

BRE Housing and Health Housing Data Services

Rob Flynn

Building a better world together





Building a Better World Together



Knowledge

Expert advice and research



Quality

World leading standards and testing



Insight

Advanced digital tools and data



Learning

High impact education and training



80

countries
active with us

14,500

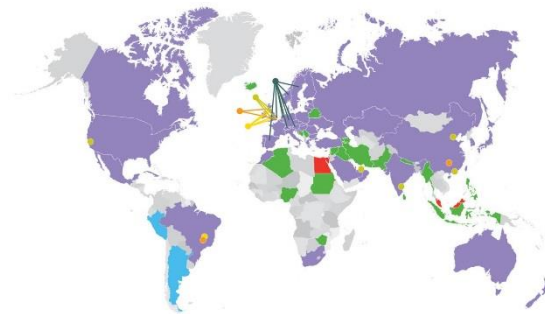
3rd party fire/security
products/services certified

35,000

people upskilled
through training

2,270,000

sustainable certification
registrations



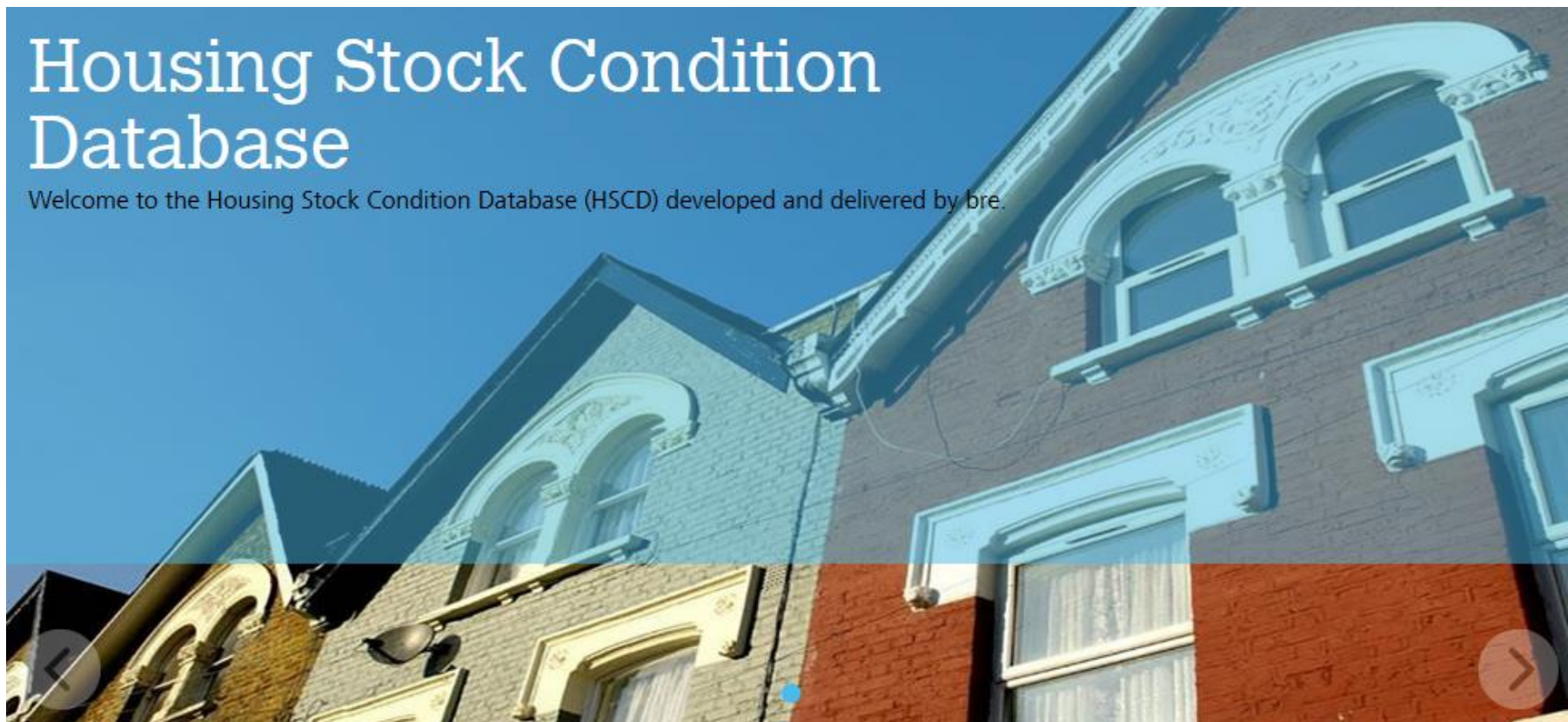
- BRE Office
- BREEM Presence
- LPCB Presence
- BRE Academy Presence
- BREEM/LPCB/BRE Academy Presence
- Innovation Park
- BREEM National Scheme Operator
- BRE Trust Strategic Research Partner

- 2014
 - Tendring Stock modelling, HIA, HMOs
- 2015
 - Braintree Stock modelling, HMOs
 - Uttlesford Stock modelling, HIA, HMOs
- 2016
 - Basildon HIA, Stock modelling (annual updates)
 - Southend HIA, Stock modelling (energy efficiency)
 - Castle Point HIA, Stock modelling (energy efficiency)
- Pre-2014 Thurrock, Braintree

- Selective and Additional Licencing
 - Increased demand for data to support schemes
 - Focus on accuracy of PRS data
 - Focus on physical condition as key criterion
 - Category 2 Hazards Model
- Housing Stock Condition Database (HSCD)
- Commercial and Corporate Database
- Tenancy Deposit Scheme Data
- PRS identification (Rogue Landlord Enforcement Grant funded projects)

Housing Stock Condition Database

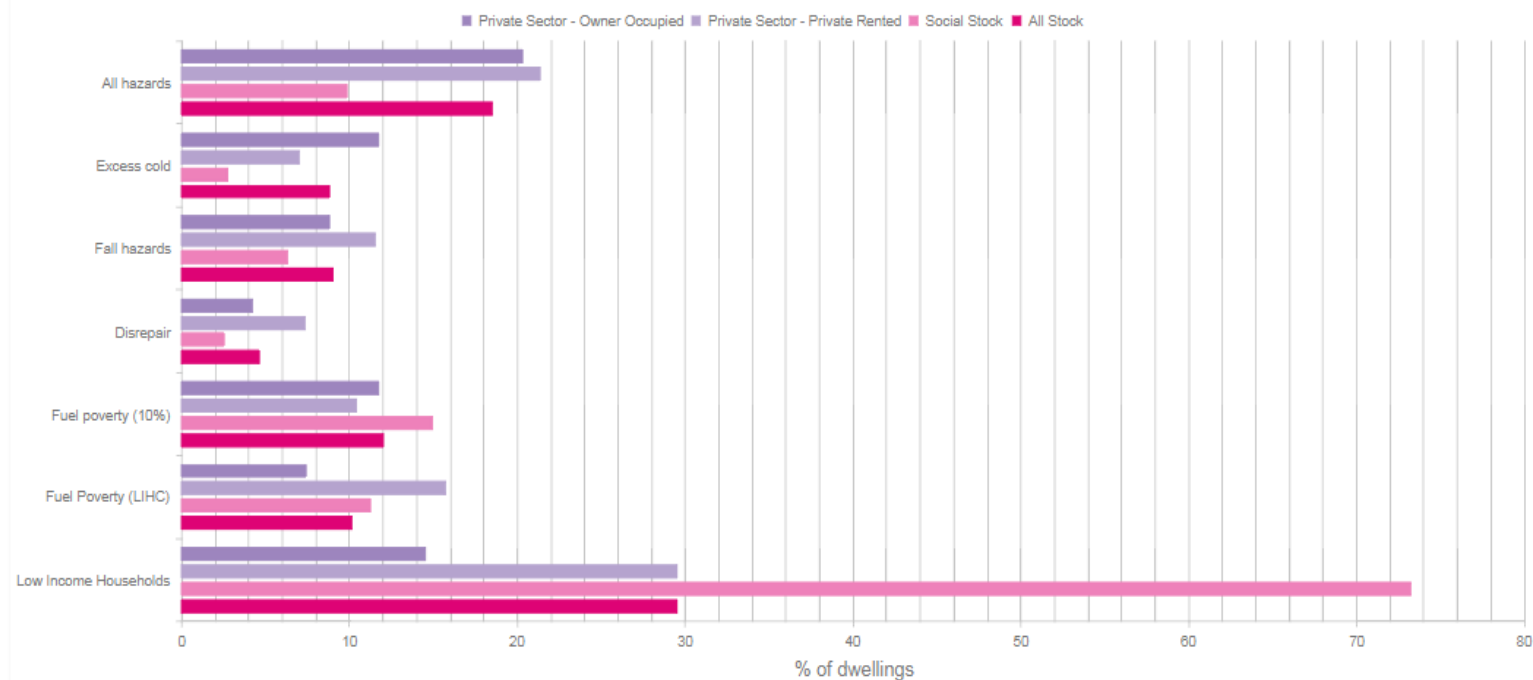
Welcome to the Housing Stock Condition Database (HSCD) developed and delivered by bre.



You are here [Home](#)

Home

Key indicators



You are here Home > Filter Dwelling Data

Filter Dwelling Data

Data Source * ☒ Organisation's Data ☐ Latest BRE Data

Local Authority *

Local Authority

Address

Address

Postcode

Ward

Filter By Criteria

Explore your data by selecting one or more tenures and then one or more indicators in this section.

Select stock to view

☒ Owner Occupied ☒ Private Rented ☒ Social

Property Search

Property Type

Property Age

Housing and Household Indicators

HHSRS Category 1 Hazards ☐ HHSRS ☐ HHSRS Excess Cold ☐ HHSRS Falls

Disrepair ☐

Fuel Poor Households ☐ Fuel Poverty 10% ☐ Fuel Poverty LIHC

Low Income Households ☐

Energy Efficiency Variables

Wall Type ☐ Solid Walls ☐ Uninsulated Cavity Walls ☐ Insulated Cavity Walls

Loft insulation between and mm

SimpleSAP Rating

Filter to keep dwellings with
SimpleSAP less than

Houses of Multiple Occupancy

Houses in Multiple
Occupation ☐

Licensable Houses in Multiple
Occupation ☐

Extra HMO option 1 ☐

☐ Tick if you want to save this query. Save with the name

Apply Filters ☒

Filter Results On Organisation Dwelling Data

Results 1 to 100 of 338

[Download data](#)

UPRN	Improvement scenarios	Address	Postcode	COA Code	LSOA Code	LSOA Name	MSOA Code	MSOA Name	Ward Code	Ward Name	LA Code	LA Name	GOR	Tenure	Dwelling type	Dwelling age	Category 1 Hazard Indicator	Excess Cold Indicator	HHSRS Falls Indicator	Disrepair Indicator	Fuel Poverty 10% Indicator	Fuel Poverty LIHC Indicator	Low Income Indicator
10000000094	view	FLAT 4 26 STANMOOR COPSE STREET	XX4 0ZW	COATest22	LSOATest4	Fake LA 010E	MISOATest1	Fake LA 010	WardTest1	Ward11	TestCase	Fake LA	No GOR	Private Rented	Converted	pre 1900	✓			✓			✓
10000000099	view	2A WILLOW WALK	XX4 7TY	COATest21	LSOATest4	Fake LA 010A	MISOATest1	Fake LA 010	WardTest1	Ward11	TestCase	Fake LA	No GOR	Private Rented	End Of Terrace	pre 1900	✓		✓	✓			✓
10000000128	view	35 TEMPLE GARDENS THE ORATORY BRUNSWICK	XX4 0VT	COATest21	LSOATest4	Fake LA 010C	MISOATest1	Fake LA 010	WardTest1	Ward11	TestCase	Fake LA	No GOR	Private Rented	Mid Terrace	1930 to 1949	✓				✓	✓	✓
10000000133	view	25 LINCOLN PARK PARADE	XX4 7XU	COATest21	LSOATest4	Fake LA 010B	MISOATest1	Fake LA 010	WardTest8	Ward8	TestCase	Fake LA	No GOR	Owner Occupied	Mid Terrace	pre 1900	✓			✓			✓
10000000260	view	1 LIBRARY WAY	XX4 0XS	COATest21	LSOATest4	Fake LA 010D	MISOATest1	Fake LA 010	WardTest1	Ward11	TestCase	Fake LA	No GOR	Private Rented	End Of Terrace	pre 1900	✓		✓	✓			✓

Housing Stock Condition Database - Internet Explorer

http://x16251.bre.co.uk:8080/hc

File Edit View Favorites Tools Help

Greg's Reflections Italian Ver... Suggested Sites BBC Weather - Portsmouth

Page Safety Tools

HSCD

delivered by bre

Home Dashboard Filter Data Summary Reports EPC data Improvement Scenarios Commercial Ownership Data Versions Maps

? Help Log Out Welcome Alastair

You are here Home > Maps

Map filters

Local Authority *
Watford

Geographical Level
Ward

Transparency

Tenure
All stock

Data layer
Select...

Apply Filters

Map

Map Satellite

Map data ©2019 Google

14:53
11/03/2019

Housing Stock Condition Database - Internet Explorer

http://x16251.bre.co.uk:8080/hc Housing Stock Condition Da...

File Edit View Favorites Tools Help

Greg's Reflections Italian Ver... Suggested Sites BBC Weather - Portsmouth

HSCD
delivered by **bre**

Home Dashboard Filter Data Summary Reports EPC data Improvement Scenarios Commercial Ownership Data Versions Maps
? Help Log Out Welcome Alastair

You are here Home > Maps

Map filters

Local Authority *
Watford

Geographical Level
Select...
BRE Model Tenure
HHSRS Cat.1 Hazards
HHSRS Excess Cold
HHSRS Falls Hazards
Disrepair
Fuel Poverty 10%
Fuel Poverty LIHC
Low Income Households
Average Simple SAP
EPC F and G
Category 2 Hazard Indicator
Excess Cold and Low Income
Commercial Ownership
HMO
Licensable HMO
Proposed Licensable HMO
Average CO2 Emissions
Average Energy Demand
Average Heat Demand
Average Electricity Demand
Average Energy Cost
Average Heat Cost
Average Electricity Cost

Map

Map Satellite

Map data ©2019 Google Terms of Use Report a map error

Start

14:54
11/03/2019

Housing Stock Condition Database - Internet Explorer
http://x16251.bre.co.uk:8080/hc
Housing Stock Condition Da...
File Edit View Favorites Tools Help
Greg's Reflections Italian Ver... Suggested Sites BBC Weather - Portsmouth

HSCD
delivered by bre

Home Dashboard Filter Data Summary Reports EPC data Improvement Scenarios Commercial Ownership Data Versions Maps
? Help Log Out Welcome Alastair

You are here Home > Maps

Map filters

Local Authority *
Watford

Geographical Level
COA

Transparency

Tenure
Private rented

Data layer
EPC F and G

Apply Filters

Map

Start

14:55
11/03/2019

Housing Stock Condition Database - Internet Explorer
http://x16251.bre.co.uk:8080/hc
Housing Stock Condition Da...
File Edit View Favorites Tools Help
Greg's Reflections Italian Ver... Suggested Sites BBC Weather - Portsmouth

HSCD
delivered by bre

Home Dashboard Filter Data Summary Reports EPC data Improvement Scenarios Commercial Ownership Data Versions Maps
? Help Log Out Welcome Alastair

You are here Home > Maps

Map filters

Local Authority *
Watford

Geographical Level
COA

Transparency

Tenure
Private rented

Data layer
EPC F and G

Apply Filters

Map

EPC F and G
% at COA level

Start

14:56
11/03/2019

Housing Stock Condition Database - Internet Explorer

http://x16251.bre.co.uk:8080/hc Housing Stock Condition Da...

File Edit View Favorites Tools Help

Greg's Reflections Italian Ver... Suggested Sites BBC Weather - Portsmouth

HSCD
delivered by **bre**

Home Dashboard Filter Data Summary Reports EPC data Improvement Scenarios Commercial Ownership Data Versions Maps
? Help Log Out Welcome Alastair

You are here Home > Maps

Map filters

Local Authority *
Watford

Geographical Level
COA

Transparency
[Progress bar]

Tenure
Private rented

Data layer
EPC F and G

Apply Filters

Map

EPC F and G
% at COA level

Map data ©2019 Google Terms of Use Report a map error

14:58
11/03/2019

Housing Stock Condition Database - Internet Explorer

http://x16251.bre.co.uk:8080/hc

Housing Stock Condition Da...

File Edit View Favorites Tools Help

Greg's Reflections Italian Ver... Suggested Sites BBC Weather - Portsmouth

Home Dashboard Filter Data Summary Reports EPC data Improvement Scenarios Commercial Ownership Data Versions Maps

? Help Log Out Welcome Alastair

You are here Home > Maps

Map filters

Local Authority *
Watford

Geographical Level
COA

Transparency
[Slider]

Tenure
Private rented

Data layer
EPC F and G

Apply Filters

Map

Google
Map data ©2019 Google Terms of Use Report a map error

EPC F and G
% at COA level

15:06
11/03/2019

Housing Stock Condition Database - Internet Explorer
http://x16251.bre.co.uk:8080/hc
Housing Stock Condition Da...
File Edit View Favorites Tools Help
Greg's Reflections Italian Ver... Suggested Sites BBC Weather - Portsmouth

HSCD
delivered by bre

Home Dashboard Filter Data Summary Reports EPC data Improvement Scenarios Commercial Ownership Data Versions Maps
? Help Log Out Welcome Alastair

You are here Home > Maps

Map filters

Local Authority *
Watford

Geographical Level
COA

Transparency

Tenure
Private rented

Data layer
EPC F and G

Apply Filters

Map

Google
© 2019 Google Terms of Use Report a problem

EPC F and G
% at COA level

Start
Internet Explorer
Word
Excel
PowerPoint
Outlook
Skype

15:05
11/03/2019

- Over 3 million records owned by corporate entities
- No UPRN, less than 50% had postcodes and lots of unusual addresses
- Matched data to dwellings using GeoSpatial methods
- Matched corporate names to list of Registered Providers of Social Housing to identify social rented stock
- Uses
 - Identifies Social Rented stock.....except right to buy leasehold flats
 - Remainder are inferred to be corporately owned PRS....but
 - Leasehold flats and houses not identified.....but
 - Land Registry leasehold data promised
 - Search by company, browse lists of dwellings by street

- Experian tenure data 51% accurate for PRS
- Two Rogue Landlord Enforcement Grant funded projects currently researching new method of identifying PRS
- Relies on
 - full access to Council Tax register including names and other useful information e.g. forwarding name and address details
 - Supplementary use of TDS and CCOD data
- Initial results indicate
- Tenure identifiable for at least 80% of stock
- For LAs with good quality address data potential to exceed 90%

Market insight

- Impact of future trends in technology and regulation
- Emerging technologies
- Training and knowledge sharing

Technical services

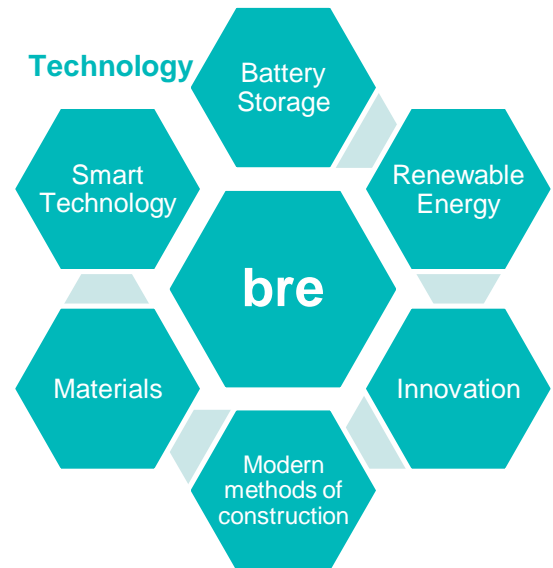
- Feasibility studies
- Project pilots and performance testing
- System specification development and review
- Business model development support and advice

Policy support

- Future proofing local plans and local policy
- Support developing of guidance documentation

New business models & technologies are creating new opportunities

BRE helps organisations meet them



BRE Strategic Advisory

FLATLINE

Demonstrated Domestic Demand Side Response with aggregated electricity and heat storage to reduce typical occupant fuel bill from >£75pm to <£30pm



Working in Cornwall & the Isles of Scilly to develop a local energy market by linking generators and consumers and ensure that local enterprises and communities benefit from renewable energy projects.

GREATER LONDON AUTHORITY

Provision of energy expertise within the GLA energy planning team, developing energy guidance to meet new emission factors, heat pumps and storage.

Onsite audits and guidance to support roll out of energy efficiency measures across its 300 building commercial stock



Epping Forest District Council

Supported update of Local Plan and supporting guidance to meet new technology challenges

bre

building a better world together

Contact: flynnr@bre.co.uk