

EHS Results Published

Detailed findings from the English Housing Survey were published on 27th October 2010. The EHS brings together the former DCLG housing surveys – the Survey of English Housing (SEH) and the English House Condition Survey (EHCS). The reports, *English Housing Survey Household Report 2008-09* and *English Housing Survey Housing Stock Report 2008* together with supporting annex tables can be found at:

[EHS Reports - Housing - Communities and Local Government](#)

This bulletin provides some key findings from both reports and brings users up to date with other progress on the survey.

EHS Household Report 2008-09

The Household Report is based on the full interview sample of 17,691 cases and presents comprehensive analysis across each of the sectors and for different household groups including changing tenure patterns, overcrowding and under occupation, second homes, rents and mortgages.

Trends in tenure

The overall number of households in England increased from 20.2 million to 21.5 million between 1999 and 2008-09, a rise of 6.8%, and there were also some changes in the tenure composition of households over this period, Table 1

The number of households in owner occupation increased from 14.1 million (70%) in 1999 to a peak of 14.8 million in the mid-2000s, before reducing to 14.6 million (68%) in 2008-09. Over the same period, the numbers of social renters decreased from 4.1 million (20%) to 3.8 million (18%), while private renters increased from 2.0 million households (10%) to 3.1 million (14%).

Table 1: Trends in Tenure, 1999 to 2008-09

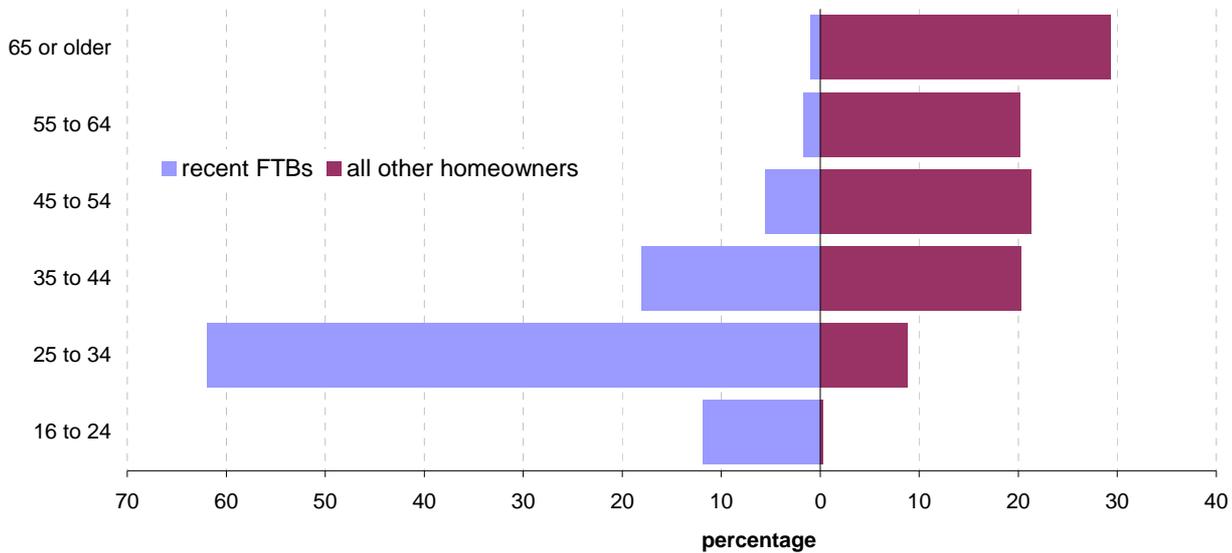
<i>all households</i>				
	owner occupiers	social renters	private renters	all tenures
	<i>thousands of households</i>			
1999	14,091	4,072	2,000	20,163
2000	14,339	3,953	2,029	20,320
2001	14,358	3,983	2,062	20,403
2002	14,559	3,972	2,131	20,662
2003	14,701	3,804	2,234	20,739
2004	14,677	3,797	2,284	20,758
2005	14,791	3,696	2,445	20,932
2006	14,790	3,736	2,566	21,092
2007	14,733	3,755	2,691	21,178
2008	14,628	3,797	2,982	21,407
2008-09	14,621	3,842	3,067	21,530
	<i>percentage</i>			
1999	69.9	20.2	9.9	100.0
2000	70.6	19.5	10.0	100.0
2001	70.4	19.5	10.1	100.0
2002	70.5	19.2	10.3	100.0
2003	70.9	18.3	10.8	100.0
2004	70.7	18.3	11.0	100.0
2005	70.7	17.7	11.7	100.0
2006	70.1	17.7	12.2	100.0
2007	69.6	17.7	12.7	100.0
2008	68.3	17.7	13.9	100.0
2008-09	67.9	17.8	14.2	100.0

Sources: 1999 to 2008: ONS Labour Force Survey;
2008-09: English Housing Survey, full household sample

First time buyers

Of the 14.6 million owner occupier households, 693,000 (5%) were recent first-time buyers (FTBs), ie they had never owned before and had bought their first (current) home in the previous three years. The proportion of recent FTBs varied considerably with the age of the household reference person. The majority of recent FTBs (62%) were currently aged 25 to 34, with a further 12% aged 16 to 24. In contrast, a much lower proportion of the other homeowners – those who had owned their home for more than three years, or were not first time buyers - were in these age bands, Figure 1.

Figure 1: Age of HRP by whether recent FTB, 2008-09



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

Social and private renters

Table 2 provides a comparison of some key differences between private and social renters. Private renters were generally younger than social renters: whilst almost half (49%) of private renters were aged under 35, only around a fifth (21%) of social renters were in this age group.

The economic activity profile of social and private renters differed: 61% of privately renting HRP worked full-time, more than twice the proportion of social renters in full-time employment (24%). This is reflected in the difference in the average (mean) weekly gross income of HRP and partner: private renters had a weekly income of £530, considerably higher than the £285 weekly income of social renters.

Table 2: Comparison of social and private rented sectors, 2008-09

all renting households

indicator	social renters	private renters
size of sector (number of households)	3.8m	3.1 m
proportion of household reference persons (HRPs) aged under 35	21%	49%
mean weekly gross income (HRP plus partner)	£285	£530
mean weekly rent ¹ (before housing benefit)	£71	£153
median length of time in current residence	7 yrs	1 yr
proportion of tenants receiving housing benefit	59%	19%
proportions of HRPs working full time	24%	61%

1: rent excluding services and rent-free cases

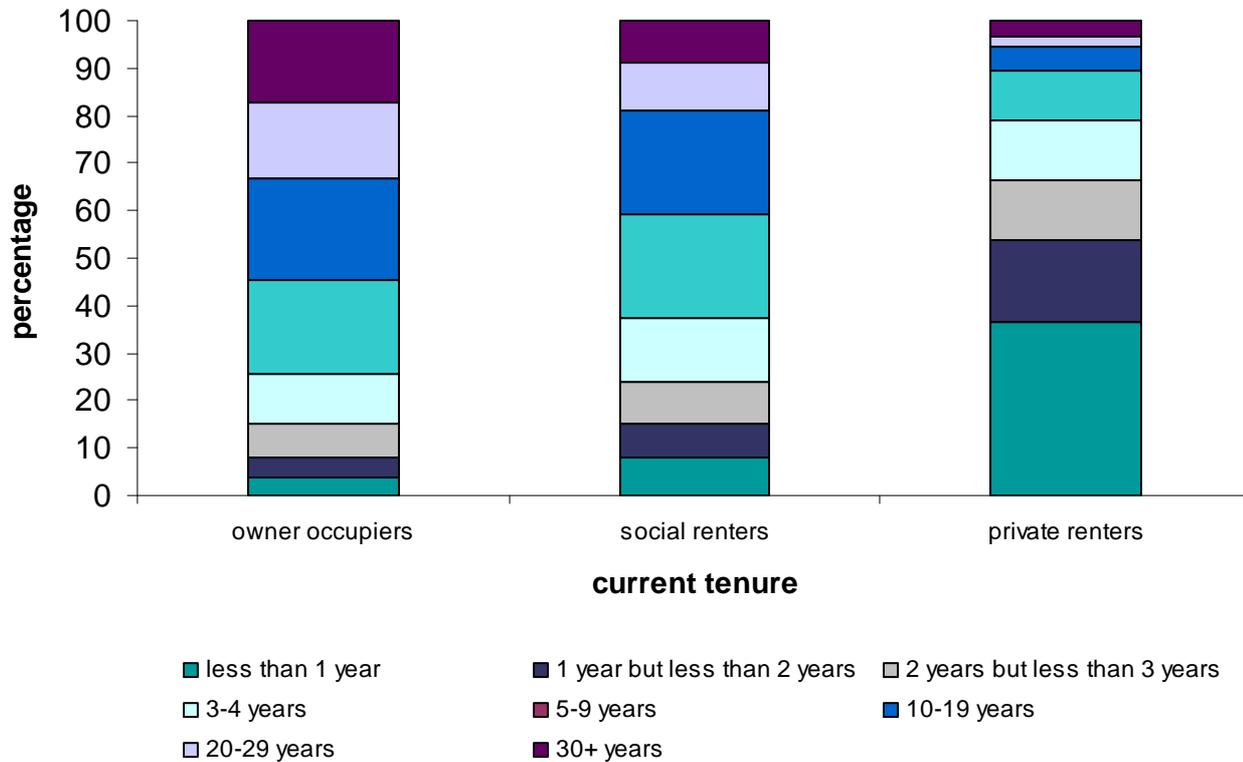
Source: English Housing Survey, full household sample

New and recently moved households

As Figure 2 shows, there were considerable differences between tenures. This does not reflect the complete length of time that residents will spend in their accommodation, only the length of time to date at the time of the interview.

For private rented households, 36% had lived in their home for less than a year, with a further 17% for more than one year but less than two years. Only 11% had lived in their home for over ten years.

Figure 2: Length of residence in current home by tenure, 2008-09



Source: English Housing Survey, full household sample

EHS Housing Stock Report 2008

This report presents detailed findings on the changing profile, condition and energy performance of the stock. Results are based on inspections of 16,150 dwellings by surveyors, and on interviews conducted at the 15,523 of these dwellings that were occupied, between April 2007 and March 2009. Findings are presented in terms of the fieldwork mid-point reference date of April 2008. For this transition year, data from the last full year of the EHCS (2007-08) were combined with the first year of the EHS (2008-09).

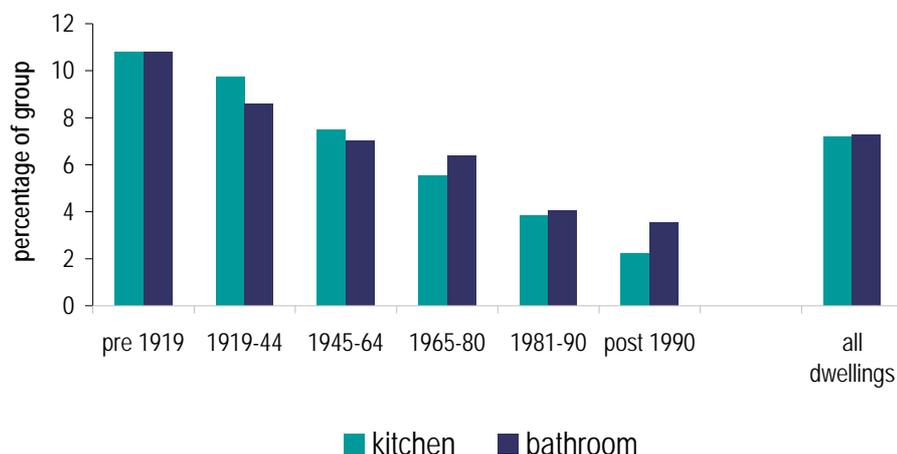
Stock profile

In 2008 there were around 22.2 million dwellings in England. One in five (21%) dwellings were built before 1919 although three quarters of these older dwellings have been subject to at least some major alterations since they were built and 43% have had extensions or loft conversions added. Dwellings built after 1990 accounted for just 12% of the stock.

Amenities

Just over half of kitchens (55%) and just under half (48%) of bathrooms were less than 10 years old. Local authority housing had the oldest kitchens and bathrooms. In total, around 1.6 million dwellings (7% of the housing stock) had kitchens with defects and a similar number had bathrooms with defects.¹ Pre 1919 dwellings were five times more likely to have one or more kitchen defects than those built after 1990, Figure 3.

Figure 3: Percentage of dwellings with one or more kitchen/bathroom defects by dwelling age, 2008



Base: all dwellings

Source: English Housing Survey 2008, dwelling sample

Overall, 40% of dwellings had a second WC and 21% had a second bath or shower.

Conditions

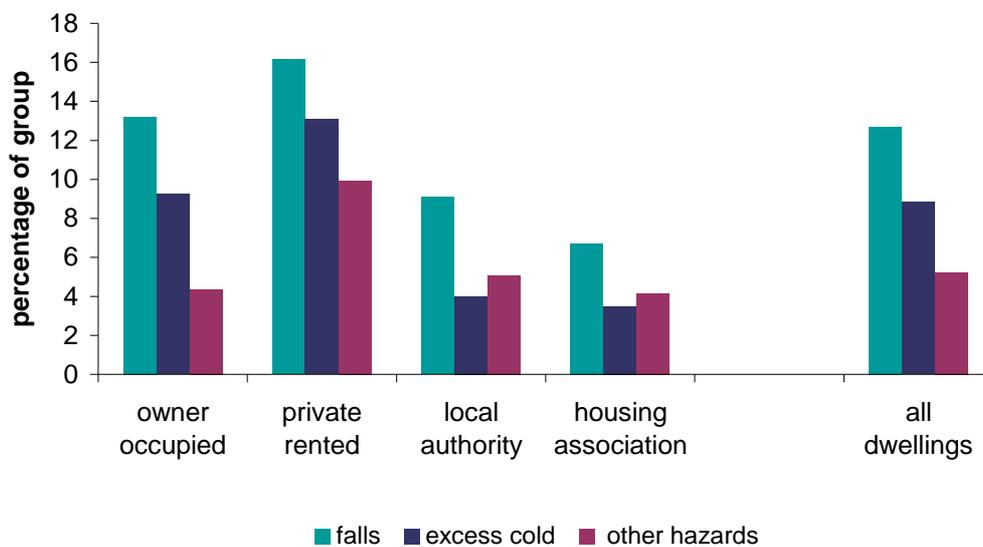
Since 2001 there has been a significant reduction in the amount of disrepair. Largest improvements have been for private rented dwellings, converted flats and dwellings in city centres; however the average repair costs for these groups of dwellings were still higher than other groups in 2008.

Around 1.7 million (8%) dwellings had some form of damp problem and these were more likely to occur in private rented dwellings, converted flats, dwellings built before 1919 and households that were overcrowded according to the bedroom standard.

¹ Defects were assessed in terms of kitchen and bathroom space, layout, cleanability and, additionally for bathroom amenities, their location.

Just over 5 million (23%) dwellings had one or more Category 1 HHSRS hazards.² Some 13% of dwellings had a Category 1 hazard related to falls (on stairs, on the level, between levels or associated with baths) and 9% had a Category 1 excess cold hazard, Figure 4. All types of hazard were most frequently present in private rented accommodation.

Figure 4: Percentage of dwellings with different types of Category 1 hazard by tenure, 2008



Base: all dwellings

Source: English Housing Survey 2008 dwelling sample

Energy

The energy efficiency rating of the housing stock steadily improved from 42 SAP points in 1996 to 51 in 2008.³ The carbon dioxide (CO₂) emissions associated with heating, lighting and ventilation of the home averaged 6.3 tonnes/year per dwelling in 2008. The social sector accounted for only 11% of the total CO₂ emissions (16 million tonnes/yr) while the private sector accounted for the remaining 89% at 124 million tonnes/yr.

In total 20.1 million dwellings could benefit from one or more of the cost effective improvement measures recommended in the Energy Performance Certificate (EPC) methodology. At 2008 prices, these works would cost in the region of £31 billion (an average of about £1,500 per dwelling), Table 3.

² Based on the survey's assessment of twenty six potential Housing Health and Safety Rating System (HHSRS) hazards in the dwelling, and including those most frequently occurring. The full HHSRS assessment is based on twenty nine hazards.

³ Energy efficiency is measured through the Government Standard Assessment Procedure (SAP) – an index based on heating, lighting and ventilation costs for a standard heating regime and expressed on a scale of 1 (=highly inefficient) to 100 (=highly efficient).

Table 3: EPC recommended energy efficiency measures, 2008*all dwellings*

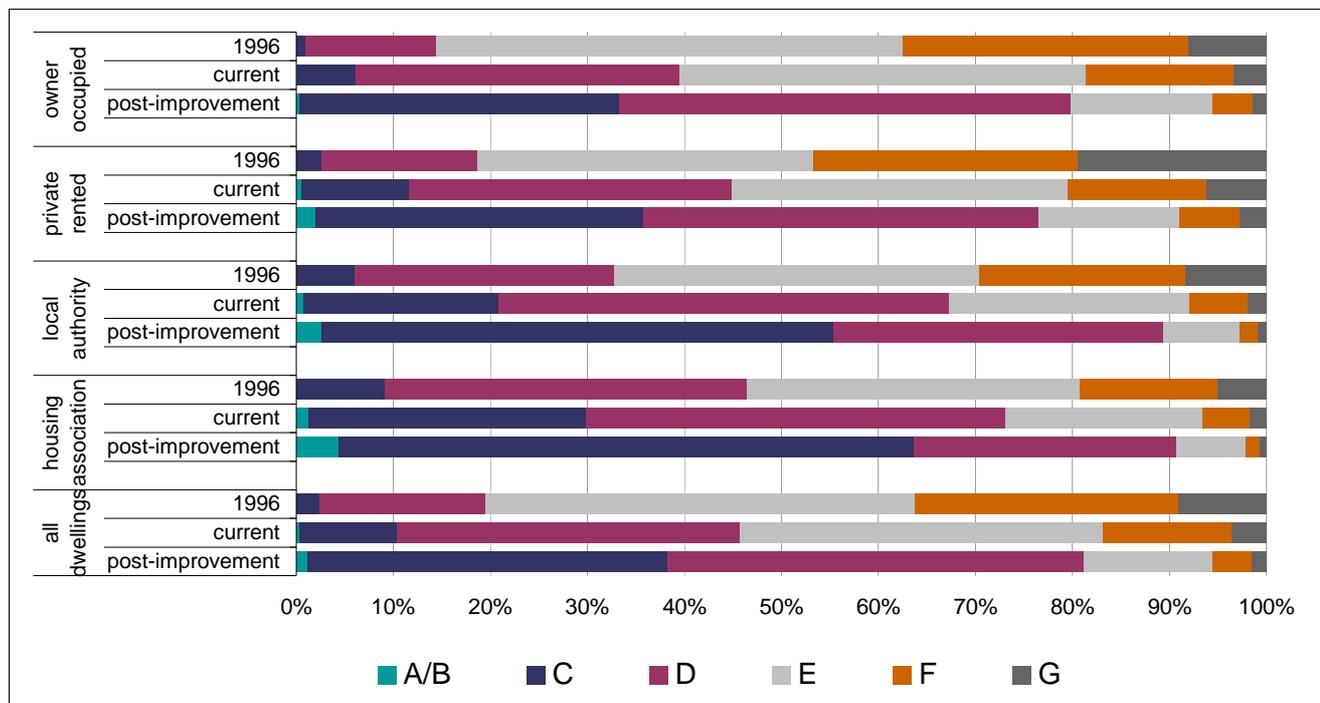
	size of applicable group (000s)	number of dwellings (000s) that would benefit from the measure	percentage of applicable group
low cost measures (less than £500)			
loft insulation	19,739	8,589	43.5
cavity wall insulation	15,491	6,537	42.2
hot water cylinder insulation	13,100	4,221	32.2
higher cost measures (more than £500)			
heating controls	19,514	7,410	38.0
boiler upgrade	19,298	14,912	77.3
storage heater upgrade	2,378	1,535	64.6
hot water cylinder thermostat	13,100	1,214	9.3
replacement warm air system	216	132	61.1
install biomass system	559	153	27.4
any measure	-	20,095	90.4
mean cost per dwelling (£)	-	£1,545	-
total cost (£billion)	-	£31.05	-

Note: costs at 2008 prices**Source: English Housing Survey 2008, dwelling sample**

If all of the potential measures were installed, the mean SAP rating would increase by more than 11 points and the mean annual fuel costs (based on 2005 fuel prices) would fall by £147. Potentially, CO₂ emissions could fall by 26%, some 35.6 million tonnes less each year across the whole stock.⁴ The proportion of dwellings in the least efficient Bands F and G, which was 36% in 1996 and 17% in 2008, would further decrease to just 5% of dwellings, Figure 5.

⁴ This assumes a standard occupancy level and heating regime for dwellings.

Figure 5: Mean Energy Efficiency Rating Bands – 1996, current and post-improvement performance by tenure, 2008



Base: all dwellings

Source: English House Condition Survey 1996, English Housing Survey 2008, dwelling sample

Disparities in living conditions

Children growing up in poor households were more likely to experience high levels of disrepair and serious condensation and mould arising from dampness in their home. Almost one third of households with children in local authority housing were experiencing the worst ‘upkeep’ problems in their neighbourhood (related to anti-social and criminal behaviours as well as poor maintenance).

The risk of older households (aged 60+) living in homes with an excess cold hazard or in serious disrepair increased substantially for those who had been resident in their current accommodation for thirty or more years.

The chances of experiencing such poor living conditions were also strongly dependent on housing tenure. Those older households privately renting were almost six times more likely to live in homes with an excess cold hazard than their counterparts in social housing (24% compared to 4%). Older home owners (11%) were also nearly three times more likely to experience such conditions as those in social housing.

Older households privately renting were also more than three times more likely to live in homes in serious disrepair than their counterparts in other tenures (27% compared to 8% for those renting social housing or in owner occupation).

EHS progress

National Statistics Accreditation

During 2010, the UK Statistics Authority (UKSA) assessed the statistical outputs from the English Housing Survey for accreditation as National Statistics. We are pleased to report the assessment was successful and the survey was granted National Statistics status, subject to implementing some further enhancements over the next few months. The full National Statistics assessment report for the survey can be found at:

<http://www.statisticsauthority.gov.uk/assessment/assessment-reports/assessment-report-57---statistics-from-the-english-housing-survey.pdf>

Designation as National Statistics means that the statistics comply with the Code of Practice for Official Statistics. The EHS designation indicates that the UKSA consider that the EHS statistics meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

Fieldwork

Survey fieldwork is continuing as normal throughout 2010-11 with response rates matching those of previous years. Additional topics covered on the household interview include repair bills faced by leaseholders of ex LA/HA flats; owner occupiers' expectations regarding the value of their home and mortgage interest rates. The module on fires in the home is also being run again this year.

Work is progressing on the final validation and data modelling for the 2009-10 data set and we expect a Headline Report to be available early in 2011. This report will bring together findings on both household trends for 2009-10 and stock condition and energy performance for '2009' (based on a two year sample covering the period April 2008 to March 2010).

EHS 2011-12

A detailed consultation exercise was conducted in August/September 2010 on proposals arising from a cost review of the 2011-12 survey. The key proposals were to reduce the content of the household interview; streamline the surveyor briefing programme and stop the collection of independent property valuations. We also consulted on two options for reducing the sample size by either 20-25% or 35-40%.

The full set of proposals can be found at

<http://www.communities.gov.uk/publications/housing/english housingsurveyreview>

We received a good cross section of responses from a wide range of user groups and the proposals put forward were largely endorsed as sensible and appropriate given the need to deliver significant cost savings. Serious concerns however were expressed about the proposed sample cut particular the larger cut of 35-40%. A summary of comments received and the department's response will be published on the DCLG web site shortly.

We are working closely with users on the EHS Advisory Group to develop proposals for the 2011-12 survey to ensure it continues to meet core users' requirements.

EHS Web site

The EHS web pages have been redesigned to improve the information available to survey users. All the latest findings and a range of supporting material are now available. The content will be expanded as more results and documentation are published over the autumn.

<http://www.communities.gov.uk/english housingsurvey>.

The Private Landlord Survey

Fieldwork for the Private Landlord Survey was completed successfully in June 2010 with interviews achieved with over 1,000 private landlords. Questions focused on the landlord's property portfolio, their attitudes to property management and securing tenants; property acquisition; awareness of government initiatives relating to the Private Rented Sector including the HHSRS, HMO licensing and Disability Discrimination Act. Data cleaning and validation is now underway and results will be published in 2011.

Revisions to data from the 2007 English House Condition Survey

Users should be aware that two revisions have recently been made to the 2007 EHCS data. These will have a small impact on results published in the 2007 EHCS Reports and also on 2007 findings reported in the 2008 EHS Headline Report. Full details can be found at

<http://www.communities.gov.uk/housing/housingresearch/housingsurveys/english housingsurvey/ehsusers/ehsrevisionspolicy/>

Please also note that the final Technical Report for the English House Condition Survey is also now available

<http://www.communities.gov.uk/publications/housing/ehcstechnicalreport2007>

EHS Data sets and analysis

Two separate EHS data sets are now being released via the UK Data Archive (UKDA):

- The EHS 2008–09 annual Household Data set

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- The 2008 EHS Housing Stock Data set covering the period April 2007 to March 2009,

The anonymised SPSS data sets will include the raw data collected in the field plus all the key derived measures used in reporting including those relating to Fuel Poverty. User documentation will also be provided. Data sets should be available from November.

<http://www.esds.ac.uk/Lucene/Search.aspx>

The datasets will be held at the UKDA under the Economic and Social Data Service site, where large scale government surveys can be accessed. For those users not familiar with SPSS analysis, additional help is provided through the various resources the ESDS provide. These include teaching databases and workbooks. In addition to these resources, further support is provided via online data analysis, external links to statistics and mailing lists about upcoming workshops. We are hoping to run an initial joint workshop with the ESDS for EHS users early in the New Year.

<http://www.esds.ac.uk/>

We also hope to be able to deposit the EHS data sets complete with geographic identifiers at the Virtual Microdata Laboratory over the next few months. These disclosive data sets would be available to registered researchers only and under secure conditions to enable linkage with other data sets for secondary analysis for bona fide research purposes.

Bespoke analysis 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 DCLG in the first instance – see details in the Contacts section at the back of this bulletin.

Additionally, EHCS data sets from 2003 to 2007 are available from the UKDA, together with associated Fuel Poverty variables. The data sets includes full user documentation and key variables from 1996 and 2001 to support time series analysis. SEH and SEH15 data sets are also available

<http://www.esds.ac.uk/Lucene/Search.aspx>

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 the project team.

EHS Bulletin

Issue 2: English Housing Survey Bulletin
A newsletter for users of the English Housing Survey



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