

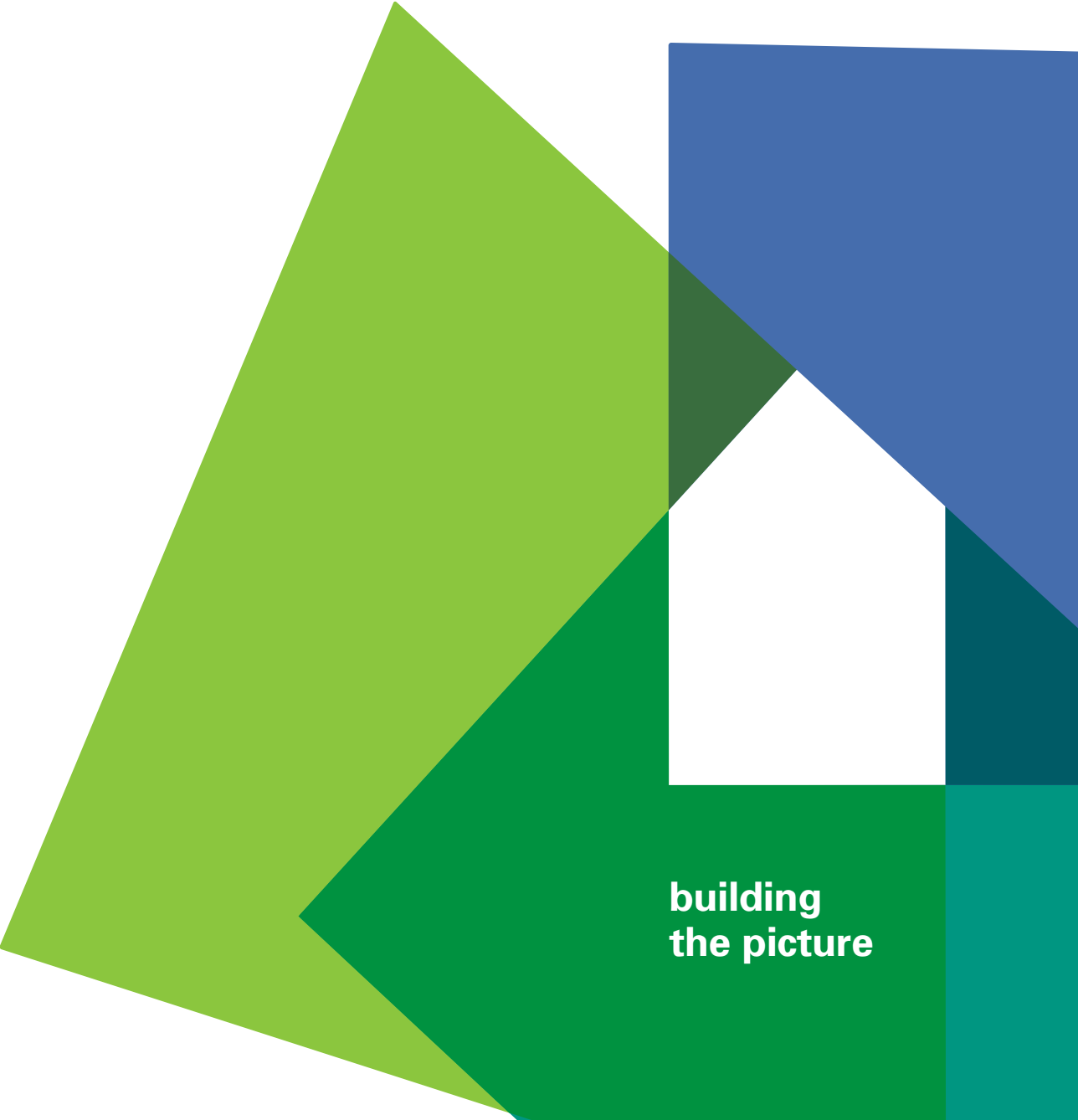


OFFICE OF THE
DEPUTY PRIME MINISTER

English House Condition Survey

2001

Regional Report



**building
the picture**



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Regional Report

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IISBN 1 85112 655 2

Printed in Great Britain on material containing 75% post-consumer waste and 25% ECF pulp.

July 2003

Product Code no. 03HD01522

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Part One: Regional Analysis

Chapter 1

Introduction

1.1 Introduction and purpose of the report

This report presents regional findings from the 2001 English House Condition Survey (EHCS) for the nine regions associated with the Government Offices for the Regions. The report consists of two parts. Part One presents the analysis of the key EHCS variables. These include the physical characteristics of dwellings, 'decent homes', occupancy, energy efficiency and neighbourhood characteristics. It reviews the extent to which regions differ from each other on key housing and neighbourhood indicators and how they differ from the picture nationally.

Part Two consists of regional profiles which outline the main housing characteristics of each region and present key data tables in which regional and national estimates are compared.

1.2 The 2001 English House Condition Survey

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 monitor the changing conditions of the housing stock and to measure work being undertaken to the stock¹.

The survey has three separate, but linked main components²:

- i. **Interview survey:** interviews with householders to determine their characteristics (including financial circumstances), attitudes to their homes, repair and improvement work undertaken and heating arrangements;
- ii. **Physical survey:** a survey of dwellings to provide a description of the stock and its present condition;
- iii. **Market value survey:** a survey of current market values.

The main EHCS 2001 Report gives information on:

- > the housing stock in terms of its composition, ownership, condition and the range and quality of facilities and services that it provides and how this has changed since 1996;
- > the profile of household groups who are most likely to live in non decent homes and non decent places;
- > the relationship between housing conditions and the circumstances of different household groups.

Fieldwork was conducted in 2001. Valid information from the interview survey was obtained for 26,300 addresses (of which 1,600 were vacant). The other surveys (physical and market value) were sub-samples of these. The combined sample for the interview and physical survey covered 17,500 of these dwellings, 17,000 occupied and 500 vacant. Market values were achieved for all of the combined sample dwellings. Full details on how the survey was conducted and analysed is available in the main EHCS 2001 Report.

1.3 Interpreting and using the data

Results in this report are based on two populations: all dwellings (occupied and vacant) and occupied dwellings only. The base population is generally all dwellings. Where the base is occupied dwellings only, this is indicated on the table.

Tables usually provide data for all tenures and/or separate data for private sector dwellings (owner-occupied and privately rented) and social housing dwellings (local authority and registered social landlord [RSL]). Analysis in the report usually focuses on either 'all tenures' or the difference between private sector and social housing dwellings. Because the private sector accounts for a large proportion of the national housing stock, patterns found in the analysis of all tenures regardless of tenure tend to be reflected in the analysis of the data for private sector housing.

¹ The survey will, in future, be run on a continuous basis.

² The EHCS also includes a survey of private landlords which will be reported on separately.

Sample surveys can only provide an *estimate* of the true numbers, proportions or averages of the whole population from which the sample is taken. Survey estimates in this report are usually presented alongside confidence intervals which show the range within which the true population proportion or mean is likely to fall and the probability of it falling within the range. The level used is 95%, meaning that there is a one in twenty possibility that the true figure lies outside the range. In the tables the confidence interval is expressed either as a range for which the demarcating figures are given (lowest and highest) or as the percentage which lies on either side of the survey estimate (proportion +/-).

Regional estimates are described as higher or lower than the national estimate where there is no overlap between the regional and national confidence interval bands and where the estimate is higher or lower respectively than the national estimate. Where the confidence interval bands for regional estimates do overlap with the confidence interval band for the national estimate (or with other regional confidence interval bands) it is possible that the true population figures (e.g. for the region and England as a whole) may coincide. In these cases it would be misleading to conclude that the regional population is different from the national population (or from another regional population).

Where a greater degree of accuracy and continuity over time is required (for example, in the case of progress towards meeting the Decent Homes Standard), an alternative method of producing estimates using modelling techniques has been used. This approach generates estimates by looking at the trends over time provided by the 1991, 1996 and 2001 English House Condition Surveys (see also Appendix 4).

1.4 Other sources of regional housing data

The Survey of English Housing and the 2001 Census provide a wide range of regional, and, in the case of the Census, sub-regional data on households and housing. The Survey of English Housing is a continuous survey and draws on interviews with some 20,000 households annually. Broadly, the survey covers trends in tenure and cross-tenure issues, new and recently-moving households, owner-occupiers, private renters, social renters, households in the most deprived wards, attitudes towards local area and satisfaction with landlord. 'Live' tables for 2001/02 are available on the ODPM website at <http://www.odpm.gov.uk/housing/>.

The ODPM has also published in its Housing Statistics Summary series 'Housing and Households: 2001 Census and other Sources'. This provides census information on household size and composition, rooms and occupancy, vacant and second homes, accommodation type, tenure, amenities and heating and floor level. It also describes the housing issues covered and availability of regional data from other large-scale government surveys (Labour Force Survey, General Household Survey, Family Resources Survey). The above publication is also available from the ODPM's website at <http://www.odpm.gov.uk/housing/>.

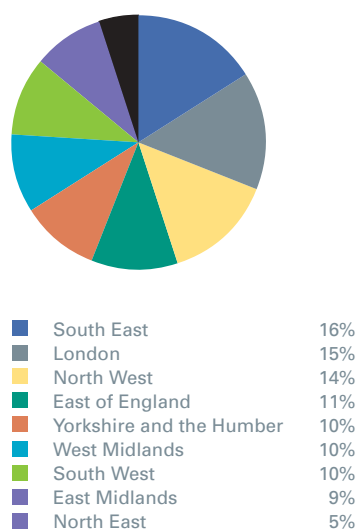
2.1 Regional housing stock

There were 21.1 million dwellings in England in 2001. The South East region has the largest stock with about 3.4 million dwellings (16%). London and the North West regions also have large housing stocks with 3.1 and 2.9 million dwellings (15 and 14%) respectively. The North East has the smallest housing stock of all the regions with only 1 million dwellings and accounts for only 5% of the national housing stock (see Table 1 and Figure 1).

Table 1: Regional housing stock, 2001

	n ('000s)	%
North East	1,074	5
North West	2,919	14
Yorkshire and the Humber	2,207	10
East Midlands	1,841	9
West Midlands	2,151	10
East of England	2,327	11
London	3,076	15
South East	3,428	16
South West	2,119	10
England	21,140	100

Figure 1 Distribution of national housing stock by region, 2001

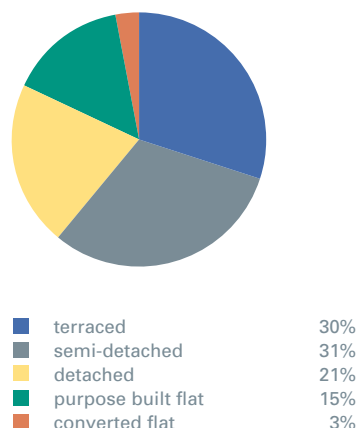


2.2 Regional differences in dwelling type³

Nationally just over half (52%) of the dwelling stock consists of detached and semi-detached dwellings (see Figure 2). Terraced housing accounts for some 30% of the national housing stock. Almost one in five dwellings are flats (18%) with most of these being purpose-built.

³ There are small differences in the numbers and proportions of dwelling types between this report and the main EHCS report ('English House Condition Survey, 2001'). This is because the regional EHCS report uses a different classification of dwelling type with a more limited set of categories.

Figure 2 National distribution of dwelling types, all tenures, 2001



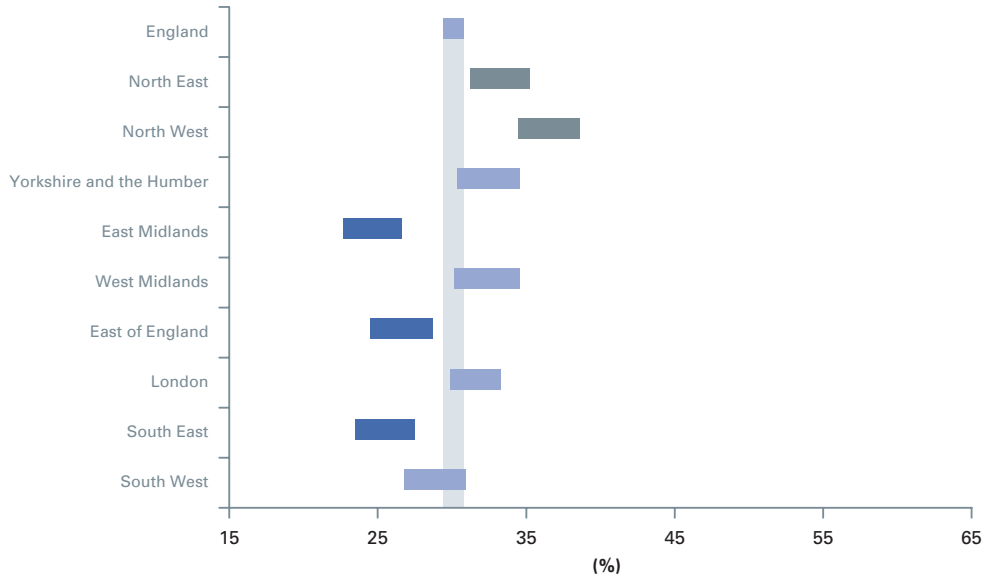
Terraced housing is a significant feature of the dwelling stock of most regions (see Table 2). Regional estimates range from 24% in the East Midlands to 36% in the North West. Figure 3 shows that the proportions of terraced housing in the East of England, South East and East Midlands can be considered low in relation to the proportion nationally. In the North West and North East terraced housing is more common than in England as a whole. All other regions can be said to have proportions of terraced housing broadly similar to the national average.

Table 2: Dwelling types by region, 2001

	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Terraced	352	32.8	2.0	1,053	36.1	2.1	706	32.0	2.1	446	24.2	2.0	686	31.9	2.2
Semi-detached	445	41.4	2.1	1,058	36.3	2.1	823	37.3	2.2	640	34.8	2.2	751	34.9	2.3
Detached	130	12.1	1.4	430	14.7	1.5	400	18.1	1.7	591	32.1	2.2	405	18.8	1.9
Purpose-built flat	125	11.7	1.4	312	10.7	1.3	235	10.7	1.4	151	8.2	1.3	274	12.7	1.6
Converted flat	22	2.1	0.6	65	2.2	0.6	42	1.9	0.6	13	0.7	0.4	35	1.6	0.6
<i>Total</i>	<i>1,074</i>	<i>100</i>		<i>2,919</i>	<i>100</i>		<i>2,207</i>	<i>100</i>		<i>1,841</i>	<i>100</i>		<i>2,151</i>	<i>100</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Terraced	609	26.2	2.1	958	31.2	1.7	858	25.0	2.0	602	28.4	2.1	6,270	29.7	0.7
Semi-detached	716	30.8	2.2	537	17.5	1.4	953	27.8	2.1	596	28.1	2.1	6,520	30.8	0.7
Detached	657	28.2	2.2	164	5.3	0.8	995	29.0	2.1	624	29.5	2.1	4,396	20.8	0.6
Purpose-built flat	307	13.2	1.6	1,140	37.1	1.8	499	14.5	1.6	220	10.4	1.4	3,264	15.4	0.5
Converted flat	38	1.6	0.6	276	9.0	1.1	123	3.6	0.9	76	3.6	0.9	691	3.3	0.3
<i>Total</i>	<i>2,327</i>	<i>100</i>		<i>3,076</i>	<i>100</i>		<i>3,428</i>	<i>100</i>		<i>2,119</i>	<i>100</i>		<i>21,140</i>	<i>100</i>	

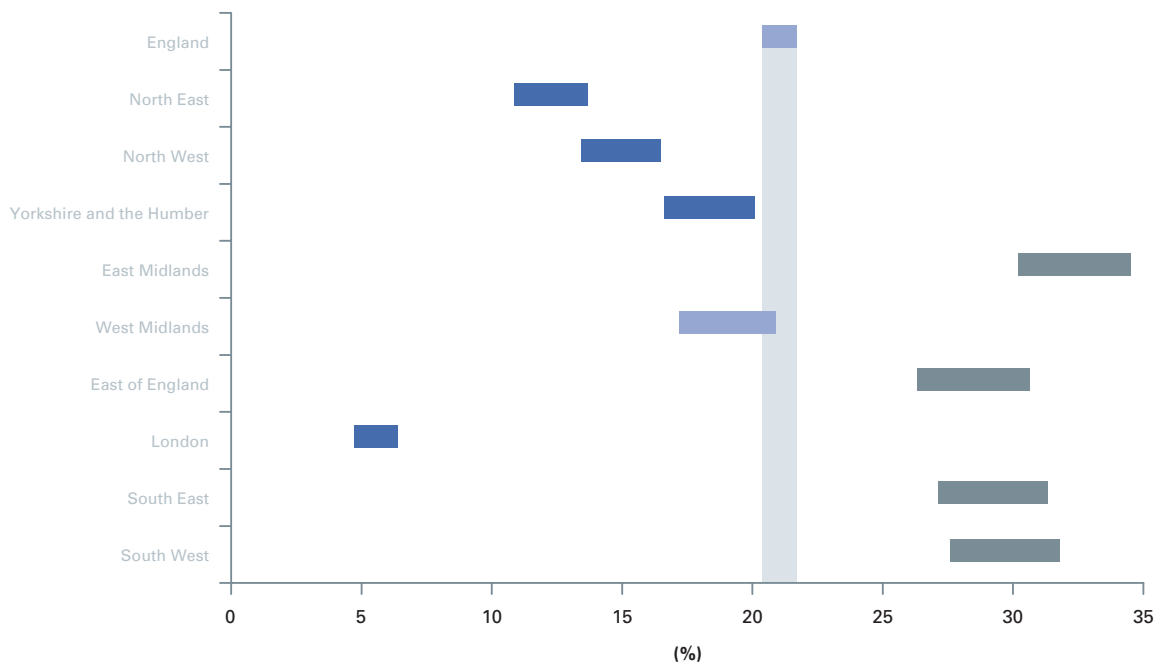
Base: all dwellings (occupied and vacant)

**Figure 3 Terraced housing as a proportion (%) of regional dwelling stock, 2001
Expressed as 95% confidence interval band**



Detached housing accounts for between approximately one fifth of the dwelling stock nationally and ranges from 5% in London to 32% in the East Midlands. In London and the three most northerly regions (North East, North West and Yorkshire and the Humber) the proportions of detached housing are lower than the proportion for England as a whole whereas in the East of England, East Midlands, South East and South West they are higher (see Figure 4).

**Figure 4 Detached housing as a proportion (%) of regional dwelling stock, 2001
Expressed as 95% confidence interval band**



Nationally flats account for almost one in five dwellings but the distribution of flats between regions is not even with more than a third (35%) of the national stock of flats located in London (see Figure 5). Regional proportions range from less than one in ten dwellings in the East Midlands (9%) to nearly half all dwellings in London (46%). In all regions, with the exception of the South East and London, the proportion of flats is lower than it is nationally (see Figure 6). In the South East flats represent a similar proportion of the regional housing stock as they do for England as a whole whereas in London the proportion is substantially higher.

Figure 5 Regional shares of the national stock of flats, 2001

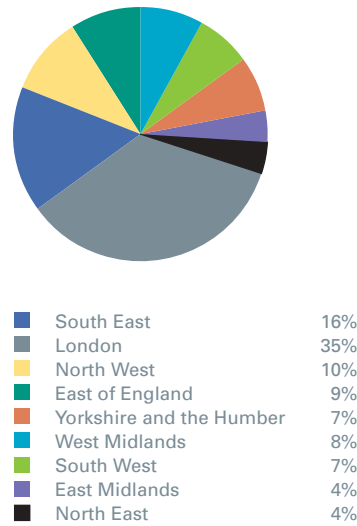
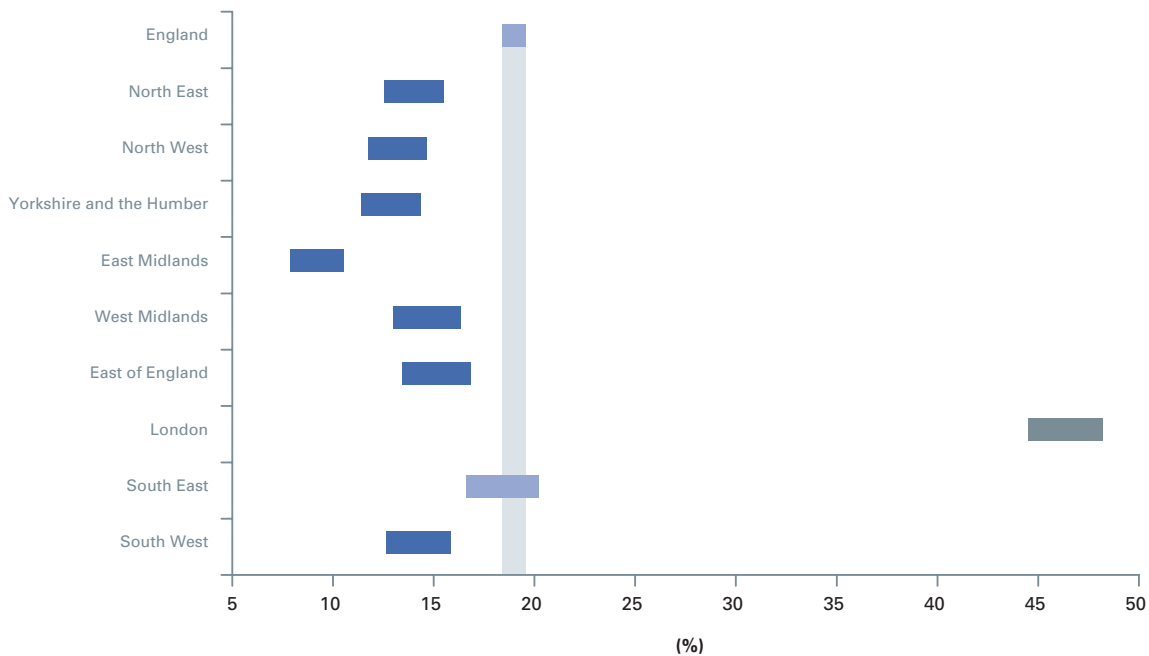


Figure 6 Flats as a proportion (%) of regional dwelling stock, 2001
Expressed as 95% confidence interval band



2.3 Sectoral differences in dwelling type (houses and flats) across regions

Nationally there are clear differences between the dwelling profile of the private sector (owner-occupied and privately rented dwellings) and social housing (local authority and RSL owned dwellings). In the private sector houses are the predominant dwelling type with flats accounting for only twelve per cent of private sector dwellings (see Table 3). In contrast, in the social housing sector only just over half of all dwellings are houses (56%).

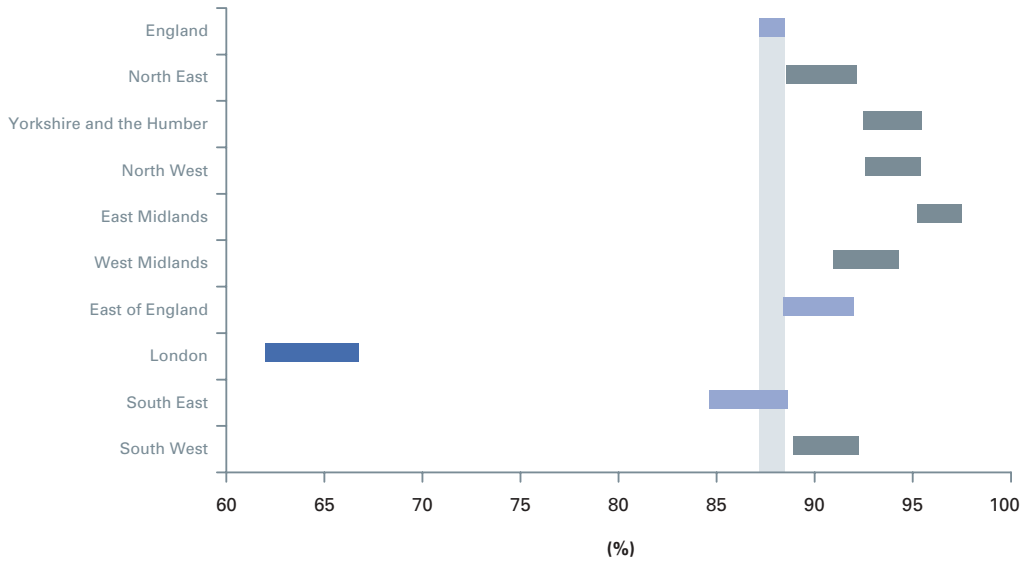
Table 3: Dwelling type (houses/flats) by sector and region, 2001

	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
Private sector	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
House	710	90.1	1.8	2,144	93.8	1.4	1,614	93.7	1.5	1,450	96.1	1.1	1,530	92.4	1.7
Flat	78	9.9	1.8	143	6.2	1.4	108	6.3	1.5	59	3.9	1.1	127	7.6	1.7
<i>Total</i>	<i>788</i>	<i>100</i>		<i>2,287</i>	<i>100</i>		<i>1,723</i>	<i>100</i>		<i>1,509</i>	<i>100</i>		<i>1,657</i>	<i>100.0</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
House	1,745	89.9	1.8	1,461	64.1	2.4	2,564	86.5	2.0	1,641	90.3	1.7	14,858	87.6	0.6
Flat	195	10.1	1.8	817	35.9	2.4	401	13.5	2.0	176	9.7	1.7	2,104	12.4	0.6
<i>Total</i>	<i>1,940</i>	<i>100</i>		<i>2,278</i>	<i>100</i>		<i>2,965</i>	<i>100</i>		<i>1,817</i>	<i>100</i>		<i>16,963</i>	<i>100</i>	
	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
Social Housing	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
House	217	75.8	2.7	397	62.9	3.1	315	65.1	3.2	227	68.2	3.5	312	63.1	3.5
Flat	69	24.2	2.7	235	37.1	3.1	169	34.9	3.2	106	31.8	3.5	182	36.9	3.5
<i>Total</i>	<i>287</i>	<i>100</i>		<i>632</i>	<i>100</i>		<i>484</i>	<i>100</i>		<i>332</i>	<i>100</i>		<i>494</i>	<i>100.0</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
House	237	61.3	4.0	198	24.8	2.4	241	52.2	3.8	182	60.2	4.0	2,327	55.7	1.1
Flat	150	38.7	4.0	600	75.2	2.4	221	47.8	3.8	120	39.8	4.0	1,851	44.3	1.1
<i>Total</i>	<i>387</i>	<i>100</i>		<i>798</i>	<i>100</i>		<i>462</i>	<i>100</i>		<i>302</i>	<i>100</i>		<i>4,178</i>	<i>100</i>	

Base: all dwellings (occupied and vacant)

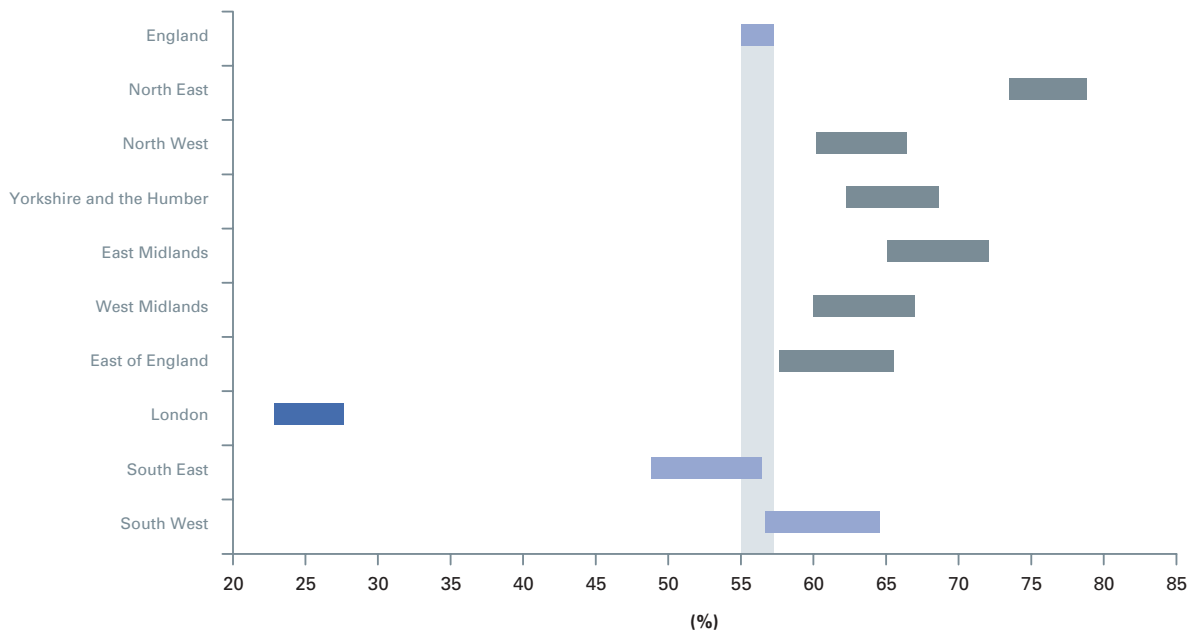
Figure 7 shows the extent to which the proportion of houses in the private sector dwelling stock differs by region and illustrates how different the London private sector housing stock is in comparison to the rest of the country. Whilst in London houses form a much lower proportion of the private sector dwelling stock than nationally, proportions in the South East and East of England are similar to the national average. In all other regions proportions of houses in the private sector dwelling stock are higher than nationally.

**Figure 7 Houses as a proportion of regional private sector dwelling stock, 2001
Expressed as 95% confidence interval band**



In the social housing sector there is a much greater difference between regions in the proportion of dwellings which are houses. Houses only account for some one in four social sector dwellings in London (see Table 3) compared to three in four dwellings in the North East. Figure 8 shows that the proportion of houses in the social housing sector in the South West and South East is close to the proportion for England as a whole whilst that of London was far below it. The regions where houses are a clearly higher proportion of the social housing stock than they are nationally are the northern regions (North East, North West and Yorkshire and the Humber), the two Midland regions and the East of England.

**Figure 8 Houses as a proportion of regional social housing dwelling stock, 2001
Expressed as 95% confidence interval band**



Chapter 3

Age of dwellings

3.1 Age profiles of regional housing stocks

Nationally nearly two in every five dwellings (39%) were constructed prior to 1945 (see Figure 9). Regions vary quite widely in the extent to which regional housing stocks consist of pre-1945 dwellings (see Table 4). The highest proportion is found in London where an estimated 57% of dwellings were built prior to 1945. (London contains some one in five (22%) of the national housing stock of pre-1945 dwellings.) At the other extreme, the low proportions of pre-1945 dwellings in the East of England (27%) suggest a much younger housing stock in this region.

Figure 9 Age distribution of national dwelling stock, 2001

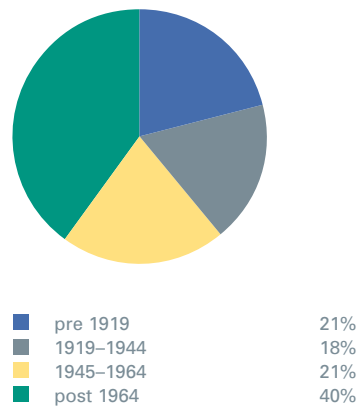


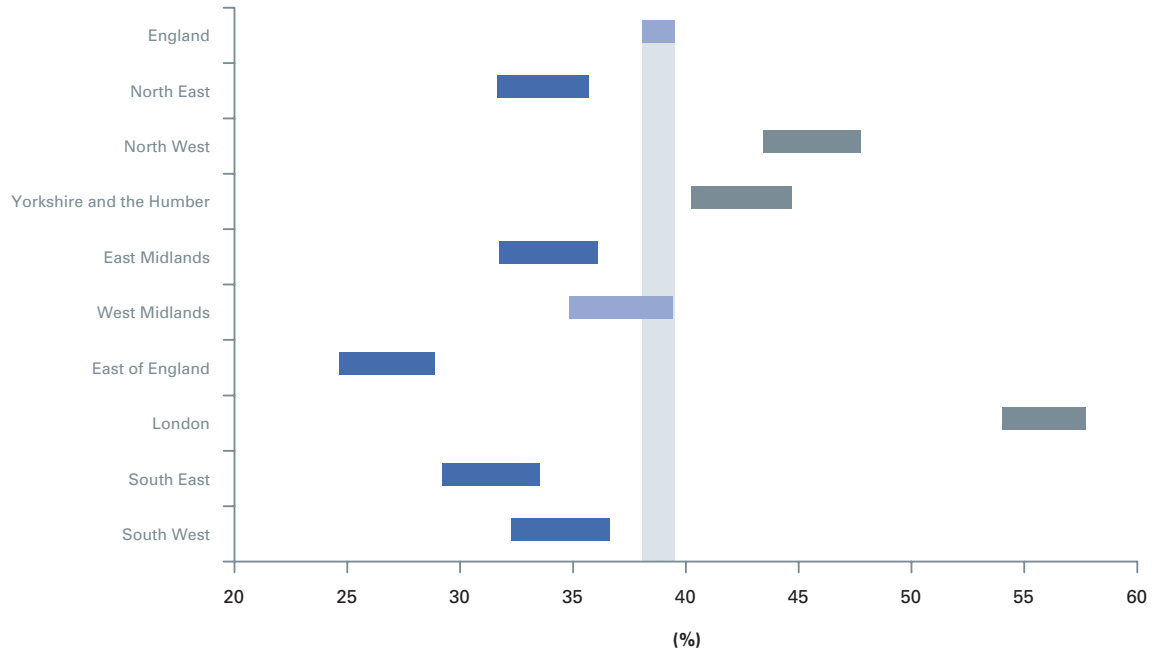
Figure 10 shows that as well as London, proportions of pre-1945 dwellings in the North West and Yorkshire and the Humber are higher than in England as a whole. The regions where proportions of pre-1945 housing are lower than the proportion in England as a whole are the South East, South West, East of England, East Midlands and the North East.

Table 4: Dwelling age (all tenures, private sector and social housing), 2001

	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
All tenures															
pre 1919	171	16.0	1.6	752	25.8	1.9	527	23.9	1.9	352	19.1	1.8	385	17.9	1.8
1919-1944	187	17.4	1.6	572	19.6	1.7	405	18.3	1.7	268	14.5	1.6	408	19.0	1.9
1945-1964	283	26.4	1.9	588	20.2	1.7	476	21.6	1.8	394	21.4	1.9	527	24.5	2.1
post 1964	432	40.2	2.1	1,007	34.5	2.1	799	36.2	2.2	827	44.9	2.3	831	38.7	2.3
<i>Total</i>	<i>1,074</i>	<i>100</i>		<i>2,919</i>	<i>100</i>		<i>2,207</i>	<i>100</i>		<i>1,841</i>	<i>100</i>		<i>2,151</i>	<i>100</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
pre 1919	343	14.8	1.7	787	25.6	1.6	612	17.9	1.8	476	22.5	1.9	4,406	20.8	0.6
1919-1944	274	11.8	1.6	924	30.0	1.7	454	13.2	1.6	248	11.7	1.5	3,739	17.7	0.6
1945-1964	507	21.8	2.0	483	15.7	1.4	793	23.1	2.0	424	20.0	1.9	4,476	21.2	0.6
post 1964	1,202	51.7	2.4	881	28.7	1.7	1,569	45.8	2.3	970	45.8	2.3	8,519	40.3	0.7
<i>Total</i>	<i>2,327</i>	<i>100</i>		<i>3,076</i>	<i>100</i>		<i>3,428</i>	<i>100</i>		<i>2,119</i>	<i>100</i>		<i>21,140</i>	<i>100</i>	
	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Private sector															
pre 1919	162	20.6	2.4	714	31.2	2.7	512	29.7	2.8	337	22.3	2.4	355	21.4	2.6
1919-1944	144	18.3	2.3	462	20.2	2.3	330	19.2	2.4	227	15.1	2.1	326	19.7	2.5
1945-1964	159	20.2	2.4	388	17.0	2.2	294	17.1	2.3	269	17.8	2.2	356	21.5	2.6
post 1964	322	40.9	2.9	722	31.6	2.7	587	34.1	2.9	676	44.8	2.9	619	37.4	3.1
<i>Total</i>	<i>788</i>	<i>100</i>		<i>2,287</i>	<i>100</i>		<i>1,723</i>	<i>100</i>		<i>1,509</i>	<i>100</i>		<i>1,657</i>	<i>100</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
pre 1919	337	17.3	2.3	675	29.6	2.3	603	20.3	2.4	464	25.6	2.5	4,158	24.5	0.8
1919-1944	241	12.4	2.0	823	36.1	2.4	416	14.0	2.0	218	12.0	1.8	3,189	18.8	0.8
1945-1964	378	19.5	2.4	289	12.7	1.7	642	21.7	2.4	326	17.9	2.2	3,102	18.3	0.7
post 1964	983	50.7	3.0	491	21.6	2.0	1,304	44.0	2.9	809	44.5	2.8	6,514	38.4	0.9
<i>Total</i>	<i>1,940</i>	<i>100</i>		<i>2,278</i>	<i>100</i>		<i>2,965</i>	<i>100</i>		<i>1,817</i>	<i>100</i>		<i>16,963</i>	<i>100</i>	
	North East			Yorkshire and the Humber			North West			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Social housing															
pre 1919	9	3.2	1.1	15	3.2	1.2	38	6.0	1.5	16	4.7	1.6	30	6.1	1.7
1919-1944	43	15.0	2.2	75	15.4	2.4	109	17.3	2.4	40	12.2	2.5	82	16.5	2.7
1945-1964	124	43.4	3.1	182	37.6	3.2	200	31.6	3.0	125	37.7	3.6	170	34.5	3.5
post 1964	110	38.4	3.0	212	43.7	3.3	285	45.1	3.2	151	45.4	3.7	212	43.0	3.6
<i>Total</i>	<i>287</i>	<i>100</i>		<i>484</i>	<i>100</i>		<i>632</i>	<i>100</i>		<i>332</i>	<i>100</i>		<i>494</i>	<i>100</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
pre 1919	7	1.8	1.1	112	14.1	1.9	9	2.0	1.1	12	3.9	1.6	248	5.9	0.5
1919-1944	32	8.3	2.2	101	12.6	1.9	37	8.1	2.1	31	10.2	2.4	550	13.2	0.8
1945-1964	129	33.3	3.8	195	24.4	2.4	150	32.5	3.6	99	32.6	3.8	1,375	32.9	1.1
post 1964	219	56.6	4.0	390	48.9	2.8	265	57.4	3.8	161	53.3	4.0	2,004	48.0	1.1
<i>Total</i>	<i>387</i>	<i>100</i>		<i>798</i>	<i>100</i>		<i>462</i>	<i>100</i>		<i>302</i>	<i>100</i>		<i>4,178</i>	<i>100</i>	

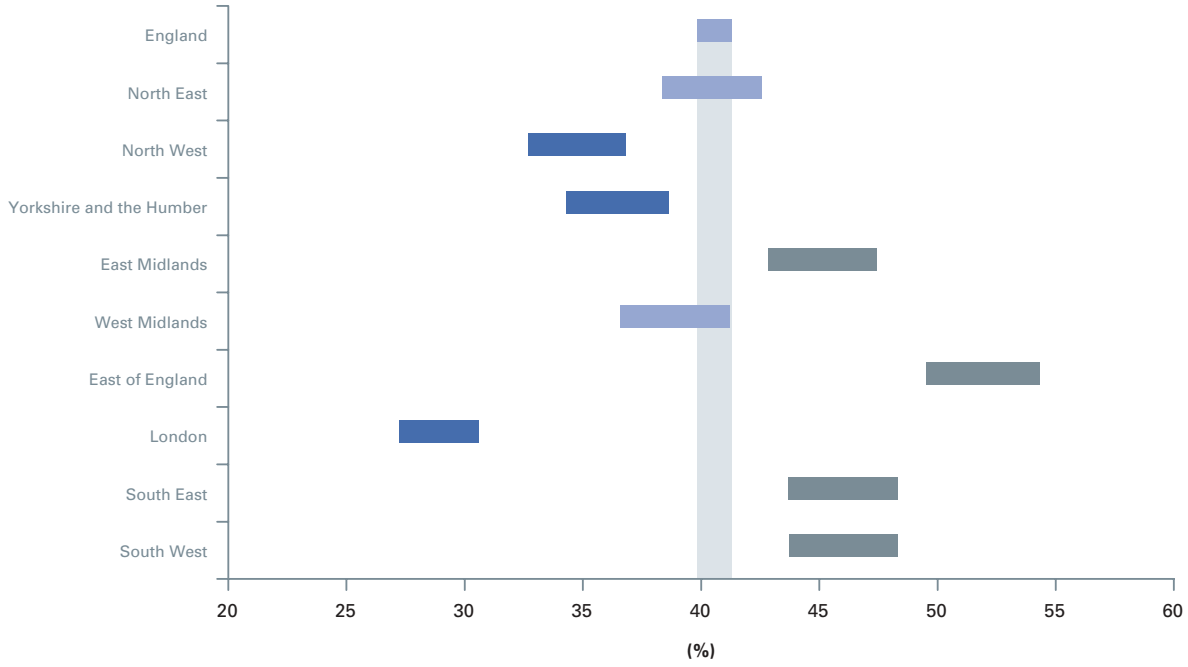
Base: all dwellings (occupied and vacant)

**Figure 10 Dwellings constructed pre-1945 as a proportion (%) of regional housing stock, 2001
Expressed as 95% confidence interval band**



Nationally dwellings built post 1964 account for an estimated two in five dwellings (40%). Strong regional contrasts were found between London, where only 29% of dwellings were built post 1964, and the East of England where more than half (52%) of the regional dwelling stock was built post 1964. Figure 11 shows that London, Yorkshire and the Humber and the North West have a lower proportion of post-1964 dwellings than England as a whole. In the South East, East of England, East Midlands and the South West dwellings built post 1964 accounted for a higher proportion of stock than nationally.

**Figure 11 Dwellings constructed post-1964 as a proportion (%) of regional housing stock, 2001
Expressed as 95% confidence interval band**



3.2 The regional age profile of social housing

Nationally social housing has a much younger age profile than the housing stock as a whole. Only approximately one in five dwellings (19%) were built before 1945 and nearly half (48%) were built post 1964 (see Figure 12).

Figure 12 Age profile of national social housing stock, 2001

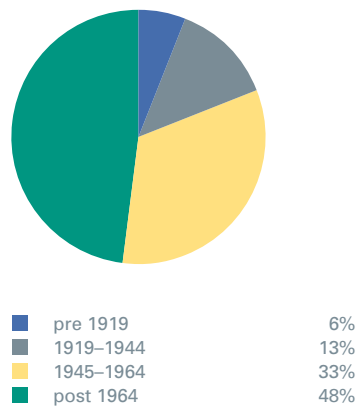
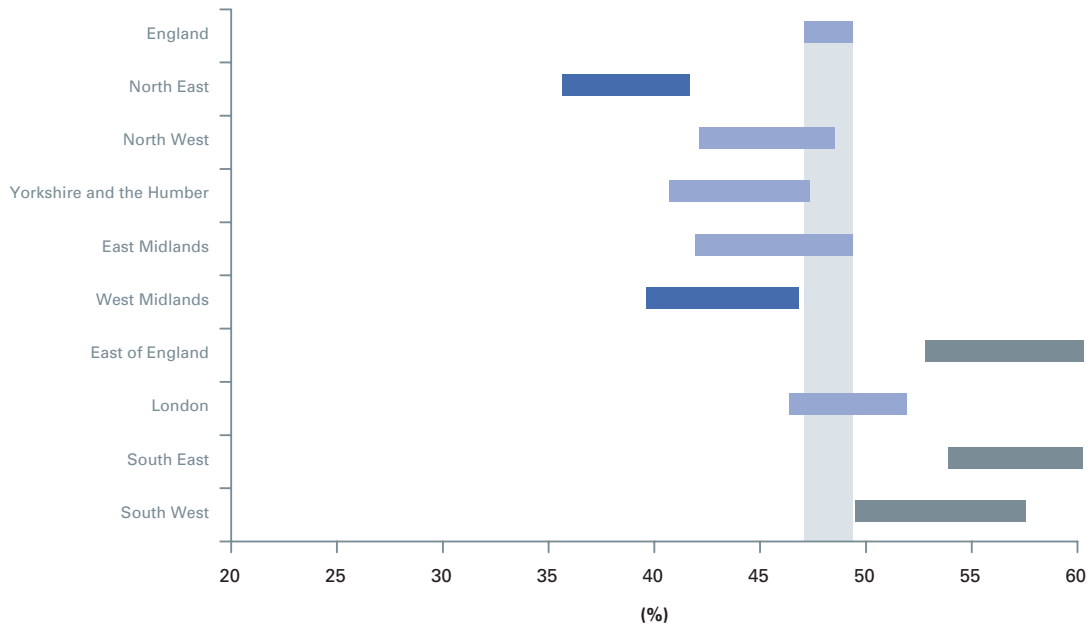


Figure 13 shows that the estimates for the proportion of social housing dwellings built post 1964 for four of the nine regions (London, East of England Midlands, North West and Yorkshire and the Humber) are likely to be close to the proportion for England as a whole. In the South East, East of England and South West, however, post-1964 social housing accounts for a higher proportion of the regional social housing stock than in England as a whole. In the North East and West Midlands the proportion is lower than nationally.

**Figure 13 Dwellings constructed post-1964 as a proportion (%) of regional social housing stock, 2001
Expressed as 95% confidence interval band**



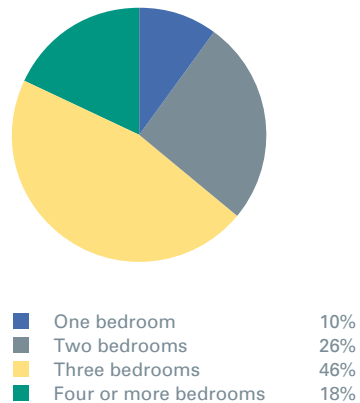
Chapter 4

Dwelling size

4.1 Dwelling size in England

Dwelling size can be measured in two ways: the number of bedrooms the dwelling has and the dwelling's floor space in square metres. Using the number of bedrooms, Figure 14 shows that smaller dwellings with two or less bedrooms account for approximately a third of the national dwelling stock with one bedroom dwellings accounting for only one in ten. Nearly two-thirds of dwellings nationally have three or more bedrooms. The average dwelling size in England is 86 square metres (see Table 5).

Figure 14 Dwelling size (number of bedrooms) of the national housing stock, 2001



4.2 Regional differences in dwelling size – all tenures

Table 5, which shows the proportions of dwellings in each region with one, two, three and four or more bedrooms, suggests that there are some regional differences in dwelling size. London has the highest proportion of one bedroom dwellings – proportionally twice as many as many of the other regions. Nearly a quarter of dwellings in the South East have four or more bedrooms compared to only 12% in the North East.

Table 6 compares regional stock profiles by looking only at variations in the proportion of small (one and two bedroom dwellings) and large dwellings (those with three or more bedrooms). Figure 15 shows that the only regions where larger dwellings account for a higher proportion of stock than they do nationally are the West and East Midlands. The North East and London have proportions of larger dwellings which are lower than the proportion for England as a whole.

Table 5: Dwelling size (number of bedrooms) by region (all tenures, private sector and social housing), 2001

	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
All tenures	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
One bedroom	83	8.0	1.2	275	9.8	1.3	188	8.9	1.3	130	7.3	1.2	181	8.7	1.4
Two bedrooms	340	32.8	2.1	752	26.9	2.0	564	26.7	2.1	448	25.2	2.1	475	22.8	2.0
Three bedrooms	484	46.7	2.2	1,349	48.3	2.2	1,024	48.5	2.3	888	49.8	2.4	1,093	52.4	2.4
Four or more	129	12.4	1.5	416	14.9	1.6	337	16.0	1.7	316	17.7	1.8	336	16.1	1.8
<i>Total</i>	<i>1,037</i>	<i>100</i>		<i>2,792</i>	<i>100</i>		<i>2,113</i>	<i>100</i>		<i>1,783</i>	<i>100</i>		<i>2,085</i>	<i>100</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
One bedroom	205	9.0	1.4	497	16.7	1.4	360	10.8	1.5	159	7.7	1.3	2,077	10.2	0.5
Two bedrooms	579	25.4	2.1	871	29.2	1.7	790	23.7	2.0	584	28.4	2.1	5,403	26.4	0.7
Three bedrooms	1,039	45.7	2.4	1,148	38.5	1.8	1,413	42.4	2.3	914	44.4	2.3	9,353	45.7	0.8
Four or more	453	19.9	2.0	464	15.6	1.4	771	23.1	2.0	401	19.5	1.9	3,624	17.7	0.6
<i>Total</i>	<i>2,276</i>	<i>100</i>		<i>2,980</i>	<i>100</i>		<i>3,335</i>	<i>100</i>		<i>2,057</i>	<i>100</i>		<i>20,457</i>	<i>100</i>	
	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
Private sector	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
One bedroom	22	2.9	1.0	105	4.8	1.3	67	4.0	1.2	44	3.0	1.0	70	4.3	1.3
Two bedrooms	243	31.8	2.8	558	25.5	2.6	428	25.8	2.7	358	24.4	2.6	324	20.1	2.6
Three bedrooms	379	49.6	3.0	1,136	51.8	3.0	845	51.0	3.1	754	51.5	3.0	898	55.6	3.2
Four or more	120	15.7	2.2	393	17.9	2.3	316	19.1	2.4	309	21.1	2.4	322	20.0	2.6
<i>Total</i>	<i>764</i>	<i>100</i>		<i>2,192</i>	<i>100</i>		<i>1,656</i>	<i>100</i>		<i>1,464</i>	<i>100</i>		<i>1,615</i>	<i>100</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
One bedroom	105	5.5	1.4	279	12.7	1.7	223	7.7	1.6	84	4.8	1.2	999	6.1	0.5
Two bedrooms	433	22.8	2.6	591	26.8	2.3	631	21.8	2.5	472	26.7	2.5	4,038	24.5	0.8
Three bedrooms	921	48.6	3.0	922	41.8	2.5	1,277	44.2	3.0	816	46.2	2.9	7,948	48.3	1.0
Four or more	437	23.1	2.6	412	18.7	2.0	759	26.3	2.6	395	22.4	2.4	3,463	21.1	0.8
<i>Total</i>	<i>1,896</i>	<i>100</i>		<i>2,204</i>	<i>100</i>		<i>2,890</i>	<i>100</i>		<i>1,768</i>	<i>100</i>		<i>16,448</i>	<i>100</i>	
	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
Social housing	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
One bedroom	61	22.3	2.7	169	28.2	3.0	121	26.5	3.1	86	27.0	3.4	111	23.5	3.2
Two bedrooms	98	35.8	3.1	194	32.3	3.1	136	29.8	3.2	90	28.4	3.5	150	32.0	3.5
Three bedrooms	105	38.6	3.1	213	35.5	3.2	179	39.2	3.4	134	42.2	3.8	195	41.6	3.7
Four or more	9	3.3	1.2	24	3.9	1.3	21	4.6	1.5	8	2.4	1.2	14	3.0	1.3
<i>Total</i>	<i>273</i>	<i>100</i>		<i>600</i>	<i>100</i>		<i>458</i>	<i>100</i>		<i>319</i>	<i>100</i>		<i>470</i>	<i>100</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
One bedroom	100	26.3	3.6	218	28.1	2.6	138	30.9	3.6	74	25.7	3.6	1,078	26.9	1.0
Two bedrooms	146	38.4	4.0	280	36.1	2.7	159	35.8	3.7	112	38.6	4.0	1,366	34.1	1.1
Three bedrooms	118	31.1	3.8	225	29.0	2.6	136	30.6	3.6	97	33.6	3.9	1,404	35.0	1.1
Four or more	16	4.1	1.6	52	6.7	1.4	12	2.7	1.2	6	2.0	1.2	161	4.0	0.5
<i>Total</i>	<i>379</i>	<i>100</i>		<i>776</i>	<i>100</i>		<i>445</i>	<i>100</i>		<i>289</i>	<i>100</i>		<i>4,009</i>	<i>100</i>	

Base: occupied dwellings only

Table 6: Large and small dwellings (number of bedrooms) by region (all tenures, private sector and social housing), 2001

	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
All tenures															
Two or less	424	40.9	2.2	1,027	36.8	2.1	752	35.6	2.2	578	32.4	2.2	655	31.4	2.3
Three or more	613	59.1	2.2	1,765	63.2	2.1	1,362	64.4	2.2	1,204	67.6	2.2	1,429	68.6	2.3
<i>Total</i>	<i>1,037</i>	<i>100</i>		<i>2,792</i>	<i>100</i>		<i>2,113</i>	<i>100</i>		<i>1,783</i>	<i>100</i>		<i>2,085</i>	<i>100.0</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Two or less	784	34.4	2.3	1,368	45.9	1.9	1,150	34.5	2.3	742	36.1	2.3	7,481	36.6	0.7
Three or more	1,492	65.6	2.3	1,612	54.1	1.9	2,185	65.5	2.3	1,315	63.9	2.3	12,977	63.4	0.7
<i>Total</i>	<i>2,276</i>	<i>100</i>		<i>2,980</i>	<i>100</i>		<i>3,335</i>	<i>100</i>		<i>2,057</i>	<i>100</i>		<i>20,457</i>	<i>100</i>	
	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Private sector															
Two or less	265	34.7	2.9	664	30.3	2.8	494	29.9	2.9	402	27.4	2.7	394	24.4	2.8
Three or more	499	65.3	2.9	1,528	69.7	2.8	1,161	70.1	2.9	1,062	72.6	2.7	1,220	75.6	2.8
<i>Total</i>	<i>764</i>	<i>100</i>		<i>2,192</i>	<i>100</i>		<i>1,656</i>	<i>100</i>		<i>1,464</i>	<i>100</i>		<i>1,615</i>	<i>100.0</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Two or less	538	28.4	2.7	870	39.5	2.5	853	29.5	2.7	556	31.5	2.7	5,036	30.6	0.9
Three or more	1,358	71.6	2.7	1,335	60.5	2.5	2,037	70.5	2.7	1,212	68.5	2.7	11,412	69.4	0.9
<i>Total</i>	<i>1,896</i>	<i>100</i>		<i>2,204</i>	<i>100</i>		<i>2,890</i>	<i>100</i>		<i>1,768</i>	<i>100</i>		<i>16,448</i>	<i>100</i>	
	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Social housing															
Two or less	158	58.0	2.2	363	60.5	2.2	257	56.2	2.3	176	55.4	2.4	261	55.4	2.4
Three or more	115	42.0	2.2	237	39.5	2.2	201	43.8	2.3	142	44.6	2.4	210	44.6	2.4
<i>Total</i>	<i>273</i>	<i>100</i>		<i>600</i>	<i>100</i>		<i>458</i>	<i>100</i>		<i>319</i>	<i>100</i>		<i>470</i>	<i>100.0</i>	
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Two or less	245	64.7	2.3	498	64.2	1.8	297	66.7	2.2	186	64.3	2.3	2,442	60.9	0.7
Three or more	134	35.3	2.3	278	35.8	1.8	148	33.3	2.2	103	35.7	2.3	1,568	39.1	0.7
<i>Total</i>	<i>379</i>	<i>100</i>		<i>776</i>	<i>100</i>		<i>445</i>	<i>100</i>		<i>289</i>	<i>100</i>		<i>4,009</i>	<i>100</i>	

Base: occupied dwellings only

Table 7: Average floorspace (square metres) by region (all tenures, private sector and social housing), 2001

	All dwellings		Private sector dwellings		Social housing dwellings	
	mean	sample error	mean	sample error	mean	sample error
North East	82.9	1.8	88.6	2.8	67.2	1.7
North West	83.5	1.8	89.0	2.5	63.4	1.6
Yorkshire and the Humber	83.2	1.9	88.7	2.8	63.7	1.7
East Midlands	91.6	2.5	96.9	3.2	67.4	3.8
West Midlands	83.2	1.9	88.3	2.6	66.3	2.1
East of England	86.8	2.1	91.3	2.6	64.1	2.4
London	80.4	2.2	86.2	3.1	63.9	2.0
South East	94.8	3.1	99.3	4.0	65.7	3.5
South West	93.4	2.6	98.0	3.3	65.5	1.9
England	86.8	0.8	92.2	1.0	64.9	0.8

Looking instead at the average floor space of dwellings as an indicator of dwelling size (see Table 7), it is clear that the estimates for the regions range quite widely between London with 80 square metres and the South East, where the average dwelling is some 15 square metres larger. Figures 15 and 16 suggest that in most regions the proportions of small and large dwellings are reflected in the average floor space. The North East and London, for example, both have lower than average proportions of larger dwellings and lower average floor space per dwelling than the national average. At the other end of the spectrum, the East Midlands not only has a higher proportion of larger dwellings but average floor space per dwelling is also higher than the average for England as a whole.

The West Midlands, however, has a high proportion of dwellings with three or more bedrooms but lower than average floor space per dwelling. This apparent disparity can probably be explained by regional differences in dwelling type (higher than average proportions of small terraced housing and purpose-built high-rise flats).

Figure 15 Dwellings with three or more bedrooms as a proportion (%) of regional housing stock, 2001
Expressed as 95% confidence interval band

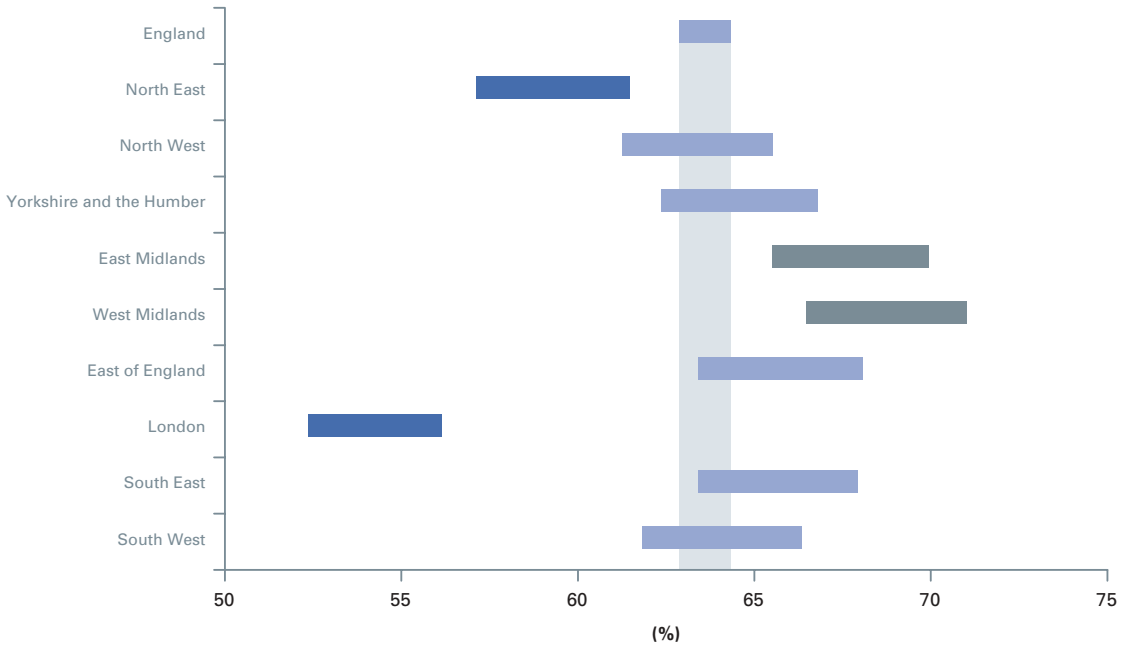


Figure 16 Average floorspace of dwellings (square metres) by region, 2001
Expressed as 95% confidence interval band

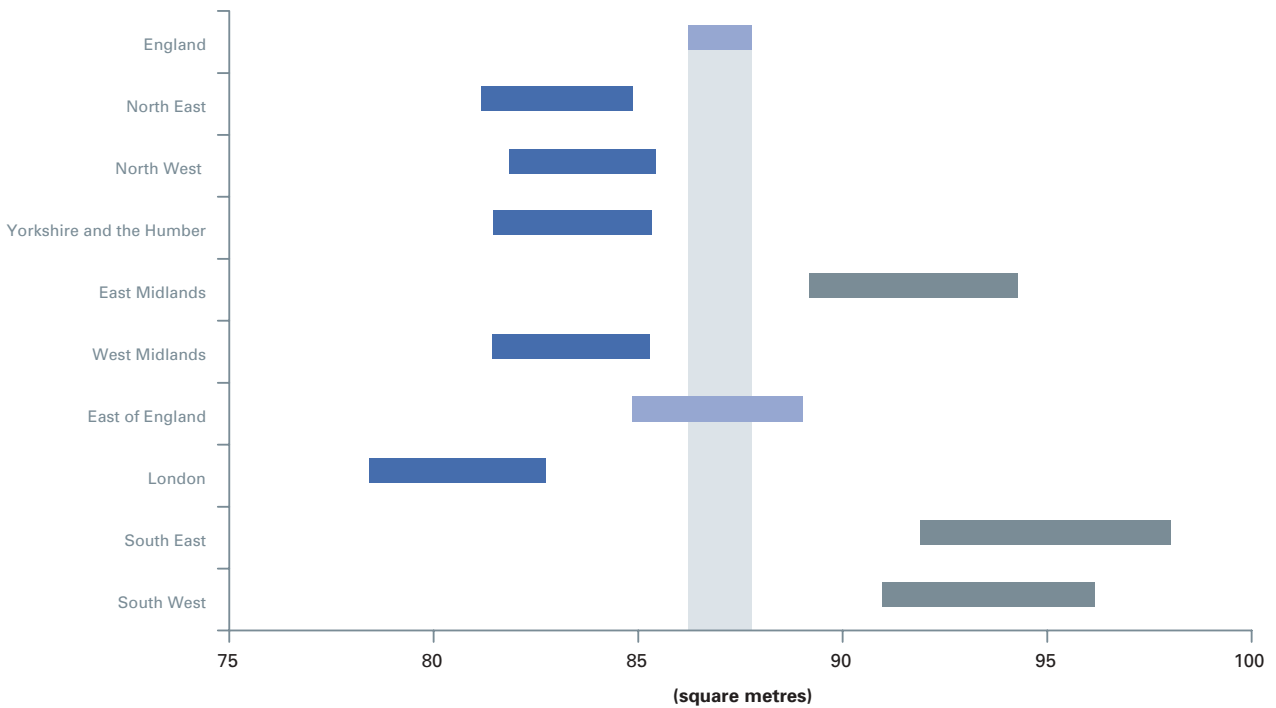


Figure 17 Dwellings with two or less bedrooms as a proportion of regional social housing stock, 2001
Expressed as 95% confidence interval band

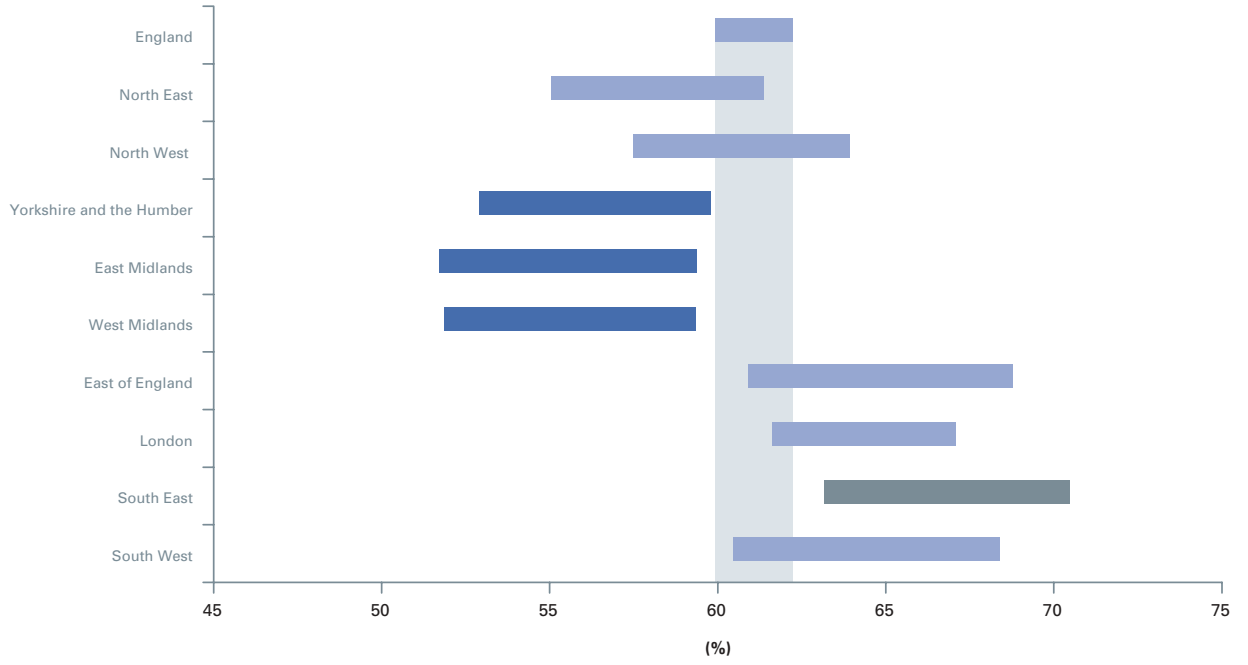
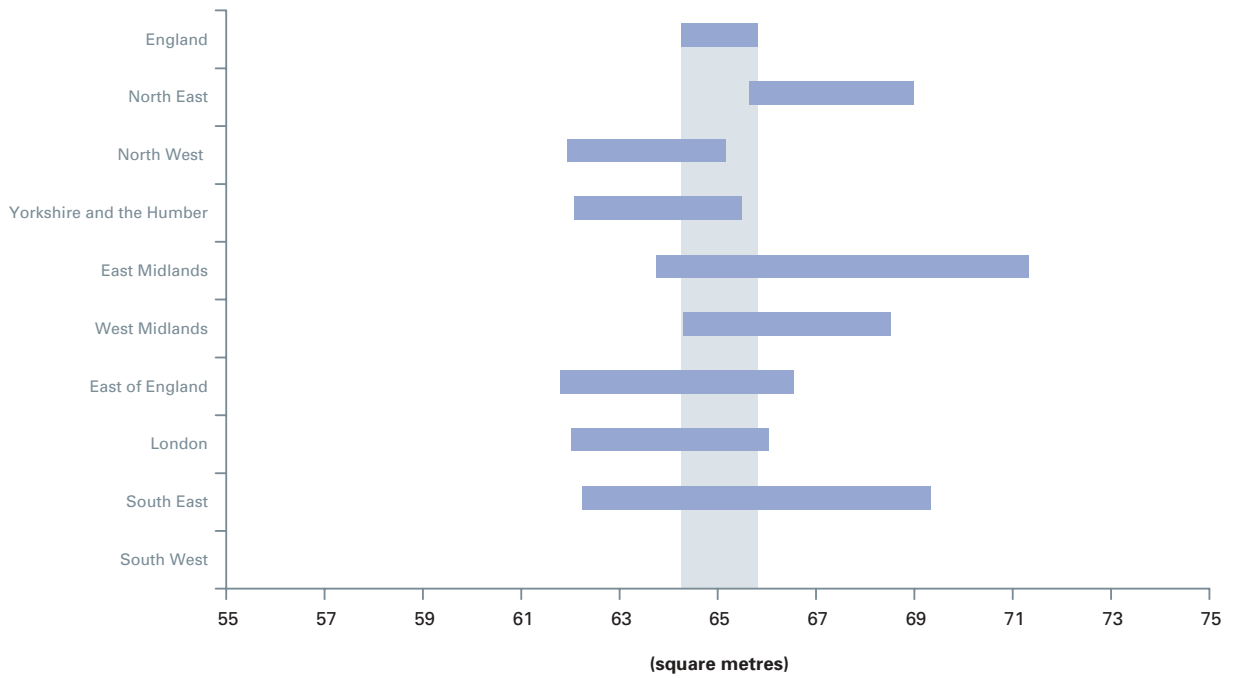


Figure 18 Average floorspace (square metres) of social housing dwellings by region, 2001
Expressed as 95% confidence interval band



4.3 Regional differences in social housing dwelling size

Tables 6 and 7 above show that nationally social housing comprises a far higher proportion of smaller dwellings than private sector housing (60% compared to 30% in the private sector). The average floor space of social housing dwellings nationally is 65 square metres compared to 94 square metres for private sector dwellings.

Some regional differences in the size of social housing dwellings are suggested by the data in Table 6 and Figure 17. The region with the highest proportion of smaller dwellings (one or two bedrooms only) is the South East (67%). In contrast, in the East and West Midlands smaller dwellings account for only 55% of social housing stock. In three regions the proportion of smaller units is lower than nationally: Yorkshire and the Humber, West Midlands and East Midlands. In the other regions the proportion of dwellings with one or two bedrooms only is similar to that of England as a whole.

Figure 18, which shows the average floor space of social housing dwellings suggests, however, that there may be no real distinction between regions in relation to the average floor space of social housing dwellings as the average floor space for social housing in all the regions is similar to the national average.

Chapter 5

Decent homes

5.1 Dwellings not meeting the 'Decent Homes' standard

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

- > it meets the current statutory minimum standard for housing – at present this is the fitness standard;
- > it is in a reasonable state of repair;
- > it has reasonably modern facilities and services;
- > it provides a reasonable degree of thermal comfort.

The 2001 EHCS shows that nationally one third of dwellings fail to meet the 'Decent Homes' standard (see Table 8)⁴. The regions where the highest proportions fail to meet the standard are the West Midlands (38%), Yorkshire and Humberside (37%), London (36%) and the North West (36%). Regions with the lowest proportions of dwellings which fail to meet the 'Decent Homes' standard are the North East (26%), East of England (28%) and South East (29%).

5.2 Private sector dwellings failing to meet the 'Decent Homes' standard

Nationally some 32% of private sector dwellings do not meet the standard (see Table 8). Regional proportions range from about a quarter (26%) in the North East to 37% in the West Midlands.

Figure 19 shows that, when confidence intervals are taken into account, there is only one region, the West Midlands, in which the proportion of private sector dwellings which are not 'decent' is higher than the proportion for England as a whole.

Regions where the proportion of private sector dwellings that fail to meet the 'Decent Homes' standard is clearly below the proportion for England as a whole are the East of England and the North East.

5.3 Social housing dwellings failing to meet the 'Decent Homes' standard

Both nationally and regionally, higher proportions of social housing than private sector housing were found to be 'non-decent'. Nationally some 38% of social housing dwellings failed to meet the 'Decent Homes' standard in 2001 (see Table 8).

Figure 20 shows that, as with private sector housing, in the East of England and North East a lower proportion of dwellings fail to meet the standard than nationally. The West Midlands is joined by Yorkshire and the Humber in having a higher proportion of social housing dwellings which fail to meet the 'Decent Homes' standard than England as a whole.

⁴ The figures referred to in this section were modelled from trends in 1991, 1996 and 2001 surveys. See Appendix 4 for further details.

Table 8: Dwellings not meeting the 'Decent Homes' standard (all tenures, private and social housing dwellings), 2001

All dwellings	Count ('000s) (modelled)	Proportion (%) (modelled)	95% confidence interval range	
			<i>Lowest</i>	<i>Highest</i>
North East	284	26.5	23.8	27.6
North West	1,042	35.7	33.8	37.9
Yorkshire and the Humber	826	37.4	34.5	38.9
East Midlands	538	29.2	29.3	33.6
West Midlands	828	38.5	35.7	40.3
East of England	655	28.1	25.0	29.3
London	1,114	36.2	34.7	38.3
South East	988	28.8	26.9	31.1
South West	718	33.9	31.5	35.9
England	6,993	33.1	32.4	33.8
Private Sector dwellings				
North East	204	25.9	22.6	27.8
North West	810	35.4	32.7	38.3
Yorkshire and the Humber	616	35.8	32.1	37.9
East Midlands	424	28.1	28.0	33.4
West Midlands	620	37.4	33.2	39.3
East of England	528	27.2	23.8	29.1
London	789	34.7	32.6	37.4
South East	834	28.1	25.7	31.0
South West	593	32.6	29.9	35.1
England	5,419	31.9	31.0	32.9
Social housing dwellings				
North East	81	28.2	24.4	29.9
North West	232	36.8	33.9	40.1
Yorkshire and the Humber	210	43.5	39.5	46.1
East Midlands	114	34.3	31.6	38.8
West Midlands	209	42.3	40.3	47.5
East of England	126	32.4	27.1	34.6
London	324	40.7	38.1	43.5
South East	153	33.0	29.7	36.9
South West	125	41.4	36.8	44.8
England	1,574	37.7	36.6	38.8

Figure 19 Proportion of dwellings not meeting the decent homes standard, private sector, 2001

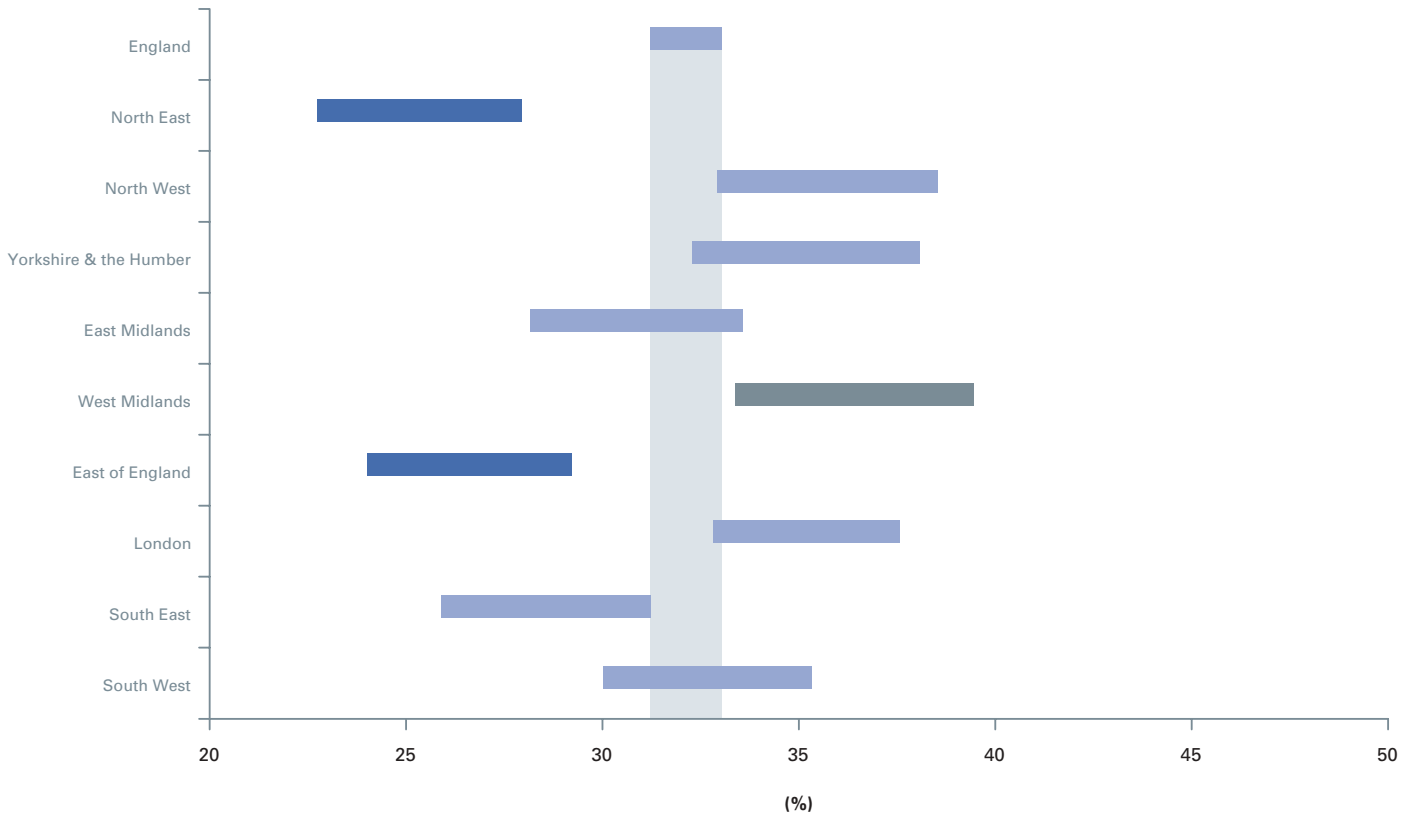
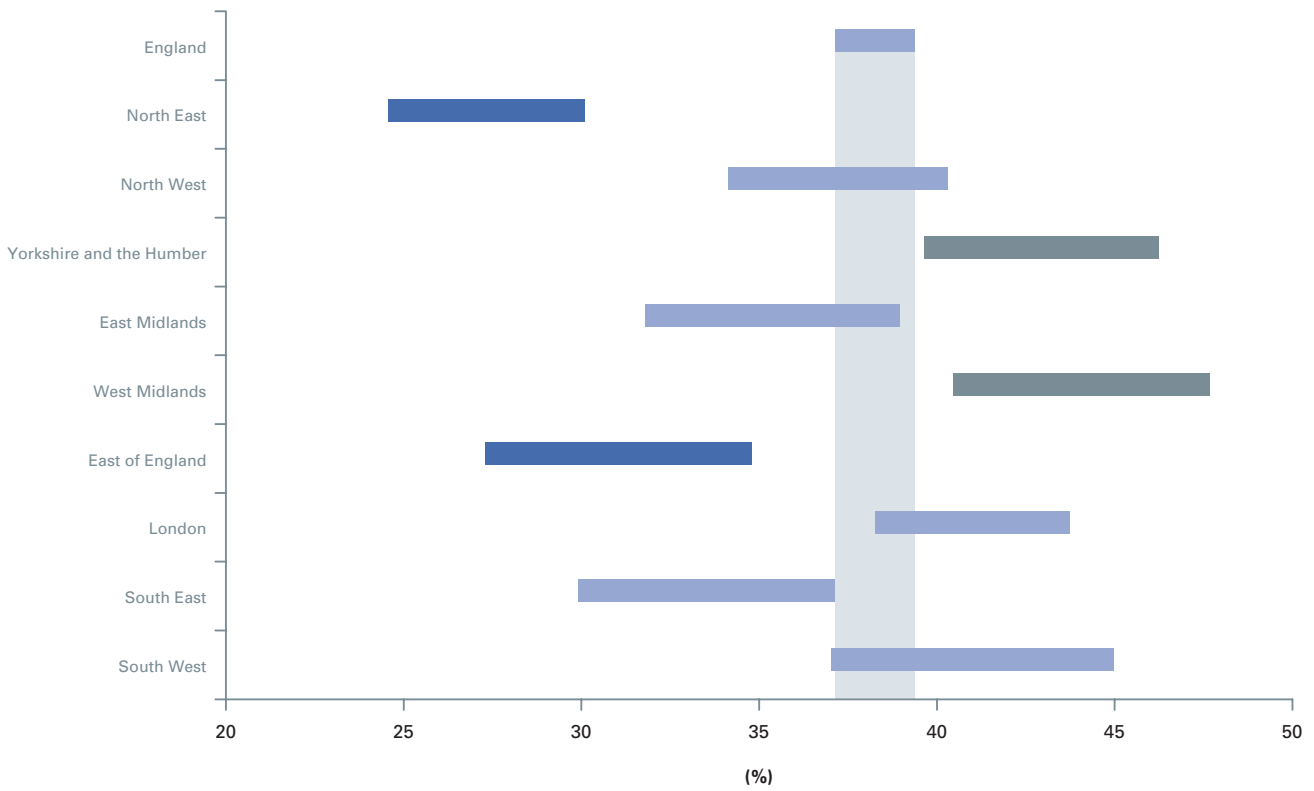


Figure 20 Proportion of dwellings not meeting the decent homes standard, social housing, 2001



Chapter 6 Energy efficiency

6.1 Energy cost rating

The energy efficiency of an individual dwelling can be described in terms of an energy cost rating. Factors which are taken into consideration in the rating are dwelling type (with terraced housing generally being more energy efficient than detached housing) as well as construction materials, type of heating system and the presence of insulation. The energy cost rating used throughout this report is the Government's Standard Assessment Procedure (SAP). This is expressed on a scale of SAP ratings where the higher the number the better the standard.

The national average energy cost (SAP) score for all tenures in England was 51. Social housing tends to achieve higher scores with a national average of 56. The national average for private sector dwellings was slightly lower than the national average for all dwellings at 49 (see Table 9).

Table 9: Average SAP rating (all tenures, private sector and social housing), 2001

	All tenures		Private sector dwellings		Social housing dwellings	
	mean	%+/-	mean	%+/-	mean	%+/-
North East	53.2	0.6	52.9	0.8	54.0	1.0
North West	51.4	0.7	49.8	0.9	57.1	1.0
Yorkshire and the Humber	49.9	0.7	49.0	0.9	53.1	1.3
East Midlands	48.8	0.8	47.9	0.9	53.0	1.4
West Midlands	48.8	0.7	47.8	0.9	52.2	1.2
East of England	50.8	0.8	49.6	0.9	56.9	1.4
London	52.8	0.6	50.4	0.7	59.4	0.9
South East	50.5	0.8	49.3	0.9	58.6	1.3
South West	48.7	0.8	48.0	1.0	53.0	1.5
England	50.6	0.2	49.3	0.3	55.8	0.4

Base: all dwellings (occupied and vacant)

**Figure 21 Average energy cost (S.A.P.) rating of dwellings by region, 2001
Expressed as 95% confidence interval band**

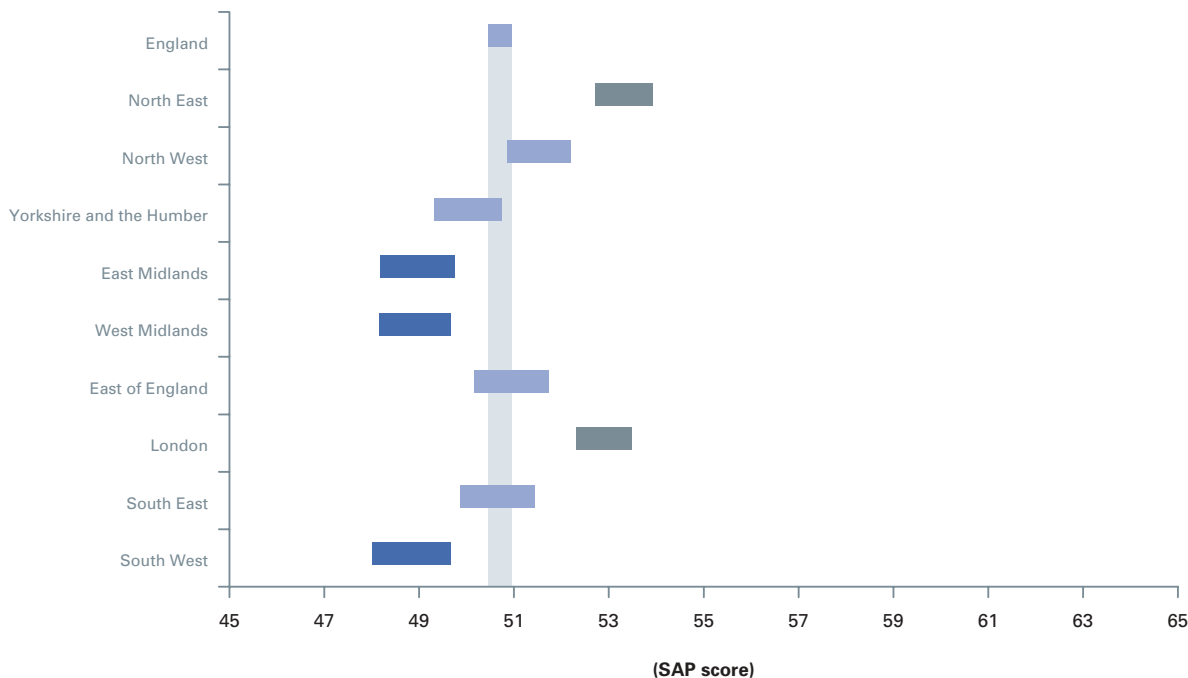


Figure 22 Average energy cost (S.A.P.) rating of private sector dwellings by region, Expressed as 95% confidence interval band

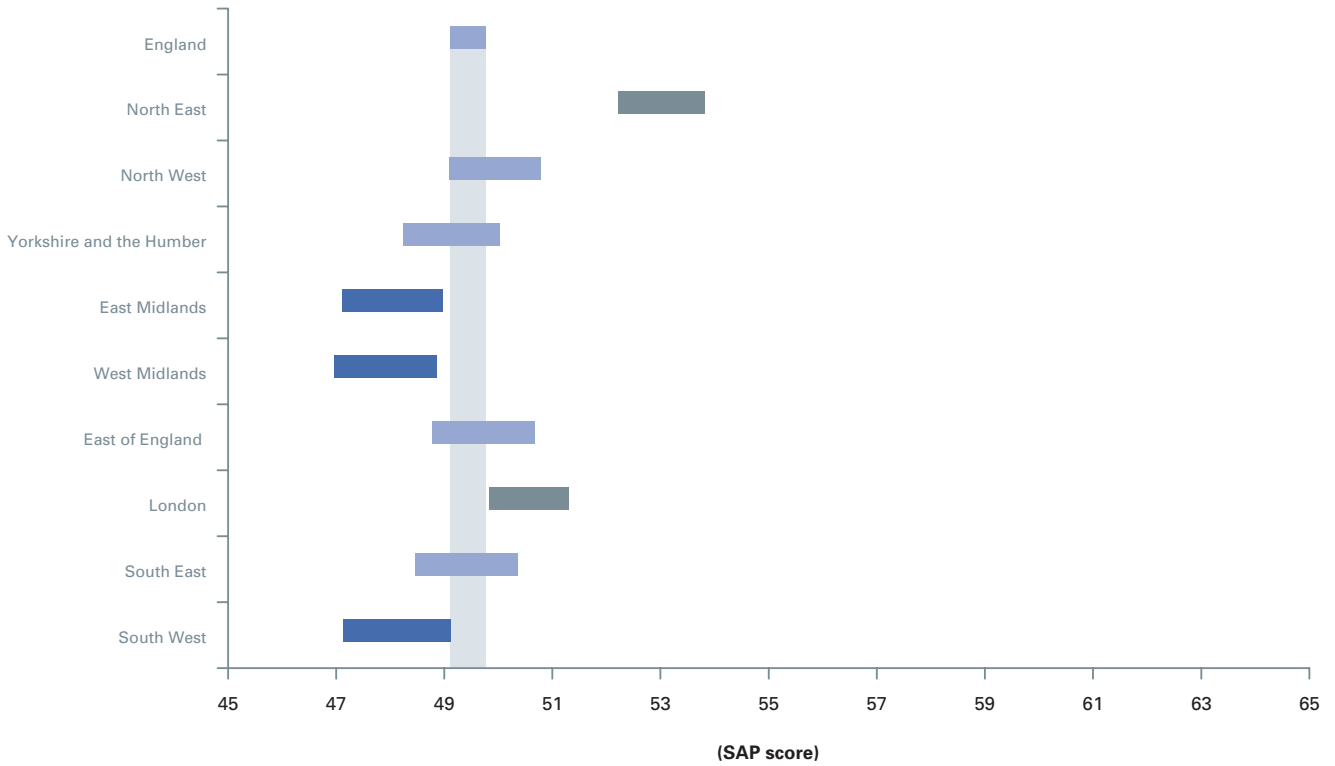


Figure 23 Average energy cost (S.A.P.) rating of social housing dwellings by region, 2001 Expressed as 95% confidence interval band

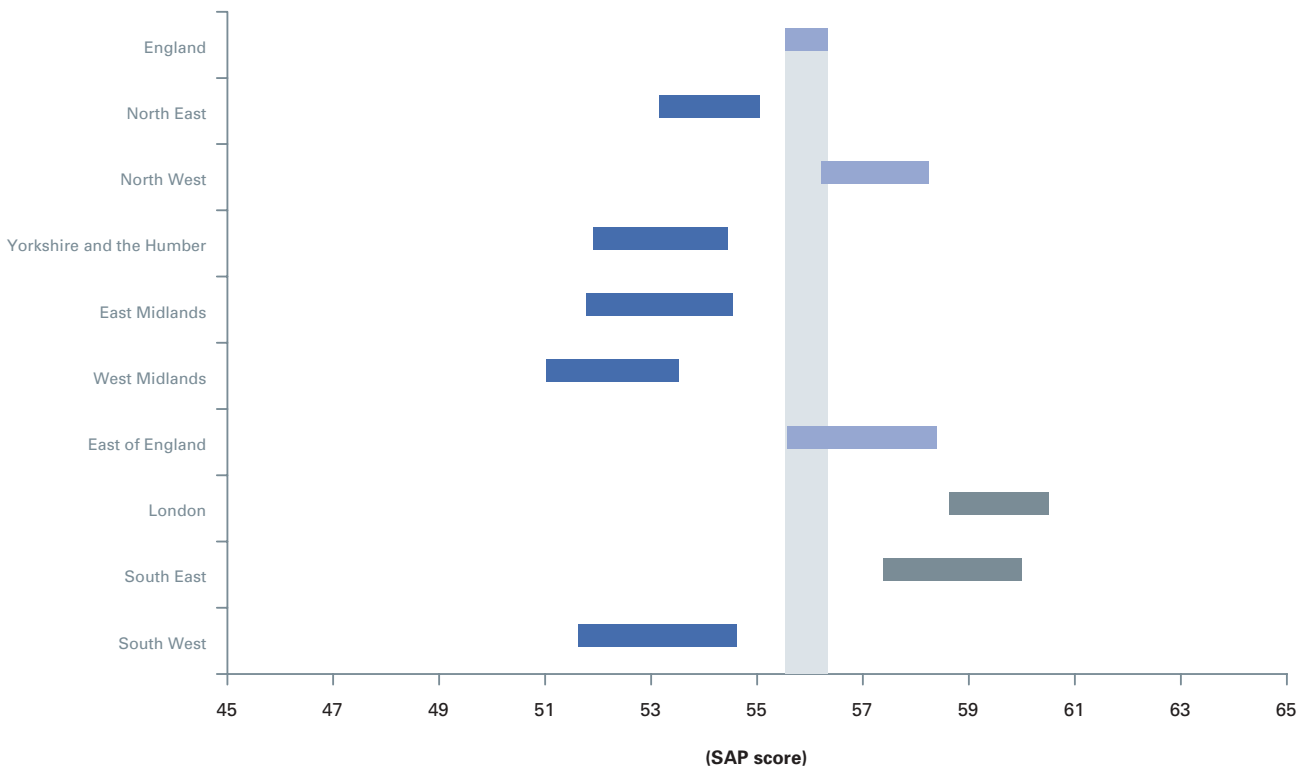


Figure 21 shows that for all tenures regions fall into one of three main groups. Regions with an average energy cost (SAP) rating different from and lower than the national average include the South West, East of England Midlands and West Midlands. A middle group of regions can be observed where the average energy cost rating is similar to the national average. This group includes the South East, East of England, North West and

Yorkshire and the Humber. Two regions appear to have average energy cost ratings higher than the national average: London and the North East. The high scores in these regions may be a reflection of the predominant dwelling type (high proportions of flats in London and low proportions of detached houses in the North East) and age (low proportion of pre 1945 dwellings in the North East).

For private sector housing the pattern is similar to that for all tenures (see Figure 22): the South West, West and East Midlands can be said to have average energy cost ratings that are lower than the national average for private sector dwellings whilst in London and the North East the average energy cost rating for private sector dwellings is above the national average.

The picture is somewhat different for social housing (see Figure 23). The North East, which has an energy cost rating above the national average for private sector dwellings, has a lower than average rating for social housing. The South East, with average energy cost scores that differ little from the national average for all tenures and private sector dwellings, has above national average energy cost scores for social housing. Yorkshire and the Humber, with energy cost scores similar to the national average for private sector dwellings, has a lower than average score for social housing.

6.2 Dwellings with low energy cost ratings

The lower the SAP rating, the more likely are households to experience difficulties in heating their homes. Homes with SAP levels below 30 are very hard to heat effectively. Table 10 shows that the proportion of dwellings with low SAP scores is now quite low, 9% nationally, but ranges from 6% of dwellings in London and the North East to 14% in the South West.

For private sector dwellings, the South West is the region with the highest proportion of dwellings scoring 30 or less on the SAP system and it is the only region where the estimated proportion of dwellings with low SAP scores is clearly higher than the proportion for England as a whole. London and the North East have the lowest proportions of dwellings scoring 30 or less on the SAP system (see Figure 24).

For social housing high proportions of dwellings with low energy cost ratings are found in the South West, East Midlands and Yorkshire and the Humber. Compared to the proportion for England as a whole, low proportions are found in London and the North West (see Figure 25).

Table 10: Proportion of dwellings with energy cost rating (S.A.P.) scores of 30 or less (all tenures, private sector and social housing), 2001

		North East	North West	Yorkshire and the Humber	East Midland	West Midlands	East of England	London	South East	South West	England
All dwellings	Count ('000s)	65	230	208	214	250	211	184	316	307	1,984
	Proportion (%)	6.0	7.9	9.4	11.6	11.6	9.1	6.0	9.2	14.5	9.4
	%+/-	1.0	1.2	1.3	1.5	1.5	1.4	0.9	1.3	1.6	0.4
Private sector dwellings	Count ('000s)	46	203	153	177	201	182	140	287	273	1,662
	Proportion (%)	5.9	8.9	8.9	11.7	12.1	9.4	6.2	9.7	15.0	9.8
	%+/-	1.4	1.7	1.7	1.9	2.1	1.7	1.2	1.7	2.0	0.6
Social housing	Count ('000s)	18	28	55	37	49	29	43	29	34	322
	Proportion (%)	6.4	4.4	11.3	11.1	9.8	7.5	5.4	6.2	11.3	7.7
	%+/-	1.5	1.3	2.1	2.4	2.2	2.1	1.3	1.8	2.6	0.6

Base: all dwellings (occupied and vacant)

Figure 24 Proportion of dwellings with energy cost rating (S.A.P.) scores of 30 or less, private sector dwellings, 2001

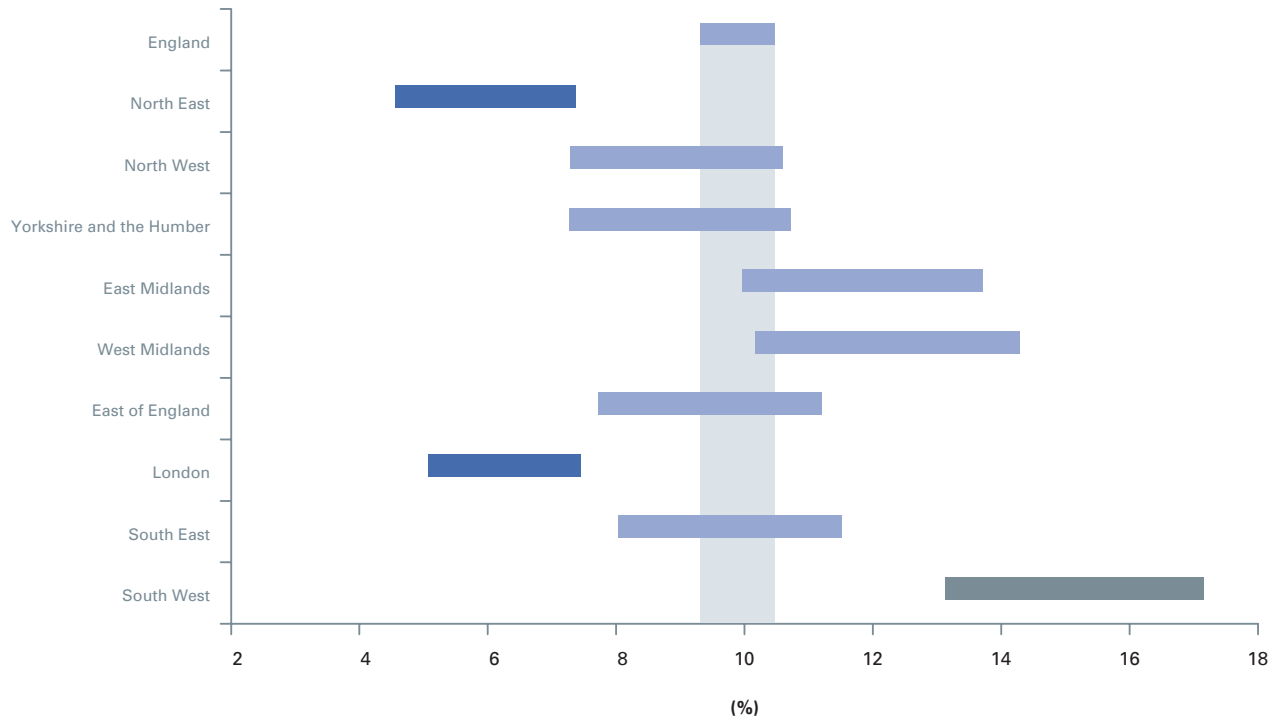
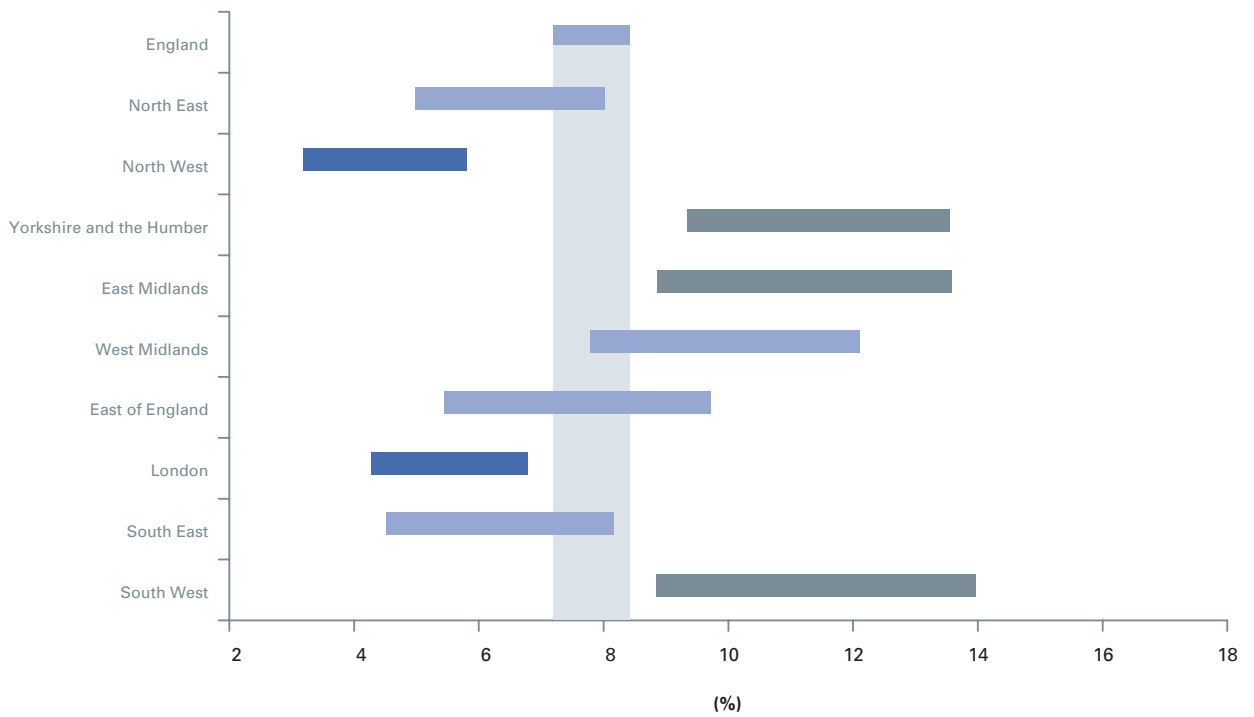


Figure 25 Proportion of dwellings with energy cost rating (S.A.P.) scores less than 30, social housing dwellings, 2001 (expressed as 95% confidence interval band)



6.3 Dwellings without programmable or central heating

As with the proportion of dwellings with a low energy cost (SAP) score, the proportion of dwellings without central or programmable heating is now very low - 6% nationally (see Table 11).

The survey estimates suggest that the regions with the highest proportion of dwellings without central or programmable heating are Yorkshire and the Humber, North West and the West Midlands where around one in ten dwellings are affected (see Figure 26).

Figure 26 Proportion of dwellings without central or programmable heating systems, 2001 (expressed as 95% confidence interval band)

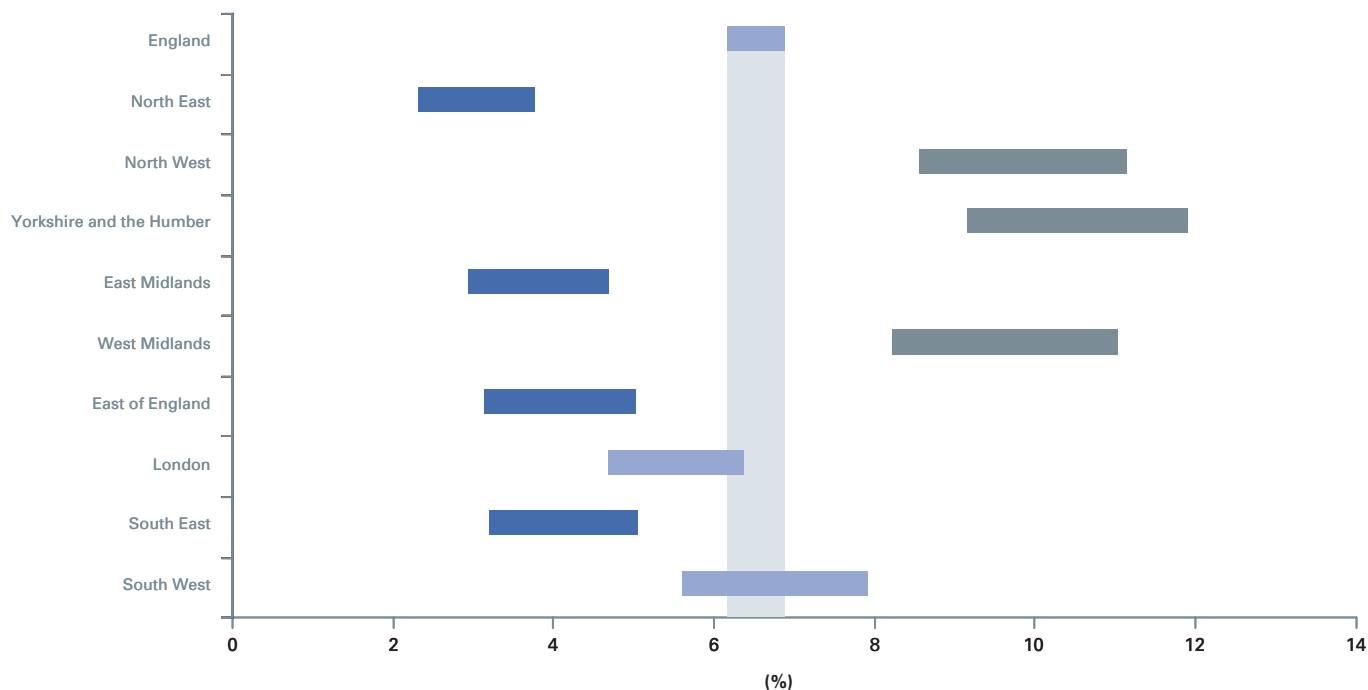


Table 11: Proportion of dwellings without central or programmable heating systems, 2001

		North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London	South East	South West	England
All dwellings	Count ('000s)	32	285	231	69	205	93	168	139	142	1,363
	Proportion (%)	3.0	9.8	10.5	3.7	9.5	4.0	5.5	4.1	6.7	6.4
	%+/-	0.7	1.3	1.4	0.9	1.4	0.9	0.8	0.9	1.2	0.4
Private sector dwellings	Count ('000s)	28	231	177	57	151	76	135	113	123	1,091
	Proportion (%)	3.6	10.1	10.3	3.8	9.1	3.9	5.9	3.8	6.8	6.4
	%+/-	1.1	1.8	1.8	1.1	1.8	1.2	1.2	1.1	1.4	0.5
Social housing	Count ('000s)	3	55	54	12	54	17	33	26	19	273
	Proportion (%)	1.2	8.7	11.1	3.6	10.9	4.5	4.1	5.7	6.1	6.5
	%+/-	0.7	1.8	2.1	1.4	2.3	1.7	1.1	1.8	1.9	0.6

Base: all dwellings (occupied and vacant)

7.1 Tenure of the housing stock in England

Owner occupation is the predominant tenure in England accounting for 70% of the housing stock (see Figure 27). Rented housing accounts for 30% of the housing stock of which more than a third (36%) is privately owned. Local authorities provide twice as much rented housing as Registered Social Landlords (see Table 12).

Figure 27 Tenure of the housing stock in England, 2001

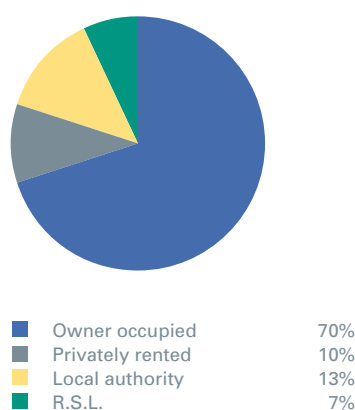


Table 12: Tenure of dwellings by region, 2001

	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Owner occupied	705	65.6	2.0	2,014	69.0	2.0	1,482	67.2	2.1	1,334	72.5	2.1	1,512	70.3	2.2
Privately rented	82	7.7	1.1	273	9.4	1.3	241	10.9	1.4	175	9.5	1.4	144	6.7	1.2
Local authority	233	21.7	1.8	407	13.9	1.5	395	17.9	1.7	258	14.0	1.6	315	14.7	1.7
RSL	53	5.0	0.9	225	7.7	1.2	89	4.0	0.9	74	4.0	0.9	179	8.3	1.3
<i>Total</i>	<i>1,074</i>	<i>100</i>		<i>2,919</i>	<i>100</i>		<i>2,207</i>	<i>100</i>		<i>1,841</i>	<i>100</i>		<i>2,151</i>	<i>100</i>	

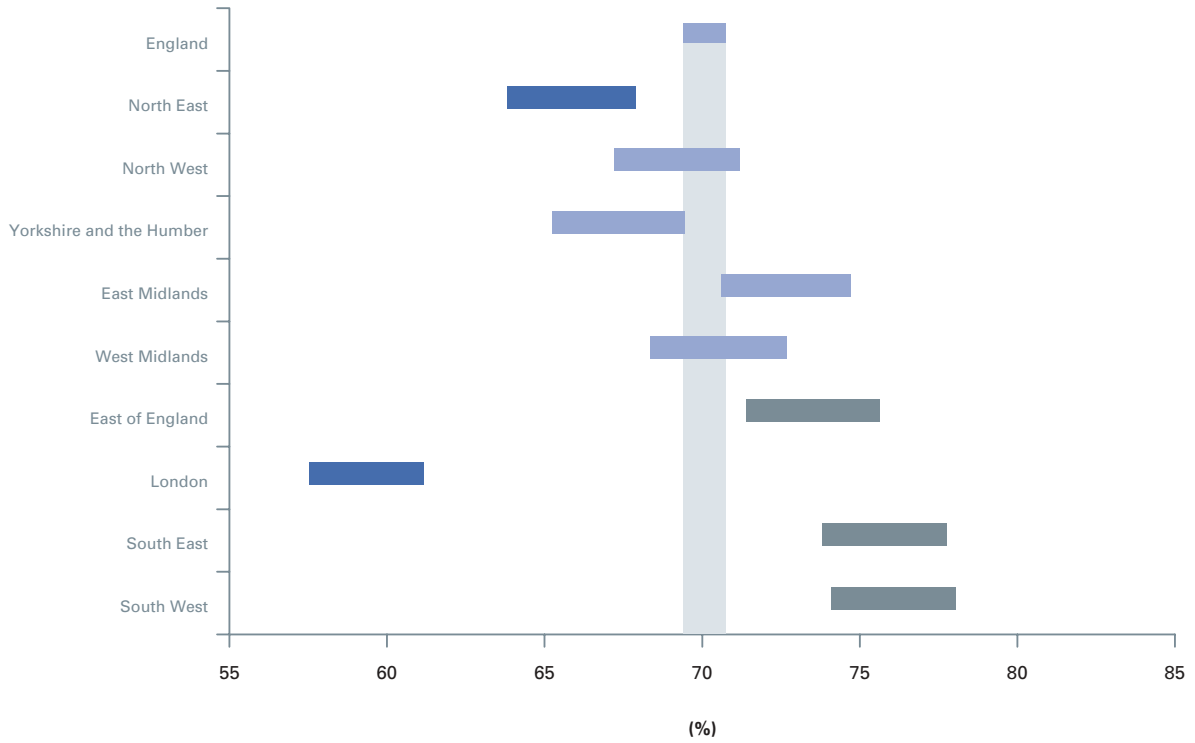
	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Owner occupied	1,706	73.3	2.1	1,820	59.2	1.8	2,591	75.6	2.0	1,608	75.9	2.0	14,771	69.9	0.7
Privately rented	234	10.0	1.4	458	14.9	1.3	375	10.9	1.4	209	9.9	1.4	2,191	10.4	0.4
Local authority	270	11.6	1.5	527	17.1	1.4	228	6.7	1.2	156	7.4	1.2	2,790	13.2	0.5
RSL	117	5.0	1.1	271	8.8	1.0	234	6.8	1.2	146	6.9	1.2	1,388	6.6	0.4
<i>Total</i>	<i>2,327</i>	<i>100</i>		<i>3,076</i>	<i>100</i>		<i>3,428</i>	<i>100</i>		<i>2,119</i>	<i>100</i>		<i>21,140</i>	<i>100</i>	

Base: all dwellings (occupied and vacant)

7.2 Regional differences in housing tenure

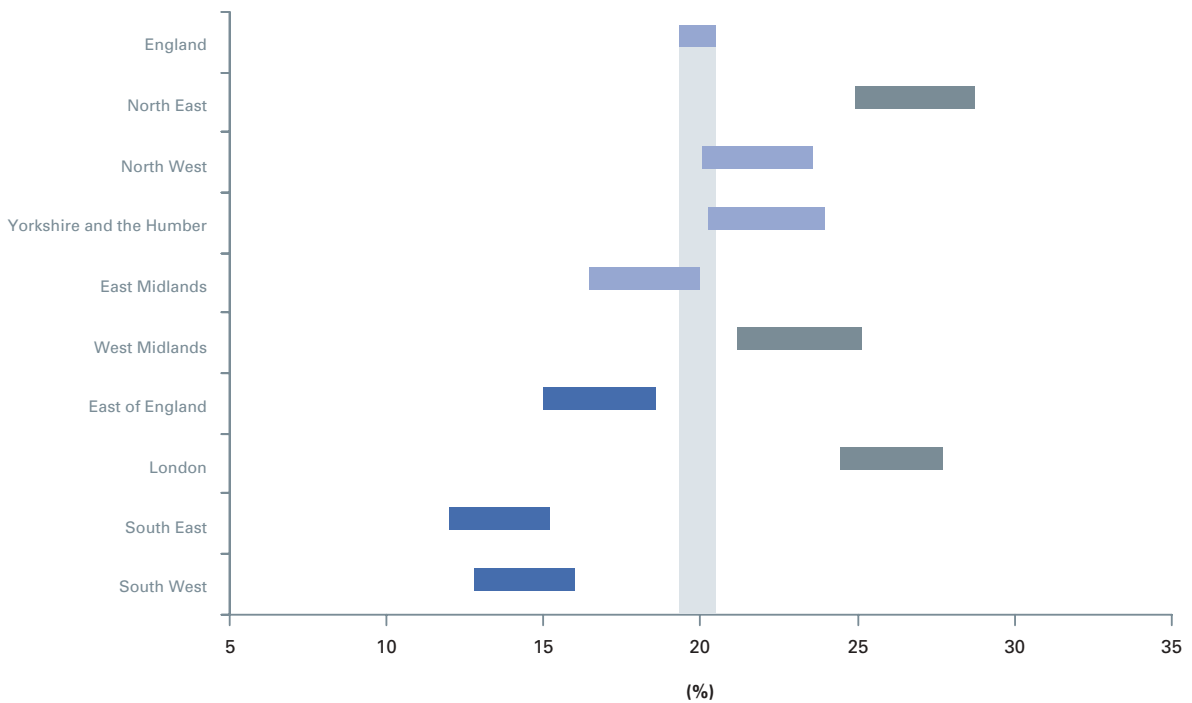
Owner-occupied housing comprises a significant proportion of housing stock in all regions with the exception of London. The highest proportions are found in the East of England, South West and South East where survey estimates suggest the proportion of owner occupied housing is different from and higher than the national average (see Figure 28). Regions where owner-occupation accounts for a smaller proportion of the housing stock than it does nationally are London, the North East and Yorkshire and the Humber.

Figure 28 Owner-occupied dwellings as a proportion of regional housing stock, 2001
Expressed as 95% confidence interval band



Estimates of the proportion of social housing (local authority and RSL) in the regional stock range from 14% in the South West to 27% in the North East. Figure 29 shows a pattern that is virtually the converse of that in Figure 28 with the estimates for the South West and South East falling below the national average and those for London, West Midlands and the North East above.

Figure 29 Social housing as a proportion of regional housing stock, 2001
Expressed as 95% confidence interval band



8.1 Floor space per person

For England as a whole average floor space per person is 44 square metres. Averages for the regions vary quite widely from 39 square metres in London to 48 in the South West (see Table 13).

Table 13: Average floorspace per person (all tenures, private sector and social housing), 2001

	North East		North West		Yorkshire and the Humber		East Midlands		West Midlands	
	Mean	%+/-	Mean	%+/-	Mean	%+/-	Mean	%+/-	Mean	%+/-
All tenures	43.4	1.6	43.1	1.1	43.7	1.3	46.5	1.5	41.9	1.4
Private sector	44.4	2.3	43.8	1.5	45.2	1.8	48.0	2.1	43.0	1.8
Social housing	40.9	1.8	40.8	1.4	38.4	2.0	39.3	1.9	38.2	2.0
	East of England		London		South East		South West		England	
	Mean	%+/-	Mean	%+/-	Mean	%+/-	Mean	%+/-	Mean	%+/-
All tenures	42.9	1.3	39.2	1.1	47.3	1.6	48.2	1.5	44.0	0.5
Private sector	44.3	1.6	41.9	1.6	48.9	2.1	50.0	1.9	45.6	0.6
Social housing	36.1	2.0	31.6	1.2	36.7	2.0	37.3	2.1	37.2	0.6

Base: occupied dwellings only

Social housing provides less space per person on average than private sector housing. Nationally there is an average of 37 square metres per person in social housing and 46 square metres per person in the private sector. Regions with the widest disparity between average floor space per person in the private and social sectors are the South West, South East and London. In the North East and North West there is a much smaller difference in average floor space per person between the sectors.

For private sector housing, Figure 30 shows that, when sample error is taken into consideration, only housing in the South West and South East clearly provides more floor space per person than the national average. Private sector housing in London and the West Midlands provides the least floor space per person and average floor space in these regions is below the national average.

For social housing the regional figures for average floor space per person broadly reflect the varying pressures for housing that exist across the country with less floor space per person available in the south compared to the north. London is the only region where average floor space is clearly below the national average (see Figure 31) and social housing tenants in London have, on average, some 9 square metres per person less space than do social housing tenants in the North East and North West.

In the North East and North West the difference between the amount of space available per person to social housing tenants and residents of private sector housing (about 4 square metres) are much smaller than they are in London, the South East and South West where there are differences averaging 10 or more square metres per person between the sectors.

Figure 30 Average floorspace per person by region, private sector dwellings, 2001
Expressed as 95% confidence interval band

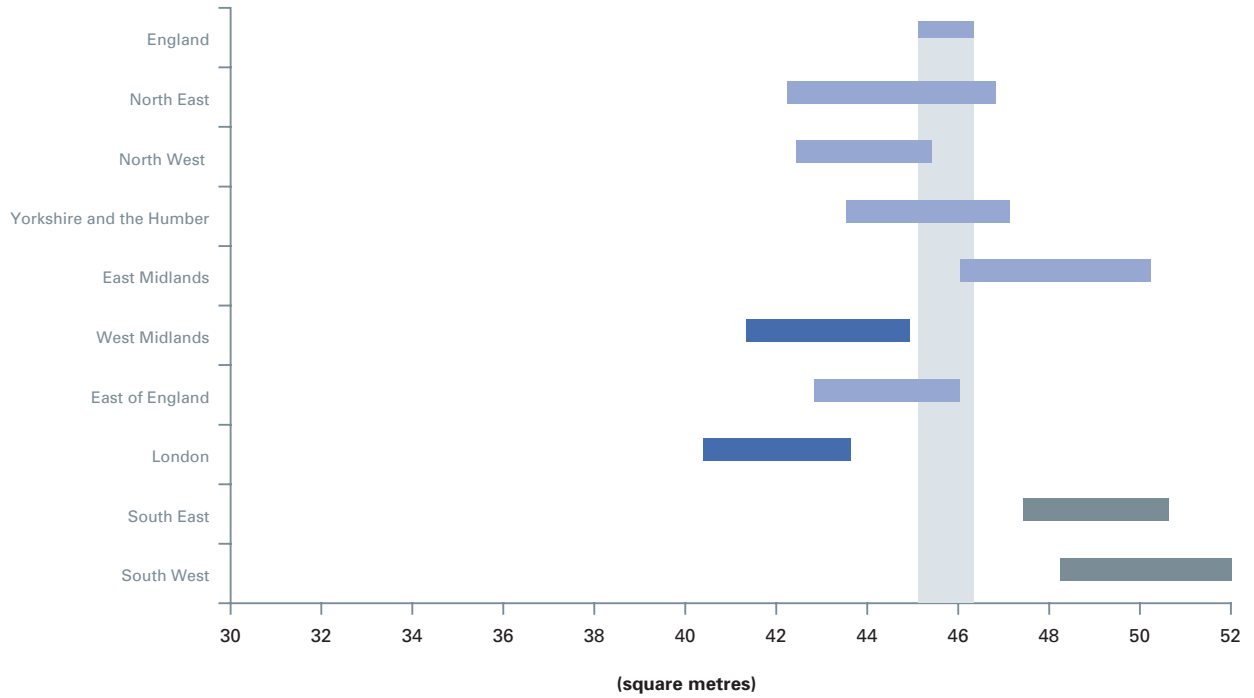
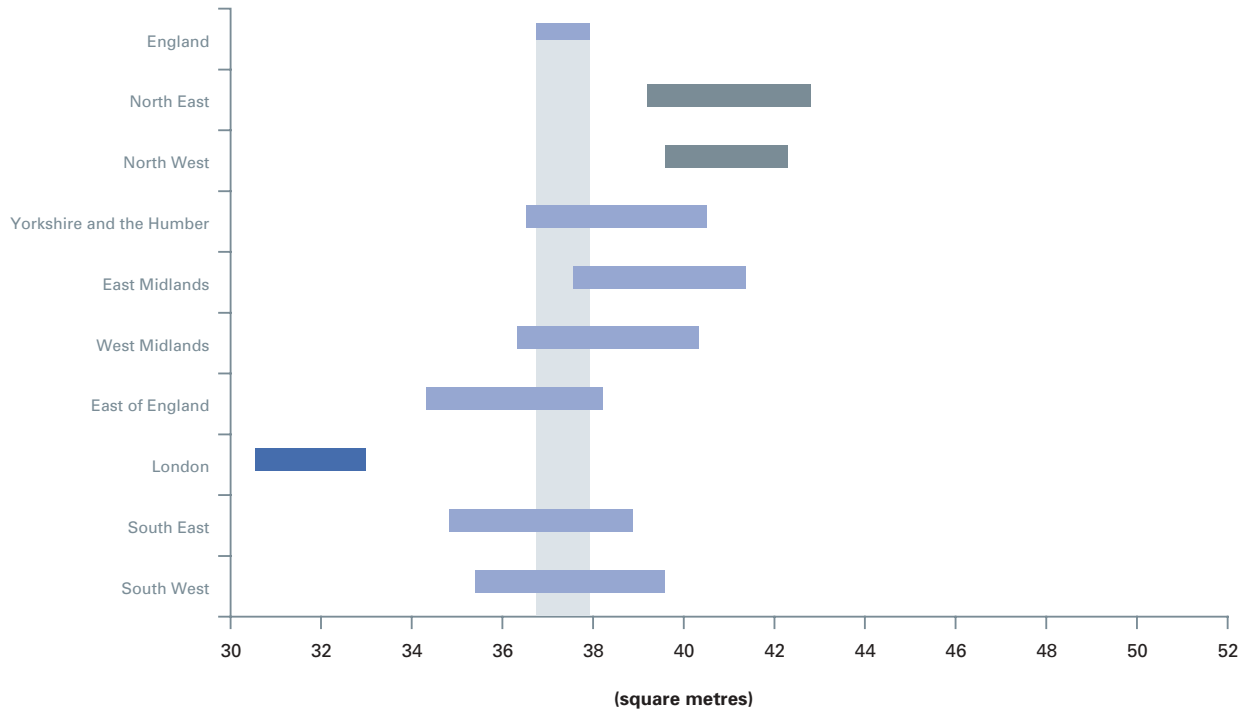


Figure 31 Average floorspace per person by region, social housing, 2001
Expressed as 95% confidence interval band



Chapter 9 Neighbourhoods

9.1 Dwellings in urban, suburban and rural settings

The EHCS classifies the areas in which sampled dwellings are located according to their rural/urban status. Table 14 shows the extent to which dwellings in the regions are concentrated in rural, urban or suburban areas. After London, the regions with the highest proportion of dwellings in 'urban' settings (city centre and urban designations) are the North West and West Midlands (see Figure 32). The regions with the lowest proportions of urban dwellings are the South East, South West, East of England, East Midlands and North East (which has a particularly high proportion of suburban dwellings). The East Midlands, South West and East of England all have almost a third of their stock located in areas designated as rural.

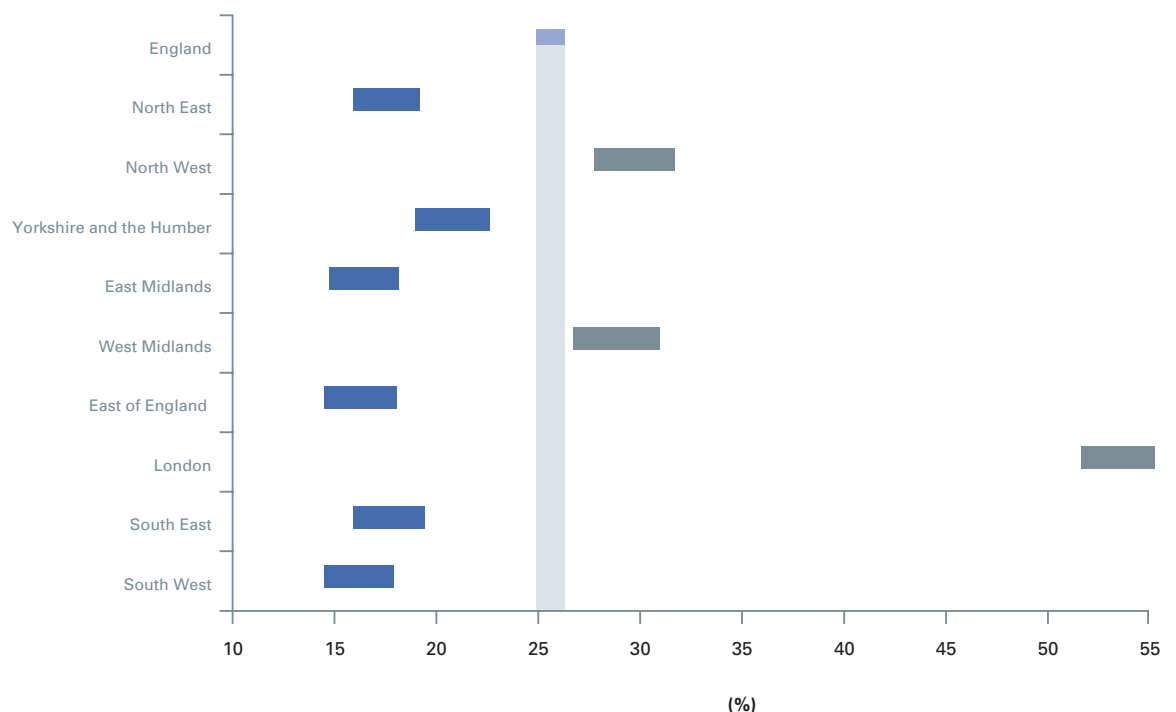
Table 14: Distribution of dwellings by urban/suburban/rural setting, 2001

	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Urban	185	17.2	1.6	857	29.4	2.0	453	20.5	1.8	297	16.1	1.7	612	28.5	2.2
Suburban	738	68.7	2.0	1,677	57.5	2.1	1,303	59.1	2.2	921	50.1	2.3	1,195	55.6	2.4
Rural	151	14.1	1.5	384	13.2	1.5	451	20.4	1.8	623	33.8	2.2	343	16.0	1.7
<i>Total</i>	<i>1,074</i>	<i>100</i>		<i>2,919</i>	<i>100</i>		<i>2,207</i>	<i>100</i>		<i>1,841</i>	<i>100</i>		<i>2,151</i>	<i>100</i>	

	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
Urban	371	16.0	1.8	1,636	53.2	1.9	597	17.4	1.8	338	15.9	1.7	5,347	25.3	0.7
Suburban	1,209	51.9	2.4	1,418	46.1	1.9	1,947	56.8	2.3	1,119	52.8	2.3	11,528	54.5	0.4
Rural	747	32.1	2.2	21	0.7	0.2	883	25.8	2.0	662	31.2	2.1	4,265	20.2	0.5
<i>Total</i>	<i>2,327</i>	<i>100</i>		<i>3,076</i>	<i>100</i>		<i>3,428</i>	<i>100</i>		<i>2,119</i>	<i>100</i>		<i>21,140</i>	<i>100</i>	

Base: all dwellings (occupied and vacant)

Figure 32 Proportion of dwellings in urban areas, 2001



9.2 Dwellings in 'poor neighbourhoods'

The EHCS classifies areas as being a "poor neighbourhood" if they fail on any one of the four measures identified below:

- > local concentrations of housing in substantial disrepair (i.e. if surveyors estimate that more than 10% of dwellings are seriously defective);
- > major problems with vacant sites and/or vacant/boarded up housing in the area;
- > other forms of neglect or misuse (defined as serious problems with either scruffy or neglected buildings/gardens/landscaping), vandalism, graffiti and serious problems with rubbish dumping/litter;
- > poor scores (6/7) on the visual quality score.

Table 15 suggests that nationally more than one in ten (11%) dwellings are located in neighbourhoods deemed to be 'poor' with particularly high proportions of stock in the West Midlands (17%) and North West (16%) being in 'poor' neighbourhoods. Figure 33 shows that alongside the West Midlands and North West, London and Yorkshire and the Humber also have proportions of dwellings in 'poor neighbourhoods' that are higher than the proportion nationally. The proportion of dwellings located in 'poor' neighbourhoods in the East of England, South East, South West and North East is lower than the proportion in England as a whole.

Table 15: Dwellings in 'poor' neighbourhoods (all tenures, private sector, social housing), 2001

	North East			North West			Yorkshire and the Humber			East Midlands			West Midlands		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
All tenures	102	9.5	1.3	472	16.2	1.6	298	13.5	1.5	198	10.7	1.4	364	16.9	1.8
Private sector	58	7.3	1.6	294	12.8	2.0	180	10.5	1.9	138	9.1	1.7	219	13.2	2.2
Social housing	45	15.6	2.3	179	28.3	2.9	118	24.3	2.9	60	18.1	2.9	145	29.3	3.3

	East of England			London			South East			South West			England		
	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-	n	%	%+/-
All tenures	99	4.3	1.0	435	14.2	1.3	258	7.5	1.2	174	8.2	1.3	2400	11.4	0.5
Private sector	70	3.6	1.1	246	10.8	1.6	210	7.1	1.5	131	7.2	1.5	1545	9.1	0.6
Social housing	29	7.5	2.2	189	23.7	2.4	47	10.3	2.3	44	14.5	2.9	855	20.5	0.9

Base: all dwellings (occupied and vacant)

Figure 33 Proportion of dwellings in 'poor' neighbourhoods, all tenures, 2001

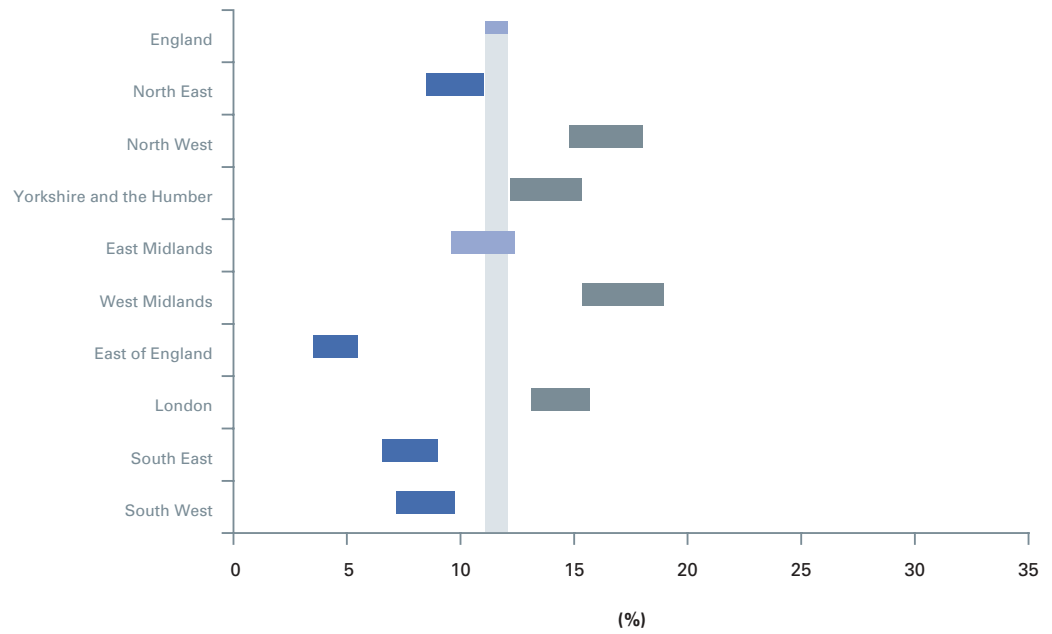
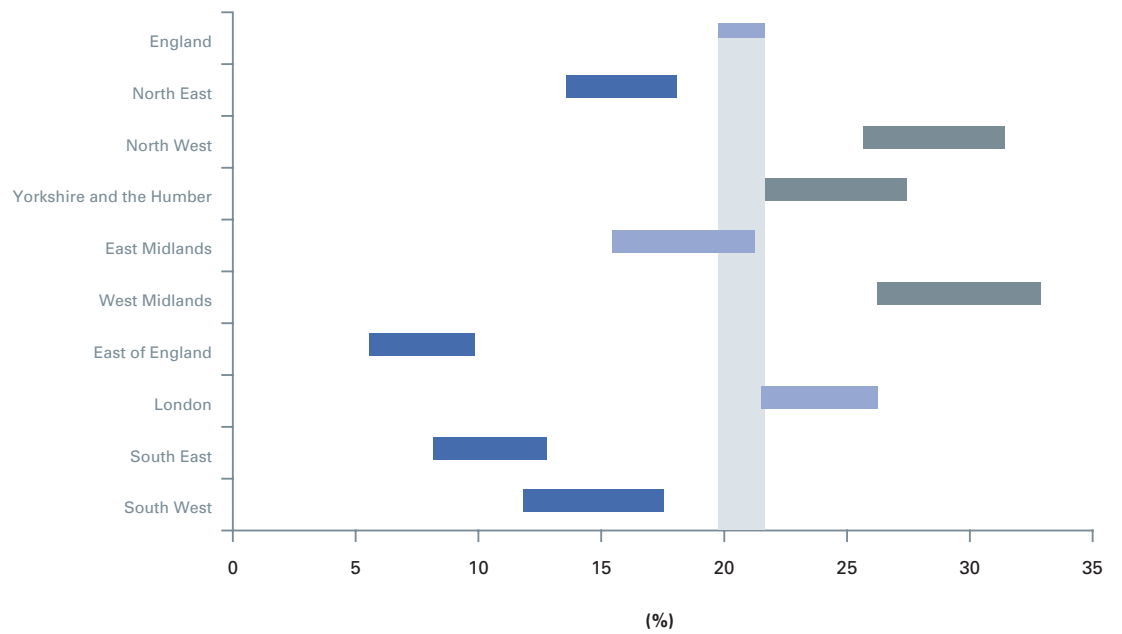


Table 15 also suggests that some one in five social housing dwellings are located in 'poor' neighbourhoods with particularly high proportions in the West Midlands (29%), North West (28%), Yorkshire and Humberside (24%) and London (23%). Figure 34 shows a similar pattern to that in Figure 33 with the West Midlands, North West and Yorkshire and the Humber having a higher proportion of social housing dwellings located in 'poor neighbourhoods' than nationally, and the East of England, South East, South West and North East lower proportions than England as a whole.

Figure 34 Proportion of dwellings in 'poor' neighbourhoods, social housing, 2001



Part Two: Regional Profiles

Chapter 10

North East

- > The North East has the smallest dwelling stock of all the regions and accounts for only 5% of the national stock.
- > The dwelling stock as a whole is not particularly old with a lower proportion built pre 1945 than nationally. Social housing, however, does tend to be older than in England as a whole with a higher proportion dating from 1945-1964 than post 1964.
- > Social housing accounts for a higher proportion of dwellings in the North East than it does nationally.
- > Flats are proportionately less common in the North East than nationally but terraced housing is more common.
- > Dwellings tend to be smaller than in England as a whole with a higher proportion of dwellings with two or less bedrooms than there are nationally. The average floor space of the dwellings is also low.
- > Average floor space per person is similar to the national average for all tenures but higher than the national average for social housing dwellings.
- > Overall dwellings rate well (higher than the national average) when measured for energy efficiency but the average SAP score for social housing dwellings is lower than the national average.
- > A higher than average proportion of dwellings in the North East are located in areas defined as 'suburban'.
- > The region appears to have lower proportions of dwellings situated in neighbourhoods classified as 'poor' than in England as a whole.
- > The North East has the highest proportion of dwellings that meet the 'Decent Homes' standard and this is the case for both private sector and social housing.

Table 16. North East data summary

16.1: Dwelling Type

North East						England					
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)		
Terraced	352	32.8	2.0	30.7	34.8	6,270	29.7	0.7	29.0	30.3	
Semi-detached	445	41.4	2.1	39.3	43.6	6,520	30.8	0.7	30.2	31.5	
Detached	130	12.1	1.4	10.7	13.5	4,396	20.8	0.6	20.2	21.4	
Purpose-built flat	125	11.7	1.4	10.3	13.0	3,264	15.4	0.5	14.9	16.0	
Converted flat	22	2.1	0.6	1.5	2.7	691	3.3	0.3	3.0	3.5	
<i>Total</i>	<i>1,074</i>	<i>100</i>				<i>21,140</i>	<i>100</i>				

16.2: Houses/Flats

North East						England					
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)		
Houses	927	86.3	1.5	84.8	87.8	17,186	81.3	0.6	80.7	81.9	
Flats	147	13.7	1.5	12.2	15.2	3,955	18.7	0.6	18.1	19.3	
<i>Total</i>	<i>1,074</i>	<i>100</i>				<i>21,140</i>	<i>100</i>				
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)		
Houses	710	90.1	1.8	88.3	91.9	14,858	87.6	0.6	87.0	88.2	
Flats	78	9.9	1.8	8.1	11.7	2,104	12.4	0.6	11.8	13.0	
<i>Total</i>	<i>788</i>	<i>100</i>				<i>16,963</i>	<i>100</i>				
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)		
Houses	217	75.8	2.7	73.1	78.4	2,327	55.7	1.1	54.6	56.9	
Flats	69	24.2	2.7	21.6	26.9	1,851	44.3	1.1	43.1	45.4	
<i>Total</i>	<i>287</i>	<i>100</i>				<i>4,178</i>	<i>100</i>				

16.3: Dwelling Age

North East						England					
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)		
pre 1919	171	16.0	1.6	14.4	17.5	4,406	20.8	0.6	20.2	21.4	
1919-1944	187	17.4	1.6	15.8	19.1	3,739	17.7	0.6	17.1	18.3	
1945-1964	283	26.4	1.9	24.5	28.3	4,476	21.2	0.6	20.6	21.8	
post 1964	432	40.2	2.1	38.1	42.3	8,519	40.3	0.7	39.6	41.0	
<i>Total</i>	<i>1,074</i>	<i>100</i>				<i>21,140</i>	<i>100</i>				
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)		
pre 1919	162	20.6	2.4	18.2	23.0	4,158	24.5	0.8	23.7	25.3	
1919-1944	144	18.3	2.3	16.0	20.6	3,189	18.8	0.8	18.0	19.6	
1945-1964	159	20.2	2.4	17.8	22.6	3,102	18.3	0.7	17.5	19.0	
post 1964	322	40.9	2.9	37.9	43.8	6,514	38.4	0.9	37.5	39.3	
<i>Total</i>	<i>788</i>	<i>100</i>				<i>16,963</i>	<i>100</i>				
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)		
pre 1919	9	3.2	1.1	2.1	4.2	248	5.9	0.5	5.4	6.5	
1919-1944	43	15.0	2.2	12.8	17.2	550	13.2	0.8	12.4	14.0	
1945-1964	124	43.4	3.1	40.3	46.5	1,375	32.9	1.1	31.8	34.0	
post 1964	110	38.4	3.0	35.4	41.4	2,004	48.0	1.1	46.8	49.1	
<i>Total</i>	<i>287</i>	<i>100</i>				<i>4,178</i>	<i>100</i>				

16.4: Number of bedrooms*

North East					England				
All tenures	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	83	8.0	1.2	6.8 9.2	2,077	10.2	0.5	9.7 10.6	
Two	340	32.8	2.1	30.8 34.9	5,403	26.4	0.7	25.7 27.1	
Three	484	46.7	2.2	44.5 48.9	9,353	45.7	0.8	45.0 46.5	
Four or more	129	12.4	1.5	11.0 13.9	3,624	17.7	0.6	17.1 18.3	
<i>Total</i>	<i>1,037</i>	<i>100</i>			<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	22	2.9	1.0	1.9 4.0	999	6.1	0.5	5.6 6.5	
Two	243	31.8	2.8	28.9 34.6	4,038	24.5	0.8	23.7 25.4	
Three	379	49.6	3.0	46.6 52.7	7,948	48.3	1.0	47.3 49.3	
Four or more	120	15.7	2.2	13.5 17.9	3,463	21.1	0.8	20.3 21.9	
<i>Total</i>	<i>764</i>	<i>100</i>			<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	61	22.3	2.7	19.6 25.0	1,078	26.9	1.0	25.9 27.9	
Two	98	35.8	3.1	32.7 38.8	1,366	34.1	1.1	32.9 35.2	
Three	105	38.6	3.1	35.5 41.7	1,404	35.0	1.1	33.9 36.2	
Four or more	9	3.3	1.2	2.2 4.5	161	4.0	0.5	3.5 4.5	
<i>Total</i>	<i>273</i>	<i>100</i>			<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

16.5: Average floorspace (square metres)

North East				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All dwellings	83	1.8	81.0 84.7	87	0.8	86.1 87.6	
Private sector	89	2.8	85.8 91.3	92	1.0	91.2 93.3	
Social sector	67	1.7	65.5 68.9	65	0.8	64.1 65.7	

16.6: Dwellings not meeting the 'decent homes' standard

North East				England			
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)	
All tenures	284	26.5	23.8 27.6	6,993	33.1	32.4 33.8	
Private sector	204	25.9	22.6 27.8	5,419	31.9	31.0 32.9	
Social housing	81	28.2	24.4 29.9	1,574	37.7	36.6 38.8	

*estimates derived from modelled data

16.7: Average S.A.P. score

North East				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All tenures	53.2	0.6	52.6 53.8	50.6	0.2	50.3 50.8	
Private sector	52.9	0.8	52.1 53.7	49.3	0.3	49.0 49.6	
Social sector	54.0	1.0	53.0 54.9	55.8	0.4	55.4 56.2	

16.8: Dwellings with S.A.P. score of 30 or below

	North East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	65	6.0	1.0	5.0	7.0	1,984	9.4	0.4	9.0	9.8
Private sector	46	5.9	1.4	4.5	7.3	1,662	9.8	0.6	9.2	10.4
Social housing	18	6.4	1.5	4.9	7.9	322	7.7	0.6	7.1	8.3

16.9: Dwellings without central or programmable heating

	North East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	32	3.0	0.7	2.2	3.7	1,363	6.4	0.4	6.1	6.8
Private sector	28	3.6	1.1	2.5	4.7	1,091	6.4	0.5	6.0	6.9
Social housing	3	1.2	0.7	0.5	1.8	273	6.5	0.6	6.0	7.1

16.10: Tenure

	North East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Owner-occupied	705	65.6	2.0	63.6	67.7	14,771	69.9	0.7	69.2	70.6
Privately rented	82	7.7	1.1	6.5	8.8	2,191	10.4	0.4	9.9	10.8
Local authority	233	21.7	1.8	19.9	23.5	2,790	13.2	0.5	12.7	13.7
R.S.L.	53	5.0	0.9	4.0	5.9	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>1,074</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

16.11: Average floor space per person (square metres)*

	North East				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	43.4	1.6	41.9	45.0	44.0	0.5	43.5	44.4
Private sector	44.4	2.3	42.0	46.7	45.6	0.6	45.0	46.2
Social housing	40.9	1.8	39.0	42.7	37.2	0.6	36.6	37.8

*Occupied dwellings only

16.12: Dwellings in urban and suburban areas

	North East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	923	85.9	1.5	84.4	87.4	16,875	79.8	0.6	79.2	80.4
Private sector	667	84.6	2.2	82.4	86.8	13,181	77.7	0.8	76.9	78.5
Social housing	257	89.5	1.9	87.6	91.4	3,695	88.4	0.7	87.7	89.1

16.13: Dwellings in 'poor' neighbourhoods

	North East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	102	9.5	1.3	8.2	10.8	2,400	11.4	0.5	10.9	11.8
Private sector	58	7.3	1.6	5.7	8.9	1,545	9.1	0.6	8.5	9.7
Social housing	45	15.6	2.3	13.3	17.9	855	20.5	0.9	19.5	21.4

Chapter 11

North West

- > The North West contains 14% of the national housing stock and is the third largest region in terms of dwellings.
- > The regional housing stock is characterised by a high proportion of terraced housing and a high proportion of dwellings were built pre 1945.
- > Dwellings tend to be smaller than average in terms of floor space and, whilst average floor space per person is similar to the national average across the whole stock, social housing tenants in the North West appear to have more space per person on average than nationally.
- > Whilst the average SAP scores for private sector and social housing are similar to the national average, the proportion of social housing dwellings with low SAP scores (30 or below) is lower than the proportion nationally.
- > The region has a high proportion of housing stock in areas classified as urban.
- > The proportions of dwellings located in areas classified as 'poor neighbourhoods' are high, particularly for social housing.
- > The proportion of dwellings in both private and social housing sectors that do not meet the 'Decent Homes' standard is similar to the proportion for England as a whole.

Table 17. North West data summary

17.1: Dwelling Type

North West						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Terraced	1,053	36.1	2.1	34.0	38.2	6,270	29.7	0.7	29.0	30.3
Semi-detached	1,058	36.3	2.1	34.2	38.3	6,520	30.8	0.7	30.2	31.5
Detached	430	14.7	1.5	13.2	16.3	4,396	20.8	0.6	20.2	21.4
Purpose-built flat	312	10.7	1.3	9.4	12.0	3,264	15.4	0.5	14.9	16.0
Converted flat	65	2.2	0.6	1.6	2.9	691	3.3	0.3	3.0	3.5
<i>Total</i>	<i>2,919</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

17.2: Houses/Flats

North West						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	2,542	87.1	1.5	85.6	88.5	17,186	81.3	0.6	80.7	81.9
Flats	377	12.9	1.5	11.5	14.4	3,955	18.7	0.6	18.1	19.3
<i>Total</i>	<i>2,919</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	2,144	93.8	1.4	92.3	95.2	14,858	87.6	0.6	87.0	88.2
Flats	143	6.2	1.4	4.8	7.7	2,104	12.4	0.6	11.8	13.0
<i>Total</i>	<i>2,287</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	397	62.9	3.1	59.8	66.0	2,327	55.7	1.1	54.6	56.9
Flats	235	37.1	3.1	34.0	40.2	1,851	44.3	1.1	43.1	45.4
<i>Total</i>	<i>632</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

17.3: Dwelling Age

North West						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	752	25.8	1.9	23.9	27.6	4,406	20.8	0.6	20.2	21.4
1919-1944	572	19.6	1.7	17.9	21.3	3,739	17.7	0.6	17.1	18.3
1945-1964	588	20.2	1.7	18.4	21.9	4,476	21.2	0.6	20.6	21.8
post 1964	1,007	34.5	2.1	32.4	36.6	8,519	40.3	0.7	39.6	41.0
<i>Total</i>	<i>2,919</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	714	31.2	2.7	28.5	33.9	4,158	24.5	0.8	23.7	25.3
1919-1944	462	20.2	2.3	17.9	22.6	3,189	18.8	0.8	18.0	19.6
1945-1964	388	17.0	2.2	14.8	19.2	3,102	18.3	0.7	17.5	19.0
post 1964	722	31.6	2.7	28.9	34.3	6,514	38.4	0.9	37.5	39.3
<i>Total</i>	<i>2,287</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	38	6.0	1.5	4.5	7.5	248	5.9	0.5	5.4	6.5
1919-1944	109	17.3	2.4	14.9	19.8	550	13.2	0.8	12.4	14.0
1945-1964	200	31.6	3.0	28.6	34.6	1,375	32.9	1.1	31.8	34.0
post 1964	285	45.1	3.2	41.9	48.3	2,004	48.0	1.1	46.8	49.1
<i>Total</i>	<i>632</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

17.4: Number of bedrooms*

North West					England				
All tenures	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	275	9.8	1.3	8.5 11.2	2,077	10.2	0.5	9.7 10.6	
Two	752	26.9	2.0	25.0 28.9	5,403	26.4	0.7	25.7 27.1	
Three	1,349	48.3	2.2	46.1 50.5	9,353	45.7	0.8	45.0 46.5	
Four or more	416	14.9	1.6	13.3 16.5	3,624	17.7	0.6	17.1 18.3	
<i>Total</i>	<i>2,792</i>	<i>100</i>			<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	105	4.8	1.3	3.5 6.1	999	6.1	0.5	5.6 6.5	
Two	558	25.5	2.6	22.9 28.1	4,038	24.5	0.8	23.7 25.4	
Three	1,136	51.8	3.0	48.8 54.8	7,948	48.3	1.0	47.3 49.3	
Four or more	393	17.9	2.3	15.6 20.2	3,463	21.1	0.8	20.3 21.9	
<i>Total</i>	<i>2,192</i>	<i>100</i>			<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	169	28.2	3.0	25.3 31.2	1,078	26.9	1.0	25.9 27.9	
Two	194	32.3	3.1	29.2 35.4	1,366	34.1	1.1	32.9 35.2	
Three	213	35.5	3.2	32.3 38.7	1,404	35.0	1.1	33.9 36.2	
Four or more	24	3.9	1.3	2.7 5.2	161	4.0	0.5	3.5 4.5	
<i>Total</i>	<i>600</i>	<i>100</i>			<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

17.5: Average floorspace (square metres)

North West				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All dwellings	84	1.8	81.7 85.3	87	0.8	86.1 87.6	
Private sector	0	2.5	-2.5 2.5	92	1.0	91.2 93.3	
Social sector	0	1.6	-1.6 1.6	65	0.8	64.1 65.7	

17.6: Dwellings not meeting the 'decent homes' standard

North West			England			
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)
All tenures	1,042	35.7	33.8 37.9	6,993	33.1	32.4 33.8
Private sector	810	35.4	32.7 38.3	5,419	31.9	31.0 32.9
Social housing	232	36.8	33.9 40.1	1,574	37.7	36.6 38.8

*estimates derived from modelled data

17.7: Average S.A.P. score

North West				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All tenures	51.4	0.7	50.7 52.1	50.6	0.2	50.3 50.8	
Private sector	49.8	0.9	49.0 50.7	49.3	0.3	49.0 49.6	
Social sector	57.1	1.0	56.1 58.1	55.8	0.4	55.4 56.2	

17.8: Dwellings with S.A.P. score of 30 or below

	North West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	230	7.9	1.2	6.7	9.1	1,984	9.4	0.4	9.0	9.8
Private sector	203	8.9	1.7	7.2	10.5	1,662	9.8	0.6	9.2	10.4
Social housing	28	4.4	1.3	3.1	5.7	322	7.7	0.6	7.1	8.3

17.9: Dwellings without central or programmable heating

	North West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	285	9.8	1.3	8.5	11.1	1,363	6.4	0.4	6.1	6.8
Private sector	231	10.1	1.8	8.3	11.8	1,091	6.4	0.5	6.0	6.9
Social housing	55	8.7	1.8	6.8	10.5	273	6.5	0.6	6.0	7.1
R.S.L.	53	5.0	0.9	4.0	5.9	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>1,074</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

17.10: Tenure

	North West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Owner-occupied	2,014	69.0	2.0	67.0	71.0	14,771	69.9	0.7	69.2	70.6
Privately rented	273	9.4	1.3	8.1	10.6	2,191	10.4	0.4	9.9	10.8
Local authority	407	13.9	1.5	12.4	15.4	2,790	13.2	0.5	12.7	13.7
R.S.L.	225	7.7	1.2	6.6	8.9	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>2,919</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

17.11: Average floor space per person (square metres)*

	North West				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	43.1	1.1	42.0	44.2	44.0	0.5	43.5	44.4
Private sector	43.8	1.5	42.2	45.3	45.6	0.6	45.0	46.2
Social housing	40.8	1.4	39.4	42.2	37.2	0.6	36.6	37.8

*Occupied dwellings only

17.12: Dwellings in urban and suburban areas

	North West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	2,535	86.8	1.5	85.3	88.3	16,875	79.8	0.6	79.2	80.4
Private sector	1,938	84.7	2.1	82.6	86.8	13,181	77.7	0.8	76.9	78.5
Social housing	596	94.4	1.5	92.9	95.9	3,695	88.4	0.7	87.7	89.1

17.13: Dwellings in 'poor' neighbourhoods

	North West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	472	16.2	1.6	14.6	17.8	2,400	11.4	0.5	10.9	11.8
Private sector	294	12.8	2.0	10.9	14.8	1,545	9.1	0.6	8.5	9.7
Social housing	179	28.3	2.9	25.4	31.2	855	20.5	0.9	19.5	21.4

Chapter 12

Yorkshire and the Humber

- > Dwellings in Yorkshire and the Humber account for 10% of the national dwelling stock.
- > The region has a higher proportion of detached and semi-detached dwellings and a lower proportion of dwellings built post 1964 than England as a whole.
- > Social housing stock consists of a higher proportion of houses and lower proportion of flats than is found for social housing nationally.
- > Dwellings tend to be smaller than average on the basis of floor space but floor space per person is similar to the national average.
- > Energy efficiency, measured by the SAP score, of the regional dwelling stock is close to the national average but social housing's average score is lower than the average for social housing in England as a whole.
- > Of the three most northerly regions, Yorkshire and the Humber has the highest proportion of dwellings located in areas classified as rural and the lowest proportion classified 'urban'.
- > The proportion of dwellings in 'poor' neighbourhoods are higher than for England as a whole.
- > The proportion of private sector dwellings that fail to meet the standard for Decent Homes is similar to the national proportion but a higher proportion of social housing dwellings fail the standard than for social housing nationally.

Table 18. Yorkshire and the Humber data summary

18.1: Dwelling Type

Yorkshire and the Humber						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Terraced	706	32.0	2.1	29.9	34.1	6,270	29.7	0.7	29.0	30.3
Semi-detached	823	37.3	2.2	35.1	39.5	6,520	30.8	0.7	30.2	31.5
Detached	400	18.1	1.7	16.4	19.9	4,396	20.8	0.6	20.2	21.4
Purpose-built flat	235	10.7	1.4	9.3	12.0	3,264	15.4	0.5	14.9	16.0
Converted flat	42	1.9	0.6	1.3	2.5	691	3.3	0.3	3.0	3.5
<i>Total</i>	<i>2,207</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

18.2: Houses/Flats

Yorkshire and the Humber						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,929	87.4	1.5	85.9	88.9	17,186	81.3	0.6	80.7	81.9
Flats	277	12.6	1.5	11.1	14.1	3,955	18.7	0.6	18.1	19.3
<i>Total</i>	<i>2,207</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,614	93.7	1.5	92.2	95.2	14,858	87.6	0.6	87.0	88.2
Flats	108	6.3	1.5	4.8	7.8	2,104	12.4	0.6	11.8	13.0
<i>Total</i>	<i>1,723</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	315	65.1	3.2	61.9	68.3	2,327	55.7	1.1	54.6	56.9
Flats	169	34.9	3.2	31.7	38.1	1,851	44.3	1.1	43.1	45.4
<i>Total</i>	<i>484</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

18.3: Dwelling Age

Yorkshire and the Humber						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	527	23.9	1.9	22.0	25.8	4,406	20.8	0.6	20.2	21.4
1919-1944	405	18.3	1.7	16.6	20.1	3,739	17.7	0.6	17.1	18.3
1945-1964	476	21.6	1.8	19.7	23.4	4,476	21.2	0.6	20.6	21.8
post 1964	799	36.2	2.2	34.0	38.4	8,519	40.3	0.7	39.6	41.0
<i>Total</i>	<i>2,207</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	512	29.7	2.8	26.9	32.5	4,158	24.5	0.8	23.7	25.3
1919-1944	330	19.2	2.4	16.8	21.5	3,189	18.8	0.8	18.0	19.6
1945-1964	294	17.1	2.3	14.8	19.3	3,102	18.3	0.7	17.5	19.0
post 1964	587	34.1	2.9	31.2	37.0	6,514	38.4	0.9	37.5	39.3
<i>Total</i>	<i>1,723</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	15	3.2	1.2	2.0	4.4	248	5.9	0.5	5.4	6.5
1919-1944	75	15.4	2.4	13.0	17.8	550	13.2	0.8	12.4	14.0
1945-1964	182	37.6	3.2	34.4	40.9	1,375	32.9	1.1	31.8	34.0
post 1964	212	43.7	3.3	40.4	47.1	2,004	48.0	1.1	46.8	49.1
<i>Total</i>	<i>484</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

18.4: Number of bedrooms*

Yorkshire and the Humber					England				
All tenures	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	188	8.9	1.3	7.6 10.2	2,077	10.2	0.5	9.7 10.6	
Two	564	26.7	2.1	24.6 28.7	5,403	26.4	0.7	25.7 27.1	
Three	1,024	48.5	2.3	46.1 50.8	9,353	45.7	0.8	45.0 46.5	
Four or more	337	16.0	1.7	14.3 17.7	3,624	17.7	0.6	17.1 18.3	
<i>Total</i>	<i>2,113</i>	<i>100</i>			<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	67	4.0	1.2	2.8 5.3	999	6.1	0.5	5.6 6.5	
Two	428	25.8	2.7	23.1 28.6	4,038	24.5	0.8	23.7 25.4	
Three	845	51.0	3.1	47.9 54.1	7,948	48.3	1.0	47.3 49.3	
Four or more	316	19.1	2.4	16.7 21.6	3,463	21.1	0.8	20.3 21.9	
<i>Total</i>	<i>1,656</i>	<i>100</i>			<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	121	26.5	3.1	23.4 29.5	1,078	26.9	1.0	25.9 27.9	
Two	136	29.8	3.2	26.6 32.9	1,366	34.1	1.1	32.9 35.2	
Three	179	39.2	3.4	35.8 42.5	1,404	35.0	1.1	33.9 36.2	
Four or more	21	4.6	1.5	3.1 6.1	161	4.0	0.5	3.5 4.5	
<i>Total</i>	<i>458</i>	<i>100</i>			<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

18.5: Average floorspace (square metres)

Yorkshire and the Humber				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All dwellings	83	1.9	81.3 85.1	87	0.8	86.1 87.6	
Private sector	89	2.8	86.0 91.5	92	1.0	91.2 93.3	
Social sector	64	1.7	62.0 65.3	65	0.8	64.1 65.7	

18.6: Dwellings not meeting the 'decent homes' standard

Yorkshire and the Humber				England			
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)	
All tenures	826	37.4	34.5 38.9	6,993	33.1	32.4 33.8	
Private sector	616	35.8	32.1 37.9	5,419	31.9	31.0 32.9	
Social housing	210	43.5	39.5 46.1	1,574	37.7	36.6 38.8	

*estimates derived from modelled data

18.7: Average S.A.P. score

Yorkshire and the Humber				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All tenures	49.9	0.7	49.2 50.6	50.6	0.2	50.3 50.8	
Private sector	49.0	0.9	48.1 49.9	49.3	0.3	49.0 49.6	
Social sector	53.1	1.3	51.8 54.3	55.8	0.4	55.4 56.2	

18.8: Dwellings with S.A.P. score of 30 or below

	Yorkshire and the Humber					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	208	9.4	1.3	8.1	10.7	1,984	9.4	0.4	9.0	9.8
Private sector	153	8.9	1.7	7.2	10.6	1,662	9.8	0.6	9.2	10.4
Social housing	55	11.3	2.1	9.2	13.5	322	7.7	0.6	7.1	8.3

18.9: Dwellings without central or programmable heating

	Yorkshire and the Humber					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	231	10.5	1.4	9.1	11.8	1,363	6.4	0.4	6.1	6.8
Private sector	177	10.3	1.8	8.4	12.1	1,091	6.4	0.5	6.0	6.9
Social housing	54	11.1	2.1	9.0	13.2	273	6.5	0.6	6.0	7.1

18.10: Tenure

	Yorkshire and the Humber					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Owner-occupied	1,482	67.2	2.1	65.0	69.3	14,771	69.9	0.7	69.2	70.6
Privately rented	241	10.9	1.4	9.5	12.3	2,191	10.4	0.4	9.9	10.8
Local authority	395	17.9	1.7	16.2	19.6	2,790	13.2	0.5	12.7	13.7
R.S.L.	89	4.0	0.9	3.1	4.9	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>2,207</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

18.11: Average floor space per person (square metres)*

	Yorkshire and the Humber				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	43.7	1.3	42.4	45.0	44.0	0.5	43.5	44.4
Private sector	45.2	1.8	43.4	47.0	45.6	0.6	45.0	46.2
Social housing	38.4	2.0	36.4	40.4	37.2	0.6	36.6	37.8

*Occupied dwellings only

18.12: Dwellings in urban and suburban areas

	Yorkshire and the Humber					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	1,756	79.6	1.8	77.8	81.4	16,875	79.8	0.6	79.2	80.4
Private sector	1,314	76.3	2.6	73.7	78.9	13,181	77.7	0.8	76.9	78.5
Social housing	442	91.3	1.9	89.4	93.2	3,695	88.4	0.7	87.7	89.1

18.13: Dwellings in 'poor' neighbourhoods

	Yorkshire and the Humber					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	298	13.5	1.5	11.9	15.0	2,400	11.4	0.5	10.9	11.8
Private sector	180	10.5	1.9	8.6	12.3	1,545	9.1	0.6	8.5	9.7
Social housing	118	24.3	2.9	21.5	27.2	855	20.5	0.9	19.5	21.4

Chapter 13

East Midlands

- > The East Midlands accounts for 9% of the national housing stock.
- > feature of the regional housing stock is the high proportion of detached and semi-detached houses and the lower proportions of terraced housing and flats.
- > The housing stock is also relatively young with the proportions built pre 1945 and post 1964 lower and higher, respectively, than the national average.
- > The housing stock also comprises a relatively high proportion of larger dwellings with the proportion of dwellings with 3 or more bedrooms and the average floor space being higher than it is nationally.
- > The average floor space per person is also higher than the national average across the stock as a whole, but similar to the national average for social housing dwellings.
- > Dwellings in the region do not score particularly well on energy efficiency measures. The average SAP scores of both private and social housing dwellings are lower than the national average.
- > A high proportion of dwellings are located in rural areas.
- > The proportion of dwellings in 'poor' neighbourhoods is also similar to the national proportion.
- > The proportion of both private sector and social housing dwellings that do not meet the 'Decent Homes' standard are similar to the proportions for England as a whole.

Table 19. East Midlands data summary

19.1: Dwelling Type

East Midlands						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Terraced	446	24.2	2.0	22.2	26.2	6,270	29.7	0.7	29.0	30.3
Semi-detached	640	34.8	2.2	32.6	37.0	6,520	30.8	0.7	30.2	31.5
Detached	591	32.1	2.2	30.0	34.3	4,396	20.8	0.6	20.2	21.4
Purpose-built flat	151	8.2	1.3	6.9	9.5	3,264	15.4	0.5	14.9	16.0
Converted flat	13	0.7	0.4	0.3	1.1	691	3.3	0.3	3.0	3.5
<i>Total</i>	<i>1,841</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

19.2: Houses/Flats

East Midlands						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,677	91.1	1.3	89.8	92.4	17,186	81.3	0.6	80.7	81.9
Flats	164	8.9	1.3	7.6	10.2	3,955	18.7	0.6	18.1	19.3
<i>Total</i>	<i>1,841</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,450	96.1	1.1	95.0	97.3	14,858	87.6	0.6	87.0	88.2
Flats	59	3.9	1.1	2.7	5.0	2,104	12.4	0.6	11.8	13.0
<i>Total</i>	<i>1,509</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	227	68.2	3.5	64.7	71.7	2,327	55.7	1.1	54.6	56.9
Flats	106	31.8	3.5	28.3	35.3	1,851	44.3	1.1	43.1	45.4
<i>Total</i>	<i>332</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

19.3: Dwelling Age

East Midlands						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	352	19.1	1.8	17.3	21.0	4,406	20.8	0.6	20.2	21.4
1919-1944	268	14.5	1.6	12.9	16.2	3,739	17.7	0.6	17.1	18.3
1945-1964	394	21.4	1.9	19.5	23.3	4,476	21.2	0.6	20.6	21.8
post 1964	827	44.9	2.3	42.6	47.2	8,519	40.3	0.7	39.6	41.0
<i>Total</i>	<i>1,841</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	337	22.3	2.4	19.9	24.7	4,158	24.5	0.8	23.7	25.3
1919-1944	227	15.1	2.1	13.0	17.2	3,189	18.8	0.8	18.0	19.6
1945-1964	269	17.8	2.2	15.6	20.1	3,102	18.3	0.7	17.5	19.0
post 1964	676	44.8	2.9	41.9	47.7	6,514	38.4	0.9	37.5	39.3
<i>Total</i>	<i>1,509</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	16	4.7	1.6	3.1	6.3	248	5.9	0.5	5.4	6.5
1919-1944	40	12.2	2.5	9.7	14.6	550	13.2	0.8	12.4	14.0
1945-1964	125	37.7	3.6	34.1	41.3	1,375	32.9	1.1	31.8	34.0
post 1964	151	45.4	3.7	41.6	49.1	2,004	48.0	1.1	46.8	49.1
<i>Total</i>	<i>332</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

19.4: Number of bedrooms*

East Midlands					England				
All tenures	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	130	7.3	1.2	6.1 8.5	2,077	10.2	0.5	9.7 10.6	
Two	448	25.2	2.1	23.1 27.2	5,403	26.4	0.7	25.7 27.1	
Three	888	49.8	2.4	47.5 52.2	9,353	45.7	0.8	45.0 46.5	
Four or more	316	17.7	1.8	15.9 19.5	3,624	17.7	0.6	17.1 18.3	
<i>Total</i>	<i>1,783</i>	<i>100</i>			<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	44	3.0	1.0	2.0 4.0	999	6.1	0.5	5.6 6.5	
Two	358	24.4	2.6	21.9 27.0	4,038	24.5	0.8	23.7 25.4	
Three	754	51.5	3.0	48.5 54.5	7,948	48.3	1.0	47.3 49.3	
Four or more	309	21.1	2.4	18.6 23.5	3,463	21.1	0.8	20.3 21.9	
<i>Total</i>	<i>1,464</i>	<i>100</i>			<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	86	27.0	3.4	23.6 30.5	1,078	26.9	1.0	25.9 27.9	
Two	90	28.4	3.5	24.9 31.9	1,366	34.1	1.1	32.9 35.2	
Three	134	42.2	3.8	38.4 46.0	1,404	35.0	1.1	33.9 36.2	
Four or more	8	2.4	1.2	1.2 3.5	161	4.0	0.5	3.5 4.5	
<i>Total</i>	<i>319</i>	<i>100</i>			<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

19.5: Average floorspace (square metres)

East Midlands				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All dwellings	92	2.5	89.1 94.1	87	0.8	86.1 87.6	
Private sector	97	3.2	93.7 100.1	92	1.0	91.2 93.3	
Social sector	67	3.8	63.6 71.2	65	0.8	64.1 65.7	

19.6: Dwellings not meeting the 'decent homes' standard

East Midlands				England			
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)	
All tenures	538	29.2	29.3 33.6	6,993	33.1	32.4 33.8	
Private sector	424	28.1	28.0 33.4	5,419	31.9	31.0 32.9	
Social housing	114	34.3	31.6 38.8	1,574	37.7	36.6 38.8	

*estimates derived from modelled data

19.7: Average S.A.P. score

East Midlands				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All tenures	48.8	0.8	48.1 49.6	50.6	0.2	50.3 50.8	
Private sector	47.9	0.9	47.0 48.9	49.3	0.3	49.0 49.6	
Social sector	53.0	1.4	51.7 54.4	55.8	0.4	55.4 56.2	

19.8: Dwellings with S.A.P. score of 30 or below

	East Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	214	11.6	1.5	10.2	13.1	1,984	9.4	0.4	9.0	9.8
Private sector	177	11.7	1.9	9.9	13.6	1,662	9.8	0.6	9.2	10.4
Social housing	37	11.1	2.4	8.8	13.5	322	7.7	0.6	7.1	8.3

19.9: Dwellings without central or programmable heating

	East Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	69	3.7	0.9	2.9	4.6	1,363	6.4	0.4	6.1	6.8
Private sector	57	3.8	1.1	2.7	4.9	1,091	6.4	0.5	6.0	6.9
Social housing	12	3.6	1.4	2.2	5.0	273	6.5	0.6	6.0	7.1

19.10: Tenure

	East Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Owner-occupied	1,334	72.5	2.1	70.4	74.5	14,771	69.9	0.7	69.2	70.6
Privately rented	175	9.5	1.4	8.1	10.8	2,191	10.4	0.4	9.9	10.8
Local authority	258	14.0	1.6	12.4	15.6	2,790	13.2	0.5	12.7	13.7
R.S.L.	74	4.0	0.9	3.1	4.9	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>1,841</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

19.11: Average floor space per person (square metres)*

	East Midlands				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	46.5	1.5	44.9	48.0	44.0	0.5	43.5	44.4
Private sector	48.0	2.1	46.0	50.1	45.6	0.6	45.0	46.2
Social housing	39.3	1.9	37.4	41.2	37.2	0.6	36.6	37.8

*Occupied dwellings only

19.12: Dwellings in urban and suburban areas

	East Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	1,218	66.2	2.2	64.0	68.4	16,875	79.8	0.6	79.2	80.4
Private sector	954	63.2	2.8	60.4	66.0	13,181	77.7	0.8	76.9	78.5
Social housing	264	79.6	3.0	76.6	82.6	3,695	88.4	0.7	87.7	89.1

19.13: Dwellings in 'poor' neighbourhoods

	East Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	198	10.7	1.4	9.3	12.2	2,400	11.4	0.5	10.9	11.8
Private sector	138	9.1	1.7	7.4	10.8	1,545	9.1	0.6	8.5	9.7
Social housing	60	18.1	2.9	15.2	21.0	855	20.5	0.9	19.5	21.4

Chapter 14

West Midlands

- > The West Midlands contains 10% of the national housing stock.
- > The profile of the housing stock in terms of type and age is not dissimilar to the national profile with the exception that social housing dwellings constructed post-1964 are less common than they are in England as a whole.
- > Social housing accounts for a higher proportion of dwellings than in England as a whole.
- > Whilst dwellings tend to be larger than in England as a whole in terms of the number of bedrooms, the average floor space for dwellings across all tenures is lower. Average floor space per person is also lower than it is nationally, although similar to the national average for social housing.
- > Dwellings in the region do not score particularly highly in relation to energy efficiency. Below average SAP scores are found across both social and private sector housing.
- > A relatively high proportion of dwellings are classified as urban.
- > The proportions of both private sector and social housing dwellings located in areas classified as 'poor' neighbourhoods is also high.
- > The proportion of dwellings that fail to meet the Decent Homes standard in both the private and social housing sectors is high and higher than the proportion for England as a whole.

Table 20. West Midlands data summary

20.1: Dwelling Type

West Midlands						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Terraced	686	31.9	2.2	29.7	34.1	6,270	29.7	0.7	29.0	30.3
Semi-detached	751	34.9	2.3	32.6	37.2	6,520	30.8	0.7	30.2	31.5
Detached	405	18.8	1.9	17.0	20.7	4,396	20.8	0.6	20.2	21.4
Purpose-built flat	274	12.7	1.6	11.2	14.3	3,264	15.4	0.5	14.9	16.0
Converted flat	35	1.6	0.6	1.0	2.2	691	3.3	0.3	3.0	3.5
<i>Total</i>	<i>2,151</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

20.2: Houses/Flats

West Midlands						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,842	85.6	1.7	84.0	87.3	17,186	81.3	0.6	80.7	81.9
Flats	309	14.4	1.7	12.7	16.0	3,955	18.7	0.6	18.1	19.3
<i>Total</i>	<i>2,151</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,530	92.4	1.7	90.7	94.0	14,858	87.6	0.6	87.0	88.2
Flats	127	7.6	1.7	6.0	9.3	2,104	12.4	0.6	11.8	13.0
<i>Total</i>	<i>1,657</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	312	63.1	3.5	59.6	66.6	2,327	55.7	1.1	54.6	56.9
Flats	182	36.9	3.5	33.4	40.4	1,851	44.3	1.1	43.1	45.4
<i>Total</i>	<i>494</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

20.3: Dwelling Age

West Midlands						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	385	17.9	1.8	16.1	19.7	4,406	20.8	0.6	20.2	21.4
1919-1944	408	19.0	1.9	17.1	20.8	3,739	17.7	0.6	17.1	18.3
1945-1964	527	24.5	2.1	22.4	26.5	4,476	21.2	0.6	20.6	21.8
post 1964	831	38.7	2.3	36.3	41.0	8,519	40.3	0.7	39.6	41.0
<i>Total</i>	<i>2,151</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	355	21.4	2.6	18.8	24.0	4,158	24.5	0.8	23.7	25.3
1919-1944	326	19.7	2.5	17.2	22.2	3,189	18.8	0.8	18.0	19.6
1945-1964	356	21.5	2.6	18.9	24.1	3,102	18.3	0.7	17.5	19.0
post 1964	619	37.4	3.1	34.3	40.4	6,514	38.4	0.9	37.5	39.3
<i>Total</i>	<i>1,657</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	30	6.1	1.7	4.3	7.8	248	5.9	0.5	5.4	6.5
1919-1944	82	16.5	2.7	13.8	19.2	550	13.2	0.8	12.4	14.0
1945-1964	170	34.5	3.5	31.0	37.9	1,375	32.9	1.1	31.8	34.0
post 1964	212	43.0	3.6	39.4	46.6	2,004	48.0	1.1	46.8	49.1
<i>Total</i>	<i>494</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

20.4: Number of bedrooms*

West Midlands					England				
All tenures	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	181	8.7	1.4	7.3 10.0	2,077	10.2	0.5	9.7 10.6	
Two	475	22.8	2.0	20.7 24.8	5,403	26.4	0.7	25.7 27.1	
Three	1,093	52.4	2.4	50.0 54.9	9,353	45.7	0.8	45.0 46.5	
Four or more	336	16.1	1.8	14.3 17.9	3,624	17.7	0.6	17.1 18.3	
<i>Total</i>	<i>2,085</i>	<i>100</i>			<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	70	4.3	1.3	3.0 5.6	999	6.1	0.5	5.6 6.5	
Two	324	20.1	2.6	17.5 22.7	4,038	24.5	0.8	23.7 25.4	
Three	898	55.6	3.2	52.4 58.8	7,948	48.3	1.0	47.3 49.3	
Four or more	322	20.0	2.6	17.4 22.5	3,463	21.1	0.8	20.3 21.9	
<i>Total</i>	<i>1,615</i>	<i>100</i>			<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	111	23.5	3.2	20.3 26.7	1,078	26.9	1.0	25.9 27.9	
Two	150	32.0	3.5	28.5 35.5	1,366	34.1	1.1	32.9 35.2	
Three	195	41.6	3.7	37.8 45.3	1,404	35.0	1.1	33.9 36.2	
Four or more	14	3.0	1.3	1.7 4.2	161	4.0	0.5	3.5 4.5	
<i>Total</i>	<i>470</i>	<i>100</i>			<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

20.5: Average floorspace (square metres)

West Midlands				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All dwellings	83	1.9	81.3 85.1	87	0.8	86.1 87.6	
Private sector	88	2.6	85.7 90.9	92	1.0	91.2 93.3	
Social sector	66	2.1	64.2 68.4	65	0.8	64.1 65.7	

20.6: Dwellings not meeting the 'decent homes' standard

West Midlands				England			
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)	
All tenures	828	38.5	35.7 40.3	6,993	33.1	32.4 33.8	
Private sector	620	37.4	33.2 39.3	5,419	31.9	31.0 32.9	
Social housing	209	42.3	40.3 47.5	1,574	37.7	36.6 38.8	

*estimates derived from modelled data

20.7: Average S.A.P. score

West Midlands				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All tenures	48.8	0.7	48.0 49.5	50.6	0.2	50.3 50.8	
Private sector	47.8	0.9	46.8 48.7	49.3	0.3	49.0 49.6	
Social sector	52.2	1.2	50.9 53.4	55.8	0.4	55.4 56.2	

20.8: Dwellings with S.A.P. score of 30 or below

	West Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	250	11.6	1.5	10.1	13.1	1,984	9.4	0.4	9.0	9.8
Private sector	201	12.1	2.1	10.1	14.2	1,662	9.8	0.6	9.2	10.4
Social housing	49	9.8	2.2	7.7	12.0	322	7.7	0.6	7.1	8.3

20.9: Dwellings without central or programmable heating

	West Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	205	9.5	1.4	8.1	10.9	1,363	6.4	0.4	6.1	6.8
Private sector	151	9.1	1.8	7.3	10.9	1,091	6.4	0.5	6.0	6.9
Social housing	54	10.9	2.3	8.7	13.2	273	6.5	0.6	6.0	7.1

20.10: Tenure

	West Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures										
Owner-occupied	1,512	70.3	2.2	68.1	72.5	14,771	69.9	0.7	69.2	70.6
Privately rented	144	6.7	1.2	5.5	7.9	2,191	10.4	0.4	9.9	10.8
Local authority	315	14.7	1.7	13.0	16.3	2,790	13.2	0.5	12.7	13.7
R.S.L.	179	8.3	1.3	7.0	9.6	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>2,151</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

20.11: Average floor space per person (square metres)*

	West Midlands				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	41.9	1.4	40.6	43.3	44.0	0.5	43.5	44.4
Private sector	43.0	1.8	41.3	44.8	45.6	0.6	45.0	46.2
Social housing	38.2	2.0	36.2	40.2	37.2	0.6	36.6	37.8

*Occupied dwellings only

20.12: Dwellings in urban and suburban areas

	West Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	1,808	84.3	1.8	82.5	86.1	16,875	79.8	0.6	79.2	80.4
Private sector	1,369	82.6	2.4	80.2	85.0	13,181	77.7	0.8	76.9	78.5
Social housing	438	88.7	2.3	86.4	91.0	3,695	88.4	0.7	87.7	89.1

20.13: Dwellings in 'poor' neighbourhoods

	West Midlands					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	364	16.9	1.8	15.1	18.7	2,400	11.4	0.5	10.9	11.8
Private sector	219	13.2	2.2	11.1	15.4	1,545	9.1	0.6	8.5	9.7
Social housing	145	29.3	3.3	26.0	32.7	855	20.5	0.9	19.5	21.4

Chapter 15

East of England

- > Eleven per cent of the national housing stock is in the East of England.
- > The regional housing stock is characterised by a higher than average proportion of detached and semi-detached dwellings and a high proportion of dwellings constructed post 1964.
- > The characteristics of the regional housing stock are similar to those of the national housing stock in terms of size, occupancy and energy efficiency.
- > Social housing is a lower proportion of the housing stock than it is nationally.
- > A high proportion of the housing stock is located in areas that are classified as rural. A relatively low proportion in areas which qualify as 'poor' neighbourhoods.
- > The proportion of both private sector and social housing dwellings not meeting the 'decent homes' standard is lower than the proportion nationally.

Table 21. East of England data summary

21.1: Dwelling Type

East of England						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Terraced	609	26.2	2.1	24.0	28.3	6,270	29.7	0.7	29.0	30.3
Semi-detached	716	30.8	2.2	28.5	33.0	6,520	30.8	0.7	30.2	31.5
Detached	657	28.2	2.2	26.1	30.4	4,396	20.8	0.6	20.2	21.4
Purpose-built flat	307	13.2	1.6	11.6	14.8	3,264	15.4	0.5	14.9	16.0
Converted flat	38	1.6	0.6	1.0	2.2	691	3.3	0.3	3.0	3.5
<i>Total</i>	<i>2,327</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

21.2: Houses/Flats

East of England						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,982	85.2	1.7	83.5	86.9	17,186	81.3	0.6	80.7	81.9
Flats	345	14.8	1.7	13.1	16.5	3,955	18.7	0.6	18.1	19.3
<i>Total</i>	<i>2,327</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,745	89.9	1.8	88.1	91.7	14,858	87.6	0.6	87.0	88.2
Flats	195	10.1	1.8	8.3	11.9	2,104	12.4	0.6	11.8	13.0
<i>Total</i>	<i>1,940</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	237	61.3	4.0	57.4	65.3	2,327	55.7	1.1	54.6	56.9
Flats	150	38.7	4.0	34.7	42.6	1,851	44.3	1.1	43.1	45.4
<i>Total</i>	<i>387</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

21.3: Dwelling Age

East of England						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	343	14.8	1.7	13.1	16.5	4,406	20.8	0.6	20.2	21.4
1919-1944	274	11.8	1.6	10.2	13.3	3,739	17.7	0.6	17.1	18.3
1945-1964	507	21.8	2.0	19.8	23.8	4,476	21.2	0.6	20.6	21.8
post 1964	1,202	51.7	2.4	49.3	54.1	8,519	40.3	0.7	39.6	41.0
<i>Total</i>	<i>2,327</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	337	17.3	2.3	15.1	19.6	4,158	24.5	0.8	23.7	25.3
1919-1944	241	12.4	2.0	10.5	14.4	3,189	18.8	0.8	18.0	19.6
1945-1964	378	19.5	2.4	17.1	21.9	3,102	18.3	0.7	17.5	19.0
post 1964	983	50.7	3.0	47.7	53.7	6,514	38.4	0.9	37.5	39.3
<i>Total</i>	<i>1,940</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	7	1.8	1.1	0.7	2.9	248	5.9	0.5	5.4	6.5
1919-1944	32	8.3	2.2	6.1	10.6	550	13.2	0.8	12.4	14.0
1945-1964	129	33.3	3.8	29.5	37.2	1,375	32.9	1.1	31.8	34.0
post 1964	219	56.6	4.0	52.5	60.6	2,004	48.0	1.1	46.8	49.1
<i>Total</i>	<i>387</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

21.4: Number of bedrooms*

East of England					England				
All tenures	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	205	9.0	1.4	7.6 10.4	2,077	10.2	0.5	9.7 10.6	
Two	579	25.4	2.1	23.3 27.6	5,403	26.4	0.7	25.7 27.1	
Three	1,039	45.7	2.4	43.2 48.1	9,353	45.7	0.8	45.0 46.5	
Four or more	453	19.9	2.0	17.9 21.9	3,624	17.7	0.6	17.1 18.3	
<i>Total</i>	<i>2,276</i>	<i>100</i>			<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	105	5.5	1.4	4.1 6.9	999	6.1	0.5	5.6 6.5	
Two	433	22.8	2.6	20.3 25.4	4,038	24.5	0.8	23.7 25.4	
Three	921	48.6	3.0	45.5 51.6	7,948	48.3	1.0	47.3 49.3	
Four or more	437	23.1	2.6	20.5 25.6	3,463	21.1	0.8	20.3 21.9	
<i>Total</i>	<i>1,896</i>	<i>100</i>			<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	100	26.3	3.6	22.7 29.9	1,078	26.9	1.0	25.9 27.9	
Two	146	38.4	4.0	34.4 42.4	1,366	34.1	1.1	32.9 35.2	
Three	118	31.1	3.8	27.3 34.9	1,404	35.0	1.1	33.9 36.2	
Four or more	16	4.1	1.6	2.5 5.8	161	4.0	0.5	3.5 4.5	
<i>Total</i>	<i>379</i>	<i>100</i>			<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

21.5: Average floorspace (square metres)

East of England				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All dwellings	87	2.1	84.7 88.9	87	0.8	86.1 87.6	
Private sector	91	2.6	88.7 93.9	92	1.0	91.2 93.3	
Social sector	64	2.4	61.7 66.5	65	0.8	64.1 65.7	

21.6: Dwellings not meeting the 'decent homes' standard

East of England				England			
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)	
All tenures	655	28.1	25.0 29.3	6,993	33.1	32.4 33.8	
Private sector	528	27.2	23.8 29.1	5,419	31.9	31.0 32.9	
Social housing	126	32.4	27.1 34.6	1,574	37.7	36.6 38.8	

*estimates derived from modelled data

21.7: Average S.A.P. score

East of England				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All tenures	50.8	0.8	50.0 51.6	50.6	0.2	50.3 50.8	
Private sector	49.6	0.9	48.7 50.6	49.3	0.3	49.0 49.6	
Social sector	56.9	1.4	55.4 58.3	55.8	0.4	55.4 56.2	

21.8: Dwellings with S.A.P. score of 30 or below

	East of England					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	211	9.1	1.4	7.7	10.4	1,984	9.4	0.4	9.0	9.8
Private sector	182	9.4	1.7	7.6	11.1	1,662	9.8	0.6	9.2	10.4
Social housing	29	7.5	2.1	5.3	9.6	322	7.7	0.6	7.1	8.3

21.9: Dwellings without central or programmable heating

	East of England					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	93	4.0	0.9	3.1	4.9	1,363	6.4	0.4	6.1	6.8
Private sector	76	3.9	1.2	2.7	5.1	1,091	6.4	0.5	6.0	6.9
Social housing	17	4.5	1.7	2.8	6.1	273	6.5	0.6	6.0	7.1

21.10: Tenure

	East of England					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Owner-occupied	1,706	73.3	2.1	71.2	75.5	14,771	69.9	0.7	69.2	70.6
Privately rented	234	10.0	1.4	8.6	11.5	2,191	10.4	0.4	9.9	10.8
Local authority	270	11.6	1.5	10.1	13.2	2,790	13.2	0.5	12.7	13.7
R.S.L.	117	5.0	1.1	4.0	6.1	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>2,327</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

21.11: Average floor space per person (square metres)*

	East of England				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	42.9	1.3	41.7	44.2	44.0	0.5	43.5	44.4
Private sector	44.3	1.6	42.7	45.9	45.6	0.6	45.0	46.2
Social housing	36.1	2.0	34.2	38.1	37.2	0.6	36.6	37.8

*Occupied dwellings only

21.12: Dwellings in urban and suburban areas

	East of England					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	1,580	67.9	2.3	65.6	70.2	16,875	79.8	0.6	79.2	80.4
Private sector	1,288	66.4	2.8	63.6	69.2	13,181	77.7	0.8	76.9	78.5
Social housing	228	75.4	3.5	71.9	78.9	3,695	88.4	0.7	87.7	89.1

21.13: Dwellings in 'poor' neighbourhoods

	East of England					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	99	4.3	1.0	3.3	5.2	2,400	11.4	0.5	10.9	11.8
Private sector	70	3.6	1.1	2.5	4.7	1,545	9.1	0.6	8.5	9.7
Social housing	29	7.5	2.2	5.3	9.6	855	20.5	0.9	19.5	21.4

Chapter 16

London

- > London has 15% of the national dwelling stock and a number of distinctive characteristics.
- > Higher density dwelling types such as flats and terraced housing are much more common than they are nationally and detached and semi-detached dwellings less common.
- > Social housing accounts for a higher share of the regional housing stock than it does nationally.
- > The housing stock is relatively old with high proportions built before 1919 and lower than average proportions dating post 1964 (although the proportion of social housing dwellings built since 1964 is average).
- > Dwellings are also smaller than the national average both on the basis of floor space and the proportion of dwellings with two or less bedrooms.
- > The average floor space per person is lower than the national average for both private sector and social housing.
- > Energy efficiency ratings are high for both private sector and social housing.
- > The proportion of dwellings located in 'poor' neighbourhoods is higher than the national proportion for all tenures, but similar to the national average for social housing.
- > The proportion of dwellings that do not meet the standard for Decent Homes is similar to the national proportions for both social and private sector housing.

Table 22. London data summary

22.1: Dwelling Type

	London					England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Terraced	958	31.2	1.7	29.4	32.9	6,270	29.7	0.7	29.0	30.3
Semi-detached	537	17.5	1.4	16.1	18.9	6,520	30.8	0.7	30.2	31.5
Detached	164	5.3	0.8	4.5	6.2	4,396	20.8	0.6	20.2	21.4
Purpose-built flat	1,140	37.1	1.8	35.3	38.9	3,264	15.4	0.5	14.9	16.0
Converted flat	276	9.0	1.1	7.9	10.0	691	3.3	0.3	3.0	3.5
<i>Total</i>	<i>3,076</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

22.2: Houses/Flats

	London					England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,659	53.9	1.8	52.1	55.8	17,186	81.3	0.6	80.7	81.9
Flats	1,417	46.1	1.8	44.2	47.9	3,955	18.7	0.6	18.1	19.3
<i>Total</i>	<i>3,076</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,461	64.1	2.4	61.7	66.5	14,858	87.6	0.6	87.0	88.2
Flats	817	35.9	2.4	33.5	38.3	2,104	12.4	0.6	11.8	13.0
<i>Total</i>	<i>2,278</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	198	24.8	2.4	22.4	27.3	2,327	55.7	1.1	54.6	56.9
Flats	600	75.2	2.4	72.7	77.6	1,851	44.3	1.1	43.1	45.4
<i>Total</i>	<i>798</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

22.3: Dwelling Age

	London					England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	787	25.6	1.6	24.0	27.2	4,406	20.8	0.6	20.2	21.4
1919-1944	924	30.0	1.7	28.3	31.7	3,739	17.7	0.6	17.1	18.3
1945-1964	483	15.7	1.4	14.4	17.1	4,476	21.2	0.6	20.6	21.8
post 1964	881	28.7	1.7	27.0	30.3	8,519	40.3	0.7	39.6	41.0
<i>Total</i>	<i>3,076</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	675	29.6	2.3	27.4	31.9	4,158	24.5	0.8	23.7	25.3
1919-1944	823	36.1	2.4	33.7	38.5	3,189	18.8	0.8	18.0	19.6
1945-1964	289	12.7	1.7	11.0	14.3	3,102	18.3	0.7	17.5	19.0
post 1964	491	21.6	2.0	19.5	23.6	6,514	38.4	0.9	37.5	39.3
<i>Total</i>	<i>2,278</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	112	14.1	1.9	12.2	16.0	248	5.9	0.5	5.4	6.5
1919-1944	101	12.6	1.9	10.8	14.5	550	13.2	0.8	12.4	14.0
1945-1964	195	24.4	2.4	22.0	26.8	1,375	32.9	1.1	31.8	34.0
post 1964	390	48.9	2.8	46.1	51.7	2,004	48.0	1.1	46.8	49.1
<i>Total</i>	<i>798</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

22.4: Number of bedrooms*

	London					England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
One	497	16.7	1.4	15.3	18.1	2,077	10.2	0.5	9.7	10.6
Two	871	29.2	1.7	27.5	31.0	5,403	26.4	0.7	25.7	27.1
Three	1,148	38.5	1.8	36.7	40.4	9,353	45.7	0.8	45.0	46.5
Four or more	464	15.6	1.4	14.2	17.0	3,624	17.7	0.6	17.1	18.3
<i>Total</i>	<i>2,980</i>	<i>100</i>				<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
One	279	12.7	1.7	11.0	14.3	999	6.1	0.5	5.6	6.5
Two	591	26.8	2.3	24.5	29.1	4,038	24.5	0.8	23.7	25.4
Three	922	41.8	2.5	39.3	44.4	7,948	48.3	1.0	47.3	49.3
Four or more	412	18.7	2.0	16.7	20.7	3,463	21.1	0.8	20.3	21.9
<i>Total</i>	<i>2,204</i>	<i>100</i>				<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
One	218	28.1	2.6	25.6	30.7	1,078	26.9	1.0	25.9	27.9
Two	280	36.1	2.7	33.4	38.9	1,366	34.1	1.1	32.9	35.2
Three	225	29.0	2.6	26.5	31.6	1,404	35.0	1.1	33.9	36.2
Four or more	52	6.7	1.4	5.3	8.1	161	4.0	0.5	3.5	4.5
<i>Total</i>	<i>776</i>	<i>100</i>				<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

22.5: Average floorspace (square metres)

	London			England		
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)
All dwellings	80	2.2	78.2 82.6	87	0.8	86.1 87.6
Private sector	86	3.1	83.1 89.3	92	1.0	91.2 93.3
Social sector	64	2.0	61.9 65.9	65	0.8	64.1 65.7

22.6: Dwellings not meeting the 'decent homes' standard

	London			England		
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)
All tenures	1114	36.2	34.7 38.3	6,993	33.1	32.4 33.8
Private sector	789	34.7	32.6 37.4	5,419	31.9	31.0 32.9
Social housing	324	40.7	38.1 43.5	1,574	37.7	36.6 38.8

*estimates derived from modelled data

22.7: Average S.A.P. score

	London			England		
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)
All tenures	52.8	0.6	52.2 53.4	50.6	0.2	50.3 50.8
Private sector	50.4	0.7	49.7 51.2	49.3	0.3	49.0 49.6
Social sector	59.4	0.9	58.5 60.4	55.8	0.4	55.4 56.2

22.8: Dwellings with S.A.P. score of 30 or below

	London					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	184	6.0	0.9	5.1	6.8	1,984	9.4	0.4	9.0	9.8
Private sector	140	6.2	1.2	5.0	7.4	1,662	9.8	0.6	9.2	10.4
Social housing	43	5.4	1.3	4.2	6.7	322	7.7	0.6	7.1	8.3

22.9: Dwellings without central or programmable heating

	London					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	168	5.5	0.8	4.6	6.3	1,363	6.4	0.4	6.1	6.8
Private sector	135	5.9	1.2	4.8	7.1	1,091	6.4	0.5	6.0	6.9
Social housing	33	4.1	1.1	3.0	5.2	273	6.5	0.6	6.0	7.1

22.10: Tenure

	London					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Owner-occupied	1,820	59.2	1.8	57.3	61.0	14,771	69.9	0.7	69.2	70.6
Privately rented	458	14.9	1.3	13.6	16.2	2,191	10.4	0.4	9.9	10.8
Local authority	527	17.1	1.4	15.7	18.5	2,790	13.2	0.5	12.7	13.7
R.S.L.	271	8.8	1.0	7.8	9.9	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>3,076</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

22.11: Average floor space per person (square metres)*

	London				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	39.2	1.1	38.1	40.3	44.0	0.5	43.5	44.4
Private sector	41.9	1.6	40.3	43.5	45.6	0.6	45.0	46.2
Social housing	31.6	1.2	30.4	32.8	37.2	0.6	36.6	37.8

*Occupied dwellings only

22.12: Dwellings in urban and suburban areas

	London					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	3,055	99.3	0.3	99.0	99.6	16,875	79.8	0.6	79.2	80.4
Private sector	2,261	99.3	0.4	98.9	99.7	13,181	77.7	0.8	76.9	78.5
Social housing	794	99.5	0.4	99.1	99.9	3,695	88.4	0.7	87.7	89.1

22.13: Dwellings in 'poor' neighbourhoods

	London					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	435	14.2	1.3	12.9	15.5	2,400	11.4	0.5	10.9	11.8
Private sector	246	10.8	1.6	9.2	12.3	1,545	9.1	0.6	8.5	9.7
Social housing	189	23.7	2.4	21.3	26.1	855	20.5	0.9	19.5	21.4

Chapter 17

South East

- > The South East is the largest region in terms of dwellings with 16% of the national housing stock.
- > The stock is relatively young with a lower than average proportion built pre 1945 and a high proportion built post 1964.
- > The proportion of dwellings owned by social landlords is low.
- > Dwellings tend to be larger than average by floor space although the proportion of dwellings with three or more bedrooms is no different from the national proportion. Households in the private sector enjoy a higher average floor space per person than private sector dwellings in England as a whole but the average floor space per person for social housing does not differ greatly from the national average.
- > The energy efficiency of dwellings, measured by the average SAP score is similar to the national average for the private sector but higher than the national average for the social sector.
- > Dwellings in 'poor' neighbourhoods are not a significant feature of the region.
- > The proportion of private sector dwellings that do not meet the standard for 'decent homes' is similar to the national proportion for both private sector and social housing dwellings.

Table 23. South East data summary

23.1: Dwelling Type

South East						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Terraced	858	25.0	2.0	23.0	27.0	6,270	29.7	0.7	29.0	30.3
Semi-detached	953	27.8	2.1	25.7	29.9	6,520	30.8	0.7	30.2	31.5
Detached	995	29.0	2.1	26.9	31.1	4,396	20.8	0.6	20.2	21.4
Purpose-built flat	499	14.5	1.6	12.9	16.2	3,264	15.4	0.5	14.9	16.0
Converted flat	123	3.6	0.9	2.7	4.5	691	3.3	0.3	3.0	3.5
<i>Total</i>	<i>3,428</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

23.2: Houses/Flats

South East						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	2,806	81.9	1.8	80.1	83.6	17,186	81.3	0.6	80.7	81.9
Flats	622	18.1	1.8	16.4	19.9	3,955	18.7	0.6	18.1	19.3
<i>Total</i>	<i>3,428</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	2,564	86.5	2.0	84.5	88.5	14,858	87.6	0.6	87.0	88.2
Flats	401	13.5	2.0	11.5	15.5	2,104	12.4	0.6	11.8	13.0
<i>Total</i>	<i>2,965</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	241	52.2	3.8	48.5	56.0	2,327	55.7	1.1	54.6	56.9
Flats	221	47.8	3.8	44.0	51.5	1,851	44.3	1.1	43.1	45.4
<i>Total</i>	<i>462</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

23.3: Dwelling Age

South East						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	612	17.9	1.8	16.1	19.6	4,406	20.8	0.6	20.2	21.4
1919-1944	454	13.2	1.6	11.7	14.8	3,739	17.7	0.6	17.1	18.3
1945-1964	793	23.1	2.0	21.2	25.1	4,476	21.2	0.6	20.6	21.8
post 1964	1,569	45.8	2.3	43.5	48.1	8,519	40.3	0.7	39.6	41.0
<i>Total</i>	<i>3,428</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	603	20.3	2.4	18.0	22.7	4,158	24.5	0.8	23.7	25.3
1919-1944	416	14.0	2.0	12.0	16.1	3,189	18.8	0.8	18.0	19.6
1945-1964	642	21.7	2.4	19.2	24.1	3,102	18.3	0.7	17.5	19.0
post 1964	1,304	44.0	2.9	41.0	46.9	6,514	38.4	0.9	37.5	39.3
<i>Total</i>	<i>2,965</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	9	2.0	1.1	0.9	3.1	248	5.9	0.5	5.4	6.5
1919-1944	37	8.1	2.1	6.0	10.1	550	13.2	0.8	12.4	14.0
1945-1964	150	32.5	3.6	29.0	36.1	1,375	32.9	1.1	31.8	34.0
post 1964	265	57.4	3.8	53.6	61.1	2,004	48.0	1.1	46.8	49.1
<i>Total</i>	<i>462</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

23.4: Number of bedrooms*

South East					England				
All tenures	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	360	10.8	1.5	9.3 12.3	2,077	10.2	0.5	9.7 10.6	
Two	790	23.7	2.0	21.7 25.7	5,403	26.4	0.7	25.7 27.1	
Three	1,413	42.4	2.3	40.0 44.7	9,353	45.7	0.8	45.0 46.5	
Four or more	771	23.1	2.0	21.1 25.1	3,624	17.7	0.6	17.1 18.3	
<i>Total</i>	<i>3,335</i>	<i>100</i>			<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	223	7.7	1.6	6.1 9.3	999	6.1	0.5	5.6 6.5	
Two	631	21.8	2.5	19.3 24.3	4,038	24.5	0.8	23.7 25.4	
Three	1,277	44.2	3.0	41.2 47.2	7,948	48.3	1.0	47.3 49.3	
Four or more	759	26.3	2.6	23.6 28.9	3,463	21.1	0.8	20.3 21.9	
<i>Total</i>	<i>2,890</i>	<i>100</i>			<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	138	30.9	3.6	27.4 34.5	1,078	26.9	1.0	25.9 27.9	
Two	159	35.8	3.7	32.1 39.5	1,366	34.1	1.1	32.9 35.2	
Three	136	30.6	3.6	27.0 34.2	1,404	35.0	1.1	33.9 36.2	
Four or more	12	2.7	1.2	1.4 3.9	161	4.0	0.5	3.5 4.5	
<i>Total</i>	<i>445</i>	<i>100</i>			<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

23.5: Average floorspace (square metres)

South East				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All dwellings	95	3.1	91.7 97.9	87	0.8	86.1 87.6	
Private sector	99	4.0	95.3 103.3	92	1.0	91.2 93.3	
Social sector	66	3.5	62.2 69.2	65	0.8	64.1 65.7	

23.6: Dwellings not meeting the 'decent homes' standard

South East				England			
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)	
All tenures	988	28.8	26.9 31.1	6,993	33.1	32.4 33.8	
Private sector	834	28.1	25.7 31.0	5,419	31.9	31.0 32.9	
Social housing	153	33.0	29.7 36.9	1,574	37.7	36.6 38.8	

*estimates derived from modelled data

23.7: Average S.A.P. score

South East				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All tenures	50.5	0.8	49.8 51.3	50.6	0.2	50.3 50.8	
Private sector	49.3	0.9	48.3 50.2	49.3	0.3	49.0 49.6	
Social sector	58.6	1.3	57.3 59.9	55.8	0.4	55.4 56.2	

23.8: Dwellings with S.A.P. score of 30 or below

	South East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	316	9.2	1.3	7.9	10.6	1,984	9.4	0.4	9.0	9.8
Private sector	287	9.7	1.7	7.9	11.4	1,662	9.8	0.6	9.2	10.4
Social housing	29	6.2	1.8	4.4	8.1	322	7.7	0.6	7.1	8.3

23.9: Dwellings without central or programmable heating

	South East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	139	4.1	0.9	3.1	5.0	1,363	6.4	0.4	6.1	6.8
Private sector	113	3.8	1.1	2.7	4.9	1,091	6.4	0.5	6.0	6.9
Social housing	26	5.7	1.8	3.9	7.4	273	6.5	0.6	6.0	7.1

23.10: Tenure

	South East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Owner-occupied	2,591	75.6	2.0	73.6	77.6	14,771	69.9	0.7	69.2	70.6
Privately rented	375	10.9	1.4	9.5	12.4	2,191	10.4	0.4	9.9	10.8
Local authority	228	6.7	1.2	5.5	7.8	2,790	13.2	0.5	12.7	13.7
R.S.L.	234	6.8	1.2	5.7	8.0	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>3,428</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

23.11: Average floor space per person (square metres)*

	South East				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	47.3	1.6	45.6	48.9	44.0	0.5	43.5	44.4
Private sector	48.9	2.1	46.8	51.0	45.6	0.6	45.0	46.2
Social housing	36.7	2.0	34.7	38.7	37.2	0.6	36.6	37.8

*Occupied dwellings only

23.12: Dwellings in urban and suburban areas

	South East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	2,545	74.2	2.0	72.2	76.2	16,875	79.8	0.6	79.2	80.4
Private sector	2,161	72.9	2.6	70.3	75.5	13,181	77.7	0.8	76.9	78.5
Social housing	384	83.1	2.9	80.2	86.0	3,695	88.4	0.7	87.7	89.1

23.13: Dwellings in 'poor' neighbourhoods

	South East					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	258	7.5	1.2	6.3	8.8	2,400	11.4	0.5	10.9	11.8
Private sector	210	7.1	1.5	5.6	8.6	1,545	9.1	0.6	8.5	9.7
Social housing	47	10.3	2.3	8.0	12.6	855	20.5	0.9	19.5	21.4

Chapter 18

South West

- > The South West has 10% of the national housing stock.
- > Characteristic features are the higher than average proportion of detached and semi-detached houses.
- > The housing stock is also relatively young with the proportions built pre 1945 and post 1964 being lower and higher than the national average respectively.
- > Dwelling size in terms of floor space also tends to be higher than the national average and households tend to have more floor space per person than nationally. In social housing, however, the average floor space per person is not largely different from the national average.
- > Energy efficiency, as measured by the SAP score, is lower than the national average across both private and social sectors.
- > A high proportion of dwellings is located in rural areas.
- > The proportion of dwellings located in 'poor' neighbourhoods is lower than the proportion nationally.
- > The proportion of dwellings which fail to meet the 'decent homes' standard is similar to the proportion for England as a whole.

Table 24. South West data summary

24.1: Dwelling Type

South West						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Terraced	602	28.4	2.1	26.3	30.5	6,270	29.7	0.7	29.0	30.3
Semi-detached	596	28.1	2.1	26.1	30.2	6,520	30.8	0.7	30.2	31.5
Detached	624	29.5	2.1	27.4	31.6	4,396	20.8	0.6	20.2	21.4
Purpose-built flat	220	10.4	1.4	9.0	11.8	3,264	15.4	0.5	14.9	16.0
Converted flat	76	3.6	0.9	2.7	4.5	691	3.3	0.3	3.0	3.5
<i>Total</i>	<i>2,119</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

24.2: Houses/Flats

South West						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,822	86.0	1.6	84.4	87.6	17,186	81.3	0.6	80.7	81.9
Flats	296	14.0	1.6	12.4	15.6	3,955	18.7	0.6	18.1	19.3
<i>Total</i>	<i>2,119</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	1,641	90.3	1.7	88.6	92.0	14,858	87.6	0.6	87.0	88.2
Flats	176	9.7	1.7	8.0	11.4	2,104	12.4	0.6	11.8	13.0
<i>Total</i>	<i>1,817</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Houses	182	60.2	4.0	56.3	64.2	2,327	55.7	1.1	54.6	56.9
Flats	120	39.8	4.0	35.8	43.7	1,851	44.3	1.1	43.1	45.4
<i>Total</i>	<i>302</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

24.3: Dwelling Age

South West						England				
All tenures	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	476	22.5	1.9	20.5	24.4	4,406	20.8	0.6	20.2	21.4
1919-1944	248	11.7	1.5	10.2	13.2	3,739	17.7	0.6	17.1	18.3
1945-1964	424	20.0	1.9	18.2	21.9	4,476	21.2	0.6	20.6	21.8
post 1964	970	45.8	2.3	43.5	48.1	8,519	40.3	0.7	39.6	41.0
<i>Total</i>	<i>2,119</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	464	25.6	2.5	23.1	28.0	4,158	24.5	0.8	23.7	25.3
1919-1944	218	12.0	1.8	10.1	13.8	3,189	18.8	0.8	18.0	19.6
1945-1964	326	17.9	2.2	15.8	20.1	3,102	18.3	0.7	17.5	19.0
post 1964	809	44.5	2.8	41.7	47.4	6,514	38.4	0.9	37.5	39.3
<i>Total</i>	<i>1,817</i>	<i>100</i>				<i>16,963</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
pre 1919	12	3.9	1.6	2.3	5.4	248	5.9	0.5	5.4	6.5
1919-1944	31	10.2	2.4	7.8	12.7	550	13.2	0.8	12.4	14.0
1945-1964	99	32.6	3.8	28.9	36.4	1,375	32.9	1.1	31.8	34.0
post 1964	161	53.3	4.0	49.2	57.3	2,004	48.0	1.1	46.8	49.1
<i>Total</i>	<i>302</i>	<i>100</i>				<i>4,178</i>	<i>100</i>			

24.4: Number of bedrooms*

South West					England				
All tenures	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	159	7.7	1.3	6.5 9.0	2,077	10.2	0.5	9.7 10.6	
Two	584	28.4	2.1	26.2 30.5	5,403	26.4	0.7	25.7 27.1	
Three	914	44.4	2.3	42.1 46.8	9,353	45.7	0.8	45.0 46.5	
Four or more	401	19.5	1.9	17.6 21.4	3,624	17.7	0.6	17.1 18.3	
<i>Total</i>	<i>2,057</i>	<i>100</i>			<i>20,457</i>	<i>100</i>			
Private sector	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	84	4.8	1.2	3.5 6.0	999	6.1	0.5	5.6 6.5	
Two	472	26.7	2.5	24.2 29.2	4,038	24.5	0.8	23.7 25.4	
Three	816	46.2	2.9	43.3 49.0	7,948	48.3	1.0	47.3 49.3	
Four or more	395	22.4	2.4	20.0 24.7	3,463	21.1	0.8	20.3 21.9	
<i>Total</i>	<i>1,768</i>	<i>100</i>			<i>16,448</i>	<i>100</i>			
Social housing	n (000s)	%	%+/-	range (95% CI)	n (000s)	%	%+/-	range (95% CI)	
One	74	25.7	3.6	22.1 29.4	1,078	26.9	1.0	25.9 27.9	
Two	112	38.6	4.0	34.6 42.6	1,366	34.1	1.1	32.9 35.2	
Three	97	33.6	3.9	29.7 37.5	1,404	35.0	1.1	33.9 36.2	
Four or more	6	2.0	1.2	0.9 3.2	161	4.0	0.5	3.5 4.5	
<i>Total</i>	<i>289</i>	<i>100</i>			<i>4,009</i>	<i>100</i>			

*Occupied dwellings only

24.5: Average floorspace (square metres)

South West				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All dwellings	93	2.6	90.8 96.0	87	0.8	86.1 87.6	
Private sector	98	3.3	94.7 101.3	92	1.0	91.2 93.3	
Social sector	65	1.9	63.6 67.4	65	0.8	64.1 65.7	

24.6: Dwellings not meeting the 'decent homes' standard

South West				England			
	n (000s)*	%*	range (95% CI)	n (000s)*	%*	range (95% CI)	
All tenures	718	33.9	31.5 35.9	6,993	33.1	32.4 33.8	
Private sector	593	32.6	29.9 35.1	5,419	31.9	31.0 32.9	
Social housing	125	41.4	36.8 44.8	1,574	37.7	36.6 38.8	

*estimates derived from modelled data

24.7: Average S.A.P. score

South West				England			
	mean	%+/-	range (95% CI)	mean	%+/-	range (95% CI)	
All tenures	48.7	0.8	47.9 49.5	50.6	0.2	50.3 50.8	
Private sector	48.0	1.0	47.0 49.0	49.3	0.3	49.0 49.6	
Social sector	53.0	1.5	51.5 54.5	55.8	0.4	55.4 56.2	

24.8: Dwellings with S.A.P. score of 30 or below

	South West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	307	14.5	1.6	12.9	16.1	1,984	9.4	0.4	9.0	9.8
Private sector	273	15.0	2.0	13.0	17.1	1,662	9.8	0.6	9.2	10.4
Social housing	34	11.3	2.6	8.7	13.9	322	7.7	0.6	7.1	8.3

24.9: Dwellings without central or programmable heating

	South West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	142	6.7	1.2	5.5	7.8	1,363	6.4	0.4	6.1	6.8
Private sector	123	6.8	1.4	5.4	8.2	1,091	6.4	0.5	6.0	6.9
Social housing	19	6.1	1.9	4.2	8.1	273	6.5	0.6	6.0	7.1

24.10: Tenure

	South West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
Owner-occupied	1,608	75.9	2.0	73.9	77.9	14,771	69.9	0.7	69.2	70.6
Privately rented	209	9.9	1.4	8.5	11.2	2,191	10.4	0.4	9.9	10.8
Local authority	156	7.4	1.2	6.2	8.6	2,790	13.2	0.5	12.7	13.7
R.S.L.	146	6.9	1.2	5.7	8.1	1,388	6.6	0.4	6.2	6.9
<i>Total</i>	<i>2,119</i>	<i>100</i>				<i>21,140</i>	<i>100</i>			

24.11: Average floor space per person (square metres)*

	South West				England			
	mean	%+/-	range (95% CI)		mean	%+/-	range (95% CI)	
All tenures	48.2	1.5	46.7	49.8	44.0	0.5	43.5	44.4
Private sector	50.0	1.9	48.1	51.9	45.6	0.6	45.0	46.2
Social housing	37.3	2.1	35.2	39.4	37.2	0.6	36.6	37.8

*Occupied dwellings only

24.12: Dwellings in urban and suburban areas

	South West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	1,457	68.8	2.1	66.7	70.9	16,875	79.8	0.6	79.2	80.4
Private sector	1,229	67.7	2.6	65.1	70.3	13,181	77.7	0.8	76.9	78.5
Social housing	228	75.4	3.5	71.9	78.9	3,695	88.4	0.7	87.7	89.1

24.13: Dwellings in 'poor' neighbourhoods

	South West					England				
	n (000s)	%	%+/-	range (95% CI)		n (000s)	%	%+/-	range (95% CI)	
All tenures	174	8.2	1.3	6.9	9.5	2,400	11.4	0.5	10.9	11.8
Private sector	131	7.2	1.5	5.7	8.7	1,545	9.1	0.6	8.5	9.7
Social housing	44	14.5	2.9	11.6	17.3	855	20.5	0.9	19.5	21.4

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Appendix 3

Glossary of terms and definitions

Age/construction date of dwelling

The age of the dwelling refers to the date of construction of the oldest part of the building.

Decent Homes

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

- > it meets the current statutory minimum standard for housing – at present this is the fitness standard;
- > it is in a reasonable state of repair;
- > it has reasonably modern facilities and services;
- > it provides a reasonable degree of thermal comfort.

Dwelling

A dwelling is a self contained unit of accommodation where all rooms and facilities available for the use of the occupants are behind a front door. For the most part a dwelling will contain one household, but may contain none (vacant dwelling), or may contain more than one (HMO).

Energy Efficiency

The energy efficiency of an individual dwelling can be described in terms of an energy cost rating. Energy cost ratings in general give a measure of the annual unit energy cost of space and water heating for the dwelling under a standard regime, assuming specific heating patterns and room temperatures. The energy cost rating used throughout this report is the Government's Standard Assessment Procedure (SAP). This is expressed on a scale of SAP ratings where the higher the number the better the standard.

The energy cost rating (SAP) takes into account a range of factors that contribute to energy efficiency which include:

- > Thermal insulation of the building fabric.
- > Efficiency and control of the heating system.
- > The fuel used for space and water heating.
- > Ventilation and solar gain characteristics of the dwelling.

It is not affected by the individual characteristics of the household occupying the dwelling or by the geographical location.

Floor space

The usable internal 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.

Floor space per person

The total useable internal floor area divided by the number of people in the household.

Poor Neighbourhoods

Poor neighbourhoods refer to local areas where the surveyor visually assessed whether any one or more of the following problems apply:

- > over 10% of dwellings in the local area are visually assessed to be seriously defective;
- > the presence of serious problems related to any of the following: vacant sites or derelict buildings; vacant or boarded up buildings; litter, rubbish or dumping; vandalism; graffiti or scruffy buildings, gardens or landscaping; neglected buildings;
- > very poor visual quality of the local area.

Private sector housing

Housing occupied by private owners (with or without a mortgage) and privately rented housing.

Programmable heating

Electric storage heaters which run on off-peak electricity and programmable gas convector heaters. In practice, 98% of the heating covered by this term is overnight storage heating.

Regions

The Regions used are the Government Office Regions as follows:

North East	Northumberland, Durham, Cleveland, Tyne and Wear.
Yorkshire and the Humber	Yorkshire (excluding Cleveland) plus the Lincolnshire part of the former Humberside.
North West	Merseyside, Lancashire, Cheshire, Cumbria, Greater Manchester.
East Midlands	Derbyshire, Leicestershire, Rutland, Lincolnshire (excluding Humberside), Nottinghamshire.
West Midlands	Warwickshire, Hereford, Worcestershire, Staffordshire, Shropshire and the West Midlands municipal boroughs.
South West	Avon, Cornwall, Dorset, Devon, Gloucestershire, Somerset, Wiltshire.
East of England	Cambridgeshire, Norfolk, Suffolk, Essex, Hertfordshire, Bedfordshire.
South East	Berkshire, Buckinghamshire, Oxfordshire, Kent, Surrey, Sussex, Hampshire, Northamptonshire.
London	All Inner and Outer London Boroughs and the City of London.

SAP

The main measure of energy efficiency used in the report is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP). This 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 energy inefficient) to 120 (highly energy efficient).

Social housing

Rented housing owned by local authorities and registered social landlords.

Type of dwelling

Dwellings are classified, on the basis of the surveyors' inspection into the following categories:

Terraced house A house forming part of a block where at least one house is attached to two or more other houses.

Semi-detached house A house that is attached to one other house.

Detached house A house where none of the habitable structure is joined to another building (other than garages, outhouses etc.).

Purpose built flat A flat in a purpose built block. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes.

Converted flat A flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

Urban/suburban/rural areas

The EHCS classification of areas is as follows:

1. City centre – this is the area immediately around the core of large cities.
2. Urban – this is the area around the core of towns and small cities, and also older urban areas which have been swallowed up by a metropolis.
3. Suburban residential – this is the outer area of towns or cities, characterised by large planned housing estates.
4. Rural residential – these are the suburban areas of villages, often meeting the housing needs of people who work in nearby towns and cities.
5. Village centre – these are traditional English villages or the old heart of villages which have been suburbanised.
6. Rural – these areas are predominantly rural e.g. agricultural with isolated dwellings or small hamlets.

Categories 4, 5 and 6 are broadly referred to as 'rural'.

Appendix 4

Decent Homes modelled data

The numbers and proportions referred to in Section 5 'Decent Homes' are modelled using regression techniques applied to data from the 1991, 1996 and 2001 surveys.

Single survey estimates have varying levels of error associated with them. This includes sampling, survey, respondent and measurement error. A single survey estimate for each region is insufficient to discriminate between many regions when these margins of error are taken into account. To enable 'best figures' to be provided for key findings, regression techniques using data from the three surveys since 1991 are used to provide the estimates for 2001 decent homes figures.

The modelled 'best estimate' for 2001 is, in most cases, within the confidence range for the sampling error of the survey estimates shown in Table 8 and is likely to lie within the range for the total survey error.

The difference between survey estimates and modelled figures for 2001 are shown in Table 25.

Table 25: Proportion of dwellings not decent: comparison of survey and modelled estimates by region and sector, 2001

	Survey estimates		Modelled estimates	
	Count ('000s)	Proportion (%)	Count ('000s)	Proportion (%)
All dwellings				
North East	276	25.7	284	26.5
North West	1,047	35.9	1,042	35.7
Yorkshire and the Humber	810	36.7	826	37.4
East Midlands	580	31.5	538	29.2
West Midlands	817	38.0	828	38.5
East of England	632	27.2	655	28.1
London	1,123	36.5	1,114	36.2
South East	995	29.0	988	28.8
South West	714	33.7	718	33.9
England	6,993	33.1	6,993	33.1
Private Sector dwellings				
North East	198	25.2	204	25.9
North West	813	35.5	810	35.4
Yorkshire and the Humber	603	35.0	616	35.8
East Midlands	463	30.7	424	28.1
West Midlands	600	36.2	620	37.4
East of England	513	26.4	528	27.2
London	798	35.0	789	34.7
South East	841	28.4	834	28.1
South West	590	32.5	593	32.6
England	5,419	31.9	5,419	31.9
Social housing dwellings				
North East	78	27.1	81	28.2
North West	234	37.0	232	36.8
Yorkshire and the Humber	207	42.8	210	43.5
East Midlands	117	35.2	114	34.3
West Midlands	217	43.9	209	42.3
East of England	119	30.9	126	32.4
London	325	40.8	324	40.7
South East	154	33.3	153	33.0
South West	123	40.8	125	41.4
England	1,574	37.7	1,574	37.7

The general regression method will be used to measure year on year change from 2001.

Further Information

Copies of a **Key Facts** document, Product code: 03HD01501, are available from the ODPM web site or gratis 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 656 4, £40

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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