



Glossary

English Housing Survey technical advice note



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Introduction

1. This is one of a series of Technical Advice Notes about the English Housing Survey to give users further information about how EHS data is collected and quality assured and how some of the key derived measures are created.
2. This note provides a consolidated glossary of all the terms used in both the EHS Household Reports and Housing Stock Reports. The glossaries also appear as part of the published reports. Topics are presented in alphabetical order.

Glossary of key terms and definitions

Age of stock

This is the date of construction of the oldest part of the building.

Area Type

- **city** or other urban centre: includes:
- **city centre**: the area around the core of a large city.
- **other urban centre**: the area around towns and small cities, and also older urban areas which have been swallowed up by a metropolis.
- **suburban residential**: the outer area of a town or city; characterised by large planned housing estates.
- **rural**: includes:
- **rural residential**: a suburban area of a village, often meeting the housing needs of people who work in nearby towns and cities.
- **village centre**: the traditional village or the old heart of a village which has been suburbanised.
- **rural**: an area which is predominantly rural e.g. mainly agricultural land with isolated dwellings or small hamlets.

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 informants; bedrooms not actually in use are counted unless uninhabitable.

Carbon dioxide (CO₂) emissions

The total carbon dioxide emissions from space heating, water heating, ventilation and lighting, less the emissions saved by energy generation as derived from SAP calculations and assumptions. These are measured in tonnes/year. Unlike the EIR the CO₂ emissions presented in the 2006 EHCS report are not adjusted for floor area and represent emissions from the whole

dwelling. The highest and lowest emitting performers have also been grouped with cut-off points set at 3 tonnes per year for the low emitters and 10 tonnes per year for the highest. CO₂ emissions for each dwelling are based on a standard occupancy and a standard heating regime.

Damp and mould growth

Damp and mould in homes fall into three main categories:

- **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.
- **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.
- **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 reports.

Decent homes

A decent home is one that meets all of the following four criteria:

- a) meets the statutory minimum standard for housing. From April 2006 the Fitness Standard was replaced by the Housing Health and Safety Rating System (HHSRS).
- b) it is in a reasonable state of repair (assessed from the age and condition of a range of building components including walls, roofs, windows, doors, chimneys, electrics and heating systems).
- c) it has reasonably modern facilities and services (assessed according 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).
- d) it provides a reasonable degree of thermal comfort (adequate heating and effective thermal insulation).

The detailed definition for each of these criteria is included in A Decent Home: Definition and guidance for implementation, Communities and Local Government, June 2006:

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

Dependent children

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

Deprived districts

These are based on districts, which were supported through the Neighbourhood Renewal Fund (NRF) between 2001 and 2008.

The NRF aimed to enable England's most deprived local authorities to improve services, narrowing the gap between deprived areas and the rest of the country.

The districts were receiving an NRF allocation 2006 to 2008 or had received an allocation in earlier years (91 districts in total). From 2008, Working Neighbourhoods Fund replaced NRF.

Deprived local areas

These are Lower Layer Super Output Areas (LSOAs) scored and ranked by the 2007 Index of Multiple Deprivation (IMD).

LSOAs are a statistical geography providing uniformity of size. There are 32,482 in England and on average each contains around 625 homes.

These ranked areas have been placed into ten groups of equal numbers of areas, from the 10% most deprived areas on the Index, to the 10% least deprived.

Double glazing

This covers factory made sealed window units only. It does not include windows with secondary glazing or external doors with double or secondary glazing (other than double glazed patio doors which are surveyed as representing two windows).

Dwelling

A dwelling is 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 surveyors' inspection, into the following categories:

- **terraced house**
 - a) size
 - b) *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.
 - c) *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.
 - d) b) attachment
 - e) *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.
 - f) *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 (typically 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 economic status in the seven days prior to the interview using the following categories.

Working: 30 hours a week or more

Working: less than 30 hours a week

Government Training Scheme

Not working because of long term sickness or disability

Registered unemployed
Not registered unemployed but seeking work
At home/not seeking work (including looking after the home or family)

Retired (including retired early)
Full-time student
Other (Spontaneous only)

Respondents can give more than one answer to this question. If a respondent gives multiple responses during an interview, priority is assigned in the following order: student, retired, registered unemployed, on government training scheme, working FT/ PT, long term sick or disabled; seeking work; not seeking work

These categories are grouped for reporting purposes as follows:

- **working full-time:** Those who work 30 hours or more per week. This category also includes those on a government training scheme.
- **working part-time:** Those who work less than 30 hours per week.
- **unemployed:** Those coding themselves as either registered unemployed or not registered unemployed but seeking work.
- **retired:** Those coding themselves as retired (regardless of whether they have reached the Statutory Pensionable Age (SPA – 65 years for men and 60 for women in 2008/09). However those recording retired but under the SPA are coded as in FT/PT work or long term sick if one of these responses has also been recorded.
- **other inactive:** All others; they include people who recorded they were sick or disabled, at home/not seeking work (including those looking after the family or home), and any other activity.

The approach to classifying those who have provided more than one response to the economic status question is as adopted for the previous EHCS but differs slightly from that adopted in the former SEH.

Energy cost

This represents the total energy cost from space heating, water heating, ventilation and lighting, less the costs saved by energy generation as derived from SAP calculations and assumptions. This is measured in £ per year using constant prices based on average fuel prices for 2005 (which input into the 2005 Standard Assessment Procedure) and do not reflect subsequent changes in fuel prices. Energy costs for each dwelling are based on a standard occupancy and a standard heating regime.

Energy Performance Certificate

The Energy Performance Certificate (EPC) provides a range of indicators based on current performance, whether the property would benefit in terms of improved performance from a range of low cost and higher cost measures,

and the likely performance arising from the application of those measures. The EPC assessment is based on a simplified form of the energy efficiency Standard Assessment Procedure (SAP) known as Reduced Data SAP (RDSAP).

The EHCS currently provides the following EPC based indicators but using the survey's own approach to SAP:

current performance:

- *energy efficiency rating* (EER) and bands
- *environmental impact rating* (EIR) and bands
- *primary energy use* (kWh/m² per year)
- *energy cost* (£ per year), but unlike the EPC these are based on 2005 constant prices
- CO₂ (carbon dioxide) emissions (tonnes per year).

improvement measures: as part of the EPC, certain improvement measures are suggested, which would improve the energy efficiency of the dwelling. These include improvements to both heating and insulation measures.

a) *higher cost measures* (more than £500):

- upgrade to **central heating controls**, for boiler driven systems, typically to a stage where a room thermostat, a central programmer and thermostatic radiator valves (TRV's) have been installed (although the range of upgraded controls can vary depending on the heating system);
- upgrading to a **class A condensing boiler** using the same fuel (mains gas, LPG or fuel oil), where a non-communal boiler is in place (this improvement measure is most appropriate when the existing central heating boiler needs repair or replacement);
- upgrading existing storage radiators (or other electric heating) to more **modern, fan-assisted storage heaters**;
- installation of a **hot water cylinder thermostat** where a storage cylinder is in use but no thermostat exists;
- replacement **warm-air unit** with a fan-assisted flue, where the original warm-air heating unit is pre-1998;
- installation of a **manual feed biomass boiler** or **wood pellet stove** where an independent, non-biomass solid fuel system exists. This measure was assessed to identify the number of homes that would benefit from this measure but was not included in the post improvement energy efficiency rating or carbon dioxide emissions due a combination of the small amount of homes that would benefit and modelling complexity.

b) *lower cost measures* (less than £500):

- installation or upgrade of **loft insulation** which is less than or equal to 150mm to 250mm, where the dwelling is not a mid- or ground-floor flat and where the loft does not constitute a full conversion to a habitable room;
- installation of **cavity wall insulation**, where the wall is of cavity construction;

- installation or upgrade of **hot water cylinder** insulation to a level matching a 160mm jacket. Recommended where the current level is less than 25mm of spray foam or less than a 100mm jacket.

The survey is not able to include the following improvements: draft proofing and low energy lighting.

Other more expensive measures that are not included are: solar water heating; double or secondary glazing; solid wall insulation; complete change of heating system to class A condensing boiler (including fuel switching); solar photovoltaics (PV) panels.

Energy efficiency rating

The measure of energy efficiency used is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP), used to monitor the energy efficiency of homes. This is based on a home's energy costs per m² of floor area for standard occupancy of a dwelling and a standard heating regime and is calculated from the survey using a simplified form of the SAP. The energy costs take into account the costs of space and water heating, ventilation and lighting, less cost savings from energy generation technologies. They do not take into account variation in geographical location. The rating is expressed on a scale of 1-100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents zero net energy cost per year.

The detailed methodology for calculating the Government's SAP to monitor the energy efficiency of homes was comprehensively updated in 2005 to reflect developments in the energy efficiency technologies and knowledge of dwelling energy performance. The rating scale was also revised to run between 1 and 100 under the 2005 methodology (under the previous 2001 methodology the scale ran between 1 and 120). Therefore, a SAP rating using the 2001 method is not directly comparable to one calculated under the 2005 methodology, and it would be incorrect to do so. All SAP statistics used in reporting from 2005 are based on the SAP 2005 methodology and this includes time series data from 1996 to the current reporting period (i.e. the SAP 2005 methodology has been retrospectively applied to 1996 and subsequent survey data to provide consistent results in the 2005 EHCS and following reports).

Energy Efficiency Rating (EER) Bands

The energy efficiency rating is also 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 break points in SAP used for the EER bands are:

- Band A (92-100)
- Band B (81-91)
- Band C (69-80)
- Band D (55-68)
- Band E (39-54)

- Band F (21–38)
- Band G (1–20).

Environmental Impact Rating (EIR)

Based on the Energy Performance Certificate the EIR is a measure of a home's impact on the environment in terms of CO₂ emissions/m² of floor area. The emissions take into account space heating, water heating, ventilation and lighting, less the emissions saved by energy generation technologies. The rating is expressed on a scale of 1-100 where a dwelling with a rating of 1 has high CO₂ emissions and a dwelling with a rating of 100 represents zero net emissions per year.

The EIR rating is also expressed in an A-G banding system for Energy Performance Certificates where an A rating represents low carbon emissions and a G rating represents high carbon emissions. The EER and the EIR use common break points for their Bands (see above).

Energy Use (primary)

The energy use relates to the primary energy used. This takes into account distribution losses and energy used to produce fuels along with the energy actually used in the dwelling (as derived from SAP calculations and assumptions). This is measured in kWh/m² per year. Energy use for each dwelling is based on a standard occupancy and a standard heating regime.

Excess cold (HHSRS Category 1 hazard)

Households living in homes with a threat to health arising from sub-optimal indoor temperatures. The assessment is based on the most vulnerable group who, for this hazard, are those aged 65 years or more (the assessment does not require a person of this age to be an occupant). The EHS does not measure achieved temperatures in the home and therefore this hazard is based on homes with an energy efficiency rating of less than 35 based on the SAP 2001 methodology. Under the SAP 2005 methodology the comparable threshold was recalculated to be 31.49 and the latter is used in providing statistics for the HHSRS Category 1 hazard.

First-time buyers: see Recent first-time buyers

Heating system

a) main space heating type:

- **central heating system:** most commonly a system with a gas fired boiler and radiators which distribute heat throughout the dwelling (but also included in this definition are warm air systems, electric ceiling/underfloor and communal heating). It is generally considered to be a cost effective and relatively efficient method of heating a dwelling.
- **storage heaters:** predominately used in dwellings that have an off-peak electricity tariff. Storage heaters use off-peak electricity to store heat in clay bricks or a ceramic material, this heat is then released throughout

the day. However, storage heating can prove expensive if too much on peak electricity is used during the day.

- **room heaters:** this category includes all other types of heater such as fixed gas, fixed electric or portable electric heaters, this type of heating is generally considered to be the least cost effective of the main systems and produces more carbon dioxide emissions per kWh.

b) heating fuel:

- **gas:** mains gas is relatively inexpensive and produces lower emissions per unit of energy than most other commonly used fuels. Liquefied Petroleum Gas and bottled gas are still associated with slightly higher costs and emissions.
- **electricity:** standard rate electricity has the highest costs and CO₂ emissions associated with main fuels, but is used in dwellings without a viable alternative or a back-up to mains gas. An off-peak tariff such as Economy 7, is cheaper than bottled gas but with the same emissions as standard electricity.
- **oil:** in terms of both costs and emissions, oil lies between main gas and electricity.
- **solid fuel:** these are similar costs to oil with the exception of processed wood which can be more expensive than off-peak electricity. Fuels included are coal and anthracite, with CO₂ emissions above those of gas and oil; wood, which has the lowest emissions of the main fuels; and smokeless fuel, whose emissions are close to those of electricity. By law, areas (usually towns or cities) are designated as smoke control areas where solid fuels emitting smoke are illegal.

c) water heating system:

- **combined:** provides heat to supply hot water for the dwelling.
- **separate:** dwellings which have electrical space heating systems often use electric immersion heaters to heat water. Other dwellings may be fitted within instantaneous water heaters, such as electric showers.
- boiler type:
- **standard:** provides hot water or warm air for space heating with the former also providing hot water via a separate storage cylinder.
- **back:** located behind a room heater and feeds hot water to a separate storage cylinder. They are generally less efficient than other boiler types.
- **combination:** provides hot water or warm air for space heating and can provide hot water on demand negating the need for a storage cylinder, therefore requiring less room.
- **condensing:** standard and combination boilers can also be condensing. A condensing boiler uses a larger, or dual, heat exchanger to obtain more heat from burning fuel than an ordinary boiler, and is generally the most efficient boiler type.

Household

A household is defined as one person living alone or a group of people, who may or may not be related, living in the same dwelling who share at least one living or sitting room and/or have a regular arrangement to share at least one meal a day. 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 groups

- **children (0-15):** a household that includes at least one person under 16 years of age.
- **ethnic minorities:** where the respondent defines their ethnicity as something other than white.
- **illness or disability:** a household where at least one person in the household has a long-term illness or disability. The respondent assesses this and long-term is defined as anything that has troubled the person, or is likely to affect them, over a period of time.
- **in poverty:** a household with income below 60% of the equivalised median household income (calculated before any housing costs are deducted).
- **lone parents:** a household comprising a lone parent with at least one dependent child (i.e. a person under 16 years of age, or aged 16 to 18, single and in full-time education).
- **poorest households:** households with equivalised income (calculated before any housing costs are deducted) in the lowest 20% of all households income;
- **older people 60+:** a household that includes at least one person aged 60 or over.
- **workless:** a household containing at least one person of working age (between 16 and current state retirement age) where nobody is in employment (full or part time).

Household membership

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

- a) 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.
- b) Children of any age away from home in a temporary job and children under
- c) 16 at boarding school are always included in the parental household.
- d) People who have been away from the address continuously for six months or longer are excluded.
- e) People who have been living continuously at the address for six months or longer are included even if they have their main residence elsewhere.

- f) Properties used only as second homes are never counted as main residences.

Household reference person (HRP)

This is 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 – these households may however include non-dependent child(ren)
- 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)
- 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):

The Housing Health and Safety Rating System (HHSRS) is 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 assessment 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 1000 or more) are considered to pose Category 1 hazards. Local authorities have a duty to act where Category 1 hazards are present local authorities 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 Annex Table 10 of the EHS Headline Report 2008-09 for a list of the hazards covered. Previously published estimates of the HHSRS are not directly comparable with those in this report.

Estimates of decent homes will continue to be based on 15 hazards to maintain consistency with previous decent homes reporting and to avoid a break in the time series.

Income/equivalised income

Household incomes have been ‘equivalised’, that is adjusted (using the modified OECD scale) to reflect the number of people in a household. This allows the comparison of incomes for households with different sizes and compositions.

The EHS variables are modelled to produce a Before Housing Cost (BHC) income measure for the purpose of equivalisation. The BHC income variable includes: Household Reference Person and partner’s income from benefits and private sources (including income from savings), income from other household members, housing benefit, winter fuel payment and the deduction of net council tax payment.

Local environment/Neighbourhood problems

‘Local environment’ or ‘neighbourhood’ problems from the survey are based on the professional surveyors’ assessments of problems in the immediate environment of the home on a scale of 1 (‘no problems’) to 5 (‘major problems’). These assessments are based on observed problems (in some cases verified with the resident) rather than any specialised measurement instruments or recourse to other environment data.

- **Upkeep:** the upkeep, management or misuse of the private and public space and buildings (specifically, the presence of: scruffy or neglected buildings, poor condition housing; graffiti; scruffy gardens or landscaping; litter, rubbish or dumping; vandalism; dog or other excrement; nuisance from street parking; condition of road/pavements and street furniture);
- **Traffic and transport:** road traffic and other forms of transport (specifically the presence of: intrusive motorways and main roads; railway or aircraft noise; heavy traffic; and ambient air quality);

- **Utilisation:** abandonment or non residential use of property (specifically, vacant sites; vacant or boarded up buildings; intrusive industry; or non conforming use of a residential area).

A home is regarded as having a significant problem of a given type if it is assessed to have codes 4 or 5 of the scale in respect of any of the specific environmental problems assessed and grouped under that type.

Worst neighbourhood upkeep problems: This indicator is based on the 10% of households living in neighbourhoods with the highest (=‘worst’) upkeep scores. Details of the scores and their construction (using factor analysis) are will be provided as part of the EHS technical notes. The focus on the 10% of households in neighbourhoods with the highest scores (=‘worst’) is a nominal cut off and does not indicate an absolute measure as such. The indicators are used to identify where problems are likely to be most acute rather than to present definitive counts of how many households live in neighbourhoods with severe problems.

Major alterations

These are any of the items listed in section 15 of the form carried out at any time. The full definitions for all those listed from the surveyors manual appear below:

- **Conversion to more than one dwelling:** when a large house has been subdivided into two or more separate houses standing side by side, or when a house has been subdivided into self-contained flats.
- **Conversion to HMO use:** when a large house has been subdivided into two or more non-self contained flats.
- **Conversion from non-residential use:** where a non-residential building e.g. barn, warehouse etc has been converted into houses or flats, possibly combined with some-non residential use in the building.
- **Two or more dwellings combined:** where two or more houses have been 'knocked through' to provide a single larger house, where a house has been 're-converted' from flats into a single family house, or where two or more flats have been amalgamated.
- **Complete refurbishment/modernisation:** where the dwelling/module has been 'gutted'. Internally, new services and amenities will have been installed and externally extensive works will have been carried out e.g. new roof, injection DPC, repairs/replacement of windows, repointing etc. Work internally and externally must have been carried out at the same time, i.e. not piecemeal.
- **Rearrangement of internal space:** houses where original internal partitions have been removed (e.g. to create through lounges or open-pan stairs) and/or new partitions have been constructed to create two or

more rooms from one original room. For flats use this code where there has been some redistribution of space within the module e.g. small flats have been combined to provide larger flat(s), the space originally occupied by one or more flats has been used to provide a reception area/lift/common room etc.

- **Extension added for amenities:** any extension must be a permanent structure i.e. must comply with building regulations at the time of its construction and be attached to and accessed via the house or module. Includes all amenities, whether primary or secondary, and utility rooms.
- **Extension added for living space:** any extension which is a permanent structure as above. Includes building over attached garages or other flat-roofed additions. Does not include conservatories/sun lounges less than 5m² in area.
- **Alteration of external appearance:** there has been a major change, such as the complete replacement of original windows by a different type; the addition of porches, bays, Oriel or bowfronted windows; replacement of original materials with ones of a very different appearance, demolition or additional of chimney stacks, addition of roof lights or dormers, etc. Only includes changes to the building itself, not to its surroundings. Rendering or painting a brick face also counts, but simply painting the render a different colour does not. Does not include new roofing materials unless style of roof changed e.g. flat roof to pitched roof.
- **Over-roofing:** if the house or module originally had a flat roof, and a pitched roof has been constructed on top of it. Does not include cases where the original roof structure has been removed and replaced for structural reasons.
- **Over-cladding:** if any permanent cladding has been fixed to the exterior walls. Includes external insulation but does not include render or other common coatings.
- **Structure replaced:** where the original loadbearing structure e.g. reinforced concrete columns, has been replaced by other loadbearing components. Parts of the old structure may remain in-situ but do not perform any loadbearing function.
- **Loft conversion:** the loft space has been converted to habitable rooms.

Radon remedial works: pre1991 dwellings, in areas where 30% of homes contain radon levels above the action level of 200Bqm³. Dwellings in the following post codes are most at risk PL14, PL25, PL26, TQ7, TR13, TR14, TR15, TR16.

Marital status

Marital status is based on the respondent's opinion and may differ from legal

marital status. Unrelated adults of the same or opposite sex are classed as cohabiting if they consider themselves to be a couple.

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.
- **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.

Moving households

A moving household is usually a household which has been at the present address for less than twelve months. In some tables, it includes households resident for less than three years, in order to give a larger sample for analysis.

A new household is one where neither the household reference person nor their spouse/partner occupied the household reference person's previous (permanent) accommodation in either of their names. EHS does not differentiate between previous accommodation within England and outside of England (including abroad).

Continuing households are those households where the household reference person or their spouse/partner occupied their previous (permanent) accommodation in their names. This must be their previous accommodation.

New household: see Moving Households

Recent first-time buyers

Owner occupiers who had never owned before and had bought their first (current) home in the previous three years.

Region

Regional analyses are based on the Government Office Regions or groupings – see below.

Regional areas

- ***northern regions:*** includes the following Government Office Regions: North East, North West, and Yorkshire and the Humber.
- ***south east regions:*** includes the following Government Office Regions: London and South East.
- ***rest of England:*** includes the following Government Office Regions: East Midlands, West Midlands, South West and East of England.

Road types

This concerns the nature of the road on which the dwelling is located. This is an indication of the amount of through traffic and its consequence for noise. For block set back from a main road, either by grass planting or small slip

roads or both, describe the situation as that of the main road.

- **Major trunk:** road a dual carriageway or very busy 'A' road. Expect continual traffic through the night.
- **Main road:** A road linking different parts or suburbs or a town or city, or linking villages.
- **Side road:** typically a road off a main road which is not a cul-de-sac or crescent. Some through traffic.
- **Cul-de-sac/crescent:** road with no through traffic
- **Private road:** unadopted road with access only for residents or approved persons
- **Unmade/no road:** typically a track to a farmhouse or remote cottage.

SAP

The energy cost rating as determined by 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).

Serious Condensation or mould

See 'damp and mould growth'

Serious disrepair

Standardised basic repair costs of more than £25/m² using 2001 prices to enable trends over time.

Size

The total usable internal floor area of the home 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.

Homes are also grouped into the following five categories:

- less than 50m²
- 50 to 69m²
- 70 to 89m²
- 90 to 109m²
- 110m² or more.

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- Household

- **Owner occupiers:** this includes those who own their accommodation outright or are buying it with a mortgage (including through a shared ownership scheme).
- **Social renters:** This category includes households renting from:
 - local authorities including Arms Length Management Organisations (ALMOs) and Housing Action Trusts;
 - housing associations (mostly Registered Social Landlords – RSLs), Local Housing Companies, co-operatives and charitable trusts.
- **Private renters:** all other renters 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) and squatters.

Type of private letting

- **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).

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.

Working Neighbourhood Fund (WNF)

This replaced the NRF from April 2008. The WNF is a new dedicated fund to support councils and communities in developing more concentrated, concerted, community-led approaches to getting people in the most deprived areas of England back to work.

Workless

See 'Household Groups'.

Worst neighbourhood upkeep problems

See 'Local environment/neighbourhood problems'

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