

EHS Bulletin

Issue 8: English Housing Survey Bulletin
A newsletter for users of the English Housing Survey



EHS Headline Report 2011-12 Published

The first results from the 2011-12 English Housing Survey were published on 07 February. The EHS is the government's major national survey on homes and housing, helping us to understand both the social and economic circumstances of home-owners and social and private renters, and important issues around the fabric of the home itself such as energy efficiency and damp.

The report EHS 2011–12 Headline Report can be found at:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>

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

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

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

Key Findings

- The private rented sector has been growing in recent years, and is at its highest level since the early 1990s, equalling that of the social rented sector at 3.8 million households. In 2011-12, around two-thirds (65%) of households were owner occupiers.
- Average weekly rents in the private rented sector continued to be well above those in the social rented sector (£164 per week compared with £83). While mean rents have increased in both sectors since 2008-09, private rented sector rents showed no significant change from 2010-11.

- Almost two-thirds (64%) of households in the social rented sector were in receipt of Housing Benefit, compared with around a quarter (26%) of those in the private rented sector.
- There were no significant changes in overcrowding rates since 2010-11 for owner occupiers (1%), social renters (7%) or private renters (6%). Rates of under-occupation remained substantially higher in the owner occupied sector (49%) than in both the social rented sector (10%) and private rented sector (16%).
- The energy efficiency of the housing stock continued to improve: between 1996 and 2011 the average SAP1 rating of a dwelling increased by 12 SAP points from 45 to 57.
- The proportion of dwellings achieving the highest Energy Efficiency Rating (EER) Bands has increased considerably since 1996. In 2011, the social sector had the largest proportion of dwellings in the highest EER Bands A to C (34% of housing association and 26% of local authority dwellings).
- In 2011, 5.4 million dwellings (24%) were non-decent, a reduction of well over 500 thousand compared with 2010. The rate was lowest in the social rented sector (17%) and highest in the private rented sector (35%).
- The proportion of dwellings with damp problems has reduced from 13% in 1996 to 5% in 2011. These problems are more likely to occur in the private rented sector, partly because this sector has a higher proportion of older stock.

Key changes to the 2011-12 Survey

Following a cost review and a consultation with users in 2010, it was decided that the future annual sample size would be cut by 20-25% to achieve 13,300 cases for the Interview Survey and 6,200 for the Physical Survey. There was insufficient demand to justify retaining questions on religion, sexual identity and national identity. The blocks of questions on neighbourhoods and on fires in the home were rotated out for 2011-12. Additionally, the surveyor training regime was refined to reduce costs, and the Department discontinued funding of the Market Value component of the EHS.

¹ The Government's Standard Assessment Procedure (SAP) is used to monitor the energy efficiency of homes.



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More information on the results from the consultation exercise can be found on the webpage:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/8541/1799232.pdf

Full details of changes made to the 2011-12 Interview Survey will be published in the summer.

English Housing Survey fieldwork

The fifth year of English Housing Survey fieldwork (2012-13) is being conducted for the first time by our contractor consortium NatCen Social Research. NatCen Social Research have implemented an innovative approach to unclustered sampling, designed to achieve 13,300 household interviews per year from half of the sampling areas in England selected at random. The second half the England will be sampled for the following year i.e. 2013-14. So far, provisional response rates for the year are slightly lower than this time last year.

EHS Data Analysis and Reporting

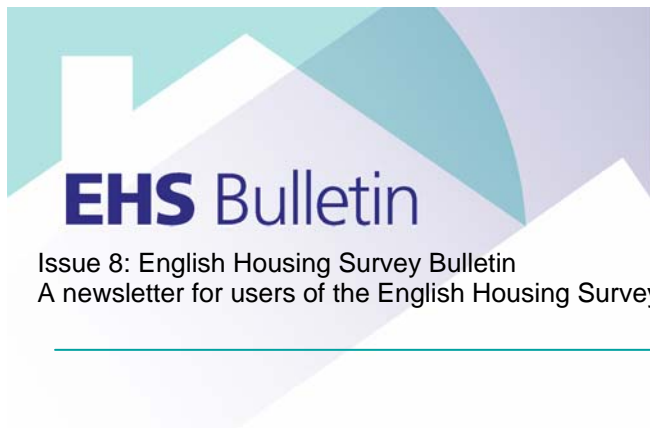
Following publication of the Headline Report, the Department will produce two detailed 2011-12 annual reports to be published in the summer - one looking at household trends, the other at the housing stock (its condition and energy performance).

We are keen to encourage secondary analysis of the EHS data sets. The anonymised EHS 2011-12 full annual household data set will be released via the UK Data Archive together with the 2011 EHS dwelling sub-sample (covering the period April 2010 to March 2012). The SPSS data sets will include the key derived variables forming the key analytical measures used in reporting including those relating to Fuel Poverty. User documentation will also be provided. Data sets should be available in the autumn of 2013.

Revisions to data

Users should be aware that some revisions have recently been made to the published 2010 Live Tables relating to the dwelling stock. All revisions and the action taken are given on the EHS Revisions log available at the link below:

<https://www.gov.uk/english-housing-survey-guidance-for-survey-users-and-participating-households#revisions-policy>



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User Feedback

Thank you to those who have already replied to our user survey. There is still opportunity to share your views on the EHS data and outputs, and we welcome your feedback. If you would like to complete the survey, it can be found on the webpage:

<https://www.surveymonkey.com/s/ZLVHMQP>

EHS Data sets and analysis

Two separate EHS data sets have been released via the UK Data Archive (UKDA):

- the EHS 2010–11 Household Data set, covering the fieldwork period April 2010 to March 2011
- the EHS 2010 Housing Stock dataset, covering the fieldwork period April 2009 to March 2011

The datasets are held at the UKDA on the Economic and Social Data Service site, where large scale government surveys can be accessed. For those users not familiar with SPSS analysis, additional help is provided through the various resources the ESDS provide. These include teaching databases and workbooks. In addition to these resources, further support is provided via online data analysis, external links to statistics and mailing lists about upcoming workshops.

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

Secure Data Service

We have now provided the Secure Data Service (SDS) with EHS geographical identifiers, which they have matched to the EHS Household datasets (2008-09, 2009-10 and 2010-11 data) and the EHS Housing Stock datasets (2008, 2009 and 2010 data). Once anonymised data for 2011-12 are published on the UK Data Archive, users will be able to securely access geographical identifiers for this most recent dataset too.

These data are only available via the SDS, a facility which allows approved users to access data which is considered potentially disclosive under usual rules of access, and enables them to conduct analysis of it in a secure remote environment. Users will be asked to sign a SDS



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user agreement and will need to complete specific training before using the service. There are restrictions placed on how the data are used and published.

Users should be aware that EHS data are designed to be representative at the national level; because of the limitations imposed by sample size, data cannot be used to produce reliable estimates at local geographical levels such as for individual local authorities.

The service is open to researchers at UK institutions of higher or further education, who will be subject to a User agreement and a shared code of practice. Access to person-level information held by the SDS will be given to an ONS-Approved Researcher or an ESRC-Accredited Researcher. In each case access is determined by (a) whether the individual is a fit and proper person and (b) the purpose for which access is requested.

The link below details how to become an approved researcher:

<http://securedata.data-archive.ac.uk/member>

Any analysis or output undergoes a Statistical Disclosure Control (SDC) process to ensure that individual respondents or households cannot be identified. Data are available to academic researchers only and access will not permit any commercial use of this service.

The anonymity of those individuals who take part in the survey is guaranteed. The data will be made available under the EHS Data Security Strategy and Arrangements, which stipulates the conditions under which personal information may be released (paragraph 25):

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7534/21462029.pdf

Full details of the service, training and responsibilities of researchers can be found at the link below:

<http://securedata.data-archive.ac.uk/home>

Contacts

The EHS Bulletin will be published regularly giving summaries of findings, updates on progress, outlining methodological issues and setting out plans for analysing and disseminating results. If you would like to be added to our electronic mailing list for the Bulletin, want further



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information on the surveys or have any comments to make, please contact one of the EHS teams.

The SEH and EHCS mailboxes have now closed down. Please direct any enquires to the English Housing Survey email address provided below.

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