

EHS 2011-12 Annual Reports published

Two 2011-12 EHS Annual Reports – one on Homes and the other on Households, plus accompanying live tables were published on the Department for Communities and Local Government (DCLG) website on the 10th of July.

These reports expand on statistics first released in the 2011-12 EHS Headline Report in February 2013 and cover a wide range of topics relating to both the physical condition of homes and the circumstances of the people that live in them. Key findings are provided below.

Key findings

- The **decline in the number of owner occupied** households continued in 2011-12; the **steady increase in the number of private rented** households also continued; while the number of socially rented households remained stable.
- **Private renters typically spent more on their rental payments** than owner occupiers spend on their mortgage payments (£164 compared with £141 per week).
- **For private renters, rent payments were on average 41% of their gross income**, whereas social renters spent 30% of their gross income on rent. Amongst owner occupiers, households typically spent 19% of their gross income on mortgage payments.
- **The overall rate of overcrowding in England in 2011-12 was 3%**, with 643,000 households living in overcrowded conditions. Renters (7% of social renters and 6% of private renters) were more likely than owner occupiers (1%) to live in overcrowded accommodation.
- **The overall rate of under-occupation was much higher at 37%**. Owner occupiers had a higher rate of under-occupation (49%) than social renters (10%) and private renters (16%).
- There were an estimated **967,000 vacant homes in England in 2011-12**. Of these, 157,000 (16%) were in the social rented sector and the remaining **810,000 (84%) were privately owned**.
- 59% of private renters and a 20% of social renters **expected to buy a home in the UK** at some point in the future.
- Around 5% of owner occupiers in 2011-12 were **first time buyers**.

- The profile of the English housing stock varies considerably by tenure. In 2011-12, 24% of owner occupied homes were detached houses, while the **private rented sector contained by far the highest proportion of converted flats** (13% compared with 4% for all homes). **The local authority sector contained the highest proportion of purpose built flats** (46% compared with 16% overall).
- Some 88% of households had **at least one working smoke alarm** in 2011 up from 74% in 2001
- **Between 2001 and 2011, the overall energy efficiency rating of English housing stock increased significantly.** As was the case in 2001, social sector homes in 2011 were more energy efficient than those in the private sector.
- There is considerable potential to improve energy efficiency further. Some 6.4 million homes could potentially be improved by installing cavity wall insulation, 5.9 million by installing or topping up loft insulation, and 10.6 million by replacing the existing conventional central heating boiler with a condensing unit.

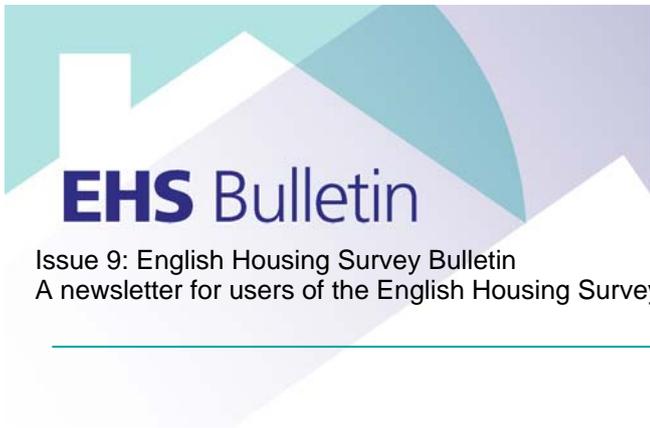
The full reports can be downloaded from the DCLG website:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>

Updated technical documentation also published

Updated technical documentation has also been published on the DCLG website. This includes seven [technical advice notes](#) on:

- Sampling and weighting
- Survey overview and methodology
- Data quality
- Housing and neighbourhood conditions
- Household derived indicators
- Energy efficiency and energy improvements
- Surveyor variability: a summary of the 2009-10 Surveyor Variability Study.



Data security

The EHS team at DCLG have been working with colleagues at the Department for Energy and Climate Change (DECC) to develop a data sharing agreement. This document, along with our updated [data security arrangements](#), are available from the DCLG website.

Revisions

An updated [revisions log](#) has also been published.

Users should also note that a second edition of the 2011-12 Headline is now available from the DCLG website. This edition corrects a number of relatively minor errors reported in first edition (see the revisions log for further details).

Further analysis of the 2011-12 EHS data

UK data archive

EHS users wishing to conduct further analysis of the 2011-12 EHS data should note that anonymised EHS datasets have been submitted to the [UK Data Archive](#). These SPSS datasets include the key derived variables underlying the key measures used in both the headline and annual reports, including those relating to fuel poverty. Datasets and supporting user documentation will be available for download by registered users in mid-August.

Secure Data Service

Once anonymised 2011-12 data are published on the UK Data Archive, approved users will also be able to securely access geographical identifiers for this most recent dataset via the [secure data service](#) (SDS).

The SDS allows approved users to access data which is considered potentially disclosive under usual rules of access, and enables them to conduct analysis of it in a secure remote environment. Users will be asked to sign a SDS user agreement and will need to complete specific training before using the service. There are restrictions placed on how the data are used and published.

The service is open to researchers at UK institutions of higher or further education, who will be subject to a user agreement and a shared code of practice. Access to person-level information

held by the SDS will be given to an ONS-Approved Researcher or an ESRC-Accredited Researcher. In each case access is determined by (a) whether the individual is a fit and proper person and (b) the purpose for which access is requested.

The 2012-13 English Housing Survey

2012-13 fieldwork ended in March 2013. The final response rate was 58.6%.

A headline report of 2012-13 EHS findings will be published in February 2014, followed by more detailed reports in the summer.

The 2013-14 English Housing Survey

2013-14 fieldwork is currently underway. In response to the lower than expected response rate in 2012-13, our contractors Natcen are trialling new materials designed to boost response. These materials – targeted initially at half the sample – include more personalised advance postcards, letters, leaflets and information for the interviewer to use on the doorstep. We will keep users updated on the outcome of this experiment in future bulletins.

Other news from the EHS team

Re-invigoration of the EHS governance arrangements

To ensure that the EHS meets its strategic aims, the EHS team at DCLG is in the process of reinvigorating its governance structure. This work is in its early stages, but the current proposal is as follows:

- A **project board** responsible for ensuring that the survey meets the strategic aims of DCLG and DECC and for reviewing the project's progress, dealing with conflicts between customers, securing adequate resource, reviewing risks, etc.
- A **technical advisory group** of independent experts who can be consulted on methodological issues.
- A **user group** of the survey's main customers, responsible to ensuring that the questionnaire content is right given policy priorities, and that outputs are useful and relevant.

Do get in touch if you have any views regarding these proposed arrangements. We intend to hold the first meetings of the technical and user groups in the autumn.



EHS Bulletin

Issue 9: English Housing Survey Bulletin
A newsletter for users of the English Housing Survey



The EHS and fuel poverty statistics

Users may be interested in the latest Fuel Poverty stats, recently published by our colleagues at DECC and which are derived from EHS data.

A household is currently said to be in fuel poverty if it needs to spend more than 10% of its income on fuel to maintain a satisfactory heating regime (usually 21 degrees for the main living area, and 18 degrees for other occupied rooms).

Details can be found here: <https://www.gov.uk/government/organisations/department-of-energy-climate-change/series/fuel-poverty-statistics>

Team changes at DCLG

The last year has seen significant changes in the EHS team at DCLG. The team is now headed up by Reannan Rottier and, while Suzanne Cooper is on maternity leave, Yolanda Ruiz. Reannan leads on analysis and reporting while Yolanda is responsible for methodology and for managing the EHS contract with Natcen. Statisticians Jenny Collins, Carolyn Foxall and Hugh Mallinson and social researchers Linda Bang and Rachel Murphy make up the rest of the team.

Keep in touch

We are always keen to hear about how the EHS data are being used so do keep in touch.

If you have any questions or comments about any of the topics covered in this bulletin or about the EHS more generally, please contact the EHS team: ehs@communities.gov.uk

English Housing Survey Project Team
Department for Communities and Local Government
4/J2 Eland House
Bressenden Place
London
SW1E 5DU