314_MVS should be used for any analysis in which the aim is to provide estimates of dwellings and that includes physical survey data (e.g. market value by dwelling type) while aagph1314_MVS should be used for any analysis in which the aim is to provide estimates of households and that includes interview survey data (e.g. percentage of households in non-decent dwellings).

Appendices

Appendix 1: Property information provided to valuers on website


EHS-MVS **Current surveys** Completed surveys Users Search by AA Code

Survey: 1161001H (2013)

Property address

BA Code: Waverley (3650)

Photos



Property details

UARN 28842152	Council tax band F
Tenure owner occupied	Dwelling type detached
Construction type cavity masonry	Construction date 1945 to 1964
No of bedrooms 3	No of habitable rooms 5
No of floors 2	Useable floor area 102.43 m ²
Type of main heating boiler system with radiators	Double glazing 80% or more double glazed
Fat entry floor to dwelling Section Not Applicable	Type of location town and fringe - less sparse
Parking provision garage	Bathroom last refurbished 2010s
Kitchen amenities last refurbished 2000s	

Repair costs

Chimney repair costs £ 0.00	Roof structure repair costs £ 0.00
Roof covering basic costs £ 0.00	Dormers and bays basic costs £ 0.00
Wall structure repair costs £ 0.00	Wall finish repair costs £ 0.00
Windows repair costs £ 0.00	Damp proof course repair costs £ 0.00
Interior fabric repair costs £ 0.00	Internal amenities repair costs £ 0.00
Structural works costs £ 0.00	Common parts and shared facilities £ 0.00
Total dwelling repair costs £ 0.00	

Appendix 2: Valuation and locality information input by valuers on website

Valuation	Locality information
<p>Valuation for the actual condition as at 1st October 2015</p> <input type="text" value="£"/>	<p>Typical property value in the locality</p> <input type="text" value="£"/>
<p>Valuation assuming any defects are rectified</p> <input type="text" value="£"/>	<p>Average number of weeks to sell a property in the locality</p> <input type="text" value=""/>
<p>How confident are you about the market valuations you have provided (view descriptions for these categories)</p> <input type="text" value=""/>	<p>Percentage of properties vacant long term in the locality</p> <input type="text" value=""/>
<p>Are there any major discrepancies between the data provided here, the VOA's data or your local knowledge?</p> <p><input type="radio"/> Yes <input type="radio"/> No</p>	<p>Percentage of properties for sale/rent in the locality</p> <input type="text" value=""/>
<p>Have these discrepancies seriously affected how you have valued the property?</p> <p><input type="radio"/> Yes <input type="radio"/> No</p>	
<p><input type="button" value="Save"/> <input type="button" value="Assign to a different user"/></p>	<p><input type="button" value="Send to BRE"/></p>

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Appendix 3: Locality information input bandings

Locality Information

Average number of weeks to sell a property in the locality

~Please select~
Under 2 weeks
2 to 8 weeks
9 to 16 weeks
17 to 26 weeks
27 to 51 weeks
52 weeks or over

Percentage of properties vacant long term in the locality

~Please select~
Less than 2.5%
2.5% - 10%
11% - 25%
26% - 49%
50% or over

Percentage of properties for sale/rent in the locality

~Please select~
Less than 2.5%
2.5% - 10%
11% - 25%
26% - 49%
50% or over