

Department for  
**Communities and  
Local Government**

English  
House  
Condition  
Survey  
2004

Annual Report



**decent homes  
and  
decent places**



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**Communities and  
Local Government**

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2004

Annual Report

On 5th May 2006 the responsibilities of the Office of the Deputy Prime Minister (ODPM) transferred to the Department for Communities and Local Government (DCLG)

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- The Office for National Statistics (ONS) which manages the EHCS on behalf of DCLG. It undertakes the household interviews and has responsibilities for sampling, weighting and data validation. ONS also run the Market Value Survey.
- ONS work in partnership with Miller Mitchell Burley Lane (MMBL) who undertake the visual inspection of the properties. MMBL employ a large field force of professional surveyors who work in close co-operation with the ONS interviewers to maximise response rates and deliver high quality data.
- The Building Research Establishment (BRE) which is the development partner of the Department for the EHCS. It helps develop the physical survey questionnaire and surveyor training materials, and deliver surveyor training sessions. The BRE are also involved in validating and analysing the data, developing and running models to create the key measures and analytical variables for the survey, and reporting the findings.
- The Valuation Office Agency (VOA) which provides market valuations for each of the EHCS properties and information on the local area and housing market.
- The interviewers and surveyors who collect information from households and carry out the visual inspection.
- The households who take part in the survey.
- The DCLG staff that manage and work on the survey.





# Introduction

1. Decent homes and decent places are key to delivering sustainable communities. This report provides an account of living conditions in England in 2004, including progress made since 1996 and 2001.
2. The results are based on continuous fieldwork from April 2003 to March 2005. They are presented as a mid-point survey position of April 2004, that is taken as an 'average' position for the fieldwork period covered.
3. Since April 2002 survey fieldwork has operated on a continuous basis to provide annual results for key policy areas (the survey was previously carried out every five years up to and including 2001). The intention is to use this continuous data to monitor trends in living conditions. However, in some cases, further years' data are required to make it possible to draw conclusions about trends. This is the second annual report since fieldwork moved to a continuous basis.
4. Details about the survey methodology and analysis can be found in the Technical Report available from: **[www.communities.gov.uk/ehcs](http://www.communities.gov.uk/ehcs)**.
5. A set of standard tables that provide 2001, 2003 and 2004 survey results are available at [www.communities.gov.uk/ehcs](http://www.communities.gov.uk/ehcs). These are arranged around the main policy themes presented in this report. The data, in SPSS format and associated documentation is also available from: [ehcs@communities.gsi.gov.uk](mailto:ehcs@communities.gsi.gov.uk).

## Focus of the 2004 Annual Report

6. The 2004 Headline Report (published in March 2006) presented key findings on Government policies related to living conditions in England. This annual report builds on those key findings by providing a more detailed account of living conditions in 2004. As well as updating the profile of the housing stock, the annual report covers a number of key policy areas including:
  - Decent Homes
  - Vulnerable households
  - Liveability
  - Disadvantage and Living Conditions

7. The report also presents households' living conditions by the type of areas they live in:
  - Urban, suburban, rural
  - Deprived
  - Different market conditions
  - Broad regional areas

The section on different market conditions reports, for the first time, on living conditions in Housing Market Renewal Pathfinder areas in the northern and west midlands regions.

8. A set of summary statistics which draw together key findings are available at the back of this report.

## Housing stock

9. In 2004 there are around 21.6 million homes in England (of which 4% are vacant at the time of the survey). The majority of homes (71%) are owner occupied, 10% are privately rented. Social sector homes account for 19% in England, of which 11% are local authority owned and 8% are owned by registered social landlords.
10. Private sector homes tend to predominate in the older stock – of the 4.6 million homes built pre 1919, 94% are privately owned. There is a concentration of social sector homes in the post war stock – over a quarter (29%) of homes built between 1945 and 1964 are owned and managed by social landlords. Nearly a fifth of all homes are flats – 3.7 million homes (17%), of which 46% are let by social landlords.

# Decent Homes

For a dwelling to be considered '**decent**' it must:

- Meet the statutory minimum standard for housing (fitness standard for the reporting period of this survey)<sup>(1)</sup>
- Be in a reasonable state of repair
- Have reasonably modern facilities and services
- Provide a reasonable degree of thermal comfort.

11. The condition of homes continues to improve. The number of homes failing to meet the Government standard for decent housing fell between 2001 and 2004 – from 7.1 million to 6.3 million (from 33% to 29% of the housing stock). In 2004 5.1 million private sector homes are non-decent as are 1.3 million social sector homes (making up 29% and 31% of their stock respectively), Table 1.

<sup>1</sup> From April 2006 the fitness standard was replaced by the Housing, Health and Safety Rating System (HHSRS). The EHCS began collecting data on the HHSRS from April 2005. Results will be presented as part of the 2006 EHCS report when the HHSRS will form part of the decent homes standard.

Table 1: Non-decent homes by housing tenure, 1996–2004<sup>2</sup>

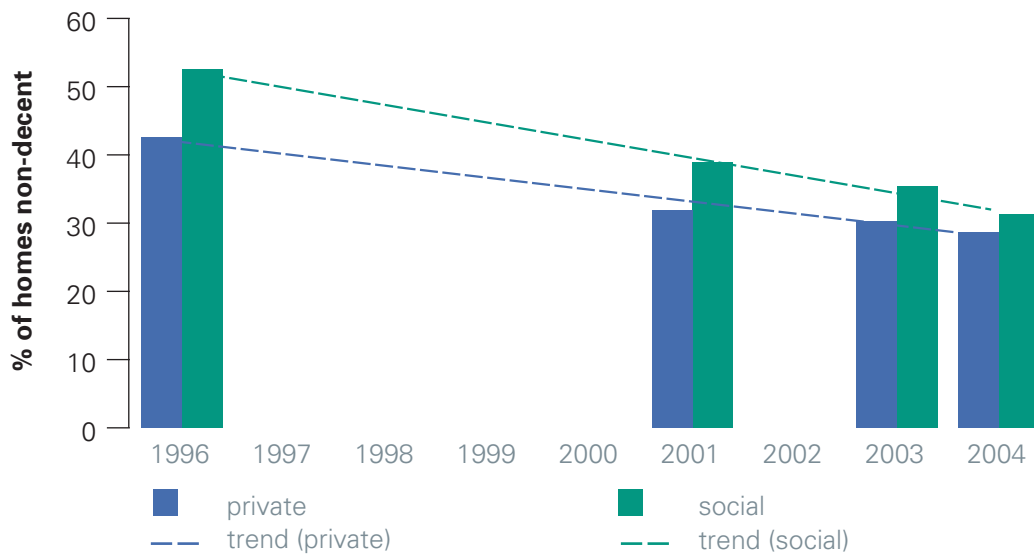
|                       | 1996          |              | 2001          |              | 2003          |              | 2004          |              |
|-----------------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|
|                       | decent        | non-decent   | decent        | non-decent   | decent        | non-decent   | decent        | non-decent   |
| <b>number (000s):</b> |               |              |               |              |               |              |               |              |
| owner occupied        | 8,391         | 5,535        | 10,483        | 4,316        | 10,982        | 4,219        | 11,213        | 4,066        |
| private rented        | 752           | 1,246        | 1,072         | 1,101        | 1,149         | 1,056        | 1,340         | 994          |
| <b>all private</b>    | <b>9,144</b>  | <b>6,781</b> | <b>11,554</b> | <b>5,416</b> | <b>12,131</b> | <b>5,275</b> | <b>12,553</b> | <b>5,060</b> |
| LA                    | 1,600         | 1,869        | 1,637         | 1,174        | 1,482         | 975          | 1,519         | 816          |
| RSL                   | 493           | 448          | 952           | 472          | 1,154         | 467          | 1,228         | 437          |
| <b>all social</b>     | <b>2,092</b>  | <b>2,318</b> | <b>2,589</b>  | <b>1,647</b> | <b>2,636</b>  | <b>1,442</b> | <b>2,748</b>  | <b>1,252</b> |
| <b>all tenures</b>    | <b>11,236</b> | <b>9,099</b> | <b>14,143</b> | <b>7,063</b> | <b>14,767</b> | <b>6,717</b> | <b>15,301</b> | <b>6,312</b> |
| <b>percentage:</b>    |               |              |               |              |               |              |               |              |
| owner occupied        | 60.3          | 39.7         | 70.8          | 29.2         | 72.2          | 27.8         | 73.4          | 26.6         |
| private rented        | 37.6          | 62.4         | 49.3          | 50.7         | 52.1          | 47.9         | 57.4          | 42.6         |
| <b>all private</b>    | <b>57.4</b>   | <b>42.6</b>  | <b>68.1</b>   | <b>31.9</b>  | <b>69.7</b>   | <b>30.3</b>  | <b>71.3</b>   | <b>28.7</b>  |
| LA                    | 46.1          | 53.9         | 58.2          | 41.8         | 60.3          | 39.7         | 65.1          | 34.9         |
| RSL                   | 52.4          | 47.6         | 66.8          | 33.2         | 71.2          | 28.8         | 73.8          | 26.2         |
| <b>all social</b>     | <b>47.4</b>   | <b>52.6</b>  | <b>61.1</b>   | <b>38.9</b>  | <b>64.6</b>   | <b>35.4</b>  | <b>68.7</b>   | <b>31.3</b>  |
| <b>all tenures</b>    | <b>55.3</b>   | <b>44.7</b>  | <b>66.7</b>   | <b>33.3</b>  | <b>68.7</b>   | <b>31.3</b>  | <b>70.8</b>   | <b>29.2</b>  |

**Base: all dwellings**

12. There has been improvement across all tenures since 1996; however progress has been greatest in the social sector. In 2004 the proportion of social sector homes failing the Decent Homes Standard is only slightly higher than private sector homes. In 1996 households living in the social sector were around 20% more likely to live in a non-decent home than private sector households; in 2004 this figure has reduced to less than 10% more likely, Figure 1.

<sup>2</sup> Minor revisions have been made to the 2003 decent homes data since the publication of the Headline 2004 findings (see 'Survey details'). However, these revisions have no significant impact on the trends or conclusions previously reported.

Figure 1: Non-decent homes by sector, 1996–2004



Base: all dwellings

13. The thermal comfort criterion continues to be the most common reason for failing the Decent Homes Standard. Some 4.6 million homes (73% of non-decent dwellings) lack effective insulation or efficient heating required to meet the thermal comfort criterion. However, since 2001 the number of homes failing this criterion has been reduced by nine hundred thousand.
14. Since 2001 there has not been a significant change in the overall number of homes failing on the other three criteria (repair, fitness and modern facilities and services) at 2.6 million, indicating that repairs and improvements in respect of these criteria have been sufficient only to balance the effects of ongoing deterioration, Table 2. As a result these homes now form a slightly higher proportion of the non-decent stock (41%).

**Table 2: Non-decent dwellings by reasons for failing the Decent Homes Standard 1996–2004**

|                                   | social sector        |  | private sector       |  | all tenures          |  |
|-----------------------------------|----------------------|--|----------------------|--|----------------------|--|
|                                   | thermal comfort only | failing on fitness, repair or modernisations | thermal comfort only | failing on fitness, repair or modernisations | thermal comfort only | failing on fitness, repair or modernisations |
| <b>number (000s):</b>             |                      |  |                      |  |                      |  |
| <b>1996</b>                       | 1,574                | 744  | 3,917                | 2,864  | 5,491                | 3,608  |
| <b>2001</b>                       | 1,070                | 577  | 3,303                | 2,114  | 4,372                | 2,691  |
| <b>2003</b>                       | 862                  | 579  | 3,048                | 2,227  | 3,910                | 2,806  |
| <b>2004</b>                       | 743                  | 509  | 2,981                | 2,078  | 3,724                | 2,588  |
| <b>percentage of non-decents:</b> |                      |  |                      |  |                      |  |
| <b>1996</b>                       | 67.9                 | 32.1   | 57.8                 | 42.2   | 60.3                 | 39.7   |
| <b>2001</b>                       | 65.0                 | 35.0   | 61.0                 | 39.0   | 61.9                 | 38.1   |
| <b>2003</b>                       | 59.8                 | 40.2   | 57.8                 | 42.2   | 58.2                 | 41.8   |
| <b>2004</b>                       | 59.3                 | 40.7   | 58.9                 | 41.1   | 59.0                 | 41.0   |

**Base: all non-decent dwellings**

**Note: Some dwellings failing fitness, repair or modernisations may also fail thermal comfort criterion.**

15. On average a non-decent home requires £6,650 of work to make it decent; however the costs vary enormously according to which criteria of the standard homes fail on. Those failing solely on thermal comfort need on average £1,884 spent while those in need of work to meet the other criteria require on average £13,508.
16. In the private sector older properties are over represented in the non-decent stock. Over a third (36%) of non-decent homes in the private sector were built before 1919 compared with just 24% of all private sector homes. However, the majority of non-decent social sector homes were built between 1945 and 1980. While this reflects the age composition of the social sector stock as a whole, it also reflects the high proportion of flats in this sector which tend to have higher levels of non-decency.
17. Reductions in the number of non-decent homes reflect more widely based improvements in housing conditions and energy efficiency since 1996. In terms of general disrepair, the proportion of homes with faults to the exterior fabric (e.g. to chimneys, roofs and windows) has fallen from 72% to 62% and with faults to the interior fabric (e.g. ceilings, walls and floors) falling from 49% to 38%. However, as with the fitness, repair and modernisations criteria of decent homes, there has been little change in the overall number of general repair faults since 2001.

**SAP** (Standard Assessment Procedure) is an index of energy efficiency. It is based on calculated annual space and water heating costs for a standard heating regime for a home and is expressed on a scale of 1 (highly energy inefficient) to 120 (highly energy efficient).

18. There has been an increase in energy efficiency of homes as assessed through the Government Standard Assessment Procedure (SAP). Overall the average SAP rating has increased from 45.5 in 1996 to 51.8 in 2004. Similarly, the proportion of very efficient stock with a SAP rating greater than 70 has progressively increased since 1996 from 5% to the current 12%, with a parallel reduction in homes with a SAP rating less than 30 from 15% to below 9%.
19. On average social sector homes are more energy efficient than those in the private sector; the social sector has an average rating of 58 compared to 50 in the private sector, Table 3. Around 1 in 4 social homes have a SAP rating of more than 70 compared to just 1 in 10 private homes. Since 1996 the social sector has seen faster improvement in energy efficiency than the private sector: some 10 SAP points up from an average of 48 in 1996, compared to an increase of 5 SAP points from 45 in the private sector.

**Table 3: Average SAP and percentage of stock with low and high SAP ratings by housing sector 1996–2004**

|      | social sector           |                         |                    | private sector          |                         |                    |
|------|-------------------------|-------------------------|--------------------|-------------------------|-------------------------|--------------------|
|      | % with SAP less than 30 | % with SAP more than 70 | average SAP rating | % with SAP less than 30 | % with SAP more than 70 | average SAP rating |
| 1996 | 16.0                    | 12.2                    | <b>48.0</b>        | 15.0                    | 3.8                     | <b>44.7</b>        |
| 2001 | 8.9                     | 18.8                    | <b>54.9</b>        | 11.0                    | 7.3                     | <b>48.9</b>        |
| 2003 | 8.0                     | 24.0                    | <b>57.5</b>        | 9.8                     | 9.1                     | <b>50.0</b>        |
| 2004 | 6.7                     | 24.5                    | <b>58.5</b>        | 9.1                     | 9.2                     | <b>50.3</b>        |

**Base: all dwellings 1996–2004**



# Vulnerable Households in the Private Sector

**Vulnerable households** are those in receipt of at least one of the principle means tested or disability related benefits.

- 20. Of the 17.1 million households living in private sector homes in 2004, 3 million (18%) are vulnerable. More than a million of these households include either infants (less than five years old) or elderly people (75 years or older) who tend to be more at risk in terms of health outcomes of poor housing.
- 21. Housing conditions of vulnerable private sector households tend to be worse than those of other households in the private sector – 34% (1 million) of vulnerable households live in non-decent homes compared to 27% of other private sector households, Table 4.
- 23. However, the conditions of the homes of vulnerable households in the private sector have been improving at a faster rate than for other private sector households. The reduction in the proportion of vulnerable households living in non-decent homes, from 57% to the current 34% has resulted in the gap between vulnerable households and other households living in non-decent homes being more than halved – from 18% in 1996 to 8% in 2004, Figure 3.

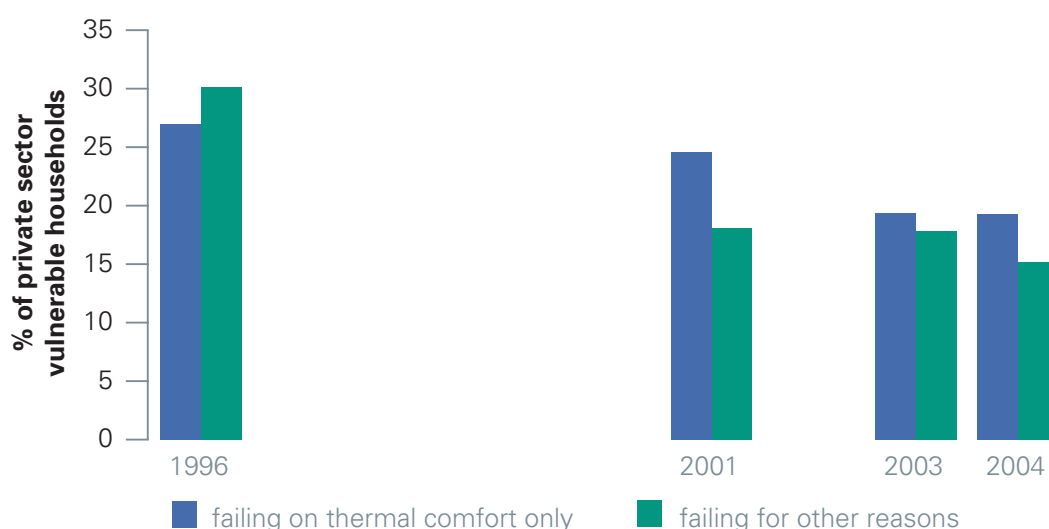
**Table 4: Vulnerable households in the private sector compared with other households in decent and non-decent homes by tenure, 2004**

|                      | vulnerable households |              |                | other households |              |                |
|----------------------|-----------------------|--------------|----------------|------------------|--------------|----------------|
|                      | decent                | non-decent   | all households | decent           | non-decent   | all households |
| <b>number (000s)</b> |                       |              |                |                  |              |                |
| owner occupied       | 1,617                 | 691          | 2,307          | 9,420            | 3,195        | 12,614         |
| private rented       | 347                   | 342          | 689            | 931              | 564          | 1,495          |
| <b>all private</b>   | <b>1,963</b>          | <b>1,033</b> | <b>2,996</b>   | <b>10,351</b>    | <b>3,759</b> | <b>14,110</b>  |
| <b>percentage:</b>   |                       |              |                |                  |              |                |
| owner occupied       | 70.1                  | 29.9         | 100.0          | 74.7             | 25.3         | 100.0          |
| private rented       | 50.3                  | 49.7         | 100.0          | 62.2             | 37.8         | 100.0          |
| <b>all private</b>   | <b>65.5</b>           | <b>34.5</b>  | <b>100.0</b>   | <b>73.4</b>      | <b>26.6</b>  | <b>100.0</b>   |

**Base: all private sector households**

23. In 1996, the majority of non-decent homes occupied by vulnerable households failed on fitness, repair or modernisations. However, due to progress in dealing with these problems during the late 1990s by 2001 vulnerable households were most likely to be living in homes failing the thermal comfort criterion, Figure 2. Since 2001 reductions in the numbers of non-decent homes have been largely driven by improvements in thermal comfort. In contrast there has been little change in the proportion of homes failing for other reasons since 2001.<sup>3</sup>

**Figure 2: Private sector vulnerable households by reasons for failing, 1996–2004**



Base all private sector vulnerable households

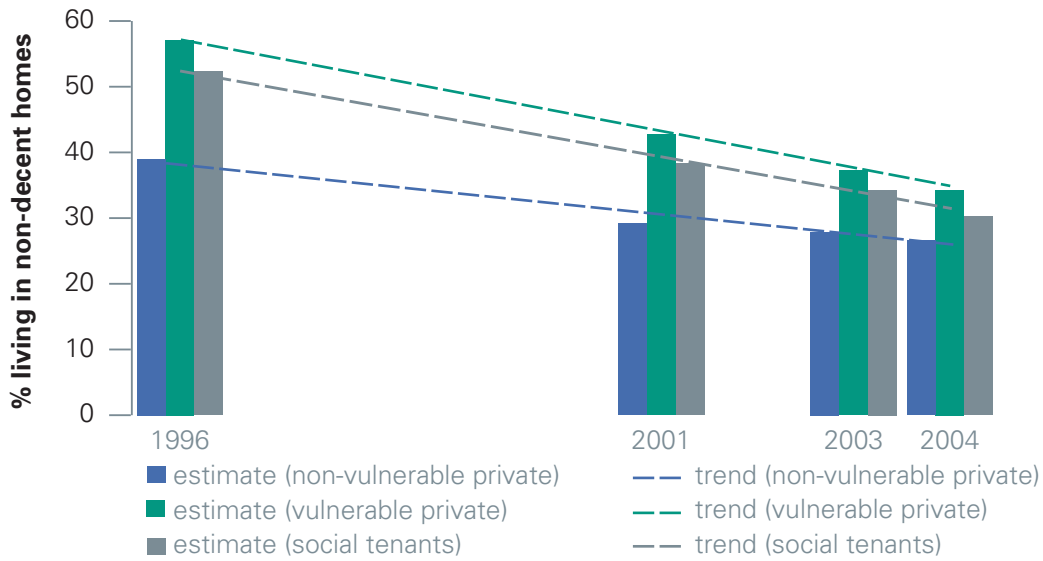
Note: Some dwellings failing fitness, repair or modernisations may also fail thermal comfort criterion.

24. The average cost to make homes of vulnerable households decent is higher than for other households living in non-decent homes in the private sector (8,028 compared to 6,663). This is because vulnerable households are more likely to live in homes which fail due to the fitness, repair or modernisations criteria which tend to be more costly than improvements required to meet the thermal comfort criterion.
25. Unlike the private sector, vulnerable households living in the social sector are no more likely to live in a non-decent home than other tenants (30% of social sector households live in non-decent homes).

<sup>3</sup> The change between 2003 and 2004 in the percentage of homes failing for other reasons besides thermal comfort is not significant. Until more data becomes available it is not possible to conclude that any reduction has taken place.

26. Private sector vulnerable households and social tenants (6.8 million) comprise almost a third of all households and form the two target household groups of the Government’s decent homes policy. For both groups, the substantial improvement in the proportion living in decent homes has narrowed the disparity in their housing conditions compared with other generally more affluent households (non-vulnerable households in the private sector), Figure 3. This is a significant contribution to promoting greater social inclusion.

**Figure 3: Private sector vulnerable and social sector households living in non-decent homes 1996–2004**



# Liveability

27. In 2004 3.2 million households (15%) live in poor quality environments, Table 5. This means that there are substantial problems related to the upkeep, traffic or the utilisation of the area around their homes.

**'Poor quality environment':** the overall assessment is based on whether the home is in an area with any of the three types of liveability problems, see below.

**'Upkeep' problems** associated with the upkeep and misuse of public and private building and space include:

- litter and rubbish dumping
- scruffy/neglected buildings
- scruffy gardens
- dog or other excrement
- graffiti
- condition of dwellings
- vandalism
- nuisance from street parking

**'Traffic' problems** associated with traffic and other transport issues include:

- ambient air quality
- railway/aircraft noise
- heavy traffic
- intrusion from motorways/arterial roads

**'Utilisation' problems** associated with abandonment or intrusive use of property for non-residential purposes include:

- vacant sites
- non-conforming uses
- intrusive industry
- vacant/boarded up buildings

28. As in 2003, problems with 'upkeep' are most common, with 10% of households being affected substantially<sup>4</sup>. Around 7% of households live in areas where there are problems related to 'traffic' and just 2% of households live in areas with 'utilisation' problems. Only 3% of households live in areas with two or more of these three types of problems.

<sup>4</sup> Only two years worth of data are available for these measures of poor quality environments. Further data is required to identify whether there has been a significant reduction in the proportion of households living in poor quality environments since 2003.

**Table 5: Types of poor quality environments, 2003 and 2004**

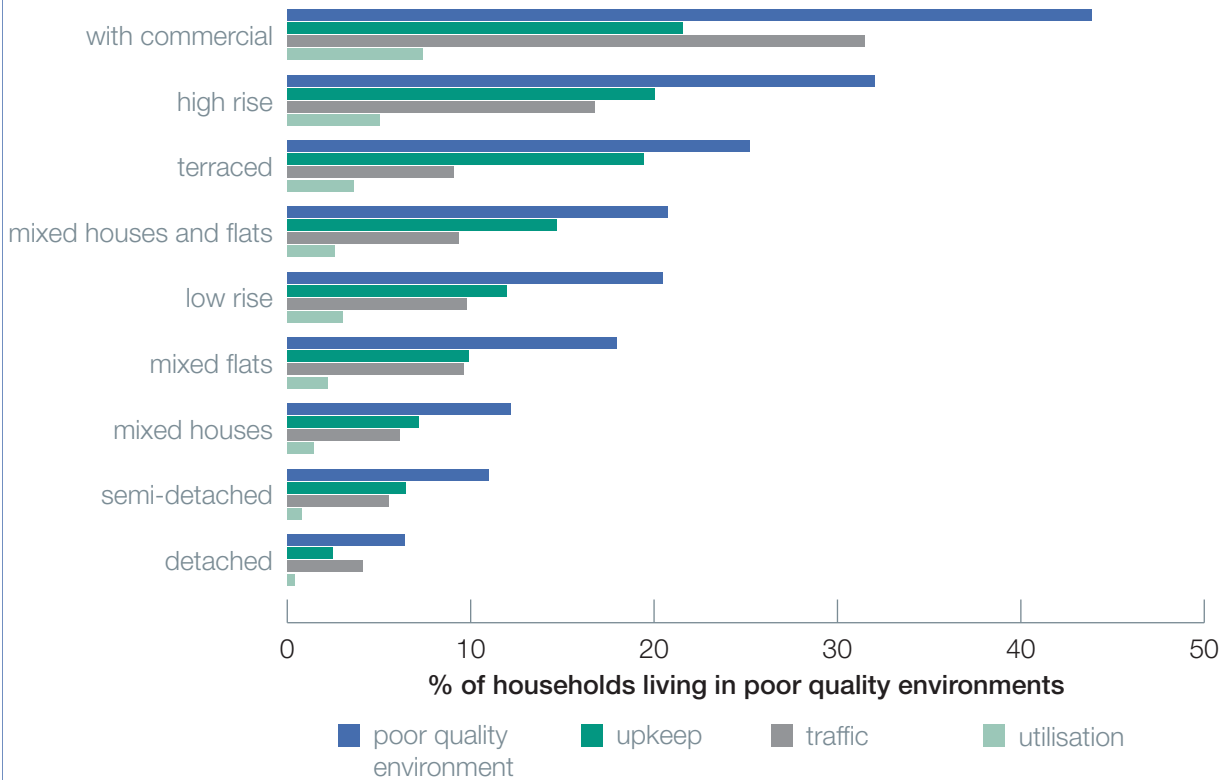
|                                  | 2003  | 2004  |
|----------------------------------|-------|-------|
| <b>number (000s):</b>            |       |       |
| upkeep                           | 2,101 | 2,115 |
| traffic                          | 1,596 | 1,473 |
| utilisation                      | 453   | 389   |
| <b>poor quality environments</b> | 3,291 | 3,226 |
| <b>percentage:</b>               |       |       |
| upkeep                           | 10.1  | 10.1  |
| traffic                          | 7.7   | 7.0   |
| utilisation                      | 2.2   | 1.9   |
| <b>poor quality environments</b> | 15.9  | 15.4  |

**Base: all households**

**Note: Some households will have more than one type of problem in their immediate environment therefore the incidence for the three types of problem will sum to more than 3.2 million.**

29. Households living in areas with substantial problems are more likely to express dissatisfaction with the local area, 18% compared to 10% of households who live in areas with no substantial problems. In addition, those households living in areas affected by 'upkeep' and 'utilisation' problems are also more likely to indicate other anti-social problems such as, fear of burglary, drug dealing and troublesome teenagers where they live.
30. Households living on local authority built estates are most likely to be affected by 'upkeep' problems (16% compared to the national average of 10%). 'Utilisation' problems are also most common in areas where local authority built homes predominate.
31. Homes in poor quality environments are more likely to be non-decent than in areas with no problems. In 2004, almost 1.3 million households live in both poor quality environments and non-decent homes. Of these households 23% are social sector tenants and 17% are private sector vulnerable households. Furthermore, the average cost to make homes decent in poor quality environments is higher than elsewhere – £8,191 and £5,796 respectively.
32. There is a strong relationship between the quality of the environment and the housing type, Figure 4. Households living in areas which are characterised by terraced housing are four times more likely to have problems compared to households living in areas characterised by detached housing. Households living alongside commercial property have the greatest likelihood of living in a poor quality environment; 44%, although they make up a small proportion (5%) of all households living in poor quality environments.

**Figure 4: Poor quality environments by the predominant residential built type, 2004**



Base: all households

- 33. The proportion of homes which are secure (where the home has secure windows and doors) has increased substantially since 1996; 59% of homes are secure in 2004 compared to less than a third in 1996. Just over half (54%) of households living in poor quality environments live in secure homes which is slightly less than for households living in other areas where 60% reside in secure homes.
- 34. Over a fifth of households living in flats have poor quality environments. Shared areas and facilities, particularly those in high rise blocks, are prone to upkeep problems such as vandalism, graffiti and litter.
- 35. Just under half (46%) of high rise flats have CCTV and a fifth (20%) have a concierge, which compares to 15% and 5% respectively for all flats with shared areas and facilities.

# Disadvantage and living conditions

**children 0-15:** includes persons aged under 16

**elderly 75+:** includes at least one person aged 75 or over.

**ethnic minorities:** where the respondent defines their ethnicity as something other than white.

**illness or disability:** whether anybody in the household has a long-term illness or disability.

**lone parents:** lone parent with dependent children: single parent with dependent child/children (i.e. persons aged under 16, or single persons aged 16 to 18 and in full-time education);

**low income:** a household with income in the lowest 20% of all households income.

**older people 60+:** includes at least one person aged 60 or over.

**workless:** a household in which no adult of working age works. Workless individuals are those who are economically inactive (that is, neither employed nor seeking work).

36. Households who are disadvantaged, either because they have limited resources to improve their living conditions or because they are more at risk from poor conditions (for example due to their age or to long terms illness or disability), tend to be more likely than average to experience poor living conditions, Table 6.
37. However, the picture is complex. Different problems impact to different degrees on particular groups according to their relative concentrations in particular housing sectors and locations with distinctive housing stock and local environments.

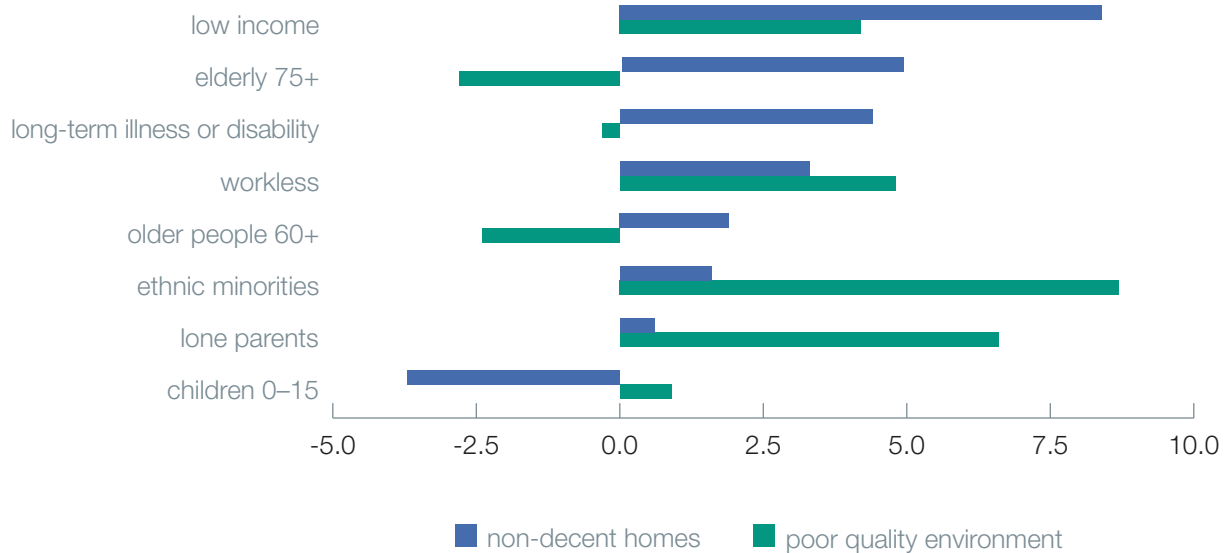
**Table 6: Household groups by poor living conditions, 2004**

|                       | non-decent homes |             | energy inefficient homes |            | homes in serious disrepair |             | poor quality environments |             | all           |              |
|-----------------------|------------------|-------------|--------------------------|------------|----------------------------|-------------|---------------------------|-------------|---------------|--------------|
|                       | no. (000s)       | %           | no. (000s)               | %          | no. (000s)                 | %           | no. (000s)                | %           | no. (000s)    | %            |
| ethnic minorities     | 529              | 32.8        | 63                       | 3.9        | 195                        | 12.1        | 389                       | 24.1        | 1,614         | 100.0        |
| low income            | 1,540            | 36.8        | 494                      | 11.8       | 598                        | 14.3        | 820                       | 19.6        | 4,185         | 100.0        |
| workless              | 887              | 31.7        | 263                      | 9.4        | 350                        | 12.5        | 565                       | 20.2        | 2,799         | 100.0        |
| children 0-15         | 1,503            | 24.7        | 353                      | 5.8        | 597                        | 9.8         | 992                       | 16.3        | 6,087         | 100.0        |
| lone parents          | 432              | 29.0        | 110                      | 7.4        | 192                        | 12.9        | 328                       | 22.0        | 1,490         | 100.0        |
| illness or disability | 1,835            | 30.0        | 544                      | 8.9        | 667                        | 10.9        | 924                       | 15.1        | 6,117         | 100.0        |
| older people 60+      | 2,225            | 30.3        | 756                      | 10.3       | 749                        | 10.2        | 955                       | 13.0        | 7,343         | 100.0        |
| elderly 75+           | 907              | 33.3        | 324                      | 11.9       | 305                        | 11.2        | 343                       | 12.6        | 2,725         | 100.0        |
| <b>all households</b> | <b>5,944</b>     | <b>28.4</b> | <b>1,758</b>             | <b>8.4</b> | <b>2,093</b>               | <b>10.0</b> | <b>3,226</b>              | <b>15.4</b> | <b>20,931</b> | <b>100.0</b> |

Base: each household group

38. Household resources have a significant impact on the likelihood of living in poor conditions. Households who are in the lowest income quintile are the most likely to live in non-decent homes (37%), and are also more likely than average to live in poor quality environments, Figure 5. Workless households are also more likely than average to experience poor living conditions, (although to a lesser degree).

**Figure 5: Household groups, non-decent homes and poor quality environments, percentage difference from the national average, 2004**



Base: each household group

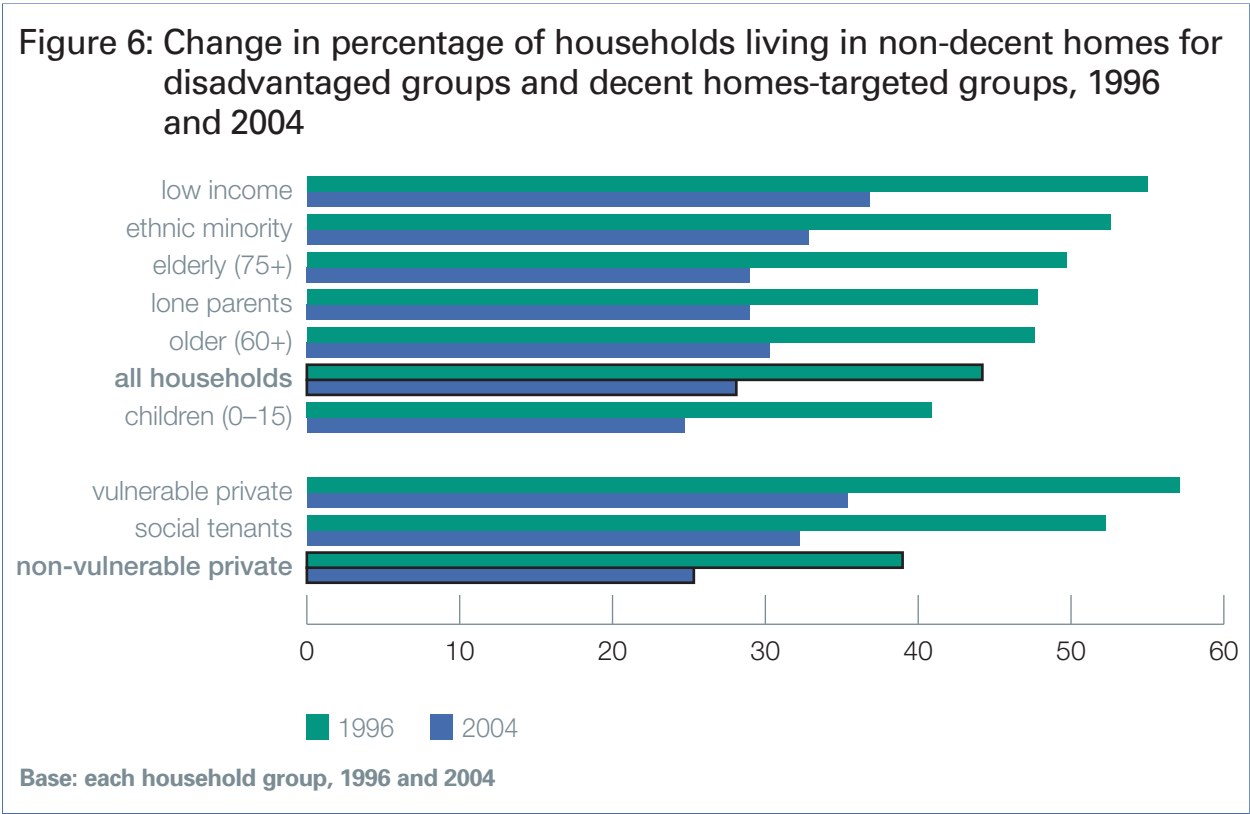
Note: 0 represents the average position of all households living in non-decent homes (28.4%) and poor quality environments (15.4%)



- 39. The incidence of non-decency is greater than average for households containing older people, particularly someone aged 75 or over. A high proportion of these households live in 'energy inefficient' (SAP less than 30) homes and, related to this, in homes failing the thermal comfort criterion of the decent homes standard. However, older and elderly people are less likely than average to live in poor quality environments.
- 40. Although there will be differences between specific ethnic groups, overall a higher than average proportion of ethnic minority households live in non-decent homes (33% compared to the average of 28% for all households). However, they are the least likely of all groups to live in 'energy inefficient' homes, with rates less than half the national average. Ethnic minorities also have by far the greatest likelihood of any group of living in poor quality environments (24%).
- 41. In general, households with children do not live in worse conditions than average<sup>5</sup>. Of the household groups discussed here they are the least likely to live in non-decent homes (25%) and are not significantly more likely than average to reside in places with poor quality environments. However, particular groups of households with children, such as those on low income or lone parents, are more likely to experience poor living conditions. Lone parents are among those most likely to live in poor quality environments.

**Progress in narrowing disparities in decent homes**

- 42. Although most of these disadvantaged groups are more likely to live in non-decent homes, all groups have experienced substantial progress at least at a rate equal to the national average reduction of 16 percentage points (or 2 percentage points each year) since 1996, Figure 6.



<sup>5</sup> Separate figures have not been included for households containing infants (aged less than 5 years) because the pattern is similar to that of households containing any children.

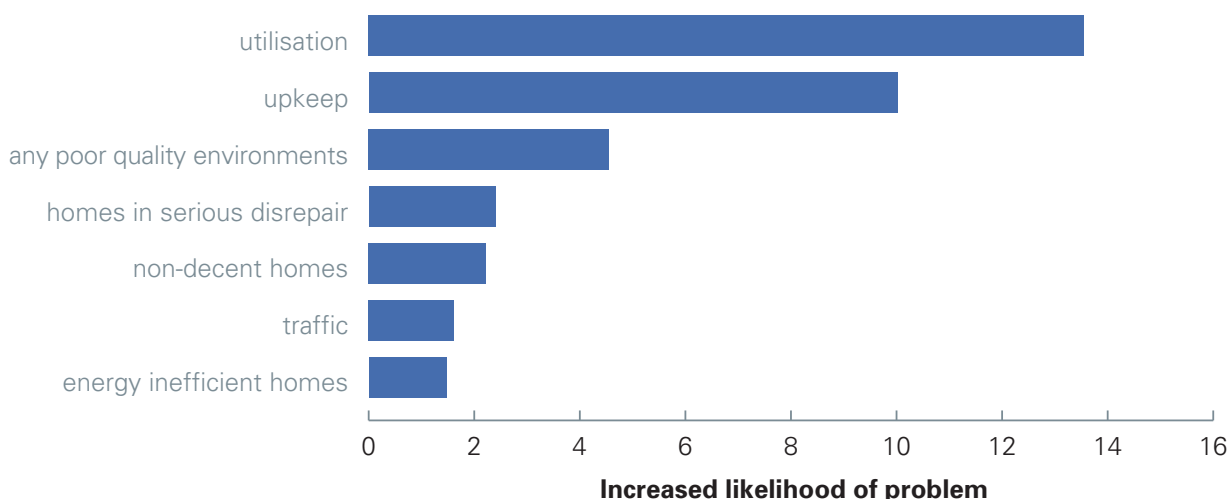
43. Reductions in the proportions of disadvantaged households living in non-decent homes is not as great as that for private sector vulnerable households and social sector tenants – the two groups of households who together make up almost one third of all households and who form the target group of Government decent homes (and fuel poverty) policies.
44. The percentage point reduction for private sector vulnerable households is 22 (57% to 35%), while the reduction in the social sector is 20 (52% to 32%), resulting in a clear narrowing of the disparity between these two groups and other households. The rate of progress of wider disadvantaged and at risk groups is influenced by the extent to which they themselves are populated by social tenants and private sector vulnerable households.

## Deprived areas

45. While poor living conditions are generally much more likely in the most deprived areas, some types of problems are more strongly linked with deprivation than others. Homes in the most deprived 10% of areas are almost 14 times more likely to have problems with the 'utilisation' of the local environment and 10 times more likely to have 'upkeep' problems compared to homes in the 10% least deprived areas, Figure 7. However, traffic problems and the energy efficiency of homes are more weakly linked with deprivation.

Households living in **serious disrepair** are those 10% of households whose dwellings have the highest repair costs per sq m.

**Figure 7: Increased likelihood of experiencing problems in the most deprived 10% of areas compared to the least deprived 10%, 2004**



**Base: all dwellings**

**Note: This figure shows the increased likelihood of poor living conditions in homes in the 10% most deprived areas compared to the 10% least deprived areas. For example homes in the 10% most deprived areas are 13.5 times more likely to live in areas with utilisation problems compared to the 10% least deprived areas.**

46. Similarly, living conditions in districts supported by the Neighbourhood Renewal Fund (NRF) tend to be worse than in other districts, Table 7.

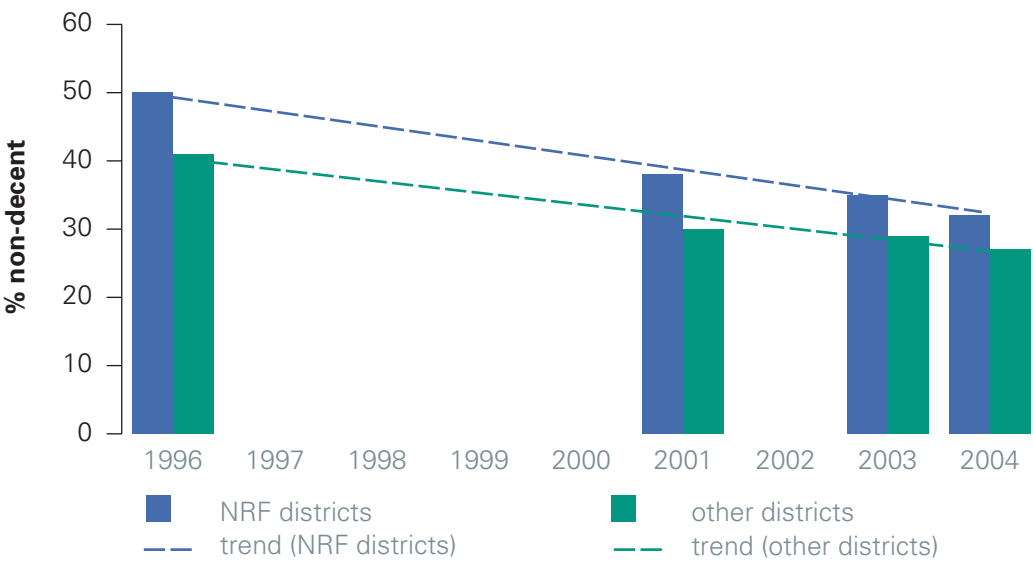
**Table 7: Living conditions by most deprived (NRF supported) districts, 2004**

|  | <b>NRF districts</b><br>% | <b>other districts</b><br>% |
|--|---------------------------|-----------------------------|
| <b>non-decent homes<sup>(1)</sup>:</b>   | <b>32.5</b>               | <b>27.0</b>                 |
| % of non-decent fail on:   |                           |                             |
| repair, fitness and modern facilities or services  | 46.3                      | 36.7                        |
| thermal comfort  | 69.2                      | 76.2                        |
| energy inefficient homes   | 7.3                       | 9.6                         |
| homes in serious disrepair   | 11.8                      | 8.8                         |
| <b>total number of dwellings in areas (000s)</b>   | <b>8,777</b>              | <b>12,836</b>               |
| <b>private sector vulnerable households<sup>(2)</sup>:</b>   | <b>21.2</b>               | <b>15.4</b>                 |
| % non-decent homes   | 37.9                      | 31.7                        |
| <b>poor quality environments<sup>(3)</sup>:</b>  | <b>20.0</b>               | <b>12.3</b>                 |
| % with problems of:  |                           |                             |
| ‘upkeep’   | 14.4                      | 7.2                         |
| ‘traffic’  | 8.2                       | 6.3                         |
| <b>total number of households in areas (000s)</b>  | <b>8,437</b>              | <b>12,494</b>               |
| <b>Base:</b>   |                           |                             |
| <b>(1) all dwellings in NRF districts and in other districts, percentages failing on criteria are presented as percentages of all non-decent</b>                         |                           |                             |
| <b>(2) all private sector households in NRF and other districts, percentages of non-decent homes are presented as percentage of private sector vulnerable households</b> |                           |                             |
| <b>(3) all households in NRF and other districts</b>   |                           |                             |

47. The incidence of non-decency is higher in the most deprived districts, 32% compared to 27% elsewhere. Non-decent homes in these districts also require a greater amount to be spent to make them decent, around £7,000 compared to £6,400 in other districts. This is because homes in deprived areas are more likely to fail on the fitness, repair or modernisation criteria which tend to be more expensive to address. This is reflected by the greater likelihood of homes in the NRF districts being in serious disrepair.
48. In the most deprived districts non-decent homes are less likely to fail the thermal comfort criterion (69% compared with 76% elsewhere) and are more generally less likely to be ‘energy inefficient’ (7% compared with 10% elsewhere). This is due to the high proportions of social homes and flats in these areas, both of which tend to have good energy efficiency.

49. Since 1996, there has been a significant reduction in the proportion of homes that were non-decent in the most deprived districts, from 50% to 32% in 2004, Figure 8. The number of social sector non-decent homes in these districts has almost halved since 1996, from 1.4 million to just over 700 thousand and in the private sector there are currently 2.1 million non-decent homes down from 2.8 million non-decent homes in 1996. This rate of progress is similar to that in other districts. Progress in the most deprived districts accounts for around two thirds of the overall reduction in social sector non-decent homes since 2001.

**Figure 8: Percentage of non-decent homes in the most deprived (NRF) districts, 1996 – 2004**



Base: all dwellings

50. Households in the most deprived districts are not only more likely to be vulnerable (21% compared to 15% elsewhere) but those vulnerable households are more likely to live in non-decent homes (38% compared to 32% living in other districts). Nevertheless, there has been substantial improvement since 1996 when 66% of vulnerable households lived in non-decent homes.

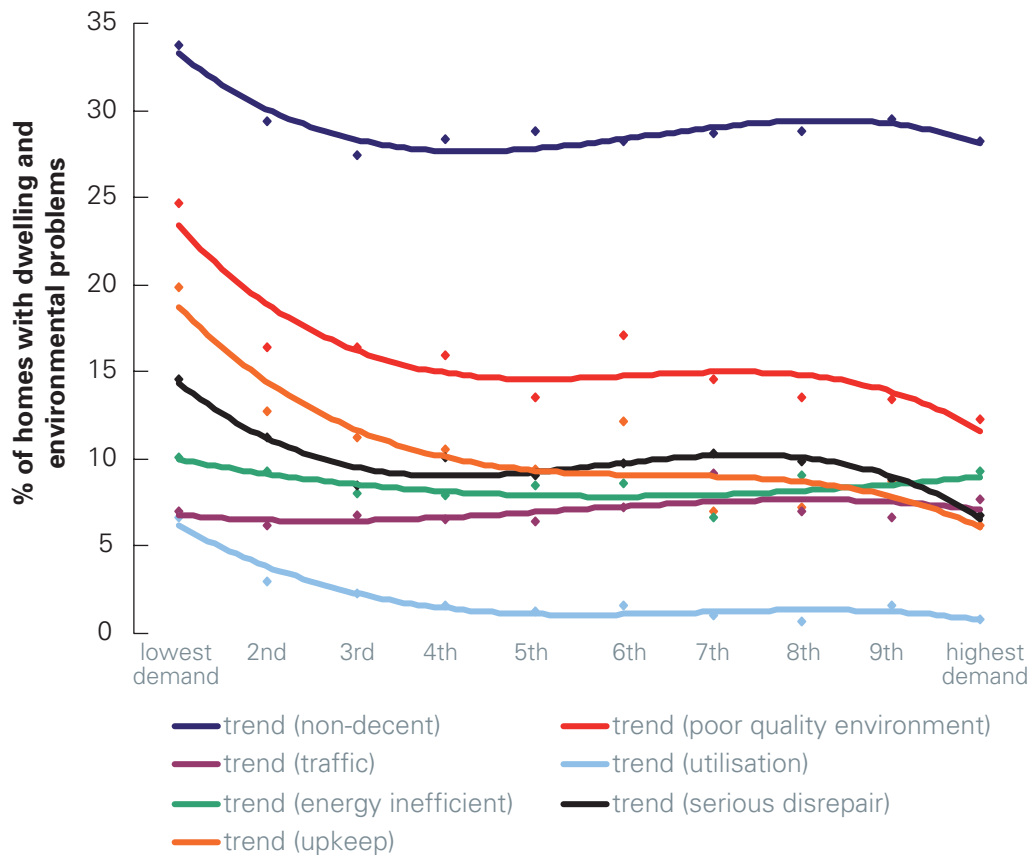
51. Liveability problems are more prevalent in the most deprived areas with 20% of households residing in poor quality environments compared to 12% of households living in other districts, Table 7. The likelihood of living in areas with 'upkeep' problems in deprived areas is twice that of other districts (14% compared to 7%) and households living in deprived areas account for two thirds of all households with 'utilisation' problems in the immediate environment.

52. Flats with common parts for access are more likely to have block security measures present in deprived districts than those in other districts, particularly the installation of CCTV and door entry systems. This may be a response to the greater likelihood of problems including vandalism and graffiti in the common areas of flats in deprived areas. Other levels of security measures present in homes in the most deprived districts are comparable to other districts.

# Market conditions

53. Poor living conditions may be considered to be a contributory factor and an expression of a failing housing market. Households living in areas where the housing demand is very low have a greater chance of living in non-decent homes and living in poor quality environments, Figure 9.

**Figure 9: Percentage of homes with poor living conditions by level of demand in the housing market, 2004**



Base: all dwellings

Note: local housing markets are ranked on a composite(factor) score for the level of demand based on: typical property values, the percentage of long term vacants, the percentage of property for sale, the average time taken to sell and a four category assessment of the level of demand made by local valuers. Once ranked dwellings are arranged into ten equal sized groups from lowest to highest housing market demand.

54. Problems with 'utilisation' are heavily concentrated where housing markets are weakest while problems of 'upkeep' of the area and the proportion of homes in serious disrepair are also much more likely to be found in areas of low housing demand compared with elsewhere. In contrast 'traffic' problems are more likely where there is higher demand for housing and energy inefficiency is a little more likely both in high and low demand compared to the mid-range of housing markets.
55. This pattern of poor living conditions in low demand housing markets is reflected in the Market Renewal Pathfinder areas, Table 8.

There are nine **Market Renewal Pathfinders** across the North and West Midlands

These are areas where demand for housing is relatively weak and which have seen significant decline in population, dereliction, poor services and poor social conditions as a result. The objective of the pathfinder programme is to renew failing or weak housing markets and reconnect them to regional markets.

56. Some 40% of homes in the Market Renewal Pathfinder areas are non-decent (compared to just 29% of homes elsewhere) and are twice as likely as elsewhere to fail on repair, fitness or modernisations criteria or be in serious disrepair. However, the rate of energy inefficiency is similar to those homes outside of the Pathfinder areas as is the proportion failing the thermal comfort criterion of the decent homes standard.

**Table 8: Poor living conditions by Market Renewal Pathfinders, 2004**

|  | <b>Market<br/>Renewal<br/>Pathfinders<br/>%</b> | <b>other areas<br/>%</b> |
|--|---|--------------------------|
| <b>non-decent homes<sup>(1)</sup>:</b>                     | <b>40.3</b>                                     | <b>28.8</b>              |
| % of non-decent fail on:                                   |   |                          |
| repair, fitness and modern facilities or services          | 56.2  | 40.1                     |
| thermal comfort  | 60.7  | 73.7                     |
| energy inefficient homes                                   | 8.5   | 8.7                      |
| homes in serious disrepair                                 | 19.2  | 10.0                     |
| <b>total number of dwellings in areas (000s)</b>           | <b>835</b>                                      | <b>20,778</b>            |
| <b>private sector vulnerable households<sup>(2)</sup>:</b> | <b>37.9</b>                                     | <b>16.9</b>              |
| % non-decent homes   | 49.6  | 33.5                     |
| <b>poor quality environments<sup>(3)</sup>:</b>            | <b>35.7</b>                                     | <b>14.6</b>              |
| % with problems of:  |   |                          |
| ‘upkeep’   | 30.3  | 9.3                      |
| ‘traffic’  | 11.5  | 6.9                      |
| ‘utilisation’  | 11.0  | 1.5                      |
| <b>total number of households in areas (000s)</b>          | <b>786</b>                                      | <b>20,145</b>            |

**Base:**

**(1) all dwellings in Market Renewal Pathfinder areas and other areas, percentages failing on criteria are presented as percentages of all non-decent.**

**(2) all private sector households in Market Renewal Pathfinder areas and other areas, percentages of all non-decent homes are presented as percentage of private sector vulnerable households within area.**

**(3) all households in Market Renewal Pathfinder areas and other areas.**

57. Not only are those private sector households living in the Market Renewal Pathfinders much more likely to be vulnerable (i.e. in receipt of means tested or disability related benefits), those who are vulnerable also have a greater likelihood of living in a non-decent home. A half of private sector vulnerable households live in non-decent homes compared to just 33% of those in other areas.
58. Households living in Market Renewal Pathfinders are more than twice as likely to live in poor quality environments as households in other areas. All three types of poor quality environment are more prevalent in the Pathfinder areas, but particularly ‘utilisation’ where households in Pathfinder areas are seven times more likely to have problems (11% compared to 1.5% of households in other areas). This is perhaps expected as the Pathfinder areas are being targeted to deal with the types of problems identified by ‘utilisation’ such as abandonment and dereliction.



## Broad Regional Areas

**northern regions:** includes the following Government Office Regions: North East, North West, and Yorkshire and The Humber;

**south east regions:** includes the following Government Office Regions: London, South East;

**rest of England:** includes the following Government Office Regions: East Midlands, West Midlands, South West, East of England.

59. Overall, there is little difference in the incidence of non-decency between broad regional groups, Table 9. However, social sector homes in the south east are more likely to be non-decent than elsewhere (36% compared to the national average of 31%). Moreover, average costs to make social sector homes decent are highest in south east regions (£4,650 compared to £3,720 and £3,287 in the northern regions and the rest of England respectively) reflecting the higher incidence of homes failing on the fitness, repair or modernisation criteria and higher than average building costs.

**Table 9: Poor living conditions by broad regions, 2004**

|  | <b>South east<br/>regions<br/>%</b> | <b>North<br/>regions<br/>%</b> | <b>Rest of<br/>England<br/>%</b> |
|--|-------------------------------------|--------------------------------|----------------------------------|
| <b>non decent homes<sup>(1)</sup>:</b>                     | <b>30.7</b>                         | <b>29.8</b>                    | <b>27.6</b>                      |
| % of non decent fail on:                                   |                                     |                                |                                  |
| repair, fitness and modern facilities or services          | 41.6                                | 41.0                           | 40.5                             |
| thermal comfort  | 71.4                                | 73.6                           | 74.0                             |
| energy inefficient homes                                   | 7.0                                 | 8.3                            | 10.2                             |
| homes in serious disrepair                                 | 10.1                                | 11.2                           | 9.0                              |
| <b>total number of dwellings in areas (000s)</b>           | <b>6,613</b>                        | <b>6,299</b>                   | <b>8,701</b>                     |
| <b>private sector vulnerable households<sup>(2)</sup>:</b> | <b>14.1</b>                         | <b>22.3</b>                    | <b>16.8</b>                      |
| % non decent homes   | 35.6                                | 36.2                           | 32.2                             |
| <b>poor quality environments<sup>(3)</sup>:</b>            | <b>16.5</b>                         | <b>17.1</b>                    | <b>13.4</b>                      |
| % with problems of:  |                                     |                                |                                  |
| ‘upkeep’   | 8.8                                 | 13.1                           | 9.0                              |
| ‘traffic’  | 10.0                                | 5.6                            | 5.8                              |
| <b>total number of households in areas (000s)</b>          | <b>6,430</b>                        | <b>6,062</b>                   | <b>8,439</b>                     |

**Base:**

(1) all dwellings in the south east, the north and the rest of England.

(2) all private sector households in the south east, the north or the rest of England, percentages of non-decents are presented as percentage of private sector vulnerable households within in area.

(3) all households in south east, the north and the rest of England.

60. Outside of the northern and the south eastern regions there is a relatively high proportion of homes with no central heating and a lower than average proportion of homes with cavity walls with insulation. Consequently homes in these areas tend to have below average ‘energy efficiency’.
61. Private sector households living in the north are more likely to be vulnerable, (22%) than households in the south east (14%) and elsewhere (17%). However, there is not a significant difference in the incidence of non-decency among vulnerable households across these three broad regions.
62. Households living in regions in the north and the south east are more likely to live in poor quality environments than those in the rest of England. Areas in the north have the highest incidences of ‘upkeep’ and ‘utilisation’ problems while those in the south east are almost twice as likely to have ‘traffic’ problems compared to elsewhere.
63. A greater proportion of homes in the north have secure windows and doors than homes in other regions, (64% compared to 59% in the south east and 54% in the rest of England).

## Urban and rural

64. Overall, in 2004, 24% of the housing stock is located in city and other urban centres, with the majority (55%) in suburban residential areas. The remaining 21% is found in a range of forms of rural location.

A field assessment is made of the type of location.

**City or other urban centre includes:**

City centres, the core of towns, and also older urban areas which have been swallowed up by a metropolis.

**Suburban** includes:

The outer residential areas of towns or cities; characterised by large planned housing estates.

**Rural** includes:

Rural residential areas or the suburban areas of villages, traditional village centres (including the old heart of villages which have been suburbanised), and isolated dwellings or small hamlets in predominantly rural settings.

65. Rates of non-decency are greatest in city and other urban centres where 38% of homes fail to meet the standard, Table 10. Homes in these areas are also more likely than average to fail to meet the required levels of fitness, repair, or modern facilities and services. Homes in suburban areas are the least likely to be non-decent at around 26 per cent and have the lowest average costs to make decent.
66. However, rural homes are most likely to be 'energy inefficient' (16%) and a high proportion of non-decent rural homes fail the thermal comfort criterion of the standard, indicating inadequate insulation and heating provision. This is largely due to the limited access to mains gas supply which is generally more efficient than other fuel sources – 34% of rural housing is heated by electric, oil or solid fuel compared to 10% of homes elsewhere.
67. There are high levels of disrepair in city or other urban centres, where 14% of homes are in serious disrepair, compared to 10% in rural areas and 8% in suburban areas. This is reflected by the fact that homes in urban areas are much more likely to fail the decent homes standard on repair, fitness or modernisations than other areas.
68. The highest concentrations of vulnerable households in the private sector are found in urban centres; 21% of private sector households are vulnerable in these areas compared to only 17% of households in suburban areas and just 14% in rural areas. In addition, almost half of private sector vulnerable households living in urban centres occupy non-decent homes.

**Table 10: Poor living conditions by urban, suburban and rural locations**

|  | <b>City or other<br/>urban centre<br/>%</b> | <b>Suburban<br/>%</b> | <b>Rural<br/>%</b> |
|--|---|-----------------------|--------------------|
| <b>non-decent homes<sup>(1)</sup>:</b>                     | <b>37.8</b>                                 | <b>25.6</b>           | <b>28.8</b>        |
| % of non-decent fail on:                                   |   |                       |                    |
| repair, fitness and modern facilities or services          | 49.6  | 36.9                  | 37.7               |
| thermal comfort  | 68.2  | 73.6                  | 79.0               |
| energy inefficient homes                                   | 9.4   | 5.7                   | 15.7               |
| homes in serious disrepair                                 | 13.8  | 8.3                   | 10.1               |
| <b>total number of dwellings in areas (000s)</b>           | <b>5,158</b>                                | <b>11,911</b>         | <b>4,544</b>       |
| <b>private sector vulnerable households<sup>(2)</sup>:</b> | <b>21.5</b>                                 | <b>17.3</b>           | <b>14.4</b>        |
| % non-decent homes   | 47.5  | 27.9                  | 35.4               |
| <b>poor quality environments<sup>(3)</sup>:</b>            | <b>27.4</b>                                 | <b>12.8</b>           | <b>8.9</b>         |
| poor quality environment on:                               |   |                       |                    |
| ‘upkeep’   | 18.4  | 8.9                   | 4.1                |
| ‘traffic’  | 13.8  | 4.8                   | 5.3                |
| <b>total number of households in areas (000s)</b>          | <b>4,932</b>                                | <b>11,589</b>         | <b>4,410</b>       |

**Base:**

(1) all dwellings in city/other urban centres, suburban and rural.

(2) all private sector households in city/other urban centres, suburban and rural, percentages of non-decent homes are presented as percentage of private sector vulnerable households within an area.

(3) all households in city/other urban centres, suburban and rural.

69. Over a quarter of households living in city or urban centres live in poor quality environments and are over four times more likely to have ‘upkeep’ problems than households living in rural areas. Also ‘traffic’ problems are most prevalent in urban centres (14%), although rural areas experience similar levels as suburban areas at around 5%.
70. Homes in suburban areas are more likely to have secure windows and doors (62% compared with 55% in other areas). Suburban dwellings are also more likely to have burglar alarms, 30% compared with 27% in rural areas and 21% in city and other urban centres. CCTV is more likely to be found in those flats located in city and urban centres. Not surprisingly, given the concentration of ‘upkeep’ problems in urban areas, urban flats are also more likely to have higher levels of problems in both common parts and shared facilities than flats located elsewhere.

# Summary Statistics

## A: Stock Profile, 2004

|   | numbers of dwellings ('000s) |                |                 |              |               |
|---|------------------------------|----------------|-----------------|--------------|---------------|
|   | owner occupied               | private rented | local authority | RSL          | total         |
| <b>dwelling age</b>                                 |                              |                |                 |              |               |
| pre 1919  | 3,297                        | 991            | 98              | 198          | 4,584         |
| 1919 to 1944  | 2,968                        | 340            | 406             | 142          | 3,856         |
| 1945 to 1964  | 2,915                        | 263            | 942             | 369          | 4,489         |
| 1965 to 1980  | 3,266                        | 321            | 732             | 419          | 4,738         |
| post 1980   | 2,834                        | 419            | 157             | 537          | 3,946         |
| <b>dwelling type</b>                                |                              |                |                 |              |               |
| small terraced house                                | 1,681                        | 409            | 305             | 233          | 2,629         |
| medium/large terraced house                         | 2,516                        | 348            | 354             | 277          | 3,494         |
| semi-detached house                                 | 4,940                        | 435            | 492             | 260          | 6,127         |
| detached house                                      | 3,429                        | 190            | 2               | 10           | 3,631         |
| bungalow  | 1,571                        | 116            | 222             | 163          | 2,072         |
| converted flat                                      | 259                          | 279            | 40              | 76           | 654           |
| purpose built flat, low rise                        | 814                          | 503            | 757             | 603          | 2,677         |
| purpose built flat, high rise                       | 70                           | 53             | 162             | 44           | 328           |
| <b>dwelling size</b>                                |                              |                |                 |              |               |
| under 50m <sup>2</sup>                              | 1,086                        | 556            | 622             | 545          | 2,809         |
| 50- up to 70m <sup>2</sup>                          | 3,506                        | 767            | 920             | 593          | 5,786         |
| 70- up to 90m <sup>2</sup>                          | 4,725                        | 565            | 660             | 403          | 6,353         |
| 90- up to 110m <sup>2</sup>                         | 2,449                        | 197            | 101             | 87           | 2,835         |
| over 110m <sup>2</sup>                              | 3,514                        | 248            | 32              | 37           | 3,831         |
| <b>Neighbourhood Renewal Funded (NRF) districts</b> |                              |                |                 |              |               |
| NRF districts                                       | 5,462                        | 1,036          | 1,466           | 812          | 8,777         |
| other districts                                     | 9,817                        | 1,298          | 869             | 853          | 12,836        |
| <b>market conditions</b>                            |                              |                |                 |              |               |
| Market Renewal Pathfinder areas                     | 413                          | 104            | 205             | 113          | 835           |
| other areas   | 14,866                       | 2,230          | 2,130           | 1,552        | 20,778        |
| <b>broad regional areas</b>                         |                              |                |                 |              |               |
| south east regions                                  | 4,464                        | 923            | 689             | 537          | 6,613         |
| northern regions                                    | 4,406                        | 553            | 824             | 516          | 6,299         |
| rest of England                                     | 6,409                        | 858            | 822             | 612          | 8,701         |
| <b>nature of area</b>                               |                              |                |                 |              |               |
| city or other urban centre                          | 2,870                        | 932            | 819             | 536          | 5,158         |
| suburban  | 8,807                        | 913            | 1,286           | 905          | 11,911        |
| rural   | 3,602                        | 489            | 230             | 224          | 4,544         |
| <b>occupancy</b>                                    |                              |                |                 |              |               |
| vacant  | 360                          | 235            | 135             | 69           | 799           |
| occupied  | 14,919                       | 2,099          | 2,200           | 1,596        | 20,814        |
| <b>all dwellings</b>                                | <b>15,279</b>                | <b>2,334</b>   | <b>2,335</b>    | <b>1,665</b> | <b>21,613</b> |

Base: all dwellings

**B: Facilities, Services and Accessibility, 2004**

|                                  | numbers of dwellings ('000s) |                   |                    |              |               |
|----------------------------------|------------------------------|-------------------|--------------------|--------------|---------------|
|                                  | owner<br>occupied            | private<br>rented | local<br>authority | RSL          | total         |
| <b>accessibility</b>             |                              |                   |                    |              |               |
| flush thresholds                 | 2,259                        | 425               | 598                | 630          | 3,912         |
| level access                     | 10,669                       | 1,439             | 1,570              | 1,158        | 14,837        |
| bathroom/WC at entrance level    | 5,233                        | 946               | 1,089              | 824          | 8,092         |
| wider doorsets and circulation   | 2,177                        | 296               | 340                | 354          | 3,168         |
| all four accessibility features  | 305                          | 63                | 126                | 182          | 676           |
| <b>facilities and services</b>   |                              |                   |                    |              |               |
| central heating                  | 13,776                       | 1,763             | 2,028              | 1,352        | 18,919        |
| storage heaters                  | 830                          | 330               | 189                | 267          | 1,616         |
| smoke detectors                  | 12,189                       | 1,602             | 1,745              | 1,417        | 16,953        |
| second wc                        | 6,773                        | 554               | 395                | 329          | 8,050         |
| garage                           | 8,635                        | 512               | 153                | 101          | 9,399         |
| secure windows and doors         | 9,469                        | 1,061             | 1,144              | 1,023        | 12,697        |
| double glazing (partial or full) | 13,517                       | 1,573             | 1,655              | 1,370        | 18,115        |
| <b>all dwellings</b>             | <b>15,279</b>                | <b>2,334</b>      | <b>2,335</b>       | <b>1,665</b> | <b>21,613</b> |
| <b>Base: all dwellings</b>       |                              |                   |                    |              |               |

## C: Condition of Homes, 2004

### i) All dwellings

|   | % in this group that: |                           |   | average floor area (m <sup>2</sup> ) | average SAP rating | average (mean) repair costs (£/m <sup>2</sup> ) | average property value | all dwellings in the group ('000s) |
|---|-----------------------|---------------------------|---|--------------------------------------|--------------------|---|------------------------|------------------------------------|
|   | are non-decent homes  | fail thermal comfort only | those failing fitness, repair or moderni- |                                      |                    |   |                        |                                    |
| <b>tenure</b>                                       |                       |                           |   |                                      |                    |   |                        |                                    |
| owner occupied                                      | 26.6                  | 16.4                      | 10.2                                      | 94                                   | 51                 | 39  | £192,095               | 15,279                             |
| private rented                                      | 42.6                  | 20.5                      | 22.1                                      | 73                                   | 49                 | 66  | £163,225               | 2,334                              |
| local authority                                     | 34.9                  | 19.0                      | 16.0                                      | 64                                   | 56                 | 49  | £100,736               | 2,335                              |
| RSL   | 26.2                  | 18.0                      | 8.2                                       | 62                                   | 61                 | 30  | £111,437               | 1,665                              |
| <b>dwelling age</b>                                 |                       |                           |   |                                      |                    |   |                        |                                    |
| pre 1919  | 42.4                  | 17.3                      | 25.1                                      | 96                                   | 42                 | 67  | £199,315               | 4,584                              |
| 1919 to 1944  | 33.0                  | 15.3                      | 17.7                                      | 88                                   | 47                 | 60  | £183,876               | 3,856                              |
| 1945 to 1964  | 28.4                  | 18.8                      | 9.6                                       | 81                                   | 50                 | 43  | £149,656               | 4,489                              |
| 1965 to 1980  | 28.6                  | 22.7                      | 5.9                                       | 81                                   | 54                 | 31  | £155,040               | 4,738                              |
| post 1980   | 11.7                  | 10.6                      | 1.1                                       | 83                                   | 67                 | 11  | £179,341               | 3,946                              |
| <b>dwelling type</b>                                |                       |                           |   |                                      |                    |   |                        |                                    |
| small terraced house                                | 33.7                  | 18.4                      | 15.3                                      | 58                                   | 54                 | 52  | £114,778               | 2,629                              |
| medium/large terraced house                         | 29.8                  | 15.1                      | 14.7                                      | 92                                   | 53                 | 46  | £157,712               | 3,494                              |
| semi-detached house                                 | 27.1                  | 15.4                      | 11.7                                      | 87                                   | 50                 | 47  | £160,966               | 6,127                              |
| detached house                                      | 18.2                  | 11.7                      | 6.5                                       | 136                                  | 50                 | 25  | £298,111               | 3,631                              |
| bungalow  | 18.4                  | 11.7                      | 6.6                                       | 72                                   | 47                 | 48  | £162,646               | 2,072                              |
| converted flat                                      | 44.8                  | 17.3                      | 27.5                                      | 60                                   | 43                 | 71  | £157,783               | 654                                |
| purpose built flat, low rise                        | 45.7                  | 33.0                      | 12.7                                      | 56                                   | 62                 | 30  | £119,892               | 2,677                              |
| purpose built flat, high rise                       | 51.5                  | 31.7                      | 19.8                                      | 63                                   | 52                 | 39  | £164,252               | 328                                |
| <b>Neighbourhood Renewal Funded (NRF) districts</b> |                       |                           |   |                                      |                    |   |                        |                                    |
| NRF districts                                       | 32.5                  | 17.4                      | 15.0                                      | 79                                   | 53                 | 48  | £142,550               | 8,777                              |
| other districts                                     | 27.0                  | 17.1                      | 9.9                                       | 90                                   | 51                 | 39  | £193,640               | 12,836                             |
| <b>market conditions</b>                            |                       |                           |   |                                      |                    |   |                        |                                    |
| Market Renewal Pathfinder areas                     | 40.3                  | 17.7                      | 22.7                                      | 72                                   | 53                 | 68  | £63,291                | 835                                |
| other areas   | 28.8                  | 17.2                      | 11.5                                      | 86                                   | 52                 | 42  | £177,300               | 20,778                             |
| <b>broad regional areas</b>                         |                       |                           |   |                                      |                    |   |                        |                                    |
| south east regions                                  | 30.7                  | 17.9                      | 12.8                                      | 86                                   | 53                 | 42  | £240,525               | 6,613                              |
| northern regions                                    | 29.8                  | 17.6                      | 12.2                                      | 83                                   | 52                 | 46  | £115,353               | 6,299                              |
| rest of England                                     | 27.6                  | 16.4                      | 11.2                                      | 88                                   | 51                 | 40  | £163,147               | 8,701                              |
| <b>nature of area</b>                               |                       |                           |   |                                      |                    |   |                        |                                    |
| city or other urban centre                          | 37.8                  | 19.1                      | 18.8                                      | 75                                   | 52                 | 53  | £158,861               | 5,158                              |
| suburban  | 25.6                  | 16.2                      | 9.5                                       | 83                                   | 54                 | 38  | £161,943               | 11,911                             |
| rural   | 28.8                  | 17.9                      | 10.8                                      | 105                                  | 47                 | 43  | £217,520               | 4,544                              |
| <b>occupancy</b>                                    |                       |                           |   |                                      |                    |   |                        |                                    |
| vacant  | 50.9                  | 18.3                      | 32.6                                      | 74                                   | 50                 | 92  | £139,465               | 799                                |
| occupied  | 28.4                  | 17.2                      | 11.2                                      | 86                                   | 52                 | 41  | £174,177               | 20,814                             |
| <b>all dwellings</b>                                | <b>29.2</b>           | <b>17.2</b>               | <b>12.0</b>                               | <b>86</b>                            | <b>52</b>          | <b>43</b>                                       | <b>£172,893</b>        | <b>21,613</b>                      |

Base: all dwellings

## ii) Private sector vulnerable households

|   | % in this group that:    |  |   |  | all households in the group ('000s) |
|---|--------------------------|--|---|--|-------------------------------------|
|   | live in non-decent homes | live in homes that fail thermal comfort only | live in homes that fail fitness, repair or modernisations |  |                                     |
| <b>tenure</b>   |                          |  |   |  |                                     |
| owner occupiers                                       | 29.9                     | 18.0   | 11.9  |  | 2,307                               |
| private tenants                                       | 49.7                     | 23.6   | 26.1  |  | 689                                 |
| <b>Neighbourhood Renewal Funded (NRF) districts</b>   |                          |  |   |  |                                     |
| NRF districts   | 37.9                     | 19.5   | 18.4  |  | 1,332                               |
| other districts                                       | 31.7                     | 19.1   | 12.6  |  | 1,664                               |
| <b>all private sector vulnerable households</b>       | <b>34.5</b>              | <b>15.2</b>                                  | <b>19.3</b>   |  | <b>2,996</b>                        |
| <b>Base: all private sector vulnerable households</b> |                          |  |   |  |                                     |

## iii) Average costs to make decent

|                            | all non-decent homes | those failing thermal comfort only | those failing fitness, repair or modernisations |
|----------------------------|----------------------|------------------------------------|---|
| <b>tenure</b>              |                      |                                    |   |
| owner occupied             | £7,009               | £2,064                             | £14,928   |
| private rented             | £8,650               | £2,141                             | £14,685   |
| <b>private sector</b>      | <b>£7,331</b>        | <b>£2,076</b>                      | <b>£14,867</b>                                  |
| local authority            | £4,306               | £1,174                             | £8,031  |
| RSL                        | £3,135               | £1,016                             | £7,776  |
| <b>social sector</b>       | <b>£3,898</b>        | <b>£1,110</b>                      | <b>£7,962</b>                                   |
| <b>all dwellings</b>       | <b>£6,650</b>        | <b>£1,884</b>                      | <b>£13,508</b>                                  |
| <b>Base: all dwellings</b> |                      |                                    |   |



## D: Quality of the Local Environment, 2004

|   | poor quality environment | type of problem |            |               | all households in the group ('000s) |
|---|--------------------------|-----------------|------------|---------------|-------------------------------------|
|   |                          | 'upkeep'        | 'traffic'  | 'utilisation' |                                     |
| <b>Neighbourhood Renewal Funded (NRF) districts</b> |                          |                 |            |               |                                     |
| NRF districts                                       | 20.0                     | 14.4            | 8.2        | 3.1           | 8,437                               |
| other districts                                     | 12.3                     | 7.2             | 6.3        | 1.0           | 12,494                              |
| <b>market conditions</b>                            |                          |                 |            |               |                                     |
| Market Renewal Pathfinder areas                     | 35.7                     | 30.3            | 11.5       | 11.0          | 786                                 |
| other areas   | 14.6                     | 9.3             | 6.9        | 1.5           | 20,145                              |
| <b>broad regional areas</b>                         |                          |                 |            |               |                                     |
| south east regions                                  | 16.5                     | 8.8             | 10.0       | 1.0           | 6,430                               |
| northern regions                                    | 17.1                     | 13.1            | 5.6        | 2.7           | 6,062                               |
| rest of England                                     | 13.4                     | 9.0             | 5.8        | 1.9           | 8,439                               |
| <b>nature of area</b>                               |                          |                 |            |               |                                     |
| city or other urban centre                          | 27.4                     | 18.4            | 13.8       | 4.2           | 4,932                               |
| suburban  | 12.8                     | 8.9             | 4.8        | 1.3           | 11,589                              |
| rural   | 8.9                      | 4.1             | 5.3        | 0.7           | 4,410                               |
| <b>decent homes</b>                                 |                          |                 |            |               |                                     |
| non-decent  | 21.1                     | 14.4            | 9.4        | 2.9           | 5,950                               |
| decent  | 13.2                     | 8.4             | 6.1        | 1.5           | 14,981                              |
| <b>all households</b>                               | <b>15.4</b>              | <b>10.1</b>     | <b>7.0</b> | <b>1.9</b>    | <b>20,931</b>                       |
| <b>Base: all households</b>                         |                          |                 |            |               |                                     |

## E: Living Conditions of Disadvantaged Groups, 2004

|                                 | % living in non-decent homes | % live in poor quality environments | % living in energy inefficient homes | % living in serious disrepair | all households in the group ('000s) |
|---------------------------------|------------------------------|-------------------------------------|--------------------------------------|-------------------------------|-------------------------------------|
| ethnic minorities               | 32.8                         | 24.1                                | 3.9                                  | 12.1                          | 1,614                               |
| low income                      | 36.8                         | 19.6                                | 11.8                                 | 14.3                          | 4,185                               |
| workless                        | 31.7                         | 20.2                                | 9.4                                  | 12.5                          | 2,799                               |
| children 0-15                   | 24.7                         | 16.3                                | 5.8                                  | 9.8                           | 6,087                               |
| lone parents                    | 29.0                         | 22.0                                | 7.4                                  | 12.9                          | 1,490                               |
| long term illness or disability | 30.0                         | 15.1                                | 8.9                                  | 10.9                          | 6,117                               |
| older people 60+                | 30.3                         | 13.0                                | 10.3                                 | 10.2                          | 7,343                               |
| elderly 75+                     | 33.3                         | 12.6                                | 11.9                                 | 11.2                          | 2,725                               |
| social: all                     | 30.3                         | 21.4                                | 6.5                                  | 8.4                           | 3,825                               |
| private: vulnerable             | 34.5                         | 15.9                                | 11.8                                 | 16.0                          | 2,996                               |
| private: all other              | 26.6                         | 13.7                                | 8.2                                  | 9.2                           | 14,110                              |
| <b>all households</b>           | <b>28.4</b>                  | <b>15.4</b>                         | <b>8.4</b>                           | <b>10.0</b>                   | <b>20,931</b>                       |

**Base: each household group**

## F: Change over time, 1996–2004

### i) Non-decent homes by tenure

|                            | owner occupied | private rented | all private  | local authority | RSL  | all social   | all dwellings |
|----------------------------|----------------|----------------|--------------|-----------------|------|--------------|---------------|
| <b>number (000s)</b>       |                |                |              |                 |      |              |               |
| <b>1996</b>                | 5,535          | 1,246          | <b>6,781</b> | 1,869           | 448  | <b>2,318</b> | <b>9,099</b>  |
| <b>2001</b>                | 4,316          | 1,101          | <b>5,416</b> | 1,174           | 472  | <b>1,647</b> | <b>7,063</b>  |
| <b>2003</b>                | 4,207          | 1,048          | <b>5,255</b> | 972             | 467  | <b>1,439</b> | <b>6,694</b>  |
| <b>2004</b>                | 4,066          | 994            | <b>5,060</b> | 816             | 437  | <b>1,252</b> | <b>6,312</b>  |
| <b>% within tenure</b>     |                |                |              |                 |      |              |               |
| <b>1996</b>                | 39.7           | 62.4           | <b>42.6</b>  | 53.9            | 47.6 | <b>52.6</b>  | <b>44.7</b>   |
| <b>2001</b>                | 29.2           | 50.7           | <b>31.9</b>  | 41.8            | 33.2 | <b>38.9</b>  | <b>33.3</b>   |
| <b>2003</b>                | 27.7           | 47.5           | <b>30.2</b>  | 39.6            | 28.8 | <b>35.3</b>  | <b>31.2</b>   |
| <b>2004</b>                | 26.6           | 42.6           | <b>28.7</b>  | 34.9            | 26.2 | <b>31.3</b>  | <b>29.2</b>   |
| <b>Base: all dwellings</b> |                |                |              |                 |      |              |               |

### ii) Non-decent homes in 88 districts supported by the Neighbourhood Renewal Fund

|                                     | private | social | all non-decent dwellings in NRF88 |
|-------------------------------------|---------|--------|-----------------------------------|
| <b>number (000s)</b>                |         |        |                                   |
| <b>1996</b>                         | 2,790   | 1,362  | <b>4,152</b>                      |
| <b>2001</b>                         | 2,383   | 988    | <b>3,370</b>                      |
| <b>2003</b>                         | 2,188   | 854    | <b>3,041</b>                      |
| <b>2004</b>                         | 2,102   | 747    | <b>2,848</b>                      |
| <b>% within tenure</b>              |         |        |                                   |
| <b>1996</b>                         | 47.8    | 54.2   | <b>49.8</b>                       |
| <b>2001</b>                         | 36.9    | 41.1   | <b>38.0</b>                       |
| <b>2003</b>                         | 33.9    | 37.2   | <b>34.8</b>                       |
| <b>2004</b>                         | 32.3    | 32.8   | <b>32.5</b>                       |
| <b>Base: dwellings in the NRF88</b> |         |        |                                   |

## iii) Private sector vulnerable households living in non-decent homes

|                        | owner occupied | private rented | all private  |
|------------------------|----------------|----------------|--------------|
| <b>number (000s)</b>   |                |                |              |
| <b>1996</b>            | 929            | 504            | <b>1,433</b> |
| <b>2001</b>            | 784            | 366            | <b>1,151</b> |
| <b>2003</b>            | 719            | 337            | <b>1,056</b> |
| <b>2004</b>            | 691            | 342            | <b>1,033</b> |
| <b>% within tenure</b> |                |                |              |
| <b>1996</b>            | 51.4           | 72.0           | <b>57.1</b>  |
| <b>2001</b>            | 37.9           | 58.8           | <b>42.7</b>  |
| <b>2003</b>            | 32.3           | 55.1           | <b>37.2</b>  |
| <b>2004</b>            | 29.9           | 49.7           | <b>34.5</b>  |

**Base: all private sector vulnerable households**

## iv) Energy efficiency (average SAP rating)

|             | owner occupied | private rented | all private | local authority | RSL  | all social  | all dwellings |
|-------------|----------------|----------------|-------------|-----------------|------|-------------|---------------|
| <b>1996</b> | 45.5           | 39.0           | <b>44.7</b> | 46.4            | 53.9 | <b>48.0</b> | <b>45.4</b>   |
| <b>2001</b> | 49.6           | 44.1           | <b>48.9</b> | 52.0            | 60.5 | <b>54.9</b> | <b>50.1</b>   |
| <b>2003</b> | 50.4           | 47.4           | <b>50.0</b> | 55.0            | 61.2 | <b>57.5</b> | <b>51.4</b>   |
| <b>2004</b> | 50.5           | 48.6           | <b>50.3</b> | 56.5            | 61.3 | <b>58.5</b> | <b>51.8</b>   |

**Base: all dwellings**

## v) Facilities and services

|                       | central heating | storage heaters | smoke detectors | partial or full double glazing | second wc | garage | secure windows and doors |
|-----------------------|-----------------|-----------------|-----------------|--------------------------------|-----------|--------|--------------------------|
| <b>number (000s)</b>  |                 |                 |                 |                                |           |        |                          |
| <b>1996</b>           | 16,196          | 1,643           | 13,089          | 12,082                         | 6,357     | 8,791  | 6,181                    |
| <b>2001</b>           | 18,123          | 1,626           | 15,250          | 15,991                         | 7,415     | 8,877  | 11,256                   |
| <b>2003</b>           | 18,604          | 1,587           | 16,187          | 17,390                         | 7,652     | 9,262  | 11,676                   |
| <b>2004</b>           | 18,919          | 1,616           | 16,953          | 18,115                         | 8,050     | 9,399  | 12,656                   |
| <b>% of dwellings</b> |                 |                 |                 |                                |           |        |                          |
| <b>1996</b>           | 79.6            | 8.1             | 66.6            | 59.4                           | 31.3      | 43.2   | 30.4                     |
| <b>2001</b>           | 85.5            | 7.7             | 74.1            | 75.4                           | 35.0      | 41.9   | 53.1                     |
| <b>2003</b>           | 86.6            | 7.4             | 78.1            | 80.9                           | 35.6      | 43.1   | 54.3                     |
| <b>2004</b>           | 87.5            | 7.5             | 81.0            | 83.8                           | 37.2      | 43.5   | 58.9                     |

**Base: all dwellings except for smoke detectors which is based on all households**

vi) Accessibility

|                            | <b>flush thresholds</b> | <b>level access</b> | <b>bathroom/ WC at entrance level</b> | <b>wider doorsets and circulation</b> | <b>all four features</b> |
|----------------------------|-------------------------|---------------------|---------------------------------------|---------------------------------------|--------------------------|
| <b>number (000s)</b>       |                         |                     |                                       |                                       |                          |
| <b>1996</b>                | 4,155                   | 14,893              | 7,541                                 | 3,334                                 | 693                      |
| <b>2001</b>                | 4,049                   | 14,926              | 8,626                                 | 3,333                                 | 717                      |
| <b>2003</b>                | 4,242                   | 14,632              | 8,551                                 | 3,256                                 | 716                      |
| <b>2004</b>                | 3,912                   | 14,837              | 8,092                                 | 3,168                                 | 676                      |
| <b>% of dwellings</b>      |                         |                     |                                       |                                       |                          |
| <b>1996</b>                | 20.4                    | 73.2                | 37.1                                  | 16.4                                  | 3.4                      |
| <b>2001</b>                | 19.1                    | 70.4                | 40.7                                  | 15.7                                  | 3.4                      |
| <b>2003</b>                | 19.7                    | 68.1                | 39.8                                  | 15.2                                  | 3.3                      |
| <b>2004</b>                | 18.1                    | 68.6                | 37.4                                  | 14.7                                  | 3.1                      |
| <b>Base: all dwellings</b> |                         |                     |                                       |                                       |                          |

## Survey details

72. The 2004 EHCS findings are based on data collected from 16,502 dwellings and 15,874 households from April 2003 to March 2005. The fieldwork was carried out throughout the period but with 48.9% of dwelling surveys (and 48.8% of household interviews) being achieved during the first year (April 2003 to March 2004). The achieved sample by housing sector is provided below (the renting sectors are over sampled and owner occupied housing under sampled to support key analyses). Full details on the sample design, structure and response rates are available in the Technical Report.

### Achieved sample for 2004 findings

|                | <b>dwellings</b> | <b>households</b> |
|----------------|------------------|-------------------|
| private sector | 10,489           | 10,853            |
| social sector  | 5,385            | 5,649             |
| all sectors    | 16,502           | 15,874            |

73. The statistics and figures included in this report are estimates using the full sample for the two year period April 2003 to March 2005. They therefore provide an 'average' position for the period – nominally presented as 'April 2004'. The next results to be published will cover the period April 2004 to March 2006 to provide an 'April 2005' position. The overlapping of the survey periods covered by each successive set of findings will allow an annual series of results.

74. Each estimate from the survey (as with all sample surveys) has a margin of error associated with it arising from sampling and design effects and from measurement error. The report comments on differences and trends only where these are significant after taking survey error into account. Details on the level of survey error for key measures in the survey have been published in the Technical Report.

This report provides an account of living conditions in England in 2004 including progress made since 1996 and 2001.

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