



# English Housing Survey

Headline Report 2010-11



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# English Housing Survey

## Headline Report

February 2012  
Department for Communities and Local Government

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# Acknowledgements

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The English Housing Survey (EHS) 2010-11 was dependent on a number of people and organisations involved in the survey's design, management, data collection, processing and analysis. The Department for Communities and Local Government would like to thank the following people and organisations:

The Office for National Statistics (ONS) managed the EHS on behalf of the Department. ONS undertook the household interviews and the subsequent data validation and creation of derived analytical measures. It also had responsibility for the sampling and weighting of the data sets. ONS were also involved in the production of tables and analytical reports.

Miller Mitchell Burley Lane (MMBL) undertook the visual inspection of the properties working in partnership with ONS. MMBL employed and managed a large field force of professional surveyors who worked in close co-operation with the ONS interviewers to maximise response rates and deliver high quality data.

The Building Research Establishment (BRE) helped develop the physical survey questionnaire and surveyor training materials, and delivered the surveyor training sessions. The BRE also had responsibility for developing and implementing a new automated data collection and validation process for the physical survey. It was involved in analysing the data and developing and running models to create the key measures and analytical variables for the survey, and reporting the findings.

The interviewers and surveyors who collected information from households and carried out the visual inspections.

The households who took part in the survey.

The Department's staff who managed and worked on the survey.

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# Introduction

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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 headline findings from the third round of reporting of the EHS.
2. The report is split into two sections. The first focuses on the profile of households including: trends in tenures; demographic and economic characteristics of households; rents and housing benefit; recent movers; mortgage difficulties; and overcrowding and under-occupation. Section two provides an overview of the housing stock in England including: the age, size, and type of home; energy efficiency of the housing stock; decent homes; and homes affected by damp and mould. Additional annex tables provide further detail to that covered in the main body of the report.
3. Headline findings from the survey are published as soon as they are available each year. This is followed later in the year by the EHS Annual Report on Households, and the EHS Annual Report on Homes, which cover more detailed results.
4. Results for households (not in relation to the physical condition of the home) are presented for '2010–11' and are based on fieldwork carried out between April 2010 and March 2011 of a sample of 17,556 households. This is referred to as the '**full household sample**' throughout the report.
5. Results which relate to the physical dwelling are presented for '2010' and are based on fieldwork carried out between April 2009 and March 2011 (a mid-point of April 2010). The sample comprises 16,670 occupied or vacant dwellings where a physical inspection was carried out and includes 16,047 cases where an interview with the household was also secured. These are referred to as the '**dwelling sample**' and the '**household sub-sample**' respectively throughout the report.
6. 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. Further information on the technical details of the survey can be accessed via this link [www.communities.gov.uk/housing/housingresearch/housingsurveys/](http://www.communities.gov.uk/housing/housingresearch/housingsurveys/)



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Information and past reports on the Survey of English Housing and the English House Condition Survey can also be accessed via this link.

7. If you have any queries about this report or would like any further information please contact [ehs@communities.gsi.gov.uk](mailto:ehs@communities.gsi.gov.uk)
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## Key Findings

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- In 2010-11, 66% of households were owner occupiers. This appears to continue the gradual downward trend observed from 2007. The social rented sector accounted for 17.5% of households and the private rented sector accounted for 16.5% of households.
- Average weekly rents in the private rented sector continued to be well above those in the social rented sector (£160 per week compared to £79).
- 63% of households in the social rented sector were in receipt of Housing Benefit, compared with only 25% of those in the private rented sector.
- The long term upward trend in the proportion of households experiencing overcrowding in both rented sectors appeared to continue (7% for social renters and 6% for private renters in 2010-11), but there was no appreciable change in the proportion of owner occupiers living in overcrowded conditions (1% in 2010-11).
- Rates of under-occupation were notably higher in the owner occupied sector (49%) than in both the social rented sector (10%) and private rented sector (17%).
- The energy efficiency of the housing stock continued to improve, with the average SAP rating reaching 55 in 2010. The social sector continued to be more energy efficient on average than the private sector.
- By 2010, 90% of homes had central heating, and the proportions with each of the 3 main forms of insulation - cavity wall insulation; loft insulation; and double glazing - continued to increase.
- The proportion of dwellings with damp problems reduced from 13% in 1996 to 7% in 2010. Private rented dwellings were more likely than those in other tenures to experience damp problems, partly because they are more likely to be older stock.

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# Section 1

## Households

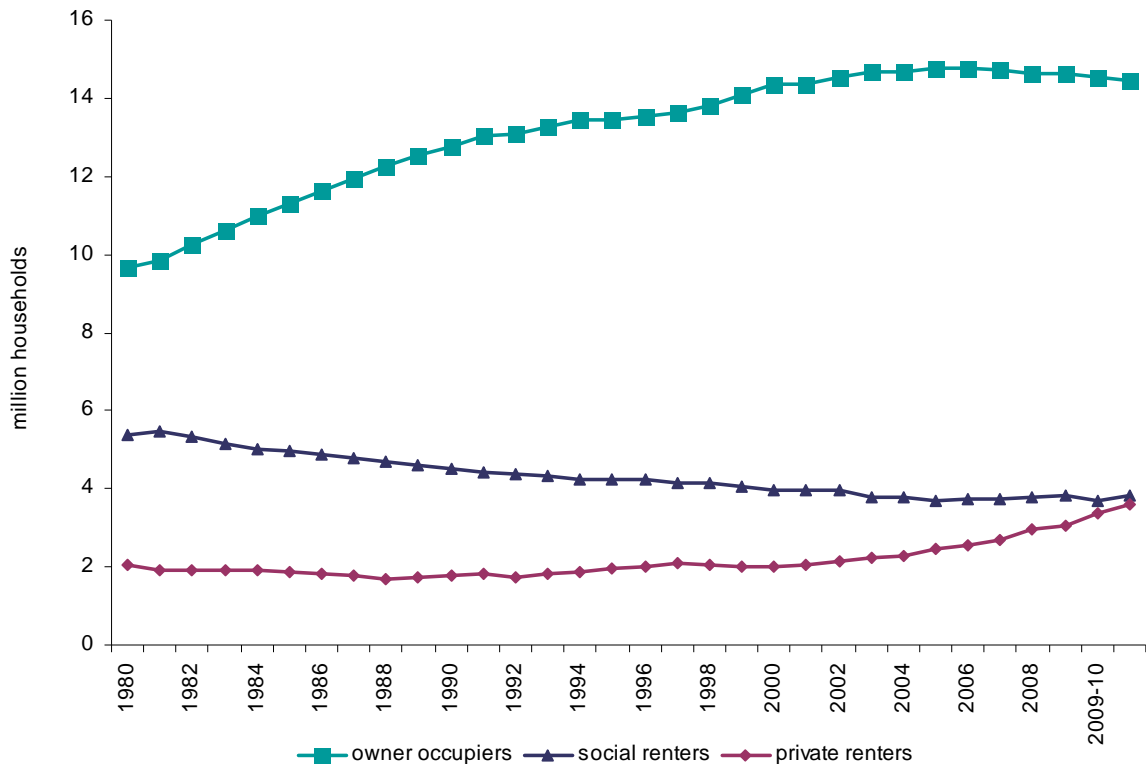
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- 1.1 Results for households are presented for 2010-11 and are based on fieldwork carried out between April 2010 and March 2011 of a sample of 17,556 households. This is referred to as the **'full household sample'** throughout the report.

### Trends in tenure

- 1.2 In 2010-11 there were an estimated 21.9 million households in England living in private accommodation, that is, excluding those living in institutional accommodation such as nursing homes or halls of residence, Annex Table 1.
- 1.3 Owner occupation was the largest tenure, with 14.5 million households, 66% of all households, down from 67% of all households in 2009-10. This appears to continue the gradual downward trend observed from 2007, Figure 1.
- 1.4 There were 3.8 million (17.5%) households in the social rented sector and 3.6 million in the private rented sector in 2010-11. The proportion of households living in the private rented sector has been rising in recent years, and this trend continued with 16.5% of households renting privately in 2010-11.
- 1.5 Figure 1 shows that over the last 30 years the difference between the number of social renters and private renters has narrowed from over 3 million to around 200,000.

**Figure 1: Trends in tenure, 1980 to 2010-11**



**Base: all households**

**Note: underlying data are in Annex Table 1**

**Sources:**

1980 to 2008 ONS Labour Force Survey

2008-09 onwards English Housing Survey, full household sample

## Demographic and economic characteristics

- 1.6 Table 1 and Annex Table 2 give estimates of the numbers and percentages of households by a range of demographic characteristics. Data on age, economic status and ethnicity all relate to the household reference person (HRP). The HRP is defined as the “householder” in whose name the accommodation is owned or rented. Further information is given in the glossary.
- 1.7 Outright owners were concentrated in the older age groups, with 57% of them aged 65 or over, reflecting the likelihood that the majority of this group once had mortgages and had paid them off. Of those owner occupiers buying with a mortgage, 63% were in the 35 to 54 age range. Just 10% of all owner occupiers were aged under 35.
- 1.8 Over half of all private renters (1.9 million) were aged under 35 with 16% (582,000) aged 16 to 24 and 36% (1.3 million) aged 25 to 34. This is a different picture to the social rented sector, in which only 19%

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(729,000) of HRPs were aged under 35 (5% aged 16 to 24, and 14% aged 25 to 34). The social rented sector had a much higher proportion of older tenants than the private rented sector, 29% of social renters were aged 65 or over compared to only 8% of private renters.

- 1.9 In 2010-11, 91% of mortgagors were working, 84% in full-time work and 6% in part-time work, and only 4% were retired. In contrast, 61% of those who owned outright were retired. Unemployment was highest in the social rented sector, 10% compared to 6% of private renters and only 1% of owner occupiers. The social rented sector also contained a much higher proportion of 'other inactive' than the other two main tenures: 26% of social renters compared to 10% of private renters and 3% of owner occupiers.
- 1.10 One-tenth of all households in England in 2010-11 (2.3 million) had an ethnic minority HRP. There were notable differences however by tenure: 16% of social renters and 18% of private renters were from ethnic minorities compared to only 7% of owner occupiers.
- 1.11 Around 29% of all ethnic minority households lived in the private rented sector compared to 15% of white households. Indian households were the most likely (66%) and black households the least likely (31%) ethnic minority households to be owner occupiers. Black households were much more likely to be social renters, 47% of black households lived in the social rented sector compared to only 16% of white households.
- 1.12 One person households accounted for 43% of households in the social rented sector, 29% in the private rented sector and 25% of owner occupiers, Figure 2. There was little difference between the three main tenures in the average (mean) number of persons per household: 2.4 persons in owner occupation; 2.2 persons in the social rented sector and 2.4 persons in the private rented sector.
- 1.13 Couples with no dependent children were the most common type of household in 2010-11, 35% of all households, Figure 3. This was also the most common household type in owner occupation (43%) and in the private rented sector (25%). However, in the social rented sector the most common type of household (24%) was a single person aged 60 or over. Lone parent households were more common in the rented sectors than in owner occupation, 17% of social renters and 12% of private renters were lone parents with dependent children, compared to only 3% of owner occupiers.

**Table 1: Demographic and economic characteristics, 2010-11**

*all households*

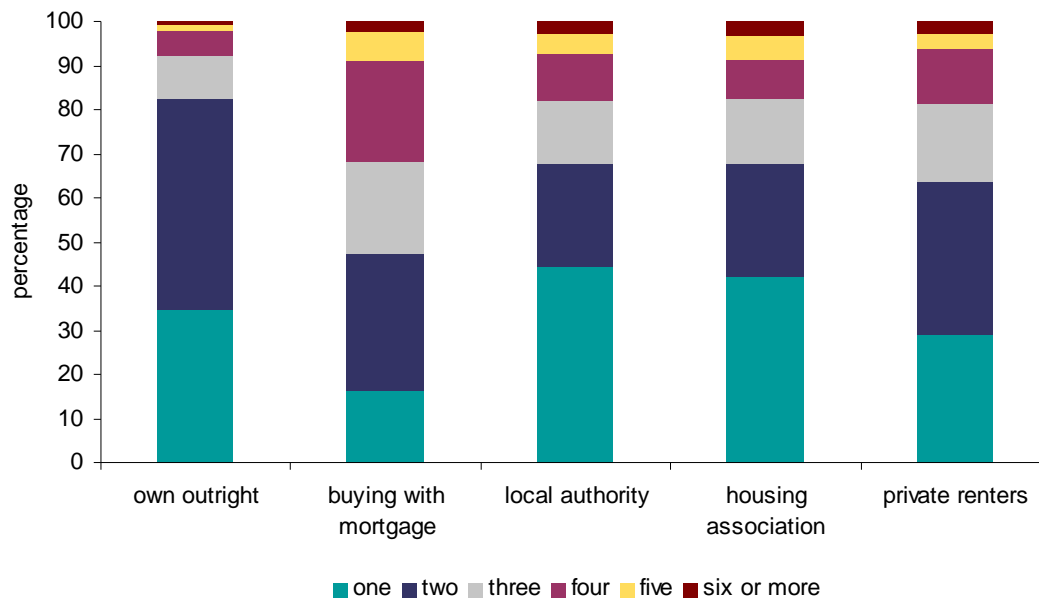
	own outright	buying with mortgage	all owner occupiers	local authority	housing association	all social renters	all private renters	all tenures
<i>thousands of households</i>								
<b>age of HRP</b>								
16-24	*	92	107	98	112	210	582	898
25-34	85	1,284	1,369	258	261	519	1,289	3,177
35-44	309	2,358	2,667	363	415	779	780	4,225
45-54	793	2,357	3,149	328	346	675	461	4,285
55-64	1,788	1,081	2,869	285	265	550	230	3,650
65 or over	4,020	269	4,289	501	593	1,094	276	5,659
<b>all ages</b>	<b>7,009</b>	<b>7,441</b>	<b>14,450</b>	<b>1,835</b>	<b>1,992</b>	<b>3,826</b>	<b>3,617</b>	<b>21,893</b>
<b>economic status of HRP</b>								
full-time work	1,835	6,274	8,109	397	443	840	2,142	11,092
part-time work	580	483	1,062	174	225	399	366	1,827
retired	4,286	310	4,596	561	623	1,184	298	6,078
unemployed	80	86	166	191	175	365	221	753
full-time education	*	*	*	*	*	44	212	291
other inactive	212	269	482	488	506	994	378	1,853
<b>all households</b>	<b>7,009</b>	<b>7,441</b>	<b>14,450</b>	<b>1,835</b>	<b>1,992</b>	<b>3,826</b>	<b>3,617</b>	<b>21,893</b>
<b>ethnicity of HRP</b>								
white	6,712	6,736	13,448	1,500	1,717	3,217	2,964	19,629
black	49	155	203	175	130	305	142	650
Indian	91	200	291	*	*	*	112	442
Pakistani or Bangladeshi	80	135	215	55	*	90	85	390
other	77	215	292	91	84	175	314	781
<b>all ethnic minority</b>	<b>297</b>	<b>705</b>	<b>1,001</b>	<b>335</b>	<b>274</b>	<b>609</b>	<b>653</b>	<b>2,264</b>
<b>all ethnicities</b>	<b>7,009</b>	<b>7,441</b>	<b>14,450</b>	<b>1,835</b>	<b>1,992</b>	<b>3,826</b>	<b>3,617</b>	<b>21,893</b>
<b>household type</b>								
couple no dependent	3,626	2,543	6,169	271	348	618	915	7,702
couple with dependent	444	2,892	3,336	304	299	603	682	4,621
lone parent with dependent child(ren)	82	366	448	299	363	663	422	1,533
other multi-person	424	414	837	141	145	287	547	1,671
one person under 60	411	1,064	1,475	384	362	746	829	3,050
one person aged 60 or over	2,023	161	2,184	436	474	910	222	3,316
<b>all household types</b>	<b>7,009</b>	<b>7,441</b>	<b>14,450</b>	<b>1,835</b>	<b>1,992</b>	<b>3,826</b>	<b>3,617</b>	<b>21,893</b>
<b>household size</b>								
one	2,433	1,226	3,659	820	836	1,656	1,051	6,366
two	3,355	2,310	5,665	425	511	936	1,245	7,847
three	678	1,527	2,205	259	294	553	644	3,403
four	397	1,721	2,118	195	183	378	449	2,946
five	87	481	568	80	104	184	128	880
six or more	58	176	234	56	63	119	98	451
<b>all household sizes</b>	<b>7,009</b>	<b>7,441</b>	<b>14,450</b>	<b>1,835</b>	<b>1,992</b>	<b>3,826</b>	<b>3,617</b>	<b>21,893</b>
<i>mean number of persons per household</i>	1.9	2.8	2.4	2.2	2.2	2.2	2.4	2.3
<i>sample size</i>	6,107	5,930	12,037	1,460	1,589	3,049	2,470	17,556

**Notes:**

- 1) \* indicates sample size too small for reliable estimate
- 2) column percentages are presented in Annex Table 2

Source: English Housing Survey, full household sample

**Figure 2: Household size within tenure, 2010-11**

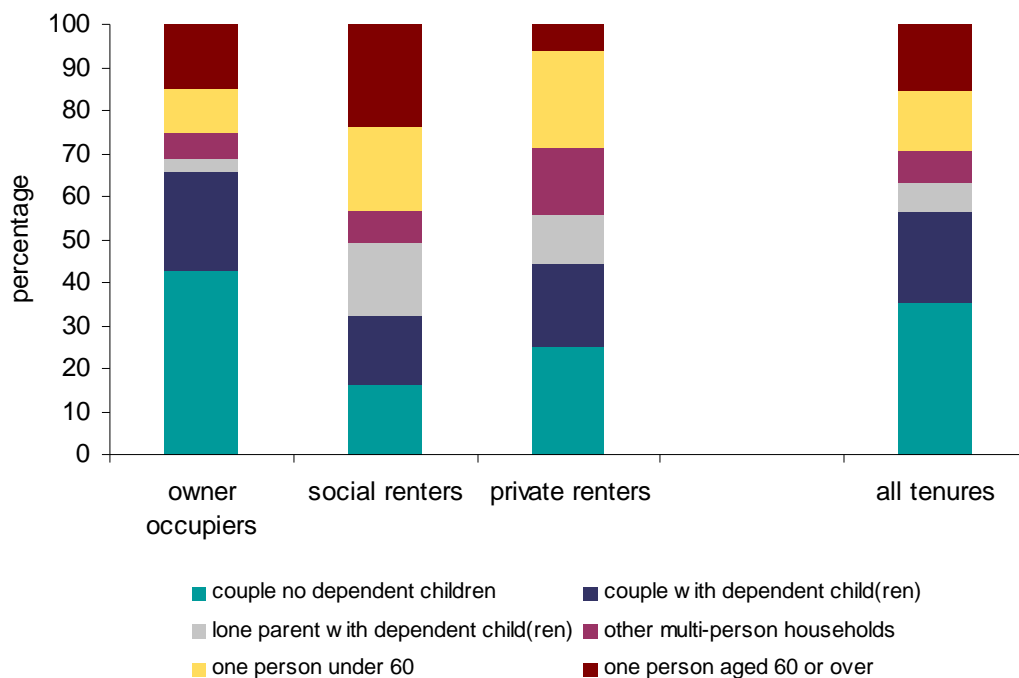


Base: all households

Note: the underlying data for this figure are in Annex Table 2

Source: English Housing Survey, full household sample

**Figure 3: Household type within tenure, 2010-11**



Base: all households

Note: the underlying data for this figure are in Annex Table 2

Source: English Housing Survey, full household sample

## Rents

1.14 In 2010-11, 7.4 million households were renting their homes with the social sector accounting for just over half of these renters (3.8 million, 51%), and 3.6 million households (48%) renting from a private landlord. Within the social rented sector, 1.8 million households (48%) rented from a local authority and 2.0 million (52%) from a housing association, Table 2.

**Table 2: Households in the rental sectors, 2010-11**

*all renting households*

	thousands of households	% within sector	% of all renters	sample size
<b>social rented sector</b>				
local authority	1,835	47.9	24.6	1,460
housing association	1,992	52.1	26.8	1,589
<b>all social renters</b>	<b>3,826</b>	<b>100.0</b>	<b>51.4</b>	<b>3,049</b>
<b>private rented sector</b>				
market renters <sup>1</sup>	2,724	75.3	36.6	1,835
non-market renters paying rent <sup>2</sup>	430	11.9	5.8	295
non-market renters rent free <sup>2</sup>	167	4.6	2.2	131
unknown tenancy type	296	8.2	4.0	209
<b>all private renters</b>	<b>3,617</b>	<b>100.0</b>	<b>48.6</b>	<b>2,470</b>
<b>all renters</b>	<b>7,443</b>		<b>100.0</b>	<b>5,519</b>

<sup>1</sup> with assured or assured shorthold tenancies

<sup>2</sup> with private tenancies not available on the open market

Source: English Housing Survey, full household sample

1.15 Around 2.7 million (75%) households in the private rented sector were 'market renters' (that is, they indicated they had an assured or assured shorthold tenancy agreement with their landlord). A further 893,000 had another type of tenancy including 167,000 who did not pay rent (for example renting from family or friends, or with accommodation tied to their employment), and 296,000 households privately renting who were unable to identify the type of tenancy they had.

1.16 The average private rented sector weekly rent (excluding services but including any amount met through Housing Benefit) was around twice that of households living in social housing (£160 compared to £79, Table 3). This partly reflects the difference in the type of properties in the sectors, with the private rented sector having a much wider and more varied range of stock and the social sector having a higher proportion of purpose-built flats (see Annex Table 7).



1.17 Households renting from local authorities were paying lower rents than their counterparts renting from housing associations (£74 compared to £84). Within the private rented sector, 'market rents' were higher than non-zero 'non-market rents' (£163 compared to £148 per week).

**Table 3: Mean and median weekly rents net of services, 2008-09, 2009-10 and 2010-11**

<i>all households paying rent</i>	2008-09		2009-10		2010-11	
	mean	median	mean	median	mean	median
<b>social rented sector<sup>1</sup></b>						<i>£ per week</i>
local authority	66	64	71	67	74	69
housing association	75	72	79	76	84	78
<b>all social renters</b>	<b>71</b>	<b>68</b>	<b>75</b>	<b>72</b>	<b>79</b>	<b>74</b>
<b>private rented sector</b>						
market renters <sup>2</sup>	160	138	162	137	163	138
non-market renters paying rent <sup>3</sup>	129	100	136	106	148	115
all with known tenancy type	155	133	158	133	161	138
with unknown tenancy type	123	112	132	120	145	127
<b>all private renters paying rent</b>	<b>153</b>	<b>130</b>	<b>156</b>	<b>133</b>	<b>160</b>	<b>137</b>

<sup>1</sup> not compatible with previous SEH estimates due to methodological changes

<sup>2</sup> with assured or assured shorthold tenancies.

<sup>3</sup> with private tenancies not available on the open market

Source: English Housing Survey, full household sample

1.18 In contrast with social housing, private rented sector rents are also influenced by households' length of residence. This is an important factor in a dynamic sector, where around two thirds of private renters have been in their current homes for less than three years (see Table 5). Market renters resident less than three years were on average paying weekly rent of £170 compared to £156 for those resident for three to nine years and £109 for those resident ten years or more, Annex Table 3.

1.19 This suggests that private sector rents for long established tenancies do not increase year on year as much as those for new tenancies. Note that, the average rent figures presented in Table 3 above do not measure the 'market' and 'non-market' rents being charged for new lets occurring in those years, but rather they include all relevant households, regardless of their length of residence.

## Housing Benefit

1.20 In 2010-11, 63% of social renters and 25% of private renters received Housing Benefit (HB) to help with the payment of their rent, Table 4 and Figure 4.

**Table 4: Receipt of Housing Benefit, 2008-09, 2009-10 and 2010-11**

*all renting households*

	2008-09			2009-10			2010-11		
	receives HB		total	receives HB		total	receives HB		total
	yes	no		yes	no		yes	no	
	<i>thousands of households</i>								
all social renters	2,269	1,573	<b>3,842</b>	2,276	1,399	<b>3,675</b>	2,395	1,431	<b>3,826</b>
all private renters	598	2,469	<b>3,067</b>	797	2,558	<b>3,355</b>	890	2,727	<b>3,617</b>
	<i>percentages</i>								
all social renters	59.1	40.9	<b>100.0</b>	61.9	38.1	<b>100.0</b>	<b>62.6</b>	<b>37.4</b>	<b>100.0</b>
all private renters	19.5	80.5	<b>100.0</b>	23.7	76.3	<b>100.0</b>	<b>24.6</b>	<b>75.4</b>	<b>100.0</b>

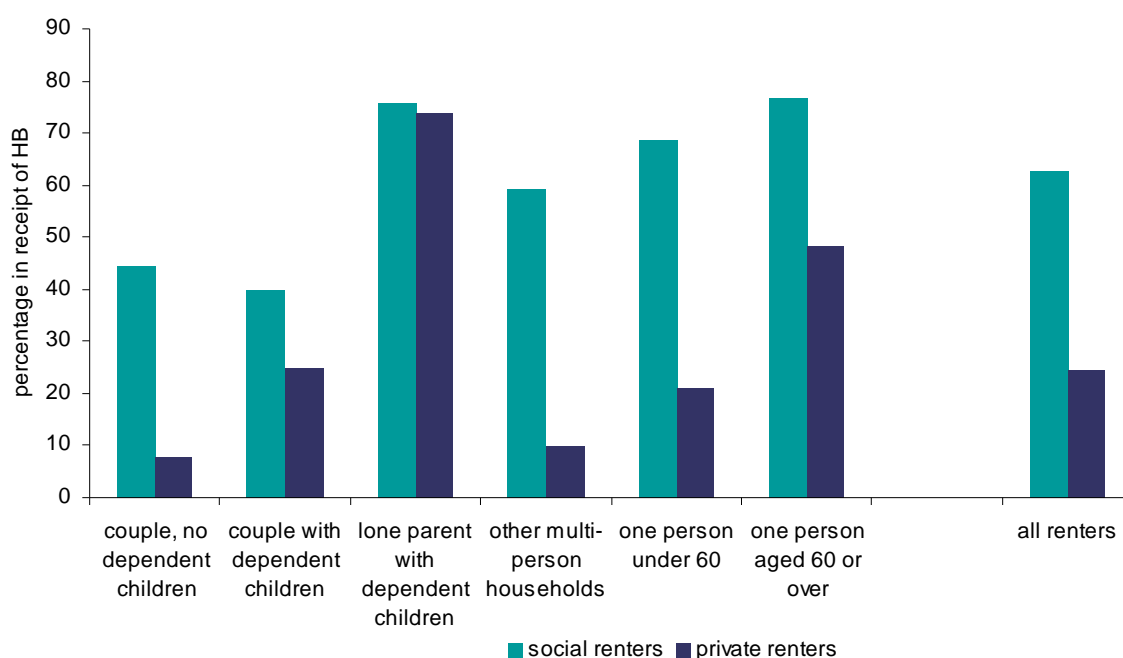
Source: English Housing Survey, full household sample

1.21 The majority of lone parents with dependent children in the rental sectors received HB: 75% of social renters and 74% of private renters. The picture was different however for couples with dependent children, with 40% of such households in the social rented sector receiving HB compared to 25% in the private rented sector, Figure 4 and Annex Table 4.

1.22 There were over four times as many single person households aged 60 or over in the social sector as in the private rented sector, 910,000 compared to 222,000. Around 77% of these households received HB compared to 48% of such households in the private rented sector.

1.23 For single person households aged under 60, 69% in the social sector received HB, compared to 21% in the private rented sector.

**Figure 4: Proportion of renters in receipt of Housing Benefit by household type and tenure, 2010-11**



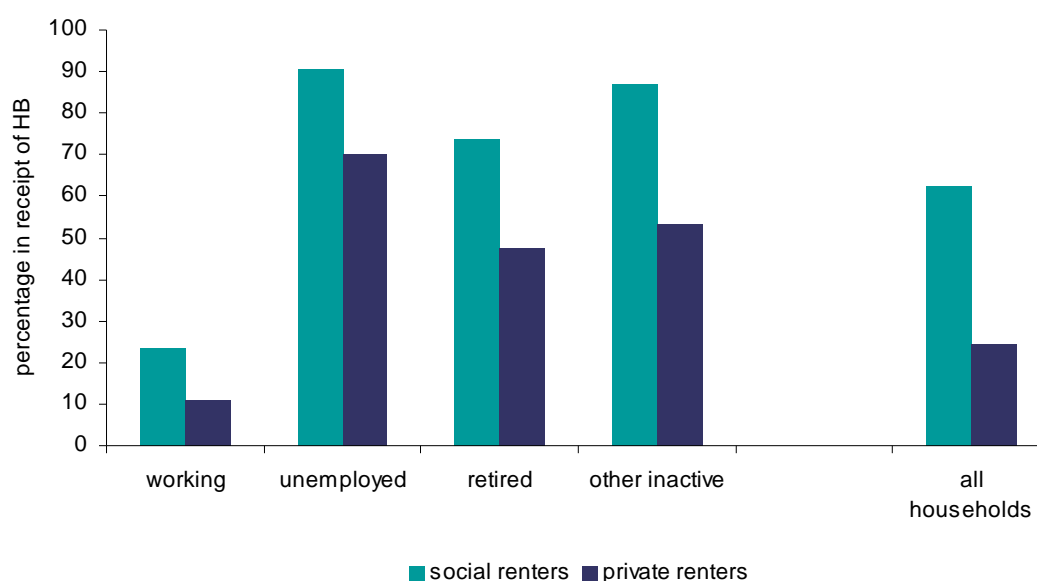
**Base: all renters**

**Note: the underlying data for this figure are in Annex Table 4**

**Source: English Housing Survey, full household sample**

- 1.24 Around 24% of households with an HRP in employment in the social rented sector received HB compared to 11% of such households in the private rented sector. Households with an unemployed HRP were highly likely to be in receipt of HB: 90% of such households in the social rented sector and 70% in the private rented sector, Figure 5.
- 1.25 As might be expected, the average annual gross income (of HRP and partner, excluding HB) of households in receipt of HB was much lower than that of households that did not receive HB: £10,700 compared to £22,400 in the social rented sector; and £12,300 compared to £32,600 in the private rented sector. Further analysis of incomes and housing costs will appear in the next EHS Household Annual Report which will be published in summer 2012.

**Figure 5: Proportion of renters in receipt of Housing Benefit by economic status of HRP and tenure, 2010-11**



**Base: all renters**

**Note: the underlying data are presented in Annex Table 4**

**Source: English Housing Survey, full household sample**

## Moving households

- 1.26 A 'new household' is classified in this report as one where neither the household reference person (HRP) nor their spouse/partner occupied the HRP's previous permanent accommodation in either of their names.
- 1.27 Note that previous accommodation refers to the HRP's previous permanent accommodation and thus does not include any accommodation considered by the HRP to be temporary. If someone had moved more than once, then information was collected only about the last move from permanent accommodation.

## Length of residence in current accommodation

- 1.28 This section covers all households, and looks at the length of time they had lived at their current address. 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. As Table 5 shows, there are considerable differences between tenures.

**Table 5: Length of residence in current home by tenure, 2010-11**

*all households*

	less than 1 year	1 years but less than 2 years	2 years but less than 3 years	3-4 years	5-9 years	10-19 years	20-29 years	30+ years	total	mean	median
	<i>thousands of households</i>									<i>years</i>	<i>years</i>
owner occupiers	444	420	575	1,588	2,889	3,470	2,410	2,647	14,443	16.7	12.0
social renters	322	254	314	476	823	877	392	364	3,824	11.5	7.0
private renters	1,262	696	472	505	331	177	73	95	3,610	3.7	1.0
<b>all tenures</b>	2,028	1,369	1,361	2,570	4,043	4,524	2,875	3,107	21,876	13.6	9.0
	<i>percentages</i>										
owner occupiers	3.1	2.9	4.0	11.0	20.0	24.0	16.7	18.3	100.0		
social renters	8.4	6.6	8.2	12.5	21.5	22.9	10.3	9.5	100.0		
private renters	35.0	19.3	13.1	14.0	9.2	4.9	2.0	2.6	100.0		
<b>all tenures</b>	9.3	6.3	6.2	11.7	18.5	20.7	13.1	14.2	100.0		
<i>sample size</i>	1,400	981	1,001	1,963	3,296	3,742	2,421	2,740	17,544		

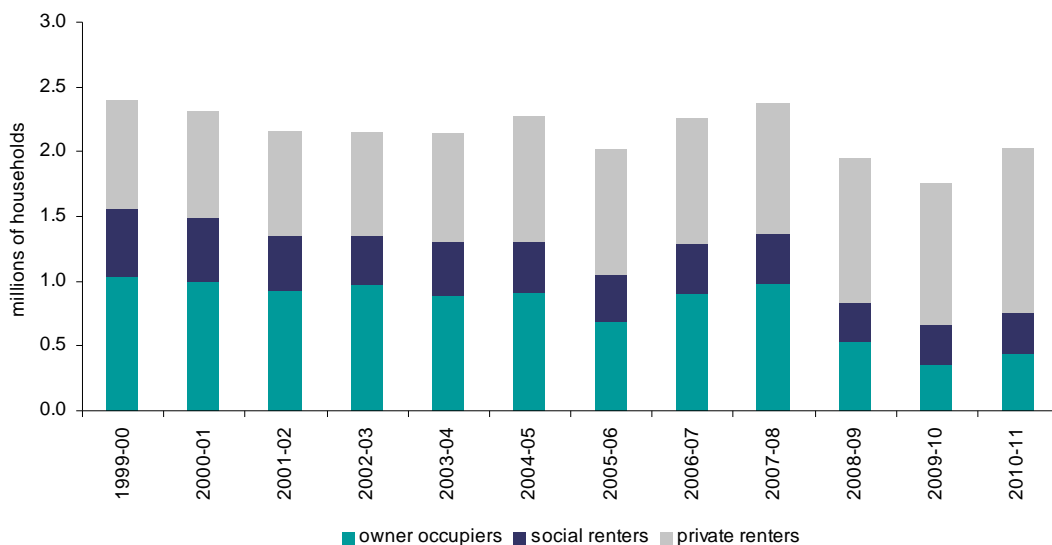
**Source: English Housing Survey, full household sample**

1.29 A majority (54%) of private renters had lived in their home for less than two years, with only 10% having lived in their current home for ten years or more. In contrast, 59% of owner occupiers and 43% of social renters had been in their home for ten or more years. Whilst only 3% of owner occupiers and 8% of social renters had been in their homes for less than one year, this was true of 35% of private renters.

## Trends in recent movers

1.30 Figure 6 and Annex Table 5 illustrate the changing pattern of moving households, by the tenure they moved to, over the period 1999-00 to 2010-11. In 2010-11, 2.0 million households had moved into their current accommodation during the previous 12 months. However, the majority of movers (1.3 million) were in the private rented sector, with 444,000 in the owner occupied sector, and 322,000 in the social rented sector.

**Figure 6: Recently moved households by tenure, 1999-00 to 2010-11**



**Base: households resident less than one year**

**Note: the underlying data for this figure are in Annex Table 5**

**Source: English Housing Survey, full household sample**

1.31 Table 6 shows that 394,000 new households were formed in 2010-11, 268,000 (68%) of which were private renters, 55,000 (14%) were owner occupiers, and 71,000 (18%) were social renters. This compares

with 2009-10 in which there were 296,000 new households: 208,000 private renters; 40,000 owner occupiers; and 48,000 social renters<sup>1</sup>.

- 1.32 Most previously existing households who moved did so to accommodation within the same tenure as the one they had left: 58% of owner occupiers; 64% of social renters; and 78% of private renters.
- 1.33 Owner occupiers who moved into rented accommodation in 2010-11 were far more likely to move into the private rented sector than the social rented sector, 36% compared to 6%.

**Table 6: Previous and current tenure of moving households, 2010-11**

*households resident less than a year*

current tenure	previous tenure				all
	new household	owner occupiers	social renters	private renters	
	<i>thousands of households</i>				
owner occupiers	55	249	*	130	444
social renters	71	27	134	87	318
private renters	268	157	65	761	1,251
<b>all tenures</b>	<b>394</b>	<b>432</b>	<b>209</b>	<b>978</b>	<b>2,013</b>
	<i>percentages</i>				
owner occupiers	14.0	57.6	*	13.3	22.1
social renters	18.0	6.2	64.0	8.9	15.8
private renters	68.0	36.3	31.2	77.8	62.1
<b>all tenures</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<i>sample size</i>	243	353	164	632	1,392

Note:

1) excludes a small number of households with unknown previous tenure

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

Source: English Housing Survey, full household sample

## Mortgage difficulties

- 1.34 In 2010-11 an estimated 523,000 households (2% of all households) had members who had at some time in the past given up a home due

<sup>1</sup> See Table 8, English Housing Survey: Headline Report 2009-10  
<http://www.communities.gov.uk/publications/corporate/statistics/ehs200910headlinereport>

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to difficulties in paying the mortgage. Of those households, 161,000 were current owner occupiers, Table 7. Note however that the current household composition may have not been the same as that at the time that the home was given up.

- 1.35 Around 40% of those who had given up a home had sold the home in order to avoid getting into arrears with the mortgage. A further 21% had got into arrears and sold the home in order to avoid court action by their lender. In 39% of cases, the mortgage lender had taken over the property, with 22% saying that they had left voluntarily, and 16% saying it was because the mortgage lender had got a court order.
- 1.36 Table 8 gives an indication of how recently or otherwise homes had been given up due to mortgage difficulties. Around 23% of such events had occurred over twenty years previously, that is, in 1989 or earlier. A quarter of cases had occurred from 2005 onwards.



**Table 7: Mortgage difficulties with a previous home, 2010-11**

<i>all households</i>				
	current tenure			all households
	owner occupiers	social renters	private renters	
<b>household member had given up a home due to mortgage difficulties<sup>1</sup></b>	<i>thousands of households</i>			
yes	161	193	170	523
no	14,284	3,633	3,446	21,362
<b>all households</b>	<b>14,444</b>	<b>3,826</b>	<b>3,615</b>	<b>21,886</b>
	<i>percentages</i>			
yes	1.1	5.0	4.7	2.4
no	98.9	95.0	95.3	97.6
<b>all households</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>reason gave up home<sup>2</sup></b>	<i>thousands of households</i>			
sold to avoid getting into arrears with the mortgage	65	70	71	206
sold due to mortgage arrears and to avoid court action by lender	29	48	34	111
left voluntarily, and the mortgage lender took it over	48	28	39	115
left because the mortgage lender got a court order	15	43	27	85
<b>all reasons</b>	<b>157</b>	<b>190</b>	<b>170</b>	<b>517</b>
	<i>percentages</i>			
sold to avoid getting into arrears with the mortgage	41.5	37.1	41.5	39.9
sold due to mortgage arrears avoiding court action by lender	18.1	25.3	20.1	21.4
left voluntarily, and the mortgage lender took it over	30.7	14.7	22.7	22.2
left because the mortgage lender got a court order	9.7	22.9	15.6	16.5
<b>all reasons</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

<sup>1</sup>excludes a very small number of non-response cases

<sup>2</sup>excludes a very small number of non-response cases

Source: English Housing Survey, full household sample

**Table 8: When home given up due to mortgage difficulties, 2010-11**

<i>households with member(s) who had given up home<sup>1</sup></i>	
<b>year home given up</b>	<i>thousands of households</i>
1989 or earlier	120
1990 to 1994	99
1995 to 1999	93
2000 to 2004	80
2005 onwards	128
<b>all dates</b>	<b>521</b>
	<i>percentages</i>
1989 or earlier	23.0
1990 to 1994	19.0
1995 to 1999	17.8
2000 to 2004	15.5
2005 onwards	24.7
<b>all dates</b>	<b>100.0</b>

**Note:** due to difficulties with paying the mortgage  
**Source:** English Housing Survey, full household sample

## Overcrowding and under-occupation

1.37 The number of bedrooms available to households, by tenure, in 2010-11 is shown in Table 9. The overall average (mean) number of bedrooms was 2.8 but there were some differences by tenure: owner occupiers had on average 3.1 bedrooms; private renters had 2.4 bedrooms; and social renters had 2.1 bedrooms.

**Table 9: Number of bedrooms by tenure, 2010-11**

*all households*

	<b>number of bedrooms available to household</b>					all	mean number of bedrooms
	one	two	three	four	five or more		
	<i>thousands of households</i>						
owner occupiers	451	3,140	7,062	2,929	869	14,450	3.1
social renters	1,152	1,341	1,211	102	*	3,826	2.1
private renters	728	1,407	1,118	260	104	3,617	2.4
<b>all households</b>	<b>2,331</b>	<b>5,888</b>	<b>9,391</b>	<b>3,291</b>	<b>991</b>	<b>21,893</b>	<b>2.8</b>
	<i>percentages</i>						
owner occupiers	3.1	21.7	48.9	20.3	6.0	100.0	
social renters	30.1	35.1	31.7	2.7	*	100.0	
private renters	20.1	38.9	30.9	7.2	2.9	100.0	
<b>all households</b>	<b>10.6</b>	<b>26.9</b>	<b>42.9</b>	<b>15.0</b>	<b>4.5</b>	<b>100.0</b>	
<i>sample size</i>	<i>1,564</i>	<i>4,477</i>	<i>7,841</i>	<i>2,826</i>	<i>848</i>	<i>17,556</i>	

Notes: \* indicates sample size too small for reliable estimate

Source: English Housing Survey, full household sample

- 1.38 Levels of overcrowding and under-occupation are measured using the 'bedroom standard' (see Glossary). Essentially this is the difference between the number of bedrooms needed to avoid undesirable sharing (given the number, ages and relationship of the household members) and the number of bedrooms actually available to the household.
- 1.39 Since the number of overcrowded households included in each survey year is too small to enable reliable overcrowding estimates for any single year, data from the three most recent survey years have been combined to produce estimates for the following section of the report.
- 1.40 The overall rate of overcrowding in England in 2010-11 was 3%, with an estimated 655,000 households living in overcrowded conditions, Table 10. Overcrowding rates differed considerably by tenure: 1% of owner occupiers (191,000 households); 7% of social renters (278,000); and 6% of private renters (187,000) were overcrowded.

**Table 10: Overcrowding and under-occupation by tenure, three year average 2008-09 to 2010-11**

	difference from bedroom standard <sup>1</sup>				all households
	over-crowded	at standard	1 above standard	under-occupied	
<i>thousands of households</i>					
owner occupiers	191	1,982	5,278	7,080	14,531
social renters	278	1,988	1,125	390	3,781
private renters	187	1,393	1,212	554	3,346
<b>all tenures</b>	<b>655</b>	<b>5,363</b>	<b>7,615</b>	<b>8,025</b>	<b>21,658</b>
<i>percentages</i>					
owner occupiers	1.3	13.6	36.3	48.7	100.0
social renters	7.3	52.6	29.8	10.3	100.0
private renters	5.6	41.6	36.2	16.6	100.0
<b>all tenures</b>	<b>3.0</b>	<b>24.8</b>	<b>35.2</b>	<b>37.1</b>	<b>100.0</b>
<i>sample size<sup>2</sup></i>	1,480	12,271	18,175	20,361	52,287

**Notes:**

1) overcrowding and under-occupation are measured using the bedroom standard.

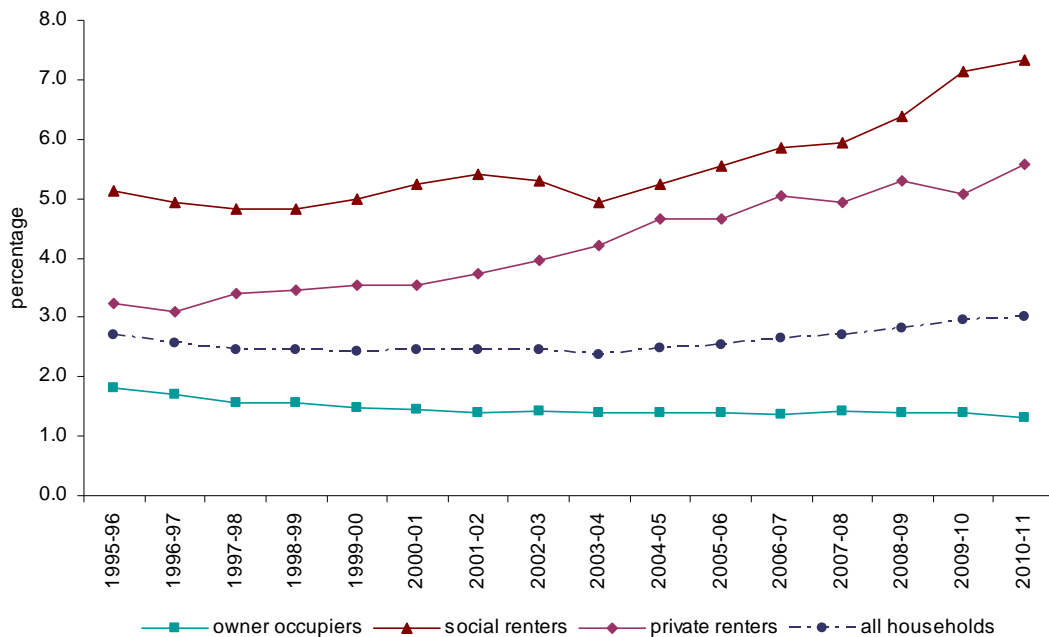
2) details of the bedroom standard can be found in the Glossary at the end of this report.

Source: Three-year average based on 2008-09, 2009-10 and 2010-11 English Housing Survey full household samples.

- 1.41 Around 8.0 million households were estimated to be under-occupying their accommodation in 2010-11, that is, they had at least two bedrooms more than they needed according to the bedroom standard. The rate of under-occupation was much higher in the owner occupied sector than in the rental sectors: 49% of owner occupiers were under-occupying compared to 17% of private renters and only 10% of social renters.
- 1.42 A further 7.6 million households (35%) had one bedroom more than they needed under the bedroom standard; 5.3 million of these were owner occupiers; 1.2 million were private renters; and 1.1 million were social renters.
- 1.43 Figure 7 and Annex Table 6 show the trends in overcrowding by tenure and for England (all tenures) over the period 1995-96 to 2010-11. The number and proportion of overcrowded households in the owner occupied sector has remained relatively stable throughout this period.
- 1.44 In the social rented sector there were small fluctuations in the rate of overcrowding between 1995-96 and 2003-04 but since then there has been an upward trend in the numbers and proportion of overcrowded households.

1.45 The private rented sector as a whole grew markedly over the period from 1995-96 to 2010-11 and so, not surprisingly, the actual number of overcrowded households also increased, from 63,000 to 187,000. As with the social rented sector however, there was also an increase in the proportion of overcrowded households within the sector, from 3% in 1995-96 to 6% in 2010-11.

**Figure 7: Overcrowding rates by tenure, 1995-96 to 2010-11, three year moving average**



**Base: all households**

**Notes:**

- 1): the underlying data for this figure are in Annex Table 6
- 2): three year averages are the average of the three years up to and including the labelled date

**Source:**

- 1) Survey of English Housing up to and including 2007-08
- 2) English Housing Survey 2008-09 onwards

## Buying aspirations

1.46 Around 59% of private renters (1.9 million households), and 23% of social renters (855,000 households), said that they expected to buy a property at some point in the future, Table 11. This compares to 56% of private renters and 24% of social renters in 2007-08<sup>2</sup>.

<sup>2</sup> See Table 16 of the Survey of English Housing Preliminary Report 2007-08: [www.communities.gov.uk/documents/statistics/pdf/1133551.pdf](http://www.communities.gov.uk/documents/statistics/pdf/1133551.pdf)

- 1.47 However, whilst the proportions expecting to buy had stayed broadly similar, there were more marked changes in what people expected to buy and when. For social renters, the proportion expecting to buy their current accommodation had fallen from 44% in 2007-08 to 35% in 2010-11, but for private renters there had been little change, 14% in 2007-08 compared to 12% in 2010-11.
- 1.48 Renters who expected to buy were also asked how long they thought it would be before they would buy a property. In 2007-08, 28% of private renters had expected to buy within two years but by 2010-11 the proportion had fallen to 22%. For social renters there had been no discernable change with 12% expecting to buy within two years in both 2007-08 and 2010-11.
- 1.49 In 2010-11, 61% of social renters expecting to buy thought that it would be five years or more before they did so, similar to 2007-08 (62%). For private renters, 47% expected to buy in 5 or more years' time in 2010-11, compared to 40% in 2007-08.

**Table 11: Buying aspirations of social and private renters, 2010-11**

*all renting households*

	social renters	private renters	all renters	social renters	private renters	all renters
	<i>thousands of households</i>			<i>percentages</i>		
<b>expect to buy</b>						
yes	855	1,916	2,771	22.8	59.3	39.7
no	2,894	1,318	4,212	77.2	40.7	60.3
<b>all</b>	<b>3,749</b>	<b>3,234</b>	<b>6,983</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>expect to buy current home</b>						
yes	288	219	508	34.6	11.6	18.7
no	544	1,669	2,213	65.4	88.4	81.3
<b>all</b>	<b>833</b>	<b>1,888</b>	<b>2,721</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>how long before expect to buy</b>						
less than 2 years	99	411	510	12.1	21.9	18.9
2 years but less than 5 years	218	594	812	26.8	31.6	30.1
5 years or more	498	876	1,374	61.1	46.6	51.0
<b>all</b>	<b>815</b>	<b>1,881</b>	<b>2,696</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Note:** excludes non-response cases and 6 cases of renters who already own property  
**Source:** English Housing Survey, full household sample

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## Section 2

# Housing Stock

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Results in this section use two years' survey data to enable more detailed analysis. This combined sample is referred to as the 2010 EHS 'dwelling sample', reflecting the April 2010 mid-point for fieldwork carried out from April 2009 to March 2011. The sample comprises 16,670 occupied or vacant dwellings where a physical inspection was carried out. This is referred to as the '**dwelling sample**' throughout the report. There are 16,047 cases where, as well as a physical inspection, an interview with the household was also secured. This is referred to as the '**household sub-sample**'.

The SAP methodology used for EHS energy modelling was updated in 2009-10 and we are currently comparing the two versions. The SAP09 methodology will be used in the forthcoming EHS Annual Report on Homes 2010. Meanwhile we continue to report using the SAP05 methodology.

### Stock Profile

- 2.1 In 2010 there were around 22.4 million dwellings in England, Table 12. The majority of dwellings (18.6 million, 83%) were privately owned: 14.9 million were owner occupied and 3.7 million were private rented. The remaining 3.8 million dwellings (17% of the stock) made up the social sector, with 1.8 million owned by local authorities and 2.0 million owned by housing associations.

**Table 12: Stock Profile, 2010**

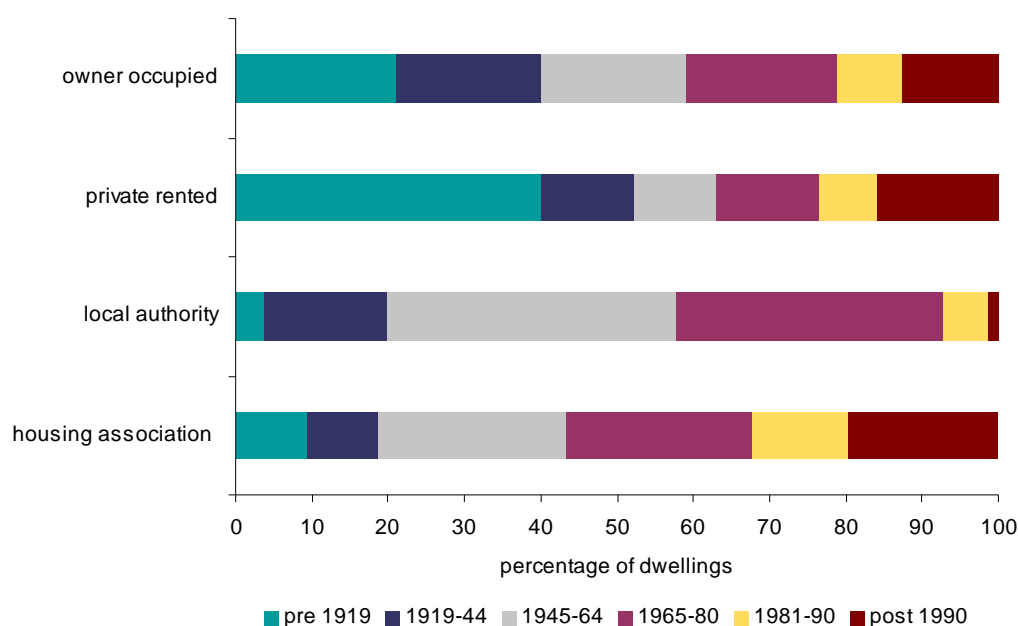
<i>all dwellings</i>	<b>private sector</b>			<b>social sector</b>			
	<b>owner occupied</b>	<b>private rented</b>	<b>all private sector</b>	<b>local authority</b>	<b>housing association</b>	<b>all social sector</b>	<b>all dwellings</b>
	<i>thousands of dwellings</i>						
<b>dwelling age</b>							
pre 1919	3,126	1,482	<b>4,608</b>	68	189	<b>257</b>	<b>4,865</b>
1919-44	2,819	456	<b>3,275</b>	289	187	<b>476</b>	<b>3,751</b>
1945-64	2,816	398	<b>3,214</b>	685	498	<b>1,183</b>	<b>4,397</b>
1965-80	2,978	505	<b>3,483</b>	626	492	<b>1,118</b>	<b>4,602</b>
1981-90	1,243	274	<b>1,518</b>	109	253	<b>362</b>	<b>1,880</b>
post 1990	1,879	591	<b>2,469</b>	24	399	<b>422</b>	<b>2,892</b>
<b>dwelling type</b>							
end terrace	1,469	367	<b>1,836</b>	197	218	<b>415</b>	<b>2,251</b>
mid terrace	2,609	862	<b>3,471</b>	275	359	<b>634</b>	<b>4,105</b>
small terraced house	1,238	521	<b>1,758</b>	198	214	<b>412</b>	<b>2,171</b>
medium/large terraced house	2,840	709	<b>3,549</b>	274	363	<b>637</b>	<b>4,185</b>
all terraced	4,078	1,229	<b>5,307</b>	472	577	<b>1,049</b>	<b>6,356</b>
semi-detached house	4,590	580	<b>5,170</b>	313	377	<b>690</b>	<b>5,860</b>
detached house	3,517	268	<b>3,785</b>	*	*	*	<b>3,796</b>
bungalow	1,439	166	<b>1,606</b>	185	205	<b>391</b>	<b>1,996</b>
converted flat	295	549	<b>844</b>	*	80	<b>104</b>	<b>948</b>
purpose built flat, low rise	874	803	<b>1,677</b>	642	720	<b>1,362</b>	<b>3,039</b>
purpose built flat, high rise	68	109	<b>177</b>	164	49	<b>213</b>	<b>390</b>
<b>floor area</b>							
less than 50 m <sup>2</sup>	665	792	<b>1,457</b>	496	563	<b>1,058</b>	<b>2,515</b>
50 to 69 m <sup>2</sup>	2,805	1,170	<b>3,976</b>	701	709	<b>1,410</b>	<b>5,386</b>
70 to 89 m <sup>2</sup>	4,342	932	<b>5,274</b>	486	582	<b>1,067</b>	<b>6,341</b>
90 to 109 m <sup>2</sup>	2,505	374	<b>2,879</b>	97	118	<b>214</b>	<b>3,093</b>
110 sqm or m <sup>2</sup>	4,543	438	<b>4,981</b>	*	46	<b>69</b>	<b>5,050</b>
<b>type of area</b>							
city centre	284	354	<b>638</b>	56	88	<b>144</b>	<b>782</b>
other urban centre	1,982	1,029	<b>3,011</b>	516	416	<b>932</b>	<b>3,943</b>
suburban residential	9,511	1,824	<b>11,336</b>	1,115	1,259	<b>2,374</b>	<b>13,710</b>
rural residential	1,891	221	<b>2,113</b>	87	203	<b>290</b>	<b>2,402</b>
village centre	682	129	<b>811</b>	25	40	<b>65</b>	<b>876</b>
rural	510	149	<b>659</b>	*	*	*	<b>673</b>
<b>deprived local areas</b>							
most deprived 10% of areas	935	390	<b>1,324</b>	485	428	<b>913</b>	<b>2,238</b>
2 - 5	5,192	1,759	<b>6,951</b>	1,009	967	<b>1,977</b>	<b>8,928</b>
6 - 9	6,894	1,304	<b>8,198</b>	270	556	<b>826</b>	<b>9,024</b>
least deprived 10% of areas	1,840	254	<b>2,093</b>	37	67	<b>103</b>	<b>2,196</b>
<b>occupancy status</b>							
occupied	14,473	3,312	<b>17,785</b>	1,738	1,922	<b>3,659</b>	<b>21,445</b>
vacant	387	394	<b>781</b>	64	96	<b>160</b>	<b>941</b>
<b>all dwellings</b>	<b>14,860</b>	<b>3,706</b>	<b>18,567</b>	<b>1,801</b>	<b>2,018</b>	<b>3,819</b>	<b>22,386</b>
<i>sample size</i>	<i>8,791</i>	<i>3,096</i>	<i>11,887</i>	<i>2,276</i>	<i>2,507</i>	<i>4,783</i>	<i>16,670</i>

**Note:** column percentages are presented in Annex Table 7  
**Source:** English Housing Survey, dwelling sample



2.2 There were marked differences in the age profile of stock across the four tenures, Figure 8. While the owner occupied stock was relatively evenly distributed across the age bands, the private rented sector had by far the largest proportion of pre 1919 stock (40%). Some 73% of local authority dwellings were built between 1945 -1980, whereas the housing association sector had the highest proportion of post 1990 dwellings (20%).

**Figure 8: Age of housing stock by tenure, 2010**

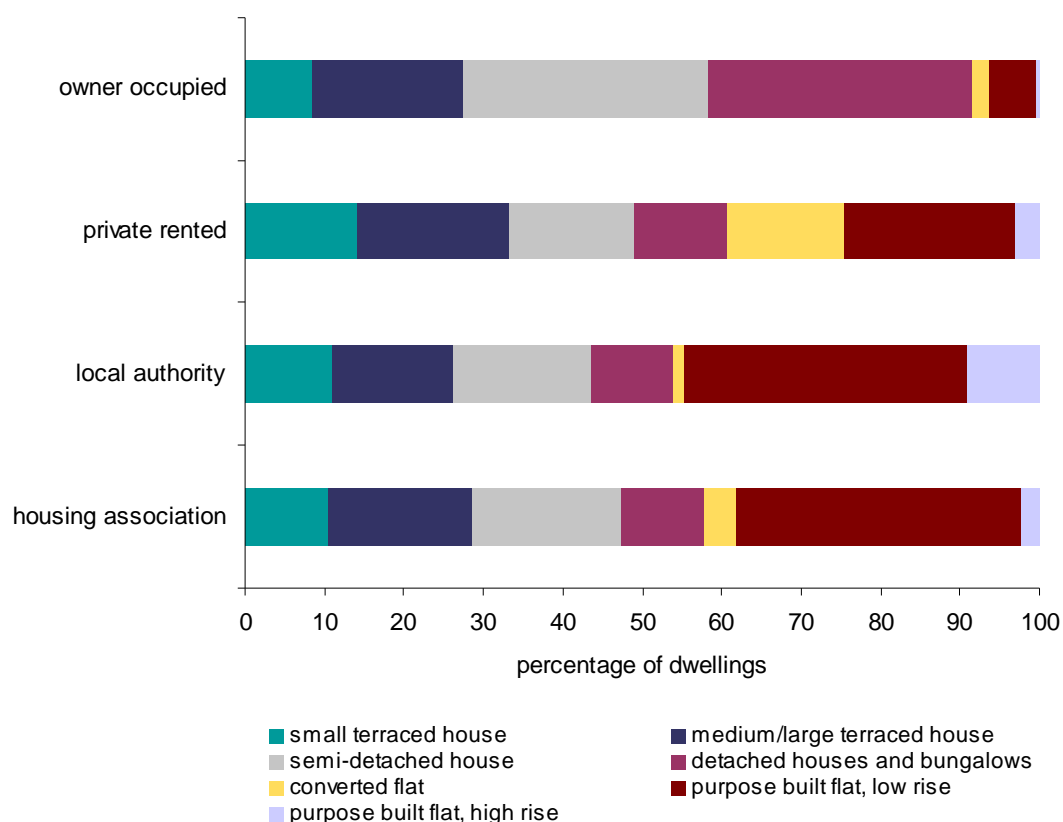


**Base: all dwellings**  
**Source: English Housing Survey, dwelling sample**

2.3 Houses made up 80% of the total housing stock in 2010 but again the profile varied between tenures, Figure 9. Some 92% of owner occupied dwellings were houses, mostly semi-detached or detached, while in the private rented sector 61% were houses, of which slightly over half were terraced.

2.4 The private rented sector was the only one with a significant proportion of converted flats, 15% compared with fewer than 4% in the other tenures. Low-rise purpose built flats formed 36% of the stock of both local authorities and housing associations, but only local authority stock contained a substantial proportion of high rise flats (9%).

**Figure 9: Dwelling type by tenure, 2010**

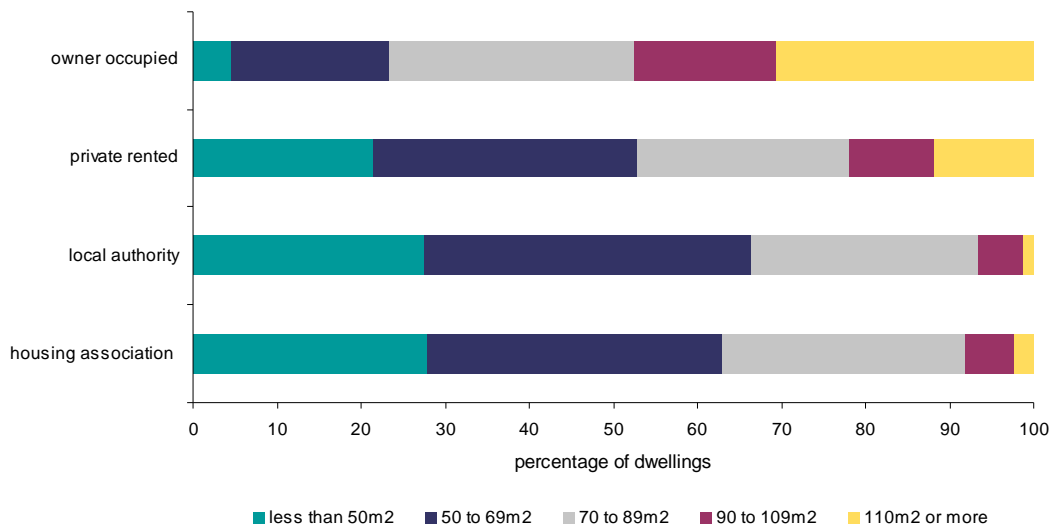


**Base: all dwellings**

**Source: English Housing Survey, dwelling sample**

2.5 The average (mean) total usable floor area of dwellings in 2010 was 92m<sup>2</sup>. Just over half (53%) of owner occupied dwellings had floor areas of fewer than 90m<sup>2</sup>, but in contrast the same proportion of private rented dwellings and around two-thirds of local authority and housing association homes were smaller than 70m<sup>2</sup>. Only the private sector contained substantial numbers of properties of 110m<sup>2</sup> or larger, 31% of owner occupied homes and 12% of private rented ones.

**Figure 10: Usable floor area by tenure, 2010**



Base: all dwellings

Source: English Housing Survey, dwelling sample

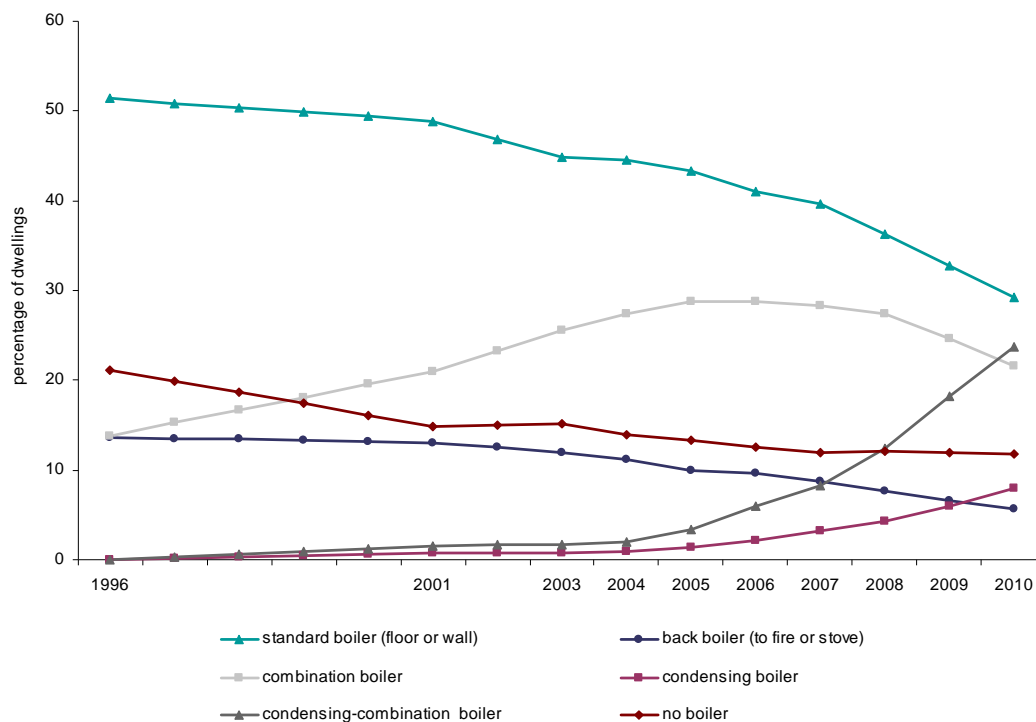
## Energy Performance

### Heating and insulation measures

- 2.6 Key ways of increasing the energy efficiency of existing dwellings are improvements to their heating systems and levels of insulation. For heating, the type of heating system, boiler, and the fuel used are all related to its performance.
- 2.7 As Annex Table 8 shows, in 2010 some 20.1 million dwellings (90% of the housing stock) had central heating, generally considered to be the most cost effective and relatively efficient method of heating. A further 1.6 million dwellings (7%) had storage heaters as their main heating system, followed by 0.7 million dwellings (3%) with room heaters which tend to be the least cost effective and a relatively inefficient method of heating.
- 2.8 In 2010, 92% of owner occupied dwellings had central heating systems, compared to 88% of social and 80% of private rented dwellings, Annex Table 9. This is partly because the rented sectors contain a much higher proportion of flats, which are more likely than houses to have storage heaters.
- 2.9 Condensing boilers are generally the most efficient boiler type and are now mandatory for new and replacement boilers (for gas fired boilers since 2005, for oil fired boilers since 2007). As a consequence, the

percentage of dwellings with non-condensing combination boilers fell from a peak of 29% in 2006 to 22% in 2010, Figure 11. The less efficient standard and back boilers were decreasing in use even prior to these requirements. The percentages of dwellings with condensing and, particularly, condensing-combination boilers have increased strongly since 2004, and by 2010 almost a third of the stock (7.1 million dwellings) had one of these types of boiler, Figure 11 and Annex Table 11.

**Figure 11: Boiler types, 1996-2010**



**Base: all dwellings**

**Notes: underlying data are presented in Annex Table 10**

**Source:**

English House Condition Survey 1996-2007

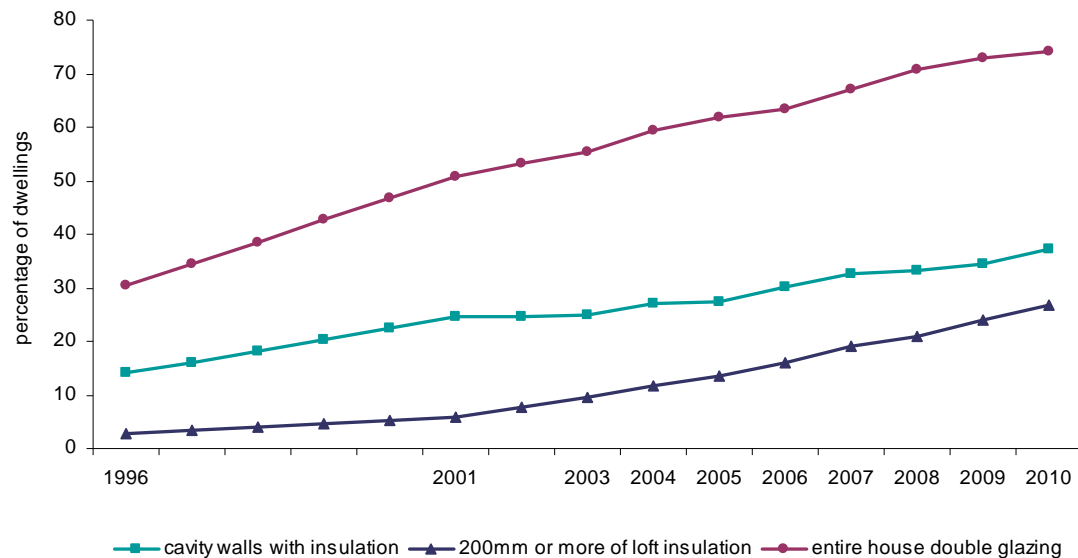
English Housing Survey 2008 onwards, dwelling sample

2.10 For a dwelling to provide optimum energy performance, it needs a high level of thermal insulation as well as an efficient heating system. Standard insulation measures include cavity wall insulation, loft insulation and double glazing, and levels of all of these have increased considerably since 1996, Figure 12 and Annex Table 12.

2.11 In 2010, 15.5 million dwellings (69%) had external walls of cavity construction, and 8.3 million of these (37% of all dwellings) had cavity wall insulation, Annex Table 13. Some 16.6 million dwellings (74%) had full double glazing with an additional 2.8 million (12%) being more than

half double glazed, Annex Table 14. Around 6.0 million dwellings (27%) had 200mm or more of loft insulation.

**Figure 12: Insulation measures, 1996-2010**



**Base: all dwellings**

**Notes:**

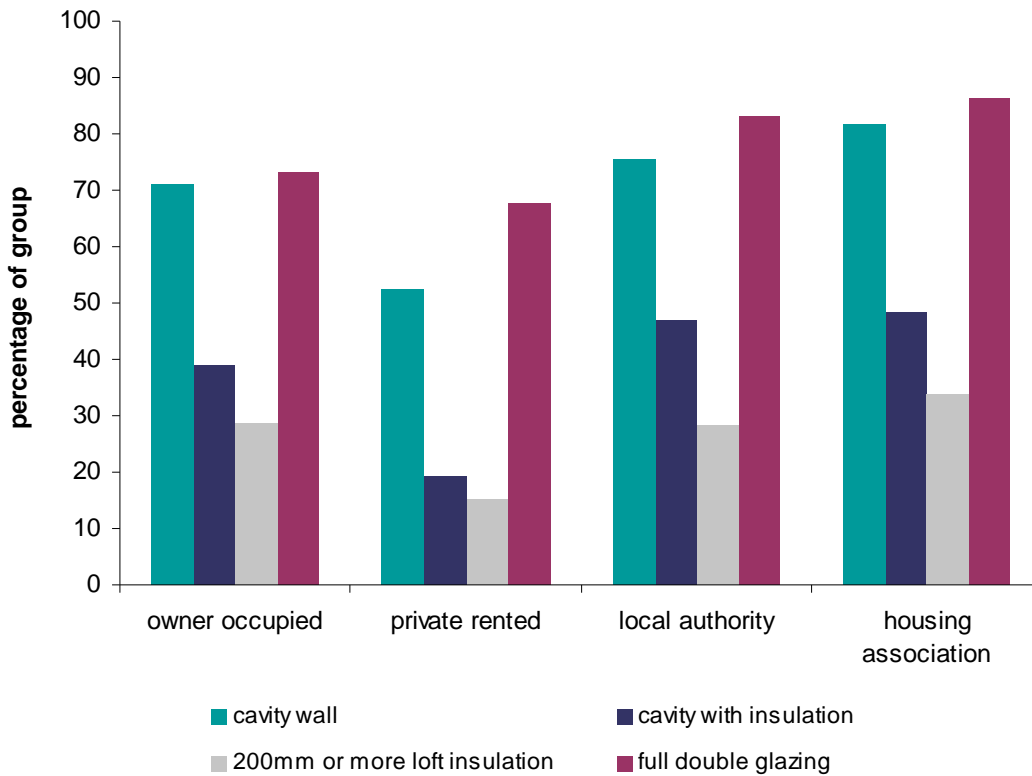
- 1) percentages are based on all dwellings, including those with no loft or no cavity walls. Only 88% of all dwellings have lofts, and 69% have cavity walls (see Annex Tables 13 and 14).
- 2) underlying data are presented in Annex Table 12

**Sources:**

- 1) English House Condition Survey 1996-2007
- 2) English Housing Survey 2008 onwards, dwelling sample

2.12 In 2010 the social rented sector had the greatest proportion of dwellings with efficient insulation measures: cavity wall insulation (48%); 200mm or more of loft insulation (31%), and full double glazing (85%). The private rented sector had the lowest proportion of these three standard insulation measures: cavity wall insulation (19%); 200mm or more of loft insulation (15%); and full double glazing (68%). Levels of these measures in the owner occupied stock were higher than in the private rented sector, but generally lower than in local authority stock. The exception was loft insulation, where the proportion for owner occupied properties was on a par with that in local authority stock.

**Figure 13: Percentage of dwellings with efficient insulation measures by tenure, 2010**



**Base: all dwellings**

**Note: underlying data are presented in Annex Tables 13, 14 & 15**

**Source: English Housing Survey, dwelling sample**

## Energy efficiency rating

2.13 The Government's Standard Assessment Procedure<sup>1</sup> (SAP) is used to monitor the energy efficiency of homes. The energy efficiency of the housing stock continued to improve; between 1996 and 2010 the average SAP rating of a dwelling increased by over 12 SAP points from 42 to 55, Table 13. The social sector was on average more energy efficient than the private sector and saw an improvement in its average SAP rating of nearly 16 points (from 47 to 62). The private rented sector saw a similar level of improvement, albeit from a lower baseline (from 38 to 53). The owner occupied sector saw less improvement (12 SAP points).

<sup>1</sup> for more information about SAP methodology please see glossary

**Table 13: Mean SAP rating by tenure, 1996 - 2010**

*all dwellings*

	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010
owner occupied	41.1	44.4	45.0	45.6	46.1	46.9	48.1	49.6	51.3	52.8
private rented	37.9	41.9	44.4	45.7	46.0	46.6	48.1	50.2	51.9	53.5
<b>private sector</b>	<b>40.7</b>	<b>44.1</b>	<b>44.9</b>	<b>45.6</b>	<b>46.1</b>	<b>46.8</b>	<b>48.1</b>	<b>49.7</b>	<b>51.4</b>	<b>52.9</b>
local authority	45.7	49.6	52.0	53.9	55.3	55.8	56.2	58.0	59.6	60.9
housing association	50.9	56.4	56.7	57.3	58.9	59.3	59.5	60.3	62.4	63.8
<b>social sector</b>	<b>46.8</b>	<b>51.9</b>	<b>53.9</b>	<b>55.3</b>	<b>56.9</b>	<b>57.4</b>	<b>57.8</b>	<b>59.2</b>	<b>61.1</b>	<b>62.4</b>
<b>all tenures</b>	<b>42.1</b>	<b>45.7</b>	<b>46.6</b>	<b>47.4</b>	<b>48.1</b>	<b>48.7</b>	<b>49.8</b>	<b>51.4</b>	<b>53.1</b>	<b>54.5</b>

Source:

- 1) English House Condition Survey 1996 to 2007
- 2) English Housing Survey 2008 onwards, dwelling sample

**Table 14: Energy Efficiency Rating (EER) Bands, 1996 to 2010**

*all dwellings*

	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010
Band A/B (81-100)	*	27	*	*	*	35	35	77	140	159
Band C (69-80)	479	919	1,147	1,279	1,484	1,545	1,710	2,229	2,955	3,474
Band D (55-68)	3,471	4,881	5,404	5,775	6,043	6,555	7,316	7,865	8,380	9,034
Band E (39-54)	9,024	9,701	9,469	9,275	9,076	9,072	8,859	8,310	7,543	6,832
Band F (21-38)	5,521	4,415	4,284	4,281	4,201	3,838	3,389	2,972	2,550	2,139
Band G (1-20)	1,837	1,264	1,158	982	948	943	881	786	766	748
<b>total</b>	<b>20,335</b>	<b>21,207</b>	<b>21,484</b>	<b>21,613</b>	<b>21,781</b>	<b>21,989</b>	<b>22,189</b>	<b>22,239</b>	<b>22,335</b>	<b>22,386</b>
Band A/B (81-100)	*	<i>0.1</i>	*	*	*	<i>0.2</i>	<i>0.2</i>	0.3	0.6	0.7
Band C (69-80)	2.4	4.3	5.3	5.9	6.8	7.0	7.7	10.0	13.2	15.5
Band D (55-68)	17.1	23.0	25.2	26.7	27.7	29.8	33.0	35.4	37.5	40.4
Band E (39-54)	44.4	45.7	44.1	42.9	41.7	41.3	39.9	37.4	33.8	30.5
Band F (21-38)	27.2	20.8	19.9	19.8	19.3	17.5	15.3	13.4	11.4	9.6
Band G (1-20)	9.0	6.0	5.4	4.5	4.4	4.3	4.0	3.5	3.4	3.3
<b>total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

**Notes:**

- 1) SAP ratings for each EER Band in parenthesis
- 2) \* indicates sample size too small for reliable estimate
- 3) figures in italics are based on small samples and should be treated with caution

**Sources:**

1996 to 2007: English House Condition Survey;  
 2008 onwards: English Housing Survey, dwelling sample

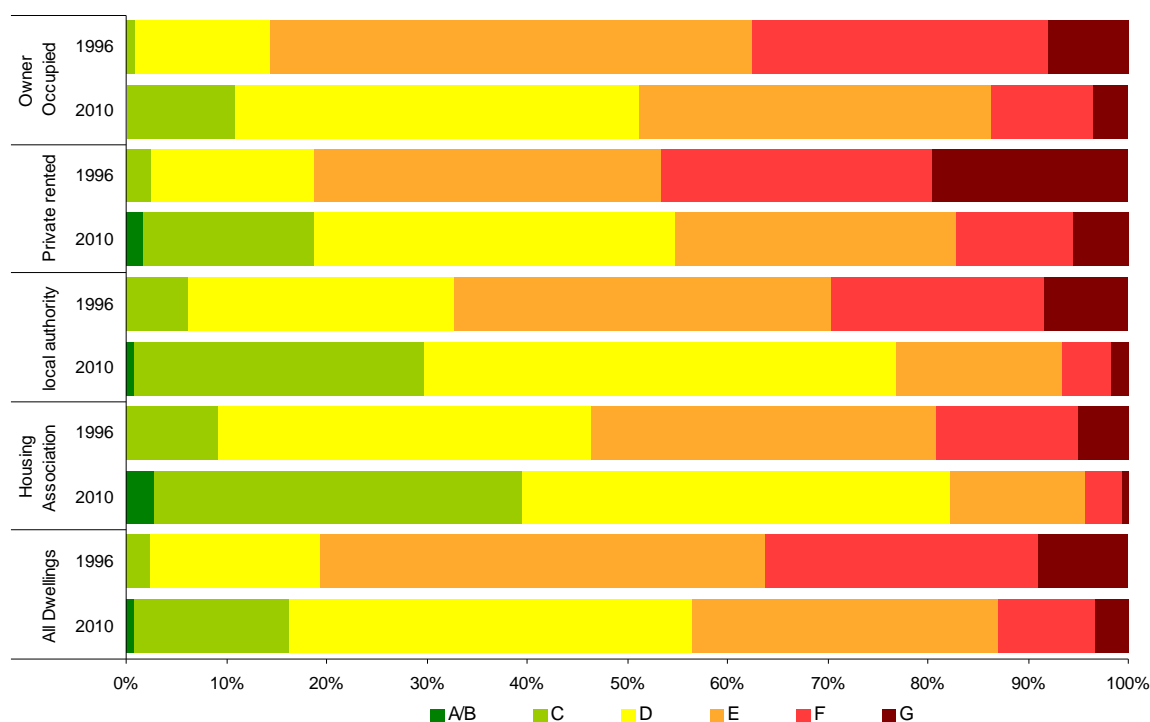


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- 2.14 The proportion of dwellings achieving the highest Energy Efficiency Rating (EER) Bands increased considerably over this period. In 2010 16% (3.6 million) of dwellings achieved the highest EER Bands A to C<sup>2</sup>, over seven times the 2% (0.5 million) in 1996, Table 14. The proportion of dwellings in the lowest EER Bands F and G fell by nearly two-thirds, from 36% to 13% over the same period. The majority of dwellings (71%) continued to be in EER Bands D or E.
- 2.15 The substantial improvements in energy efficiency between 1996 and 2010 resulted in the number and proportion of dwellings in the most efficient Bands A-C increasing in all tenures, Figure 14 and Annex Table 16. In 2010, the social sector had the highest proportion of dwellings in the highest EER Bands A to C (39% of housing association and 30% of local authority dwellings). The private rented sector had proportionally more dwellings in these EER Bands than the owner occupied sector (19% compared to 11%). This is because the private rented sector contains a much higher proportion of flats than the owner occupied sector and these flats, especially the newer purpose built ones, tend to have much higher SAP ratings than the average home.
- 2.16 In all tenures, the percentage of dwellings in inefficient EER Bands F and G more than halved between 1996 and 2010. In 2010, the tenures with the lowest percentages of dwellings in these bands were local authority (7%) and housing association (4%), compared to 14% of owner occupied and 17% of private rented dwellings.

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<sup>2</sup> EER Bands are used in the Energy Performance Certificate (EPC). The Certificate provides, among other indicators, an energy efficiency rating for the dwelling on a scale from A-G, where A is the most efficient and G the least efficient.

**Figure 14: Energy Efficiency Rating Bands, 1996 and 2010, performance by tenure,**



**Base: all dwellings**

**Note: underlying data are presented in Annex Table 16**

**Source: English House Condition Survey 1996, English Housing Survey 2009, dwelling sample**

## Decent Homes

2.17 Some 5.9 million dwellings (26%) failed to meet the decent homes standard<sup>3</sup> in 2010, a reduction of about 800 thousand compared with 2009, Table 15. Privately rented dwellings had the highest incidence of non-decency of all tenures, 37%, while in the owner occupied sector 25% failed to meet the standard. Conditions were better in the social sector, where overall 20% dwellings were non-decent.

2.18 In total, the number of non-decent homes fell by 1.8 million between 2006 and 2010, from 7.7 million to 5.9 million. Housing conditions improved in all tenures with the greatest progress occurring in the social sector, Figure 15, where non-decent homes fell from 1.1 million (29%) in 2006 to 764,000 (20%) in 2010.

2.19 Between 2008 and 2010 the number of non-decent dwellings in the private sector fell by around 1.4 million, from 6.6 million to under 5.2

<sup>3</sup> only 15 hazards are considered in the survey estimates of housing meeting the minimum standard Housing Health and Safety Ratings System (HHSRS) criterion for Decent Homes. Some 4.5 million homes have one or more of the 15 Decent Homes category 1 hazards present (ie assessment of the additional 11 hazards increases the number of dwellings with one or more Category 1 hazards by around 195,000).

million. While there was a marked decrease in the proportion of private rented sector homes which were non-decent (from 47% to 37%), the number of non-decent dwellings did not decrease due to the general increase in size of this sector<sup>4</sup>.

**Table 15: Non-decent homes by tenure, 2006 – 2010**

<i>all dwellings</i>					
	2006	2007	2008	2009	2010
	<i>thousands of dwellings</i>				
owner occupied	5,335	5,304	4,842	4,377	3,774
private rented <sup>1</sup>	1,223	1,244	1,449	1,465	1,386
<b>all private</b>	<b>6,558</b>	<b>6,548</b>	<b>6,291</b>	<b>5,842</b>	<b>5,160</b>
local authority	676	652	625	491	396
housing association	465	486	444	389	368
<b>all social</b>	<b>1,142</b>	<b>1,138</b>	<b>1,069</b>	<b>880</b>	<b>764</b>
<b>all tenures</b>	<b>7,700</b>	<b>7,686</b>	<b>7,360</b>	<b>6,722</b>	<b>5,924</b>
	<i>percentage of tenure</i>				
owner occupied	34.6	34.1	32.3	29.3	25.4
private rented <sup>1</sup>	46.8	45.4	44.0	40.8	37.4
<b>all private</b>	<b>36.3</b>	<b>35.8</b>	<b>34.4</b>	<b>31.5</b>	<b>27.8</b>
local authority	32.4	32.8	31.5	27.1	22.0
housing association	25.2	25.5	22.8	19.7	18.2
<b>all social</b>	<b>29.0</b>	<b>29.2</b>	<b>27.2</b>	<b>23.2</b>	<b>20.0</b>
<b>all tenures</b>	<b>35.0</b>	<b>34.6</b>	<b>33.1</b>	<b>30.1</b>	<b>26.5</b>

<sup>1</sup>most of the increase in the number of non-decent private rented dwellings between 2007 and 2008 was a result of changes to the grossing of the dwelling -sample compared to the previous EHCS. Under the EHCS grossing the 2008 figure would have been approximately 1,281,000. See technical annex to the 2008-09 Headline Report.

Note: the Decent Homes standard is based on four criteria, including the need to meet the minimum standard for housing. All estimates of whether a dwelling meets the minimum standard under Decent Homes are based on 15 hazards in order to maintain consistency with survey estimates since 2006.

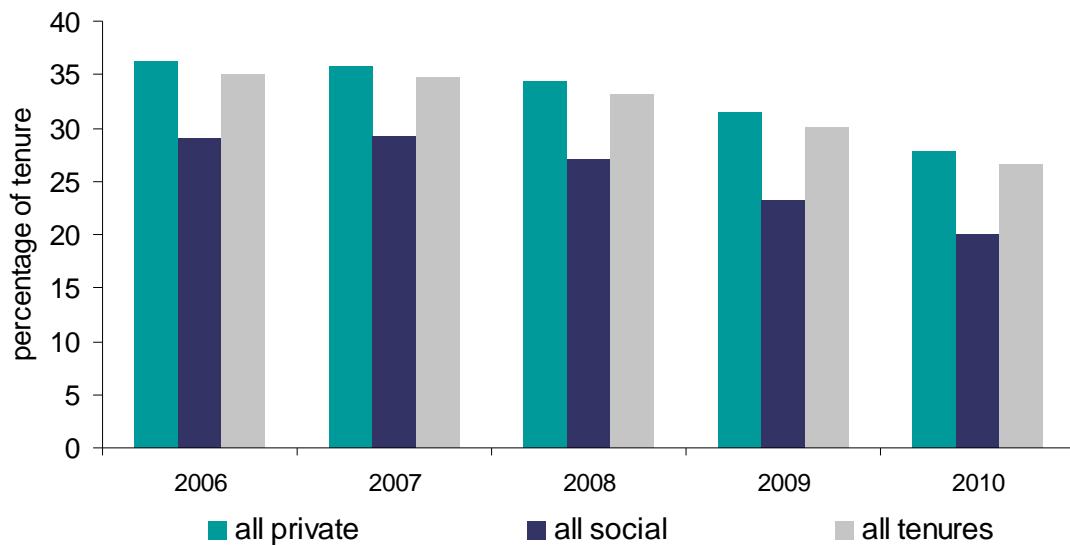
Sources:

2006 to 2007: English Housing Condition Survey

2008 onwards: English Housing Survey, dwelling sample

<sup>4</sup> most of the increase in the number of non-decent private rented dwellings between 2007 and 2008 was a result of changes to the grossing of the dwelling sample compared with the previous EHCS. Applying an EHCS-style grossing would have given 1,281 thousand such dwellings for 2008. For more details see the technical annex to the 2008-09 Headline Report.

**Figure 15: Percentage of dwellings non-decent in private and social sectors, 2006-2010**



Base: all dwellings

Sources:

- 1) English House Condition Survey 1996-2007,
- 2) English Housing Survey 2008 to 2009 dwelling sample

2.20 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. Failure to meet the minimum safety standard (ie the presence of one or more category 1 HHSRS hazards) was the most common reason for failing the decent homes standard; 17%<sup>5</sup> of all dwellings (64% of all non-decent) failed this criterion, Table 16. This was especially the case for private sector dwellings where hazards were present in 19% of dwellings compared to 9% of social sector dwellings.

<sup>5</sup> The 'minimum standard' is based on 15 HHSRS hazards to maintain consistency with previous years' decent homes reporting.

**Table 16: Homes failing decent homes criteria, by tenure, 2010**

*all dwellings*

	minimum standard (HHSRS)	thermal comfort	repair	modern facilities	all non-decent
<i>thousands of dwellings</i>					
owner occupied	2,613	1,354	764	290	3,774
private rented	858	608	322	121	1,386
<b>private sector</b>	<b>3,470</b>	<b>1,962</b>	<b>1,086</b>	<b>411</b>	<b>5,160</b>
local authority	197	111	103	72	396
housing association	158	152	62	42	368
<b>social sector</b>	<b>355</b>	<b>264</b>	<b>165</b>	<b>114</b>	<b>764</b>
<b>all tenures</b>	<b>3,825</b>	<b>2,225</b>	<b>1,250</b>	<b>524</b>	<b>5,924</b>
<i>percentages within tenure</i>					
owner occupied	17.6	9.1	5.1	2.0	25.4
private rented	23.1	16.4	8.7	3.3	37.4
<b>private sector</b>	<b>18.7</b>	<b>10.6</b>	<b>5.8</b>	<b>2.2</b>	<b>27.8</b>
local authority	10.9	6.2	5.7	4.0	22
housing association	7.8	7.5	3.1	2.1	18.2
<b>social sector</b>	<b>9.3</b>	<b>6.9</b>	<b>4.3</b>	<b>3.0</b>	<b>20</b>
<b>all tenures</b>	<b>17.1</b>	<b>9.9</b>	<b>5.6</b>	<b>2.3</b>	<b>26.5</b>

**Notes:**

1) the 'minimum standard' is based on 15 HHSRS hazards to maintain consistency with previous years' decent homes reporting.

Figures on the minimum standard are not consistent with the EHS estimate of the HHSRS at Table 15.

2) minimum standard (HHSRS) is calculated using SAP09 methodology

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

Source: English Housing Survey 2010, dwelling sample

## Damp problems

2.21 Around 1.4 million homes (7%) had some problems with damp in 2010, compared with 2.6 million (13%) in 1996, Table 17. The most common problem was condensation and mould, affecting 3.5% of homes. Some 500,000 homes had penetrating damp and a similar number had rising damp.

**Table 17: Dwellings with damp problems in one or more rooms, 1996-2010**

*all dwellings*

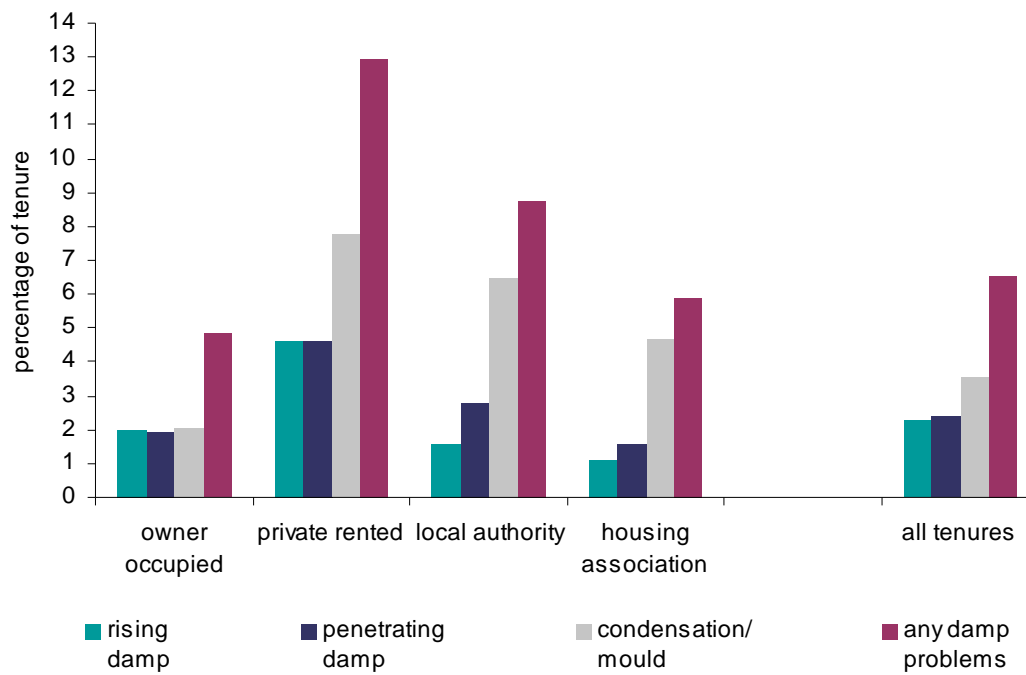
	rising damp <sup>1</sup>	penetrating damp <sup>1</sup>	condensation/mould <sup>1</sup>	any damp problems
	<i>thousands of dwellings</i>			
1996	858	1,271	1,145	2,601
2001	625	1,032	860	2,032
2003	740	1,066	1,003	2,283
2004	750	1,035	951	2,251
2005	759	952	941	2,210
2006	724	886	947	2,158
2007	640	833	881	1,916
2008	584	759	865	1,746
2009	651	701	895	1,799
2010	491	517	766	1,408
	<i>percentages</i>			
1996	4.2	6.3	5.6	12.8
2001	2.9	4.9	4.1	9.6
2003	3.4	5.0	4.7	10.6
2004	3.5	4.8	4.4	10.4
2005	3.5	4.4	4.3	10.1
2006	3.3	4.0	4.3	9.8
2007	2.9	3.8	4.0	8.6
2008	2.6	3.4	3.9	7.8
2009	2.9	3.1	4.0	8.1
2010	2.3	2.4	3.5	6.5

**Note:** <sup>1</sup> Dwellings may be counted in more than column

**Source:** English Housing Survey, dwelling sample

- 2.22 Owner occupied dwellings were least likely to have any damp problems, Figure 16. All types of damp problems were more prevalent in private rented dwellings than in any other tenure. Private rented dwellings were more likely to be older and therefore more likely to have defects to the damp proof course, roof covering, gutters or down pipes, which could lead to problems with rising or penetrating damp affecting at least one room in the property.
- 2.23 Social sector homes had relatively low levels of rising or penetrating damp, but were more likely to experience serious condensation and mould growth than those that were owner occupied.

**Figure 16: Percentage of dwellings with damp problems, by tenure, 2010**



**Base: all dwellings**

**Note: underlying data are presented in Annex Table 18**

**Source: English Housing Survey, dwelling sample**

# Annex Tables

**Annex Table 1: Trends in tenure, 1980 to 2010-11**

<i>all households</i>				
	owner occupiers	social renters	private renters	all tenures
	<i>thousands of households</i>			
1980	9,680	5,378	2,043	17,101
1981	9,860	5,460	1,910	17,230
1982	10,237	5,317	1,913	17,467
1983	10,613	5,173	1,917	17,703
1984	10,990	5,030	1,920	17,940
1985	11,305	4,949	1,866	18,119
1986	11,619	4,868	1,811	18,298
1987	11,934	4,787	1,757	18,477
1988	12,248	4,706	1,702	18,656
1989	12,515	4,616	1,743	18,874
1990	12,782	4,526	1,783	19,092
1991	13,050	4,436	1,824	19,310
1992	13,069	4,371	1,724	19,164
1993	13,280	4,317	1,833	19,430
1994	13,429	4,257	1,869	19,555
1995	13,467	4,245	1,939	19,652
1996	13,522	4,218	1,995	19,735
1997	13,629	4,170	2,078	19,877
1998	13,817	4,148	2,063	20,028
1999	14,091	4,072	2,000	20,163
2000	14,340	3,953	2,028	20,320
2001	14,359	3,983	2,061	20,403
2002	14,559	3,972	2,131	20,662
2003	14,701	3,804	2,234	20,739
2004	14,678	3,797	2,283	20,758
2005	14,791	3,696	2,445	20,932
2006	14,791	3,737	2,565	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
2009-10	14,525	3,675	3,355	21,554
2010-11	14,450	3,826	3,617	21,893

see Annex Table 1 (continued) for percentages

Sources:

1980 to 2008 ONS Labour Force Survey

2008-09 onwards English Housing Survey, full household sample



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**Annex Table 1 (continued): Trends in tenure, 1980 to 2010-11**

	owner occupiers	social renters	private renters	all tenures
				<i>percentages</i>
1980	56.6	31.4	11.9	100.0
1981	57.2	31.7	11.1	100.0
1982	58.6	30.4	11.0	100.0
1983	60.0	29.2	10.8	100.0
1984	61.3	28.0	10.7	100.0
1985	62.4	27.3	10.3	100.0
1986	63.5	26.6	9.9	100.0
1987	64.6	25.9	9.5	100.0
1988	65.7	25.2	9.1	100.0
1989	66.3	24.5	9.2	100.0
1990	67.0	23.7	9.3	100.0
1991	67.6	23.0	9.4	100.0
1992	68.2	22.8	9.0	100.0
1993	68.3	22.2	9.4	100.0
1994	68.7	21.8	9.6	100.0
1995	68.5	21.6	9.9	100.0
1996	68.5	21.4	10.1	100.0
1997	68.6	21.0	10.5	100.0
1998	69.0	20.7	10.3	100.0
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
2009-10	67.4	17.0	15.6	100.0
2010-11	66.0	17.5	16.5	100.0

**Sources:**

1980 to 2008 ONS Labour Force Survey

2008-09 onwards English Housing Survey, full household sample

**Annex Table 2: Demographic characteristics, households in England, 2010-11**

*all households*

	own outright	buying with mortgage	all owner occupier	local authority	housing association	all social renters	all private renters	all tenures
<b>age of HRP</b>								<i>percentages</i>
16-24	*	1.2	0.7	5.3	5.6	5.5	16.1	4.1
25-34	1.2	17.3	9.5	14.1	13.1	13.6	35.6	14.5
35-44	4.4	31.7	18.5	19.8	20.8	20.4	21.6	19.3
45-54	11.3	31.7	21.8	17.9	17.4	17.6	12.7	19.6
55-64	25.5	14.5	19.9	15.6	13.3	14.4	6.4	16.7
65 or over	57.4	3.6	29.7	27.3	29.8	28.6	7.6	25.8
<b>all ages</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>economic status of HRP</b>								
full-time work	26.2	84.3	56.1	21.6	22.3	22.0	59.2	50.7
part-time work	8.3	6.5	7.4	9.5	11.3	10.4	10.1	8.3
retired	61.1	4.2	31.8	30.6	31.3	31.0	8.2	27.8
unemployed	1.1	1.2	1.2	10.4	8.8	9.6	6.1	3.4
full-time education	*	*	*	*	*	1.1	5.9	1.3
other inactive	3.0	3.6	3.3	26.6	25.4	26.0	10.4	8.5
<b>all households</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>ethnicity of HRP</b>								
white	<b>95.8</b>	<b>90.5</b>	<b>93.1</b>	<b>81.7</b>	<b>86.2</b>	<b>84.1</b>	<b>81.9</b>	<b>89.7</b>
black	0.7	2.1	1.4	9.5	6.5	8.0	3.9	3.0
Indian	1.3	2.7	2.0	*	*	*	3.1	2.0
Pakistani or Bangladeshi	1.1	1.8	1.5	3.0	*	2.4	2.3	1.8
other	1.1	2.9	2.0	5.0	4.2	4.6	8.7	3.6
<b>all ethnic minority</b>	<b>4.2</b>	<b>9.5</b>	<b>6.9</b>	<b>18.3</b>	<b>13.8</b>	<b>15.9</b>	<b>18.1</b>	<b>10.3</b>
<b>all ethnicities</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>household type</b>								
couple no dependent children	51.7	34.2	42.7	14.7	17.5	16.2	25.3	35.2
couple with dependent child(ren)	6.3	38.9	23.1	16.5	15.0	15.8	18.9	21.1
lone parent with dependent child(ren)	1.2	4.9	3.1	16.3	18.2	17.3	11.7	7.0
other multi-person households	6.0	5.6	5.8	7.7	7.3	7.5	15.1	7.6
one person under 60	5.9	14.3	10.2	20.9	18.2	19.5	22.9	13.9
one person aged 60 or over	28.9	2.2	15.1	23.8	23.8	23.8	6.1	15.1
<b>all household types</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>household size</b>								
one	34.7	16.5	25.3	44.7	42.0	43.3	29.1	29.1
two	47.9	31.0	39.2	23.2	25.7	24.5	34.4	35.8
three	9.7	20.5	15.3	14.1	14.8	14.5	17.8	15.5
four	5.7	23.1	14.7	10.6	9.2	9.9	12.4	13.5
five	1.2	6.5	3.9	4.3	5.2	4.8	3.5	4.0
six or more	0.8	2.4	1.6	3.1	3.1	3.1	2.7	2.1
<b>all household sizes</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<i>sample size</i>	<i>6,107</i>	<i>5,930</i>	<i>12,037</i>	<i>1,460</i>	<i>1,589</i>	<i>3,049</i>	<i>2,470</i>	<i>17,556</i>

Source: English Housing Survey, full household sample

**Annex Table 3: Mean weekly private rents by tenure and tenancy type and by length of residence, 2010-11**

*all renters paying rent*

	length of residence			<i>all</i>
	<i>less than 3 years</i>	<i>3 to 9 years</i>	<i>10 years or more</i>	
<b>private rented sector</b>				<i>£ per week</i>
market renters <sup>1</sup>	170	156	109	163
non-market renters paying rent <sup>2</sup>	165	136	110	147
unknown tenancy type	150	147	116	145
<b>all private renters paying rent</b>	168	153	110	<b>160</b>

**Notes:**

1): with assured or assured shorthold tenancies

2): with private tenancies not available on the open market

Source: English Housing Survey, full household sample

**Annex Table 4: Characteristics of renters by tenure and whether receive Housing Benefit, 2010-11**

<i>all renting households</i>						
	social renters			private renters		
	receive HB		all	receive HB		all
	yes	no		yes	no	
<i>thousands of households</i>						
<b>household type</b>						
couple, no dependent children	274	344	618	71	844	915
couple with dependent children	241	361	603	171	512	682
lone parent with dependent children	500	162	663	312	110	422
other multi-person households	170	117	287	54	493	547
one person under 60	512	233	746	175	654	829
one person aged 60 or over	697	214	910	107	115	222
<b>all households</b>	<b>2,395</b>	<b>1,431</b>	<b>3,826</b>	<b>890</b>	<b>2,727</b>	<b>3,617</b>
<b>economic status of HRP</b>						
working	293	946	1,239	278	2,230	2,508
unemployed	330	35	365	155	66	221
retired	871	313	1,184	142	156	298
other inactive	900	137	1,037	315	275	590
<b>all households</b>	<b>2,395</b>	<b>1,431</b>	<b>3,826</b>	<b>890</b>	<b>2,727</b>	<b>3,617</b>
<i>percentages</i>						
<b>household type</b>						
couple, no dependent children	44.4	55.6	100.0	7.8	92.2	100.0
couple with dependent children	40.0	60.0	100.0	25.0	75.0	100.0
lone parent with dependent children	75.5	24.5	100.0	74.0	26.0	100.0
other multi-person households	59.3	40.7	100.0	9.8	90.2	100.0
one person under 60	68.7	31.3	100.0	21.1	78.9	100.0
one person aged 60 or over	76.5	23.5	100.0	48.3	51.7	100.0
<b>all households</b>	<b>62.6</b>	<b>37.4</b>	<b>100.0</b>	<b>24.6</b>	<b>75.4</b>	<b>100.0</b>
<b>economic status of HRP</b>						
working	23.7	76.3	100.0	11.1	88.9	100.0
unemployed	90.4	9.6	100.0	70.1	29.9	100.0
retired	73.6	26.4	100.0	47.7	52.3	100.0
other inactive	86.8	13.2	100.0	53.4	46.6	100.0
<b>all households</b>	<b>62.6</b>	<b>37.4</b>	<b>100.0</b>	<b>24.6</b>	<b>75.4</b>	<b>100.0</b>
<i>£ per annum</i>						
<b>annual gross income (HRP and partner)<sup>1</sup></b>	10,700	22,400	15,100	12,300	32,600	27,600
<i>sample size</i>	<i>1,945</i>	<i>1,104</i>	<i>3,049</i>	<i>690</i>	<i>1,780</i>	<i>2,470</i>

Source: English Housing Survey, full household sample

Source: English Housing Survey, full household sample

<sup>1</sup> Income figures are rounded to the nearest £100

**Annex Table 5: Trends in moving households by current tenure, 1999-00 to 2010-11**

*households resident less than a year*

	current tenure			all moving households
	owner occupiers	social renters	private renters	
				<i>thousands of households</i>
1999-00	1,038	520	842	2,400
2000-01	1,001	485	831	2,316
2001-02	924	432	805	2,162
2002-03	969	389	794	2,152
2003-04	885	412	847	2,144
2004-05	907	400	963	2,271
2005-06	690	360	960	2,011
2006-07	894	398	970	2,261
2007-08	985	374	1,014	2,374
2008-09	534	307	1,117	1,958
2009-10	360	308	1,089	1,757
2010-11	444	322	1262	2,028
				<i>percentages</i>
1999-00	43.3	21.7	35.1	100.0
2000-01	43.2	20.9	35.9	100.0
2001-02	42.8	20.0	37.2	100.0
2002-03	45.0	18.1	36.9	100.0
2003-04	41.3	19.2	39.5	100.0
2004-05	40.0	17.6	42.4	100.0
2005-06	34.3	17.9	47.7	100.0
2006-07	39.5	17.6	42.9	100.0
2007-08	41.5	15.8	42.7	100.0
2008-09	27.3	15.7	57.0	100.0
2009-10	20.5	17.5	62.0	100.0
2010-11	21.9	15.9	62.2	100.0

**Sources:**

1999-00 to 2007-08: Survey of English Housing;

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

**Annex Table 6: Trends in overcrowding by tenure, 1995-96 to 2009-10, three year moving average**

<i>all households</i>				
	owner occupiers	social renters	private renters	all tenures
	<i>thousands of overcrowded households</i>			
1995-96	241	227	63	531
1996-97	230	219	62	511
1997-98	214	213	69	495
1998-99	216	212	70	498
1999-00	209	215	73	497
2000-01	206	224	72	503
2001-02	201	226	75	502
2002-03	204	216	80	501
2003-04	203	197	86	486
2004-05	203	206	102	511
2005-06	202	216	108	526
2006-07	200	229	125	554
2007-08	206	234	126	565
2008-09	203	251	145	599
2009-10	204	273	152	630
2010-11	191	278	187	655
	<i>percentage overcrowded</i>			
1995-96	1.8	5.1	3.2	2.7
1996-97	1.7	4.9	3.1	2.6
1997-98	1.6	4.8	3.4	2.5
1998-99	1.6	4.8	3.5	2.5
1999-00	1.5	5.0	3.6	2.4
2000-01	1.5	5.2	3.5	2.4
2001-02	1.4	5.4	3.7	2.4
2002-03	1.4	5.3	4.0	2.4
2003-04	1.4	4.9	4.2	2.4
2004-05	1.4	5.2	4.6	2.5
2005-06	1.4	5.5	4.7	2.5
2006-07	1.4	5.9	5.1	2.7
2007-08	1.4	5.9	4.9	2.7
2008-09	1.4	6.4	5.3	2.8
2009-10	1.4	7.2	5.1	2.9
2010-11	1.3	7.3	5.6	3.0

**Note:** three year averages are the average of the three years up to and including the labelled date

**Sources:**

- 1) Survey of English Housing up to and including 2007-08
- 2) English Housing Survey 2008-09 onwards

## Annex Table 7: Stock Profile 2010

<i>all dwellings</i>	private sector			social sector			all dwellings
	owner occupied	private rented	all private sector	local authority	housing association	all social sector	
							<i>percentages</i>
<b>dwelling age</b>							
pre 1919	21.0	40.0	<b>24.8</b>	3.8	9.4	<b>6.7</b>	<b>21.7</b>
1919-44	19.0	12.3	<b>17.6</b>	16.1	9.3	<b>12.5</b>	<b>16.8</b>
1945-64	18.9	10.7	<b>17.3</b>	38.0	24.7	<b>31.0</b>	<b>19.6</b>
1965-80	20.0	13.6	<b>18.8</b>	34.8	24.4	<b>29.3</b>	<b>20.6</b>
1981-90	8.4	7.4	<b>8.2</b>	6.1	12.5	<b>9.5</b>	<b>8.4</b>
post 1990	12.6	15.9	<b>13.3</b>	1.3	19.8	<b>11.1</b>	<b>12.9</b>
<b>dwelling type</b>							
end terrace	9.9	9.9	<b>9.9</b>	10.9	10.8	<b>10.9</b>	<b>10.1</b>
mid terrace	17.6	23.3	<b>18.7</b>	15.3	17.8	<b>16.6</b>	<b>18.3</b>
small terraced house	8.3	14.1	<b>9.5</b>	11.0	10.6	<b>10.8</b>	<b>9.7</b>
medium/large terraced house	19.1	19.1	<b>19.1</b>	15.2	18.0	<b>16.7</b>	<b>18.7</b>
all terrace	27.4	33.2	<b>28.6</b>	26.2	28.6	<b>27.5</b>	<b>28.4</b>
semi-detached house	30.9	15.7	<b>27.8</b>	17.4	18.7	<b>18.1</b>	<b>26.2</b>
detached house	23.7	7.2	<b>20.4</b>	*	*	*	<b>17.0</b>
bungalow	9.7	4.5	<b>8.6</b>	10.3	10.2	<b>10.2</b>	<b>8.9</b>
converted flat	2.0	14.8	<b>4.5</b>	*	4.0	<b>2.7</b>	<b>4.2</b>
purpose built flat, low rise	5.9	21.7	<b>9.0</b>	35.6	35.7	<b>35.7</b>	<b>13.6</b>
purpose built flat, high rise	0.5	2.9	<b>1.0</b>	9.1	2.4	<b>5.6</b>	<b>1.7</b>
<b>floor area</b>							
less than 50 m <sup>2</sup>	4.5	21.4	<b>7.8</b>	27.5	27.9	<b>27.7</b>	<b>11.2</b>
50 to 69 m <sup>2</sup>	18.9	31.6	<b>21.4</b>	38.9	35.2	<b>36.9</b>	<b>24.1</b>
70 to 89 m <sup>2</sup>	29.2	25.1	<b>28.4</b>	27.0	28.8	<b>27.9</b>	<b>28.3</b>
90 to 109 m <sup>2</sup>	16.9	10.1	<b>15.5</b>	5.4	5.8	<b>5.6</b>	<b>13.8</b>
110 sqm or m <sup>2</sup>	30.6	11.8	<b>26.8</b>	*	2.3	<b>1.8</b>	<b>22.6</b>
<b>type of area</b>							
city centre	1.9	9.5	<b>3.4</b>	3.1	4.4	<b>3.8</b>	<b>3.5</b>
other urban centre	13.3	27.8	<b>16.2</b>	28.7	20.6	<b>24.4</b>	<b>17.6</b>
suburban residential	64.0	49.2	<b>61.1</b>	61.9	62.4	<b>62.2</b>	<b>61.2</b>
rural residential	12.7	6.0	<b>11.4</b>	4.8	10.1	<b>7.6</b>	<b>10.7</b>
village centre	4.6	3.5	<b>4.4</b>	1.4	2.0	<b>1.7</b>	<b>3.9</b>
rural	3.4	4.0	<b>3.6</b>	*	*	*	<b>3.0</b>
<b>deprived local areas</b>							
most deprived 10% of areas	6.3	10.5	<b>7.1</b>	27.0	21.2	<b>23.9</b>	<b>10.0</b>
2-5th	34.9	47.5	<b>37.4</b>	56.0	47.9	<b>51.8</b>	<b>39.9</b>
6-9th	46.4	35.2	<b>44.2</b>	15.0	27.6	<b>21.6</b>	<b>40.3</b>
least deprived 10% of areas	12.4	6.8	<b>11.3</b>	2.0	3.3	<b>2.7</b>	<b>9.8</b>
<b>occupancy status</b>							
occupied	97.4	89.4	<b>95.8</b>	96.5	95.2	<b>95.8</b>	<b>95.8</b>
vacant	2.6	10.6	<b>4.2</b>	3.5	4.8	<b>4.2</b>	<b>4.2</b>
<b>all dwellings</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<i>sample size</i>	8,791.0	3,096.0	11,887.0	2,276.0	2,507.0	4,783.0	16,670.0

### 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, dwelling sample

## Annex Table 8: Heating Type, 1996 - 2010

<i>all dwellings</i>										
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010
	<i>thousands of dwellings</i>									
central heating	16,178	18,177	18,604	18,919	19,179	19,553	19,862	19,862	19,982	20,082
storage heater	1,643	1,600	1,587	1,616	1,609	1,532	1,552	1,641	1,673	1,603
fixed room/ portable heater	2,515	2,001	1,294	1,078	993	904	776	736	680	701
<b>total</b>	<b>20,335</b>	<b>21,140</b>	<b>21,484</b>	<b>21,613</b>	<b>21,781</b>	<b>21,989</b>	<b>22,189</b>	<b>22,239</b>	<b>22,335</b>	<b>22,386</b>
	<i>percentages</i>									
central heating	79.6	86.0	86.6	87.5	88.1	88.9	89.5	89.3	89.5	89.7
storage heater	8.1	7.6	7.4	7.5	7.4	7.0	7.0	7.4	7.5	7.2
fixed room/ portable heater	12.4	9.5	6.0	5.0	4.6	4.1	3.5	3.3	3.0	3.1
<b>total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Source:**

- 1) English House Condition Survey 1996 to 2007,
- 2) English Housing Survey 2008 onwards, dwelling sample



## Annex Table 9: Main heating system by tenure, 2010

*all dwellings*

	central heating	storage heater	fixed room/ portable heater	<b>all dwellings</b>
				<i>thousands of dwellings</i>
owner occupied	13,742	691	427	14,860
private rented	2,983	497	226	3,706
<b>private sector</b>	<b>16,725</b>	<b>1,189</b>	<b>653</b>	<b>18,567</b>
local authority	1,621	156	*	1,801
housing association	1,736	258	*	2,018
<b>social sector</b>	<b>3,357</b>	<b>414</b>	<b>48</b>	<b>3,819</b>
<b>all tenures</b>	<b>20,082</b>	<b>1,603</b>	<b>701</b>	<b>22,386</b>
				<i>percentages</i>
owner occupied	92.5	4.7	2.9	100.0
private rented	80.5	13.4	6.1	100.0
<b>private sector</b>	<b>90.1</b>	<b>6.4</b>	<b>3.5</b>	<b>100.0</b>
local authority	90.0	8.7	*	100.0
housing association	86.0	12.8	*	100.0
<b>social sector</b>	<b>87.9</b>	<b>10.8</b>	<b>1.3</b>	<b>100.0</b>
<b>all tenures</b>	<b>89.7</b>	<b>7.2</b>	<b>3.1</b>	<b>100.0</b>

Note: \* indicates sample size too small for reliable estimate

Source: English Housing Survey, dwelling sample

**Annex Table 10: Boiler types, 1996-2010**

<i>all dwellings</i>										
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010
	<i>thousands of dwellings</i>									
standard boiler	10,447	10,338	9,642	9,635	9,425	9,014	8,782	8,072	7,303	6,548
back boiler	2,773	2,759	2,580	2,409	2,181	2,131	1,944	1,688	1,472	1,282
combination boiler	2,810	4,431	5,492	5,934	6,254	6,312	6,287	6,082	5,498	4,831
condensing boiler	-	155	154	202	300	460	698	948	1,331	1,776
condensing-combination boiler	-	318	373	417	727	1,297	1,837	2,773	4,061	5,313
no boiler	4,305	3,140	3,244	3,016	2,894	2,775	2,642	2,676	2,669	2,636
<b>total</b>	<b>20,335</b>	<b>21,140</b>	<b>21,484</b>	<b>21,613</b>	<b>21,781</b>	<b>21,989</b>	<b>22,189</b>	<b>22,239</b>	<b>22,335</b>	<b>22,386</b>
	<i>percentages</i>									
standard boiler	51.4	48.9	44.9	44.6	43.3	41.0	39.6	36.3	32.7	29.2
back boiler	13.6	13.0	12.0	11.1	10.0	9.7	8.8	7.6	6.6	5.7
combination boiler	13.8	21.0	25.6	27.5	28.7	28.7	28.3	27.3	24.6	21.6
condensing boiler	-	0.7	0.7	0.9	1.4	2.1	3.1	4.3	6.0	7.9
condensing-combination boiler	-	1.5	1.7	1.9	3.3	5.9	8.3	12.5	18.2	23.7
no boiler	21.2	14.9	15.1	14.0	13.3	12.6	11.9	12.0	11.9	11.8
<b>total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Source:**

- 1) English House Condition Survey 1996 to 2007
- 2) English Housing Survey 2008 onwards, dwelling sample

## Annex Table 11: Boiler types by tenure, 2010

*all dwellings*

	standa rd boiler	back boiler	combinati on boiler	condensin g boiler	condensin g- combinati on boiler	no boile r	all dwellings
	<i>thousands of dwellings</i>						
owner occupied	5,028	831	3,185	1,332	3,322	1,162	14,860
private rented	787	128	949	150	913	778	3,706
<b>private sector</b>	<b>5,815</b>	<b>959</b>	<b>4,134</b>	<b>1,483</b>	<b>4,236</b>	<b>1,940</b>	<b>18,567</b>
local authority	331	182	313	141	526	309	1,801
housing association	402	141	383	152	552	387	2,018
<b>social sector</b>	<b>733</b>	<b>323</b>	<b>696</b>	<b>293</b>	<b>1,078</b>	<b>696</b>	<b>3,819</b>
<b>all tenures</b>	<b>6,548</b>	<b>1,282</b>	<b>4,831</b>	<b>1,776</b>	<b>5,313</b>	<b>2,636</b>	<b>22,386</b>
	<i>percentages</i>						
owner occupied	33.8	5.6	21.4	9.0	22.4	7.8	100.0
private rented	21.2	3.5	25.6	4.1	24.6	21.0	100.0
<b>private sector</b>	<b>31.3</b>	<b>5.2</b>	<b>22.3</b>	<b>8.0</b>	<b>22.8</b>	<b>10.4</b>	<b>100.0</b>
local authority	18.4	10.1	17.4	7.8	29.2	17.1	100.0
housing association	19.9	7.0	19.0	7.5	27.4	19.2	100.0
<b>social sector</b>	<b>19.2</b>	<b>8.5</b>	<b>18.2</b>	<b>7.7</b>	<b>28.2</b>	<b>18.2</b>	<b>100.0</b>
<b>all tenures</b>	<b>29.2</b>	<b>5.7</b>	<b>21.6</b>	<b>7.9</b>	<b>23.7</b>	<b>11.8</b>	<b>100.0</b>

Source: English Housing Survey, dwelling sample

## Annex Table 12: Insulation measures, 1996-2010

<i>all dwellings</i>										
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010
	<i>thousands of dwellings</i>									
insulated cavity walls 200mm or more of loft insulation	2,853	5,210	5,334	5,825	5,974	6,644	7,267	7,418	7,697	8,310
entire house double glazing	583	1,256	2,034	2,530	2,919	3,520	4,258	4,685	5,363	5,985
<b>all dwellings</b>	<b>20,335</b>	<b>21,140</b>	<b>21,484</b>	<b>21,613</b>	<b>21,781</b>	<b>21,989</b>	<b>22,189</b>	<b>22,239</b>	<b>22,335</b>	<b>22,386</b>
	<i>percentages</i>									
insulated cavity walls 200mm or more of loft insulation	14.0	24.6	24.8	27.0	27.4	30.2	32.7	33.4	34.5	37.1
entire house double glazing	2.9	5.9	9.5	11.7	13.4	16.0	19.2	21.1	24.0	26.7

<sup>1</sup>dwellings may be counted in more than one row; as a result columns will not sum to totals.

**Sources:**

- 1) English House Condition Survey 1996 to 2007
- 2) English Housing Survey 2008 onwards, dwelling sample

**Annex Table 13: Cavity wall insulation by tenure, 2010**

*all dwellings*

	<b>cavity with insulation</b>	<b>cavity uninsulated</b>	<b>other</b>	<b>all dwellings</b>
				<i>thousands of dwellings</i>
owner occupied	5,770	4,797	4,293	14,860
private rented	719	1,223	1,765	3,706
<b>private sector</b>	<b>6,490</b>	<b>6,019</b>	<b>6,057</b>	<b>18,567</b>
local authority	848	514	440	1,801
housing association	973	678	366	2,018
<b>social sector</b>	<b>1,821</b>	<b>1,193</b>	<b>806</b>	<b>3,819</b>
<b>all tenures</b>	<b>8,310</b>	<b>7,212</b>	<b>6,863</b>	<b>22,386</b>
				<i>percentages</i>
owner occupied	38.8	32.3	28.9	100.0
private rented	19.4	33.0	47.6	100.0
<b>private sector</b>	<b>35.0</b>	<b>32.4</b>	<b>32.6</b>	<b>100.0</b>
local authority	47.1	28.5	24.4	100.0
housing association	48.2	33.6	18.2	100.0
<b>social sector</b>	<b>47.7</b>	<b>31.2</b>	<b>21.1</b>	<b>100.0</b>
<b>all tenures</b>	<b>37.1</b>	<b>32.2</b>	<b>30.7</b>	<b>100.0</b>

Source: English Housing Survey 2010, dwelling sample

**Annex Table 14: Loft insulation by tenure, 2010**

*all dwellings*

	no loft	no insulation	less than 50mm	50 to 99mm	100 to 149mm	150 to 199mm	200mm or more	all dwellings
	<i>thousands of dwellings</i>							
owner occupied	770	644	445	2,707	4,157	1,897	4,240	14,860
private rented	885	343	99	726	800	296	556	3,706
<b>private sector</b>	<b>1,655</b>	<b>988</b>	<b>544</b>	<b>3,433</b>	<b>4,957</b>	<b>2,193</b>	<b>4,797</b>	<b>18,567</b>
local authority	550	64	66	151	299	162	509	1,801
housing association	534	32	47	147	361	219	679	2,018
<b>social sector</b>	<b>1,085</b>	<b>95</b>	<b>113</b>	<b>299</b>	<b>659</b>	<b>381</b>	<b>1,188</b>	<b>3,819</b>
<b>all tenures</b>	<b>2,739</b>	<b>1,083</b>	<b>657</b>	<b>3,732</b>	<b>5,617</b>	<b>2,574</b>	<b>5,985</b>	<b>22,386</b>
	<i>percentages</i>							
owner occupied	5.2	4.3	3.0	18.2	28.0	12.8	28.5	100.0
private rented	23.9	9.3	2.7	19.6	21.6	8.0	15.0	100.0
<b>private sector</b>	<b>8.9</b>	<b>5.3</b>	<b>2.9</b>	<b>18.5</b>	<b>26.7</b>	<b>11.8</b>	<b>25.8</b>	<b>100.0</b>
local authority	30.5	3.5	3.7	8.4	16.6	9.0	28.3	100.0
housing association	26.5	1.6	2.3	7.3	17.9	10.8	33.6	100.0
<b>social sector</b>	<b>28.4</b>	<b>2.5</b>	<b>3.0</b>	<b>7.8</b>	<b>17.3</b>	<b>10.0</b>	<b>31.1</b>	<b>100.0</b>
<b>all tenures</b>	<b>12.2</b>	<b>4.8</b>	<b>2.9</b>	<b>16.7</b>	<b>25.1</b>	<b>11.5</b>	<b>26.7</b>	<b>100.0</b>

Note: \* indicates sample size too small for reliable estimate

Source: English Housing Survey, dwelling sample

**Annex Table 15: Extent of double glazing by tenure, 2010**

*all dwellings*

	<b>no double glazing</b>	<b>less than half</b>	<b>more than half</b>	<b>entire house</b>	<b>all dwellings</b>
	<i>thousands of dwellings</i>				
owner occupied	950	824	2,220	10,866	14,860
private rented	536	253	412	2,505	3,706
<b>private sector</b>	<b>1,485</b>	<b>1,077</b>	<b>2,633</b>	<b>13,371</b>	<b>18,567</b>
local authority	187	42	73	1,499	1,801
housing association	161	50	68	1,739	2,018
<b>social sector</b>	<b>348</b>	<b>91</b>	<b>141</b>	<b>3,239</b>	<b>3,819</b>
<b>all tenures</b>	<b>1,833</b>	<b>1,169</b>	<b>2,774</b>	<b>16,610</b>	<b>22,386</b>
	<i>percentages</i>				
owner occupied	6.4	5.5	14.9	73.1	100
private rented	14.5	6.8	11.1	67.6	100
<b>private sector</b>	<b>8.0</b>	<b>5.8</b>	<b>14.2</b>	<b>72.0</b>	<b>100</b>
local authority	10.4	2.3	4.1	83.2	100
housing association	8.0	2.5	3.4	86.2	100
<b>social sector</b>	<b>9.1</b>	<b>2.4</b>	<b>3.7</b>	<b>84.8</b>	<b>100</b>
<b>all tenures</b>	<b>8.2</b>	<b>5.2</b>	<b>12.4</b>	<b>74.2</b>	<b>100</b>

Source: English Housing Survey, dwelling sample

**Annex Table 16: Energy Efficiency Rating Bands by tenure, 1996 and 2010**

*all dwellings*

	Energy Efficiency Rating Band						all bands
	A/B	C	D	E	F	G	
	<i>thousands of dwellings</i>						
<b>owner occupied</b>							
1996	*	133	1,872	6,705	4,104	1,113	13,927
2010	*	1,588	5,986	5,221	1,542	503	14,860
<b>private rented</b>							
1996	*	51	322	693	543	389	1,998
2010	67	625	1,337	1,039	434	204	3,706
<b>local authority</b>							
1996	*	210	925	1,304	741	288	3,469
2010	*	522	849	298	89	30	1,801
<b>housing association</b>							
1996	*	85	352	322	134	47	941
2010	58	739	862	275	73	*	2,018
<b>all tenures</b>							
1996	*	479	3,471	9,024	5,521	1,837	20,335
2010	159	3,474	9,034	6,832	2,139	748	22,386
	<i>percentages</i>						
<b>owner occupied</b>							
1996	*	1.0	13.4	48.1	29.5	8.0	100
2010	*	10.7	40.3	35.1	10.4	3.4	100
<b>private rented</b>							
1996	*	2.6	16.1	34.7	27.2	19.5	100
2010	1.8	16.9	36.1	28.0	11.7	5.5	100
<b>local authority</b>							
1996	*	6.0	26.7	37.6	21.4	8.3	100
2010	*	29.0	47.1	16.5	4.9	1.7	100
<b>housing association</b>							
1996	*	9.1	37.4	34.3	14.3	5.0	100
2010	2.9	36.6	42.7	13.6	3.6	*	100
<b>all tenures</b>							
1996	*	2.4	17.1	44.4	27.2	9.0	100
2010	0.7	15.5	40.4	30.5	9.6	3.3	100

**Notes:**

- 1) SAP ratings for each EER Band in parentheses
- 2) \* indicates sample size too small for reliable estimate
- 3) for more information on change in SAP methodology, please refer to Glossary

**Source:**

- 1) English Housing Condition Survey 1996,
- 2) English Housing Survey 2009, dwelling sample



**Annex Table 17: Dwellings with damp problems by tenure, 2010**

*all dwellings*

	<b>rising damp</b>	<b>penetrating damp</b>	<b>condensation/ mould</b>	<b>any damp problems</b>
	<i>thousands of dwellings</i>			
owner occupied	284	281	298	701
private rented	158	157	265	440
<b>all private</b>	<b>442</b>	<b>438</b>	<b>563</b>	<b>1,141</b>
local authority	28	50	114	153
housing association	22	30	90	114
<b>all social</b>	<b>49</b>	<b>80</b>	<b>203</b>	<b>267</b>
<b>all tenures</b>	<b>491</b>	<b>517</b>	<b>766</b>	<b>1,408</b>
	<i>percentage of dwellings</i>			
owner occupied	2.0	1.9	2.1	4.8
private rented	4.6	4.6	7.8	13.0
<b>all private</b>	<b>2.5</b>	<b>2.4</b>	<b>3.1</b>	<b>6.4</b>
local authority	1.6	2.8	6.5	8.7
housing association	1.1	1.6	4.6	5.9
<b>all social</b>	<b>1.3</b>	<b>2.2</b>	<b>5.5</b>	<b>7.2</b>
<b>all tenures</b>	<b>2.3</b>	<b>2.4</b>	<b>3.5</b>	<b>6.5</b>

**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, dwelling sample

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## Glossary

**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.

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

- a) **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.
- b) **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.
- c) **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.

**Decent home:** one that meets **all** of the following four criteria;

- a) meets the current **statutory minimum** standard for housing. From April 2006 the fitness standard was replaced by the Housing Health and Safety Rating System (HHSRS). Dwellings posing a Category 1

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hazard are non-decent on this criterion based on an assessment of 15 hazards – see HHSRS definition for more detail.

- b) 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).
- c) 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).
- d) 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 2006.

From 2006 the definition of decent homes was updated with the replacement of the Fitness Standard 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 Headline and Annual Reports

[www.communities.gov.uk/publications/housing/2006headlinereport](http://www.communities.gov.uk/publications/housing/2006headlinereport)

[www.communities.gov.uk/publications/corporate/statistics/ehcs2006annualreport](http://www.communities.gov.uk/publications/corporate/statistics/ehcs2006annualreport)

Estimates from the EHS are based solely on whether a home meets the four stated requirements set out in the updated definition of decent home (see *A Decent Home: Definition and guidance for implementation*, Communities and Local Government, June 2006) and is an assessment of the property as observed by surveyors and subject to any limitations of the information they collect. These estimates do not take into account any practical considerations for making the home decent, the wishes of the occupants as to any necessary work being carried out, or any action the owner may have planned for the property. In not taking into account such factors, the EHS estimates differ from social landlords' own statistical returns. These differences have been evaluated and are published on the Communities and Local Government website:

[www.communities.gov.uk/publications/housing/decenthomessocialsector](http://www.communities.gov.uk/publications/housing/decenthomessocialsector)

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

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## Economic activity

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

### (a) 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).

### (b) Unemployed

This category covers people who were registered unemployed or not registered unemployed but seeking work.

### (c) Retired

This category includes all those over the SPA (65 years for men and 60 for women) who reported being retired as well as some other activity.

### (d) Full time students

### (e) Other inactive

All others; they include people who were permanently sick or disabled, full-time students, 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 (ie the most efficient band) and Band G rating represents high energy costs (the least efficient band). The SAP05 break points used for the EER bands are:

- Band A (92-100)
- Band B (81-91)
- Band C (69-90)
- Band D (55-68)
- Band E (39-54)

- 
- Band F (21-38)
  - Band G (1-20).

**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 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*<sup>1</sup> for a list of the hazards covered. Therefore 2006 and 2007 HHSRS estimates are not directly comparable with those for 2008 onwards.

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.

An overview and links to more detailed guidance on the HHSRS are available from: <http://www.communities.gov.uk/hhsrs>

**Household:** A household is defined as one person or a group of people who have the accommodation as their only or main residence and (for a group)

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<sup>1</sup> <http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousingsurvey/ehsusers/technicalbackground/>

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either share at least one meal a day or share the living accommodation, that is, a living room or sitting room.

**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 16 at boarding school are always included in the parental household.
- (c) People who have been away from the address continuously for six months or longer are excluded.
- (d) People who have been living continuously at the address for six months or longer are included even if they have their main residence elsewhere.
- (e) Addresses used only as second homes are never counted as main residences.

**Household reference person (HRP):** The household reference person is defined as a “householder” (that is a person in whose name the accommodation is owned or rented). For households with joint householders, it is the person with the highest income; if two or more householders have exactly the same income, the older is selected. Thus the household reference person definition, unlike the old head of household definition, no longer gives automatic priority to male partners.

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

- Married/cohabiting couple with no children or with non-dependent child(ren) only
- Married/cohabiting couple with dependent child(ren)
- Lone parent family (one parent with 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.

**SAP:** is 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, and SAP data based on the 2005 methodology was first published in the 2005 EHCS Headline Report (January 2007). This methodology is used in the current report. The SAP methodology was updated in 2009-10 and the new SAP09 methodology will be used for the next EHS annual reports.

### **Tenure**

(a) **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.

(b) **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.
- 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).

**Type of private letting:** the following terms have been used in this report

- **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

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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).

**Usable floor area:** 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.

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

The definition of vulnerable households for the EHS 2010 was households in receipt of: income support; housing benefit; income based employment and support allowance; attendance allowance; disability living allowance; industrial injuries disablement benefit; war disablement pension; pension credit; child tax credit; and working tax credit. Households in receipt of either working tax credit (modelled to be accompanied by a disability premium), or child tax credit, are only defined as vulnerable if the household has a relevant income of less than the threshold amount of £16,190 (this limit is irrelevant if they receive other eligible benefits).

The focus of the report is on vulnerable households in the private housing sector where choice and achievable standards are constrained by resources available to the household. This focus reflects the Government target to increase the proportion of private sector vulnerable households living in decent homes.

The survey definition has not been able to include two benefits listed in the decent homes guidance (*A Decent Home - the definition and guidance for implementation*, Communities and Local Government, June 2006): council tax benefit and income based job seekers allowance. Any households in receipt of either of these two benefits only will therefore be excluded from the survey's estimate of vulnerable households.



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