



Department
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English Housing Survey HOUSEHOLDS 2011-12



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Department
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English Housing Survey: HOUSEHOLDS

Annual report on England's households, 2011-12

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- All the households who gave up their time to take part in the survey.
- The Office for National Statistics (ONS) who managed the interview survey and led the production of the 2011-12 Households Report.
- The Building Research Establishment (BRE) who managed the physical survey and led the production of the 2011-12 Homes Report.
- The ONS interviewers who conducted the household interviews and the MMBL-CADS surveyors and who carried out the visual inspections of properties.
- And finally, the team at DCLG who managed and worked on the survey.

Introduction

1. In April 2008, the English House Condition Survey was integrated with the Survey of English Housing to form the English Housing Survey (EHS). This report provides the findings from the fourth wave of the EHS, and follows from the 2011-12 Headline Report which was published on the DCLG website in February 2013.
2. This annual report focuses on HOUSEHOLDS and is one of two which are published at the same time. The sister publication is called HOMES.
3. This report is organised in a similar way to the 2010-11 Households Report. It begins by providing a general overview of trends in tenure in England, and then covers a number of themes including household income and housing costs, housing needs and aspirations, housing moves and the housing circumstances of vulnerable and disadvantaged groups.
4. Results which relate to the physical dwelling are presented for '2011' and are based on fieldwork carried out between April 2010 and March 2012 (a mid-point of April 2011). The sample comprises 14,951 occupied or vacant dwellings where a physical inspection was carried out and includes 14,386 cases where an interview with the household was also secured. Throughout the report, these are referred to as the 'dwelling sample' and the 'household sub-sample' respectively.
5. Results for households are presented for '2011-12' and are based on fieldwork carried out between April 2011 and March 2012 on a sample of 13,829 households. Throughout the report, this is referred to as the 'full household sample'. The smaller sample size (compared with previous waves of the survey) is the consequence of a cost review of the survey undertaken to identify where efficiency savings could be made.
6. Most of the analyses in this report are based on the full household sample. Where this is not the case it has been noted in the text, and made clear in the footnotes to the tables and figures.
7. Where the numbers of cases looked at in the sample are too small for any inference to be drawn about the national picture, the cell contents are replaced with an asterisk. This happens where the number of samples is fewer than 30. Where the cell contents are in italics this

indicates a sample size between 30 and 50, and the results should be treated with caution.

8. Where comparative statements have been made in the text, these have been significance tested to a 95% confidence level. This means we are 95% confident that the statements we are making are true.
9. Additional annex tables, including the data underlying the figures and charts, are published on the website:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>
alongside many supplementary tables, which are updated each year but are too numerous to include in our reports. Further information on the technical details of the survey, and information and past reports on the Survey of English Housing and the English House Condition Survey can also be accessed via this link.
10. If you have any queries about this report, would like any further information or have suggestions for analyses you would like to see included in future EHS reports, please contact ehs@communities.gsi.gov.uk
11. The Responsible analyst for this report is: Reannan Rottier, English Housing Survey Team, Strategic Statistics Division, DCLG. Contact via ehs@communities.gsi.gov.uk

Chapter 1

Trends in tenure and demographic analysis

In this chapter, the demographic characteristics (including age, economic status, and nationality) of the three main tenures are compared. The analysis also explores ethnicity, household type (whether the householders have children, for example) and household size.

The largest tenure 'owner occupation' includes households that own their home outright and households that have a mortgage. The social rented sector comprises local authority¹ and housing association homes. Both offer accommodation at a subsidised rent and have typically been provided with a tenancy that guarantees the resident lifetime occupation.

The third tenure group is the private rented sector. The number of households in this tenure has grown greatly in recent years, now equalling that in the social rented sector. In contrast to the social rented sector, however, it offers rented accommodation without government subsidy and the tenancy is commonly only guaranteed for a duration of one year or less.

Additional findings relating to trends in tenure can be found in web tables FA1121 to FT1421.

Key findings

- There were an estimated 22.0 million households² in England in 2011-12. Overall, around two thirds (65%) of all households were owner occupied, 17% were socially rented and 17% were privately rented.
- The number of owner occupied households continued to decrease from the peak of 14.8 million in 2005 and 2006 to 14.4 million in 2011-12. At the same time there was a steady and corresponding increase in the number of privately rented households from 2.4 million in 2005 to 3.8 million in 2011-12.

¹ Also known as council homes.

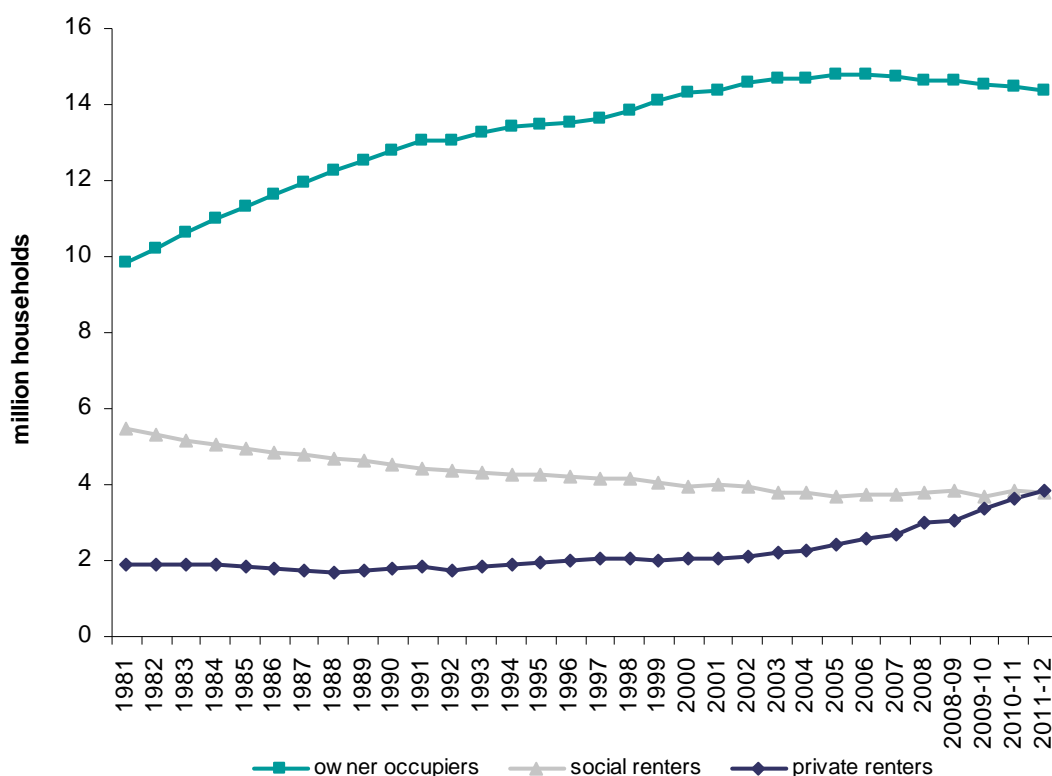
² Refers to households in private accommodation, which excludes hotels, bed and breakfast accommodation and institutional residences such as student halls, nursing homes, army barracks and care homes.

-
- The majority of households with a British or Irish household reference person (HRP) were owner occupied (68%), just 14% were privately rented. The tenure profile for households with HRPs from other nationalities was quite different, with only 25% in the owner occupied sector and 59% in the private rented sector. However, there was little difference in the proportion of each nationality who were social renters (17% of British or Irish and 16% of other nationalities).
 - Lone parents with dependent children were more likely to rent their homes (71%) than own them (29%). The opposite was true for couples with dependent children, where just 30% rented their homes and 70% owned them.

Tenure trends

- 1.1 In 2011-12, there were an estimated 22.0 million households living in private accommodation in England, that is, excluding those living in institutional accommodation such as nursing homes or halls of residence, Table 1.1
- 1.2 Between 1981 and 2005, the number of owner occupied households increased steadily, reaching a peak of 14.8 million households (71%) in 2005. Since 2006, the number of owner occupied households has decreased. The downward trend continued in 2011-12, although owner occupation remains the largest tenure type with around 14.4 million households (65%), Figure 1.1 and Annex Table 1.1.
- 1.3 The decrease in the number of owner occupied households has occurred alongside a steady increase in the number of private rented households from 2.4 million (12%) in 2005 to 3.8 million (17%) in 2011-12. This figure now equals the number of households in the social rented sector, which has remained stable over the same period, and was 3.8 million (17% of all households) in 2011-12.

Figure 1.1: Trends in tenure, 1981 to 2011-12



Base: all households

Note: underlying data are presented in Annex Table 1.1

Sources:

1981 to 1991: DOE Labour Force Survey Housing Trailer;

1992 to 2008: ONS Labour Force Survey;

2008-09 onwards: English Housing Survey, full household sample

1.4 The above trends are likely to be associated with a number of factors acting together: population growth and increasing house prices, limited access to social housing, the increasing population of students and migrant workers and a slowing economy since 2008^{3,4}.

³ ONS study: A Century of Home Ownership. <http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/a-century-of-home-ownership-and-renting-in-england-and-wales/sty-home-ownership.html>

⁴ Tenure Trends in the UK Housing System: Will the private rented sector continue to grow? Ben Pattison with Diane Diacon and Jim Vine <http://www.bshf.org/published-information/publication.cfm?lang=00&thePubID=46C4A5EA-15C5-F4C0-99C662FE48B048B9>

Table 1.1: Demographic and economic characteristics, by tenure, 2011-12

<i>all households</i>								
	own outright	buying with mortgage	all owner occupiers	local authority	housing association	all social renters	all private renters	all tenures
	<i>thousands of households</i>							
age of HRP								
16-24	*	67	85	76	111	187	577	850
25-34	90	1,305	1,395	242	288	531	1,334	3,260
35-44	289	2,316	2,605	318	332	650	839	4,094
45-54	800	2,383	3,183	326	404	731	530	4,444
55-64	1,742	1,032	2,774	328	286	614	252	3,640
65 or over	4,058	289	4,347	492	603	1,095	311	5,753
all ages	6,996	7,392	14,388	1,782	2,026	3,808	3,843	22,040
economic status of HRP								
full-time work	1,842	6,155	7,997	415	472	888	2,270	11,154
part-time work	642	548	1,190	173	216	389	376	1,955
retired	4,253	301	4,554	579	668	1,247	324	6,126
unemployed	*	100	152	200	176	375	282	809
full-time education	*	*	*	*	*	*	215	277
other inactive	200	275	475	402	466	868	375	1,718
all households	6,996	7,392	14,388	1,782	2,026	3,808	3,843	22,040
ethnicity of HRP								
white	6,693	6,717	13,409	1,462	1,778	3,240	3,082	19,732
black	*	125	166	166	105	270	173	610
Indian	115	184	298	*	*	*	157	490
Pakistani or Bangladeshi	60	136	196	37	*	68	81	345
other	87	231	319	101	94	195	350	864
all ethnic minority	303	675	979	320	248	568	761	2,308
all ethnicities	6,996	7,392	14,388	1,782	2,026	3,808	3,843	22,040
nationality of HRP								
british/irish	6,885	7,068	13,952	1,636	1,923	3,558	2,908	20,419
other nationality	95	302	397	146	103	250	923	1,570
all nationalities¹	6,996	7,392	14,388	1,782	2,026	3,808	3,843	22,040
household type								
couple no dependent children	3,560	2,580	6,140	306	336	642	956	7,737
couple with dependent child(ren)	470	2,848	3,317	243	289	532	874	4,723
lone parent with dependent child(ren)	81	335	416	281	307	588	432	1,436
other multi-person households	484	410	894	178	179	357	564	1,814
one person under 60	403	1,031	1,435	362	422	784	764	2,983
one person aged 60 or over	1,998	189	2,187	412	494	906	253	3,346
all household types	6,996	7,392	14,388	1,782	2,026	3,808	3,843	22,040
household size								
one	2,402	1,220	3,622	774	916	1,690	1,018	6,330
two	3,320	2,259	5,579	457	517	974	1,376	7,929
three	763	1,611	2,374	251	263	514	734	3,622
four	368	1,637	2,005	166	190	356	417	2,779
five	80	482	562	72	88	160	208	931
six or more	63	183	246	61	53	113	90	449
all household sizes	6,996	7,392	14,388	1,782	2,026	3,808	3,843	22,040
mean number of persons per household								
	1.9	2.8	2.4	2.2	2.1	2.1	2.4	2.3
sample size	4,271	4,288	8,559	1,520	1,671	3,191	2,079	13,829

¹ includes households where the nationality of the HRP is unknown

Notes:

- 1) * indicates sample size too small for reliable estimate
- 2) figures in *italics* are based on small samples and should be treated with caution
- 3) includes corrections to social renters (see "tenure" in the glossary section of the household report for further details)

Source: English Housing Survey, full household sample

Demographic characteristics

1.5 The following sections examine the demographic characteristics of the household reference person (HRP) in more detail.

Age

1.6 The age profile of each tenure group was quite different. For households that owned their home outright, the oldest age group predominated, with 83% aged 55 and over. The social rented sector also had an older profile with 45% aged 55 and over.

1.7 Meanwhile, owner occupiers buying with a mortgage were chiefly in the middle age band with 64% aged 35-54. The private rented sector had the youngest age profile with 50% aged under 35 and only 15% aged 55 and over, Figure 1.2.

Figure 1.2: Age of HRP within tenure, 2011-12



Base: all households

Note: underlying data are presented in Annex Table 1.2

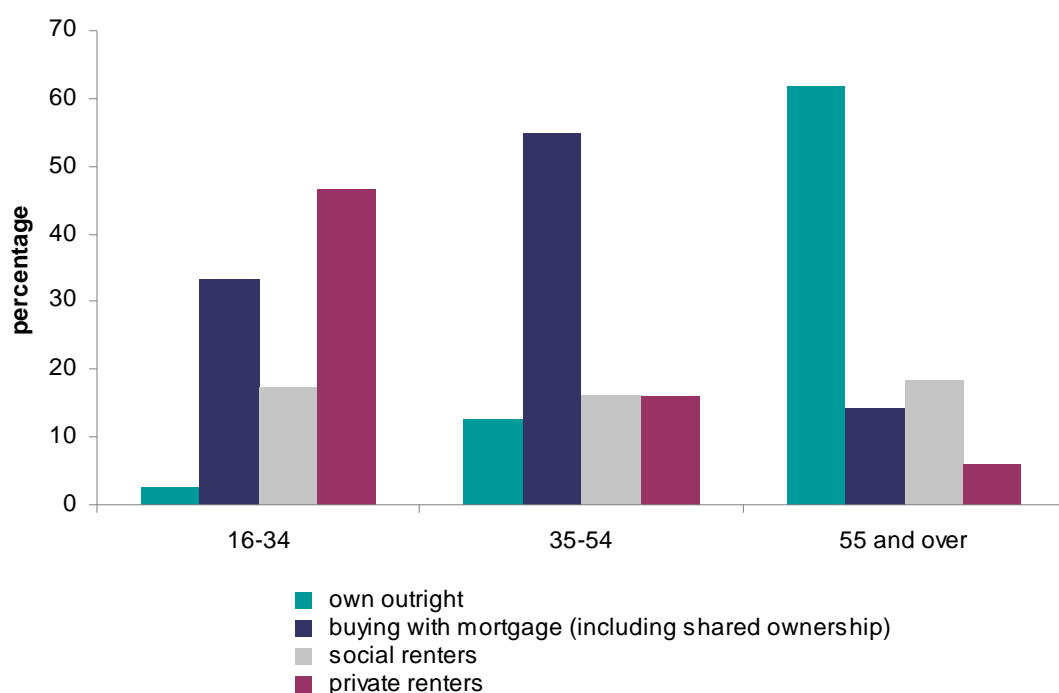
Source: English Housing Survey, full household sample

1.8 Although private renting was the most common tenure for the 16-34 age group, a third (33%) of these younger households were owner occupiers, Figure 1.3.

1.9 The prevalence of owner occupation amongst the two older age groups is clear. Around three quarters (76%) of households with an HRP aged 55 or

older were owner occupiers, and 62% owned their homes outright. Similar proportions of all age bands were social renters (ranging from 16% to 18%).

Figure 1.3: Tenure within Age of HRP, 2011-12



Base: all households

Note: underlying data are presented in Annex Table 1.2

Source: English Housing Survey, full household sample

Economic status

- 1.10 Each household is categorised according to the economic status of the HRP, whether in full time or part time work, retired, unemployed, or full time education. The 'other economically inactive' category includes those who are of working age but are long term sick or disabled or are at home looking after a family, Annex Table 1.2.
- 1.11 In 2011-12, the majority (91%) of HRPs buying with the help of a mortgage were in full or part time work. In comparison, 69% of private renters were in full or part time work.
- 1.12 The social rented sector had just 34% in full or part time work and was found to contain the highest proportion of households with unemployed HRPs (10%) and 'other economically inactive' HRPs (23%).
- 1.13 For households with a retired HRP, around three-quarters (74%) were owner occupiers, comprising 69% that owned outright and 5% buying with a mortgage.

-
- 1.14 For households with HRPs working full time 72% were in the owner occupied tenure. For households with HRPs working part time 61% were in the owner occupied tenure.
- 1.15 Just 19% of unemployed HRPs were in the owner occupied tenure, leaving 81% renting their homes (46% were social renters and 35% were private renters). Of all households with 'other inactive' HRPs, 72% rented their homes, 51% of which were social renters and 22% rented privately.

Ethnicity

- 1.16 One in ten households in England had an HRP from an ethnic minority background, Annex Table 1.2. The tenure profile of these households was markedly different from households where the HRP identified themselves as white. Ethnic minority households were more likely to be renters (58%) than owner occupiers (42%). In contrast, of all households where the HRP was white, 68% were owner occupiers and 32% were renters, Annex Table 1.3.
- 1.17 Within the social and private rented sectors there were similar proportions of households with an HRP from an ethnic minority (25% and 33% respectively). However, there appeared to be some variation across different ethnic minority groups: households where the HRP was black were more likely to be social renters (44%) than households where the HRP was Pakistani or Bangladeshi (20%), Annex Table 1.3.

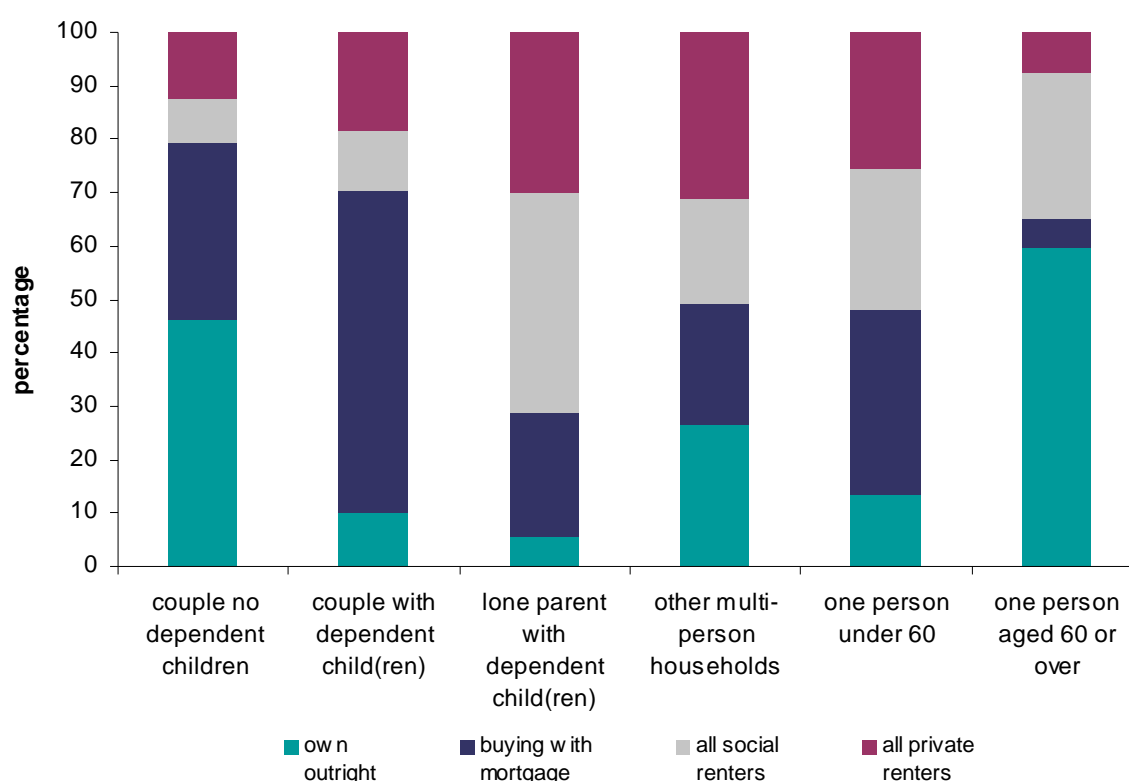
Nationality

- 1.18 Overall, 93% of HRPs were British or Irish and 7% were from other nationalities. The nationality profile was similar for social rented households but strikingly different for other tenure types. Of all owner occupied households, 97% of HRPs were British or Irish and 3% were from other nationalities. For private rented households, 76% of HRPs were British or Irish and 24% were from other nationalities, Annex Table 1.2.
- 1.19 Of all households with an HRP who was British or Irish, around two thirds (68%) owned their own homes and just 14% privately rented their homes. This differed for households with HRPs from other nationalities, where a quarter (25%) owned their own homes and 59% privately rented their homes. However, there was no significant difference in the proportion of each group who lived in the social rented sector (17% for British or Irish and 16% for other nationalities), Annex Table 1.3.

Household type

- 1.20 In 2011-12, the most common household type was couples with no dependent children, accounting for around a third (35%) of all households. However, this varied between tenure types, with a higher proportion in owner occupation (43%) and lower proportions in the social and private rented sectors (17% and 25% respectively), Annex Table 1.2.
- 1.21 Lone parents with dependent children were more likely to rent their homes (71%) than own them (29%). The opposite was true for couples with dependent children, where just 30% rented their homes and 70% owned them, Figure 1.4.
- 1.22 Households consisting of one person aged 60 and over were more likely to own their homes outright (60%) than households consisting of one person under 60 (14%). However, similar proportions were social renters (26% of households with one person under 60, and 27% of households with one person aged 60 and over), Annex Table 1.3.

Figure 1.4: Tenure within household type, 2011-12



Base: all households

Note: underlying data are presented in Annex Table 1.3

Source: English Housing Survey, full household sample

Household size

- 1.23 The average household size for all households was 2.3 persons, though this varied by tenure. Households who were buying with the help of a mortgage had an average household size of 2.8 persons, whereas the average household size for those who owned their homes outright was 1.9 persons, Table 1.1.
- 1.24 Over a third (36%) of households comprised two people, with 38% comprising three or more people. The remaining 27% of households contained just one person, Annex Table 1.2.

Chapter 2

Household income and housing costs

This chapter reports on household income and housing costs for households in England in 2011-12.

The chapter begins with an economic profile of households by tenure, comparing income and employment rates. The length of time households tend to stay in a home before moving on is also compared, although this is explored in more detail in Chapter 5. Later sections explore state assistance with housing costs, mortgage types and take up of tenancy deposit security schemes.

Additional findings relating to household income and housing costs can be found in web tables FA2211 to FT2411.

Key findings

- The average gross household annual income was £40,500 for owner occupiers, £30,100 for private renters and £17,600 for social renters.
- Private renters typically spent more on their rental payments (£164 per week on average) than social renters (£83 per week). Owner occupiers typically spent, on average, £141 per week on mortgage payments.
- Amongst those receiving housing benefit, private renters received an average weekly housing benefit payment of £115, whereas social renters received £73.
- 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 proportion of owner occupiers buying their property with a repayment mortgage increased from 53% in 2002-03 to 75% in 2011-12. At the same time, there was a corresponding decline in the proportion of households with an endowment mortgage from 34% in 2002-03 to 7% in 2011-12.

All tenures

- 2.1. In general, owner occupiers tended to be aged 40 and over, in work and to move house infrequently. The proportion in receipt of state support towards their housing costs (Support for Mortgage Interest (SMI)) was very low, Table 2.1.
- 2.2. Social renters also tended to be older, with almost three quarters (74%) aged 40 and over. They were less likely to work and also tended to move home infrequently. A high proportion received housing benefit (64%). In contrast, private renters tended to be under 40 and in work. They were frequent movers, and had the highest housing costs on average.
- 2.3. For owner occupiers, the average weekly gross income of the household reference person (HRP) and their partner was £779. This compares with £338 for social renters and £580 for private renters.
- 2.4. The average weekly mortgage payment paid by owner occupiers (£141) was less than the average weekly rent paid by private renters (£164), but more than the average weekly rent paid by social renters (£83). Some renters had services included in their rent payments. Where possible, rents are reported excluding these services, Annex Table 2.1.

Table 2.1: Key indicators for owner occupiers, social renters and private renters, 2011-12

<i>all households</i>			
indicator	owner occupiers	social renters	private renters
size of sector (number of households)	14.4m	3.8m	3.8m
proportion of household reference persons (HRPs) aged under 40	18.2%	25.5%	61.6%
mean weekly gross income ¹ (HRP plus partner)	£779	£338	£580
mean weekly gross income ¹ (all members of household)	£833	£373	£637
mean weekly mortgage payment/rent ² (before housing benefit)	£141	£83	£164
median length of time in current residence	17yrs	12yrs	4yrs
proportion of households receiving SMI/housing benefit	0.3%	64.0%	25.5%
proportion of HRPs working full time	55.6%	23.3%	59.1%
proportion of HRPs working part-time	8.3%	10.2%	9.8%
sample size	8,559	3,191	2,079

¹includes housing benefit

²rent excluding services and rent-free cases

Source: English Housing Survey, full household sample

Household income

- 2.5. The average gross annual income¹ for households in 2011-12 was £34,700. This varied considerably by tenure type; owner occupiers had an average gross annual household income of £40,500 compared with £30,100 for private renters and £17,600 for social renters, Table 2.2.
- 2.6. The owner occupied sector includes both those who own their home outright and those buying with a mortgage. Outright owners had a lower average annual income (£32,000) than households buying with a mortgage (£48,600). This could be attributed to the higher proportion of retired persons in the 'own outright' group.
- 2.7. Within the social rented sector, households renting from a Local Authority had a similar average gross annual household income (£17,300) to those renting from a Housing Association (£17,800).
- 2.8. Households who were buying with a mortgage tended to have a higher gross annual income while households in the social rented sector had the lowest. The income distribution for outright owners was similar to that for privately rented households, although they had very different characteristics. For example, a high proportion of outright owners are in the oldest age band (65 years or older) while privately rented households tend to be much younger, Figure 2.1.

¹ Gross annual household income is defined as the joint income of the household reference person and their partner.

Table 2.2: Gross annual income of HRP and partner by tenure, 2011-12

all households

		£5k but under £5k	£10k but under £10k	£15k but under £15k	£20k but under £20k	£30k but under £30k	£40k but under £40k	£50k but under £50k	£50k or over	total	mean	median	sample size	
		<i>thousands of households</i>							<i>£ per annum</i>					
own outright	*	677	1,223	1,090	1,458	972	517	1,036	6,996	31,976	23,106	4,271		
buying with mortgage	*	131	361	526	1,305	1,533	1,007	2,509	7,392	48,574	38,633	4,288		
all owner occupiers	*	808	1,584	1,616	2,763	2,505	1,524	3,546	14,388	40,504	31,216	8,559		
Local authority	*	264	602	416	341	105	38	*	1,782	17,311	15,100	1,520		
Housing association	*	326	632	453	391	161	48	*	2,026	17,761	15,356	1,671		
all social renters	*	590	1,234	869	733	266	86	*	3,808	17,550	15,287	3,191		
market renters	*	205	384	421	681	446	237	335	2,729	31,307	24,700	1,463		
non-market renters	*	*	*	*	91	74	*	61	395	31,289	24,249	218		
all private renters¹	*	354	547	615	928	627	300	443	3,843	30,146	23,400	2,079		
all tenures		83	1,752	3,365	3,100	4,424	3,398	1,910	4,008	22,040	34,731	25,650	13,829	
		<i>percentage</i>												
own outright	*	9.7	17.5	15.6	20.8	13.9	7.4	14.8	100.0					
buying with mortgage	*	1.8	4.9	7.1	17.7	20.7	13.6	33.9	100.0					
all owner occupiers	*	5.6	11.0	11.2	19.2	17.4	10.6	24.6	100.0					
Local authority	*	14.8	33.8	23.3	19.2	5.9	2.1	*	100.0					
Housing association	*	16.1	31.2	22.4	19.3	7.9	2.3	*	100.0					
all social renters	*	15.5	32.4	22.8	19.2	7.0	2.3	*	100.0					
market renters	*	7.5	14.1	15.4	24.9	16.3	8.7	12.3	100.0					
non-market renters	*	*	*	*	23.1	18.8	*	15.5	100.0					
all private renters¹	*	9.2	14.2	16.0	24.1	16.3	7.8	11.5	100.0					
all tenures		0.4	7.9	15.3	14.1	20.1	15.4	8.7	18.2	100.0				

¹ includes those with tenancy type unknown

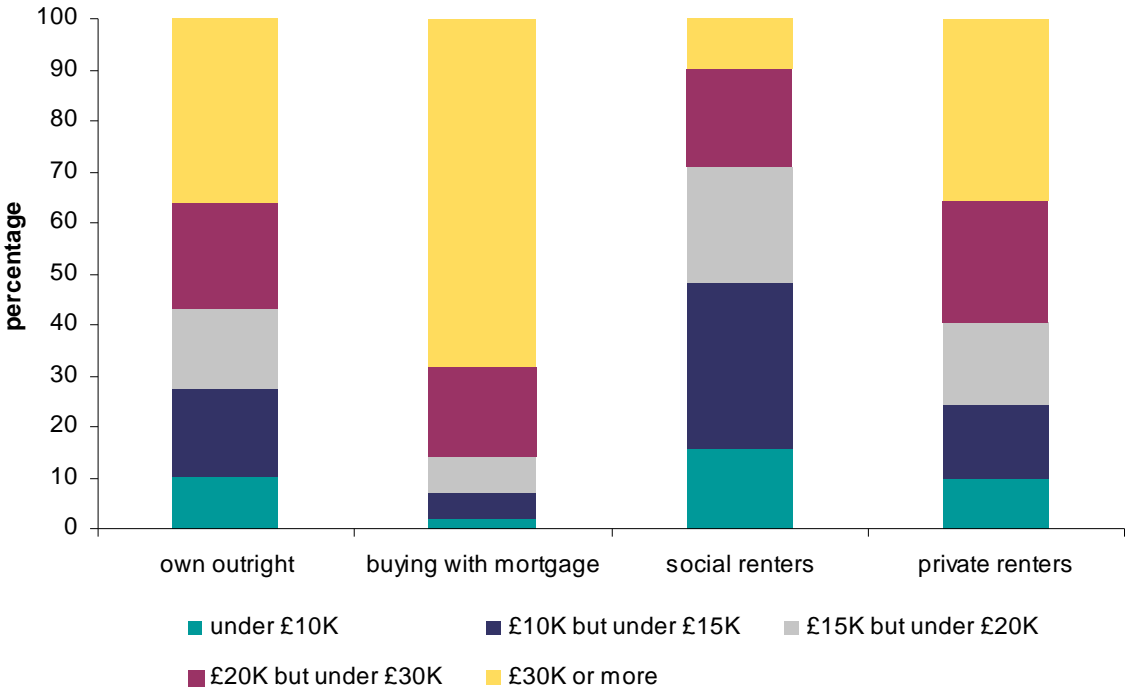
Notes:

1) * indicates sample size too small for a reliable estimate

2) figures in *italics* are based on small samples and should be treated with caution

Source: English Housing Survey, full household sample

Figure 2.1: Gross annual income of HRP and partner by tenure, 2011-12



Base: all households
Note: underlying data are presented in Table 2.2
Source: English Housing Survey, full household sample

Housing costs

2.9. Private renters paid the highest average housing costs at £164 per week, compared with social renters who paid (£83). Average mortgage costs were £142 per week but ranged from £113 per week for interest only mortgages to £235 for ‘other’ mortgage arrangements. These ‘other’ arrangements include instances where households have taken out a loan to cover their mortgage, Table 2.3.

Table 2.3: Weekly housing costs, 2011-12

owner occupiers buying with a mortgage and renting households¹

	weekly payments						all	mean	median	sample size
	under £60	£60 - £119	£120 - £179	£180 - £239	£240 - £299	£300 or more				
	<i>thousands of households</i>							<i>£ per week</i>		
interest only (inc. endowment) repayment	507	460	229	109	*	72	1,426	113	81	816
part interest only, part repayment	734	1,796	1,335	735	318	384	5,302	148	126	3,087
other	*	68	67	54	*	*	261	140	127	156
all mortgage types	1,306	2,347	1,647	903	379	490	7,073	142	115	4,109
local authority housing association	279	1,415	79	*	*	*	1,782	79	74	1,520
all social renters	369	3,188	209	*	*	*	3,794	83	79	3,183
market renters ²	*	801	1,034	439	193	202	2,705	168	144	1,449
non-market renters ²	*	75	58	*	*	*	250	172	137	140
all private renters³	101	1,127	1,324	544	240	263	3,600	164	138	1,945
all households	470	4,315	1,533	560	248	268	7,394	123	100	5,128
	<i>percentages</i>							<i>percentage of sector</i>		
interest only (inc. endowment) repayment	35.5	32.2	16.0	7.6	*	5.0	100.0	19.9		
part interest only, part repayment	13.8	33.9	25.2	13.9	6.0	7.2	100.0	75.1		
other	*	26.0	25.6	20.6	*	*	100.0	3.8		
all mortgage types	18.5	33.2	23.3	12.8	5.4	6.9	100.0	100.0		
local authority housing association	15.7	79.4	4.4	*	*	*	100.0	47.8		
all social renters	4.5	88.1	6.5	*	*	*	100.0	52.2		
market renters ²	*	29.6	38.2	16.2	7.2	7.5	100.0	74.5		
non-market renters ²	*	29.8	23.3	*	*	*	100.0	7.2		
all private renters³	2.8	31.3	36.8	15.1	6.7	7.3	100.0	100.0		
all households	6.4	58.4	20.7	7.6	3.3	3.6	100.0	100.0		

¹excludes a small number of cases who did not pay any rent

²see "market renters" and "non-market renters" in the glossary section of the household report for further details

³includes those with an unknown tenancy type

Notes:

1) excludes a small number of households who did not provide this information

2) * indicates sample size too small for a reliable estimate

3) figures in *italics* are based on small samples and should be treated with caution

Source: English Housing Survey, full household sample

2.10. Figure 2.2 shows average weekly housing costs by tenure. As expected, a high proportion (94%) of social renters paid less than £120 per week compared with 34% of private renters. Of those households buying with a mortgage, around half (52%) paid less than £120 a week.

Figure 2.2: Average weekly housing costs by tenure, 2011-12



Base: all households excluding own outright households, households not paying rent or not providing this information

Note: underlying data are presented in Table 2.3

Source: English Housing Survey, full household sample

State assistance with housing costs

2.11. The state provides assistance with housing costs to households meeting certain criteria, such as low income or claiming benefits. This section examines direct assistance for rent and mortgage payments and then looks at help with council tax bills.

2.12. All assistance with rent and mortgage interest has been treated as income in this report², since more households receive this as a payment to themselves (in particular Housing Association tenants and private renters) than those having the payments diverted to a landlord or lender (Local Authority tenants and owner occupiers receiving SMI).

² Treating all assistance with rent and mortgage interest as income enables comparisons to be made between the tenure types. Previously, this was not possible as housing benefit was treated as a discount or rebate on housing costs.

Housing benefit

2.13. Individuals may be eligible for housing benefit if they pay rent, are on a low income or are claiming benefits and their savings are below a certain level³.

2.14. In 2011-12, 64% of social renters and 26% of private renters received housing benefit⁴. Social renters typically received £73 per week compared to £115 typically received by private renters, Table 2.4 and Figure 2.3

Table 2.4: Weekly housing benefit received by tenure type, 2011-12

all renting households that received housing benefit

	under £40	£40 to £59	£60 to £79	£80 to £99	£100 or more	all total size of renters	sector	mean	median	sample size
	<i>thousands of households</i>							<i>£ per week</i>		
local authority	106	246	472	216	127	1,167	1782	70	68	1,014
housing association	127	136	474	364	171	1,272	2026	76	75	1,077
all social renters	233	381	946	581	298	2,439	3808	73	72	2,091
all private renters¹	74	57	141	199	511	982	3,843	115	102	600
	<i>percentages</i>							<i>percentage receiving HB</i>		
local authority	9.1	21.0	40.4	18.5	10.9	100.0	65.5			
housing association	10.0	10.7	37.3	28.7	13.4	100.0	62.8			
all social renters	9.6	15.6	38.8	23.8	12.2	100.0	64.0			
all private renters¹	7.5	5.8	14.3	20.3	52.1	100.0	25.5			

¹ includes those with unknown tenancy type

Note:

1) table excludes a small number of cases who did not pay any rent

2) survey figures are likely to under estimate the number of tenants in receipt of Housing Benefit⁵

Source: English Housing Survey, full household sample

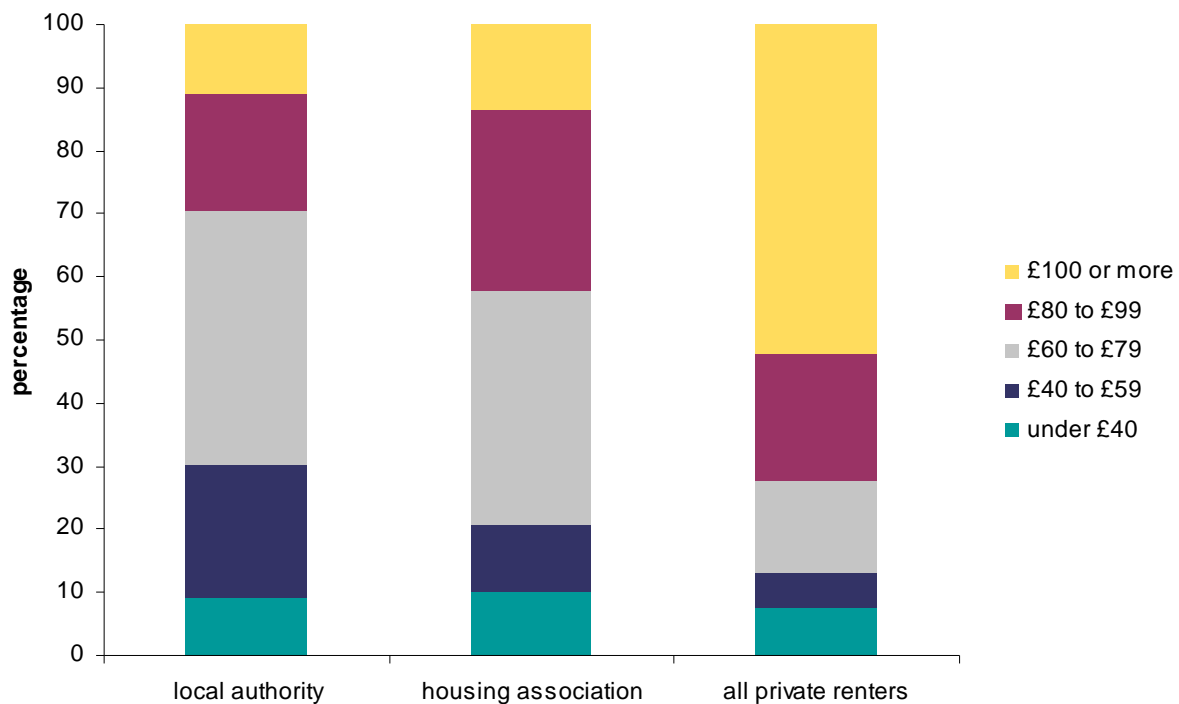
³ More information about eligibility for housing benefits can be found at <https://www.gov.uk/housing-benefit/eligibility>

⁴ The mean SMI payment received by owner occupiers is not reported separately due to an insufficient sample size.

⁵ See Table M.6 in Family Resources Survey (FRS) 2011/12 annual report:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/206887/frs_2011_12_report.pdf

Figure 2.3: Average weekly housing benefits by tenure, 2011-12



Base: social and private renters receiving housing benefit

Note: underlying data are presented in Table 2.4

Source: English Housing Survey, full household sample

Support for mortgage interest (SMI)

2.15. SMI aims to provide a temporary safety net for eligible owner occupiers who are unable to meet their mortgage repayments due to illness, unemployment or some other change in personal circumstances⁶. In 2011-12, less than 1% of owner occupiers received SMI.

Council tax benefit

2.16. The majority (86%) of households paid council tax in 2011-12, although the proportion varied across tenure type: 96% of owner occupiers paid council tax compared with 53% of social renters and 78% of private renters, Annex Table 2.2.

2.17. For households in which there is only one person liable for council tax (either because they live alone or the other occupants are exempt) the council tax bill is reduced by 25%. This 'single person discount' was received by 27% of owner occupiers compared to 47% of social renters and 33% of private renters.

⁶ SMI is paid as part of Department of Work and Pensions benefits and makes a contribution towards monthly interest payments direct to the mortgage lender. SMI is only for people receiving specific income-related benefits (such as Income Support, income-based Jobseeker's Allowance, income-related Employment and Support Allowance or Pension Credit). SMI provides help paying the interest on up to £200,000 of the mortgage or secured loan (or up to £100,000 of the mortgage or secured loan for Pension Credit claimants).

2.18. Only 11% of owner occupiers received council tax benefit, compared with 65% of social renters and 29% of private renters. Within the private renting sector, similar proportions of market renters (29%) and non-market renters (24%) received council tax benefit. Within the social rented sector, the same proportion (65%) of local authority tenants and housing association tenants received council tax benefit.

Household income compared to housing costs

2.19. A simple measure of the housing affordability has been derived by calculating the average proportion of income spent on housing in each tenure. The proportion of income spent on mortgage payments is compared with the proportion spent on rents in the social and private rented sectors. Income is taken to be the gross weekly household income of the HRP and their partner.

2.20. Figure 2.4 presents estimates both including and excluding housing benefit/SMI, in order to show the effect of this state assistance on affordability. Households that did not pay rent or make mortgage repayments were excluded from the analysis.

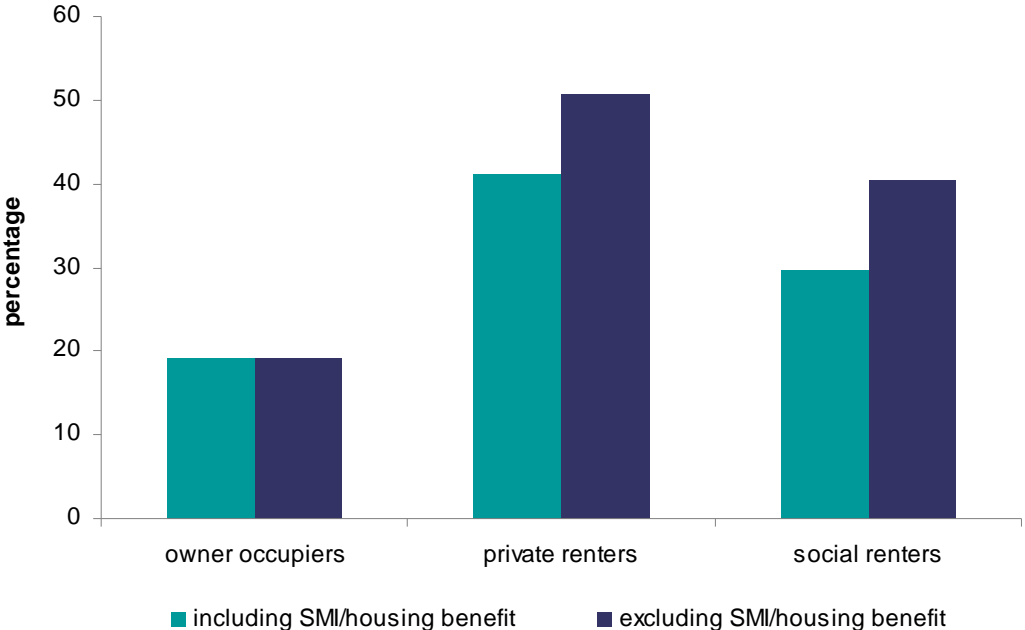
2.21. When housing benefits were excluded, weekly rent payments for private renters were around half of their gross household income (51%). When housing benefits were included in gross household income, this fell to 41%, Figure 2.4.

2.22. By comparison, social renters spent a smaller proportion (40%) of their income (excluding housing benefit) on rent. This figure fell to 30% when housing benefit was included.

2.23. On average, owner occupiers spent 19% of their gross household income on their mortgage. This estimate was unaltered by the addition of SMI payments as less than 1% of owner occupiers received this benefit, Table 2.1.

2.24. Based on these estimates, the private rented sector is the least affordable tenancy type followed by the social rented sector and the owner occupied sector.

Figure 2.4: Mortgage/rent¹ payments as a percentage of weekly household income, 2011-12



Base: all households

¹income from HRP and partner only

Notes:

1) table excludes households that do not have a mortgage and do not pay rent

2) underlying data are presented in Annex Table 2.3

Source: English Housing Survey, full household sample

2.25. This pattern could be a result of private renters having, on average, a lower gross annual household income than owner occupiers and weekly rent payments that are, on average, higher than the mortgage payments made by owner occupiers. Although private renters earn more than social renters, their rent payments are higher and the majority of social renters receive housing benefit, Table 2.1.

2.26. Results from the same analysis taking into account the income from all household members, including and excluding SMI/housing benefit payments, can be found in Annex Table 2.3.

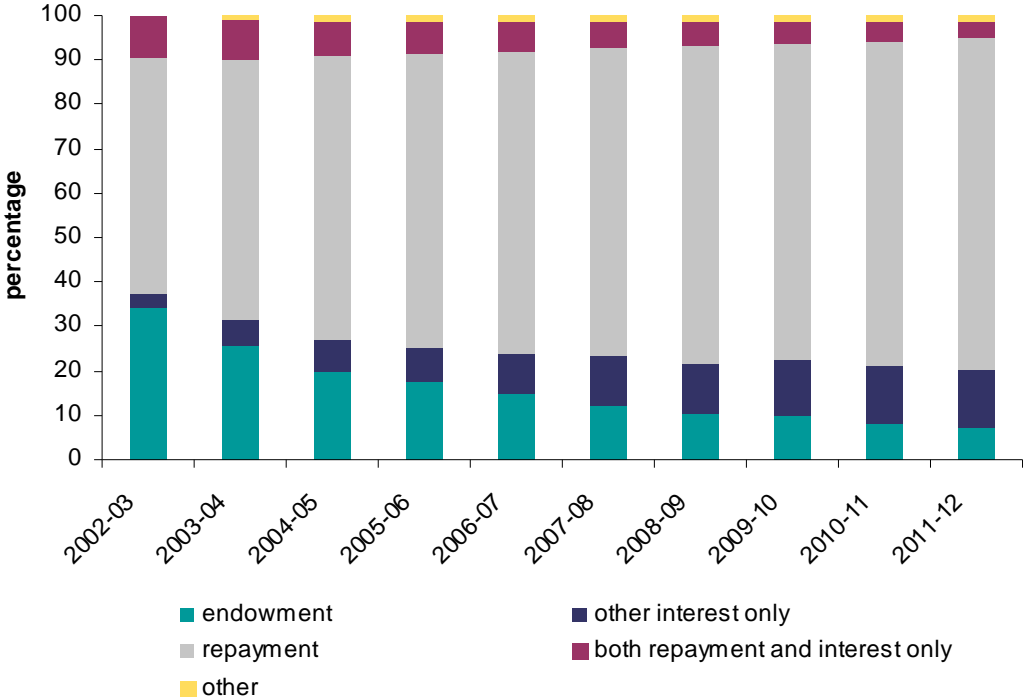
Owner occupiers

Types of mortgage

2.27. Households buying with a mortgage include those buying with the following types of mortgage: a repayment mortgage, an interest only mortgage, an interest only mortgage with linked investments and an all-in-one mortgage. Definitions of each of these types of mortgages are provided in the glossary.

- 2.28. The overall number of households with a mortgage fell from 8.3 million in 2002-03 to 7.1 million in 2011-12. Of all mortgages in 2002-03, 53% were repayment mortgages (4.4 million households). By 2011-12, this had increased to 75%, making a repayment mortgage the most common type of mortgage held (5.3 million households), Figure 2.5 and Annex Table 2.4.
- 2.29. There was a substantial decline in the number and proportion of households with an endowment mortgage between 2002-03 and 2011-12. In 2002-03, 34% of households held an endowment mortgage (2.8 million households). By 2011-12, endowment mortgages comprised only 7% of all mortgages (519,000 households).
- 2.30. The least common type of mortgage in 2002-03 was an interest only mortgage (without endowment) which accounted for only 3% of all mortgages. By 2011-12, this mortgage type was more common than an endowment mortgage with 13% holding an interest only mortgage.

Figure 2.5: Trends in mortgage type, 2002-03 to 2011-12

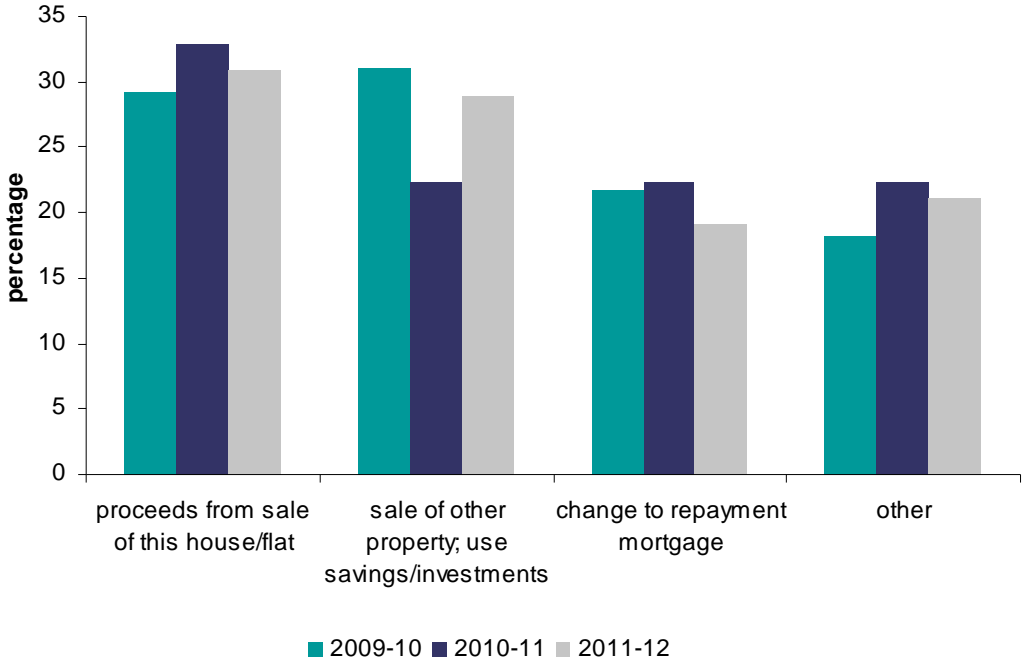


Base: all owner occupiers with a mortgage
Note: underlying data are presented in Annex Table 2.4
Sources:
 2002-3 to 2007-08: Survey of English Housing;
 2008-09 onwards: English Housing Survey, full household sample

- 2.31. Figure 2.6 provides a three year comparison of the main repayment methods planned by households with interest-only mortgages and no linked investments, such as endowments.

- 2.32. The most popular repayment method in 2011-12 was the proceeds from the sale of a household’s current house or flat (31%). This was also the most popular planned repayment method in 2010-11 (33%).
- 2.33. Households planning to repay their mortgages through the sale of other property or use of savings/investments decreased from 31% in 2009-10 to 22% in 2010-11 but then increased to 29% in 2011-12.

Figure 2.6: Main repayment method planned by HRPs with interest-only mortgage and no linked investment, 2009-10 to 2011-12



Base: all owner occupiers with an interest-only mortgage and no linked investments
Note: underlying data are presented in Annex Table 2.5
Source: English Housing Survey, full household sample

- 2.34. Information on households that experienced difficulties in repaying their mortgage in 2011-12 can be found in the EHS Headline Report⁷.

Renters

Tenancy deposits

- 2.35. Tenancy deposit protection (TDP) schemes guarantee that tenants will receive their deposit back once the tenancy has ended, providing the terms of the tenancy agreement are met and no damage has been done to the property. If

⁷ <https://www.gov.uk/government/publications/english-housing-survey-2011-to-2012-headline-report>

a property has been let after 6 April 2007 on an assured short hold tenancy then the landlord must protect the deposit using a TDP scheme⁸.

- 2.36. Around half (51%) of households (634,000) whose previous accommodation was privately rented⁹ said they had their deposit protected under a government authorised tenancy deposit protection scheme. Around a quarter (23%) of households (281,000) indicated that they did not have their deposit protected under this scheme and another quarter (26%) of households (325,000) did not know if their deposit was covered by such a scheme, Table 2.5.
- 2.37. Almost half (47%) of households whose previous accommodation was privately rented had paid a deposit equivalent to one months' or four weeks' rent. A further 42% had paid a deposit that was more than one months' rent and the remaining 11% of households paid a deposit of less than one months' rent.
- 2.38. The majority (70%) of households had their deposit returned in full once the tenancy ended. However, there were 17% of households who received only part of their deposit back, and a further 13% who did not have any deposit returned at all. Of those households that did not have their deposit returned in full, more than half were informed that this was due either to property damage or that the property required cleaning (62%). Around a third (35%) of households were either not provided with a reason, or they were given other reasons that were not specified.

⁸ Directgov: Deposit protection schemes for private tenants:

http://www.direct.gov.uk/en/homeandcommunity/privaterenting/tenancies/dg_189120

⁹ Households that were resident at an address less than three years (regardless of tenure) and whose previous permanent accommodation had been privately rented were asked about their experiences of tenancy deposits. Of these 1.6 million households, 1.2 million (76%) had paid a deposit.

Table 2.5: Details of deposits on previously rented private accommodation, 2011-12

households whose previous accommodation was privately rented¹

	thousands of households	percentage	sample size
deposit paid on previous privately rented property			
yes	1239	76.0	
no	392	24.0	
total	1631	100.0	884
deposit protected under government authorised tenancy deposit protection scheme			
yes	634	51	
no	281	23	
don't know	325	26	
total²	1,239	100	659
amount of deposit			
less than four weeks/one month's rent	133	11.0	
four weeks/one month's rent	570	46.9	
more than four weeks/one month's rent	513	42.2	
total²	1,216	100.0	659
whether deposit returned			
returned in full	828	70	
returned in part	204	17	
not returned	157	13	
total²	1,189	100	631
reason given for non-return of full deposit³			
unpaid rent/bills	*	*	
damage/required cleaning	215	62.4	
other or no reason given by landlord	121	35.1	
total²	344	100.0	173

¹households resident less than three years in their current home, whose previous permanent accommodation was private rented

²excludes a small number of non-responses

³more than one reason could be given

Source: English Housing Survey, full household sample

Chapter 3

Housing needs

This chapter reports on housing needs. First it compares rates of overcrowding and under-occupation by tenure and other household characteristics. It also reports on the amount of space available to households, using a measure known as 'usable floor space', which is used to assess the suitability of accommodation.

It then explores data on vacant homes and compares vacancy rates by tenure. The final section reports on access to the social rented sector, including the length of time spent waiting to be allocated a home.

Key findings

- 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 37%. Owner occupiers had a higher rate of under-occupation (49%) than social renters (10%) and private renters (16%).
- Owner occupiers had more usable floor space than renters. Around half (49%) of owner occupiers had at least 90m² of usable floor space, compared to 8% of social renters and 20% of private renters.
- 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.
- Of all social renters who had lived in their current home for less than 10 years, around half (52%) waited less than six months before being allocated their current home.
- Of all social renters who had lived in their current home for less than 5 years, 22% had been accepted as homeless by their local authority before being allocated their home.
- Of all households in England, 4% had a household member who was on a waiting/transfer list for social housing.

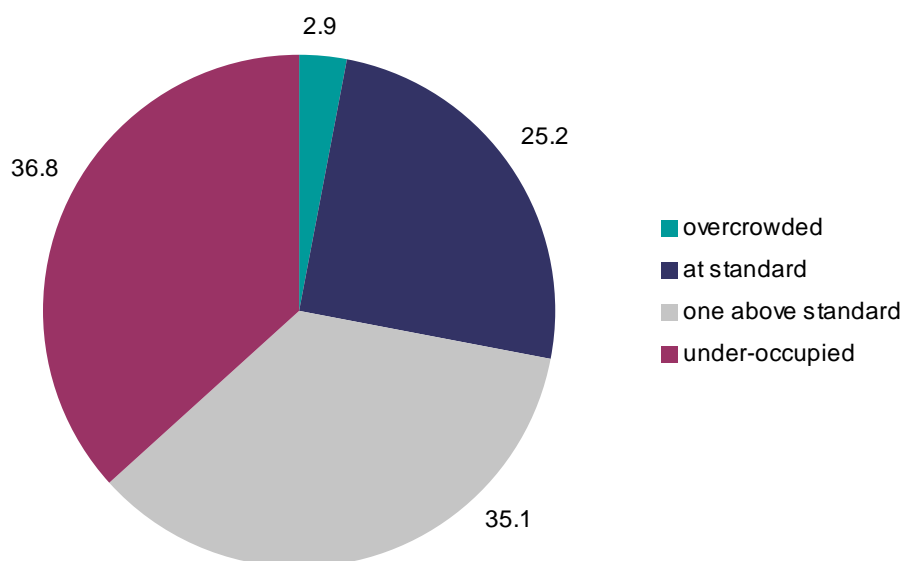
Overcrowding and under-occupation

3.1 For the purpose of this report, levels of overcrowding and under-occupation are measured using the 'bedroom standard'. This is the number of bedrooms required by the household to avoid undesirable sharing (given the number, ages and relationships of the household members). This is then compared with the number of bedrooms actually available to the household. A household is defined as under-occupied if it has at least two bedrooms more than needed. A household is defined as overcrowded if there are fewer bedrooms available than required. See the glossary for more details.

3.2 Data from the three most recent years of the EHS were combined to produce the estimates reported in this section of the report¹. This is because the number of overcrowded households interviewed in each survey year is too small to enable reliable estimates to be produced for a single year.

3.3 In 2011-12, 643,000 households were identified as overcrowded, equating to 3% of all households. The rate for under-occupation, by contrast, was 37%. Of the remaining households, 25% were at the bedroom standard, and 35% had one bedroom above standard, Figure 3.1.

Figure 3.1: Proportion of households that meet the bedroom standard, three year average 2009-10 to 2011-12



Base: all households

Notes:

1) underlying data are presented in Table 3.1

2) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

3.4 Levels of overcrowding and under-occupation vary widely by tenure and household type, Table 3.1.

¹ The three most recent years of the EHS household interview sample have been combined to produce a three year moving average for estimates. For example, estimates for 2011-12 are based on an average from the 2009-10 to 2011-12 EHS Household Survey data.

Table 3.1: Characteristics of households by difference from the bedroom standard, three year average 2009-10 to 2011-12

	difference from bedroom standard				all households	sample size
	overcrowded	at standard	one above standard	under-occupied		
<i>all households</i>						
<i>thousands of households</i>						
tenure						
owner occupiers	187	1,950	5,237	7,080	14,453	32,216
social renters	249	2,025	1,110	386	3,770	9,329
private renters	207	1,527	1,305	566	3,605	6,880
age of household reference person						
16-24	50	417	284	107	859	1,569
25-34	158	1,251	1,248	550	3,208	6,268
35-44	203	1,326	1,635	1,034	4,198	9,155
45-54	143	1,079	1,553	1,514	4,288	9,413
55-64	60	559	1,112	1,886	3,615	8,652
65 or over	29	870	1,820	2,942	5,660	13,368
household type						
couple, no dependent child(ren)	42	814	2,471	4,429	7,757	17,434
couple with dependent child(ren)	288	1,462	1,896	974	4,620	10,652
lone parent with dependent child(ren)	147	802	477	72	1,497	3,620
other multi-person households	166	755	639	178	1,737	3,511
one person	*	1,669	2,169	2,378	6,217	13,208
total	643	5,502	7,652	8,032	21,828	48,425
<i>percentages</i>						
tenure						
owner occupiers	1.3	13.5	36.2	49.0	100.0	
social renters	6.6	53.7	29.4	10.2	100.0	
private renters	5.7	42.4	36.2	15.7	100.0	
age of household reference person						
16-24	5.8	48.6	33.1	12.5	100.0	
25-34	4.9	39.0	38.9	17.2	100.0	
35-44	4.8	31.6	38.9	24.6	100.0	
45-54	3.3	25.2	36.2	35.3	100.0	
55-64	1.6	15.5	30.7	52.2	100.0	
65 or over	0.5	15.4	32.1	52.0	100.0	
household type						
couple, no dependent child(ren)	0.5	10.5	31.9	57.1	100.0	
couple with dependent child(ren)	6.2	31.6	41.0	21.1	100.0	
lone parent with dependent child(ren)	9.8	53.6	31.8	4.8	100.0	
other multi-person households	9.5	43.5	36.8	10.2	100.0	
one person	*	26.8	34.9	38.3	100.0	
total	2.9	25.2	35.1	36.8	100.0	
sample size	1,388	11,871	16,742	18,424	48,425	

Base: all households

Notes:

1) * indicates sample size too small for reliable estimate

2) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

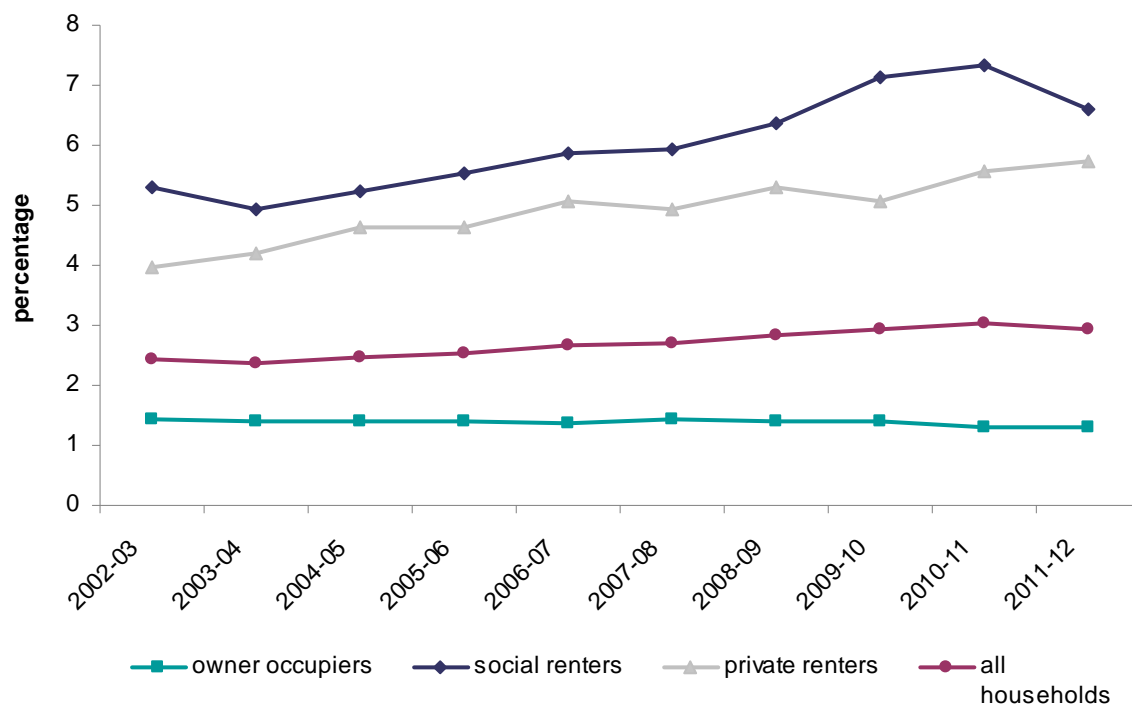
Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

3.5 In the last 10 years, the overall rate of overcrowding has increased slightly, from 2% in 2002-03 to 3% in 2011-12, Figure 3.2 and Annex Table 3.1.

3.6 The overcrowding rate in the social rented sector increased from 5% in 2002-03 to 7% in 2011-12. (The apparent decrease between 2010-11 and 2011-12 was not statistically significant.)

3.7 In the private rented sector, the overcrowding rate increased gradually from 4% in 2002-3 to 6% in 2011-12. Overcrowding in the owner occupied sector has remained stable at 1% over the same period.

Figure 3.2: Overcrowding rates by tenure, three year moving average 2002-03 to 2011-12



Base: all households

Notes:

- 1) the underlying data for this figure are in Annex Table 3.1
- 2) three year averages are the average of the three years up to and including the labelled date
- 3) overcrowding and under-occupation are measured using the bedroom standard (see glossary)
- 4) there is no significant difference between the overcrowding rate amongst social renters in 2010-11 and 2011-12

Sources:

2002-03 to 2007-08: Survey of English Housing;

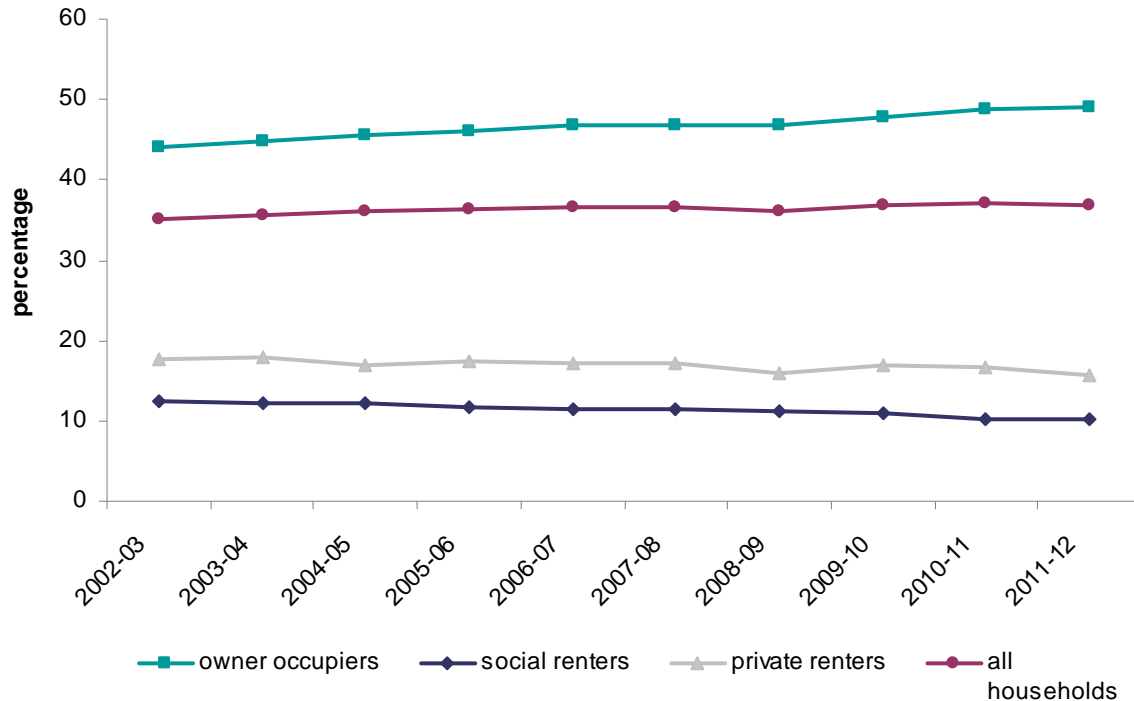
2008-09 onwards: English Housing Survey, full household sample

3.8 Under-occupation was more prevalent than overcrowding, with 37% of households in 2011-12 living in under-occupied homes. Owner occupied households had the highest rates of under-occupation, with around half (49%) of households under-occupied. The under-occupied rate was lower in the renting sectors with 10% in the social rented sector and 16% in the private rented sector.

3.9 The overall rate of under-occupation in England increased in the last 10 years, from 35% of households in 2002-03 to 37% in 2011-12. For owner occupiers during the same period, the rate of under-occupation increased from 44% to 49%. In both the social and private rented sectors, there were slight

decreases in the levels of under-occupation between 2002-03 and 2011-12, Figure 3.3 and Annex Table 3.1.

Figure 3.3: Under-occupation rates by tenure, three year moving average 2002-03 to 2011-12



Base: all households

Notes:

- 1) the underlying data for this figure are in Annex Table 3.1
- 2) three year averages are the average of the three years up to and including the labelled date
- 3) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

Sources:

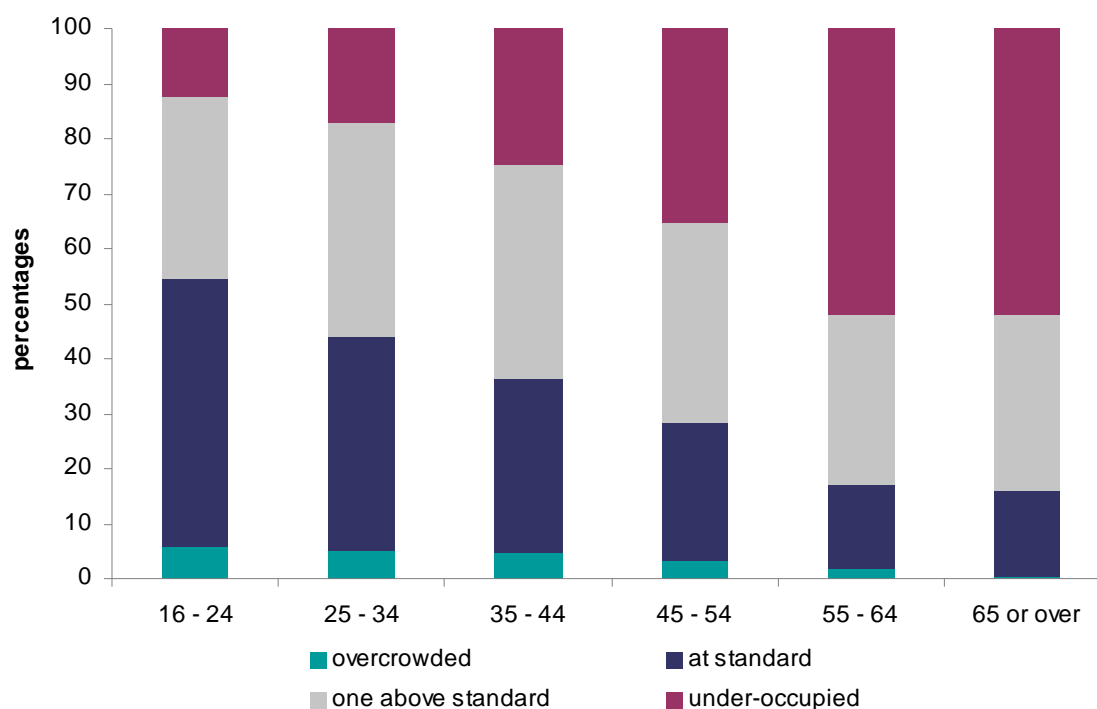
- 2002-03 to 2007-08: Survey of English Housing;
 2008-09 onwards: English Housing Survey, full household sample

Age of HRP

3.10 Rates of overcrowding and under-occupation varied widely by age. In general, households with a younger HRP were more likely to live in overcrowded conditions than households with an older HRP.

3.11 Around half (52%) of all households with an HRP aged 65 or over were under-occupied. Conversely, much smaller proportions of 16-24 year olds and 25-34 year olds lived in under-occupied accommodation, Figure 3.4.

Figure 3.4: Overcrowding and under-occupation by age of the HRP, three year average 2009-10 to 2011-12



Base: all households

Notes:

1) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

2) underlying data presented in Table 3.1

Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

Household type

- 3.12 Lone parents with dependent children and other multi-person households were most likely to live in overcrowded accommodation (10%). For couples with dependent children, 6% lived in overcrowded conditions, Table 3.1.
- 3.13 Lone parents with dependent children were the least likely to live in under-occupied accommodation (5%). Occupancy ratings were quite different for couples. Around a fifth (21%) of couples with dependent children and almost three fifths (57%) of couples with no dependent children were under-occupying their homes. In addition, more than a third (38%) of one person households lived in under-occupied accommodation.

Usable floor space

- 3.14 The usable floor space available to households can provide further information on the suitability of accommodation. Usable floor space is measured by trained surveyors as part of the physical inspection of properties.
- 3.15 The amount of usable floor space varied widely by tenure and household type, Table 3.2.

Table 3.2: Characteristics of households by usable floor space, 2011

	floor space					all households	sample size
	less than 50m ²	50 to 69m ²	70 to 89m ²	90 to 109m ²	110m ² or more		
<i>all households</i>							
tenure							
owner occupiers	567	2,637	4,169	2,545	4,451	14,368	6,998
social renters	1,090	1,430	1,026	222	66	3,834	4,566
private renters	827	1,193	962	357	378	3,716	2,822
age of household reference person							
16-24	185	308	179	53	49	774	621
25-34	550	1,105	905	290	232	3,082	2,121
35-44	376	974	1,233	699	917	4,199	2,732
45-54	328	949	1,144	680	1,273	4,373	2,695
55-64	343	696	1,082	621	1,111	3,853	2,447
65 or over	702	1,228	1,614	780	1,314	5,637	3,770
household type							
couple, no dependent child(ren)	578	1,461	2,164	1,235	2,306	7,745	4,585
couple with dependent child(ren)	138	951	1,423	878	1,546	4,937	3,152
lone parent with dependent child(ren)	131	624	595	192	132	1,674	1,431
other multi-person households	73	393	599	228	292	1,585	1,107
one person	1,563	1,830	1,375	590	618	5,977	4,111
total	2,484	5,260	6,156	3,124	4,895	21,918	14,386
						<i>percentages</i>	
tenure							
owner occupiers	3.9	18.3	29.0	17.7	31.0	100.0	
social renters	28.4	37.3	26.8	5.8	1.7	100.0	
private renters	22.2	32.1	25.9	9.6	10.2	100.0	
age of household reference person							
16-24	23.9	39.8	23.1	6.9	6.3	100.0	
25-34	17.8	35.9	29.4	9.4	7.5	100.0	
35-44	9.0	23.2	29.4	16.7	21.8	100.0	
45-54	7.5	21.7	26.2	15.6	29.1	100.0	
55-64	8.9	18.1	28.1	16.1	28.8	100.0	
65 or over	12.5	21.8	28.6	13.8	23.3	100.0	
household type							
couple, no dependent child(ren)	7.5	18.9	27.9	15.9	29.8	100.0	
couple with dependent child(ren)	2.8	19.3	28.8	17.8	31.3	100.0	
lone parent with dependent child(ren)	7.8	37.3	35.5	11.5	7.9	100.0	
other multi-person households	4.6	24.8	37.8	14.4	18.4	100.0	
one person	26.2	30.6	23.0	9.9	10.3	100.0	
total	11.3	24.0	28.1	14.3	22.3	100.0	
sample size	2,043	3,824	4,100	1,785	2,634	14,386	

Base: all households

Notes:

1) figures in *italics* are based on small samples and should be treated with caution

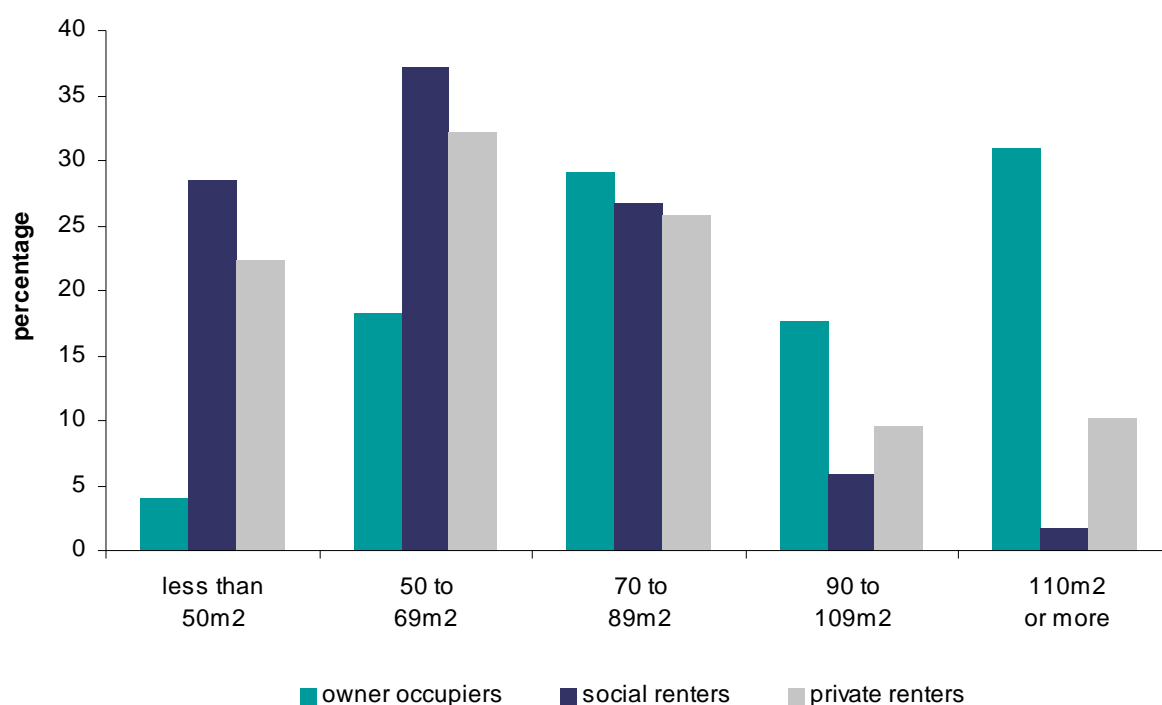
2) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

Source: English Housing Survey, household sub-sample

Tenure

- 3.16 Owner occupiers tended to have more usable floor space than renters. Around half (49%) of owner occupiers had at least 90m² of usable floor space, compared to 8% of social renters and 20% of private renters, Figure 3.5.
- 3.17 Two thirds (66%) of social renters and just over half (54%) of private renters had less than 70m² of usable floor space. This is not surprising given the pattern of overcrowding reported in Figure 3.2, with social and private renters more likely than owner occupiers to live in overcrowded accommodation.

Figure 3.5: Usable floor space by tenure, 2011



Base: all households

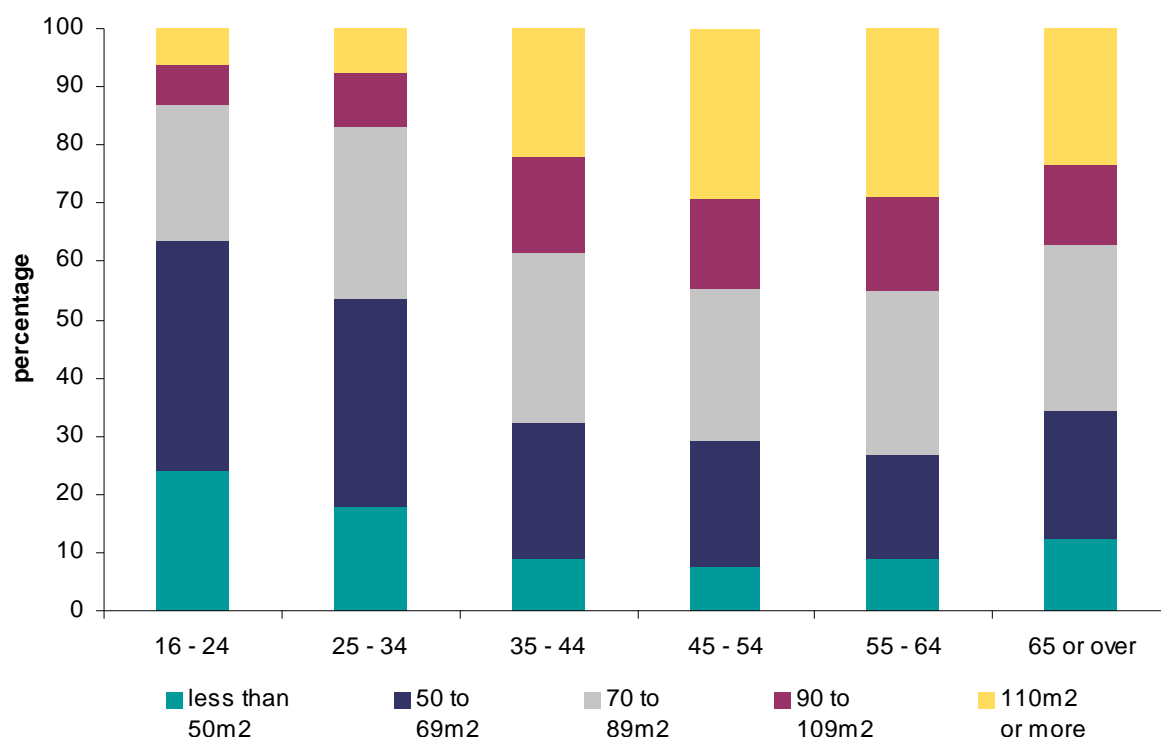
Note: underlying data presented in Table 3.2

Source: English Housing Survey, household sub-sample

Age of HRP

- 3.18 Around two thirds of households (64%) with an HRP aged 16-24 years of age had less than 70m² of usable floor space. For households where the HRP was aged 65 years or over, the proportion was much smaller at 34%, Figure 3.6.
- 3.19 Conversely, 13% of households with an HRP aged 16-24 years of age had 90m² or more usable floor space, compared to 37% of those with an HRP aged 65 years or over.

Figure 3.6: Usable floor space by age of the HRP, 2011



Base: all households

Note: underlying data presented in Table 3.2

Source: English Housing Survey, household sub-sample

Household type

3.20 Lone parents, as well as being more likely to live in overcrowded accommodation than the other household types, also tended to have less usable floor space. Around 45% of lone parents had access to less than 70m² of floor space. In comparison 22% of couples with dependent children had access to less than 70m² of floor space, Table 3.2.

Vacant homes²

3.21 A home can fall vacant for a number of reasons: as part of the process of being sold, or a gap between tenancies, or during probate³. However vacant homes can degrade quickly, becoming expensive to repair and return to use. Moreover there is a recognised need for additional housing in England and keeping vacant stock to a minimum is therefore desirable⁴.

3.22 In 2011, there were an estimated 967,000 vacant dwellings in England. This equates to 4% of the total dwelling stock.

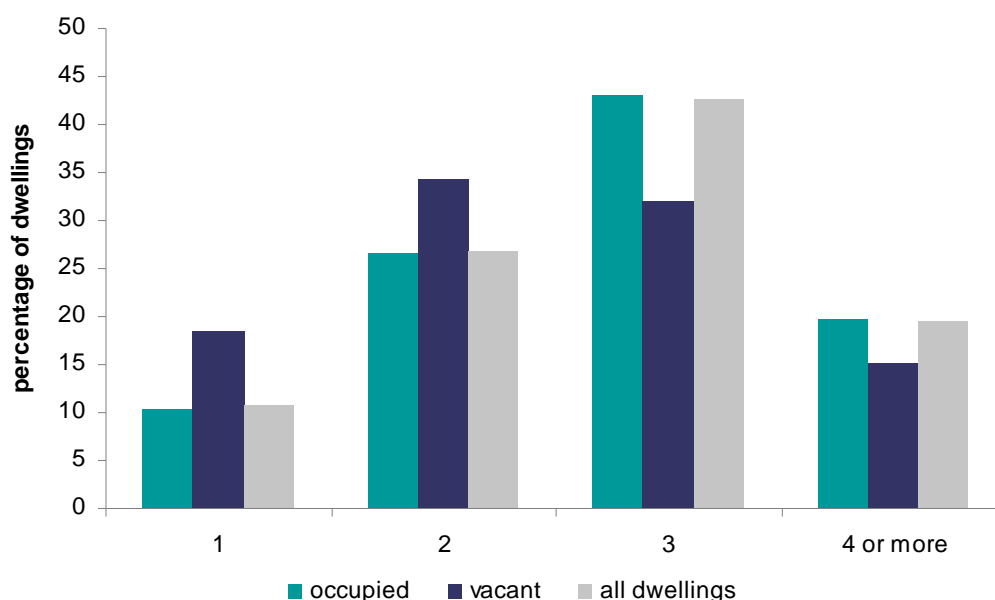
² The assessment of whether or not a dwelling is vacant is made at the time of the interviewer's visit. Clarification of vacancy is sought from neighbours. Surveyors are required to gain access to vacant dwellings and undertake full inspections.

³ Probate is a stage in the legal process of administering the estate of a deceased person, resolving all claims and distributing the deceased person's property under a will.

⁴ See 'Vacant Dwellings in England, The challenges and costs of bringing them back into use', BRE FB25, Bracknell, HIS BRE Press 2010

- 3.23 The majority (84%) of vacant homes were privately owned (43% were assessed to have previously been owner occupied, 41% privately rented). The remaining 16% of vacant homes were in the social rented sector, Annex Table 3.2.
- 3.24 Vacant homes tended to be smaller than occupied homes. The average usable floor space for occupied homes was 92m² compared with 80m² for vacant homes. Around 21% of vacant homes had a usable floor space of less than 50m² compared with 11% of occupied homes, Annex Table 3.3.
- 3.25 Typically vacant homes had fewer bedrooms than occupied homes. Some 53% of vacant homes had one or two bedrooms compared with 37% of occupied homes, Figure 3.7.

Figure 3.7: Number of bedrooms for occupied and vacant homes, 2011



Base: all dwellings

Note: underlying data are presented in Annex Table 3.3

Source: English Housing Survey, dwelling sample

- 3.26 Many vacant homes were in poor condition and would require considerable investment to make them suitable for and attractive to, potential purchasers or tenants. Around a third (32%) of vacant homes failed to meet the decent homes standard⁵ compared with around a quarter (23%) of occupied homes. They were also more likely to have very poor energy efficiency: 11% of vacant homes had a SAP rating⁶ of less than 30 compared with just 3% of occupied homes, Annex Table 3.4.
- 3.27 Using a scale of overall dwelling condition⁷, vacant homes were far more likely to be categorised as worst or poor housing (41%) compared with occupied

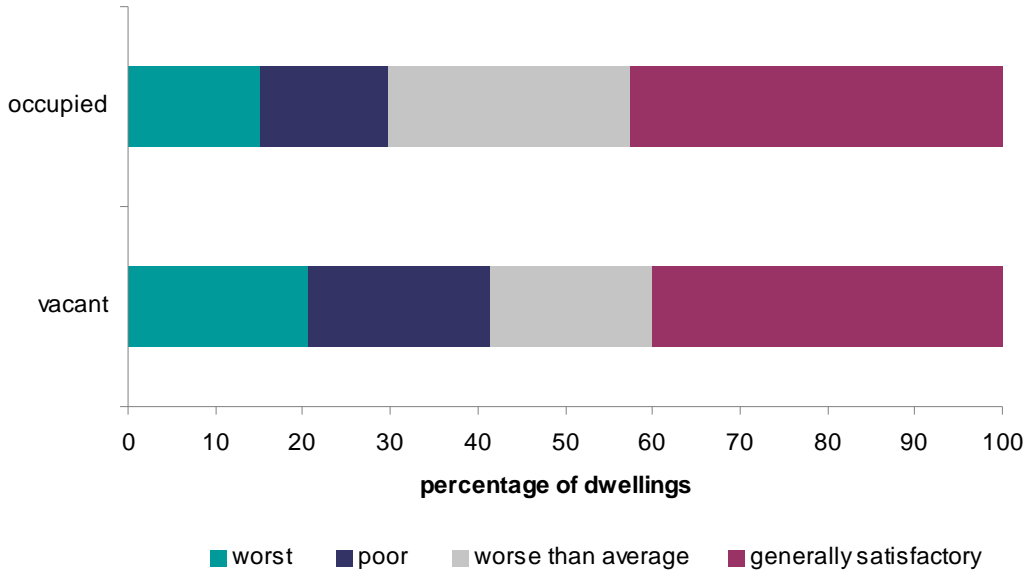
⁵ See glossary for further details on the decent homes standard.

⁶ The SAP (Standard Assessment Procedure) rating is a standard assessment of the energy efficiency of dwellings, based on annual space and water heating costs for a standard heating regime and which reports on a scale of 1 (highly inefficient) to 100 (highly efficient). See glossary for further details.

⁷ See glossary and chapter 3 of the EHS Homes Report 2011 for further details.

homes (30%). This is because vacant homes were more likely to have Category 1 HHSRS hazards and problems with serious disrepair (standardised basic repair costs of £35 per m² or more⁸), than their occupied counterparts, Figure 3.8

Figure 3.8: Condition of occupied and vacant homes, 2011



Base: all dwellings

Note: underlying data are presented in Annex Table 3.4

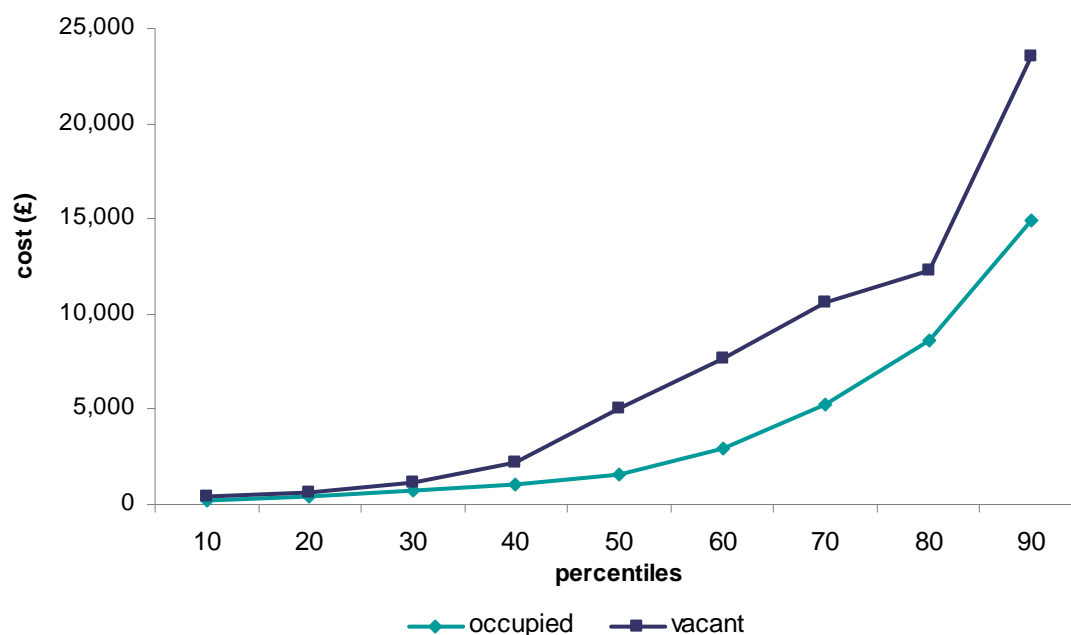
Source: English Housing Survey, dwelling sample

3.28 The average cost to mitigate the Category 1 hazards in vacant dwellings was around £5,850, over twice the average cost for occupied homes (£2,690). There are similar findings with regards to the expenditure required to bring non decent homes up to the required standard: the average cost for vacant homes was £10,200 compared with £5,300 for occupied homes, Annex Table 3.5.

3.29 Although 10% of non decent vacant dwellings required less than £450 of remedial work to attain the decent homes standard, at the other end of the scale, 10% of these dwellings required work of around £23,000 or more, Figure 3.9.

⁸ See EHS Home Report chapter 3 for further details of standardised repair costs.

Figure 3.9: Distribution of the costs to make homes decent among occupied and vacant homes, 2011



Base: all dwellings

Note: underlying data are presented in Annex Table 3.5

Source:

English Housing Survey, all dwellings with a Category 1 hazard, paired dwelling sample;
English Housing Survey, all non decent dwellings, paired dwelling sample

Access to the social rented sector

- 3.30 This section examines access to the social rented sector by looking at the number of households on waiting/transfer lists for social housing and the length of time that households waited on such lists before being allocated their current home.
- 3.31 Overall, 4% of households had a household member who was on a waiting/transfer list for social housing. This varied across tenure, with 1% of owner occupiers containing a household member on a waiting/transfer list compared with 10% of private renters and 8% of households where the HRP was already a social tenant (this can happen if others in the household want their own social tenancy), Table 3.3.

Table 3.3: Households with household member(s) on social housing waiting/transfer list by type of list, by tenure 2011-12

all households

current tenure	percentage of households with member(s) on list	total number of households with members on list ¹	total number of households in tenure	which household member on list		
				HRP or partner	other	total
	<i>percentages</i>	<i>thousands of households</i>				<i>percentages</i>
owner occupiers	0.9	125	14,388	68.3	*	100.0
social renters	8.0	306	3,808	85.9	14.1	100.0
private renters	10.2	392	3,843	97.4	*	100.0
all tenures	3.7	824	22,040	88.7	11.3	100.0

% of all households

3.3

0.4

¹ of these 824,000 households, an estimated 25,000 had more than one application, indicating the current household intended to split

Notes:

1) * indicates sample size too small for reliable estimate

2) figures in *italics* are based on small samples and should be treated with caution

Source: English Housing Survey, full household sample

Length of time on waiting/transfer list before being allocated a home

- 3.32 Social renters who had lived in their current home for less than 10 years were asked how long they had waited before being allocated their home.
- 3.33 Around half (52%) of social renters said they had waited less than 6 months before being allocated their home, with over a third (36%) being housed within the first 3 months. More than half (55%) of housing association tenants had waited less than 6 months before being allocated their current home while 48% of local authority tenants had waited less than 6 months before being allocated their home, Table 3.4.
- 3.34 A quarter (25%) of all local authority tenants and around a fifth (18%) of housing association tenants had waited more than 2 years to be allocated their home.

Table 3.4: Length of wait before being allocated a home, 2011-12*social renters resident less than 10 years*

length of wait	local authority	housing association	total
	<i>thousands of households</i>		
less than 3 months	272	463	735
3 months but less than 6 months	144	192	336
6 months but less than 1 year	147	182	328
1 year but less than 2 years	89	135	224
2 years but less than 3 years	93	87	179
3 years but less than 5 years	60	61	122
5 years or more	63	70	133
total	868	1,189	2,057
	<i>percentages</i>		
less than 3 months	31.3	38.9	35.7
3 months but less than 6 months	16.6	16.1	16.3
6 months but less than 1 year	16.9	15.3	16.0
1 year but less than 2 years	10.3	11.4	10.9
2 years but less than 3 years	10.7	7.3	8.7
3 years but less than 5 years	7.0	5.1	5.9
5 years or more	7.3	5.9	6.5
total	100.0	100.0	100.0

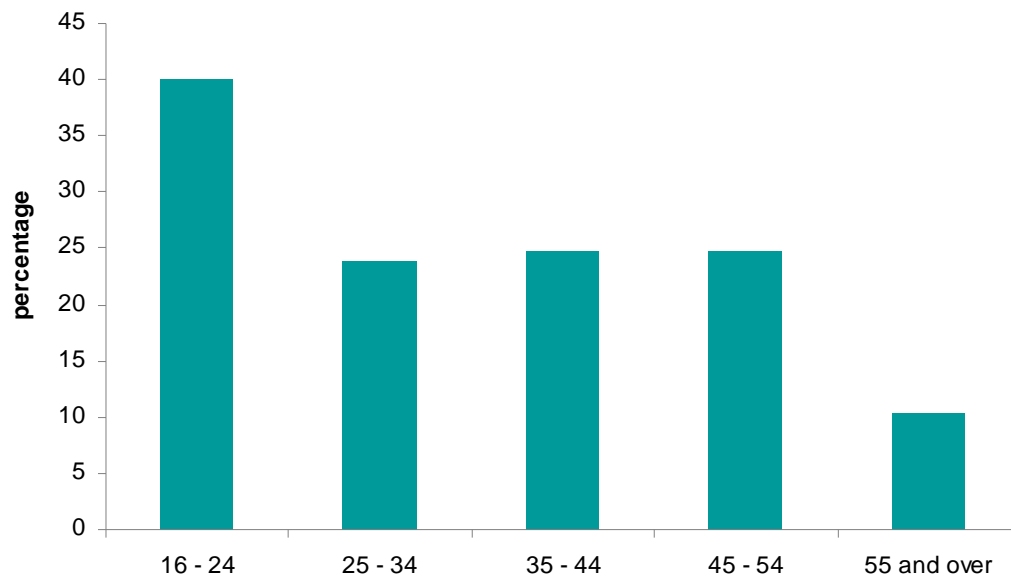
Source: English Housing Survey, full household sample

Acceptance as homeless

- 3.35 Local authorities have a responsibility for securing temporary accommodation for households who are in priority need and are homeless through no fault of their own. This responsibility ends when the household is allocated permanent housing (which can be in the social or private sector).
- 3.36 Around a fifth (22%) of social renters said they had been accepted as homeless⁹ by their local authority before being allocated their home.
- 3.37 Younger people were more likely than older people to be accepted as homeless; 40% of HRPs aged 16-24 years were accepted as homeless prior to being allocated their current home compared with 10% of HRPs aged 55 or older, Annex Table 3.6 and Figure 3.10.

⁹ See glossary for further details.

Figure 3.10: Social renters by whether accepted as homeless before being allocated their home, by age of the HRP, 2011-12



Base: social renters resident less than 5 years

Note: underlying data presented in Annex Table 3.6

Source: English Housing Survey, full household sample

Chapter 4

Housing aspirations and satisfaction

This chapter begins by reporting on households in the rented sectors and their aspirations to buy a home. The reasons cited for not yet purchasing a home are also explored.

The characteristics of first time buyers are then examined, with the focus on those who had bought their first home in the previous 3 years. The age profile and economic status of first time buyers and the types of home they tended to purchase is also described.

The chapter then reports on the amount of equity that owner occupiers had in their homes and their perceptions of how the market value of their homes had changed in the previous 12 months and would change in the following 12 months. The chapter concludes with an exploration, by tenure, of levels of satisfaction with both accommodation and the local area.

Additional findings relating to housing aspirations and satisfaction can be found in web tables FA5211 to FT5421.

Key findings

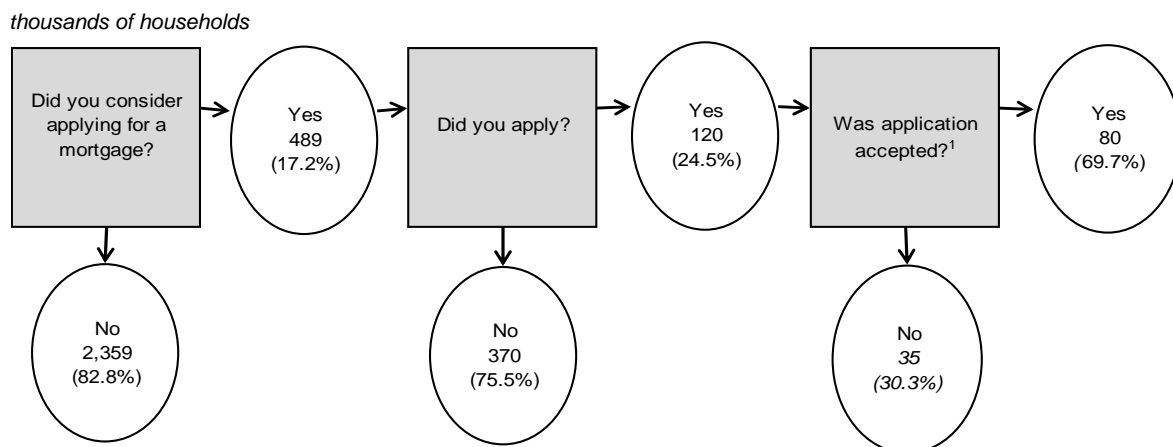
- In 2011-12, 59% of private renters and a 20% of social renters expected to buy a home in the UK at some point in the future.
- A quarter (25%) of renters who considered applying for a mortgage had actually applied for one in the previous 12 months. Of those that considered applying for a mortgage but did not actually apply, 45% they felt their deposit wasn't large enough.
- Around 5% of owner occupiers in 2011-12 were first time buyers. These first time buyers were typically aged between 25 and 34 (59%) and working full time (88%).
- Home owners typically felt the value of their property stayed about the same in the 12 months prior to interview (42%) and anticipated the value would stay the same in the 12 months after interview (56%).
- The majority of households (91%) said they were satisfied with their current accommodation. Owner occupiers were most satisfied with their accommodation (96%) compared with private renters (83%) and social renters (81%).

- The vast majority of households (88%) were satisfied with their local area to some extent. A higher proportion of owner occupiers (90%) were satisfied than private renters (86%) and social renters (81%).

Aspiration to home ownership

- 4.1. In 2011-12, around 2.9 million households who were currently renting their accommodation expected to buy a property at some point in the future. Private renters were more likely to aspire to own (59%) than social renters (20%)¹.
- 4.2. Of those households who expected to buy a property in the future, 17% had considered applying for a mortgage (or secured loan) in the previous 12 months². However, just a quarter (25%) of these households actually made a mortgage application, Figure 4.1.

Figure 4.1: Applying for a mortgage (or secured loan) to buy a property as the main home in the past year, two year average 2010-11 to 2011-12



¹some respondents did not answer these questions, and have been excluded from this analysis

Base: 3,607 respondents (in the renting sector) who thought that they would eventually buy a home or a share in a home

Note: figures in *italics* are based on small samples and should be treated with caution

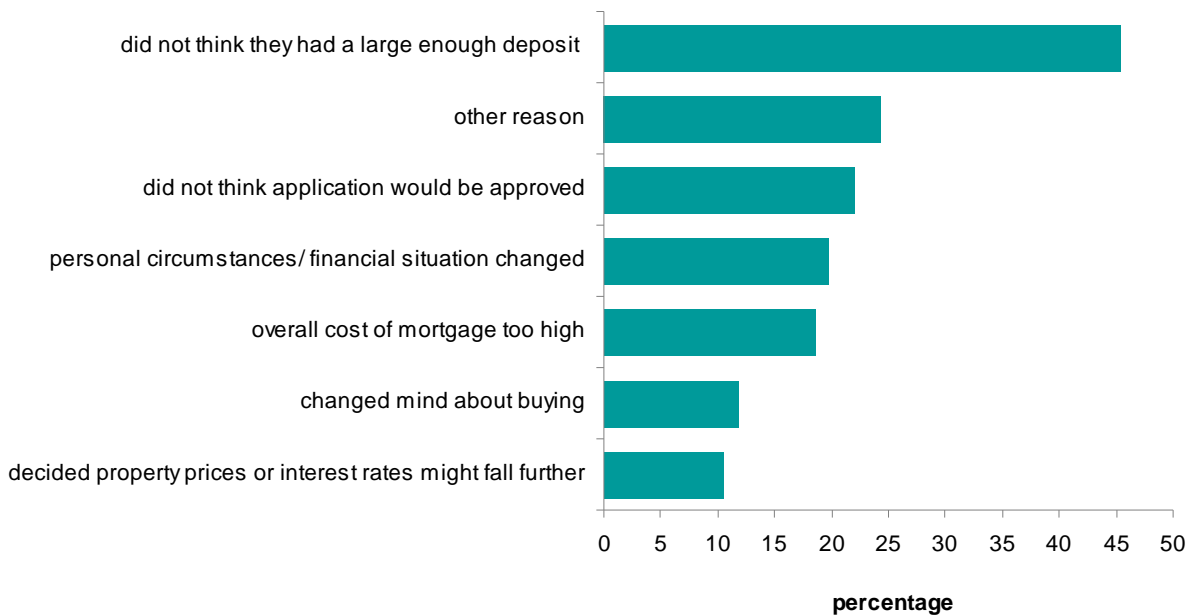
Source: 2 year average based on English Housing Survey data 2010-11 to 2011-12, full household sample

- 4.3. The main reason given by households for not applying for a mortgage was that they did not think they would have a large enough deposit (45%), Figure 4.2. Another common reason for not applying for a mortgage (given by 22% of renters) was that the mortgage application may not have been approved.

¹ The 2011-12 EHS Headline Report published in February 2013 provides further analysis of home buying aspirations. .

² Analysis of mortgage applications is based on a two year average using the EHS full household sample from 2010-11 and 2011-12.

Figure 4.2: Reasons for not applying for a mortgage (or secured loan) to buy a property as their main home in the past year, two year average 2010-11 to 2011-12



Base: social and private renters who considered but did not apply for a mortgage in the last 12 months

Notes:

- 1) underlying data are presented in Annex Table 4.1
- 2) respondents could give more than one reason
- 3) the other reason category contains the following reasons: discouraged by bank/lender and application process too complicated
- 4) some of the categories in this chart should be treated with caution as it is based on small sample sizes

Source: 2 year average based on English Housing Survey data 2010-11 to 2011-12, full household sample

First time buyers

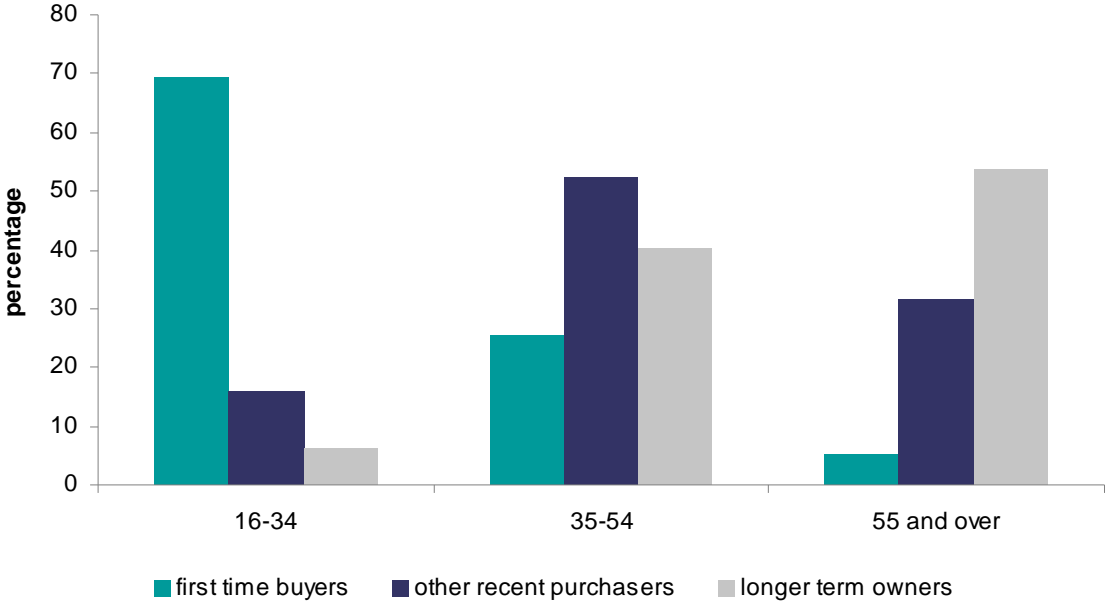
- 4.4. In 2011-12, 5% of owner occupiers were first time buyers, 85% were longer term owners, and 9% were other recent purchasers.
- 4.5. For the purpose of this analysis, first time buyers are defined as households in the owner occupied sector who purchased their property in the last 3 years and had never owned a property before. Other recent purchasers are households who purchased their home within the previous three years but were not first time buyers while longer term home owners are all those who purchased their home more than three years ago. The analysis in this section is based on a three year combined dataset³.

³ Estimates for 2011-12 are based on a three year average from the 2009-10 to 2011-12 EHS Household Interview Survey data.

Age and economic status

4.6. As expected, the majority of first time buyers were younger, with 69% aged under 35. In comparison, around half (52%) of other recent purchasers were aged 35-54 years old, and over half of longer term home owners (54%) were aged 55 or over, Figure 4.3 and Annex Table 4.2.

Figure 4.3: Age of first time buyers, recent purchasers and longer term owners, three year average 2009-10 to 2011-12



Base: all owner occupied households

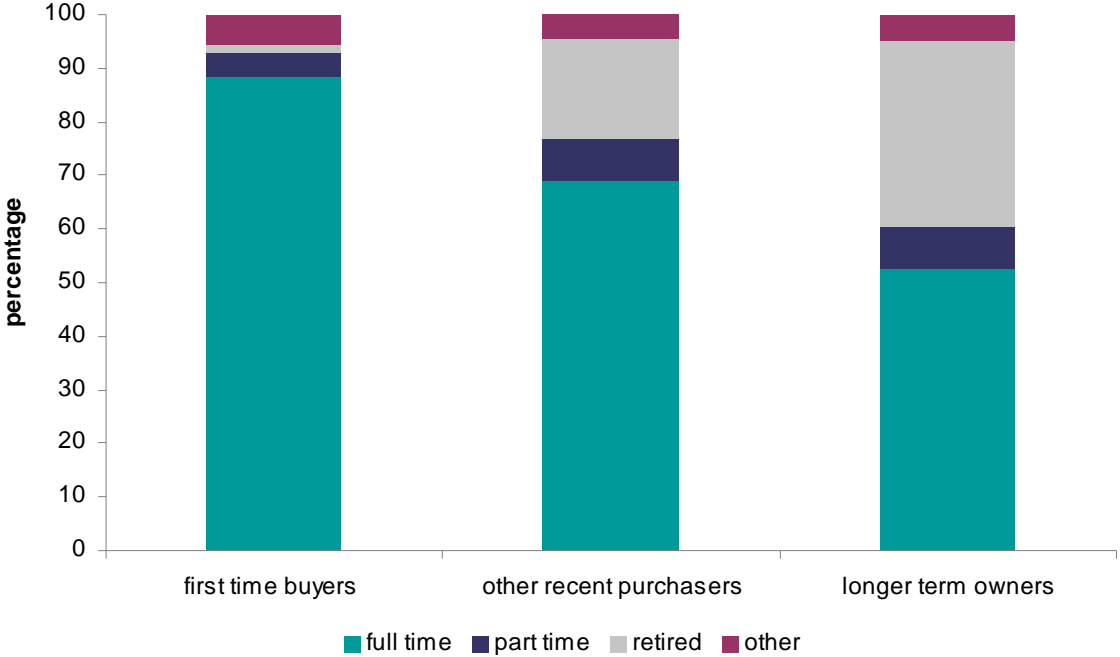
Notes:

- 1) underlying data are presented in Annex Table 4.2
- 2) this chart should be treated with caution as it is based on small sample sizes
- 3) a small number of cases classified as first time buyers acquired their property as part of a divorce settlement, inherited it or had it as a gift

Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

4.7. Most first time buyers were in full time employment (88%), as would be expected, given the typical requirements to obtain a mortgage/loan to purchase a property. In comparison, 53% of longer term home owners and 69% of other recent purchasers were working full time. Longer term home owners were more likely to be retired (35%) than first time buyers (less than 2%) and other recent purchasers (19%), Figure 4.4 and Annex Table 4.2.

Figure 4.4: Economic status of first time buyers, recent purchasers and longer term owners, three year average 2009-10 to 2011-12



Base: all owner occupied households

Notes:

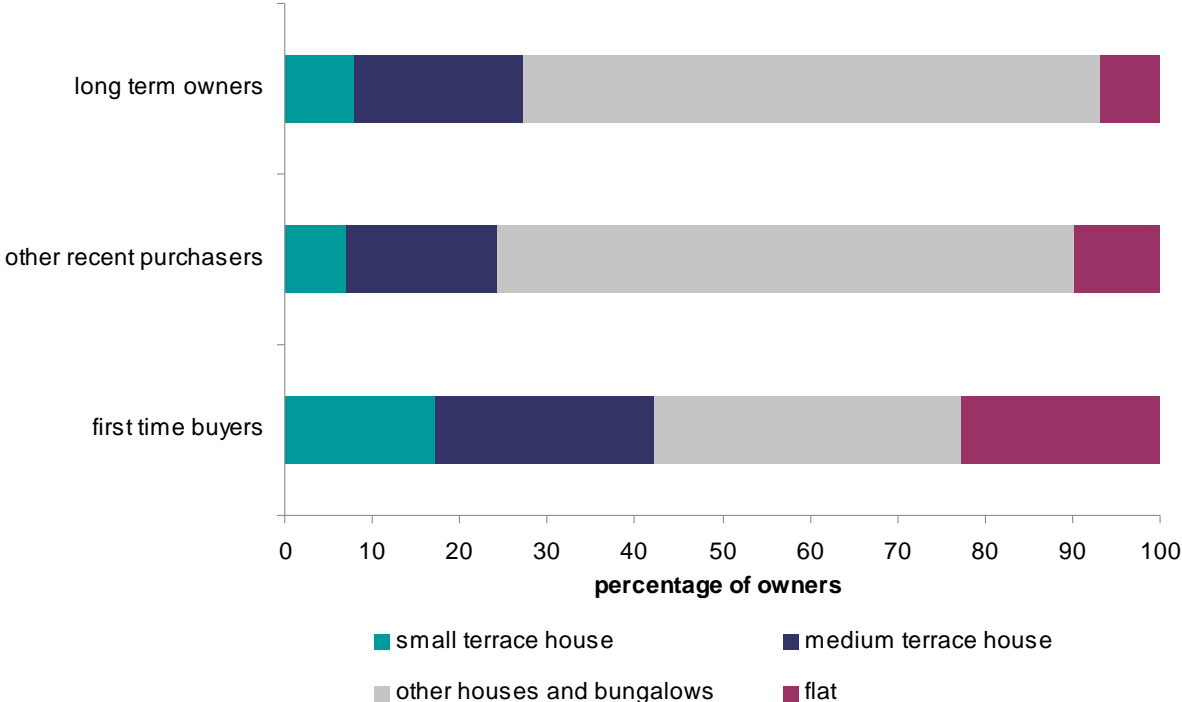
- 1) underlying data are presented in Annex Table 4.2
- 2) this chart should be treated with caution as it is based on small sample sizes
- 3) a small number of cases classified as first time buyers acquired their property as part of a divorce settlement, inherited it or had it as a gift

Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

Type and size of dwellings

4.8. First time buyers were more likely to occupy flats and less likely to occupy bungalows, detached or semi-detached houses than all other owners. Around a quarter (23%) of first time buyers lived in flats compared with 10% of other recent purchasers and 7% of other owners. Around one third of first time buyers (35%) lived in semi-detached or detached houses or bungalows, compared with (66%) of other recent owners and 66% of longer term home owners, Figure 4.5.

Figure 4.5: Types of dwellings occupied by type of ownership, three year average 2009-10 to 2011-12



Base: all owner occupied households

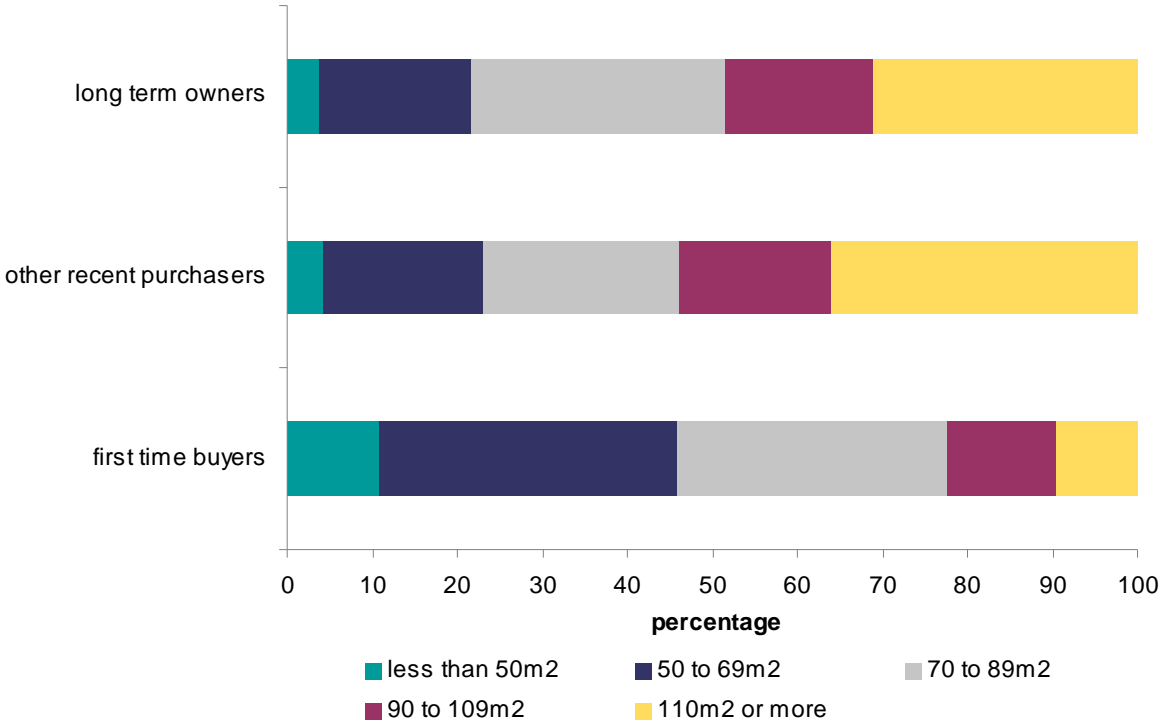
Notes:

- 1) underlying data are presented in Annex Table 4.3
- 2) a small number of cases classified as first time buyers acquired their property as part of a divorce settlement, inherited it or had it as a gift

Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

- 4.9. First time buyers were more likely to occupy the smallest homes (less than 50m² in area) than other recent purchasers (4%) and longer term home owners (4%).
- 4.10. Only 10% of first time buyers owned larger homes (of at least 110m² in area) compared with 36% of other recent purchasers and 31% of longer term home owners, Figure 4.6.

Figure 4.6: Banded size of dwellings occupied by type of ownership, three year average 2009-10 to 2011-12



Base: all owner occupied households

Notes:

- 1) underlying data are presented in Annex Table 4.4
- 2) a small number of cases classified as first time buyers acquired their property as part of a divorce settlement, inherited it or had it as a gift

Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

Equity

- 4.11. The equity in a home is equal to the current market value minus the amount still owed to lenders, in other words the mortgage balance. Home equity can be built up through mortgage payments and appreciation. The EHS asks homeowners to estimate the amount of equity they have in their property.
- 4.12. A homeowner is in 'negative equity' if they owe more to their mortgage lender than the property is currently worth. The following analysis relates to the amount of equity in the home that the survey respondent perceives that they have accrued.
- 4.13. Generally, the longer households had lived in their property, the higher the perceived level of equity. Over half (54%) of households that had been resident for more than 30 years believed they had over £180,000 of equity, compared to a quarter (25%) of households who had been resident for less than one year. Only 1% of all owner occupiers perceived their homes to be in negative equity, Table 4.1.

Table 4.1: Households' equity by length of ownership, three year average 2009-10 to 2011-12

all owner occupied households

	negative equity	£0 to £49,999	£50,000 to £80,000	£80,001 to £120,000	£120,001 to £180,000	over £180,000	total	sample size
							<i>thousands of households</i>	
length of ownership								
less than 1 year	*	139	60	55	61	107	427	<i>881</i>
one year	*	60	25	26	31	67	213	<i>447</i>
two years	19	201	74	71	84	150	598	<i>1,250</i>
3-4 years	51	367	169	183	197	373	1,339	<i>2,896</i>
5-9 years	45	447	378	390	516	892	2,668	<i>5,854</i>
10-19 years	*	144	293	503	738	1,539	3,228	<i>7,238</i>
20-29 years	*	45	146	344	682	1,199	2,417	<i>5,561</i>
30+ years	*	*	78	282	683	1,216	2,270	<i>5,290</i>
Total	137	1,413	1,222	1,853	2,992	5,542	13,160	<i>29,417</i>
							<i>percentages</i>	
length of ownership								
less than 1 year	*	32.5	14.0	13.0	14.4	25.0	100.0	
one year	*	28.1	11.5	12.3	14.8	31.4	100.0	
two years	3.1	33.6	12.3	11.9	14.0	25.2	100.0	
3-4 years	3.8	27.4	12.6	13.6	14.7	27.9	100.0	
5-9 years	1.7	16.7	14.2	14.6	19.4	33.4	100.0	
10-19 years	*	4.5	9.1	15.6	22.8	47.7	100.0	
20-29 years	*	1.9	6.0	14.2	28.2	49.6	100.0	
30+ years	*	*	3.5	12.4	30.1	53.6	100.0	
Total	1.0	10.7	9.3	14.1	22.7	42.1	100.0	

Notes:

1) * indicates sample size too small for reliable estimates

2) figures in *italics* are based on small sample and should be treated with caution

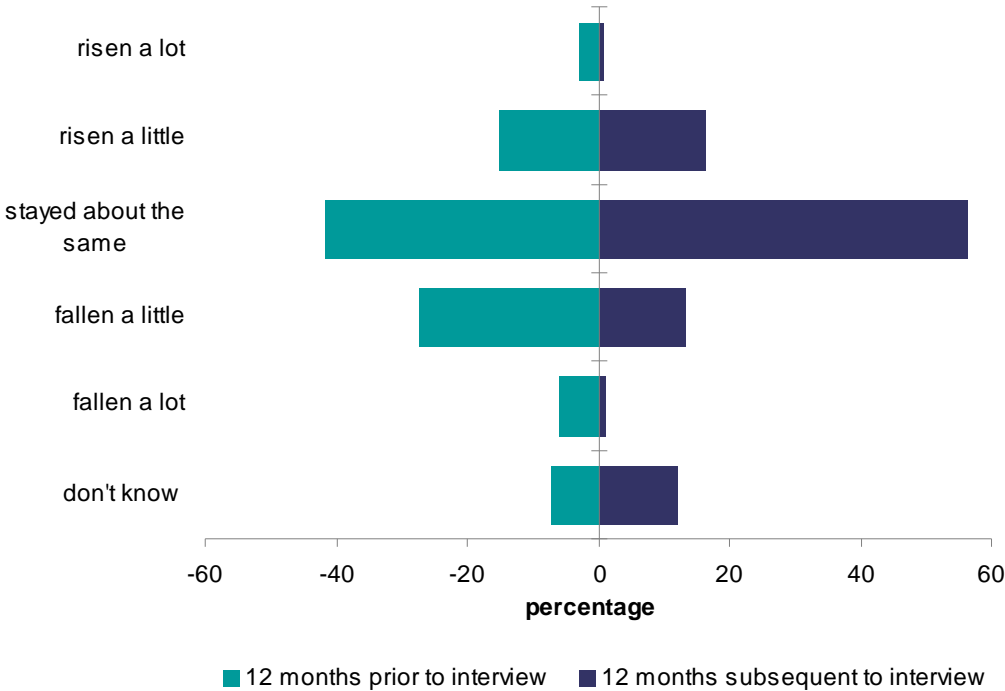
Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

Perception of property value

- 4.14. Home owners were asked whether they thought the value of their home had changed over the previous 12 months and by how much. They were also asked to predict how the value would change over the 12 months following the date of the interview⁴.
- 4.15. Around two fifths (42%) of home owners felt that the value of their property had remained stable during the 12 months prior to interview and would remain stable during the 12 months following their interview (56%).
- 4.16. When looking at home owners who felt their property value had changed in the previous 12 months, more felt their property had decreased in value (33%) rather than increased (18%). However, only 14% of home owners thought the value would fall over the 12 months following the interview, compared with 17% who thought their property value would rise, Figure 4.7 and Annex Table 4.5.

⁴ The analysis on perception of property value is based on one year's worth of EHS full household interview data for 2011-12.

Figure 4.7: Perception of property value, 2011-12



Base: all owner occupied households
Note: underlying data are presented in Annex Table 4.5
Source: English Housing Survey, full household sample

Satisfaction with accommodation

- 4.17. Households were asked how satisfied they were with their homes and their neighbourhood. Subjective questions like this are important for revealing how people feel about their overall living conditions, as well as their housing needs.
- 4.18. Households were asked to rate their levels of satisfaction with their accommodation using a five-point scale where 1 = 'very satisfied' and 5 = 'very dissatisfied'.
- 4.19. Overall, 91% of households said that they were very or slightly satisfied with their accommodation, with 6% of households stating they were either slightly or very dissatisfied, Annex Table 4.6.
- 4.20. Owner occupiers were most satisfied with their accommodation (96%), compared with 83% of private renters and 81% of all social renters, Figure 4.8 and Annex Table 4.6.
- 4.21. There were differences in satisfaction levels for social renters. Some 84% of housing association renters were either very or slightly satisfied, compared to 80% of local authority renters. Local authority renters were also more likely to be dissatisfied (14%) with their accommodation than housing association renters (11%).

Figure 4.8: Satisfaction with accommodation by tenure, 2011-12



Base: all households

Note: underlying data are presented in Annex Table 4.6

Source: English Housing Survey, full household sample

Satisfaction with local area⁵

- 4.22. The majority of households (88%) were generally satisfied with their local area although a higher proportion of owner occupiers (90%) were satisfied than private renters (86%) and social renters (81%). In addition, a smaller proportion of owner occupiers (6%) expressed dissatisfaction with their local area than private renters (8%) and social renters (12%)
- 4.23. A higher proportion of owner occupiers were very satisfied (59%) with their local area compared to renters, Annex Table 4.7.
- 4.24. Higher levels of satisfaction amongst home owners could relate to the greater level of choice they have in the location of their own home.

Changes in the local area

- 4.25. Households who had lived in their local area for two or more years were asked if they thought their local area had changed over the previous two years. Some 64% of people felt their area had not changed in the last two years, with 23% feeling their area had changed for the worse, and 13% for the better. These levels were unchanged from 2009-10⁶, Annex Table 4.8.

⁵ The definition of 'local area' was left open to respondents to determine as they wished.

⁶ See English Housing Survey Live Table FA5342, available on the DCLG website.

- 4.26. Two thirds (66%) of owner occupiers felt their area had not changed over the last 2 years. Of those who felt the area had changed, 23% felt the change was for the worse compared to 11% who thought it had changed for the better.
- 4.27. The majority of social and private renters also felt their local area had not changed much over the last 2 years (55% and 69% respectively). The views of social renters who felt the area had changed were split; a greater proportion (26%) believed that their area had changed for the worse than those who thought it had improved (19%). A similar proportion of private renters thought their area had changed for the better (16%) as believed it had changed for the worse (15%).

Figure 4.9: Change to local area in the previous two years by tenure, 2011-12



Base: all households who had lived in their local area for two or more years
Note: underlying data are presented in Annex Table 4.8
Source: English Housing Survey, full household sample

Chapter 5

Household moves

This chapter firstly reports on the length of time households have resided in their current homes, making comparisons by tenure. The next section describes the characteristics of recent movers, including their age profile and economic status before examining the movement flows between and within the different tenures. Finally, reasons given by households for moving home, and by landlords and letting agents for ending private tenancies, are explored.

Additional findings relating to household moves can be found in web tables FA4121 to FT4421.

Key findings

- In 2011-12, 2.0 million households reported that they had moved home in the previous 12 months. Of these, there were 381,000 new households, 1.2 million households moved within tenure and 415,000 households moved between tenures.
- Most new households were in the private rented sector (68%) while 20% were in the owner occupied sector and 12% in the social rented sector.
- Focusing on moves between tenures, 116,000 households moved from the private rented sector to the owner occupied sector. In the other direction, 150,000 households moved from the owner occupied sector to the private rented sector¹.
- In 2011-12, 61% of owner occupiers had resided at their current home for 10 years or more. This compares with 44% of social renters and 9% of private renters.
- A third (32%) of households in the private rented sector had resided at their current home for less than one year. Households within the social rented and owner occupied sectors moved less frequently, with 9% and 3% respectively resident at their current address less than one year.
- The main reason cited by owner occupiers for moving home in the 3 years prior to interview was to own a home, to buy, or to live independently (28%). The main

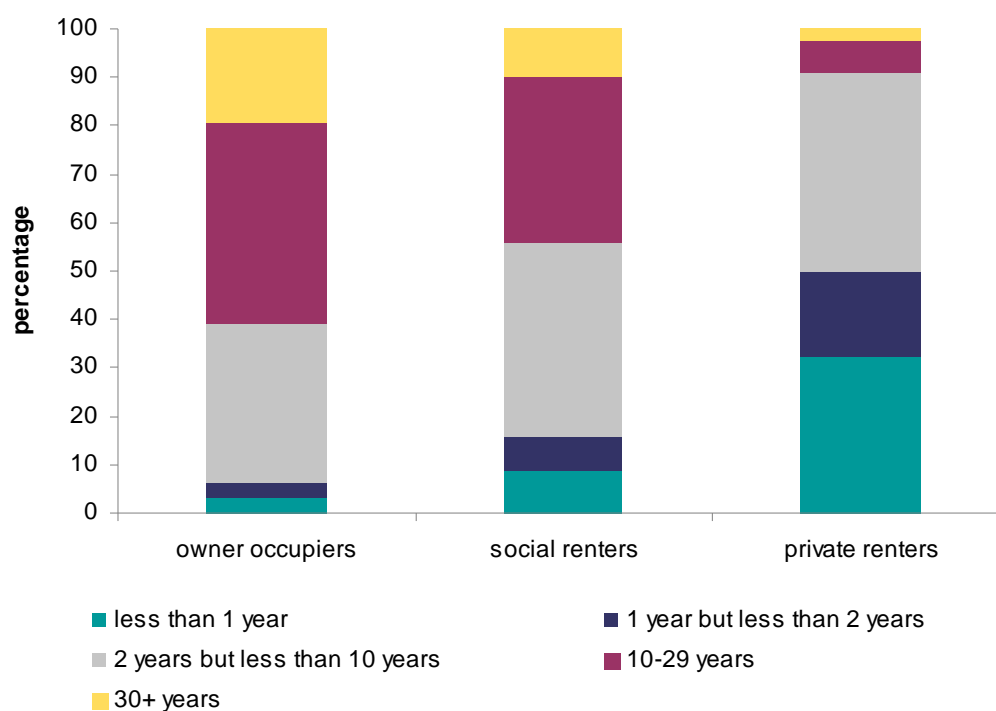
¹ The number of respondents who moved between the social rented sector and the owner occupied sector was too small to provide a reliable estimate of this flow.

reason cited by renters was ‘family or personal reasons’ (23% of social renters and 25% of private renters cited this reason).

Length of residence

- 5.1 The length of time a household had lived in their current home varied significantly by tenure. Owner occupiers tended to have been in residence for longer periods, with 61% of owner occupiers having lived at their current home for at least 10 years, compared with 44% of social renters and just 9% of private renters.
- 5.2 Conversely, around a third (32%) of private renters had lived at their current homes for less than one year, compared to 9% of social renters and 3% of owner occupiers, Figure 5.1 and Annex Table 5.1.

Figure 5.1: Length of residence in current home by tenure, 2011-12



Base: all households

Note: underlying data are presented in Annex Table 5.1

Source: English Housing Survey, full household sample

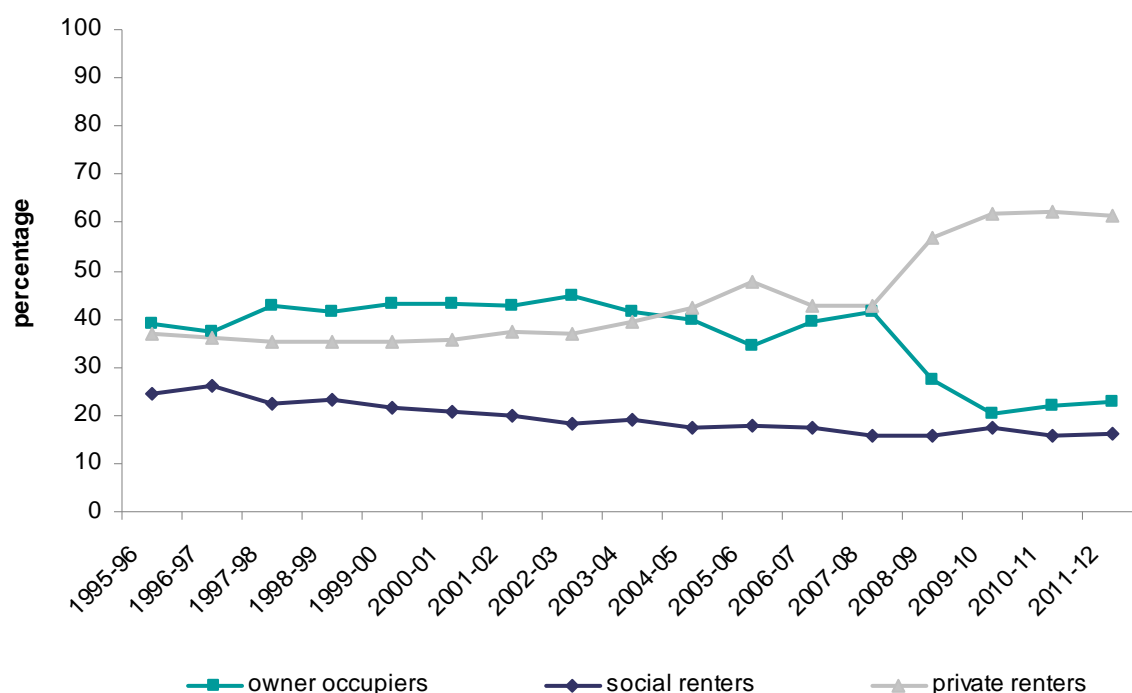
Recent movers

- 5.3 In 2011-12, there were 2.0 million households that reported that they were recent movers. Recent movers are households that moved into their current

home in the last 12 months². As might be expected, given typical lengths of residence illustrated in Figure 5.1, the majority of recent movers were private renters (61%); 23% were owner occupiers and 16% were social renters, Figure 5.2 and Annex Table 5.2.

5.4 Private renters have not always made up the highest proportion of recent movers. For the period 1995-96 to 2003-04, owner occupiers comprised the highest proportion of recent movers. This changed in 2004-05 and private renters have comprised the highest proportion of recent movers since then.

Figure 5.2: Trends in moving households by current tenure, 1995-96 to 2011-12



Base: households resident less than a year

Note: underlying data are presented in Annex Table 5.2

Sources:

1995-96 to 2007-08: Survey of English Housing;

2008-09 onwards: English Housing Survey, full household sample

Characteristics of recent movers

5.5 Recent movers are categorised into two types: new households and continuing households³. Of the 2.0 million households that reported they were recent movers in 2011-12, 381,000 were new households and 1.6 million were continuing households, Table 5.1.

² This includes both new and continuing households but excludes sitting tenant purchasers. For definitions of these terms, please refer to the glossary.

³ Continuing households are those where the HRP or their spouse/partner occupied their previous permanent accommodation in either or both of their names.

-
- 5.6 Around two thirds (68%) of new households were in the private rented sector, a fifth (20%) were in the owner occupied sector and 12% were in the social rented sector.
- 5.7 These new households were typically young: 86% had a HRP aged under 35 and 46% had a HRP aged between 16 and 24. The single largest household type was couples with no dependent children (34%), Table 5.1.
- 5.8 Continuing households were generally older than new households (48% had a HRP aged 35 or above) and the majority (60%) were private renters. They were most likely to be either one person households (25%) or couples with no dependent children (29%).

Table 5.1: Characteristics of recent movers¹, 2011-12

all new and recently moving households

	new households	continuing households	all recent movers
	<i>thousands of households</i>		
age of HRP			
16 to 24	173	261	434
25 to 34	152	595	747
35 or older	55	787	842
tenure type			
owner occupiers	75	384	459
social renters	48	277	325
private renters	259	981	1,239
household type			
couple, no dependent children	130	484	614
couple with dependent child(ren)	*	365	400
lone parent and dependent child(ren)	*	191	226
other multi-person households	68	195	263
one person	113	407	520
total	381	1,642	2,023
	<i>percentages</i>		
age of HRP			
16 to 24	45.5	15.9	21.5
25 to 34	40.0	36.2	36.9
35 or older	14.5	47.9	41.6
tenure type			
owner occupiers	19.6	23.4	22.7
social renters	12.5	16.9	16.1
private renters	67.9	59.7	61.3
household type			
couple, no dependent children	34.2	29.5	30.4
couple with dependent child(ren)	*	22.2	19.8
lone parent and dependent child(ren)	*	11.6	11.2
other multi-person households	17.8	11.9	13.0
one person	29.7	24.8	25.7
total	100.0	100.0	100.0
sample size	201	958	1,159

¹new and recently moving households are separated for the purposes of this comparison; in other tables and figures new households are included with 'recent movers'

Notes:

1) * indicates sample size too small for a reliable estimate

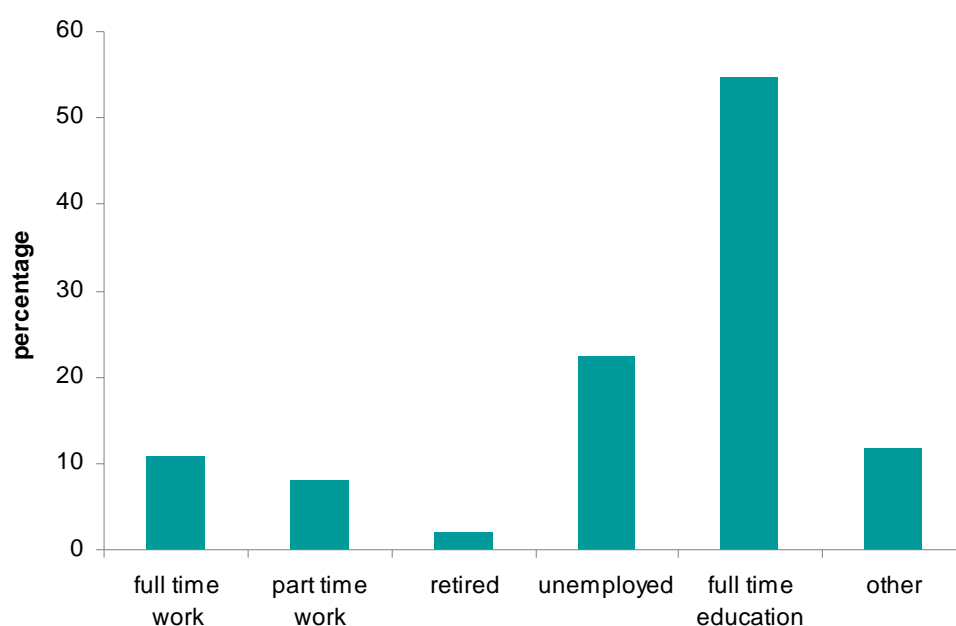
2) figures in *italics* are based on small sample sizes and should be treated with caution

Source: English Housing Survey, full household sample

Economic status

5.9 The majority (55%) of households with a HRP in full time education were recent movers. This is unsurprising as many students move annually whilst studying at university or college. The proportion of retired HRPs who were recent movers was very small at 2%. Unemployed HRPs were more likely to have moved (22%) than HRPs in full time work (11%) or part time work (8%), Annex Table 5.3 and Figure 5.3.

Figure 5.3: Recent movers by economic status, 2011-12



Base: households resident less than one year

Note: underlying data are presented in Annex Table 5.3

Source: English Housing Survey, full household sample

Movement between and within sectors

5.10 This section explores the number of house moves within and between tenures, and the number of new households created in the 12 months prior to interview. It does not consider where households ceased to exist, for example through members becoming part of another household, moving into institutional accommodation or through death.

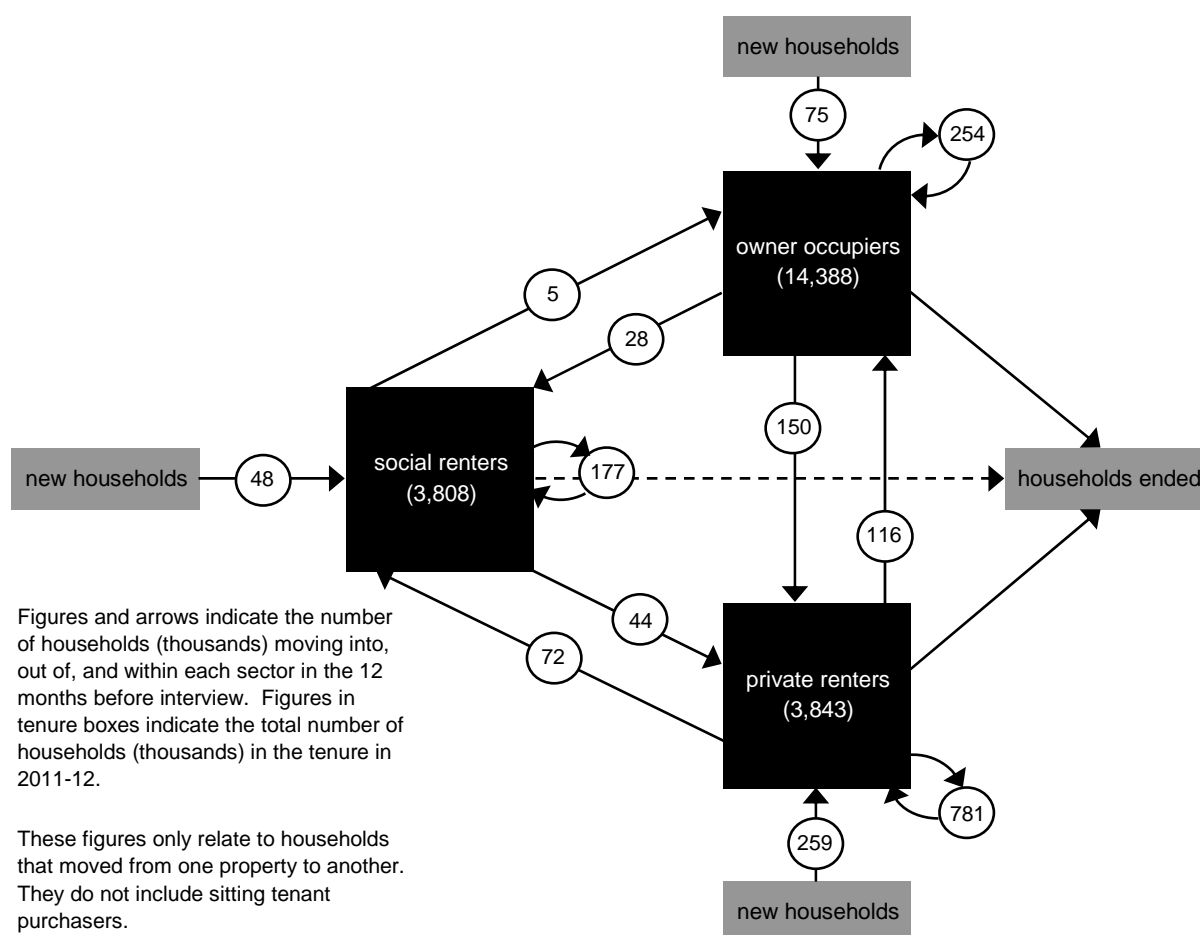
5.11 In 2011-12, a total of 2.0 million households reported that they had moved home in the previous 12 months. Of these, 381,000 were new households, 1.2 million were moves within tenure and the remaining 415,000 were moves between tenures, Annex Table 5.4.

5.12 In the private rented sector, 781,000 households moved within tenure (i.e. from one privately rented home to another) and 259,000 new households were created. There were 194,000 moves into the sector, of which 150,000

were from owner occupation. Meanwhile, there were 188,000 moves out of the sector, with 116,000 of these moving to owner occupied accommodation, Figure 5.4.

- 5.13 There was much less movement in the social rented sector. In 2011-12, 177,000 households moved from one social rented property to another and 48,000 new households were created. There were 101,000 households that moved into the sector, with 72,000 households moving from the private rented sector. Around 48,000 households⁴ left the social rented sector, with the majority of these moving to the private rented sector.
- 5.14 In the owner occupier sector, 254,000 households moved within the tenure and 75,000 new households were created. There were 121,000 households that moved into the tenure of which 116,000 were from the private rented sector. Around 179,000 households moved out of the sector, with 150,000 households moving to the private rented sector.

Figure 5.4: Number of households moving into and out of sectors, 2011-12



Base: all households resident less than 1 year

Notes:

1) underlying data are presented in Annex Table 5.4

2) excludes a small number of cases where previous landlord type was unknown

Source: English Housing Survey, full household sample

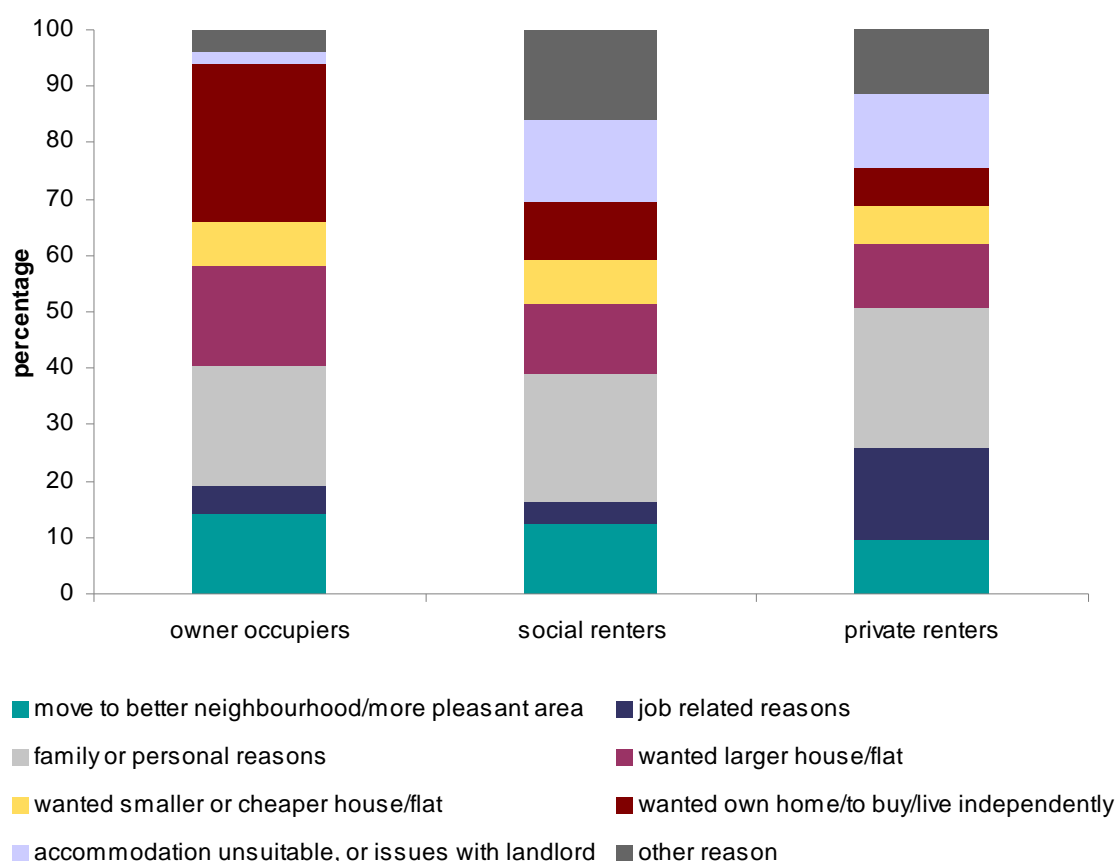
⁴ Figure is based on a small sample size and should be treated with caution

Reasons for moving

Tenure

- 5.15 Households that had moved within the previous 3 years were asked the main reason for that move. Figure 5.5 shows the responses split by tenure. Households were associated with the tenure they had moved into, rather than the tenure they have moved out of.
- 5.16 For owner occupiers, the most common reasons cited for moving were to own or buy a home or to live independently (28%) and family/personal reasons (21%).
- 5.17 For both social and private renters, the most cited reason for moving was for family or personal reasons (23% of social renters and 25% of private renters). A further 15% of social renters and 13% of private renters cited that their reason for moving was because their previous accommodation was unsuitable or there were issues with their landlord.

Figure 5.5: Main reason given for recently moving by tenure type, 2011-12



Base: continuing households resident less than 3 years

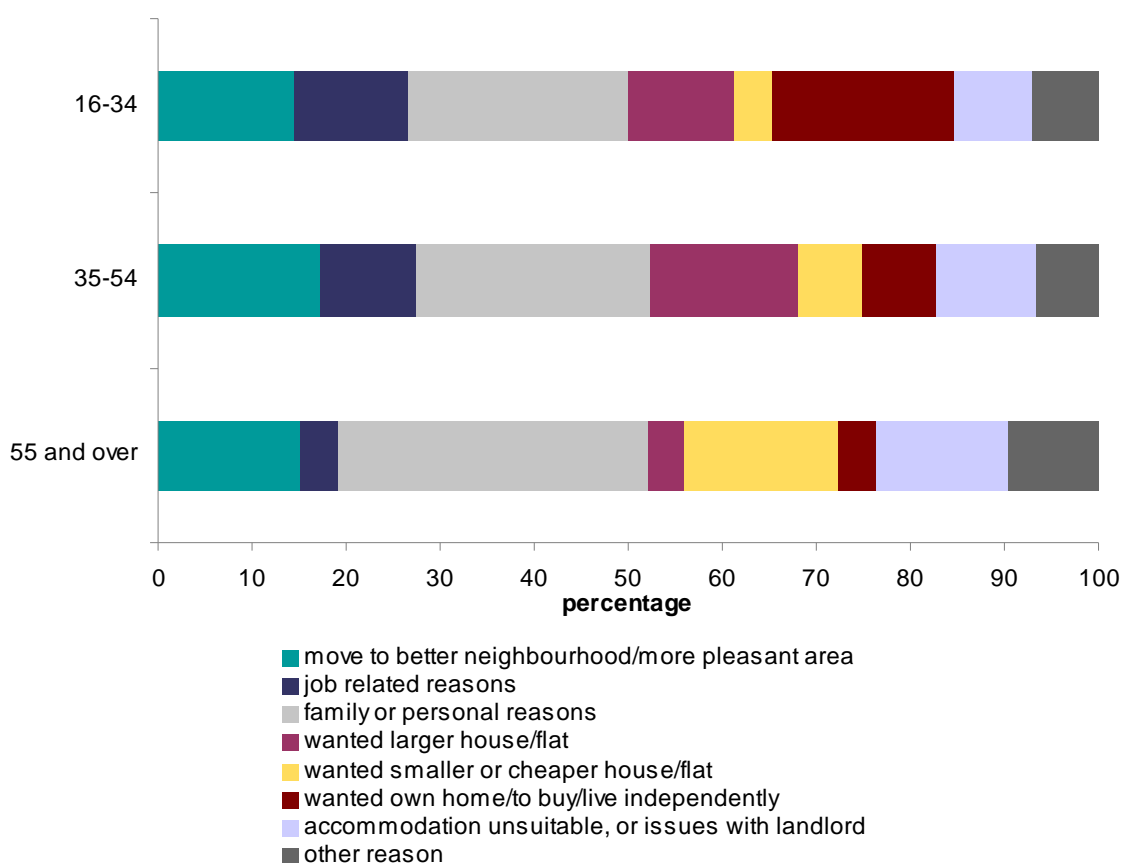
Note: underlying data are presented in Annex Table 5.5

Source: English Housing Survey, full household sample

Age of HRP

- 5.18 Across all age groups, the most common reason for moving was family or personal reasons, although it was cited more often by HRPs aged 55 and over than by younger HRPs, Figure 5.6.
- 5.19 As might be expected, a large percentage of HRPs aged 16-34 cited their reason for moving as wanting to own their own home or live independently (20%).
- 5.20 Of all HRPs aged 35-54 years old, 17% cited their reason for moving as wanting a larger house/flat. Meanwhile, HRPs aged 55 and over were more likely than younger HRPs to state that they wanted to move to a smaller or cheaper house or flat (19% compared with 4% of those aged 16-34).

Figure 5.6: Main reason given for recently moving by age, 2011-12



Base: continuing households resident less than 3 years

Note: underlying data are presented in Annex Table 5.5

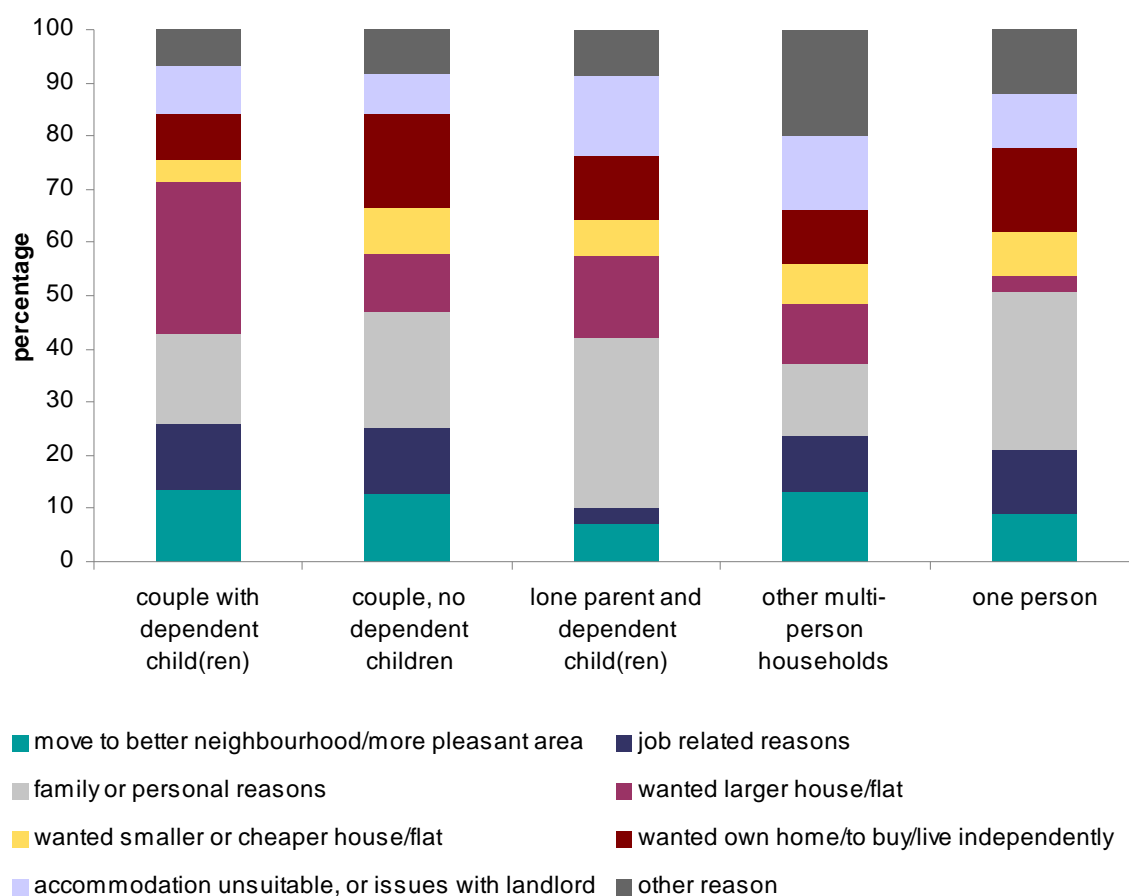
Source: English Housing Survey, full household sample

Household type

5.21 Couples with dependent children were most likely to have moved because they wanted a larger house or flat (28%). In comparison, 16% of lone parents with dependent children cited this reason, Figure 5.7.

5.22 Family or personal reasons was cited as the main reason for moving for couples with no dependent children (22%), lone parents with dependent children (32%) and one person households (30%).

Figure 5.7: Main reason given for recently moving by household type, 2011-12



Base: continuing households resident less than 3 years

Note: underlying data are presented in Annex Table 5.5

Source: English Housing Survey, full household sample

Reasons for previous tenancies ending

5.23 Households resident for less than 3 years whose previous accommodation was in the private rented sector were asked the reasons for the tenancy ending. Around four fifths (81%) of tenancies ended because the renter wanted to move, 10% ended their tenancy through mutual agreement and 9% of households were asked to leave by their landlord or agent, Table 5.2

5.24 Of those households that were asked to leave by their landlord or agent, over half (55%) were asked to leave because the landlord or agent wanted to sell the property or use it themselves. The other 46% of households cited other reasons including non-payment of rent, or difficulties with payment of housing benefit or local housing allowance.

Table 5.2: Reasons for tenancy ending and reason asked to leave by landlord/agent, 2011-12

*households whose previous accommodation was private rented*¹

reason for tenancy ending ²	thousands of households	percentage	sample size
wanted to move	1,788	80.7	953
asked to leave by landlord/agent	190	8.6	109
accommodation tied to job which ended	49	2.2	30
mutual agreement	228	10.3	128
households with previous private rented accommodation	2,216	100.0	1,200
reason landlord/agent asked household to leave ²	thousands of households	percentage	sample size
landlord wanted to sell property/use it themselves	104	55.4	67
other	86	45.7	42
households asked to leave by landlord/agent	188	100.0	108

¹households resident less than 3 years in their current home, whose previous permanent accommodation was private rented

²more than one reason could be given

Note: figures in *italics* are based on small samples and should be treated with caution

Source: English Housing Survey, full household sample

Chapter 6

Vulnerable and disadvantaged groups

This chapter reports on the housing conditions of people who may be considered vulnerable on account of their age, ethnicity or long term illness or disability. It covers a range of housing indicators, including overcrowding, to identify any disparity in the housing circumstances experienced by these vulnerable households. For the purposes of this report, the 'ethnic minorities' group contains all people who did not identify themselves as 'white' in the interview. The chapter also covers households in poverty as they tend to have more limited opportunities to improve their housing conditions. A household in poverty is defined as below the threshold of 60% of median income levels.

Additional findings on the housing conditions of vulnerable and disadvantaged groups can be found in web tables DA2301 to DA6603.

Key findings

- Between 2001 and 2011, there was a significant improvement in the energy efficiency of homes generally. This improvement was particularly marked among older households aged 75 or over. In 2001, 16% of such households lived in homes with poor energy efficiency compared with 5% in 2011. However older people were still more likely to live in homes with poor energy efficiency than younger groups.
- While households with people aged 60-74 were less likely than younger households to live in wheelchair accessible homes (e.g. with a flush threshold or level access), older households more likely to live in a home with a bathroom, WC or room suitable for a bedroom at entrance level. This is largely because a relatively high proportion of older households live in bungalows.
- Some 15% of households that included one or more people with a long term limiting illness or disability felt that their current home was not suitable for their needs. Households with a household reference person (HRP) from an ethnic minority were more likely to say that this was the case than their white counterparts (22% compared with 14%).
- Households with a HRP from an ethnic minority were also more likely to live in homes with problems related to damp and disrepair, to live in areas with problems

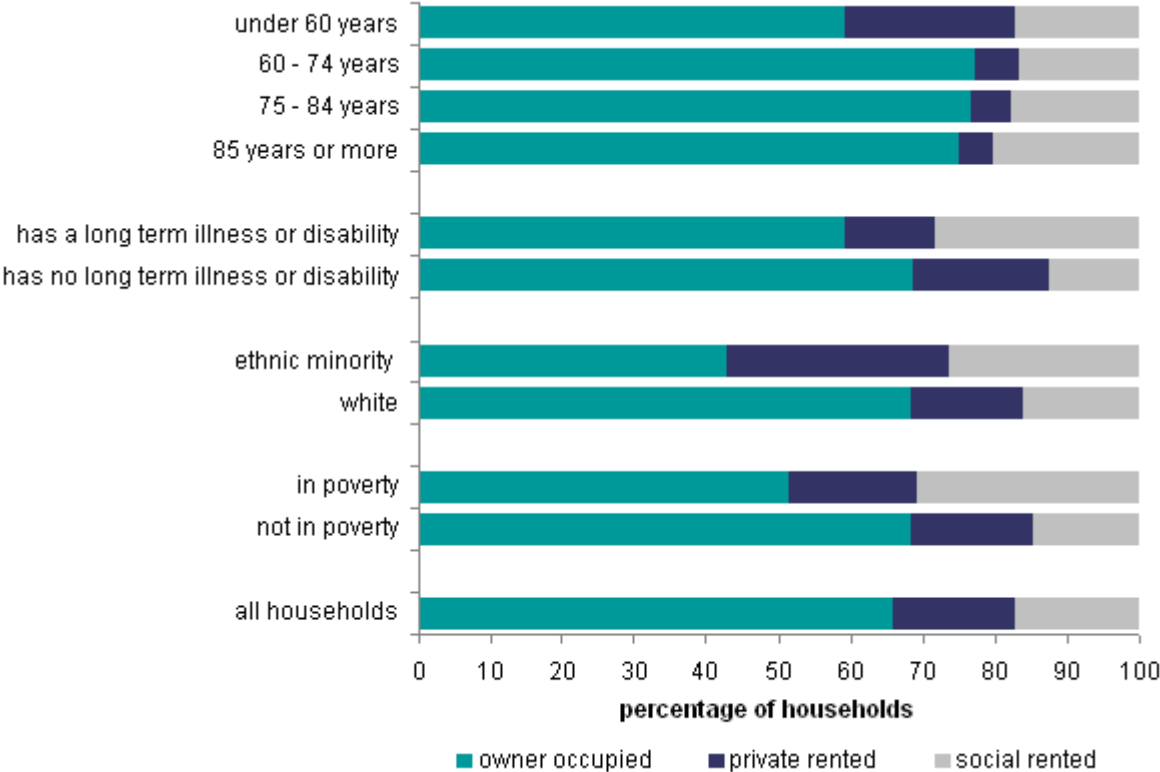
in the local environment, and to live in overcrowded conditions than households with a white HRP.

- Households living in poverty were more likely (33%) to live in poor housing than households not in poverty (30%). In particular, they were more likely to live in homes with damp problems and significant disrepair than other households.

Tenure

- 6.1 Households in poverty, those containing a person with a disability or with a household reference person (HRP) from an ethnic minority were more likely to live in the social rented sector than households without these characteristics.
- 6.2 The length of time a household had lived in their current home varied significantly by tenure. Owner occupiers tended to have been in residence for longer periods, with 61% of owner occupiers having lived at their current home for at least 10 years, compared with 44% of social renters and just 9% of private renters.
- 6.3 Households with an ethnic minority HRP were also overrepresented in the private rented sector. In 2011, 31% of ethnic minority households lived in privately rented accommodation compared with 15% of households with a white HRP.
- 6.4 Meanwhile, around three quarters (76%) of households with at least one person aged 60 or over lived in the owner occupied sector while just 5% lived in privately rented homes, Figure 6.1.

Figure 6.1: Vulnerable and disadvantaged household groups by tenure, 2011



Base: all households
Note: underlying data are presented in Annex Table 6.1
Source: English Housing Survey, household sub-sample

- 6.5 There have been some marked changes in the tenure distribution of vulnerable household groups since 2001. These changes were most pronounced for households containing a person with a disability: a third (33%) of these households lived in the social rented sector in 2001 falling to 13% in 2011, Annex Tables 6.1 and 6.2.
- 6.6 The proportion of older households and households in poverty living in the social sector also declined between 2001 and 2011 (from 24% to 18% and from 39% and 31% respectively). Meanwhile, there was a corresponding increase in the proportion of households in poverty living in the private sector (from 10% to 18%).
- 6.7 These proportions have, however, reduced significantly since 2001 when some 20% of households with an HRP from an ethnic minority lived in a damp home compared with 9% of households with a white HRP. This difference was evident among both the private and social sectors.

Older households

- 6.8 Older households (those containing one or more people aged 60 or over), make up more than a third (37%) of all households. There is considerable

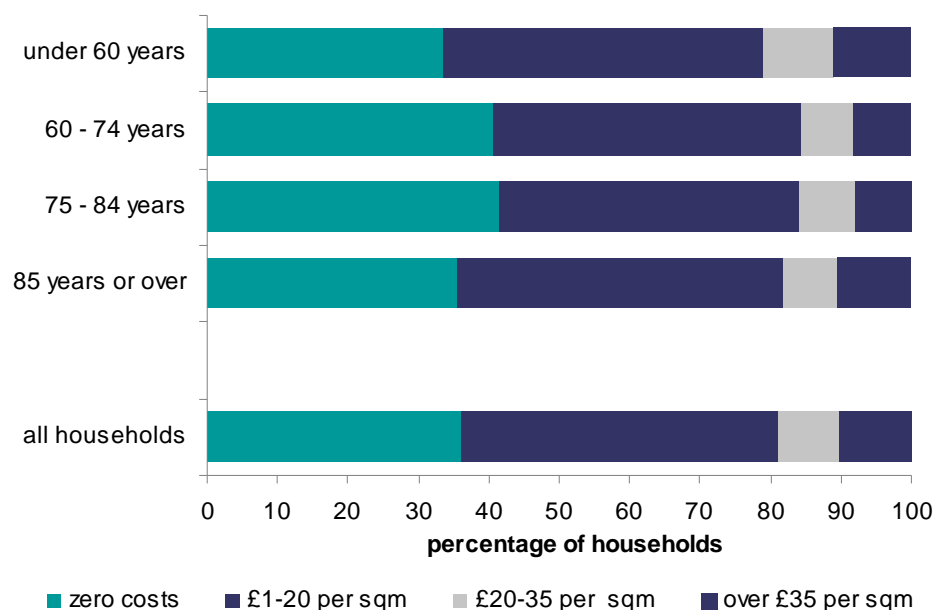
variation within this older group, so the analysis in this section covers three older household age groups: 60-74 years (24% of all households); 75-84 years (10% of all households); and 85 years or more (3% of all households). Comparative information is also presented on homes occupied by younger households, Annex Table 6.1.

Housing conditions

6.9 One comparative indicator of living conditions is the proportion of households living in homes with significant disrepair, which this analysis defines as standardised basic repair costs¹ of over £35/m².

6.10 Households where the oldest person was aged between 60 and 84 were more likely to live in homes requiring no repairs than younger households. Some 41% of these households lived in a home with no outstanding repairs needed compared with 34% of younger households, Figure 6.2.

Figure 6.2: Banded standardised basic repair costs by household age group, 2011



Base: all households

Note: underlying data are presented in Annex Table 6.3

Source: English Housing Survey, household sub-sample

6.11 The proportion of all households living in homes with significant disrepair has reduced substantially from 15% in 2001 to 7% in 2011², indicating an overall improvement in the way dwellings have been maintained by owners and landlords on a day to day basis. Moreover for the oldest households (those

¹ See 2011 EHS Homes report (Chapter 3) for further information on these repair costs

² To examine changes in repair costs over time this analysis uses the basic standardised repair costs (£/m²) converted to 2001 prices using the Building Cost Information Service (BCIS) National Index. The BCIS is the Royal Institution of Chartered Surveyors' Building Cost Information Service and the index provides an inflation factor for building costs enabling the cost of disrepair in the housing stock in any given year to be measured against a baseline cost.

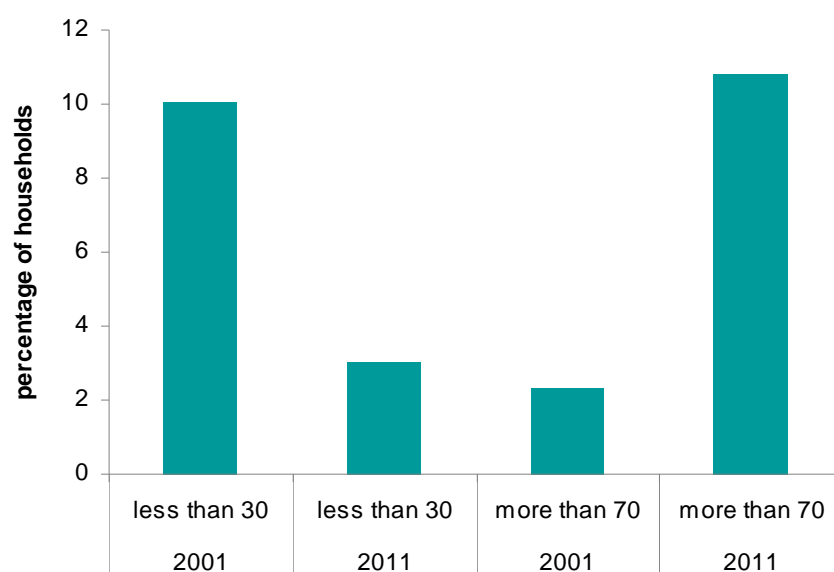
where the oldest person was aged 85 or over) the improvement was particularly pronounced, falling from 20% in 2001 to 9%³ in 2011, Annex Table 6.4.

6.12 In 2011, older households were less likely to have damp problems than younger households (3% of those where the oldest person was aged 60 or over compared with 6% of those under 60). This finding was similar in 2001, when 7% of older households and 11% of younger households had damp problems. For all households, however, the incidence of any damp problems has fallen from 9% in 2001 to 5% in 2011, Annex Table 6.5.

Energy efficiency

6.13 Energy efficiency is an important issue for older households because older people are more at risk of suffering from the effects of living in a cold home than younger people⁴. There has been an improvement in the energy efficiency of homes for all households since 2001, with 10% of all households living in homes with poor energy efficiency⁵ in 2001 compared with 3% in 2011, Figure 6.3.

Figure 6.3 Energy efficiency rating (SAP09) of homes, 2011 and 2001



Base: all households

Note: underlying data are presented in Annex Table 6.6

Sources:

2001: English Housing Condition Survey, household sub-sample;

2011: English Housing Survey, household sub-sample

6.14 The most marked improvement was for households where the oldest person was aged 75 or over: 16% lived in homes with poor energy efficiency in 2001 compared with 5% in 2011.

³ 2011 figure is based on small sample size and should be treated with caution

⁴ See the HHSRS section of the glossary for further information.

⁵ A SAP rating of less than 30. See the glossary for further information.

-
- 6.15 However, in 2011 households where the oldest person was aged 75 or over were still the most likely to live in homes with poor energy efficiency (5%), compared with all other households. Households where the oldest person was aged between 60 and 74 years were least likely to occupy homes with the highest energy efficiency rating⁶ (7%) compared with households where the oldest person was aged 75 or over (10%) and the youngest households (12%), Annex Table 6.6.
- 6.16 A scale of overall dwelling condition was used to examine the performance of different homes in relation to Category 1 hazards, energy efficiency, dampness, and disrepair (see glossary for further details). Older households were no more likely to live in homes categorised as worst or poor housing than those where everyone was aged under 60 years. This is mainly because older households were no more likely to reside in homes with any Category 1 HHSRS hazards, or those that had problems with significant disrepair or damp, Annex Table 6.7.

Accessibility

- 6.17 Generally speaking, older people are more likely to have mobility problems and so benefit from any features of their home that make it more accessible both inside and outside. This section examines some key features which make homes more accessible to occupants and their visitors.
- 6.18 In general, the older the household, the more likely they were to live in a home with a bathroom, WC or room suitable for a bedroom at entrance level. This is largely because a relatively high proportion of older households live in bungalows, Annex Table 6.28.
- 6.19 However, the trends for other accessibility features⁷ were less clear. Households where the oldest person was aged 60-74 were less likely than younger households to live in homes with either a flush threshold or level access to the main entrance of the building. Table 6.1. Interestingly, bungalows did not perform significantly better than other types of homes in respect of these two features⁸.

⁶ A SAP rating greater than 70. See the glossary for further information.

⁷ The other accessibility features include level access and a flush threshold. Under the basis of the requirements in part L of the Building Regulations, entrances to dwellings must be accessible to people who use wheelchairs so the entrance must have a ramped or level approach and a flush threshold. Level access is defined as no steps between the gate/pavement and the entrance door for a wheelchair to negotiate. The path also has a gradient of less than 1 in 20. A flush threshold is where there is no obstruction greater than 15mm.

⁸ See 2007 English House Condition Survey (Chapter 4) for further information.

Table 6.1: Percentage of households with different accessibility features, by household age group, 2011

all households

	flush threshold < 15mm	room at entrance level suitable for bedroom	bathroom at entrance level	WC at entrance level	level access to main entrance	<i>sample size</i>
<i>thousands of households</i>						
under 60 years	3,331	6,969	4,581	7,950	2,285	8,994
60 - 74 years	1,110	3,162	2,160	3,507	755	3,413
75 - 84 years	575	1,523	1,085	1,563	392	1,484
85 years or over	177	556	429	548	128	495
all households	5,193	12,209	8,255	13,567	3,559	14,386
<i>percentage of households</i>						
under 60 years	24.2	50.7	33.3	57.9	16.6	
60 - 74 years	21.2	60.3	41.2	66.9	14.4	
75 - 84 years	26.1	69.0	49.2	70.8	17.8	
85 years or over	24.3	76.2	58.7	75.1	17.5	
all households	23.7	55.7	37.7	61.9	16.2	

Base: all households

Note: underlying data are presented in Annex Table 6.8

Source: English Housing Survey, household sub-sample

Safety and security

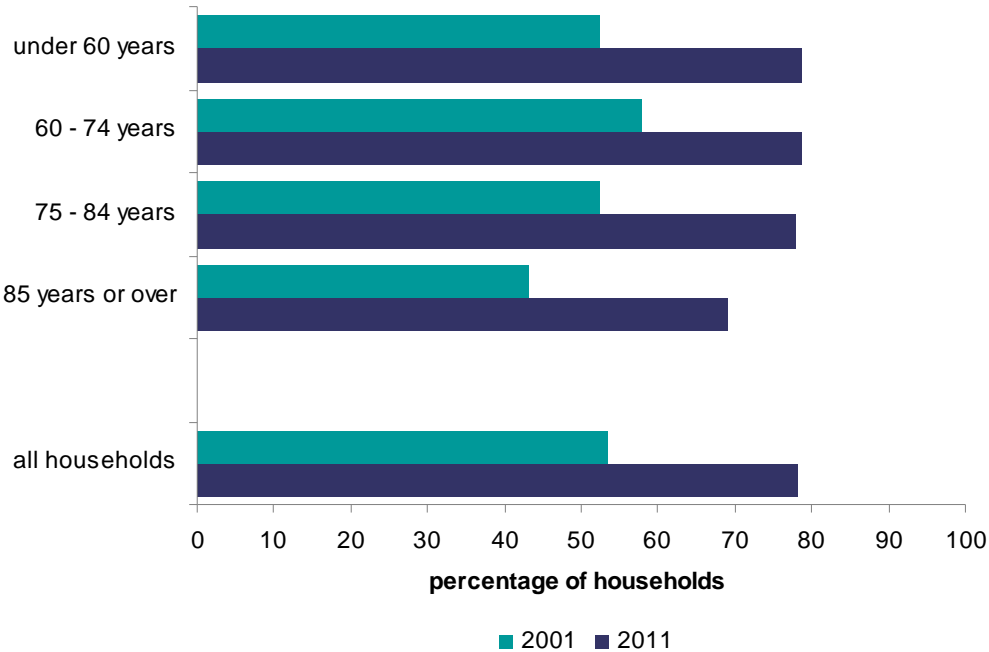
6.20 Older households were no more likely to live in homes with Category 1 hazards⁹ than younger households. Although older people are more at risk from suffering injury from most types of fall than younger people, they were less likely to live in homes with any Category 1 falls hazard¹⁰: Some 7% of the oldest households (oldest person aged 75 or more), and 8% of households where the oldest person was aged between 60 and 74 years lived in homes with these hazards compared with 9% of households where everyone was aged under 60, Annex Table 6.9.

6.21 There has been an improvement in the provision of secure windows and doors since 2001 for all age groups, up from 53% to 78% in 2011. However, this improvement in provision was less pronounced for households where the oldest person was aged between 60 and 74 (up from 58% to 79%) than for their older and younger counterparts. This is partly because these households already had relatively better provision in 2001, Figure 6.4.

⁹ See the HHSRS section of the glossary for further information.

¹⁰ See the HHSRS section of the glossary for further information.

Figure 6.4: Secure windows and doors by household age group, 2001 and 2011



Base: all households

Note: underlying data are presented in Annex Table 6.10

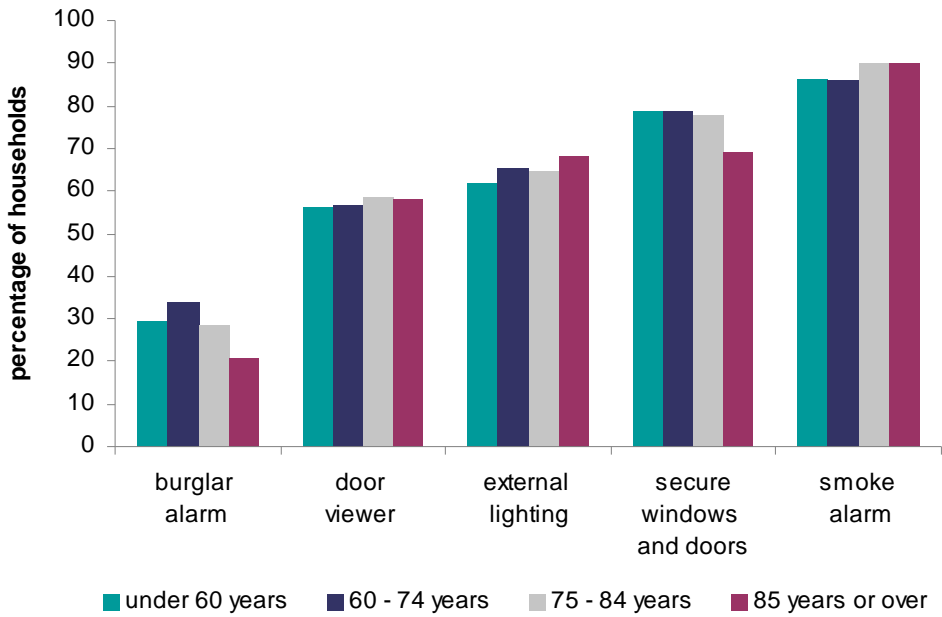
Sources:

2001: English Housing Condition Survey;

2011: English Housing Survey, household sub-sample

6.22 Households where the oldest person was aged 85 or over were less likely to live in homes with either burglar alarms or secure windows and doors than all other age groups. Some 69% had secure windows and doors and 20% had a burglar alarm compared with 79% and 30% respectively for households where everyone was under 60 years of age. However, the proportions of households having either a door viewer or external lighting were more similar across the age groups. Households where the oldest person was aged 75 or over were more likely to have at least one working smoke alarm (90%) than younger households where everyone was under 60 years of age (86%), Figure 6.5.

Figure 6.5: Security features by household age group, 2011



Base: all households
Note: underlying data are presented in Annex Table 6.10
Source: English Housing Survey, household sub-sample

Long term limiting illness or disability

6.23 In 2011, there were 6.5 million households that included one or more people with a long term limiting illness or disability. Some 726,000 households contained at least one person who used a wheelchair at least some of the time. Three quarters (75%) of these people lived in older households, where the oldest person was aged 60 or over, Annex Table 6.11.

6.24 This section examines the extent to which all those households that included one or more people with a long term limiting illness or disability felt that their existing home was suitable for their needs. For those requiring adaptations, it summarises the types most commonly required and the estimated costs of providing all adaptations that the household needed but did not already have. It also explores how the housing conditions and the prevalence of safety and security features for these households differed from other households.

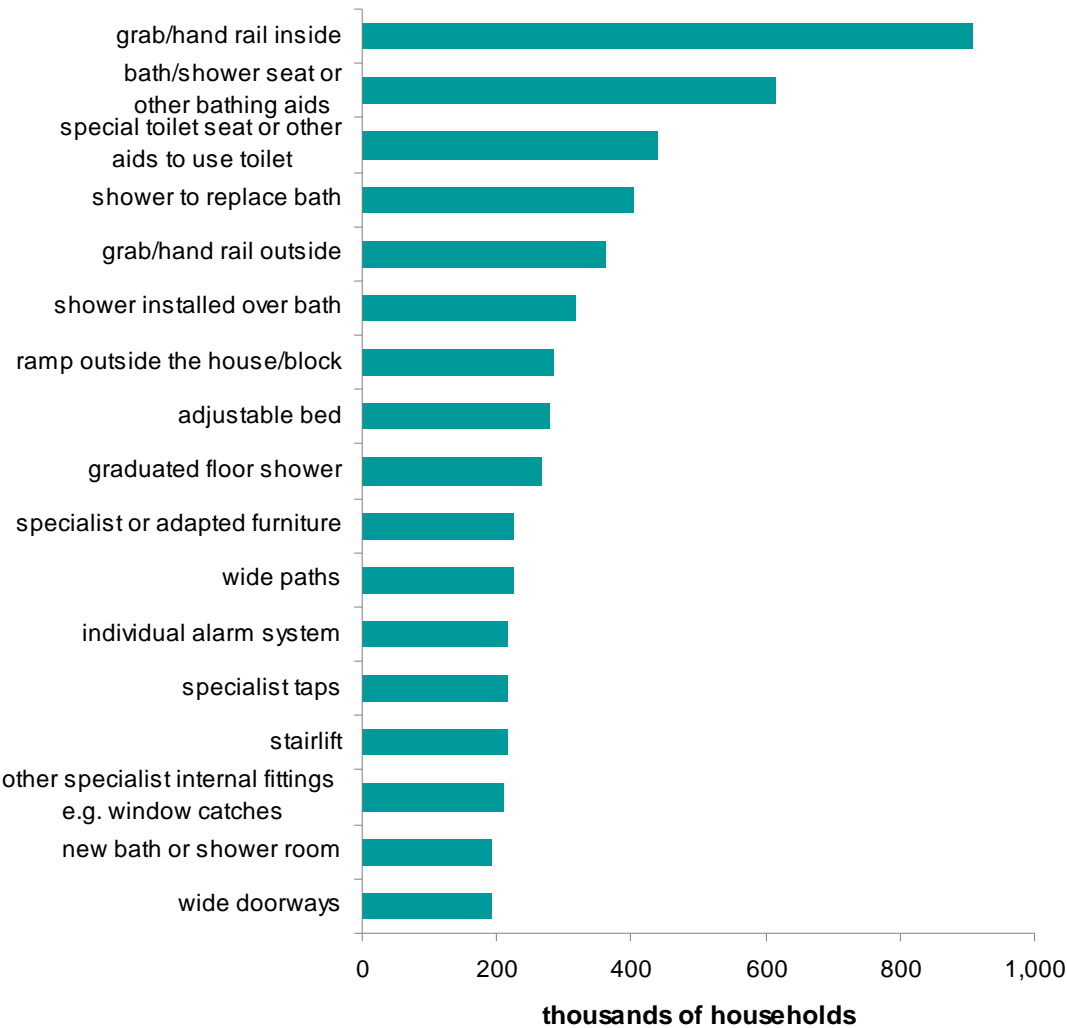
Disability adaptations

6.25 Some 15% of these households felt that their current home was not suitable for their needs¹¹. Households from ethnic minorities were more likely to say that their current home was unsuitable than their white counterparts (22% compared with 14%), Annex Table 6.12.

¹¹ The question was asked individually of all people with a limiting long term illness or disability. Where at least one of these people said their home was not suitable, this has been coded as not suitable.

6.26 All those with a long term illness or disability were asked whether their condition made it necessary to have adaptations in their home. It must be stressed that this was the occupant’s own assessment of need and may differ from a formal assessment by a trained occupational therapist. Some 1.9 million households contained at least one person who felt that their condition meant that they required some adaptations to their home. Those adaptations most commonly needed were: grab rails inside the dwelling; a bath/shower seat or other aids to use a bath/shower; a shower to replace the bath; and a special toilet seat, Figure 6.6.

Figure 6.6: Number of households with no adaptations who say they needed adaptations, 2011-12

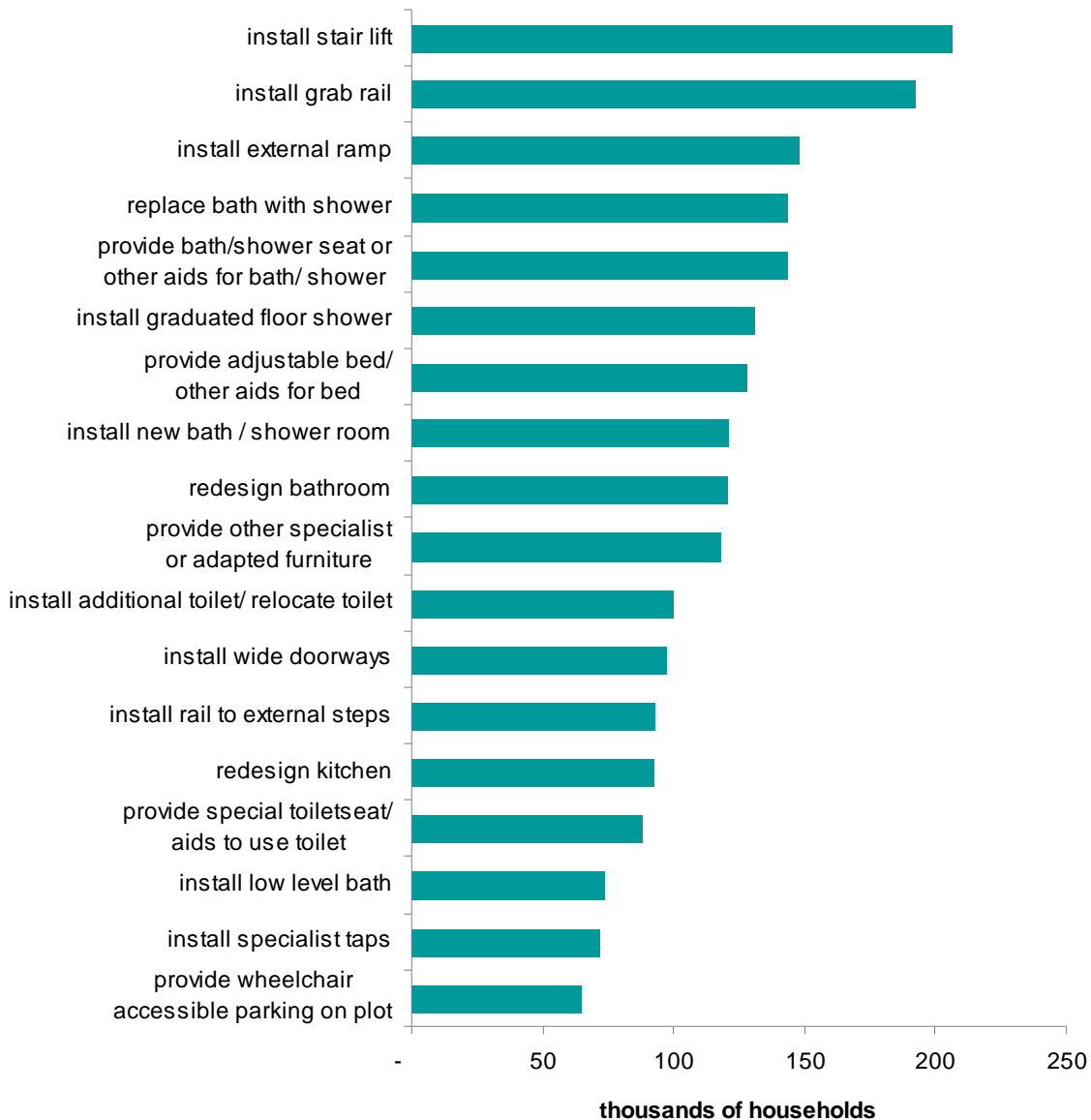


Base: all households where one or more people said that their condition required some adaptations to the home
Note: underlying data are presented in Annex Table 6.13
Sources: English Housing Survey, full household sample

6.27 Not all adaptations that were present were actually needed because they may have been installed either by or for a previous occupant. Overall, around half (49%) of households where someone felt they required adaptations had all of

these already provided, Annex Table 6.14. The remaining half (51%) lacked one or more, most commonly: stair lifts; grab rails inside the home; external ramps; and a bath/shower seat or other aids to use a bath/shower, Figure 6.7.

Figure 6.7: Number of households with some adaptations who say they needed different adaptations, 2011-12



Base: all households where one or more people said that their condition required some adaptations to the home

Note: underlying data are presented in Annex Table 6.13

Sources: English Housing Survey, full household sample

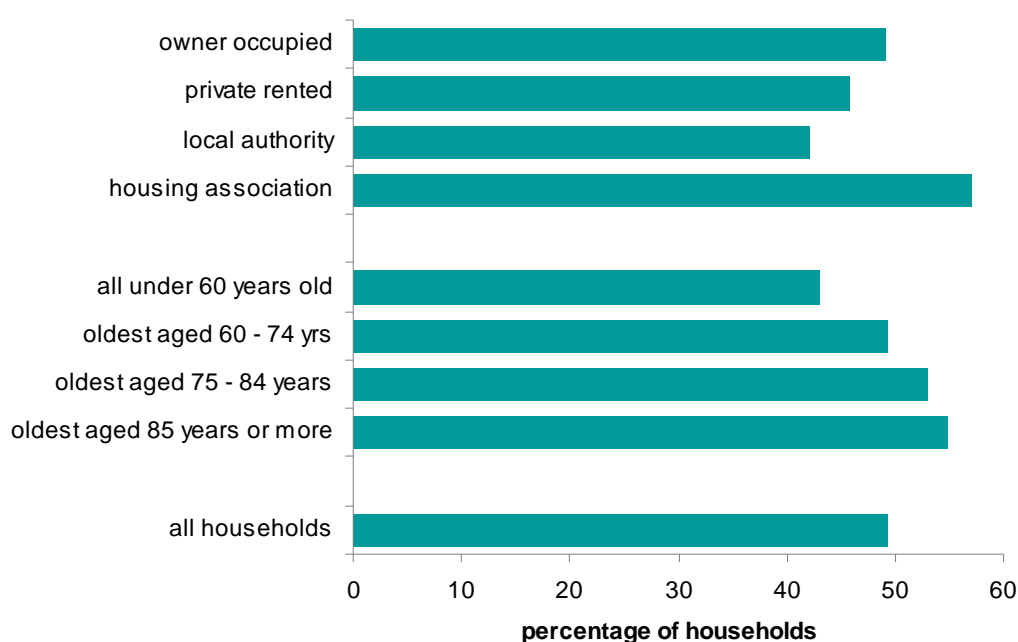
6.28 The proportion of households living in homes that have been appropriately adapted to needs is examined in this section and in Figure 6.8 below.

6.29 Households where the oldest person was aged 75 or over were more likely to have all adaptations already provided than those where everyone was aged under 60. In particular 55% of households where the oldest person was aged

85 or over had all adaptations already provided. In comparison only 43% of those households where everybody was less than 60 years of age had the required adaptations already.

- 6.30 Comparing by tenure, households renting from housing associations were more likely to have all of the adaptations needed than their counterparts who rented from local authorities (57% compared with 42%).

Figure 6.8: Percentage of households needing adaptations who already had all of these by tenure and age of oldest person in household, 2011-12



Base: all households where one or more people said that their condition required some adaptations to the home

Note: underlying data are presented in Annex Tables 6.14

Sources: English Housing Survey, full household sample

- 6.31 Where adaptations were needed but not present, the average cost of installing these was estimated to be around £5,400. However the amounts varied considerably with 20% of cases estimated to cost less than £1,300 and the most expensive 10% to cost in excess of £10,000, Annex Table 6.15.
- 6.32 All people who said that they needed adaptations were also asked if they were in the process of moving or trying to move to somewhere more suitable. Of the 1.9 million households that required adaptations, 164,000 (8%) contained at least one person who required adaptations who was trying to move. Some 58% of these households were renters, 60% were older households (oldest person aged 60 or over) and 56% had lived in their current home for at least 10 years, Annex Table 6.16.

Housing conditions

6.33 Using a scale of overall dwelling condition, households that included a disabled person were no more likely to live in homes categorised as 'worst' or 'poor' housing than other households. This is because these households were no more likely to reside in homes with any Category 1 HHSRS hazards, or those that were non-decent or damp, or which had poor energy efficiency, Annex Table 6.7.

Security

6.34 Homes occupied by households with a disabled person were also just as likely to have secure windows and doors, a door viewer, external lighting and at least one working smoke alarm, as homes occupied by other households. However, only 27% of such households had a burglar alarm compared with 32% of other households, Annex Table 6.10.

6.35 The disparity in the provision of burglar alarms among different households was also evident in 2001. Only 22% of households with a disabled person had this feature compared with 26% of other households.

Ethnic minority groups

Housing conditions

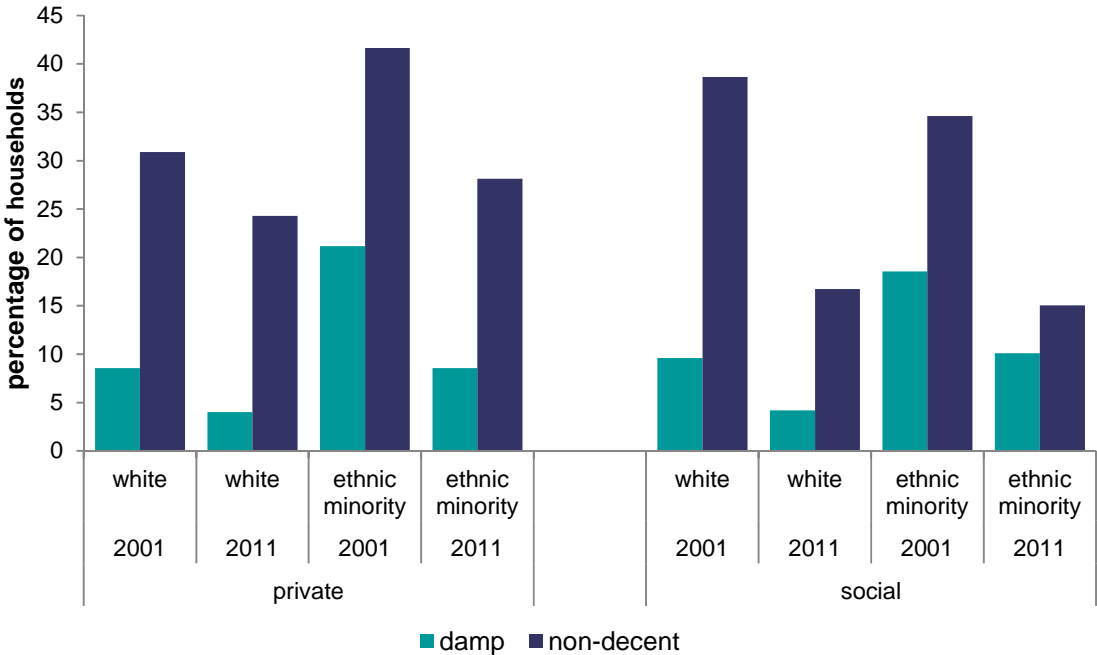
6.36 Households with an HRP from an ethnic minority were more likely to live in homes with some damp (9%) than households with a white HRP (4%). This difference was evident within both the private and social sectors, Annex Table 6.17.

6.37 This disparity has, however, been reduced significantly since 2001 when some 20% of households with an HRP from an ethnic minority lived in a damp home compared with 9% of households with a white HRP. This difference was evident among both the private and social sectors.

6.38 Households with an HRP from an ethnic minority living in owner occupied or private rented homes were more likely to live in a home that failed the Decent Homes standard than their white HRP counterparts (28% compared with 24%). There was, however, no significant difference between these groups in the social sector, Annex Table 6.18.

6.39 There has been a marked reduction in the proportion of all households living in a non-decent home since 2001¹², especially in the social sector, where the level of improvement was similar for both households with an HRP from an ethnic minority and those with a white HRP. There was a more marked improvement for households with an HRP from an ethnic minority who lived in the private sector: 42% lived in a non-decent home in 2001 falling to 28% in 2011. The equivalent fall for households with a white HRP was 31% to 24%.

Figure 6.9: Damp and non-decent homes by ethnicity of household group, 2001 and 2011



Base: all households

Note: underlying data are presented in Annex Tables 6.17 and 6.18

Sources:

2001: English Housing Condition Survey;

2011: English Housing Survey, household sub-sample

6.40 Households with an HRP from an ethnic minority were more likely to live in homes with significant levels of disrepair than other households. Some 14% of ethnic minority HRP households lived in a home with basic standardised repair costs in excess of £35/m² compared with 10% of white HRP households. Similarly, a lower proportion of homes occupied by ethnic minority HRP households had no repairs needed (27%), compared with white HRP households (37%), Annex Table 6.19.

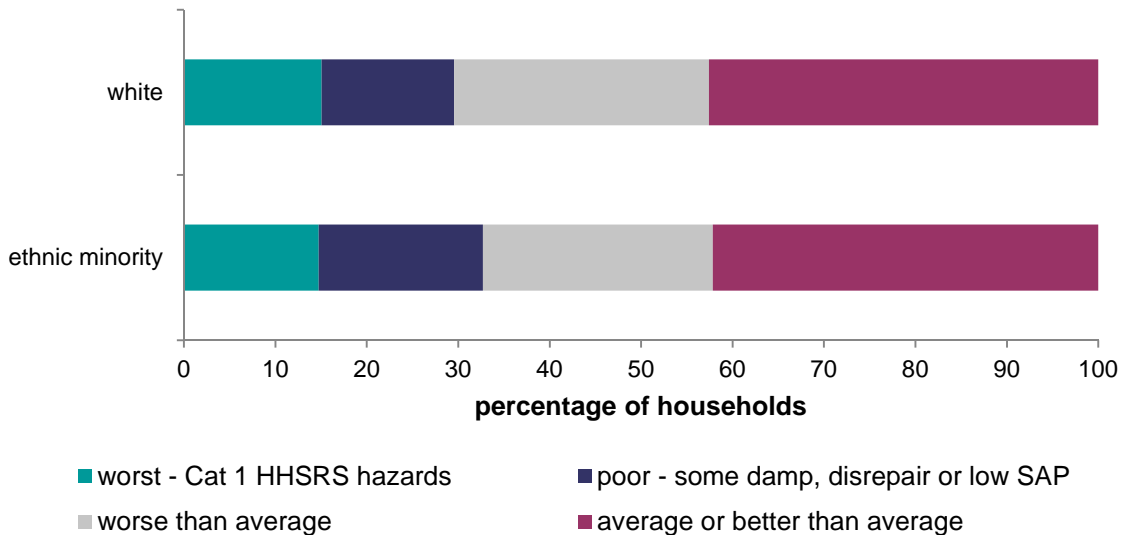
6.41 Since 2001, the proportion of both of these household groups living in a home with significant disrepair (costs in excess of £35/m²) has fallen by over 50%, but the most marked fall occurred for ethnic minority HRP households. In 2001

¹² It is not possible to produce a fully consistent comparison between 2001 and 2011 because the definition of Decent Homes was updated in 2006, when the Fitness Standard was replaced by the Housing Health and Safety Rating System (HHSRS) as the statutory criterion of decency.

some 26% of these households lived in a home with the highest disrepair costs, falling to 11% in 2011. The equivalent figures for white HRP households were 15% and 7% respectively, Annex Table 6.4.

6.42 Given the above findings on the prevalence of damp problems and serious disrepair in 2011, it is not surprising that ethnic minority HRP households were more likely to live in homes classified as poor housing (18% compared with 14% of white HRP households). However, ethnic minority HRP households were equally as likely to live in homes classified as average or better than average. This is partly because ethnic minority HRP households were less likely to live in homes with poor energy efficiency (bands F or G) than white HRP households (4% compared with 8%, Annex Table 6.20 and Figure 6.10).

Figure 6.10: Condition of homes by ethnicity of household group, 2011



Base: all households

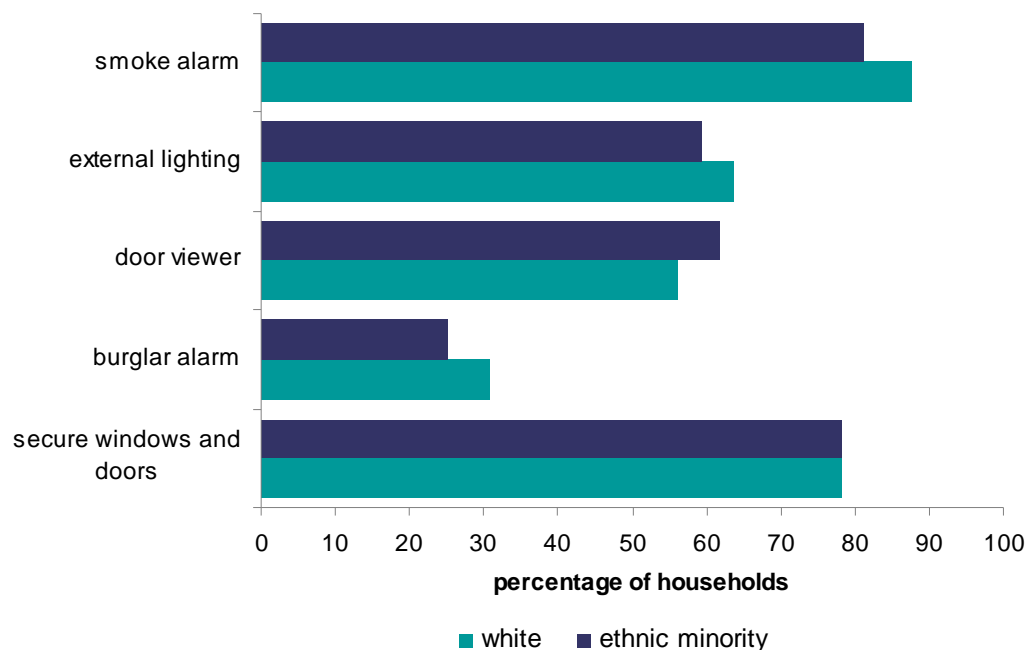
Note: underlying data are presented in Annex Table 6.7

Source: English Housing Survey, household sub-sample

Safety and security

6.43 In 2011, households with an HRP from an ethnic minority were more likely to live in a home with a door viewer (62%) than white HRP households (56%). However, households with a white HRP were more likely to occupy homes with a smoke alarm (87%), external lighting (64%) and a burglar alarm (31%) than ethnic minority HRP households (81%, 59% and 25% respectively). The provision of secure windows and doors was similar for both groups, Figure 6.11.

Figure 6.11: Security features by ethnicity of HRP, 2011



Base: all households

Note: underlying data are presented in Annex Table 6.21

Source: English Housing Survey, household sub-sample

6.44 The most notable improvement in relative provision of safety and security features since 2001 relates to smoke alarms. In 2001, some 75% of white HRP households had this feature compared with 52% of ethnic minority HRP households. By 2011, provision had improved to 87% and 81% respectively, Annex Tables 6.21 and 6.22.

Local environment

6.45 The EHS examines three main types of problems in the local environment through surveyors' assessments and observations: upkeep problems, traffic and utilisation problems (see Box 6.1). More information and general analysis on the local environment can be found in the Homes Report, Chapter 2, and in the technical advice note regarding housing and neighbourhood conditions.

Box 6.1: Types of problems in the local environment

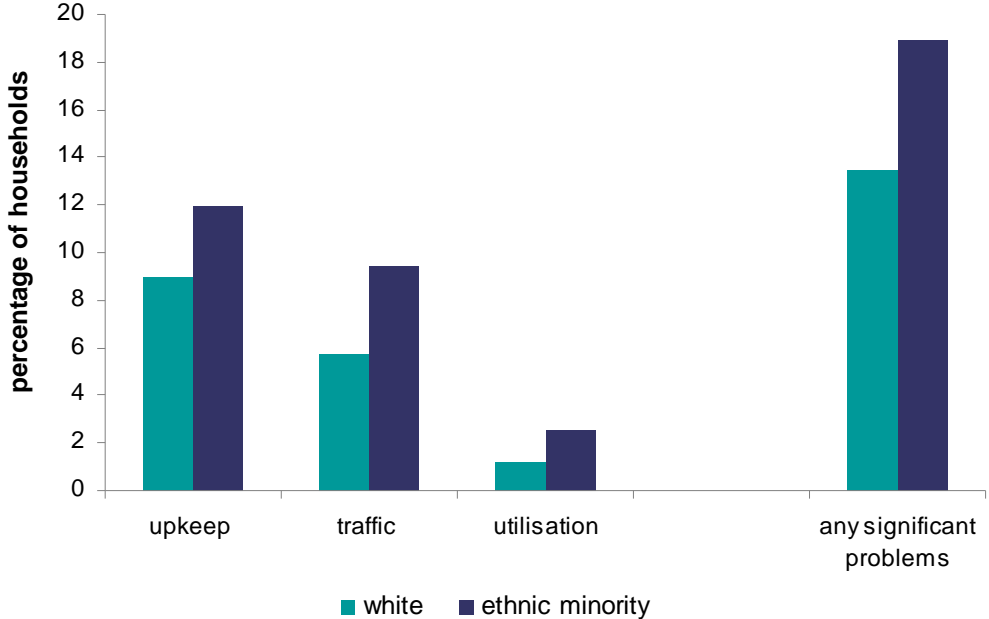
Utilisation -vacant sites; vacant or boarded-up buildings; non-conforming uses; and intrusive industry.

Traffic and transport -heavy traffic; intrusion from motorways or arterial roads; railway/aircraft noise; and ambient air quality

Upkeep and misuse - litter or rubbish; graffiti; dog/other excrement; dwelling condition; vandalism; scruffy gardens/landscaping; scruffy/ neglected buildings; condition of roads/pavements and street furniture; and nuisance from street parking

- 6.46 The overall proportion of households living in a home with one or more significant environmental problems has fallen from 20% in 2001 to 14% in 2011, Annex Tables 6.23 and 6.24.
- 6.47 The improvement has been especially marked for ethnic minority HRP households: 37% of these households lived in a home with one or more significant problems in 2001 falling to 19% in 2011. In comparison 19% of white HRP households lived in such a home in 2001 falling to 13% in 2011.
- 6.48 Households with an HRP from an ethnic minority were more likely to experience all of the three types of problems than other households. Overall around a fifth (19%) of ethnic minority HRP households lived in a home with a significant environmental problem, compared with 13% of other households, Figure 6.12.

Figure 6.12: Proportion of households with significant problems in the local environment by ethnicity, 2011



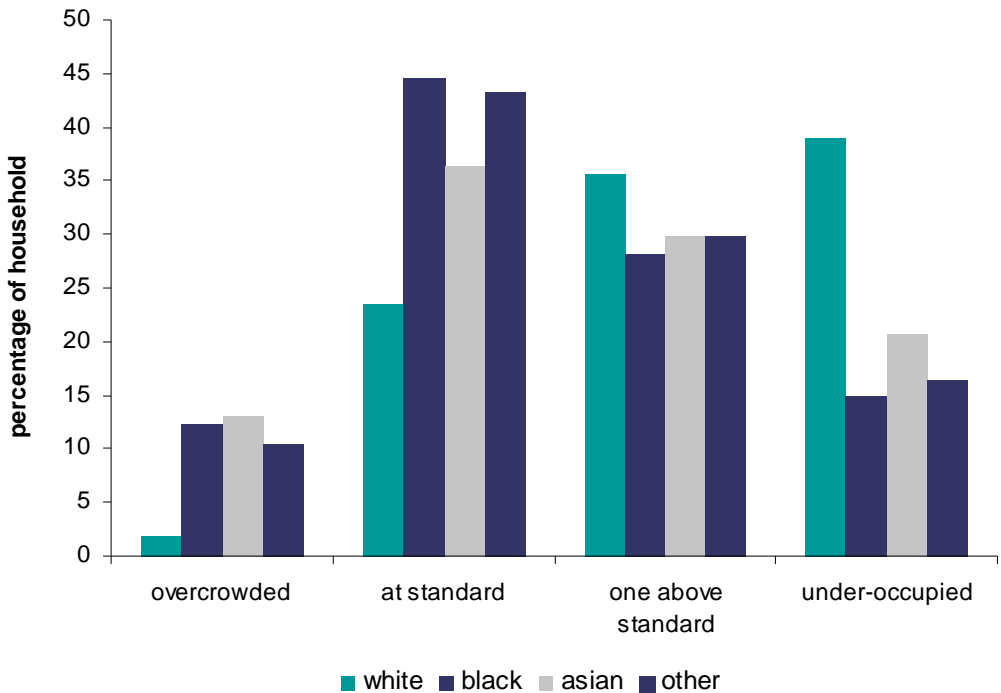
Base: all households
Note: underlying data are presented in Annex Table 6.23
Source: English Housing Survey, household sub-sample

Overcrowding

- 6.49 Levels of overcrowding and under-occupation are measured using the 'bedroom standard'. This is the difference between the number of bedrooms needed to avoid undesirable sharing (given the number, ages and relationships of the household members) and the number of bedrooms actually available to the household. The glossary gives more information on this and Chapter 3 of this report explains how overcrowding data is analysed.

6.50 Households with an ethnic minority HRP were more likely to be overcrowded (12%) than white HRP households (2%). There is no variation between the different ethnic minority groups, Figure 6.13.

Figure 6.13: Difference from the bedroom standard by ethnicity of HRP, three year average 2009-10 to 2011-12



Base: all households
Note: underlying data are presented in Annex Table 6.25
Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

Households in poverty

6.51 It is estimated that 15% of households were living in poverty (below the threshold of 60% of median income levels) in 2011¹³. This section examines the circumstances of this group of households compared to households who were not living in poverty.

Housing conditions

6.52 Overall, households living in poverty were more likely (26%) than other households (23%) to live in homes that failed the Decent Homes standard, Annex Table 6.18.

6.53 Since 2001, the disparity between households in poverty and other households has reduced in relation to Decent Homes. In 2001, 39% of

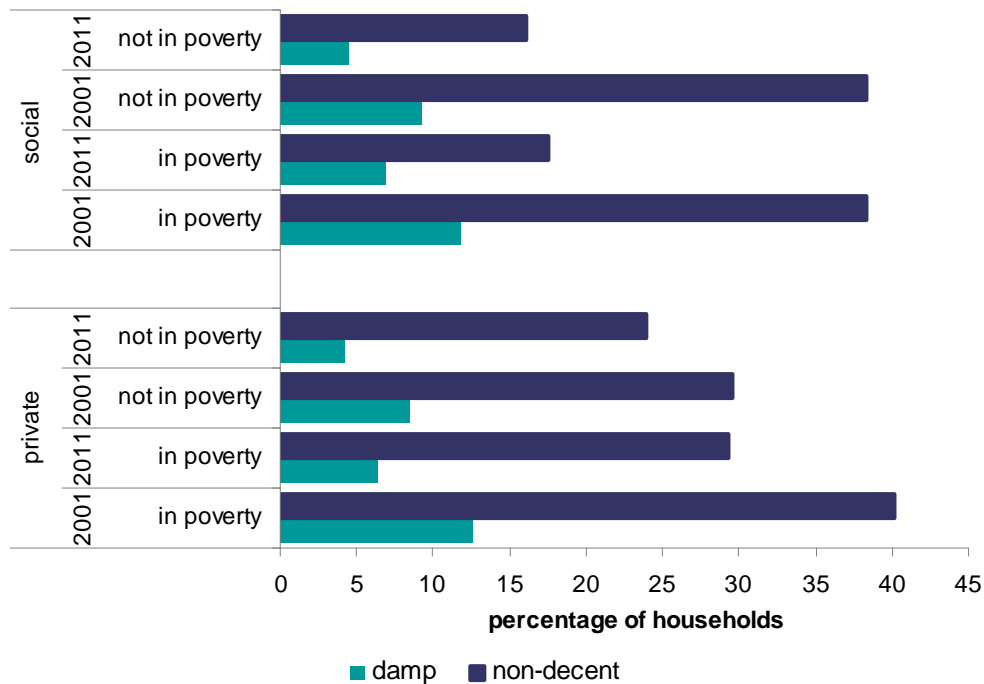
¹³ See the glossary for further details.

households in poverty lived in a non-decent home compared with 31% of households not in poverty. This overall figure reflected differences within the private sector (40% compared to 30%), as the proportion of households living in non-decent social sector homes was similar for both groups (38%)

6.54 In 2001, 12% of households in poverty lived in a home that was damp compared with 9% of other households. This disparity was evident in both the private and social sectors, Annex Table 6.17.

6.55 Ten years later in 2011, although levels have dropped, households living in poverty were still more likely to live in a home that had damp (7% compared with 4% for those households not in poverty). This disparity was evident in both the private and social sectors, Figure 6.14.

Figure 6.14: Damp and non-decent homes by whether household is in poverty, 2001 and 2011



Base: all households

Note: underlying data are presented in Annex Tables 6.17 and 6.18

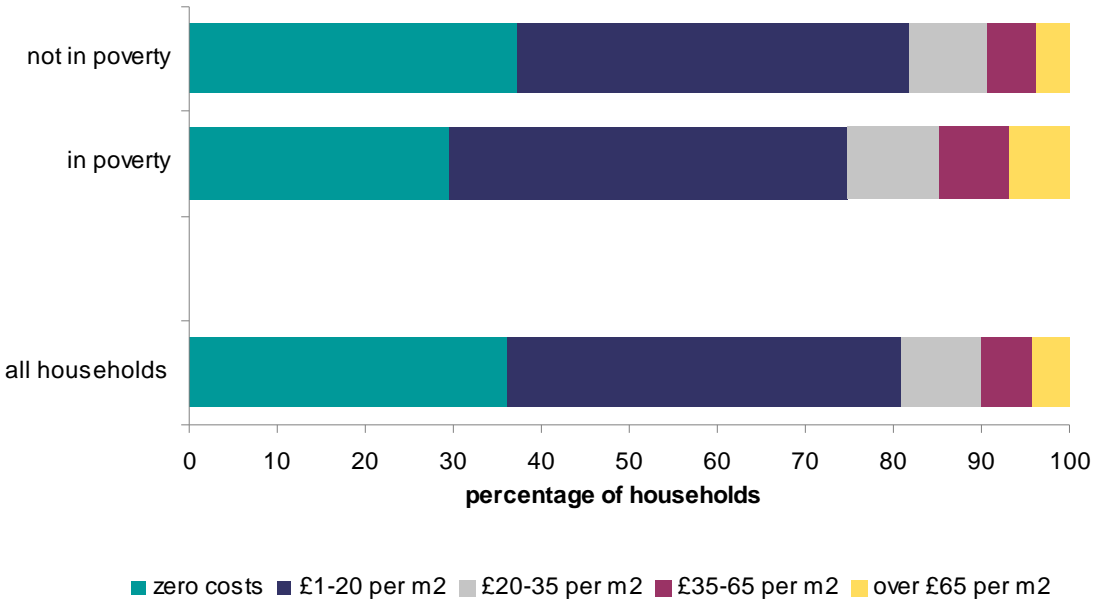
Sources:

2001: English Housing Condition Survey;

2011: English Housing Survey, household sub-sample

6.56 Households living in poverty were more likely to live in homes with significant disrepair. Around 15% of households in poverty resided in homes with basic repair costs in excess of £35/m² compared with 9% of households not in poverty. Additionally, a smaller proportion of households living in poverty had no outstanding repairs than households not living in poverty (30% compared with 37%), Figure 6.15.

Figure 6.15: Banded repair costs by whether household is in poverty, 2011



Base: all households
Note: underlying data are presented in Annex Table 6.26
Source: English Housing Survey, household sub-sample

6.57 The proportion of households in poverty living in a home with significant disrepair (cost in excess of £35/m²) decreased from 19% in 2001 to 11% in 2011. However, the disparity between these households and those not in poverty has not reduced over this period. For households not in poverty, the percentage living in homes with significant disrepair reduced from 14% in 2001 to 7% in 2011, Annex Table 6.4.

6.58 Households living in poverty were more likely to live in a home categorised as worst or poor housing using a scale of dwelling condition compared to households not in poverty (33% compared with 29%), Annex Table 6.7. This is largely due to the higher proportion of households living in poverty who resided in homes that had problems with damp and significant disrepair, given that they were no more likely to live in a home with the lowest energy efficiency rating (band F or G).

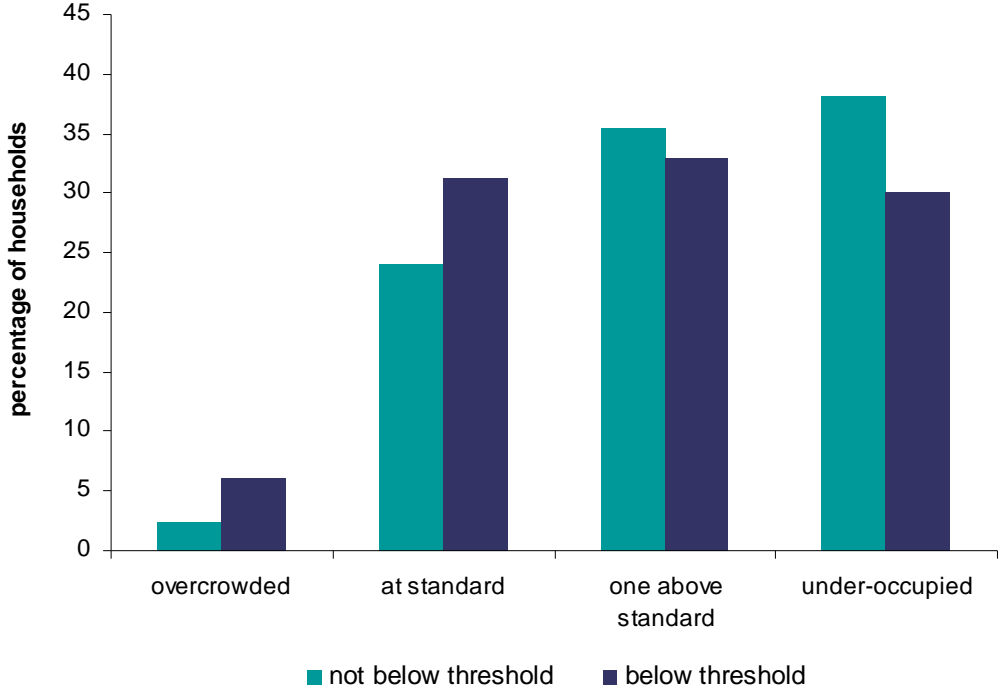
Local environment

6.59 Some 17% of households living in poverty lived in areas with a significant problem in the local environment compared with 14% of households not living in poverty. There has been an overall reduction in the proportion of households in poverty who experienced a significant problem in the local environment from 23% in 2001 to 17% in 2011. However, there has also been a notable improvement for households not living in poverty, falling from 19% in 2001 to 14% in 2011, and the disparities evident in 2001 still remain, Annex Table 6.27.

Overcrowding

6.60 Households living in poverty were more likely to be overcrowded (6%) than households not in poverty (2%), Figure 6.16.

Figure 6.16: Difference from the bedroom standard by poverty, three year average 2009-10 to 2011-12



Base: all households

Note: underlying data are presented in Annex Table 6.25

Source: 3 year average based on English Housing Survey data 2009-10 to 2011-12, full household sample

Appendix A

Sampling and grossing

General description

In April 2008, the English House Condition Survey (EHCS) was integrated with the Survey of English Housing (SEH) to form the English Housing Survey (EHS).

The EHS is a continuous cross-sectional survey of households in England. It consists of two main elements: an initial interview survey of around 13,800 households and a follow up physical inspection of a sub-sample of about 6,400 dwellings, including vacant dwellings.

Up until 2010-11, the EHS also formed part of the Office for National Statistics' (ONS) Integrated Household Survey (IHS). However, the IHS was cancelled in 2011-12 as part of a cost review of the survey. More information about the IHS is available from the ONS website:

<http://www.ons.gov.uk/ons/guide-method/method-quality/specific/social-and-welfare-methodology/integrated-household-survey/index.html>

The EHS interview questionnaire covers the key topics included under the former SEH and EHCS. The content of the physical survey remains largely unchanged from the former EHCS.

Sampling

1. In 2011-12, 38,416 addresses were selected as a systematic random sample from the July 2010 postcode address file (PAF) ordered by postcode. This systematic sampling ensured that the sample's distribution across Local Authorities was close to the overall PAF distribution.
2. As a cost cutting measure, the number of addresses issued to interviewers on the EHS was reduced from 32,100 in 2010-11 to 24,299. However, because reducing the sample size uniformly across the full sample would reduce the numbers within certain tenures to a level that would not facilitate reliable analysis, owner occupied addresses were sub-sampled. To achieve reliable numbers, the originally drawn sample of 38,416 addresses was sub-sampled in postcodes that were predominantly owner occupied, while all sampled addresses from other postcodes were retained. Predominant tenure was identified using Experian's

Residata¹ classifications; addresses were then grouped into strata and sub-sampled at the rates of 54.5% for owner occupied and 100% for other tenures, see Table A1:

Table A1: Sub-sampling of PAF addresses, 2011-12

assessed tenure from Residata (predominant tenure)	PAF sample	sub-sampling rate	issued EHS sample
owner occupied	31,027	54.5%	16,910
private rented	731	100%	731
social rented	6,474	100%	6,474
mixed tenure	122	100%	122
unknown tenure	62	100%	62
total	38,416		24,299

- Interviews were attempted at all of the sampled 24,299 addresses over the course of the survey year from April 2011 to March 2012. A proportion of addresses were found not to be valid residential properties (e.g. demolished properties, second or holiday homes, small businesses, and properties not yet built).
- Of the 13,829 addresses where interviews were achieved (the ‘full household sample’), a sub-sample of addresses were deemed eligible to have a physical survey. A proportion of vacant residential properties was also sub-sampled. The sub-sampling rates used to select dwellings eligible for a physical survey are listed in Table A2.

Table A2: Sub-sampling rates for eligibility for a physical survey at interview by tenure and quarter

	qtr 1	qtr 2	qtr 3	qtr 4
owner occupied	54.5%	45.0%	40.0%	50.0%
private rented	100%	100%	90.0%	90.0%
local authority	100%	100%	85.0%	90.0%
registered social landlord	100%	100%	85.0%	90.0%

- Physical surveys were completed in 6,459 cases, and these cases form the achieved ‘dwelling sub-sample’.
- Findings based on data from the full household sample are mostly presented in the 2011-12 EHS Households report, and those based on data from the dwelling sub-sample are presented in the 2011 EHS Housing Homes Report. Where this is not the case the source has been indicated.

Grossing methodology

¹ Experian possess a database that contains information obtained from a number of sources including insurance companies, Census, etc. referred to as Residata. It is from this that we take information on predominant tenure within a postcode as well as other information. The matching of the EHS sample to Residata is carried out by BRE.

7. The grossing methodology accounts for the sampling and sub-sampling, and adjusts for any identifiable non-response bias at each stage of the survey. Household results are then weighted to population totals by age, sex and region, and to the tenure distribution of the Labour Force Survey (LFS). This method is very similar to that used previously by the Survey of English Housing
8. As part of data validation prior to the grossing, tenure corrections are made where cases are reported as local authority tenancies but where the local authority is known to have transferred all its stock to a housing association under a large scale voluntary transfer. Similarly, where a local authority's stock is known to be managed by an arm's length management organisation (ALMO), cases where an ALMO is reported as the landlord are re-coded as local authority tenancies. This results in a more robust split between the local authority and housing association stock, and is consistent with past practice in the English House Condition Survey but not that of the Survey of English Housing.
9. More detailed information can be found in the EHS Technical Advice Notes: <https://www.gov.uk/government/publications/english-housing-survey-technical-advice>

characteristic	unweighted base	mean SAP	standard error (mean)	design factor (deft)	95% confidence interval (including impact of deft)	
					lower	upper
energy efficiency rating (SAP09)						
owner occupied	7,147	55.34	0.16	1.14	55.02	55.66
private rented	3,058	55.45	0.32	1.24	54.82	56.08
social rented						
local authority	2,286	61.89	0.24	1.16	61.42	62.35
housing association	2,460	63.82	0.22	1.15	63.38	64.26
all social rented	4,746	62.91	0.16	1.16	62.58	63.23
all tenures	14,951	56.68	0.12	1.22	56.44	56.92

Appendix B

Sampling error

Sources of error in surveys

1. Like all estimates based on samples, the results of the EHS are subject to various possible sources of error. The total error in a survey estimate is the difference between the estimate derived from the data collected and the (unknown) true value for the population. The total error can be divided into two main types: systematic error and random error.
2. Systematic error, or bias, covers those sources of error which will not average to zero over repeats of the survey. Bias may occur, for example, if certain sections of the population are omitted from the sampling frame, if non-respondents to the survey have different characteristics to respondents, or if interviewers systematically influence responses in one way or another. When carrying out a survey, substantial efforts are put into the avoidance of systematic errors but it is possible that some may still occur.
3. The most important component of random error is sampling error, which is the error that arises because the estimate is based on a sample survey rather than a full census of the population. The results obtained for any single sample may, by chance, differ from the true values for the population but the difference would be expected to average to zero over a number of repeats of the survey. The amount of variation depends on the size of the sample and the sample design and weighting method.
4. A measure of the impact of the variation introduced by the sample design and the weighting is the design factor (deft). This is evaluated relative to the error that would have been produced had the survey been carried out using a simple random sample¹ of the same size. A deft greater than one shows that the design and weighting have increased the variability of the estimate and increased the measure of the standard error relative to the reference.
5. Random error may also arise from other sources, such as variation in the informant's interpretation of the questions, or interviewer variation. Efforts are made to minimise these effects through interviewer training and pilot work.

¹ Technically, the deft is the estimate of the standard error produced under the complex design divided by the standard error under an equally weighted simple random sample.

Confidence intervals

6. Although the estimate produced from a sample survey will rarely be identical to the population value, statistical theory allows us to measure the accuracy of any survey result. The standard error can be estimated from the values obtained for the sample and this allows calculation of confidence intervals which give an indication of the range in which the true population value is likely to fall.
7. Tables B1 to B3 provide standard errors and 95% confidence intervals around selected key survey estimates for 2011-12.

Table B1: Sampling errors using weighted data: means, 2011-12

characteristic	unweighted base	mean (£ per week)	complex standard error incl design factor	design factor	95% confidence interval	
					lower	upper
joint income of HRP and partner						
owner occupiers	8,559	779	8.58	1.05	762	796
social renters	3,191	338	3.50	1.17	331	344
private renters	2,079	580	12.96	1.09	554	605
all tenures	13,829	668	6.22	1.08	656	680
mortgage payment						
all mortgagors	4,288	141	1.97	1.04	137	145
rent net of services						
social renters	3,183	83	0.55	1.26	82	84
<i>private renters</i>						
market rents	1,449	168	2.64	1.12	162	173
non-market rents	140	172	13.31	1.22	146	198
all private renters	1,945	164	2.36	1.15	159	169

Table B2: Sampling errors using weighted data: percentages, 2011-12

characteristic	unweighted base	percentage	complex standard error incl design factor	design factor (def)	95% confidence interval	
					lower	upper
tenure	13,829					
owner occupiers		65.28	0.44	1.11	64.42	66.15
social renters		17.28	0.32	0.98	16.65	17.91
private renters		17.44	0.39	1.27	16.68	18.19
household type within tenure						
<i>owner occupiers</i>	8,559					
couple with no dependent child(ren)		42.67	0.57	1.07	41.55	43.80
couple with dependent child(ren)		23.06	0.49	1.06	22.10	24.01
lone parent with dependent child(ren)		2.89	0.19	1.04	2.52	3.26
other multi-person		6.21	0.29	1.13	5.65	6.77
one person under 60		9.97	0.38	1.28	9.22	10.72
one person 60 or over		15.20	0.42	1.08	14.38	16.01
<i>social renters</i>	3,191					
couple with no dependent child(ren)		16.85	0.72	1.06	15.43	18.26
couple with dependent child(ren)		13.96	0.67	1.07	12.64	15.28
lone parent with dependent child(ren)		15.44	0.71	1.07	14.06	16.83
other multi-person		9.37	0.59	1.15	8.22	10.52
one person under 60		20.58	0.88	1.31	18.85	22.31
one person 60 or over		23.79	0.85	1.13	22.12	25.47
<i>private renters</i>	2,079					
couple with no dependent child(ren)		24.88	1.12	1.21	22.68	27.08
couple with dependent child(ren)		22.73	1.01	1.06	20.76	24.71
lone parent with dependent child(ren)		11.24	0.73	0.98	9.81	12.66
other multi-person		14.67	0.89	1.20	12.93	16.42
one person under 60		19.89	1.02	1.21	17.88	21.89
one person 60 or over		6.59	0.59	1.04	5.44	7.75
<i>all tenures</i>	13,829					
couple with no dependent child(ren)		35.11	0.45	1.09	34.23	35.98
couple with dependent child(ren)		21.43	0.38	1.08	20.68	22.18
lone parent with dependent child(ren)		6.51	0.22	1.01	6.08	6.94
other multi-person		8.23	0.27	1.18	7.71	8.75
one person under 60		13.53	0.35	1.28	12.86	14.21
one person 60 or over		15.18	0.33	1.07	14.54	15.83

continued

characteristic	unweighted base	percentage	complex standard error incl design factor	design factor (def)	95% confidence interval	
					lower	upper
household size						
<i>owner occupiers</i>	8,559					
one		25.17	0.52	1.14	24.15	26.19
two		38.77	0.56	1.06	37.67	39.88
three		16.50	0.44	1.09	15.64	17.35
four		13.94	0.40	1.05	13.16	14.71
five		3.91	0.22	1.04	3.47	4.34
six or more		1.71	0.14	0.99	1.43	1.99
<i>social renters</i>	3,191					
one		44.38	1.01	1.16	42.39	46.36
two		25.58	0.86	1.09	23.89	27.26
three		13.51	0.68	1.12	12.17	14.84
four		9.36	0.56	1.06	8.26	10.46
five		4.20	0.37	1.00	3.47	4.94
six or more		2.98	0.33	1.02	2.34	3.62
<i>private renters</i>	2,079					
one		26.48	1.11	1.17	24.30	28.66
two		35.80	1.22	1.18	33.40	38.20
three		19.11	0.96	1.10	17.23	20.99
four		10.85	0.72	0.98	9.45	12.25
five		5.42	0.51	0.96	4.42	6.42
six or more		2.34	0.39	1.16	1.57	3.10
<i>all tenures</i>	13,829					
one		28.72	0.43	1.15	27.87	29.57
two		35.98	0.45	1.10	35.09	36.86
three		16.44	0.35	1.12	15.75	17.12
four		12.61	0.30	1.05	12.01	13.20
five		4.22	0.18	1.03	3.87	4.58
six or more		2.04	0.13	1.03	1.79	2.29
number of bedrooms						
<i>owner occupiers</i>	8,559					
one		2.88	0.22	1.36	2.44	3.31
two		21.83	0.49	1.12	20.87	22.79
three		49.24	0.58	1.08	48.10	50.39
four		20.50	0.46	1.03	19.60	21.41
five or more		5.54	0.26	1.03	5.03	6.05
<i>social renters</i>	3,191					
one		31.02	0.96	1.20	29.13	32.90
two		33.94	0.95	1.14	32.07	35.80
three		31.54	0.91	1.09	29.76	33.33
four		3.17	0.37	1.21	2.44	3.90
five or more		0.33	0.11	1.08	0.11	0.55

continued

characteristic	unweighted base	percentage	complex standard error incl design factor	design factor (def)	95% confidence interval	
					lower	upper
number of bedrooms (continued)						
<i>private renters</i>	2,079					
one		18.62	1.06	1.34	16.54	20.70
two		39.80	1.22	1.14	37.40	42.20
three		31.03	1.11	1.07	28.85	33.22
four		7.43	0.62	1.03	6.22	8.64
five or more		3.11	0.42	1.10	2.28	3.93
<i>all tenures</i>	13,829					
one		10.49	0.31	1.26	9.89	11.09
two		27.06	0.42	1.14	26.23	27.89
three		43.01	0.46	1.10	42.10	43.92
four		15.23	0.33	1.05	14.58	15.88
five or more		4.21	0.19	1.07	3.85	4.58
movers- HRP resident less than 1 year						
all tenures	13,829	9.18	0.29	1.28	8.60	9.76
owner occupiers	8,559	3.19	0.22	1.18	2.77	3.61
social renters	3,191	8.53	0.59	1.22	7.38	9.68
private renters	2,079	32.25	1.19	1.18	29.92	34.58
economic status of HRP within tenure						
<i>owner occupiers</i>	8,559					
in employment		63.84	0.55	1.05	62.76	64.93
unemployed		1.05	0.12	1.15	0.81	1.29
economically inactive		35.10	0.55	1.05	34.03	36.17
<i>social renters</i>	3,191					
in employment		33.52	0.96	1.16	31.64	35.40
unemployed		9.85	0.64	1.28	8.60	11.10
economically inactive		56.63	1.01	1.16	54.66	58.60
<i>private renters</i>	2,079					
in employment		68.86	1.12	1.08	66.67	71.06
unemployed		7.35	0.64	1.11	6.09	8.60
economically inactive		23.79	1.01	1.05	21.81	25.78
<i>all tenures</i>	13,829					
in employment		59.48	0.46	1.08	58.59	60.37
unemployed		3.67	0.18	1.18	3.32	4.02
economically inactive		36.85	0.44	1.07	35.98	37.72

continued

characteristic	unweighted base	percentage	complex standard error incl design factor	design factor (def)	95% confidence interval	
					lower	upper
nationality						
<i>owner occupiers</i>	8,559					
british/irish		96.94	0.21	1.18	96.52	97.35
other		2.79	0.20	1.15	2.40	3.18
<i>social renters</i>	3,191					
british/irish		93.44	0.55	1.34	92.37	94.51
other		6.56	0.55	1.34	5.49	7.63
<i>private renters</i>	2,079					
british/irish		75.66	1.06	1.15	73.57	77.75
other		24.02	1.06	1.15	21.94	26.10
<i>all tenures</i>	13,829					
british/irish		92.62	0.26	1.25	92.11	93.13
other		7.14	0.25	1.24	6.65	7.64
ethnicity group of HRP						
<i>owner occupiers</i>	8,559					
white		93.20	0.30	1.13	92.62	93.78
black		1.16	0.14	1.29	0.89	1.42
indian		2.07	0.17	1.17	1.73	2.41
pakistani/bangladeshi		1.36	0.13	0.99	1.11	1.61
other		2.21	0.18	1.16	1.87	2.56
all ethnic minority		6.80	0.30	1.13	6.22	7.38
<i>social renters</i>	3,191					
white		85.08	0.75	1.25	83.62	86.55
black		7.10	0.57	1.37	5.98	8.21
indian		0.90	0.20	1.29	0.51	1.29
pakistani/bangladeshi		1.79	0.25	1.05	1.30	2.28
other		5.12	0.47	1.27	4.20	6.05
all ethnic minority		14.92	0.75	1.25	13.45	16.38
<i>private renters</i>	2,079					
white		80.20	1.02	1.19	78.20	82.19
black		4.50	0.59	1.38	3.35	5.65
indian		4.10	0.54	1.30	3.04	5.15
pakistani/bangladeshi		2.10	0.32	0.93	1.48	2.72
other		9.10	0.72	1.17	7.69	10.51
all ethnic minority		19.80	1.02	1.19	17.81	21.80
<i>all tenures</i>	13,829					
white		89.53	0.29	1.15	88.97	90.09
black		2.77	0.17	1.31	2.44	3.09
indian		2.22	0.15	1.27	1.93	2.52
pakistani/bangladeshi		1.57	0.11	0.99	1.35	1.78
other		3.92	0.19	1.21	3.55	4.29
all ethnic minority		10.47	0.29	1.15	9.91	11.03

continued

characteristic	unweighted base	percentage	complex standard error incl design factor	design factor (def)	95% confidence interval	
					lower	upper
age of the HRP						
<i>owner occupiers</i>	8,559					
16-24		0.59	0.10	1.36	0.40	0.78
25-34		9.69	0.37	1.27	8.96	10.43
35-44		18.11	0.45	1.10	17.22	19.00
45-54		22.12	0.49	1.10	21.16	23.08
55-64		19.28	0.45	1.03	18.39	20.16
65 and over		30.21	0.52	1.04	29.19	31.24
<i>social renters</i>	3,191					
16-24		4.92	0.46	1.30	4.01	5.83
25-34		13.94	0.71	1.17	12.54	15.33
35-44		17.06	0.78	1.18	15.54	18.58
45-54		19.19	0.81	1.18	17.60	20.78
55-64		16.14	0.72	1.09	14.72	17.55
65 and over		28.76	0.89	1.10	27.00	30.51
<i>private renters</i>	2,079					
16-24		15.03	0.90	1.21	13.26	16.79
25-34		34.71	1.22	1.20	32.32	37.11
35-44		21.83	1.01	1.09	19.86	23.81
45-54		13.79	0.84	1.09	12.14	15.44
55-64		6.56	0.54	0.90	5.50	7.61
65 and over		8.08	0.63	1.00	6.84	9.32

Table B3: Sampling errors using weighted data: percentages, three years worth of EHS data 2011-12

characteristic	unweighted base	percentage	complex standard error incl design factor	design factor (deft)	lower	upper
bedroom standard						
<i>owner occupiers</i>	32,218					
overcrowding		1.29	0.07	1.10	1.16	1.43
at standard		13.49	0.22	1.16	13.07	13.91
one bedroom above standard		36.23	0.29	1.10	35.66	36.81
under-occupied		48.98	0.30	1.08	48.39	49.57
<i>social renters</i>	9,329					
overcrowding		6.61	0.30	1.19	6.02	7.20
at standard		53.72	0.58	1.12	52.58	54.85
one bedroom above standard		29.44	0.53	1.11	28.41	30.47
under-occupied		10.24	0.34	1.04	9.58	10.89
<i>private renters</i>	6,880					
overcrowding		5.74	0.33	1.22	5.08	6.39
at standard		42.36	0.69	1.16	41.01	43.71
one bedroom above standard		36.20	0.66	1.14	34.90	37.50
under-occupied		15.71	0.47	1.05	14.78	16.64
<i>all tenures</i>	48,427					
overcrowding		2.94	0.09	1.19	2.77	3.12
at standard		25.20	0.22	1.15	24.77	25.64
one bedroom above standard		35.05	0.24	1.11	34.58	35.53
under-occupied		36.79	0.24	1.07	36.33	37.26

Table B3: Sampling errors using weighted data: percentages, three years worth of EHS data 2011-12 (continued)

characteristic	unweighted base	percentage	complex standard error incl design factor	design factor (deft)	95% confidence interval	
					lower	upper
recent first time buyers	1,482					
ages						
16-24		9.82	0.85	1.14	8.16	11.48
25-34		14.37	0.52	1.20	13.36	15.38
35-44		3.70	0.23	1.19	3.25	4.14
45-54		1.09	0.12	1.18	0.85	1.32
55-64		0.73	0.11	1.23	0.52	0.94
65 or over		0.22	0.04	1.11	0.13	0.31
all recent first time buyers		3.60	0.10	1.32	3.40	3.80
other recent purchasers	3,017					
ages						
16-24		0.91	0.26	1.12	0.40	1.42
25-34		6.52	0.33	1.01	5.88	7.17
35-44		9.77	0.33	1.05	9.12	10.42
45-54		6.98	0.29	1.12	6.40	7.55
55-64		5.79	0.28	1.11	5.25	6.34
65 or over		3.83	0.18	1.07	3.48	4.17
all other recent purchasers		6.20	0.12	1.08	5.96	6.43
longer term owners	27,719					
ages						
16-24		1.27	0.32	1.16	0.65	1.89
25-34		23.28	0.60	1.09	22.11	24.45
35-44		51.07	0.58	1.11	49.93	52.21
45-54		64.93	0.55	1.12	63.86	66.00
55-64		71.11	0.53	1.09	70.07	72.15
65 or over		71.71	0.42	1.07	70.90	72.53
all longer term owners		56.42	0.25	1.11	55.93	56.91

Glossary

Acceptance of homeless: local authorities have a responsibility for securing accommodation for households who are in priority need, eligible (certain categories of persons from abroad are ineligible) and are homeless through no fault of their own. A household satisfying these criteria is said to be 'accepted as homeless', or more formally as 'accepted as owed a main homelessness duty'.

Families with children and households that include someone who is vulnerable, for example because of pregnancy, old age, or physical or mental disability, have a priority need for accommodation.

A more detailed explanation is available from page 7 onwards in the Homelessness Code of Guidance for Local Authorities

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7841/152056.pdf

Assured shorthold private tenancy: This type of tenancy is where the landlord can regain possession of the property six months after the beginning of the tenancy, as long as they provide the tenant with two months' notice.

Assured private tenancy: This type of tenancy is where the tenant has the right to remain in the property unless the landlord can prove they have grounds for possession. The landlord does not have an automatic right to repossess the property when the tenancy comes to an end.

Basic repair cost: Basic repairs include urgent work required in the short term to tackle problems presenting a risk to health, safety, security or further significant deterioration plus any additional work that will become necessary within the next five years. See the Technical Advice Note on Dwelling and Neighbourhood Conditions for more information about how these are calculated and assumptions made.

Bedroom standard: The 'bedroom standard' is used as an indicator of occupation density. A standard number of bedrooms is calculated for each household in accordance with its age/sex/marital status composition and the relationship of the members to one another. A separate bedroom is allowed for each married or cohabiting couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex, and each pair of children under 10. Any unpaired person

aged 10-20 is notionally paired, if possible, with a child under 10 of the same sex, or, if that is not possible, he or she is counted as requiring a separate bedroom, as is any unpaired child under 10.

This notional standard number of bedrooms is then compared with the actual number of bedrooms (including bed-sitters) available for the sole use of the household, and differences are tabulated. Bedrooms converted to other uses are not counted as available unless they have been denoted as bedrooms by the respondents; bedrooms not actually in use are counted unless uninhabitable.

Households are said to be overcrowded if they have fewer bedrooms available than the notional number needed. Households are said to be under-occupying if they have two or more bedrooms more than the notional needed.

Continuing households: Those households where the HRP or their spouse/partner occupied their previous permanent accommodation in either or both of their names. Note that previous accommodation refers to the HRP's previous permanent accommodation rather than any temporary accommodation the HRP may have lived in.

Damp and mould: Damp and mould falls into three main categories:

1. **rising damp:** where the surveyor has noted the presence of rising damp in at least one of the rooms surveyed during the physical survey. Rising damp occurs when water from the ground rises up into the walls or floors because damp proof courses in walls or damp proof membranes in floors are either not present or faulty.
2. **penetrating damp:** where the surveyor has noted the presence of penetrating damp in at least one of the rooms surveyed during the physical survey. Penetrating damp is caused by leaks from faulty components of the external fabric e.g. roof covering, gutters etc. Or leaks from internal plumbing e.g. water pipes, radiators etc.
3. **condensation or mould:** caused by water vapour generated by activities like cooking and bathing condensing on cold surfaces like windows and walls. Virtually all homes have some level of condensation occurring. Only serious levels of condensation or mould are considered as a problem in this report, namely where there are patches of mould growth on walls and ceilings and/or mildew on soft furnishings.

Decent home: A home that meets all of the following four criteria:

1. it meets the current statutory minimum standard for housing as set out in the Housing Health and Safety Rating System (HHSRS – see below).

-
2. it is in a reasonable state of repair (related to the age and condition of a range of building components including walls, roofs, windows, doors, chimneys, electrics and heating systems).
 3. it has reasonably modern facilities and services (related to the age, size and layout/location of the kitchen, bathroom and WC and any common areas for blocks of flats, and to noise insulation).
 4. it provides a reasonable degree of thermal comfort (related to insulation and heating efficiency).

The detailed definition for each of these criteria is included in A Decent Home: Definition and guidance for implementation, Communities and Local Government, June 2006¹.

From 2006 the definition of decent homes was updated and the Fitness Standard was replaced by the Housing Health and Safety Rating System (HHSRS) as the statutory criterion of decency. Estimates using the updated definition of decent homes are not comparable with those based on the original definition. Accordingly any change in the number of decent and non-decent homes will be referenced to 2006 only. Estimates for 1996 to 2006 using the original definition are available in the 2006 English House Condition Survey Headline² and Annual³ Reports.

Dependent children: Persons aged under 16, or single persons aged 16 to 18 and in full time education.

Dwelling: A self-contained unit of accommodation (normally a house or flat) where all the rooms and amenities (i.e. kitchen, bath/shower room and WC) are for the exclusive use of the household(s) occupying them. In rare cases, amenities may be located outside the front door but provided they are for the exclusive use of the occupants, the accommodation is still classed as a dwelling.

For the most part a dwelling will be occupied by one household. However, it may contain none (vacant dwelling) or may contain more than one (House in Multiple occupation or HMO).

Dwelling type: Dwellings are classified, on the basis of the surveyor's inspection, into the following categories:

- **small terraced house:** a house with a total floor area of less than 70m² forming part of a block where at least one house is attached to two or more other houses.

¹ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

² <http://webarchive.nationalarchives.gov.uk/20121108165934/http://www.communities.gov.uk/publications/housing/ehcsheadline2006>

³ <http://webarchive.nationalarchives.gov.uk/20121108165934/http://www.communities.gov.uk/publications/corporate/statistics/ehcs2006annualreport>

- **medium/large terraced house:** a house with a total floor area of 70m² or more forming part of a block where at least one house is attached to two or more other houses.
- **end terraced house:** a house attached to one other house only in a block where at least one house is attached to two or more other houses.
- **mid-terraced house:** a house attached to two other houses in a block.
- **semi-detached house:** a house that is attached to just one other in a block of two.
- **detached house:** a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.).
- **bungalow:** a house with all of the habitable accommodation on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses.
- **converted flat:** a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (such as corner shops).
- **purpose built flat, low rise:** a flat in a purpose built block less than six storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes.
- **purpose built flat, high rise:** a flat in a purpose built block of at least six storeys high.

Economic status: Respondents self-report their situation and can give more than one answer.

- working full time/part time:** Full time work is defined as 30 or more hours per week. Part time work is fewer than 30 hours per week. Where more than one answer is given, 'working' takes priority over other categories (with the exception that all those over State Pension Age (SPA) who regard themselves as retired are classified as such, regardless of what other answers they give).
- unemployed:** This category covers people who were registered unemployed or not registered unemployed but seeking work.
- retired:** This category includes all those over the state pension age who reported being retired as well as some other activity. For men the SPA is 65 and for women it is 60 if they were born before 6th April 1950. For women born on or after the 6th April 1950, the state pension age has increased incrementally since April 2010⁴.

⁴ For further information see: www.gov.uk/browse/working/state-pension

d) **full time students.**

e) **other inactive:** All others; they include people who were permanently sick or disabled, those looking after the family or home and any other activity.

On occasions, (d) and (e) are combined and described as **other economically inactive.**

Energy efficiency rating (EER) bands: The energy efficiency rating is presented in an A-G banding system for an Energy Performance Certificate, where Band A rating represents low energy costs (i.e. the most efficient band) and Band G rating represents high energy costs (the least efficient band). The SAP09 break points used for the EER bands are:

- Band A (92 or more)
- Band B (81-91)
- Band C (69-80)
- Band D (55-68)
- Band E (39-54)
- Band F (21-38)
- Band G (1-20).

Equity: This is the difference between the current market value of the property and the amount the owner still owes on the mortgage. It is the amount that the owner would receive after selling a property and paying off the mortgage.

Full time education: Full time education is education undertaken in pursuit of a course, where an average of more than 12 hours per week is spent during term time.

First-time buyers: Households who purchased their current home within the previous three years and have never owned a property before.

Gross annual income: The annual income of the household reference person and (any) partner. This includes income from private sources (regular employment, self-employment, government schemes, occupational pensions, private pensions and other private income), state benefits/allowances and tax credits, as collected on the EHS survey (this includes housing benefit/Local Housing Allowance but excludes council tax benefit and Support for Mortgage Interest) and interest from savings. It is a gross measure i.e. income before Income Tax or National Insurance deductions.

Household: A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities AND a living room or sitting room or dining area. Shared houses where the occupants have a joint tenancy or where they came together as a group to rent the house and would themselves fill any vacancies rather than expecting the landlord to do this are

also classed as a single household; even though they may not share a sitting room or a meal per day.

Household in poverty: A household where their before housing cost equivalised income is less than 60% of the overall median income. The overall median income is derived from the EHS equivalised income data using a person level weighting factor derived by multiplying the household grossing factor by the number of people in the household.

Household membership: People are regarded as living at the address if they consider the address to be their only or main residence. There are, however, certain rules which take priority over this criterion:

- children aged 16 or over who live away from home for the purposes of work or study and come home only for the holidays are not included at the parental address under any circumstances.
- children of any age away from home in a temporary job and children under 16 at boarding school are always included in the parental household.
- people who have been away from the address continuously for six months or longer are excluded.
- people who have been living continuously at the address for six months or longer are included even if they have their main residence elsewhere.
- addresses used only as second homes are never counted as main residences.

Household reference person (HRP): The person in whose name the dwelling is owned or rented or who is otherwise responsible for the accommodation. In the case of joint owners and tenants, the person with the highest income is taken as the HRP. Where incomes are equal, the older is taken as the HRP. This procedure increases the likelihood that the HRP better characterises the household's social and economic position.

Household type: The main classification of household type uses the following categories:

- married/cohabiting couple with no dependent children or with non-dependent child(ren) only.
- married/cohabiting couple with dependent child(ren) – may also include non-dependent child(ren).
- lone parent family (one parent with dependent child(ren) – may also include non-dependent child(ren).

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- other multi-person household (includes flat sharers, lone parents with non-dependent children only and households containing more than one couple or lone parent family).
 - one person aged under 60.
 - one person aged 60 or over.

The married/cohabiting couple and lone parent household types (the first three categories above) may include one-person family units in addition to the couple/lone parent family.

Housing Health and Safety Rating System (HHSRS): A risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties in England and Wales. It replaced the Fitness Standard in April 2006.

The purpose of the HHSRS assessment⁵ is not to set a standard but to generate objective information in order to determine and inform enforcement decisions. There are 29 categories of hazard, each of which is separately rated, based on the risk to the potential occupant who is most vulnerable to that hazard. The individual hazard scores are grouped into 10 bands where the highest bands (A-C representing scores of 1,000 or more) are considered to pose Category 1 hazards. Local authorities have a duty to act where Category 1 hazards are present, and may take into account the vulnerability of the actual occupant in determining the best course of action. For the purposes of the decent homes standard, homes posing a Category 1 hazard are non-decent on its criterion that a home must meet the statutory minimum requirements.

The EHS is not able to replicate the HHSRS assessment in full as part of a large scale survey. Its assessment employs a mix of hazards that are directly assessed by surveyors in the field and others that are indirectly assessed from detailed related information collected. For 2006 and 2007, the survey (the then English House Condition Survey) produced estimates based on 15 of the 29 hazards. From 2008, the survey is able to provide a more comprehensive assessment based on 26 of the 29 hazards. See the EHS Technical Note on Housing and Neighbourhood Conditions for a list of the hazards covered.

Landlord: The person or organisation that owns a building or land and is paid by other people for the use of it.

Local environment: The area around the dwelling of which the dwelling seems to be a part. The surveyor puts an imaginary 'boundary' round this area taking into account the character of the surrounding streets. It is likely, but not necessarily, defined in relation to physical boundaries such as roads, railway lines, canals etc.

⁵ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-health-and-safety-rating-system-hhsrs-guidance>

Surveyors define this environment to be a manageable size so that they can visually inspect the whole area on foot which means that, for very large housing estates, the 'local environment' will be just part of the estate.

Longer term home owners: Households who purchased their home more than three years ago.

Mortgages:

- **repayment mortgage:** A mortgage in which the regular payments (usually monthly) include both interest on the outstanding amount and a capital repayment element. Assuming that the interest rate is unchanged payments will be constant over the term of the mortgage, however over time the mix of interest and capital repayment changes. Initially most of the payment goes towards paying the interest, however the capital repayment element has the effect of slightly reducing the outstanding loan. As the outstanding mortgage reduces, the interest element reduces as well, and since the total payment remains the same the capital repayment element increases. Towards the end of the term most of the regular payment comprises capital repayment and interest is a relatively small component; at the end of the term the full amount of the original loan will have been repaid.
- **interest only mortgage:** No linked investment: During the term of the mortgage the borrower makes interest payments to the mortgage lender but the amount of the original loan remains to be repaid at the end of the fixed term. The mortgagor therefore needs to make appropriate arrangements for paying off the loan at the end of the fixed term.
- **interest only mortgages with linked investments:**
 - **endowment mortgage:** A mortgage in which the borrower makes two separate regular payments during the term of the mortgage, one to the lender to pay the interest on the loan, and one to a life insurance company under a 'with profits' endowment policy intended to repay the original loan. The life (or joint lives) of the borrower(s) is insured for a fixed sum to which profits called reversionary bonuses are added every year. The fixed sum insured plus reversionary bonuses (plus in some cases a terminal bonus) are paid by the insurance company at the end of the term of the endowment policy, which is also the term of the mortgage, or on the death of the insured.
 - **pension mortgage:** As in the case of an endowment mortgage there are two regular payments. One is to the lender to pay the interest on the loan, and the other is a contribution to a pension plan; the fund built up through the plan is used to repay the mortgage when its term expires. The customer gets full tax relief on the contributions to the pension plan, and this type of mortgage is particularly suited to the self-employed, partners or directors who own more than 5 per cent of their company.

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- **PEP, ISA and unit trust mortgages:** Like endowment and pension mortgages these are “interest only” mortgages i.e., during the term of the mortgage the borrower makes interest payments to the mortgage lender and the original loan is repaid at the end of the fixed term. In this case the repayment vehicle is a PEP (now defunct), an ISA or a Unit Trust. PEPs and ISAs benefit from tax relief.
 - **all-in-one mortgage:** This is a type of flexible mortgage which allows a person to link together different accounts – for example a current account, a savings account and a mortgage (as well as any other loans). There are two types of all-in-one account, current account mortgages and offset mortgages.

Negative equity: A homeowner is in ‘negative equity’ if they owe more to their mortgage lender than the property is currently worth. This usually occurs when the owner has bought at a time when house prices have peaked, and then subsequently have fallen.

New household: Where neither the household reference person (HRP) nor their spouse/partner occupied the HRP’s previous permanent accommodation, in either of their names. The EHS does not differentiate between previous accommodation within England and outside of England (including abroad).

Other recent purchasers: Households who purchased their home up to 3 years previously, but who were not first time buyers.

Overcrowding: Households are said to be overcrowded if they have fewer bedrooms available than the notional number needed according to the bedroom standard definition. See bedroom standard.

Private accommodation: The majority of homes in all three tenures, excluding hotels, bed and breakfast accommodation and institutional residences such as student halls, nurses homes, army barracks and care homes.

Recent movers: Households which moved into their current home in the last 12 months. This includes both new and continuing households, but does not include sitting tenant purchasers.

Residualisation: The process over time of a tenure, place or group becoming increasingly constituted by households that are more deprived, on lower incomes and/or dependent on benefits is described as ‘residualisation’. The social rented sector has become residualised over the last 30 years.

Secured loan: A loan in which the borrower pledges some asset, for example, property, as collateral for the loan.

Shared ownership: A way of buying a stake in a property if the household cannot afford to buy it outright. The household will have sole occupancy rights, and do not have to share the home with anyone else.

SAP: The energy cost rating as determined by the Government's Standard Assessment Procedure (SAP) and is used to monitor the energy efficiency of homes. It is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly inefficient) to 100 (highly efficient with 100 representing zero energy cost).

The method for calculating SAP was comprehensively updated in 2005, with a further update in 2009-10. This new SAP09 methodology has been used in all EHS reports since 2010-11.

Scale of poor dwelling condition:

- **worst:** the dwelling has a Category 1 HHSRS hazard.
- **poor:** the dwelling has some damp, substantial disrepair (basic standardised repair costs over £35m²), or a SAP rating of less than 45.
- **worse than average:** the dwelling has higher than average levels of disrepair (using basic standardised repair costs), or an average or below average mean SAP rating for all dwellings.
- **generally satisfactory:** the dwelling has average or below average levels of disrepair (using basic standardised repair costs), or a SAP rating over the mean for all dwellings

Social housing rents: Most social housing rents are calculated according to 'rent restructuring' policy, which was introduced in 2002 with the aim of converging housing association and local authority rents over a 10 year period. The overall effect of rent restructuring is that similar properties will have similar rents in similar areas.

In both sectors rents are moving towards a 'formula' rent. The formula calculates rents for each individual property based 30% on relative property values at 1999 levels, and 70% on relative local earnings. The rent is increased annually at the rate of Retail Price Index inflation at the previous September + 0.5%. Local authority rents move towards convergence at the maximum rate of RPI at the previous September + 0.5% + £2 per week. Housing association rents are subject to a maximum of September RPI + 0.5%, + £2 where the individual association's rents remain below the target. For various reasons the convergence date has slipped and is now scheduled to take place in 2015-16.

There are different arrangements for rents on Affordable Rent and intermediate rent properties (both of which fall within the statutory definition of social housing).

Substantial disrepair: A property is classed as being in substantial disrepair if the standardised basic repair cost is over £35 per m². See also basic repair cost.

Tenancy deposit scheme: This scheme was introduced by the Housing Act 2004 as part of a package of measures to raise standards in the private rented sector. From 6th April 2007 all deposits taken by landlords must be safeguarded by one of three Government approved schemes. Landlords can choose which scheme they wish to use and must safeguard each deposit and inform the tenant which scheme has been used within 14 days of receiving the deposit.

Tenure: In this report, households are typically grouped into three broad categories known as tenures: owner occupiers, social renters and private renters. The tenure defines the conditions under which the home is occupied, whether it is owned or rented, and if rented, who the landlord is and on what financial and legal terms the let is agreed.

- **owner occupiers:** Households in accommodation which they either own outright, are buying with a mortgage or are buying as part of a shared ownership scheme.
- **social renters:** This category includes households renting from:
 - Local Authority, including Arms Length Management Organisations (ALMOs) and Housing Action Trusts;
 - Housing Associations, Local Housing Companies, co-operatives and charitable trusts.

A significant number of Housing Association tenants wrongly report that they are Local Authority tenants. The most common reason for this is that their home used to be owned by the Local Authority, and although ownership was transferred to a Housing Association, the tenant still reports that their landlord is the Local Authority. There are also some Local Authority tenants who wrongly report that they are Housing Association tenants. Data from the EHS for 2008-09 onwards incorporate a correction for the great majority of such cases in order to provide a reasonably accurate split of the social rented category.

- **private renters:** This sector covers all other tenants including all whose accommodation is tied to their job. It also includes people living rent-free (for example, people living in a flat belonging to a relative).

In places, the report differentiates between market and non-market renters:

- **market renters:** Households with assured or assured shorthold private tenancies. Under the 1988 Housing Act, all tenancies starting after the 14th January 1989 are Assured (including Assured Shorthold) unless they fall into one of the excluded categories, for example business lettings or lettings by resident landlords. Before March 1997, tenants had to be given a notice in writing to say that a tenancy was an Assured Shorthold. From March 1997, the rules changed and all new tenancies were Assured Shortholds unless the

agreement specifically stated that they were not. Assured Shorthold lettings are for a fixed period of six months or more. The landlord can regain possession of the property six months after the beginning of the tenancy provided that two months notice is given. In the case of an assured letting the tenant has the right to remain in the property unless the landlord can prove grounds for repossession. The landlord does not have an automatic right to repossess the property when the tenancy comes to an end.

- **non-market renters:** Households with all other types of private rental tenancies including those with rent-free tenancies and tied accommodation (that is tied to employment).

Under-occupation: Households are said to be under-occupying their property if they have two or more bedrooms more than the notional number needed according to the bedroom standard definition. See bedroom standard.

Usable floor space: Total usable floor area of the dwelling as measured by the surveyor, rounded to the nearest square metre. It excludes integral garages, balconies, stores accessed from the outside only and the area under partition walls.

Vacant dwellings: The assessment of whether or not a dwelling is vacant is made at the time of the interviewer's visit. Clarification of vacancy is sought from neighbours. Surveyors are required to gain access to vacant dwellings and undertake full inspections.

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