
2009-10 EHS Household Report

Errata

December 2011 (1): Second homes

Publications affected:

2009-10 English Housing Survey, Household Report, July 2011

Description of the error:

Some of the text of the Second Homes subsection of Chapter 2 of this report incorrectly referred only to households who owned second homes, whereas the data used in analyses included those who rented second homes. This error affected paragraph 2.31 and the titles of Figures 2.14 and 2.15.

The labelling and footnotes of Table 2.5, Figures 2.13 to 2.16 and Annex Tables 2.10 and 2.11 have been reviewed and revised as necessary. Live Table FT2611 has been corrected and both FT2611 and FA2631 have been revised and relabelled.

The amended Second Homes section is included here:

Second homes

2.29 A 'second home' is defined as a privately-owned habitable accommodation that is not occupied by anyone as their main residence. It may be occupied occasionally, for example as a holiday home or when working away from the household's main home.

2.30 There are some instances where more than one property is owned or rented by a household, but the additional property/properties are *not* considered to be second homes:

- if a property is occupied by anyone as their main residence it is not a second home
- a property that the household plans to sell in the near future, or a recently bought property that they haven't moved into yet, is not regarded as a second home
- a property that is occupied by a student son/daughter as accommodation while at college/university is also not counted as a second home.

2.31 Over 1.9 million households in England stated they had at least one additional property, and in total there were almost 2.9 million additional properties, Table 2.5. Of these, 71% were used as the residence of someone else (2.1 million) and therefore would not be classified as second homes. A further 105,000 additional

properties were vacant and intended to be sold or moved into soon (4%) and 21,000 (less than 1%) were occupied by a student while at college or university. These again would not be classified as second homes.

2.32 Some 703,000 properties met the EHS definition of a second home (24%). Table 2.5 shows that these second homes were owned or rented by 622,000 households in England.

Table 2.5: The EHS definition of a second home, 2009-10

	<i>thousands of households</i>	
total number of households reporting a second property ¹		1,913
of which, number of households with a second home(s)		622
	<i>percentages</i>	<i>thousands of properties</i>
total number of owned or rented second properties reported ¹	100.0	2,893
of which,		
second properties that are main residence of someone else ²	71.4	2,065
second properties intended to be sold or moved into shortly ²	3.6	105
second properties occupied by student children at college/university ²	0.7	21
second homes ²	24.3	703

¹excludes a small number of households who claimed to have a second property but did not state how many

²adjusted for a small number of households who did not answer

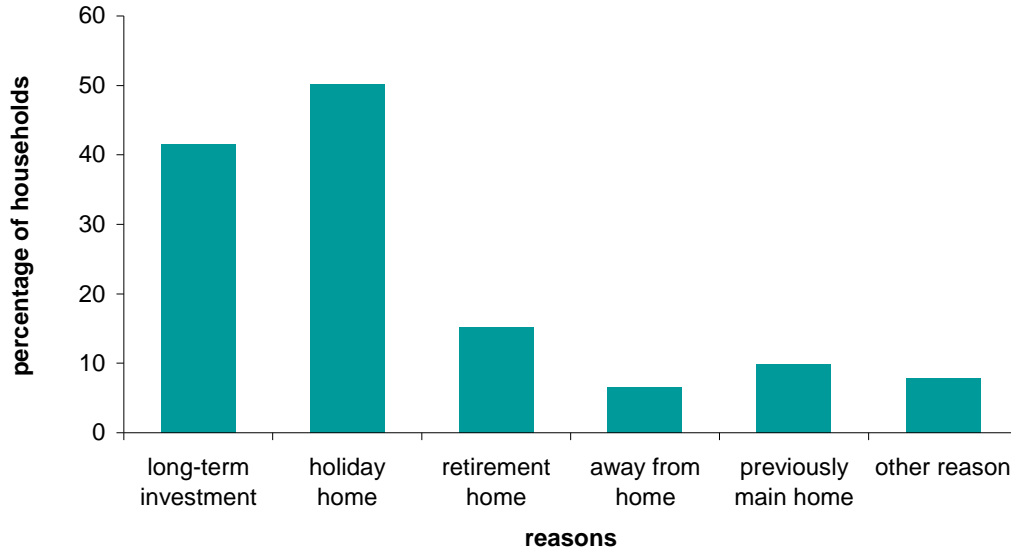
Base: all households reporting a second property

Source: English Housing Survey, full household sample

2.33 Households were asked why they owned or rented additional properties. For second homes, the reason most often cited was for use as a holiday home or weekend cottage (50%). Households were able to provide more than one reason for owning a second home, which may explain why 42% cited 'long term investment' as a reason; many people may own a property for several reasons and view it as an investment in addition to its more immediate use, Figure 2.13 and Annex Table 2.10.

2.34 The intention to use their second home as a retirement home was cited by 15% of households, and 10% of households said a second home was previously their main residence. Only a small proportion used their second home for working or living away from their main place of residence.

Figure 2.13: Reasons for having a second home, 2009-10



Base: all households with second homes

Notes:

1) data adjusted for a small number of households who did not answer

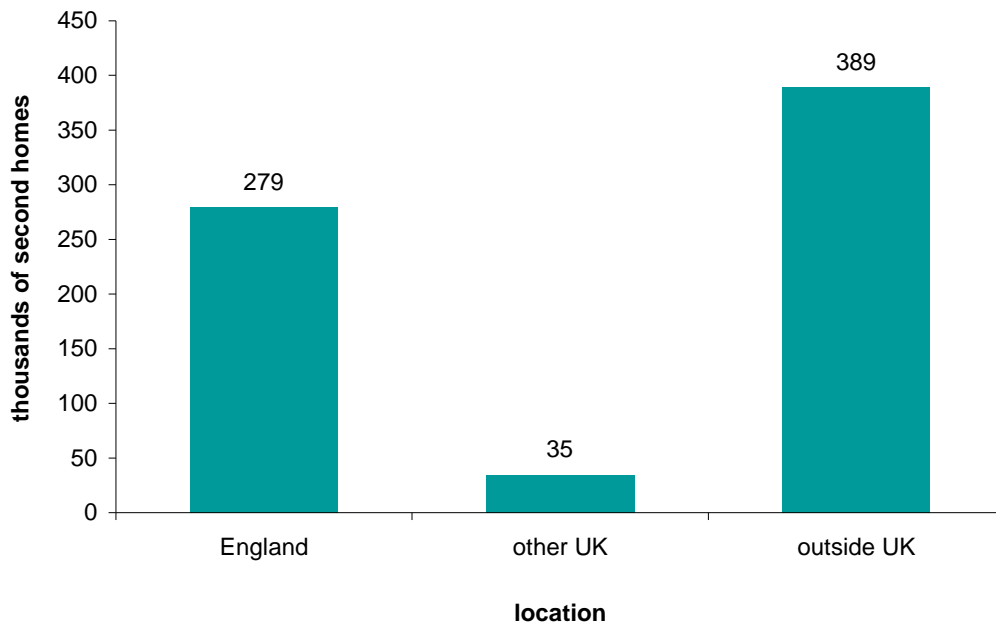
2) underpinning data are presented in Annex Table 2.10

Source: English Housing Survey, full household sample

Location of second homes

2.35 Figure 2.14 shows that more than half of second homes (389,000, 55%) were located outside the UK, with 279,000 (40%) located in England. The remaining 5% were located in either Scotland, Wales or Northern Ireland.

Figure 2.14: Location of second homes owned/rented by households in England, 2009-10



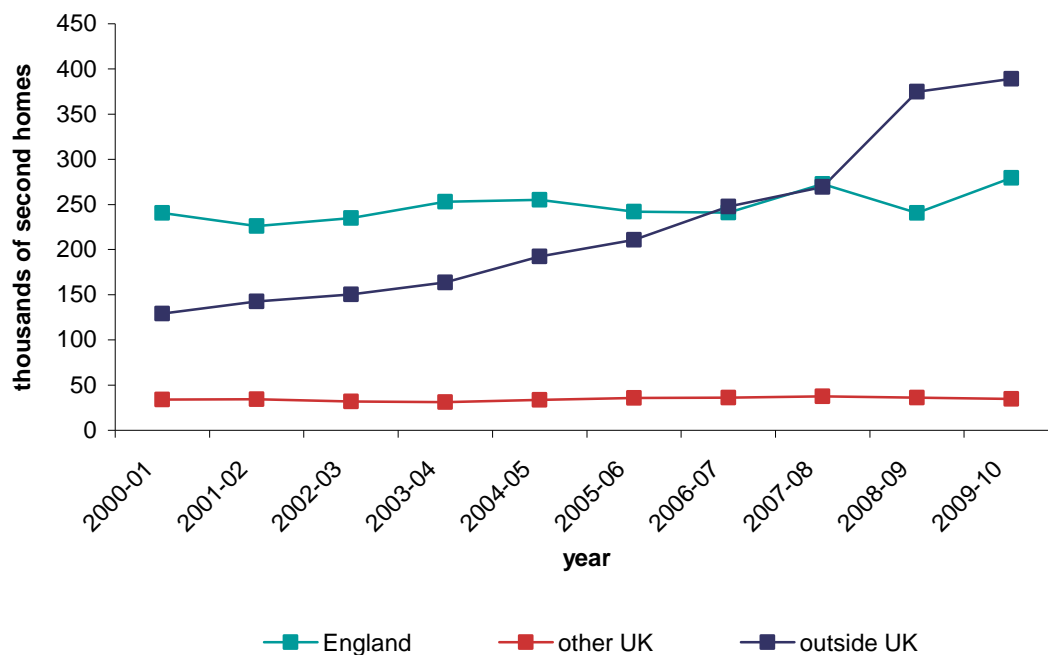
Base: second homes of households resident in England

Note: data adjusted for a small number of households who did not answer

Source: English Housing Survey 2009-10, full household sample

2.36 The number of second homes located outside the United Kingdom increased year on year over the period from 2000-01 to 2009-10, with a three-fold increase from 129,000 in 2000-01 to 389,000 in 2009-10. The number of second homes located in England has changed little over this period, so while there were more second homes in England than abroad up until 2005-06, in 2008-09 there were more abroad (375,000) than in England (240,000) or the UK as a whole (277,000) for the first time, Figure 2.15

Figure 2.15: Trends in location of second homes owned/rented by households in England, 2000-01 to 2009-10



Base: second homes of households resident in England

Note: 2008-09 and 2009-10 data adjusted for a small number of households who did not answer

Sources:

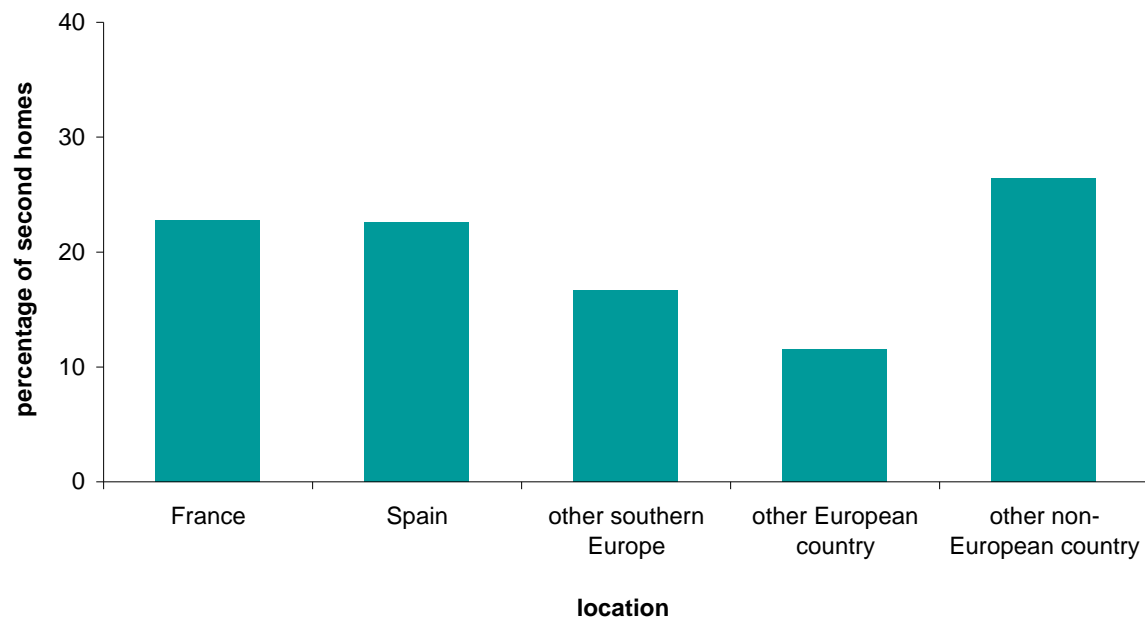
2000-01 to 2007-08: Survey of English Housing

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

2.37 Data for the 2 survey years 2008-09 and 2009-10 have been combined in order to provide a larger sample for the following analysis of locations of second homes abroad

2.39 Figure 2.16 shows that, on average, both France and Spain each accounted for 23% of second homes located outside of the UK. A further 17% were in other southern European countries: Portugal, Italy, Cyprus, Greece and Turkey. About a quarter of second homes abroad were in countries outside of Europe.

Figure 2.16: Location of second homes abroad, 2008-09 and 2009-10 average



Base: second homes abroad of households resident in England

Notes:

- 1) data adjusted for a small number of households who did not answer
- 2) underpinning data are presented in Annex Table 2.11

Source: English Housing Survey 2008-09 and 2009-10, full household sample