

EHS Results Published

The first results from the English Housing Survey were published on 23 February. The EHS brings together the former CLG housing surveys – the Survey of English Housing (SEH) and the English House Condition Survey (EHCS). The report *EHS 2008 – 09 Headline Report* can be found at:

www.communities.gov.uk/ehs

This bulletin summarises the main report findings and brings users up to date with other progress on the survey.

EHS 2008 – 09 Headline Report

The report brings together findings on household trends and the housing stock. It details trends in tenure, household type, economic status, buying expectations of renters, overcrowding and under occupation, recent movers and satisfaction with the home and local area.

It also provides an overview of the housing stock in England and the latest findings on its condition and energy performance, including decent homes, the presence of damp and mould, insulation and heating characteristics and its energy efficiency rating.

A technical annex is also included in the report, providing background on the EHS methodology and how this has changed from those of the former surveys (SEH and EHCS).

Key Findings

Household type

There was a decrease in the number of owner occupied households from a peak of 14.8 million in 2005 and 2006 to 14.6 million in 2008-09. In contrast, the number of households renting privately rose by 1 million between 2001 and 2008-09 from 2.1 million to 3.1 million.

Couples with no dependent children were the most common type of household (36%) and the most common type of owner occupiers (42%) in 2008-09. Among renters, one-person households were the most common, 41% of social renters and 30% of private renters, Table 1.

Table 1: Household type by tenure, 2008–09

all households

	household type						all household types
	couple no dependent child(ren) ¹	couple with dependent child(ren) ¹	lone parent with dependent child(ren) ¹	other multi-person households	1 male	1 female	
	<i>thousands of households</i>						
own outright buying with mortgage	3,538	424	103	396	769	1,541	6,770
all owner occupiers	6,208	3,395	508	798	1,560	2,153	14,621
local authority housing association	333	287	331	177	342	417	1,887
all social renters	685	587	672	328	696	875	3,842
private renters	764	535	333	514	582	339	3,067
all tenures	7,657	4,516	1,514	1,640	2,838	3,366	21,530
	<i>percentages</i>						
own outright buying with mortgage	52	6	2	6	11	23	100
all owner occupiers	42	23	3	5	11	15	100
local authority housing association	18	15	18	9	18	22	100
all social renters	18	15	17	9	18	23	100
private renters	25	17	11	17	19	11	100
all tenures	36	21	7	8	13	16	100

Note:

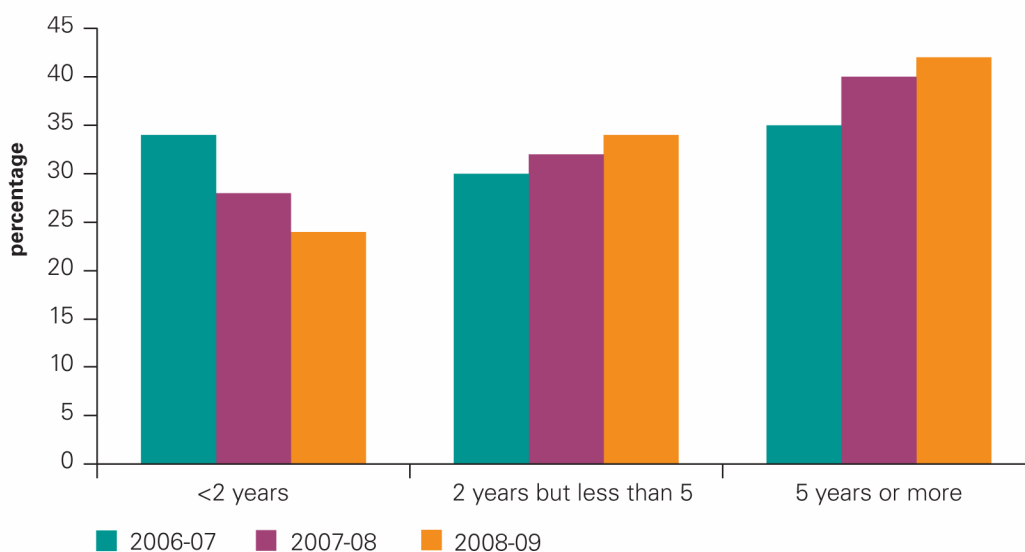
1) These categories can also include non-dependent children

Source: English Housing Survey – full household sample

Buying expectations

An estimated 24% of private renters who were expecting to buy a home (14% of all private renters) thought that they would buy within the next two years. This proportion had fallen from 34% in 2006-07 (see Figure 1) whilst the proportion expecting to buy in five or more years' time had risen from 35% to 42% over this period. These changes suggest that private renters in 2008-09 expected to rent for longer before being in a position to buy, perhaps due to affordability issues.

Figure 1: Trend in expected time to buy: private renters expecting to buy



Note: based on those private renters who expect to buy eventually
Source: English Housing Survey – full household sample

Overcrowding and under-occupation

Overcrowding was highest in the rented sectors, 6.7% of social rented households and 5.4% of private rented households were overcrowded as measured by the bedroom standard. In contrast, only 1.6% of owner occupiers were overcrowded, Table 2.

Table 2: Overcrowding and under-occupation by tenure, 2008-09

all households

	difference from bedroom standard				total
	overcrowded	at standard	one above standard	under-occupied	
	<i>thousands of households</i>				
owner occupiers	231	2,117	5,416	6,855	14,620
social renters	258	2,032	1,121	430	3,841
private renters	164	1,312	1,095	494	3,066
all tenures	654	5,462	7,633	7,779	21,527
	<i>percentages</i>				
owner occupiers	1.6	14.5	37.0	46.9	100
social renters	6.7	52.9	29.2	11.2	100
private renters	5.4	42.8	35.7	16.1	100
all tenures	3.0	25.4	35.5	36.1	100

Notes:

Details of the bedroom standard can be found in the Glossary.

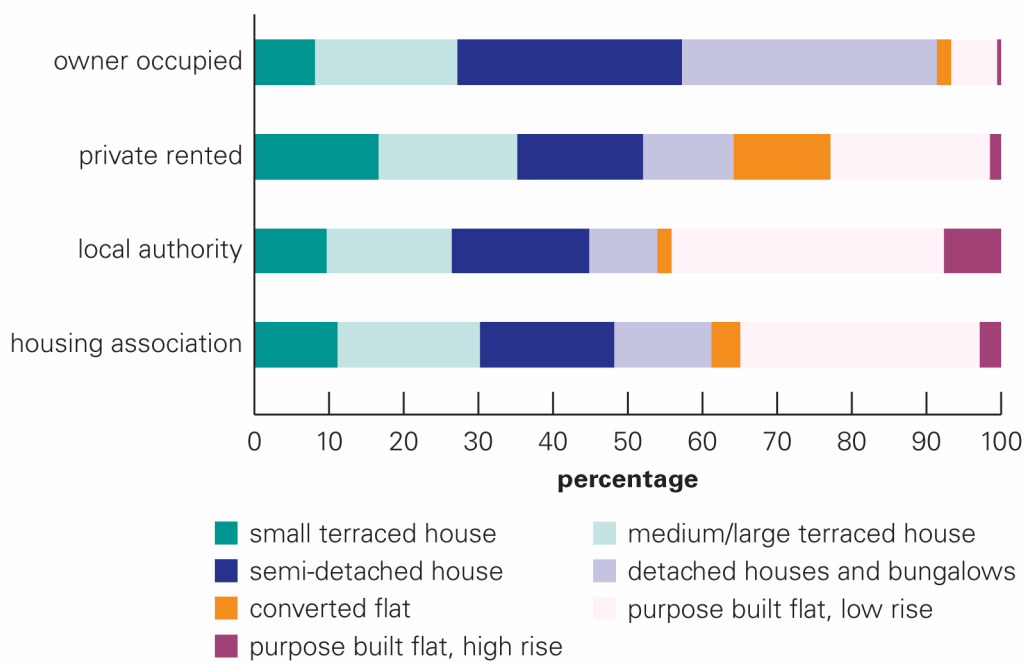
Source: English Housing Survey - full household sample; and ONS Labour Force Survey

Stock profile

There were around 22.2 million dwellings in 2008. Of these, 18.3 million (82% of the stock) were in the private sector and 3.9 million (18% of the stock) were social sector homes.

The majority of homes were houses (18.1 million), most commonly terraced or semi-detached. The remaining 4.1 million were flats and predominantly comprised purpose built low rise flats. The great majority of owner occupied housing was made up of houses (91%), almost a half (46%) of local authority homes were flats. Flats also accounted for over a third of private rented and housing association homes (36% and 39% respectively), Figure 2.

Figure 2: Dwelling type by tenure, 2008



Source: English Housing Survey, dwelling sub-sample

Housing Conditions

Some 7.4 million homes (33%) were non-decent in 2008. Overall, social sector homes were in a better condition than private sector homes, with 27% being non-decent compared to 34%. In 2008, 3.1 million ‘vulnerable’ households¹ were living in the private sector of which 1.2 million (39%) were living in non-decent homes. The remaining 1.9 million (61%) were living in decent accommodation.

¹ Vulnerable households are households in receipt of at least one of the principal means tested or disability related benefits.

Energy efficiency

The energy efficiency of homes continued to improve, with the average SAP rating increasing from 42 to 51 between 1996 and 2008. Social sector homes were not only more energy efficient than those in the private sector (59 and 49 respectively) but they saw greatest improvement between 1996 and 2008 with their average SAP rating increasing from 47 to 59.

In 1996 owner occupied homes were on average three SAP points better than private rented homes. However, there was no significant difference in the average energy efficiency rating of homes (50) between these two sectors in 2008, Table 3.

Table 3: Energy efficiency, average SAP rating by tenure, 2008

<i>all dwellings</i>	1996	2001	2003	2004	2005	2006	2007	2008
owner occupied	41.1	44.4	45.0	45.6	46.1	46.9	48.1	49.6
private rented	37.9	41.9	44.4	45.7	46.0	46.6	48.1	50.2
all private	40.7	44.1	44.9	45.6	46.1	46.8	48.1	49.7
local authority	45.7	49.6	52.0	53.9	55.3	55.8	56.2	58.0
housing association	50.9	56.4	56.7	57.3	58.9	59.3	59.5	60.3
all social	46.8	51.9	53.9	55.3	56.9	57.4	57.8	59.2
all tenures	42.1	45.7	46.6	47.4	48.1	48.7	49.8	51.4

Source: English House Condition Survey 1996 to 2007, English Housing Survey 2008 (dwelling sub-sample)

There has been a significant increase in the proportion of homes achieving the highest Energy Efficiency Rating (EER) Bands; in 2008 10% (2.3 million) of homes achieved Bands A to C² compared with 7% (1.6 million) in 2006. The number of homes in the lowest EER Bands (F and G) fell by a million over the same period. The majority of homes (73%) continue to be in the EER Bands D or E, Table 4.

² EER Bands are used in the Energy Performance Certificate (EPC) provided as part of a Home Information Pack (HIP). The Certificate provides, among other indicators, an energy efficiency rating for the home on a scale from A-G (where A is the most efficient and G the least efficient).

Table 4: Energy Efficiency Rating (EER) Bands 2006-2008

<i>all dwellings</i>	2006	2007	2008
			<i>thousands of dwellings</i>
Band A/B (81-100)	35	35	77
Band C (69-80)	1,545	1,710	2,229
Band D (55-68)	6,555	7,316	7,865
Band E (39-54)	9,072	8,859	8,310
Band F (21-38)	3,838	3,389	2,972
Band G (1-20)	943	881	786
Total	21,989	22,189	22,239
			<i>percentages of dwellings</i>
Band A/B (81-100)	0.2	0.2	0.3
Band C (69-80)	7.0	7.7	10.0
Band D (55-68)	29.8	33.0	35.4
Band E (39-54)	41.3	39.9	37.4
Band F (21-38)	17.5	15.3	13.4
Band G (1-20)	4.3	4.0	3.5
Total	100	100	100

Source: English House Condition Survey 2006 to 2007, English Housing Survey 2008 (dwelling sub-sample)

EHS progress

The second year of fieldwork is now coming to an end and overall response targets continue to be met.

Following a consultation exercise within CLG and through the EHS Advisory Group some changes are being introduced to the survey content for 2010 –10.

Within the household interview new questions are being introduced covering repair bills faced by leaseholders of ex LA/HA flats and owner-occupiers' will be asked about their expectations regarding the value of their home and mortgage interest rates over the next 12 months. The module on fires in the home, last run in 2008 – 09, is also to be run again. Questions on work done to the home and disability adaptations needed to the home will not run in 2010 –11 and we will take this opportunity to review these questions and re-introduce them on a rotating basis in either 2011 or 2012. Questions introduced in 2009 –10 covering mortgage and rent arrears, succession tenancies, repossession, mortgage insurance and reasons for tenancy ending will continue to run for a further year.

On the physical survey the content will remain largely unchanged. Surveyors will however record gas and electricity meter readings for all properties inspected. These will be followed up with a second reading as part of the Energy Follow Up Survey being conducted by DECC in 2011 in order to derive consumption information.

EHS Dissemination

Thank you to those users who replied to our consultation exercise on the reporting and dissemination strategy for the new survey. The proposals put forward were well supported and we will be aiming to implement these over the next few months.

We will be focusing initially on following up the Headline Report with the production of two more detailed annual reports to be published over the summer - one looking at household trends, the other at the housing stock (its condition and energy performance). These publications will be accompanied by a set of web tables many of which will be a continuation of time series created under either the SEH or EHCS. Guidance will be provided over any discontinuities that have arisen as a result of the integration of the two former surveys.

We are keen to encourage secondary analysis of the EHS data sets. The EHS 2008–09 full annual household data set will be released via the UK Data Archive together with the 2008 EHS dwelling sub-sample (covering the period April 2007 to March 2009). The SPSS data sets will include the key derived variables forming the key analytical measures used in reporting including those relating to Fuel Poverty. User documentation will also be provided. Data sets should be available from the autumn.

For those users not familiar with SPSS analysis we will be exploring options for offering a support service – including the UKDA Economic and Social Data Service. Bespoke analysis however can also continue to be commissioned via the Building Research Establishment who will be able to discuss your requirements and undertake analyses to meet your particular needs. Please contact CLG in the first instance – see details in the Contacts section at the back of this bulletin.

We also hope to deposit the data sets at the Virtual Microdata Laboratory by the end of the year.

The first EHS Advisory Group meeting of external stakeholders was held in October and users have provided useful feedback on their current and future uses of the survey.

The EHS web site is being re-structured so that users can locate the latest findings and keep up to date with progress:

www.communities.gov.uk/englishhousingurvey

This contains a Q&A section which provides more detailed information on the transition, and the background and reasons for the merger. The web pages for all three housing surveys can be accessed via:

www.communities.gov.uk/housing/housingresearch/housingsurveys/

The Private Landlord Survey

Work is also well advanced on running the Private Landlord Survey in April 2010. The questionnaire topics and methodology remain broadly as when last run in 2006. The sample of landlords has been compiled from tenants identified as private renters as part of the 2007 – 08 EHCS and the 2008 – 09 EHS. Questions will focus on the landlord's property portfolio, their attitudes to property management and securing tenants; property acquisition; awareness of government initiatives relating to the PRS including the HHSRS, HMO licensing and Disability Discrimination Act. Results will be published in 2011.

EHS 2011

The EHS team are currently conducting a review of several aspects of the survey to identify where we can make efficiencies in the overall running costs of the survey. A proposed package of measures is being developed which may impact on the overall sample size and survey scope. The proposals will go out for user consultation later in the year.

SEH and EHCS Reporting Details

All SEH and EHCS information, including results and reports, can be accessed via the CLG website:

www.communities.gov.uk/seh

www.communities.gov.uk/ehcs

Historic data sets for both surveys are available via the UK Data Archive using the web link

www.esds.ac.uk/search/searchStart.asp.

Additionally, EHCS anonymised data sets from 2003 to 2007 are available on CD free of charge together with associated Fuel Poverty variables. The CD includes data sets (in SPSS format), full user documentation and key variables from 1996 and 2001 to support time series analysis. You can request your free copy by sending your contact details to :

ehcs@communities.gsi.gov.uk.

Contacts

The EHS Bulletin will be published regularly giving summaries of findings, updates on progress, outlining methodological issues and setting out plans for analysing and disseminating results. If you would like to be added to our electronic mailing list for the Bulletin, want further information on the surveys or have any comments to make, please contact one of the teams.

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