



OFFICE OF THE
DEPUTY PRIME MINISTER

English House Condition Survey

2001
Key facts

A large abstract graphic composed of several overlapping geometric shapes in shades of green and blue. A large light green triangle is on the left, overlapping a dark green triangle. To the right, a blue square overlaps a dark teal triangle. A white rectangular shape is nested within the dark green and dark teal triangles, resembling a house silhouette. The text 'building the picture' is located in the bottom right corner of the graphic.

building
the picture

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Background

The English House Condition Survey 2001 (EHCS) is the eighth in the five yearly series undertaken by the Office of the Deputy Prime Minister (ODPM) to assess the condition of the stock and its improvement, and how poor conditions are distributed across different types of dwellings, households and areas.

This report provides national baseline evidence from which to assess progress against the Government's key housing policy aim to provide everyone with the opportunity to live in a decent home. *Sustainable Communities* also placed decent homes within the broader framework of raising the quality of life for all communities – a concern not only for decent homes but also with decent places.

Decent homes

- The number of dwellings failing to provide a decent home has fallen from 9.4 million (46% of all) in 1996 to 7.0 million (33%).
- Social sector non decent homes have fallen from 2.3 million (52%) to 1.6 million (38%), private sector from 7.1 million to 5.5 million.
- This substantial improvement in the stock is reflected across a range of indicators with higher levels of amenity provision, central heating, and double glazing. The average energy cost rating (SAP) has increased by 5 percentage points to 51.
- The number of unfit homes has fallen from 1.5 million (7.4% of the stock) in 1996 to 900 thousand (4.2%), following little overall change between 1991-96. However a higher proportion of those unfit fail on more than one item (45% compared to 38% in 1996).
- 7 million dwellings do not provide decent homes. 5.6 million (80% of all non decent) fail to provide an adequate level of thermal comfort, 2.0 million (27%) are in disrepair, 0.9 million (13%) are unfit, and 0.5 million (7%) require modernisation.

- The average cost to make a home decent is £7,200, representing a total cost of £50 billion. 40% of non decent homes require expenditure of less than £1,000 per dwelling, 10% need £20,000 or more.
- Less progress has been made in tackling problems of disrepair. While numbers of non decent dwellings have reduced, those remaining non decent are on average more expensive to deal with.

Vulnerable households

- Some 6.7 million households (33%) live in non decent homes, 2.2 million less than in 1996. 5.2 million of these live in the private sector (31% of all households living there) and 1.5 million are social tenants (37%).
- The proportion of 'vulnerable' households (receiving income and disability-related benefits) in the private sector living in non decent homes has fallen from 58% (1.5 million) in 1996 to 43% (1.2 million).
- All social groups have similarly benefited from the overall improvement of the stock. Consequently there has been little change in their relative positions since 1996. The poorest fifth of households remain twice as likely to be living in non decent homes as the wealthiest fifth.

Decent places

- 2.5 million dwellings are affected by substantial problems associated with heavy traffic and parking, 1.0 million by neglected buildings, private gardens and public spaces, 0.5 million by vandalism, graffiti and other forms of anti-social behaviour, and 0.5 million by concentrations of vacant and boarded up buildings. These problems are particularly concentrated in city and other urban centres.
- City (48%) and other urban (41%) centres and village and isolated rural (42%) locations also have much higher incidences of non decent homes.
- Poor neighbourhoods with concentrations of housing and environmental problems embrace 2.4 million dwellings (11% of the stock). Half of these are private sector housing areas characterised by old terraced housing in city and other urban centres. Another 40% are predominantly local authority-built comprising mainly terraced houses and flats – the majority in suburban locations.
- Most (53%) homes in poor neighbourhoods are non decent and over a quarter (28%) are situated within areas of 'limited' demand. 38% of the housing stock of these neighbourhoods is located in the 10% most deprived wards.
- Residents of poor neighbourhoods are much more likely than those living elsewhere to view their neighbourhood as having a wide range of problems linked to the environment and its upkeep and to criminal and anti-social behaviour.

Decent and non decent homes by tenure, 1996 and 2001

| | 1996 | | | 2001 | | |
|----------------|--------|------------|---------------|--------|------------|---------------|
| | decent | non decent | all dwellings | decent | non decent | all dwellings |
| number (000s): | | | | | | |
| owner occupied | 8,083 | 5,843 | 13,927 | 10,435 | 4,336 | 14,771 |
| private rented | 735 | 1,263 | 1,998 | 1,108 | 1,083 | 2,191 |
| all private | 8,818 | 7,107 | 15,925 | 11,543 | 5,419 | 16,963 |
| LA | 1,548 | 1,921 | 3,469 | 1,599 | 1,191 | 2,790 |
| RSL | 588 | 353 | 941 | 1,005 | 383 | 1,388 |
| all social | 2,136 | 2,274 | 4,410 | 2,604 | 1,574 | 4,178 |
| all tenures | 10,953 | 9,381 | 20,335 | 14,147 | 6,993 | 21,140 |
| percentage: | | | | | | |
| owner occupied | 58.0 | 42.0 | 100.0 | 70.6 | 29.4 | 100.0 |
| private rented | 36.8 | 63.2 | 100.0 | 50.6 | 49.4 | 100.0 |
| all private | 55.4 | 44.6 | 100.0 | 68.1 | 31.9 | 100.0 |
| LA | 44.6 | 55.4 | 100.0 | 57.3 | 42.7 | 100.0 |
| RSL | 62.5 | 37.5 | 100.0 | 72.4 | 27.6 | 100.0 |
| all social | 48.4 | 51.6 | 100.0 | 62.3 | 37.7 | 100.0 |
| all tenures | 53.9 | 46.1 | 100.0 | 66.9 | 33.1 | 100.0 |

Base: all dwellings

'Vulnerable' households in non decent homes by tenure, 1996 and 2001

| | 1996 | | | 2001 | | |
|----------------|--------|------------|---------------|--------|------------|---------------|
| | decent | non decent | all dwellings | decent | non decent | all dwellings |
| number (000s): | | | | | | |
| owner occupied | 854 | 954 | 1,809 | 1,243 | 812 | 2,055 |
| private rented | 187 | 514 | 701 | 285 | 347 | 632 |
| all private | 1,042 | 1,468 | 2,509 | 1,527 | 1,160 | 2,687 |
| all social | 1,540 | 1,595 | 3,135 | 1,836 | 1,060 | 2,896 |
| all tenures | 2,582 | 3,062 | 5,644 | 3,364 | 2,220 | 5,583 |
| percentage: | | | | | | |
| owner occupied | 47.2 | 52.8 | 100.0 | 60.5 | 39.5 | 100.0 |
| private rented | 26.7 | 73.3 | 100.0 | 45.1 | 54.9 | 100.0 |
| all private | 41.5 | 58.5 | 100.0 | 56.8 | 43.2 | 100.0 |
| all social | 49.1 | 50.9 | 100.0 | 63.4 | 36.6 | 100.0 |
| all tenures | 45.7 | 54.3 | 100.0 | 60.2 | 39.8 | 100.0 |

Base: all vulnerable households (that is, households in receipt of income and disability related benefits)

Profile of the stock

Size of the stock

There are 21.1 million dwellings in England compared to 20.3 million in 1996. Most of the new dwellings have been provided by new-build with fewer than 100 thousand resulting from conversions or changes of use. Over the same period, about 100 thousand dwellings were demolished.

Age of the stock

The housing stock is old. 39% (8.1 million) were built before 1945, and 21% (4.4 million) before 1919.

Dwelling type

19% of dwellings are flats. Semi-detached houses provide the most common type of home (28% of the stock). 68% of the oldest (pre-1919) stock comprise terraced houses or converted flats.

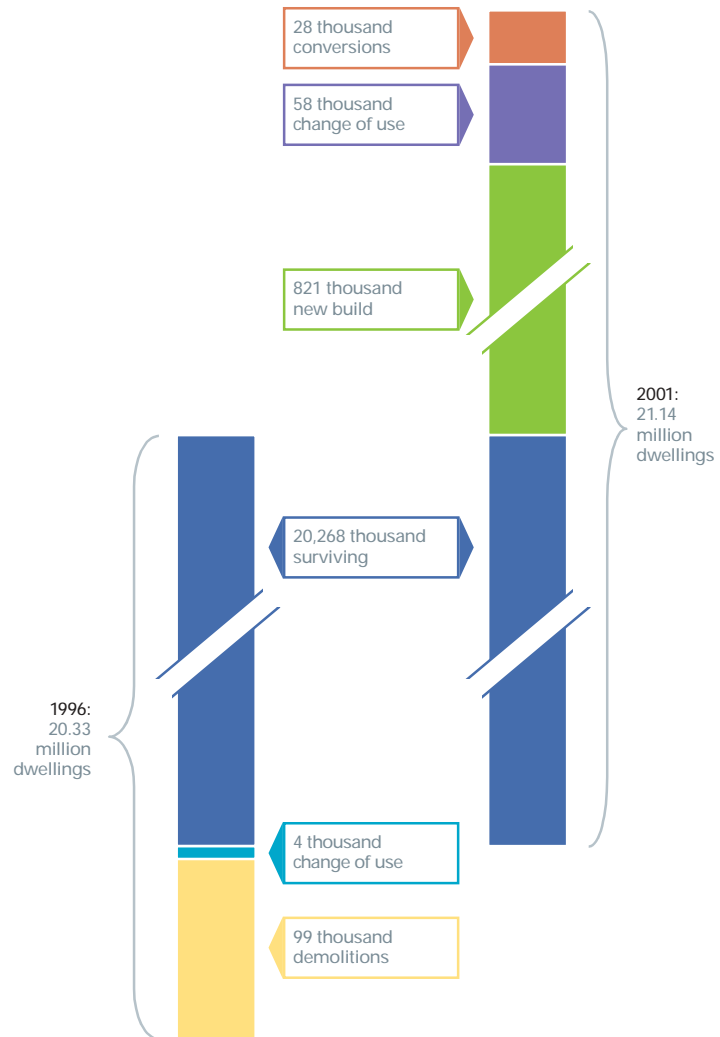
Dwelling Size

Recently built dwellings are smaller in size, and on smaller plots than older housing. The average size for a post 1980 home is 83m² compared to 88m² for those built before 1980.

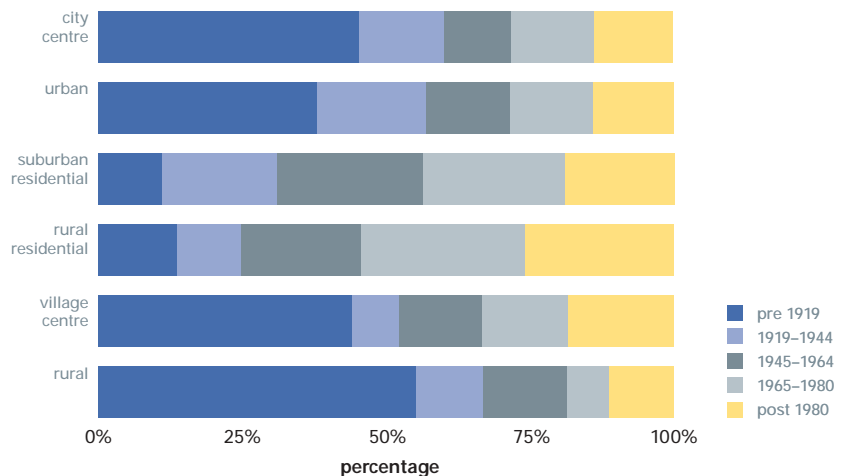
Tenure

70% of stock is owner occupied, 10% is rented from private landlords, 13% is owned by local authorities and 7% is owned by registered social landlords. The profile of the stock differs substantially between the tenures. The private rented sector has the greatest concentration of old properties and the social sector has the greatest concentration of flats.

Changes to the number of dwellings, 1996–2001



Age of dwellings by type of area



Tenure change 1996 – 2001

Between 1996 and 2001 approximately 2 million dwellings changed tenure. 90% of this change can be accounted for by:

- over 350 thousand LA stock transferring to RSLs
- over 200 thousand LA dwellings sold to their occupants
- nearly 600 thousand dwellings moving from private renting to owner occupation
- approximately 600 thousand moving from owner occupation into private renting.

Location of the dwelling stock

The pre 1919 housing stock is concentrated in city and other urban centres, village centres and more dispersed rural residences whilst the majority of dwellings in suburban and particularly rural residential areas have been built since 1945. Northern and south east regions have the oldest housing stocks. They are also more likely to consist of terraced housing. South east regions have by far the highest concentration of flats – over 50% of all flats and 66% of high rise flats.

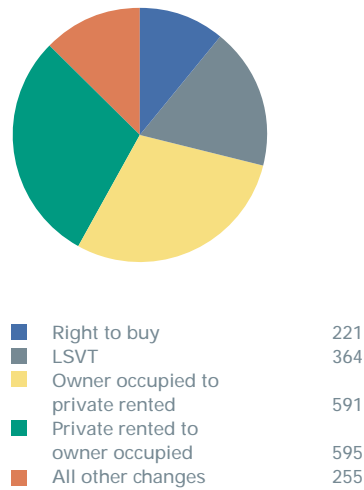
Deprived areas

Over half the stock in the most deprived 30% of wards (IMD 2000) consists of terraced houses and low rise flats contrasting with the least deprived 30% where semi-detached and detached dwellings constitute over 55% of the stock.

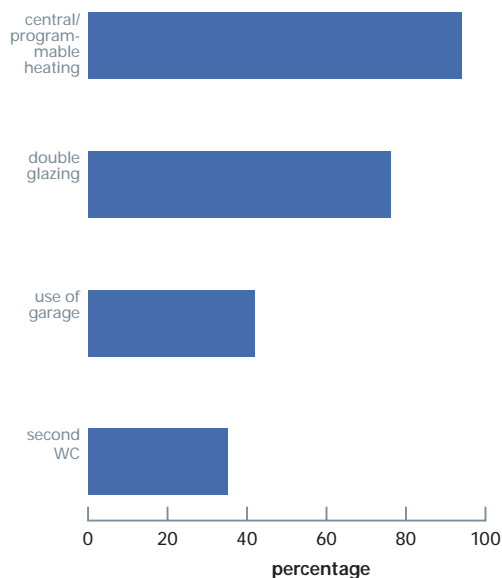
Amenities

More dwellings now have central or programmable heating (94%), double glazing (76%) and a second WC (35%). 53% of dwellings are assessed to have fully secure windows and doors.

Tenure change 1996–2001



Dwellings with central heating and other amenities, 2001



Use of the stock

Number of households

There are 20.5 million households in England compared to 19.7 million in 1996.

Household living space

Floor area per person across the stock as a whole has steadily increased from 38m² in 1991 to 43m² in 1996 and 44m² in 2001. This is generally as a result of households becoming smaller.

Household types and living space

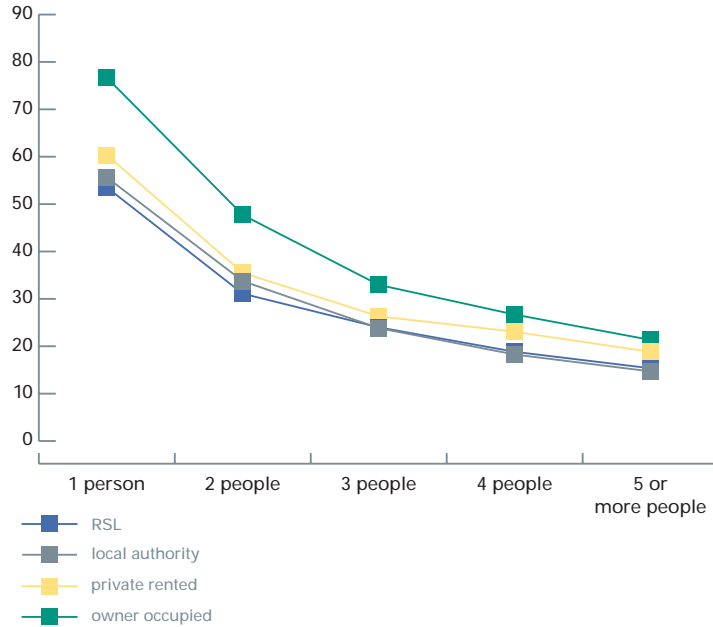
People with higher incomes in the private sector, people living alone and retired households tend to have most space whilst ethnic minority households tend to have least space. People living alone have an average of 68m² compared with 20m² per person for households of 5 or more people. Pakistani and Bangladeshi households average only 22m² per person whereas white households average 45m² per person. Black households have least space per person when comparing like-sized households.

HMOs (Houses in multiple occupation)

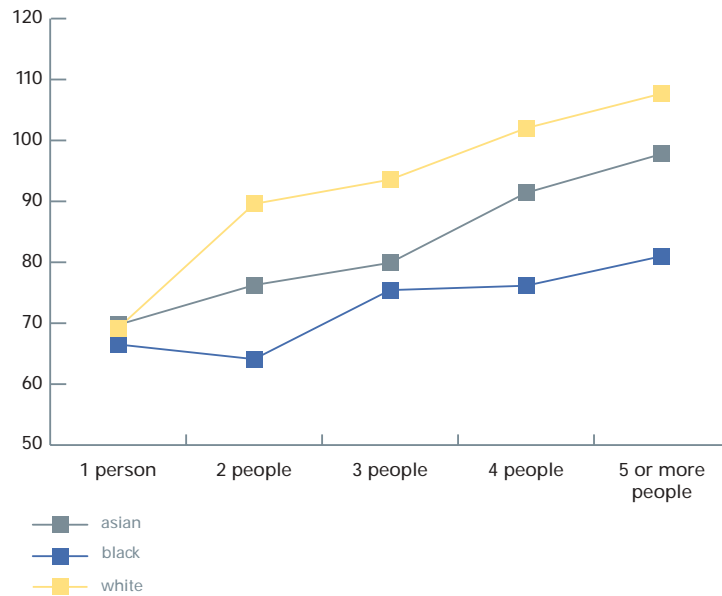
An HMO is a dwelling or converted residential building which is occupied by more than one household. This report uses a wide definition which includes bedsits, shared houses, households with lodgers, purpose built HMOs and self contained converted flats.

HMOs comprise 1.1 million dwellings and provide homes for 1.3 million households. Over half of these dwellings (631 thousand) are self contained converted flats, 82 thousand dwellings have been converted to bedsits and provide accommodation for 27% of households (363 thousand) living in HMOs.

Floor area per person (m²) by household size by tenure, 2001



Floor area (m²) by ethnicity by household size, 2001



Location and HMOs

Some 57% of all HMO dwellings are located in city and other urban centres. Over half (54%) of all HMO types are found in south east regions (over one third of all in London alone).

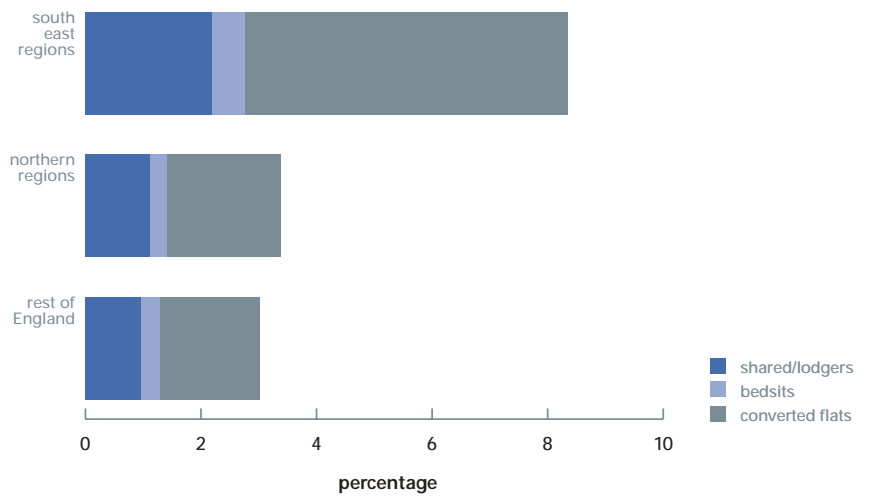
Vacant dwellings

3% (700 thousand) dwellings are vacant, compared to 4% (800 thousand) in 1996. The vacancy rate is a little higher for the social stock (4%) compared to the private sector (3%). Around half of vacant dwellings are 'problematic' in that they either need significant work to bring them back into use, or have been vacant for at least 6 months.

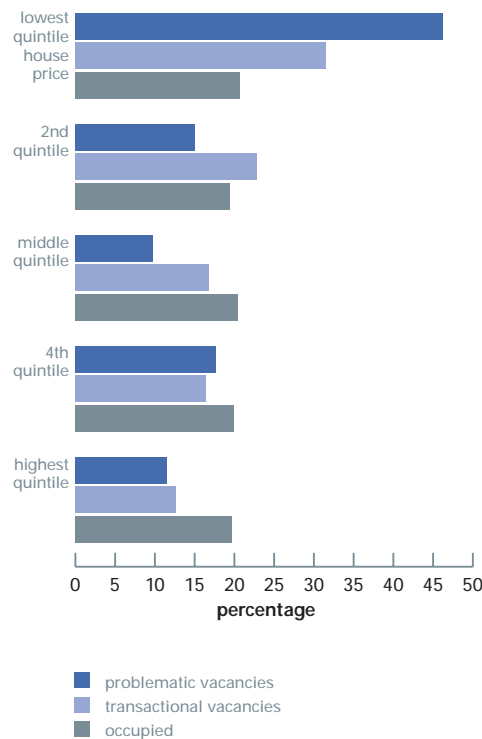
Problematic and concentrations of vacant properties

Problematic vacant dwellings are concentrated among the lowest valued stock. The overall rate of vacancy is a little higher in northern regions (4%) compared to elsewhere (3%). However, concentrations of vacant and derelict residential and non residential property are much more likely in northern regions, in city and other urban centres, and in the most deprived wards than elsewhere.

Dwellings providing HMO accommodation by regional group, 2001



Profile of vacant and occupied dwellings by market value group, 2001



Decent homes

Definition – ‘a decent home’

For a dwelling to be considered ‘decent’, it must:

- Meet the statutory minimum standard for housing (ie be fit);
- Be in a reasonable state of repair
- Have reasonably modern facilities and services; and
- Provide a reasonable degree of thermal comfort

Size of the non decent stock

There are 7 million non decent dwellings (33% of all dwellings), a fall of a quarter since 1996 when 9.4 million dwellings (46%) were non decent.

Reasons for being non decent

The most common reason for a dwelling to be non decent is failure to meet the thermal comfort criterion.

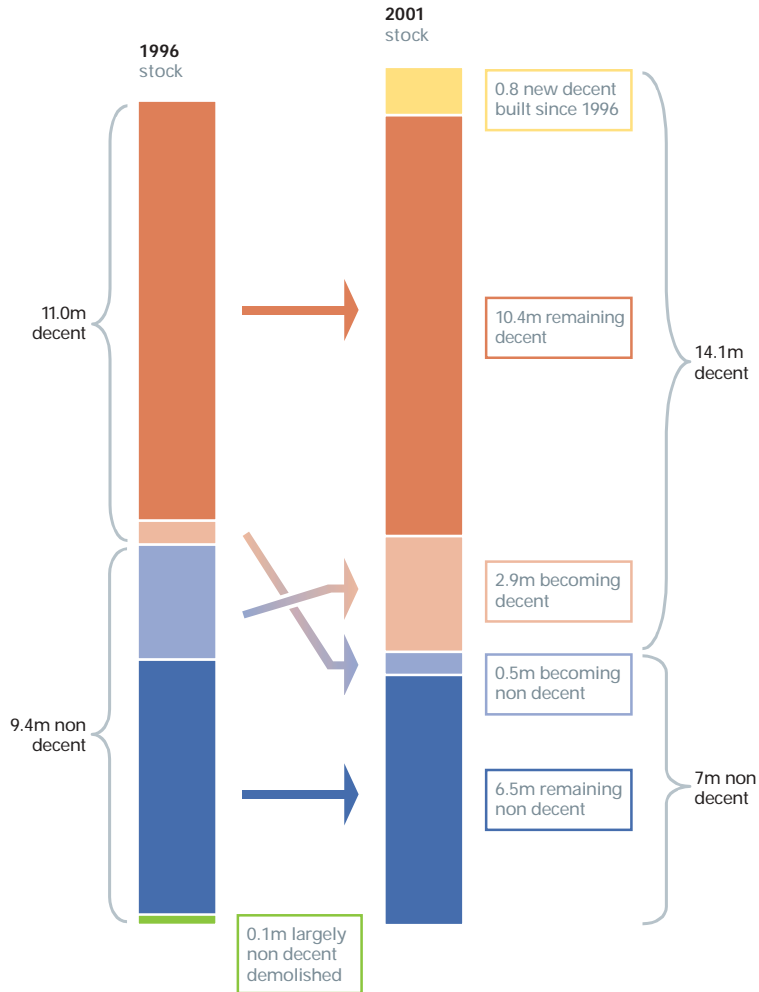
- 5.6 million dwellings fail to meet the thermal comfort criterion (26% of the total stock).
- 1.9 million dwellings fail to meet the disrepair criterion (9% of the total stock).
- 0.9 million dwellings fail to meet the fitness standard (4% of the total stock).
- 0.5 million fail to meet the modernisation criterion (2% of the total stock).

Least progress has been made in tackling disrepair relative to the other reasons for non decent homes.

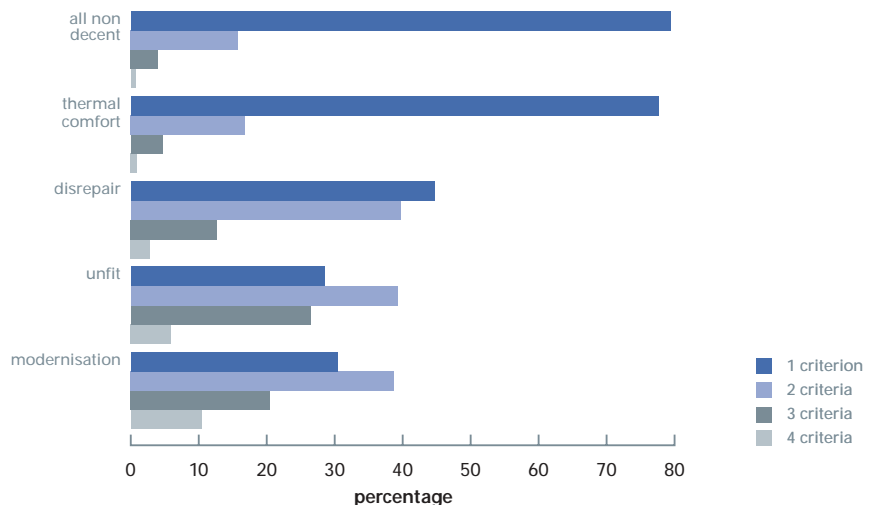
Tenure and decent homes

38% of the social sector stock is non decent (1.6 million) compared to 32% of the private sector stock (5.4 million). Most non decent homes are owner-occupied, although private rented dwellings (49%) are the most likely to be non decent.

Change in decent homes, 1996–2001



Non decent homes failing the standard by number of counts for failing, 2001



Dwelling age and decent homes

A third of all non decent homes were built before 1919. Half of this old stock is non decent, compared with just over a third of those built between 1919 and 1980. Virtually all the post 1980 stock is decent.

Dwelling type and decent homes

Detached houses and bungalows are the least likely dwelling types to be non decent. Terraced houses are more likely than average to be non decent. High rise flats, which form only 3% of the non decent stock, have the highest concentration of non decent stock (58%). Less progress has been made since 1996 in improving flats than houses and the majority of local authority flats are non decent.

Market Value

In the owner occupied sector non decent homes tend to be among the lower valued properties within regions – 43% of dwellings from the lowest valued fifth of dwellings within each region are non decent. This compares with 22% in the highest valued fifth.

Vacant dwellings

5% of non decent homes are vacant. Half of all vacant dwellings are non decent compared to one third of occupied dwellings.

Location of non decent dwellings

Isolated rural areas (50%), city centres (48%) and other urban centres (41%) have much higher incidences of non decent homes than suburban and rural residential areas – although nearly half of all non decent homes are in suburban locations. There is little difference in the prevalence of non decent homes across broad regional groups. Most improvement has occurred in northern regions since 1996 (49% to 34% non decent).

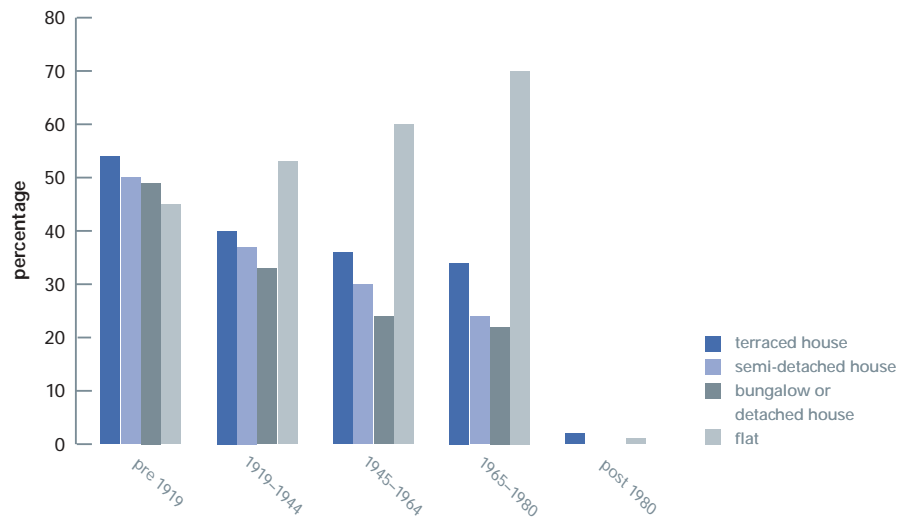
Deprived areas

In the 10% most deprived wards 41% of homes are non decent compared to 24% in the 10% least deprived wards (IMD 2000 classification). However, social sector dwellings are just as likely to fail on the criterion of thermal comfort in the least deprived areas as in the most deprived.

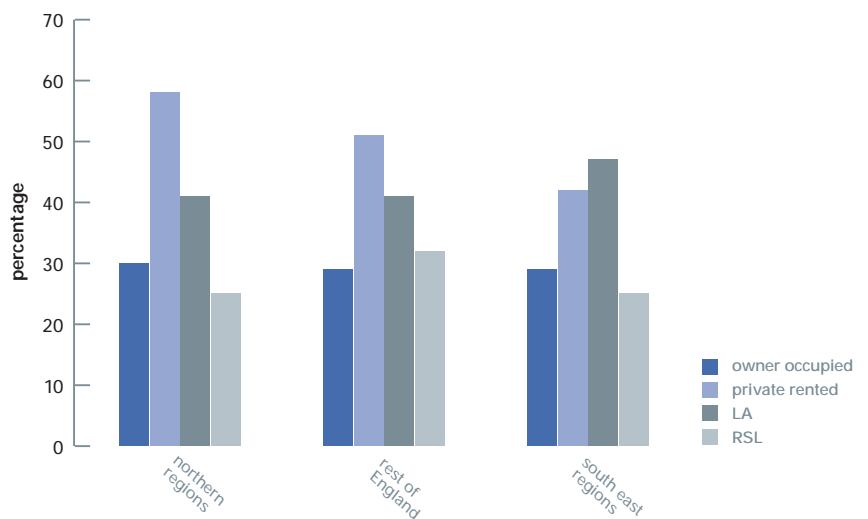
Cost to make decent

The average cost to make homes decent is nearly £7,200, representing a total cost of £50 billion. While 40% of non decent homes require expenditure of less than £1,000 per dwelling another 10% require expenditure of £20,000 per dwelling or more.

Non decent homes by dwelling age and type, 2001



Non decent homes by regional group and tenure, 2001



Opportunity of a decent home

Number of households in non decent homes

There are 6.7 million households living in non decent homes (33% of all households) compared to 8.9 million households in 1996 (45% of all households).

Tenure

The majority of households living in non decent homes are owner-occupiers (63%). 22% are RSL or LA tenants and the remaining 15% are private tenants. However, private sector tenants are most likely to live in non decent homes (49%).

Household type

49% of all households living in non decent homes comprise people living alone, sharing with unrelated others or lone parents. These households are more likely than average to live in non decent homes.

Ethnicity

Ethnic minority households comprise 9% of all living in non decent homes. Some 40% of ethnic minority households live in non decent homes.

Vulnerability

2.7 million (43% of) private sector 'vulnerable' households (in receipt of income or disability related benefits) live in non decent homes, compared with 31% of other households. 1 million (37% of) social sector vulnerable households live in non decent homes – a similar proportion to other tenants in the sector.

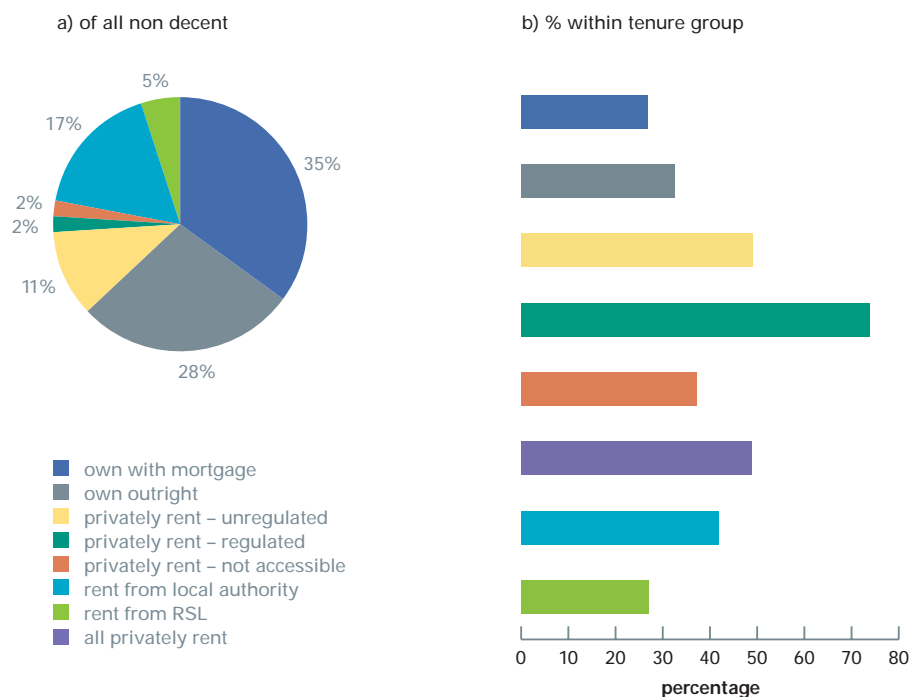
Economic status

In the majority of households living in non decent homes at least one householder is employed. However, households who are unemployed, in full time education or inactive are much more likely to live in non decent homes (40% compared to 29% of those in full time employment).

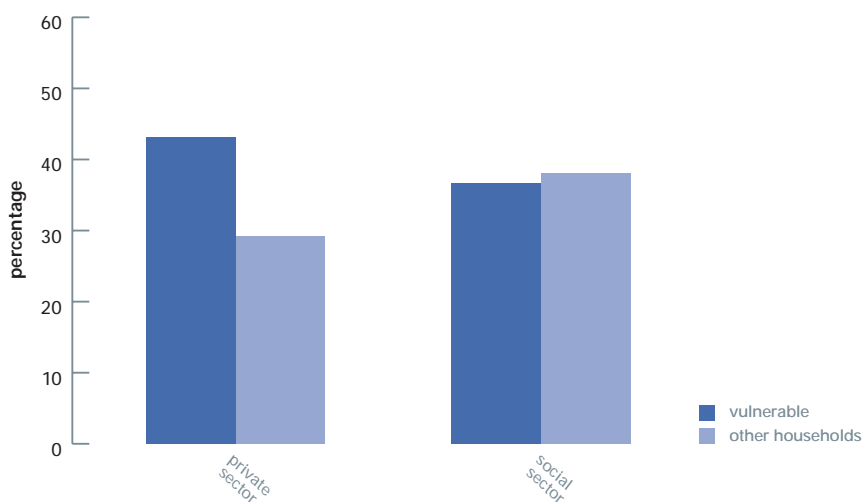
Income

The poorest fifth of all households are nearly twice as likely as to live in a non decent home as the highest fifth (42% compared to 24%).

Households living in non decent homes by tenure, 2001



Vulnerable households in non decent homes, 2001



Older people

Overall, older people are only a little more likely than average to be living in a non decent home (35%) but are much more likely to do so where: they are low income private sector households; the oldest person is over 85 years old, they have lived in their home for 30 years or more.

Infants and young children

Overall, households with young children (under 11) are a little less likely than average to live in non decent homes (29%) except where the parents themselves are young (under 25), relatively poor, lone parents or rent privately.

Disability and illness

25% of all households in non decent homes include someone who is long term ill or disabled. These households are a little more likely than other households to be living in non decent homes (37%).

Long term residence

47% of those who have lived in their homes for 30 years or more are living in non decent homes compared to 28% of households who have been resident between 5 and 10 years. Households who have recently moved are also a little more likely than average to live in non decent homes (35%).

Vulnerable households and areas

Differences between vulnerable and all other households living in non decent homes in the private sector are greatest in the south east regions (15-percentage points) and least in northern regions (12-percentage points). Within the south east regions social sector vulnerable tenants are more likely to live in non decent homes than other tenants while they are less likely to elsewhere. Over 60% of private sector vulnerable households residing in city centres or more isolated rural communities live in non decent homes compared to only 31% residing in rural residential areas.

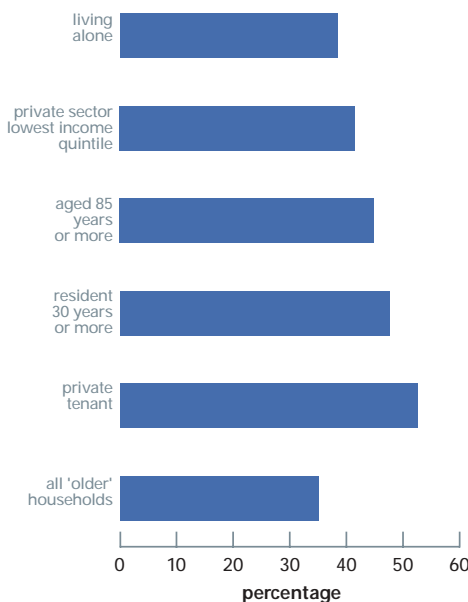
Vulnerable households and deprived areas

Half of private sector vulnerable households who reside in the most deprived wards live in non decent homes, compared to around 35% in the least deprived ward. For the social sector respective figures are 39% and 33%.

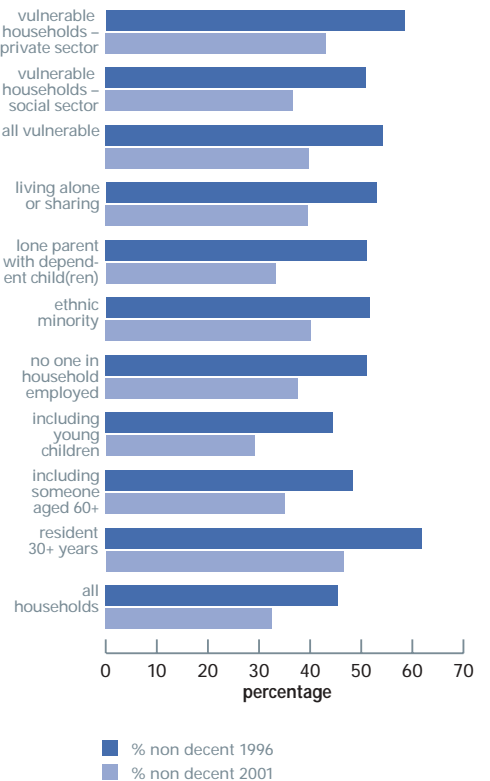
Change 1996 – 2001

The proportion of private sector vulnerable households living in non decent homes has reduced from 58% in 1996 to 43%. For the social sector there has been a 14-percentage point reduction to 37%. The reduction in non decent homes since 1996 has been generally consistent across all sections of the population; suggesting little change in the position of different groups relative to each other. While the proportion of poorest households living in non decent homes has fallen from 57% to 42%, they remain twice as likely to be living in non decent homes as the highest fifth of income earners.

Older households living in non decent homes by additional 'risk characteristics', 2001



Vulnerable and other household groups living in non decent homes, 1996 and 2001



Decent places

Environmental problems of neighbourhoods

Environmental problems are concentrated in city and other urban centres. Some 2.5 million dwellings are affected by substantial problems associated with heavy traffic and parking, 1.0 million by poorly maintained/neglected buildings, private gardens and public spaces, 0.5 million by vandalism, graffiti and boarded-up buildings. Some dwellings are affected by more than one of these problems.

Poor neighbourhoods

Around 11% (2.4 million) of all dwellings are located in poor neighbourhoods characterised by concentrations of housing and environmental problems associated with the misuse and neglect of the area. The majority (53%) of dwellings in poor neighbourhoods are non decent. Overall 18% of the non decent stock is in poor neighbourhoods.

Types of poor neighbourhood

Just over half (52%) of the stock of poor neighbourhoods is in predominantly private sector areas. Another 40% are in local authority built areas (nearly twice the proportion found elsewhere). The remainder have no predominant tenure character.

- Predominantly 'private sector poor neighbourhoods' are characterised by high concentrations of old stock (67% is at least 80 years old), terraced housing (60%) and location in city and other urban centres (63%).
- Predominantly 'local authority-built poor neighbourhoods' are likely to be characterised by stock built between 1945-80 (70% of dwellings), terraced housing (40%), purpose built flats (36%), and more than half (55%) are located in suburban areas.

Regional distribution of poor neighbourhoods

Poor neighbourhoods are more prevalent in northern regions than elsewhere – 36% of all dwellings in poor neighbourhoods are located in northern regions compared to only 29% of the stock from non-poor neighbourhoods.

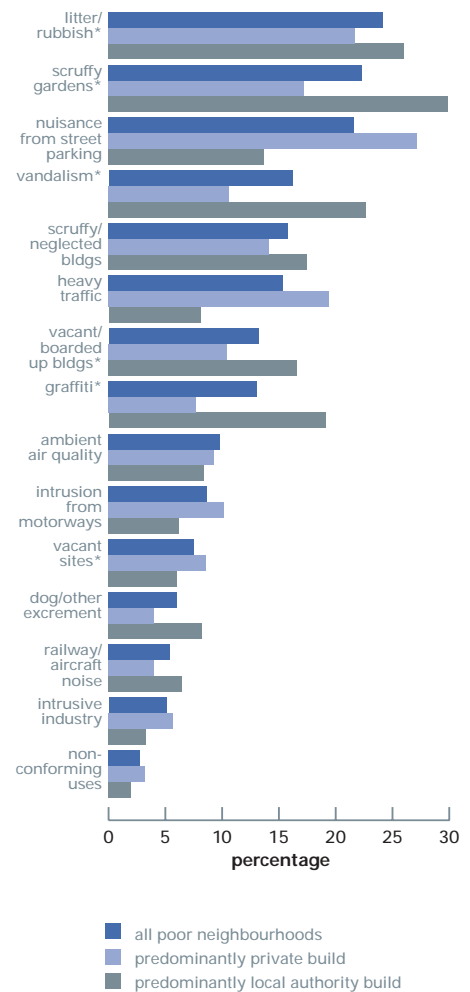
Environmental problems of poor neighbourhoods

The most common environmental problems of private sector poor neighbourhoods are nuisance from street parking (27%), litter and rubbish (22%), heavy traffic (19%) and neglected gardens (17%). Local authority-built poor neighbourhoods are most likely to be affected by neglected gardens (30%), litter and rubbish (26%), vandalism (23%), graffiti (19%) and neglected buildings (18%).

Demand for homes in poor neighbourhoods

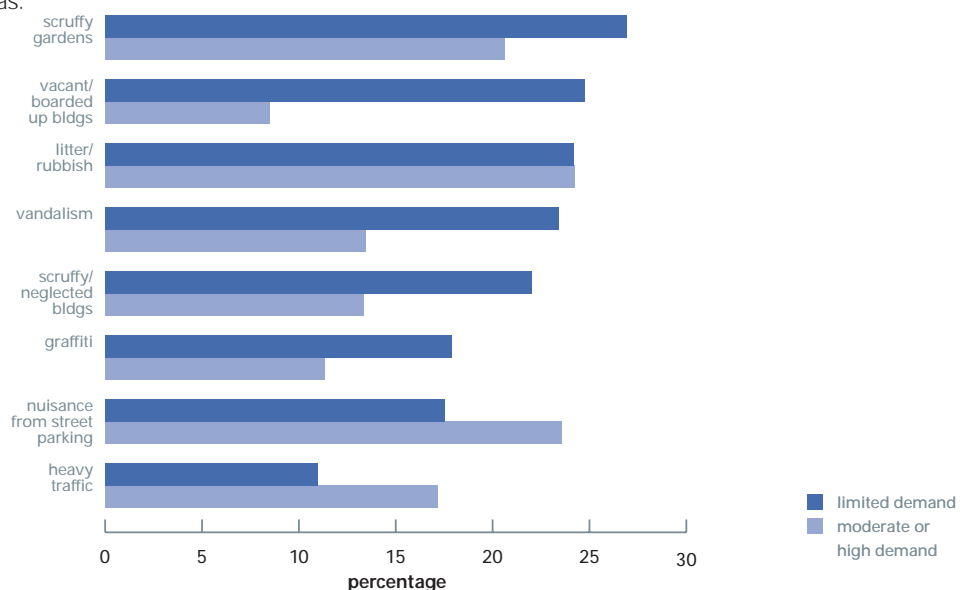
Generally there is a much lower demand for homes in poor neighbourhoods with around 28% of their dwellings assessed to be in areas of 'limited' demand, compared to around 11% of dwellings in other neighbourhoods. This problem is more acute in local authority-built poor neighbourhoods where 44% of the stock is in areas of 'limited' demand.

Environmental problems of poor neighbourhoods by type of neighbourhood, 2001



note: Environmental problems marked (*) are included in the definition of poor neighbourhoods.

Dwellings in poor neighbourhoods with given environmental problems by level of demand, 2001



Deprivation and poor neighbourhoods

Some 80% of dwellings in poor neighbourhoods are located in the most deprived 40% of wards (IMD2000). 38% of dwellings in poor neighbourhoods are located in the 10% most deprived wards (three times the proportion of other neighbourhoods).

Who lives in poor neighbourhoods

Ethnic minority households are nearly 3 times as likely to live in poor neighbourhoods as white households (27% compared to 10%). Poor neighbourhoods have relatively high concentrations of pre-retirement households on low income, those who are unemployed or economically inactive, lone parents and other people living alone or sharing.

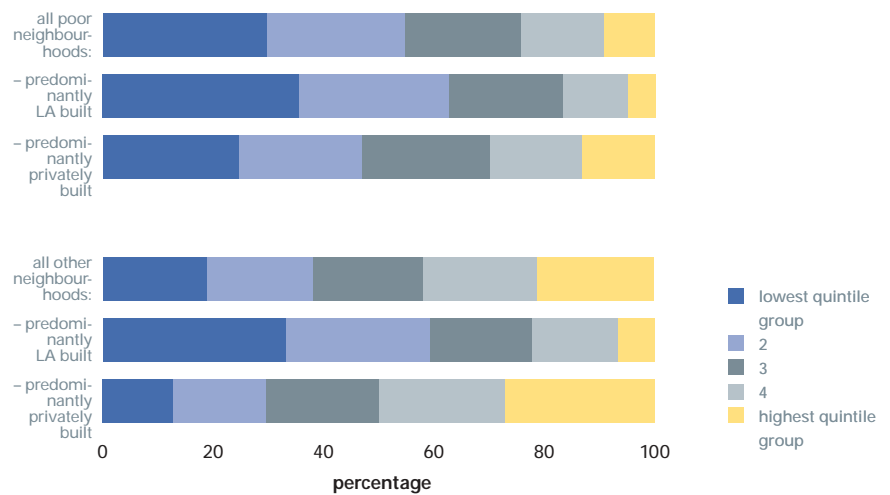
Length of residence in poor neighbourhoods

In general households have lived in their homes for shorter periods of time in poor neighbourhoods – 30% of households in poor neighbourhoods have been in their homes for 2 years or less compared to 26% of those living elsewhere.

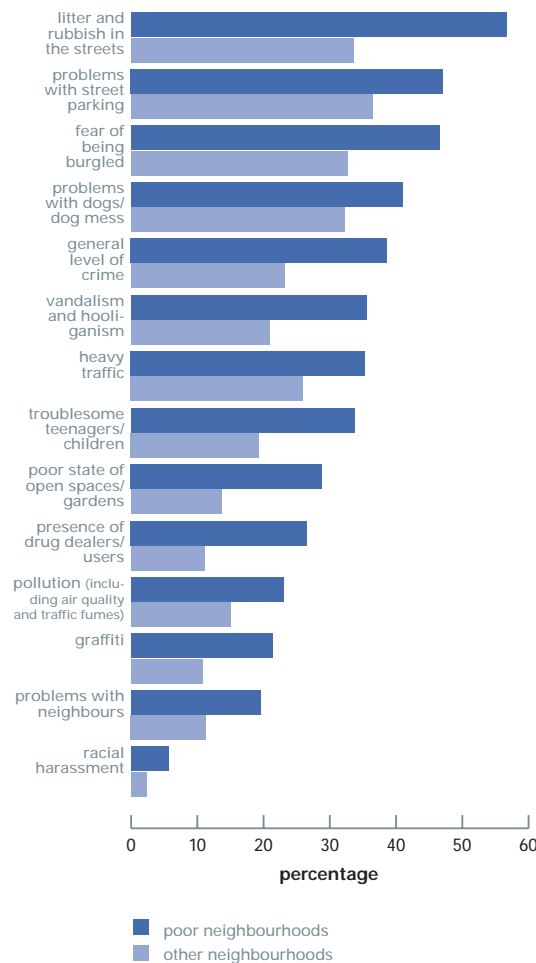
Resident views

Residents of poor neighbourhoods are much more likely than those living elsewhere to view their neighbourhood as having a wide range of problems. 44% or more of households living in local authority-built poor neighbourhoods indicate some level of problem with litter and rubbish and issues associated with criminality and anti-social behaviour. 24% of households in all poor neighbourhoods consider there to be a noise problem compared to only 14% of households living in other neighbourhoods.

Households in poor neighbourhoods by income group, 2001



Household views of problems in their neighbourhood by whether living in a 'poor' or 'other' neighbourhood, 2001



Unfitness

Definition – ‘unfitness’

For a dwelling to be fit under Section 604 of the 1989 Local Government and Housing Act it must satisfy criteria related to: disrepair; structural stability; dampness; lighting, heating and ventilation, water supply; drainage; facilities for food preparation and the presence, location and functioning of essential utilities (WC, bath/shower and wash hand basin).

Number of unfit dwellings

Some 885 thousand dwellings (4.2% of the housing stock) are assessed unfit compared to 1.5 million in 1996 (7.2%). Homes are still falling into unfitness, but this was far exceeded by the number being made fit between 1996 and 2001.

Reasons for unfitness

The most common reason for unfitness is disrepair (46%), followed by facilities for the preparation and cooking of food, and dampness.

Age of unfit dwellings

Older dwellings are much more likely to be unfit, with 10% of the pre 1919 stock being unfit, compared to 1% of the post 1964 stock.

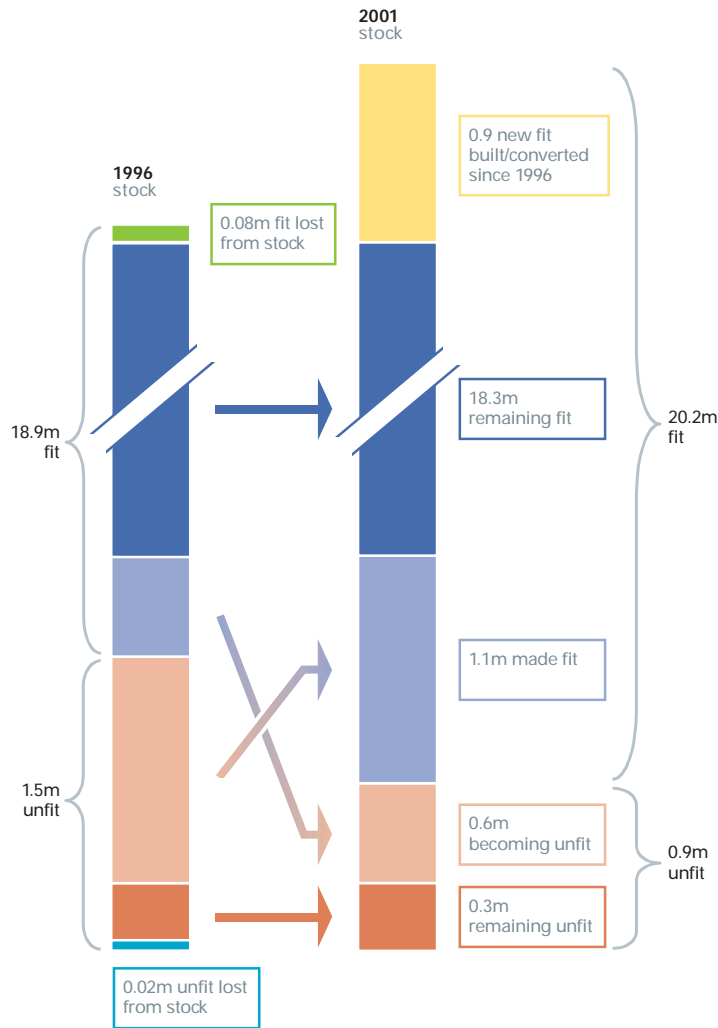
Type of unfit dwellings

The dwelling types with the highest rates of unfitness are terraced houses (7%) and converted flats (11%), largely reflecting their age. Detached houses are the least likely to be unfit (2%).

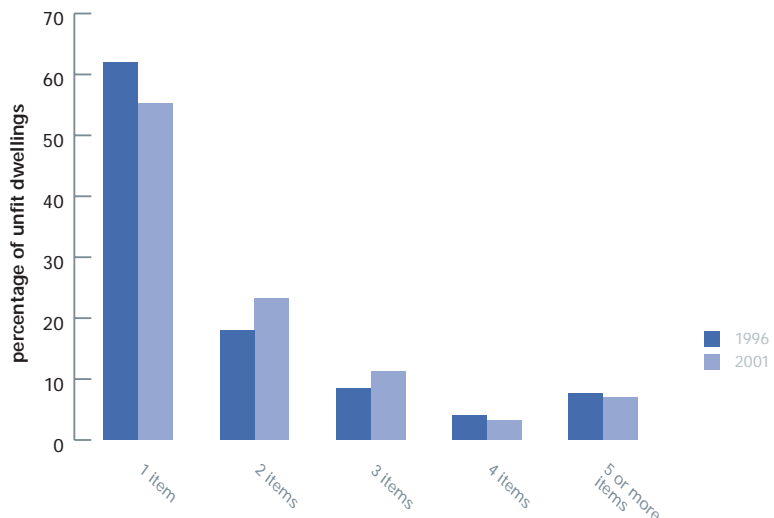
Location

The rate of unfitness in urban and rural areas is level at around 4% whereas in 1996 8% of the urban stock was unfit compared to 5% of rural dwellings. In areas of limited demand, unfit dwellings are more prevalent (6% compared to 3% in high demand areas). There is no significant variation in the level of unfitness across the broad regional groups.

Change in fitness of the stock, 1996–2001



Number of reasons for unfitness, 1996 and 2001



Tenure

Over half of all unfit homes are owner-occupied (54%) although this is a reduction since 1996 when 58% of the unfit stock was owner-occupied. Privately rented homes are proportionately the most likely to be unfit (10%).

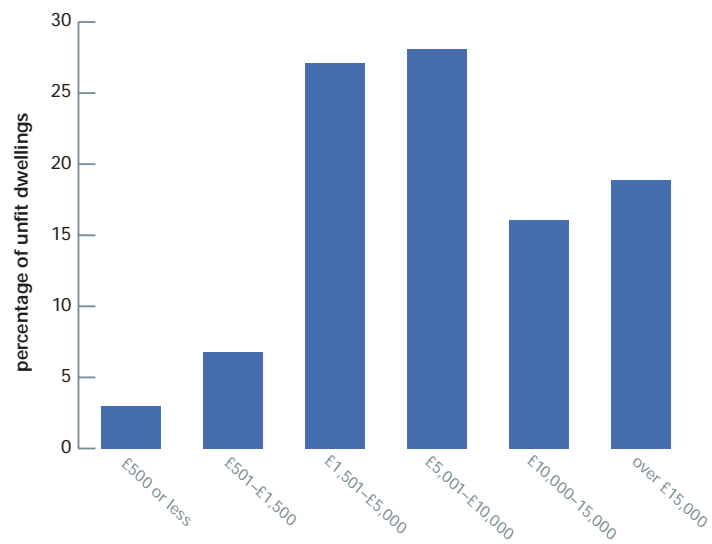
Vacant unfit dwellings

Over 100 thousand (15% of) vacant dwellings are unfit – a reduction from 1996 when 28% of vacant dwellings were unfit. 21% of local authority vacant dwellings are unfit.

Cost to make dwellings fit

The average cost of making dwellings fit is £10,136. The proportion of dwellings unfit for more than one reason has increased (from 38% to 45% of all unfit dwellings) since 1996 suggesting that the overall improvement has been focussed on the ‘better’ unfits, leaving behind a harder core of those in the worst condition.

Costs to make dwellings fit, 2001



Disrepair

The extent of disrepair in the stock

Over two thirds (69%) of dwellings have at least some fault to the interior or exterior fabric. This is a reduction from 78% in 1996. Many of these faults are minor and require little work to rectify.

Nature of faults

The exterior features most likely to have faults are the roof features and rainwater goods (34%), exterior wall finish (26%) and windows (25%). In terms of interior features, the ceilings are most likely to have faults (22%).

Disrepair and age of the stock

Not surprisingly, older dwellings are much more likely to have faults than newer ones. 91% of pre 1919 homes have faults compared with just 50% of post 1964 dwellings.

The extent of disrepair

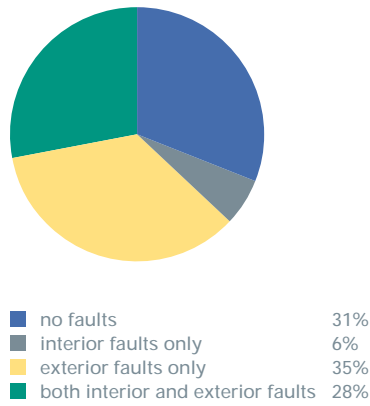
Standardised repair costs (£/m²) provide a common price base across regions and tenures to enable the level of disrepair in different parts of the stock to be compared. They do not indicate actual expenditure required.

Using standardised repair costs, the average level of disrepair across the whole stock is £18.70/m². For an average size house (floor area 93m²), this amounts to £1,740. Many dwellings have very low repair costs and a relatively small number have very high costs. Half of all dwellings have a cost of £4.90/m² or less, amounting to £450 for an average sized house. The standardised repair cost for 10% of the stock is in excess of £50/m² (about £4,650 for an average 93m² house).

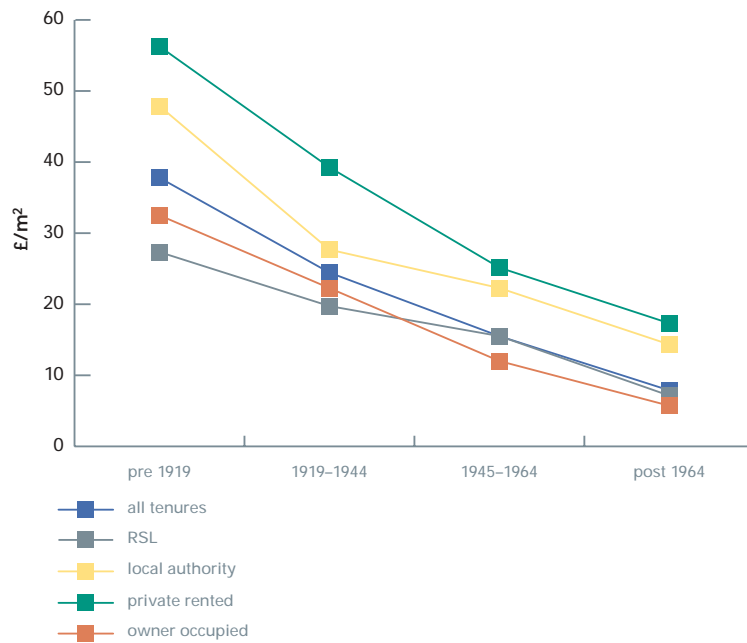
Tenure

The highest levels of disrepair are found in the private rented sector and local authority dwellings and the lowest in the RSL stock. Private rented dwellings are in a much worse state of repair, age for age, than dwellings in other tenures.

Incidence and type of faults, 2001



Mean standardised repair costs by tenure and age, 2001



Disrepair and dwelling type

The private sector and RSL stock have the highest levels of disrepair in converted flats. Small terraced houses also have high levels of disrepair in the owner occupied stock. In the local authority sector, semi-detached houses and small terraces have the highest levels of disrepair.

The cost of remedying disrepair

Required expenditure takes into account regional variations in costs and economies of scale in the way work may typically be organised in different tenures.

For the stock as a whole, the mean required expenditure for effecting *urgent* repairs is £1,310 per dwelling (work that needs to be undertaken to prevent further significant deterioration in the short term). This represents a cost of £28 billion for the whole stock. To remedy both *urgent* and *basic* repairs (additional work to be carried out in the medium term) increases the mean required expenditure by 65% to £2,170 per dwelling, a cost of £46 billion for the whole stock.

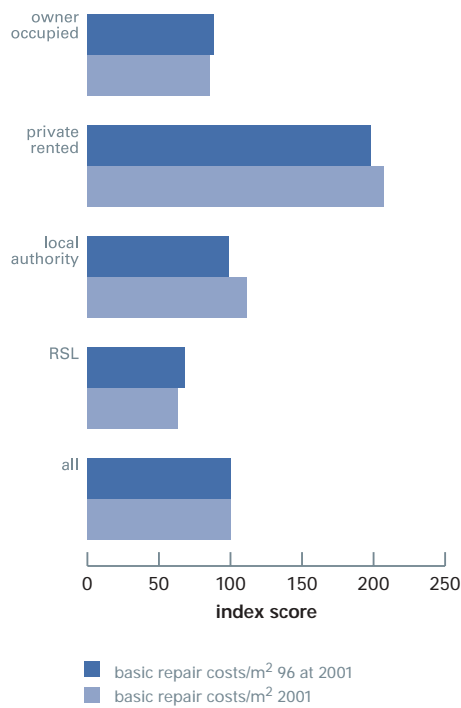
Disrepair and vacant dwellings

Vacant dwellings account for a disproportionate amount of expenditure. Although they make up just 3% of all dwellings, they account for 8% of total basic repair costs. The picture is particularly pronounced in the owner occupied sector where vacant dwellings account for just 2% of its stock but 7% of costs.

Change since 1996

There has been a significant improvement in the level of disrepair since 1996. Precise comparisons can not be made, but results suggest a reduction in the mean standardised repair cost of approximately 15%. There has been little change in the distribution of disrepair between tenures.

Relative changes in the extent of disrepair for dwellings in different tenures, 1996–2001



Energy efficiency

Cavity Walls

The proportion of dwellings with insulated cavity walls has increased significantly over the last 5 years from 21% to 36%. Dwellings in the private rented sector are the least likely to have cavity walls or cavity insulation.

Loft insulation

The proportion of dwellings with lofts that are insulated has increased slightly over the last 5 years to 95% from 93% in 1996. 69% of lofts in 2001 had 100mm or more of insulation compared with just under 60% in 1996.

Heating

94% of dwellings in 2001 have some form of central or programmable heating (86% have central and 8% have programmable). Of the 86% of dwellings that have a central heating system, 91% are gas fuelled. In 1996 80% of dwellings had central heating and 91% of these used gas. Communal heating is far more common in the social sector than the private sector (6% and 1% respectively) and almost 70% of all dwellings with communal heating are in the social sector.

Energy Cost rating (SAP)

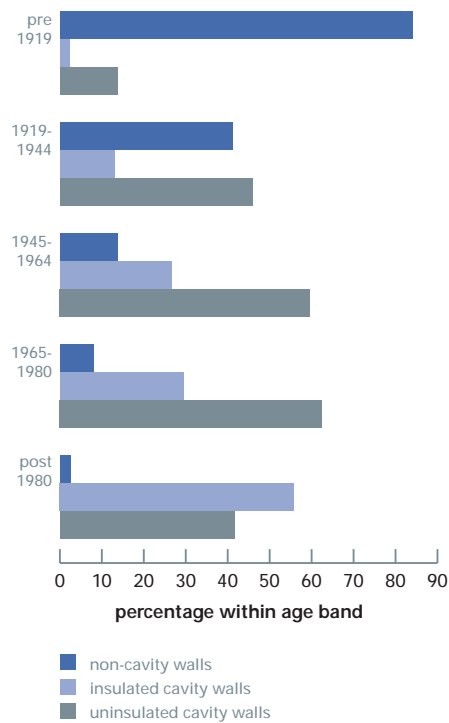
The energy cost rating is the energy efficiency of an individual dwelling. It takes in to account a range of factors that contribute to energy efficiency. The energy cost rating is expressed as a SAP (Standard Assessment Procedure) score where the higher the number, the better the standard.

The average SAP rating of the housing stock in 2001 is 51 and has increased by 5 points since 1996. In 2001 just over 9% of dwellings had a SAP rating of 30 or below (15% in 1996) and just over 8% had an SAP rating in excess of 70 (6% in 1996).

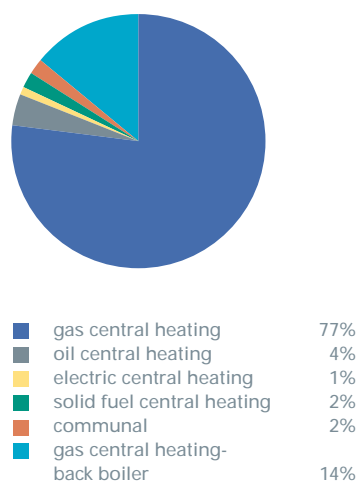
Age of dwelling and energy efficiency

Older dwellings are less energy efficient. Post 1980 dwellings have the highest average SAP rating (63) whilst pre 1919 dwellings have the lowest (41).

Presence of cavity walls and cavity wall insulation by dwelling age 2001



Type of central heating system 2001



Type of dwelling and energy efficiency

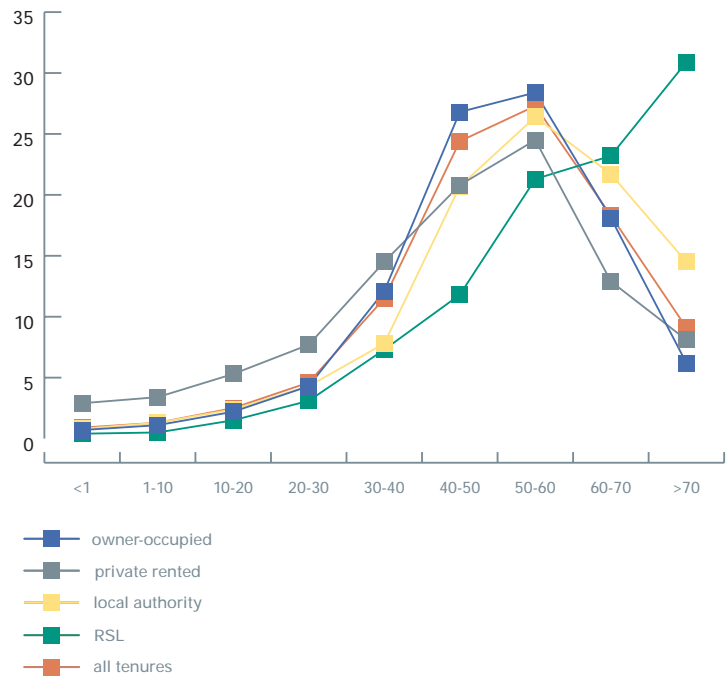
Low rise purpose built flats have the highest average SAP rating of all built forms (61) with mid terrace dwellings having the second highest at 53.

Converted flats were found to have the lowest average rating of 43.

Tenure

In 2001, dwellings in the RSL sector had the highest average SAP rating (60) with less than 3% having a SAP rating of 20 or below. Those in the private rented sector had the lowest average SAP rating (45) with 12% having a SAP rating of 20 or below.

Distribution of SAP rating by tenure 2001



Survey background

Findings from three components of the 2001 survey are reported here¹:

1. the *interview* survey provides information on household characteristics, resources and housing costs and views from respondents about their home and neighbourhood;
2. the *physical* survey provides information on dwelling characteristics and a professional assessment of dwelling and neighbourhood conditions;
3. the *market value* survey provides a professional assessment of the value of dwellings and local market conditions.

Conduct of the Surveys

Survey content and data analysis are the responsibility of staff at the ODPM together with the Building Research Establishment. The organisation of the component surveys of the 2001 EHCS, including sampling, questionnaire design, fieldwork, data cleaning and validation were undertaken by MORI Ltd with support from NOP for the interview survey. MORI employed 200 qualified surveyors to undertake the physical survey and also organised the collection of market valuations by the Valuation Office Agency.

A sample of 40,500 addresses was drawn for the survey 20% of which were dwellings previously surveyed in 1996. The results presented here are based on a core achieved sample of 17,500 cases where a full interview, physical survey and market valuation was obtained or, for vacant properties, a physical survey and market valuation only.

Interpretation of the results

Results are generally grossed to all dwellings (whether occupied or vacant) or all households in England. The text, figures and tables make clear which base population applies. In some cases these refer to a sub-population (all owner occupied dwellings etc). This is made clear in the text and any figures or tables. The survey results have a margin of error associated with them arising from sampling, non-response bias, and measurement error. The level of error (to a 95% confidence level) is generally not quoted in the text, figures or tables in order to provide for clear presentation of the results. However the level of error has been considered in all statistical comparisons – and the conclusions drawn from them – in the report.

Survey Method

The survey method was generally the same as that used in 1996, to provide comparable results for assessing change. The 1996 survey collected the information required for assessing decent homes, which is central to the 2001 EHCS assessment of housing condition and the main report. Some changes in detail have been made to improve the quality of the data collected.

Content of the report

The report presents national level findings for the stock and households across all tenures. Detailed tables to support the report are available on the EHCS web site at: www.odpm.gov.uk/housing (under Research). The main report does not include government office regional findings, although it does make use of three regional groups ('northern regions', 'south east regions' and 'rest of England') which allow for more detailed analysis than is possible for individual regions. The *2001 EHCS Regional Report* is being published separately to include detailed breakdowns by government office region where it is possible to do so.

(¹) The 2001 EHCS also included follow up survey of private landlords whose lettings were included in the main survey. This will be reported separately.

No information is available at a sub-regional level because of limitations of sample size and design. However the main report does include analysis of local areas based on aggregations of specific area types: urban and rural localities (based on surveyor classification made in the field); a decile ranking of most and least deprived wards (as provided by the Index of Multiple Deprivation 2000); and 'poor neighbourhoods' (based on a composite scale of surveyor assessments of environmental conditions using observed natural/physical boundaries to delimit the neighbourhood).

Further results

Further results from the 2001 survey will become available through

- ODPM research reports.
- publication of 2001 EHCS key results to inform a range of Government targets concerned with poverty, health and housing, fuel poverty and sustainable development. These results will be published on relevant Government web sites.
- Availability of all additional results will be announced on the EHCS web site: www.odpm.gov.uk/housing (under Research) and in the EHCS Bulletin. Free subscription to the EHCS Bulletin can be obtained by e-mail to ehcs@odpm.gsi.gov.uk
- From 2002 the EHCS has been organised to provide annual key indicators at the national level. Annual summary results will be available from winter 2003 with more detailed information available from 2005 onwards (based on combined annual datasets).

Summary statistics

A) stock, 2001

| | number of dwellings (000s): | | | | |
|--------------------------------|-----------------------------|----------------|-----------------|--------------|---------------|
| | owner occupied | private rented | local authority | RSL | all |
| dwelling age | | | | | |
| pre 1919 | 3,208 | 952 | 95 | 153 | 4,408 |
| 1919-45 | 2,836 | 352 | 448 | 102 | 3,738 |
| 1945-64 | 2,857 | 243 | 1,132 | 243 | 4,475 |
| 1965-80 | 3,141 | 307 | 833 | 324 | 4,605 |
| post1980 | 2,730 | 337 | 282 | 566 | 3,915 |
| dwelling type | | | | | |
| small terraced house | 1,725 | 416 | 336 | 184 | 2,661 |
| medium/large terraced house | 2,387 | 351 | 399 | 208 | 3,345 |
| semi-detached house | 4,710 | 356 | 578 | 209 | 5,853 |
| detached house | 3,118 | 138 | 9 | 8 | 3,273 |
| bungalow | 1,546 | 112 | 285 | 111 | 2,054 |
| converted flat | 246 | 340 | 40 | 65 | 691 |
| low-rise purpose built flat | 977 | 444 | 929 | 578 | 2,928 |
| high-rise purpose built flat | 63 | 34 | 214 | 25 | 336 |
| location | | | | | |
| urban | 11,405 | 1,776 | 2,504 | 1,190 | 16,875 |
| rural | 3,367 | 415 | 286 | 198 | 4,266 |
| access | | | | | |
| flush thresholds | 2,225 | 442 | 778 | 529 | 3,974 |
| level access | 10,596 | 1,312 | 1,909 | 961 | 14,778 |
| bathroom/WC at entrance level | 5,515 | 936 | 1,337 | 694 | 8,482 |
| 750mm doorway opening | 2,191 | 304 | 487 | 303 | 3,285 |
| all four | 277 | 60 | 193 | 162 | 692 |
| facilities and services | | | | | |
| some double glazed windows | 4,287 | 391 | 413 | 117 | 5,208 |
| all windows double glazed | 7,906 | 751 | 1,264 | 909 | 10,830 |
| central heating | 13,210 | 1,526 | 2,330 | 1,109 | 18,175 |
| programmable heating | 795 | 340 | 242 | 223 | 1,600 |
| garage | 8,140 | 454 | 229 | 106 | 8,929 |
| smoke detectors ¹ | 11,062 | 1,226 | 1,838 | 1,070 | 15,196 |
| second wc | 6,167 | 441 | 449 | 255 | 7,312 |
| secure windows and doors | 8,393 | 798 | 1,174 | 761 | 11,126 |
| burglar alarms | 4,757 | 274 | 230 | 107 | 5,368 |
| total dwellings | 14,772 | 2,191 | 2,790 | 1,388 | 21,141 |

note (1) for households, not dwellings

B) conditions,
i. households, 2001

| household group: | % of group living in homes that: | | | | | number of households in the group (000s) | average floor space/ person of group (m ²) |
|--|----------------------------------|----------------------|----------------|--------------|--------------------|--|--|
| | are non decent | fail thermal comfort | fail disrepair | fail fitness | fail modernisation | | |
| tenure | | | | | | | |
| owner occupiers | 29.0 | 22.9 | 7.7 | 2.9 | 1.4 | 14,488 | 46 |
| private tenants | 48.9 | 39.8 | 16.8 | 10.3 | 4.3 | 2,010 | 40 |
| local authority tenants | 41.9 | 33.4 | 8.6 | 4.1 | 5.8 | 2,684 | 38 |
| RSL tenants | 27.1 | 21.8 | 4.7 | 3.0 | 2.4 | 1,328 | 36 |
| type | | | | | | | |
| couple under 60, no dependents | 27.6 | 21.5 | 8.0 | 3.0 | 1.2 | 4,085 | 41 |
| couple over 60, no dependents | 30.8 | 26.0 | 5.8 | 2.1 | 2.7 | 2,925 | 46 |
| couple with dependent child(ren) | 27.7 | 20.5 | 8.4 | 3.4 | 1.1 | 4,986 | 26 |
| lone parent with dependents | 33.2 | 25.6 | 8.0 | 6.2 | 2.1 | 1,597 | 28 |
| other multi-person households | 40.8 | 30.4 | 13.7 | 6.7 | 3.9 | 1,443 | 35 |
| one person under 60 | 40.0 | 33.4 | 9.9 | 4.8 | 3.8 | 2,397 | 65 |
| one person aged 60 or over | 38.4 | 32.5 | 8.9 | 3.8 | 3.7 | 3,077 | 71 |
| ethnicity | | | | | | | |
| white | 31.9 | 25.7 | 8.2 | 3.5 | 2.2 | 19,081 | 45 |
| black | 35.6 | 22.7 | 14.6 | 8.0 | 7.4 | 497 | 35 |
| asian | 44.5 | 32.7 | 14.0 | 9.2 | 3.5 | 644 | 28 |
| other | 38.4 | 26.7 | 9.3 | 6.6 | 2.1 | 289 | 33 |
| income | | | | | | | |
| lowest income quintile | 42.0 | 34.7 | 10.1 | 6.1 | 4.2 | 4,102 | 52 |
| 2nd | 38.0 | 31.0 | 9.3 | 4.1 | 3.2 | 4,103 | 45 |
| 3rd | 33.6 | 27.0 | 9.2 | 4.1 | 1.9 | 4,102 | 43 |
| 4th | 25.6 | 19.8 | 6.3 | 2.5 | 1.4 | 4,102 | 38 |
| highest income quintile | 23.5 | 16.9 | 7.9 | 2.2 | 0.9 | 4,101 | 42 |
| employment status | | | | | | | |
| full time employment | 28.5 | 22.3 | 8.2 | 3.4 | 1.5 | 10,458 | 39 |
| part-time employment | 34.3 | 26.2 | 9.7 | 4.1 | 2.6 | 1,597 | 42 |
| retired | 35.3 | 29.7 | 7.7 | 3.1 | 3.4 | 5,568 | 58 |
| unemployed | 43.5 | 35.2 | 10.6 | 9.3 | 3.0 | 649 | 36 |
| full time education | 40.0 | 28.2 | 14.6 | 6.8 | 3.2 | 297 | 30 |
| other inactive | 39.8 | 30.7 | 10.4 | 5.9 | 3.1 | 1,940 | 37 |
| vulnerable households¹ | | | | | | | |
| private sector | 43.2 | 34.4 | 13.2 | 7.5 | 2.7 | 2,687 | 43 |
| social sector | 36.6 | 29.0 | 7.2 | 3.9 | 4.4 | 2,896 | 38 |
| all vulnerable | 39.8 | 31.6 | 10.1 | 5.6 | 3.6 | 5,583 | 41 |
| potentially at risk groups | | | | | | | |
| children under 11 | 29.1 | 21.6 | 8.3 | 4.2 | 1.5 | 4,913 | 25 |
| children under 5 | 30.4 | 21.8 | 9.1 | 4.5 | 1.9 | 2,746 | 25 |
| people over 60 | 35.1 | 29.3 | 7.9 | 3.3 | 3.3 | 6,919 | 56 |
| people over 75 | 39.0 | 31.1 | 8.2 | 3.5 | 4.6 | 2,739 | 58 |
| long term illness/disability | 36.5 | 29.8 | 9.7 | 4.2 | 3.2 | 4,504 | 45 |
| resident 30+ years | 46.5 | 37.3 | 12.5 | 5.9 | 6.5 | 2,465 | 59 |
| all households | 32.5 | 25.9 | 8.5 | 3.8 | 2.3 | 20,510 | 44 |

note: (i) vulnerable households are those in receipt of income- or disability-related benefits

ii. dwellings, 2001

| stock group: | % of dwellings in group that: | | | | | number of dwellings in group (000s) | average floor space/ of group (m ²) | average repair cost of group ¹ (£/m ²) | average SAP rating of group |
|-----------------------|-------------------------------|----------------------|----------------|--------------|--------------------|-------------------------------------|---|---|-----------------------------|
| | are non decent | fail thermal comfort | fail disrepair | fail fitness | fail modernisation | | | | |
| tenure | | | | | | | | | |
| owner occupied | 29.4 | 23.1 | 8.0 | 3.2 | 1.5 | 14,771 | 95 | 15.93 | 50 |
| private rented | 49.4 | 40.4 | 17.1 | 10.9 | 4.3 | 2,191 | 75 | 38.62 | 45 |
| local authority | 42.7 | 34.1 | 8.8 | 4.7 | 5.7 | 2,790 | 65 | 20.85 | 54 |
| RSL | 27.6 | 22.1 | 5.0 | 3.4 | 2.3 | 1,388 | 64 | 11.77 | 60 |
| dwelling type | | | | | | | | | |
| small terraced house | 39.2 | 30.5 | 11.8 | 7.2 | 2.1 | 2,660 | 57 | 26.54 | 51 |
| larger terraced house | 39.0 | 29.9 | 12.9 | 5.9 | 2.2 | 3,344 | 96 | 21.93 | 50 |
| semi-detached house | 30.3 | 23.1 | 8.3 | 3.7 | 1.9 | 5,853 | 88 | 16.96 | 48 |
| detached house | 18.5 | 14.3 | 5.8 | 1.6 | 0.9 | 3,273 | 139 | 10.69 | 49 |
| bungalow | 22.7 | 19.6 | 3.3 | 2.7 | 0.9 | 2,055 | 78 | 17.03 | 46 |
| converted flat | 46.7 | 30.0 | 21.4 | 10.5 | 6.4 | 691 | 66 | 46.98 | 43 |
| low rise flat | 44.0 | 39.7 | 6.8 | 2.7 | 4.6 | 2,929 | 57 | 14.27 | 61 |
| high rise flat | 57.7 | 47.1 | 11.2 | 6.0 | 9.5 | 335 | 59 | 20.91 | 52 |
| dwelling age | | | | | | | | | |
| pre 1919 | 51.1 | 37.1 | 20.9 | 10.3 | 4.2 | 4,406 | 99 | 37.79 | 41 |
| 1919-1944 | 38.3 | 27.8 | 14.0 | 5.3 | 2.2 | 3,739 | 88 | 24.45 | 46 |
| 1945-1964 | 35.4 | 29.4 | 6.1 | 3.0 | 2.9 | 4,476 | 81 | 15.51 | 48 |
| 1965-1980 | 36.8 | 34.1 | 3.2 | 1.6 | 2.4 | 4,604 | 83 | 11.16 | 55 |
| post 1980 | 0.8 | 0.0 | 0.1 | 0.7 | 0.0 | 3,915 | 83 | 4.02 | 63 |
| occupancy | | | | | | | | | |
| occupied | 32.5 | 25.9 | 8.5 | 3.8 | 2.3 | 20,457 | 87 | 17.59 | 51 |
| vacant | 49.5 | 38.9 | 18.1 | 15.5 | 3.7 | 683 | 80 | 50.65 | 48 |
| all dwellings | 33.1 | 26.3 | 8.8 | 4.2 | 2.4 | 21,140 | 87 | 18.66 | 51 |

iii. places, 2001

| area group: | % of dwellings in group that: | | | | | number of dwellings in group (000s) | average floor space/ of group (m ²) | average repair cost of group ¹ (£/m ²) | average SAP rating of group |
|-------------------------|-------------------------------|----------------------|----------------|--------------|--------------------|-------------------------------------|---|---|-----------------------------|
| | are non decent | fail thermal comfort | fail disrepair | fail fitness | fail modernisation | | | | |
| regions | | | | | | | | | |
| northern regions | 34.4 | 28.7 | 9.1 | 4.1 | 2.0 | 6,200 | 83 | 18.53 | 51 |
| rest of England | 32.5 | 26.0 | 8.0 | 4.3 | 1.9 | 8,437 | 89 | 18.25 | 49 |
| south east regions | 32.6 | 24.3 | 9.7 | 4.1 | 3.4 | 6,503 | 88 | 19.32 | 52 |
| type of location | | | | | | | | | |
| city centre | 47.9 | 33.3 | 16.8 | 7.7 | 8.5 | 633 | 76 | 35.63 | 51 |
| urban centre | 41.5 | 31.6 | 13.2 | 7.1 | 3.7 | 4,728 | 77 | 26.03 | 51 |
| suburban residential | 29.6 | 23.8 | 7.0 | 2.8 | 1.9 | 11,559 | 84 | 14.79 | 52 |
| rural residential | 25.7 | 21.6 | 5.1 | 2.8 | 0.7 | 2,858 | 101 | 13.16 | 49 |
| village centre | 35.7 | 30.1 | 12.2 | 4.5 | 2.5 | 795 | 112 | 26.32 | 43 |
| isolated rural | 50.1 | 43.2 | 15.1 | 8.4 | 1.4 | 568 | 137 | 30.24 | 32 |
| deprived wards | | | | | | | | | |
| most deprived 10% | 40.8 | 32.8 | 11.5 | 6.7 | 3.6 | 3,288 | 73 | 25.29 | 52 |
| 10 to 20% | 38.6 | 29.5 | 10.5 | 5.3 | 2.7 | 2,962 | 77 | 22.59 | 51 |
| 20 to 30% | 37.9 | 29.9 | 10.9 | 4.4 | 3.1 | 2,514 | 80 | 20.02 | 50 |
| 30 to 40% | 31.0 | 24.4 | 8.0 | 3.8 | 2.6 | 2,216 | 83 | 17.33 | 51 |
| 40 to 50% | 30.0 | 23.9 | 7.3 | 3.3 | 1.7 | 1,838 | 86 | 16.06 | 51 |
| 50 to 60% | 30.7 | 25.4 | 8.7 | 3.0 | 1.6 | 1,831 | 90 | 15.71 | 49 |
| 60 to 70% | 28.9 | 22.8 | 7.8 | 3.8 | 2.1 | 1,587 | 97 | 18.55 | 49 |
| 70 to 80% | 30.4 | 23.7 | 8.3 | 4.5 | 1.9 | 1,561 | 101 | 15.88 | 49 |
| 80 to 90% | 24.3 | 19.7 | 5.3 | 2.6 | 1.2 | 1,622 | 105 | 13.53 | 50 |
| least deprived 10% | 24.3 | 20.1 | 5.9 | 1.6 | 1.7 | 1,721 | 105 | 12.90 | 50 |
| all areas | 33.1 | 26.3 | 8.8 | 4.2 | 2.4 | 21,140 | 87 | 18.66 | 51 |

note: (1) Average repair cost includes major and minor basic repairs needed for dwellings using a common price base for all regions and tenures. It is not costs to tackle the disrepair component of non decent dwellings.

iv. change, 1996–2001

| | 2001 | | 1996 | |
|--------------------------------|------------------|-----------------------------|------------------|-----------------------------|
| | number (000s) | % of all house- holds | number (000s) | % of all house- holds |
| households | | | | |
| owner occupiers | 14,488 | 70.6 | 13,581 | 69.1 |
| private tenants | 2,010 | 9.8 | 1,817 | 9.3 |
| local authority tenants | 2,684 | 13.1 | 3,340 | 17.0 |
| RSL tenants | 1,328 | 6.5 | 905 | 4.6 |
| all tenures | 20,510 | 100.0 | 19,643 | 100.0 |
| | number (000s) | % of all dwellings | number (000s) | % of all dwellings |
| dwellings | | | | |
| owner occupied | 14,771 | 69.9 | 13,927 | 68.5 |
| private rented | 2,191 | 10.4 | 1,998 | 9.8 |
| local authority | 2,790 | 13.2 | 3,469 | 17.1 |
| RSL | 1,388 | 6.6 | 941 | 4.6 |
| all tenures | 21,140 | 100.0 | 20,335 | 100.0 |
| dwelling based data | number (000s) | % within tenure | number (000s) | % within tenure |
| non decent | | | | |
| owner occupied | 4,336 | 29.4 | 5,843 | 42.0 |
| private rented | 1,083 | 49.4 | 1,263 | 63.2 |
| local authority | 1,191 | 42.7 | 1,921 | 55.4 |
| RSL | 383 | 27.6 | 353 | 37.5 |
| all tenures | 6,993 | 33.1 | 9,381 | 46.1 |
| failing thermal comfort | | | | |
| owner occupied | 3,416 | 23.1 | 4,796 | 34.4 |
| private rented | 885 | 40.4 | 1,057 | 52.9 |
| local authority | 951 | 34.1 | 1,657 | 47.8 |
| RSL | 307 | 22.1 | 315 | 33.4 |
| all tenures | 5,560 | 26.3 | 7,824 | 38.5 |
| failing disrepair | | | | |
| owner occupied | 1,182 | 8.0 | 1,472 | 10.6 |
| private rented | 375 | 17.1 | 508 | 25.4 |
| local authority | 245 | 8.8 | 326 | 9.4 |
| RSL | 69 | 5.0 | 56 | 5.9 |
| all tenures | 1,870 | 8.8 | 2,362 | 11.6 |
| failing fitness | | | | |
| owner occupied | 468 | 3.2 | 834 | 6.0 |
| private rented | 238 | 10.9 | 337 | 16.9 |
| local authority | 132 | 4.7 | 252 | 7.3 |
| RSL | 47 | 3.4 | 49 | 5.2 |
| all tenures | 885 | 4.2 | 1,472 | 7.2 |
| failing modernisation | | | | |
| owner occupied | 216 | 1.5 | 343 | 2.5 |
| private rented | 94 | 4.3 | 165 | 8.3 |
| local authority | 160 | 5.7 | 211 | 6.1 |
| RSL | 32 | 2.3 | 12 | 1.3 |
| all tenures | 502 | 2.4 | 731 | 3.6 |

2001 1996

% of dwellings with:

| | | |
|------------------------------|----|----|
| central/program heating | 94 | 88 |
| double glazing | 76 | 59 |
| use of garage | 42 | 43 |
| second WC | 35 | 31 |
| smoke detectors ¹ | 72 | 70 |
| secure windows and doors | 53 | 30 |

average SAP rating

| | | |
|-----------------|----|----|
| owner occupied | 50 | 44 |
| private rented | 45 | 36 |
| local authority | 54 | 44 |
| RSL | 60 | 48 |
| all tenures | 51 | 44 |

note: (1) figures for households only

Further information

Further copies of this [Key facts](#) document, Product code: 03HD01501, are available from the ODPM web site or from the ODPM Publications Centre (see below).

ODPM web site:
www.odpm.gov.uk/housing/

Further information on the results from the EHCS 2001 is available in:

[English House Condition Survey 2001](#) (main report), ISBN 1 85112 655 4, £40

[English House Condition Survey 2001 – Regional report](#), ISBN 1 85112 656 2, £32

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[English House Condition Survey 2001 – Supporting tables](#)

A set of background tables that provide a key statistical reference document and underpin the results printed in the survey report. Available as a web document or photocopy on request from ehcs@odpm.gov.uk



building the picture

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