



Department
for Communities
& Local Government



English Housing Survey

Headline Report 2011-12



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

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

The households who took part in the survey.

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

Introduction

1. In April 2008 the English House Condition Survey was integrated with the Survey of English Housing to form the English Housing Survey (EHS). This report provides the headline findings from the fourth round of reporting of the EHS.
2. The report is split into two sections. The first focuses on the profile of households including: trends in tenures; demographic and economic characteristics of households; rents and housing benefit; recent movers; mortgage difficulties; and overcrowding and under-occupation. Section 2 provides an overview of the housing stock in England including: the age, size, and type of home; energy efficiency of the housing stock; decent homes; and homes affected by damp and mould. Additional annex tables provide further detail to that covered in the main body of the report.
3. Headline findings from the survey are published as soon as they are available each year. This is followed later in the year by the EHS Annual Report on Households, and the EHS Annual Report on Homes, which cover more detailed results.
4. Results for households (not in relation to the physical condition of the home) are presented for '2011–12' and are based on fieldwork carried out between April 2011 and March 2012 of a sample of 13,829 households. This is referred to as the '**full household sample**' throughout the report. The reduction in sample size followed a cost review of the survey to identify where efficiency savings could be made.
5. Results which relate to the physical dwelling are presented for '2011' and are based on fieldwork carried out between April 2010 and March 2012 (a mid-point of April 2011). The sample comprises 14,951 occupied or vacant dwellings where a physical inspection was carried out and includes 14,386 cases where an interview with the household was also secured. These are referred to as the '**dwelling sample**' and the '**household sub-sample**' respectively throughout the report.
6. Where the numbers of cases in the sample underlying a table are too small for any inference to be drawn about the national picture, the cell contents are replaced with an asterisk. This happens where the

number of samples is fewer than 30. In addition, the survey sample size was reduced in 2011-12 as one of the cost savings identified in the 2010 review of the EHS. In consequence, there are a few instances where findings from the survey are reported in less detail than in previous years. Further information on the technical details of the survey can be accessed via this link

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

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

7. If you have any queries about this report or would like any further information please contact ehs@communities.gsi.gov.uk
8. Responsible Statistician: David Fry, Strategic Statistics Division, DCLG. Contact via ehs@communities.gsi.gov.uk

Key Findings

- The private rented sector has been growing in recent years, and is at its highest level since the early 1990s, equalling that of the social rented sector at 3.8 million households. In 2011-12, around two-thirds (65%) of households were owner occupiers.
- Average weekly rents in the private rented sector continued to be well above those in the social rented sector (£164 per week compared with £83). While mean rents have increased in both sectors since 2008-09, private rented sector rents showed no significant change from 2010-11.
- Almost two-thirds (64%) of households in the social rented sector were in receipt of Housing Benefit, compared with around a quarter (26%) of those in the private rented sector.
- There was no significant change in overcrowding rates since 2010-11 for owner occupiers (1%), social renters (7%) or private renters (6%). Rates of under-occupation remained substantially higher in the owner occupied sector (49%) than in both the social rented sector (10%) and private rented sector (16%).
- The energy efficiency of the housing stock continued to improve: between 1996 and 2011 the average SAP rating of a dwelling increased by 12 SAP points from 45 to 57.
- The proportion of dwellings achieving the highest Energy Efficiency Rating (EER) Bands has increased considerably since 1996. In 2011, the social sector had the largest proportion of dwellings in the highest EER Bands A to C (34% of housing association and 26% of local authority dwellings).
- In 2011, 5.4 million dwellings (24%) were non-decent, a reduction of well over 500 thousand compared with 2010. The rate was lowest in the social rented sector (17%) and highest in the private rented sector (35%).
- The proportion of dwellings with damp problems has reduced from 13% in 1996 to 5% in 2011. Private rented dwellings were more likely than those in other tenures to experience damp problems, as they were more likely to be older stock.

Section 1

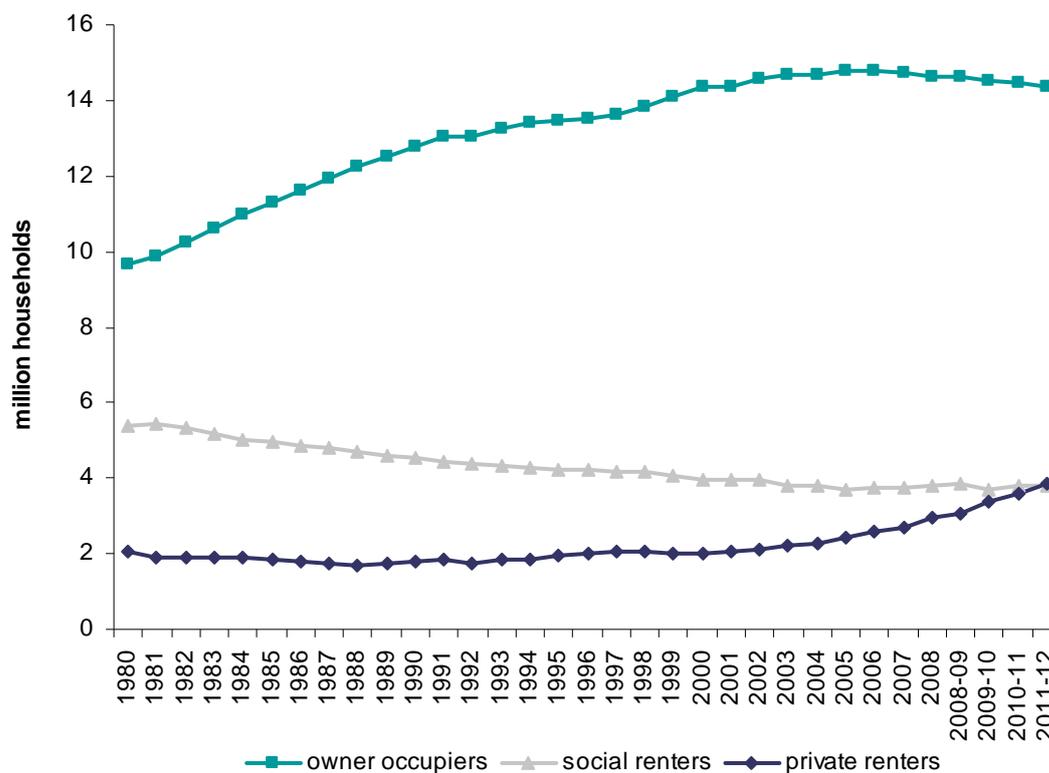
Households

- 1.1 Results for households are presented for 2011-12 and are based on fieldwork carried out between April 2011 and March 2012 with a sample of 13,829 households. This is referred to as the **'full household sample'** throughout the report.

Trends in tenure

- 1.2 In 2011-12 there were an estimated 22.0 million households in England living in private accommodation, Annex Table 1. This figure excludes those living in institutional accommodation such as nursing homes or halls of residence.
- 1.3 Owner occupation remained the largest tenure group with 14.4 million households, comprising around two-thirds (65%) of all households. There has been a downward trend in the proportion of owner occupiers since the peak of 71% in 2003 but the proportion in 2011/12 was very similar to that in 2010-11, Figure 1.
- 1.4 As Figure 1 shows, the difference between the number of social renters and private renters, which was over 3 million in 1980, has been narrowing steadily. The numbers and proportion of households living in the private rented sector have been rising in recent years, and in 2011-12 were at the same level as in the social sector, 3.8 million households or 17% of the total.

Figure 1: Trends in tenure, 1980 to 2011-12



Base: all households

Note: underlying data are in Annex Table 1

Sources:

1980 to 2008 ONS Labour Force Survey;

2008-09 onwards English Housing Survey, full household sample

Demographic and economic characteristics

- 1.5 Table 1 and Annex Table 2 provide estimates of the numbers and percentages of households by a range of demographic characteristics. Data on age, economic status and ethnicity all relate to the household reference person (HRP). The HRP is defined as the “householder” in whose name the accommodation is owned or rented; further information is given in the Glossary.
- 1.6 Outright owners were mainly in the older age groups, with 58% of them aged 65 or over, reflecting the likelihood that the majority of this group once had mortgages and had paid them off. Of those owner occupiers buying with a mortgage, the majority (64%) were in the 35 to 54 age range. Only 10% of all owner occupiers were aged under 35.

Table 1: Demographic and economic characteristics, 2011-12

all households

	own outright	buying with mortgage	all owner occupiers	local authority	housing association	all social renters	all private renters	all tenures
age of HRP	<i>thousands of households</i>							
16-24	*	67	85	76	111	187	577	850
25-34	90	1,305	1,395	242	288	531	1,334	3,260
35-44	289	2,316	2,605	318	332	650	839	4,094
45-54	800	2,383	3,183	326	404	731	530	4,444
55-64	1,742	1,032	2,774	328	286	614	252	3,640
65 or over	4,058	289	4,347	492	603	1,095	311	5,753
economic status of HRP								
full-time work	1,842	6,155	7,997	415	472	888	2,270	11,154
part-time work	642	548	1,190	173	216	389	376	1,955
retired	4,253	301	4,554	579	668	1,247	324	6,126
unemployed	*	100	152	200	176	375	282	809
full-time education	*	*	*	*	*	*	215	277
other inactive	200	275	475	402	466	868	375	1,718
ethnicity of HRP								
white	6,693	6,717	13,409	1,462	1,778	3,240	3,082	19,732
black	*	125	166	166	105	270	173	610
Indian	115	184	298	*	*	*	157	490
Pakistani or Bangladeshi	60	136	196	37	*	68	81	345
other	87	231	319	101	94	195	350	864
all ethnic minority	303	675	979	320	248	568	761	2,308
household type								
couple no dependent child(ren)	3,560	2,580	6,140	306	336	642	956	7,737
couple with dependent child(ren)	470	2,848	3,317	243	289	532	874	4,723
lone parent with dependent child(ren)	81	335	416	281	307	588	432	1,436
other multi-person households	484	410	894	178	179	357	564	1,814
one person under 60	403	1,031	1,435	362	422	784	764	2,983
one person aged 60 or over	1,998	189	2,187	412	494	906	253	3,346
household size								
one	2,402	1,220	3,622	774	916	1,690	1,018	6,330
two	3,320	2,259	5,579	457	517	974	1,376	7,929
three	763	1,611	2,374	251	263	514	734	3,622
four	368	1,637	2,005	166	190	356	417	2,779
five	80	482	562	72	88	160	208	931
six or more	63	183	246	61	53	113	90	449
all household sizes	6,996	7,392	14,388	1,782	2,026	3,808	3,843	22,040
<i>mean number of persons per household</i>	<i>1.9</i>	<i>2.8</i>	<i>2.4</i>	<i>2.2</i>	<i>2.1</i>	<i>2.1</i>	<i>2.4</i>	<i>2.3</i>
<i>sample size</i>	<i>4,271</i>	<i>4,288</i>	<i>8,559</i>	<i>1,520</i>	<i>1,671</i>	<i>3,191</i>	<i>2,079</i>	<i>13,829</i>

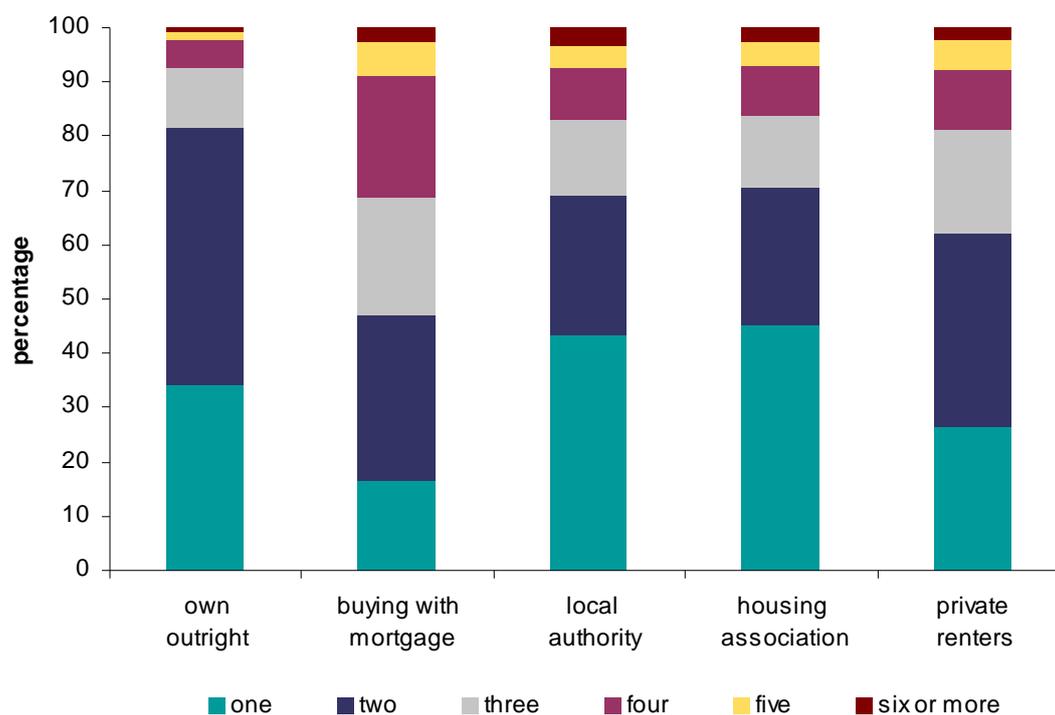
Notes:

- 1) * indicates sample size too small for reliable estimate
 - 2) figures in *italics* are based on small samples and should be treated with caution
 - 3) column percentages are presented in Annex Table 2
- Source: English Housing Survey, full household sample

-
- 1.7 Half of all private renters (1.9 million) were aged under 35 with 15% (577,000) aged 16 to 24 and 35% (1.3 million) aged 25 to 34. This is in contrast to the social rented sector, in which only 19% (718,000) of HRPs were aged under 35 (5% aged 16 to 24, and 14% aged 25 to 34). The social rented sector had a much higher proportion of older tenants: 29% of social renters were aged 65 or over compared with only 8% of private renters.
- 1.8 In 2011-12, 91% of mortgagors were working, 83% in full-time work and 7% in part-time work, and only 4% were retired. In contrast, 61% of those who owned outright were retired. Unemployment was highest in the social rented sector: 10% compared with 7% of private renters and 1% of owner occupiers.
- 1.9 One-tenth of all households in England in 2011-12 (2.3 million) had an HRP from the ethnic minorities. However, there were differences by tenure: 15% of social renters and 20% of private renters were from ethnic minorities compared with only 7% of owner occupiers.
- 1.10 Around two thirds (68%) of white households were owner occupiers. Indian households (61%) and Pakistani/Bangladeshi households (57%) were the most likely, and black households (27%) and other¹ households (37%) the least likely, ethnic minority households to be owner occupiers. A third of ethnic minority households (33%) lived in the private rented sector compared with 16% of white households. Black households were more likely to be social renters (44%) compared with white households (16%).
- 1.11 One person households accounted for 44% of households in the social rented sector, 26% in the private rented sector and 25% of owner occupiers, Figure 2. There was little difference between the three main tenures in the average (mean) number of persons per household: 2.4 persons in owner occupation; 2.1 persons in the social rented sector and 2.4 persons in the private rented sector, Table 1.

¹ The Other category includes other Asian, Chinese, Mixed and other.

Figure 2: Household size within tenure, 2011-12



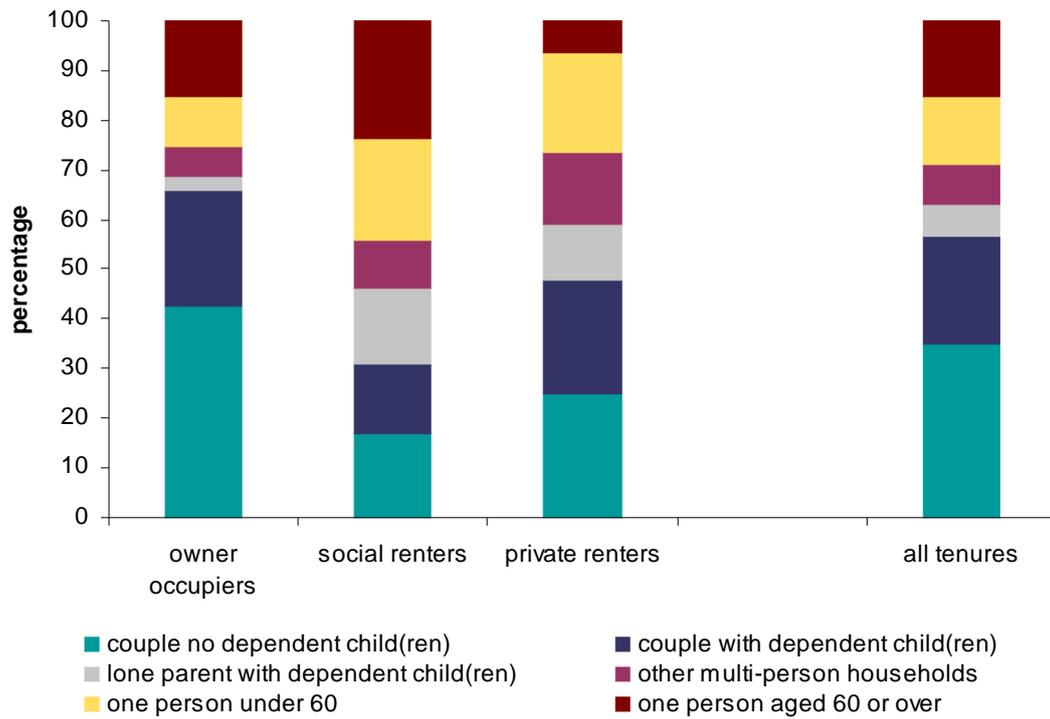
Base: all households

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

Source: English Housing Survey, full household sample

1.12 Couples with no dependent children were the most frequently occurring type of household in 2011-12, comprising around a third (35%) of all households, Figure 3. This was the case in both owner occupation (43%) and in the private rented sector (25%), however in the social rented sector the most frequent type (24%) was a single person aged 60 or over. The proportion of lone parent households was higher in both rented sectors than in owner occupation: 15% of social renters and 11% of private renters were lone parents with dependent children, compared with only 3% of owner occupiers.

Figure 3: Household type within tenure, 2011-12



Base: all households

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

Source: English Housing Survey, full household sample

Rents

- 1.13 In 2011-12, 7.7 million households were renting their homes. There was an even split between the social rented sector and the private rented sector with each sector accounting for half of all renters (3.8 million, 50%). Within the social rented sector, 1.8 million households (47%) rented from a local authority and 2.0 million (53%) from a housing association, Table 2.
- 1.14 In 2011-12 there was a change to the English Housing Survey question on tenancy type for private renters (see Glossary for more information), which means that results within the private rented sector are distributed differently this year. While the overall numbers and proportions for private renters are comparable with previous years, the results for subcategories of private renters should be interpreted with caution and cannot validly be compared directly with previous years' results.

Table 2: Households in the rental sectors, 2011-12

all renting households

	thousands of households	% within sector	% of all renters	sample size
social rented sector				
local authority	1,782	46.8	23.3	1,520
housing association	2,026	53.2	26.5	1,671
all social renters	3,808	100	49.8	3,191
private rented sector				
market renters ¹	2,729	87.4	35.7	1,463
non-market renters paying rent ²	250	8.0	3.3	140
non-market renters rent free ²	144	4.6	1.9	78
all private renters with a known tenancy	3,124	100		1,681
private renters with an unknown tenancy type	720		9.4	398
all private renters	3,843		50.2	2,079
all renters	7,652		100	5,270

¹with assured or assured shorthold tenancies

²with private tenancies not available on the open market

Note: the numbers and proportions within the private rented sector have a different distribution in 2011-12 due to a change to the question on tenure type. While the overall numbers and proportions for private renters are comparable with previous years, the results for subcategories of private renters should be interpreted with caution and cannot validly be compared directly with previous years' results.

Source: English Housing Survey, full household sample

1.15 Of those households in the private rented sector who had a known tenancy type, around 2.7 million (87%) were ‘market renters’ (that is, they indicated they had an assured or assured shorthold tenancy agreement with their landlord). A further 250,000 (8%) were ‘non-market renters’ paying rent and 144,000 (5%) were ‘non-market renters’ who did not pay rent (for example renting from family or friends or with accommodation tied to their employment). In addition to those households with a known tenancy type, an estimated 720,000 households privately renting were unable, or did not want, to identify the type of tenancy they had.

Table 3: Mean and median weekly rents net of services, 2008-09 to 2011-12

all households paying rent

	2008-09		2009-10		2010-11		2011-12	
	mean	median	mean	median	mean	median	mean	median
social rented sector	<i>£ per week</i>							
local authority	66	64	71	67	74	69	79	74
housing association	75	72	79	76	84	78	87	82
all social renters	71	68	75	72	79	74	83	79
all private renters								
paying rent	153	130	156	133	160	137	164	138

Source: English Housing Survey, full household sample

1.16 The average (mean) private rented sector weekly rent (excluding services but including any amount met through Housing Benefit) was around twice that of households living in social housing (£164 compared with £83, Table 3). This partly reflects the difference in the type of properties in the sectors, with the private rented sector having a much wider and more varied range of stock and the social sector having a higher proportion of purpose-built flats.

1.17 The average (mean) weekly rents in both the social rented sector and the private rented sector have increased since 2008-09. The average rent in the social rented sector has increased from £79 in 2010-11 to £83 in 2011-12. Overall, private rented sector weekly rents showed no significant change since 2010-11.

1.18 Households renting from local authorities were paying lower rents than their counterparts renting from housing associations (£79 compared with £87).

1.19 Private renting is a much more dynamic sector than social renting. Around two thirds of private renters have been in their homes for less than three years, and this level of turnover is reflected in rent levels,

Annex Table 3. Market renters resident less than three years were on average paying a weekly rent of £173 compared with £159 for those resident for three to nine years and £123 for those resident ten years or more. This suggests that private sector rents for long established tenancies do not increase year on year as much as those for new tenancies.

Housing Benefit

1.20 In 2011-12, almost two-thirds (64%) of social renters and around a quarter (26%) of private renters received Housing Benefit (HB) to help with the payment of their rent, Table 4 and Figure 4.

Table 4: Receipt of Housing Benefit, 2008-09 to 2011-12

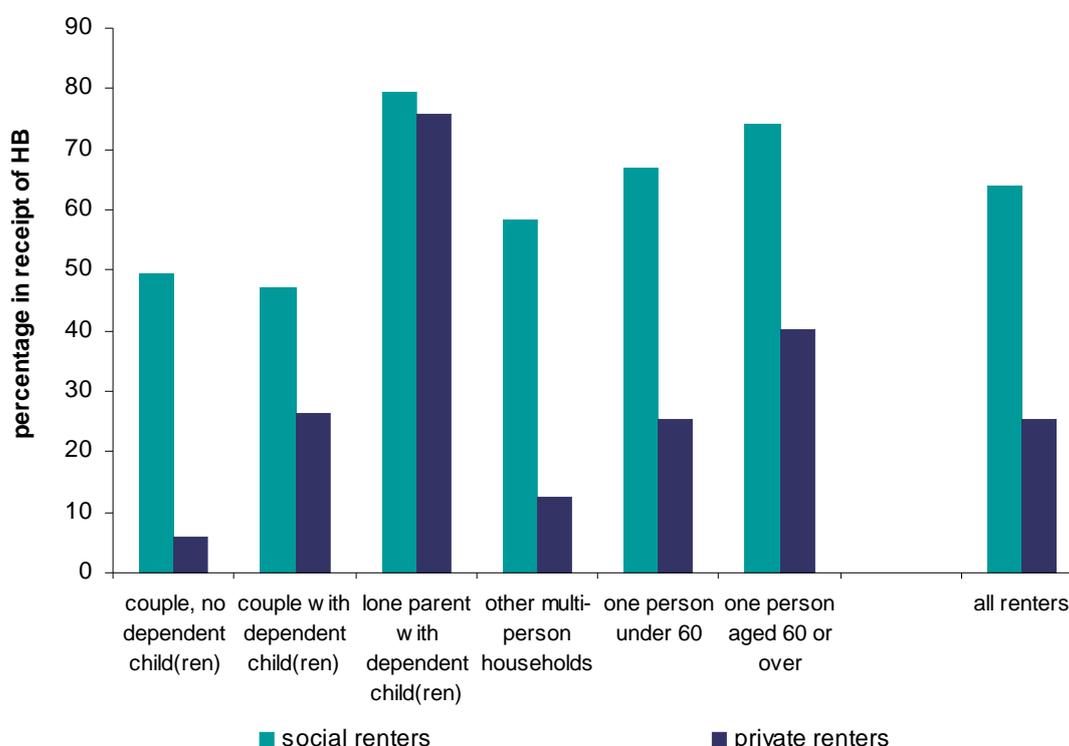
all renting households

	2008-09			2009-10			2010-11			2011-12		
	receives HB			receives HB			receives HB			receives HB		
	yes	no	total	yes	no	total	yes	no	total	yes	no	total
	<i>thousands of households</i>											
social renters	2,269	1,573	3,842	2,276	1,399	3,675	2,395	1,431	3,826	2,439	1,369	3,808
private renters	598	2,469	3,067	797	2,558	3,355	890	2,727	3,617	982	2,862	3,843
	<i>percentages</i>											
social renters	59.1	40.9	100.0	61.9	38.1	100.0	62.6	37.4	100.0	64.0	36.0	100.0
private renters	19.5	80.5	100.0	23.7	76.3	100.0	24.6	75.4	100.0	25.5	74.5	100.0

Source: English Housing Survey, full household sample

- 1.21 Almost half (47%) of couples with dependent children in the social rented sector received HB compared with around a quarter (26%) in the private rented sector. In contrast, the majority of lone parents with dependent children in the rental sectors received HB: 79% of social renters and 76% of private renters, Figure 4 and Annex Table 4.
- 1.22 There were over three and a half times as many single person households aged 60 or over in the social sector as in the private rented sector (906,000 compared with 253,000). Around three-quarters (74%) of these households received HB compared with 40% of comparable households in the private rented sector.
- 1.23 For single person households aged under 60, around two-thirds (67%) in the social sector received HB, compared with a quarter (25%) in the private rented sector.

Figure 4: Proportion of renters in receipt of Housing Benefit by household type and tenure, 2011-12



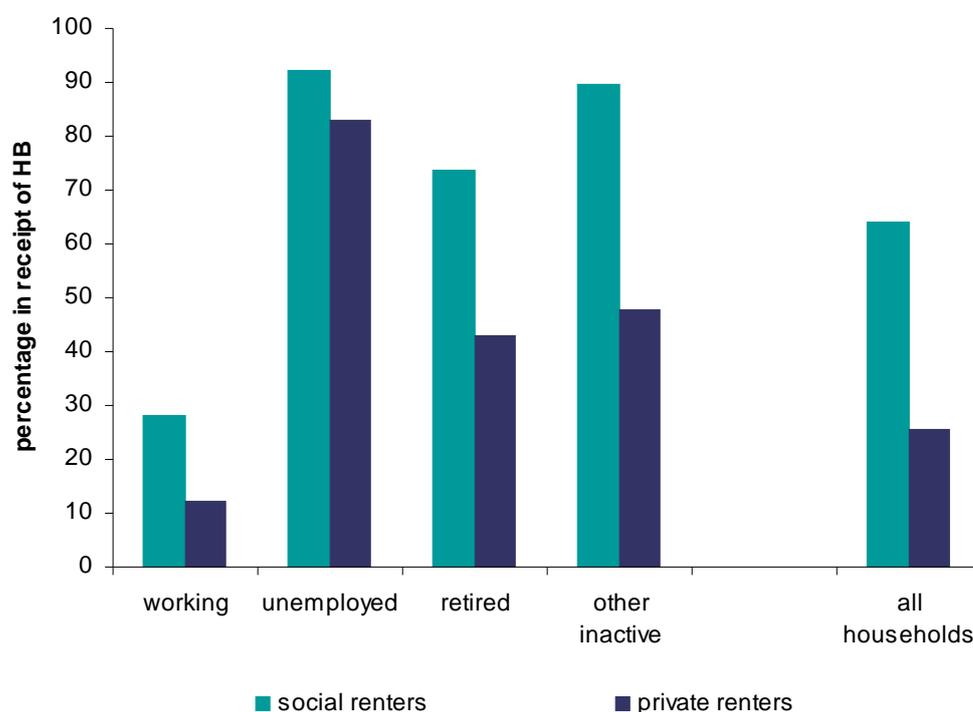
Base: all renters

Note: the underlying data are in Annex Table 4

Source: English Housing Survey, full household sample

- 1.24 More than a quarter (28%) of households with an HRP in employment in the social rented sector received HB compared with 12% of such households in the private rented sector. Households with an unemployed HRP were very likely to be in receipt of HB: 92% of such households in the social rented sector and 83% in the private rented sector, Figure 5.
- 1.25 The average annual gross income (of HRP and partner, excluding HB) of households in receipt of HB was unsurprisingly much lower than that of households which did not receive HB: £11,497 compared with £21,572 in the social rented sector; and £12,733 compared with £34,074 in the private rented sector, Annex table 4.
- 1.26 Further analysis of incomes and housing costs will appear in the next EHS Household Annual Report which will be published in the summer 2013.

Figure 5: Proportion of renters in receipt of Housing Benefit by economic status of HRP and tenure, 2011-12



Base: all renters

Note: the underlying data are presented in Annex Table 4

Source: English Housing Survey, full household sample

Length of residence in current accommodation

- 1.27 This section covers all households and includes the length of time they had lived at their current address at the time of the interview. There are considerable differences between tenures, Table 5.
- 1.28 Around a third (32%) of private renters had lived in their homes for less than one year, compared with only 3% of owner occupiers and 9% of social renters.
- 1.29 Around three-fifths (61%) of owner occupiers and 44% of social renters had been in their home for at least ten years, in contrast to just 9% of private renters.

Table 5: Length of residence in current home by tenure, 2011-12

all households

	less than 1 year	1 year but less than 2 years	2 years but less than 3 years	3-4 years	5-9 years	10-19 years	20-29 years	30+ years	total	mean	median
	<i>thousands of households</i>									<i>years</i>	<i>years</i>
owner occupiers	459	431	536	1,360	2,848	3,627	2,331	2,784	14,377	17.1	13.0
social renters	325	272	299	476	752	906	399	380	3,808	11.7	8.0
private renters	1,239	680	669	521	389	185	68	88	3,839	3.8	2.0
all tenures	2,023	1,383	1,504	2,358	3,988	4,718	2,798	3,253	22,024	13.9	9.0
	<i>percentages</i>										
owner occupiers	3.2	3.0	3.7	9.5	19.8	25.2	16.2	19.4	100.0		
social renters	8.5	7.1	7.8	12.5	19.7	23.8	10.5	10.0	100.0		
private renters	32.3	17.7	17.4	13.6	10.1	4.8	1.8	2.3	100.0		
all tenures	9.2	6.3	6.8	10.7	18.1	21.4	12.7	14.8	100.0		
<i>sample size</i>	<i>1,159</i>	<i>815</i>	<i>881</i>	<i>1,490</i>	<i>2,530</i>	<i>3,066</i>	<i>1,762</i>	<i>2,120</i>	<i>13,823</i>		

Notes:

1) excludes a small number of non-response cases

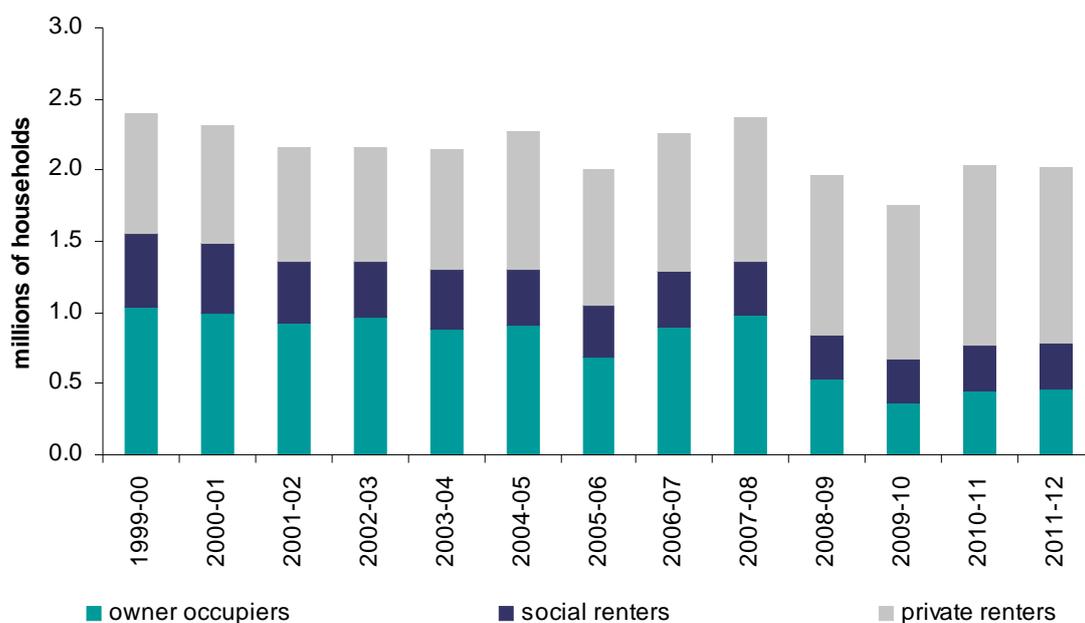
2) figures in *italics* are based on small samples and should be treated with caution

Source: English Housing Survey, full household sample

Trends in recent movers

1.30 Figure 6 and Annex Table 5 show the changing pattern of moving households since 1999-00, by the tenure into which they moved. In 2011-12, 2.0 million households had moved into their current accommodation during the previous 12 months. However, the majority of moving households (1.2 million) were in the private rented sector, with 459,000 in the owner occupied sector, and 325,000 in the social rented sector. Since the early 2000s, there has been a general upward trend in the numbers of movers in the private rented sector, with numbers exceeding those in owner occupation from 2005-06 onwards.

Figure 6: Recently moved households by tenure, 1999-00 to 2011-12



Base: households resident less than one year

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

Source: English Housing Survey, full household sample

Box 1: New households

A 'new household' is classified in this report as one where neither the household reference person (HRP), nor their spouse/partner, occupied the HRP's previous permanent accommodation in either of their names.

Note that previous accommodation refers to the HRP's previous permanent accommodation and does not include any accommodation considered by the HRP to be temporary. If someone had moved more than once, then information was collected only about the last move from permanent accommodation.

- 1.31 As Table 6 shows, 381,000 new households were formed in 2011-12, 259,000 (68%) of which were private renters, 75,000 (20%) were owner occupiers and 48,000 (12%) were social renters.
- 1.32 Most existing households who had moved did so without changing tenure: 59% of owner occupiers; 78% of social renters; and 81% of private renters moved within the same tenure group. The proportion for social renters had increased from 64% in 2010-11.
- 1.33 Of those who moved to a different tenure group, owner occupiers were far more likely to move into the private rented sector than into social renting.

Table 6: Previous and current tenure of moving households, 2011-12

households resident less than a year

current tenure	previous tenure				all
	new household	owner occupiers	social renters	private renters	
					<i>thousands of households</i>
owner occupiers	75	254	*	116	450
social renters	48	*	177	72	325
private renters	259	150	*	781	1,234
all tenures	381	433	225	969	2,009
					<i>percentages</i>
owner occupiers	19.6	58.7	*	12.0	22.4
social renters	12.5	*	78.5	7.4	16.2
private renters	67.9	34.7	*	80.6	61.4
all tenures	100.0	100.0	100.0	100.0	100.0
<i>sample size</i>	201	255	174	523	1,153

Notes:

- 1) excludes a small number of households with unknown previous tenure
- 2) * indicates sample size too small for reliable estimate
- 3) figures in *italics* are based on small samples and should be treated with caution

Source: English Housing Survey, full household sample

Mortgage difficulties

- 1.34 In 2011-12 around half a million (523,000) households (2% of all households) had members who had previously given up a home due to difficulties in paying the mortgage. Of those households, 141,000 were current owner occupiers, Table 7. However the current household composition may have changed since the time the home was given up.
- 1.35 Some 59% of those who had given up a home had sold it, either to avoid getting into arrears with the mortgage or to avoid court action by their lender. In 41% of cases the mortgage lender had taken over the property, either through a court order or when the household had left voluntarily.

Table 7: Mortgage difficulties with a previous home, 2011-12

all households

	current tenure			all households
	owner occupiers	social renters	private renters	
household member had given up a home due to mortgage difficulties¹	<i>thousands of households</i>			
yes	141	200	182	523
no	14,247	3,608	3,660	21,515
all households	14,387	3,808	3,842	22,037
	<i>percentages</i>			
yes	1.0	5.3	4.7	2.4
no	99.0	94.7	95.3	97.6
all households	100.0	100.0	100.0	100.0
reason gave up home²	<i>thousands of households</i>			
sold (to avoid mortgage arrears, or to avoid court action by lender) ³	76	108	116	301
mortgage lender took it over (leaving voluntarily or leaving because of court order) ³	61	91	61	213
all reasons	138	199	178	514
	<i>percentages</i>			
sold (to avoid mortgage arrears, or to avoid court action by lender)	55.4	54.5	65.4	58.5
mortgage lender took it over (leaving voluntarily or leaving because of court order)	44.6	45.5	34.6	41.5
all reasons	100.0	100.0	100.0	100.0

Notes:

^{1,2}excludes a very small number of non-response cases

³due to a smaller sample size this year responses shown separately in previous years have been combined

Note: figures in *italics* are based on small samples and should be treated with caution

Source: English Housing Survey, full household sample

1.36 Around a fifth (22%) of homes had been given up due to mortgage difficulties more than twenty years previously (in 1989 or earlier). A quarter (25%), the highest proportion, of homes had been given up between 2005 and 2009, Table 8.

Table 8: When home given up due to mortgage difficulties, 2011-12

*households with member(s) who had given up home*¹

year home given up	<i>thousands of households</i>
1989 or earlier	114
1990 to 1994	95
1995 to 1999	80
2000 to 2004	64
2005 to 2009	130
2010 onwards	35
all dates	519

	<i>percentages</i>
1989 or earlier	22.0
1990 to 1994	18.3
1995 to 1999	15.4
2000 to 2004	12.4
2005 to 2009	25.2
2010 onwards	6.7
all dates	100.0

¹due to difficulties with paying the mortgage

Note: excludes a very small number of non-response cases

Source: English Housing Survey, full household sample

Overcrowding and under-occupation

1.37 Table 9 shows the number of bedrooms available to households, by tenure, in 2011-12. The overall average (mean) number of bedrooms was 2.8 but there were differences by tenure: owner occupiers had on average 3.1 bedrooms; private renters had 2.4 bedrooms; and social renters had 2.1 bedrooms. There has been no change to these figures since last year.

Table 9: Number of bedrooms by tenure, 2011-12

	number of bedrooms available to household					all	mean number of bedrooms
	one	two	three	four	five or more		
<i>all households</i>							
	<i>thousands of households</i>						
owner occupiers	414	3,142	7,085	2,950	797	14,388	3.1
social renters	1,181	1,292	1,201	121	13	3,808	2.1
private renters	716	1,530	1,193	286	120	3,843	2.4
all households	2,311	5,964	9,479	3,357	929	22,040	2.8
	<i>percentages</i>						
owner occupiers	2.9	21.8	49.2	20.5	5.5	100	
social renters	31.0	33.9	31.5	3.2	*	100	
private renters	18.6	39.8	31.0	7.4	3.1	100	
all households	10.5	27.1	43.0	15.2	4.2	100	
<i>sample size</i>	<i>1,492</i>	<i>3,702</i>	<i>6,007</i>	<i>2,067</i>	<i>561</i>	<i>13,829</i>	

Note: * indicates sample size too small for reliable estimate

Source: English Housing Survey, full household sample

Box 2: Overcrowding and under-occupation

Levels of overcrowding and under-occupation are measured using the 'bedroom standard' (see Glossary). Essentially this is the difference between the number of bedrooms needed to avoid undesirable sharing (given the number, ages and relationship of the household members) and the number of bedrooms actually available to the household.

Since the number of overcrowded households included in each survey year is too small to enable reliable overcrowding estimates for any single year, data from the three most recent survey years have been combined to produce estimates for the following section of the report.

1.38 The overall rate of overcrowding in England in 2011-12 was 3%, with an estimated 643,000 households living in overcrowded conditions, Table 10. Overcrowding rates differed considerably by tenure: 1% of owner occupiers (187,000 households); 7% of social renters (249,000); and 6% of private renters (207,000) were overcrowded.

Table 10: Overcrowding and under-occupation by tenure, three year average 2009-10 to 2011-12

all households

	difference from bedroom standard ¹				all households
	over-crowded	at standard	1 above standard	under-occupied	
	<i>thousands of households</i>				
owner occupiers	187	1,950	5,237	7,080	14,453
social renters	249	2,025	1,110	386	3,770
private renters	207	1,527	1,305	566	3,605
all tenures	643	5,502	7,652	8,032	21,828
	<i>percentages</i>				
owner occupiers	1.3	13.5	36.2	49.0	100.0
social renters	6.6	53.7	29.4	10.2	100.0
private renters	5.7	42.4	36.2	15.7	100.0
all tenures	2.9	25.2	35.1	36.8	100.0
<i>sample size</i> ²	1,388	11,871	16,742	18,424	48,425

¹overcrowding and under-occupation are measured using the bedroom standard (see Glossary)

²combined three year sample

Note: excludes a very small number of non-response cases

Source: 3 year average based on 2009-10 to 2011-12 English Housing Survey data

1.39 As in 2010-11, around 8.0 million households were estimated to be under-occupying their accommodation in 2011-12, that is, they had at least two bedrooms more than they needed according to the bedroom standard. Under-occupation was much more common in the owner occupied sector than in the rental sectors: around half (49%) of owner occupiers were under-occupying compared with 16% of private renters and 10% of social renters.

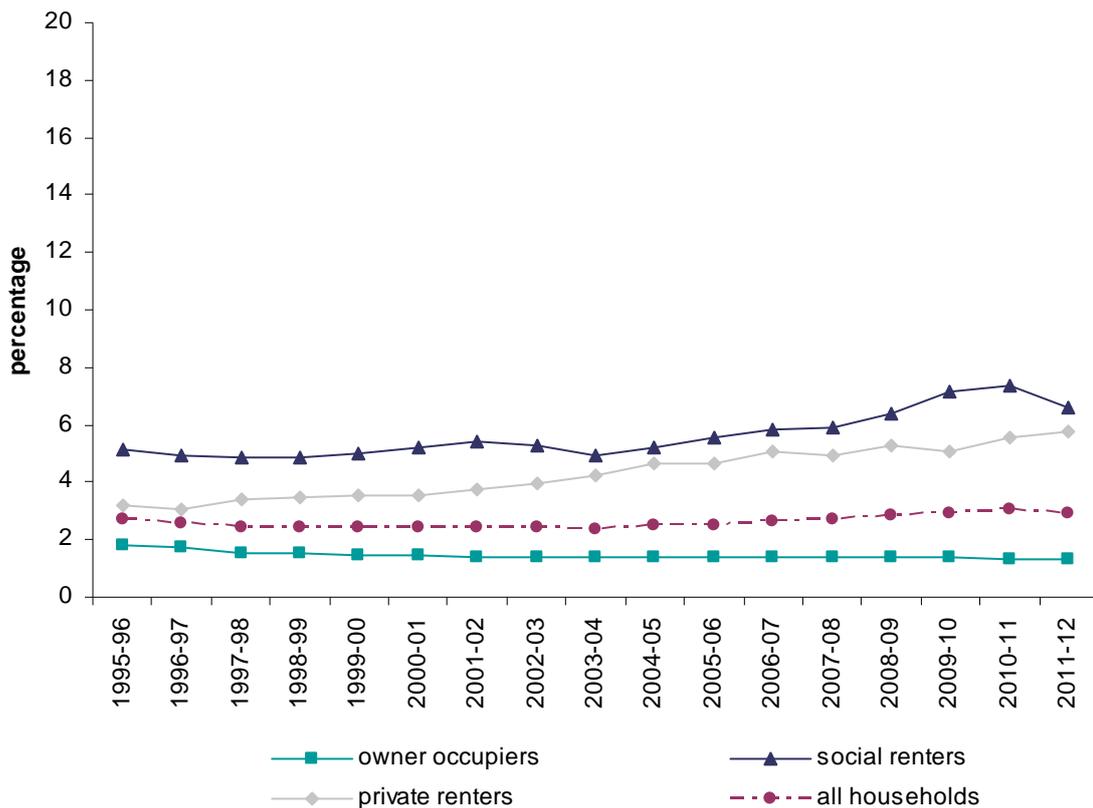
1.40 A further 7.7 million households (35%) had one bedroom more than they needed under the bedroom standard; 5.2 million of these were owner occupiers; 1.3 million were private renters; and 1.1 million were social renters.

1.41 Figure 7 and Annex Table 6 show the trends in overcrowding for England and for each tenure over the period 1995-96 to 2011-12. In 2011-12 the rate of overcrowding for owner occupiers was 1%. The

number and proportion of overcrowded households in the owner occupied sector has remained relatively stable since 1995-96.

- 1.42 In the social rented sector there were small fluctuations in the rate of overcrowding between 1995-96 and 2003-04, followed by an upward trend to 2010-11, with no significant change in 2011-12.
- 1.43 There was also no significant change in the rate of overcrowding in the private rented sector in 2011-12. This sector as a whole has grown markedly over the period from 1995-96 to 2011-12 and so, as might be expected, the actual number of overcrowded households in this sector also increased, from 63,000 to 207,000. However, there was also an increase in the proportion of overcrowded households within the sector, from 3% in 1995-96 to 6% in 2011-12.

Figure 7: Overcrowding rates by tenure, 1995-96 to 2011-12, three year moving average



Base: all households

Notes:

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

Sources:

1995-06 to 2007-08: Survey of English Housing;
 2008-09 onwards: English Housing Survey

Buying aspirations

- 1.44 Around three-fifths (59%) of private renters (2.2 million households) and one-fifth (20%) of social renters (763,000 households) stated that they expected to buy a property at some point in the future, Table 11. The proportion for social renters has fallen from 23% in 2010-11. In 2011-12, more than a third (37%) of social renters and 12% of private renters said they expected to buy their current home.
- 1.45 Renters who expected to buy a home were also asked how long they thought it would be before they would do so. In 2011-12, 22% of private renters and 8% of social renters said they expected to buy within two years. In contrast, two-thirds (66%) of social renters and 45% of private renters expecting to buy thought that it would be five years or more before they did so.

Table 11: Buying aspirations of social and private renters, 2011-12

all renting households

	social renters	private renters	all renters	social renters	private renters	all renters
	<i>thousands of households</i>			<i>percentages</i>		
expect to buy						
yes	763	2,163	2,925	20.3	59.0	39.4
no	2,994	1,504	4,498	79.7	41.0	60.6
all	3,757	3,666	7,424	100.0	100.0	100.0
expect to buy current home						
yes	272	250	522	36.9	11.7	18.2
no	465	1,885	2,349	63.1	88.3	81.8
all	736	2,135	2,871	100.0	100.0	100.0
how long before expect to						
less than 2 years	61	462	523	8.1	21.8	18.2
2 years but less than 5 years	194	701	895	26.0	33.0	31.2
5 years or more	490	961	1,451	65.8	45.2	50.6
all	744	2,124	2,869	100.0	100.0	100.0

Note: excludes non-response cases and renters who already own property

Source: English Housing Survey, full household sample

Section 2

Housing Stock

Results in this section use two years' survey data to enable more detailed analysis. This combined sample is referred to as the 2011 EHS 'dwelling sample', reflecting the April 2011 mid-point of fieldwork carried out over the period April 2010 to March 2012. The sample comprises 14,951 occupied or vacant dwellings where a physical inspection was carried out. This is referred to as the '**dwelling sample**' throughout the report. There are 14,386 cases where, as well as a physical inspection, an interview with the household was also secured. This is referred to as the '**household sub-sample**'.

The SAP methodology used for EHS energy modelling was updated in 2009-10 and both SAP05 and SAP09 were reported in the EHS Homes 2010 report. Only the SAP09 methodology will be used in this and future reports.

Stock Profile

- 2.1 In 2011 there were 22.8 million dwellings in England, Table 12. The majority of dwellings (18.8 million, 83%) were privately owned, with 14.8 million owner occupied and 4.0 million private rented. The remaining 4.0 million dwellings (17% of the stock) comprised the social sector, with 1.9 million owned by local authorities and 2.1 million owned by housing associations.

Table 12: Stock Profile, 2011

	private sector			social sector			all dwellings in group
	owner occupied	private rented	all private sector	local authority	housing association	all social sector	
<i>thousands of dwellings</i>							
dwelling age							
pre 1919	2,974	1,486	4,461	92	186	278	4,739
1919-44	2,773	510	3,283	285	194	479	3,762
1945-64	2,833	464	3,296	713	493	1,205	4,502
1965-80	3,047	581	3,628	643	511	1,154	4,782
1981-90	1,268	281	1,549	117	251	368	1,918
post 1990	1,870	694	2,565	34	454	488	3,052
dwelling type							
end terrace	1,486	390	1,876	228	281	509	2,385
mid terrace	2,570	996	3,567	331	411	742	4,309
small terraced house	1,205	604	1,808	193	205	398	2,206
medium/large terraced	2,802	758	3,559	287	376	663	4,222
terraced house	4,006	1,361	5,367	479	581	1,061	6,428
semi-detached house	4,609	623	5,232	313	372	685	5,917
detached house	3,508	269	3,777	*	*	*	3,786
bungalow	1,428	164	1,592	180	224	404	1,996
converted flat	288	532	819	44	86	130	949
purpose built flat, low	849	940	1,789	687	771	1,458	3,247
purpose built flat, high	77	128	204	178	49	227	432
floor area							
less than 50 m ²	635	892	1,527	539	608	1,147	2,674
50 to 69 m ²	2,753	1,283	4,036	736	750	1,486	5,522
70 to 89 m ²	4,256	1,010	5,266	472	571	1,043	6,309
90 to 109 m ²	2,588	391	2,978	107	120	227	3,205
110 m ² or more	4,533	441	4,975	29	41	69	5,044
mean floor area (m²)	103.4	74.1	97.2	62.9	63.3	63.1	91.2
type of area							
city centre	269	353	622	61	82	144	766
other urban centre	1,821	1,121	2,943	525	441	966	3,909
suburban residential	9,641	2,027	11,668	1,195	1,326	2,521	14,189
rural residential	1,804	230	2,034	79	186	265	2,299
village centre	740	135	875	*	40	61	936
rural	489	150	639	*	*	*	656
deprived local areas							
most deprived 10% of	906	458	1,364	561	433	994	2,359
2-5th	5,152	1,834	6,986	1,005	1,031	2,036	9,022
6-9th	6,803	1,449	8,253	281	551	832	9,084
least deprived 10% of	1,903	276	2,178	36	75	111	2,289
occupancy status							
occupied	14,352	3,620	17,972	1,807	2,008	3,815	21,787
vacant	413	397	810	75	82	157	967
total	14,765	4,017	18,782	1,883	2,090	3,972	22,754
<i>sample size</i>	<i>7,147</i>	<i>3,058</i>	<i>10,205</i>	<i>2,286</i>	<i>2,460</i>	<i>4,746</i>	<i>14,951</i>

Notes:

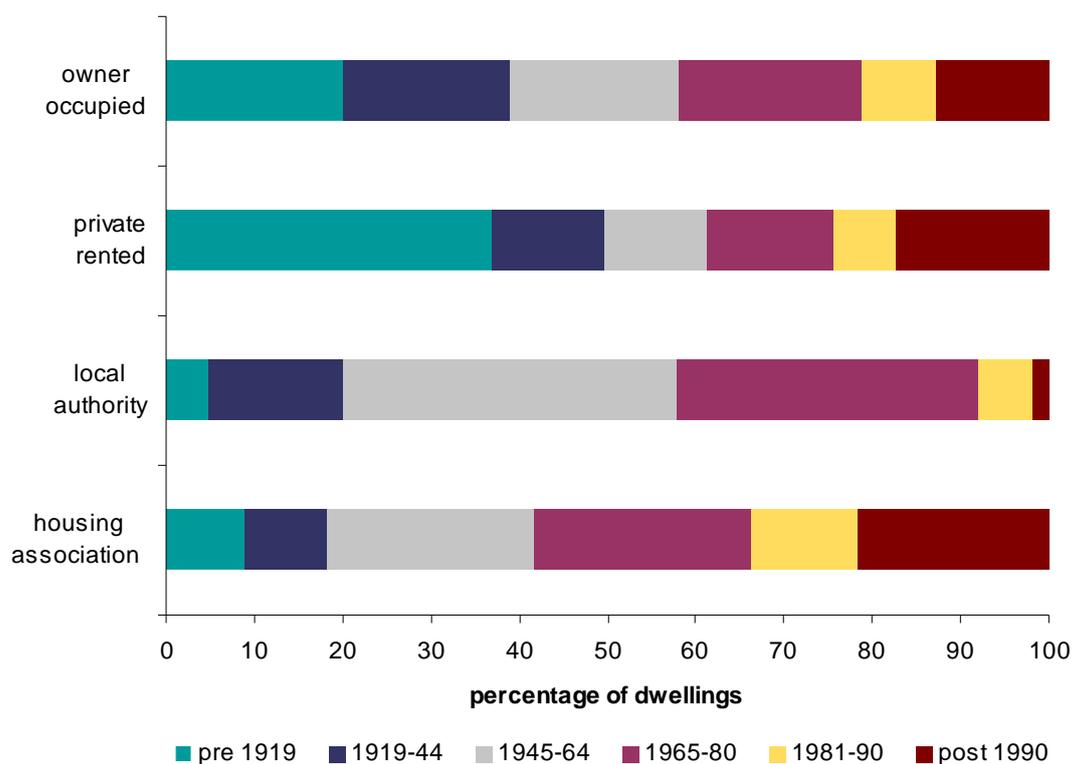
1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, dwelling sample

2.2 There were marked differences in the age profile of stock across the four tenures, Figure 8. While the owner occupied stock was relatively evenly distributed across the age bands, the private rented sector had by far the largest proportion of pre 1919 stock (37%). The social sector contained comparatively few dwellings in this age band, but 72% of local authority dwellings were built between 1945 -1980. The housing association sector had the highest proportion of post 1990 dwellings (22%).

Figure 8: Age of housing stock by tenure, 2011



Base: all dwellings

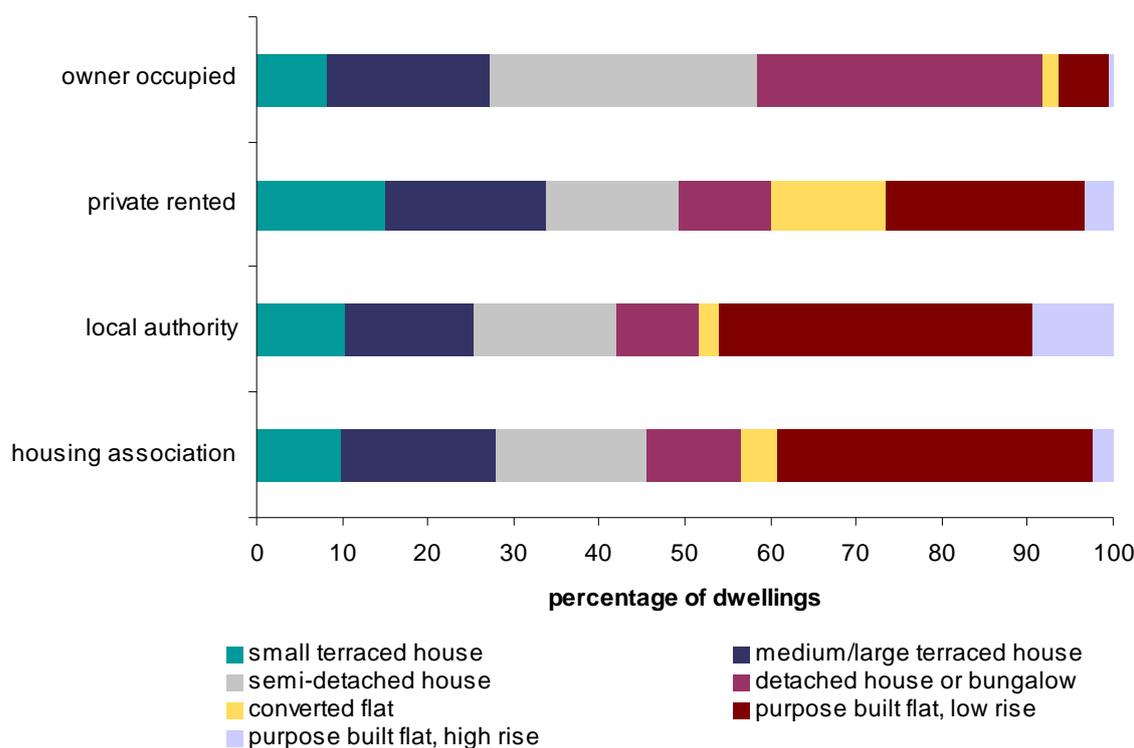
Note: underlying data are presented in Annex Table 7

Source: English Housing Survey, dwelling sample

2.3 Some 80% of all dwellings in 2011 were houses, but again the profile varied between tenures, Figure 9. Houses comprised 92% of owner occupied dwellings, mostly semi-detached or detached, while in the private rented sector 60% were houses, of which 56% were terraced.

2.4 The private rented sector was the only tenure with a significant proportion of converted flats, 13% compared with less than 5% in the other tenures. Low-rise purpose built flats formed about 37% of the stock of both local authorities and housing associations, but only local authority stock contained a substantial proportion of high rise flats (9%).

Figure 9: Dwelling type by tenure, 2011



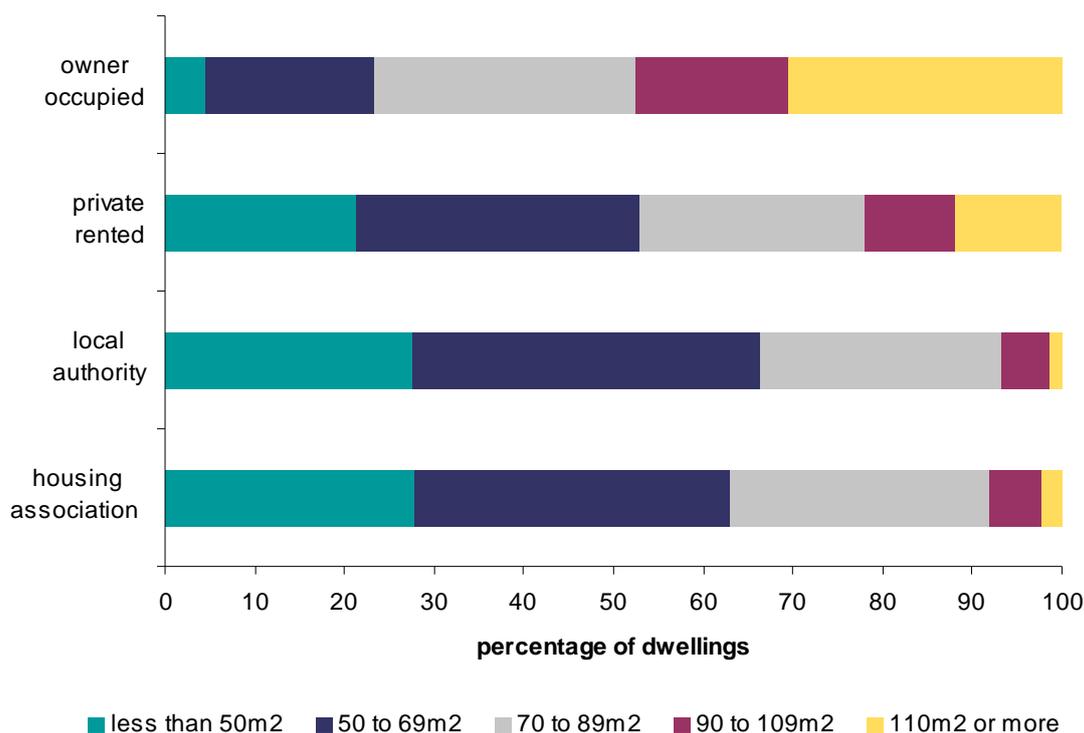
Base: all dwellings

Note: underlying data are presented in Annex Table 7

Source: English Housing Survey, dwelling sample

2.5 The average (mean) total usable floor area of dwellings in 2011 was 91m². Only the private sector contained substantial numbers of properties of 110m² or larger: 31% of owner occupied homes and 11% of private rented ones, Figure 10. However, 52% of owner occupied dwellings had a floor area of less than 90m², while 54% of private rented homes, 68% of local authority and 65% of housing association homes were smaller than 70m².

Figure 10: Usable floor area by tenure, 2011



Base: all dwellings

Note: underlying data are presented in Annex Table 7

Source: English Housing Survey, dwelling sample

Energy Performance

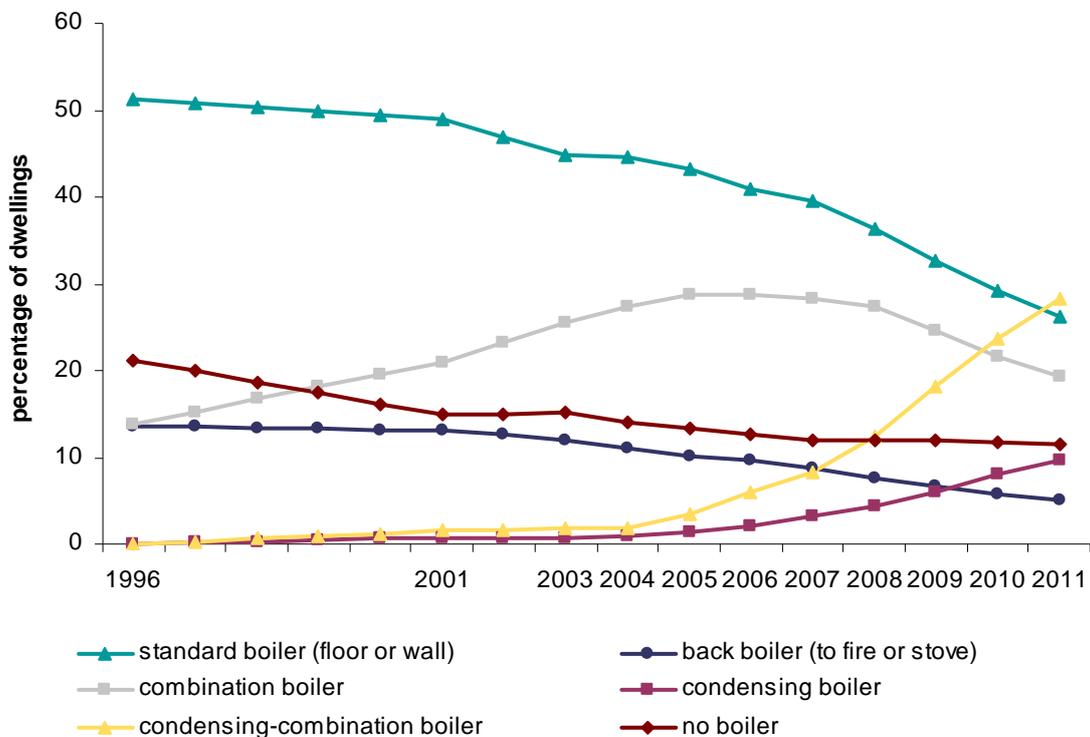
Heating and insulation measures

- 2.6 The energy efficiency of existing dwellings can be increased in two key ways, by improvements to their heating systems and their levels of insulation. For heating, the type of heating system, boiler, and the fuel used are all related to its performance.
- 2.7 As Annex Table 8 shows, in 2011 some 20.5 million dwellings (90% of the housing stock) had central heating, generally considered to be the most cost effective and relatively efficient method of heating. A further 1.6 million dwellings (7%) had storage heaters as their main heating system, followed by about 0.7 million dwellings (3%) with room heaters - these tend to be the least cost effective and a relatively inefficient method of heating.
- 2.8 In 2011, 93% of owner occupied dwellings had central heating systems, compared with 88% of social and 81% of private rented dwellings, Annex Table 9. This is partly because the rented sectors

contain a much higher proportion of flats, which are more likely than houses to have storage heaters.

2.9 Condensing boilers are generally the most efficient boiler type and are now mandatory for new and replacement boilers (for gas fired boilers since 2005, for oil fired boilers since 2007). As a consequence, the percentage of dwellings with the non-condensing type of combination boiler fell from a peak of 29% in 2006 to 19% in 2011. The less efficient standard and back boilers were decreasing in use even prior to these requirements. The percentages of dwellings with condensing and, particularly, condensing-combination boilers have increased strongly since 2004, and by 2011 38% of the stock (8.6 million dwellings) had one of these types of boiler, Figure 11 and Annex Table 10.

Figure 11: Boiler types, 1996-2011



Base: all dwellings

Notes: underlying data are presented in Annex Table 10

Sources:

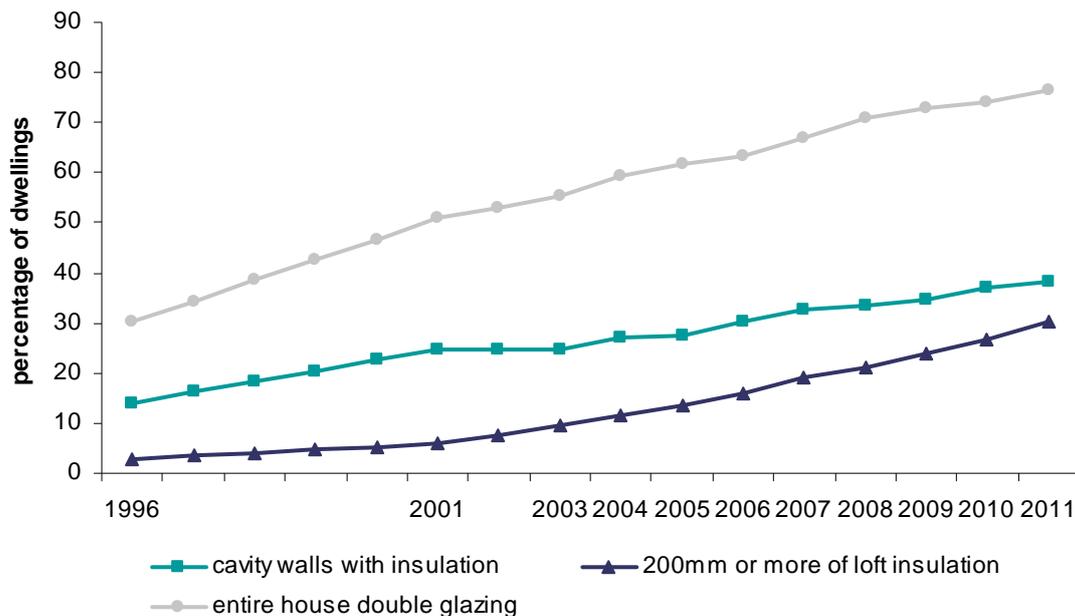
1996-2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

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

2.11 In 2011, 15.7 million dwellings (69%) had external walls of cavity construction which do themselves provide some degree of insulation, and 8.7 million of these (38% of all dwellings) had cavity wall insulation per se, Annex Table 13. There were 6.9 million dwellings (30%) with 200mm or more of loft insulation, Annex Table 14. Some 17.4 million dwellings (76%) had full double glazing with an additional 2.7 million (12%) being more than half double glazed, Annex Table 15.

Figure 12: Insulation measures, 1996-2011



Base: all dwellings

Notes:

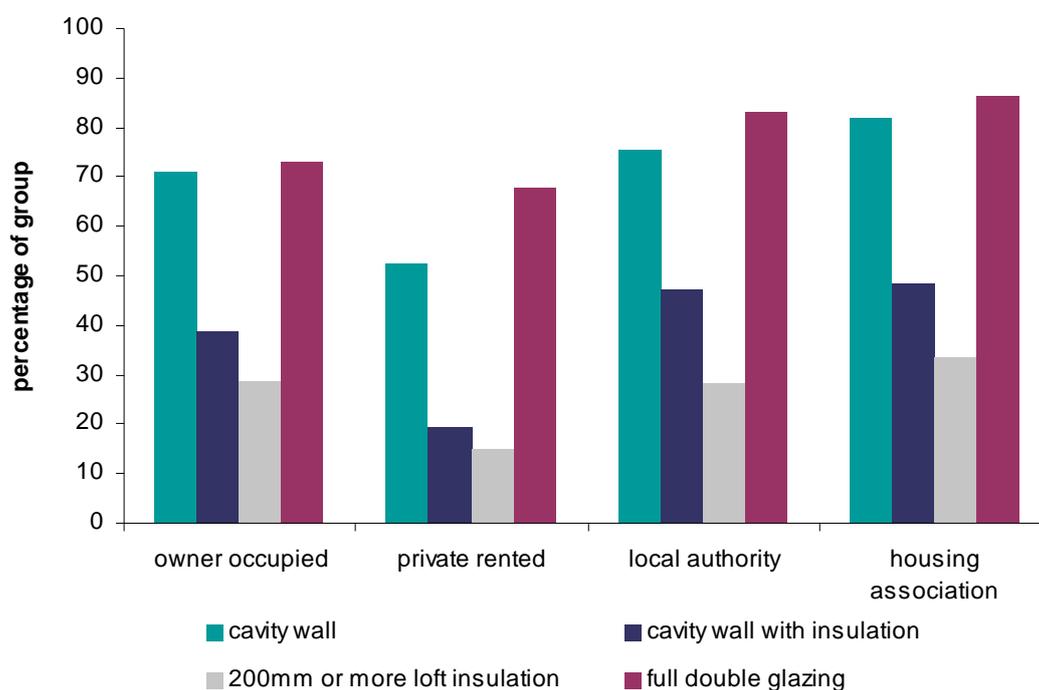
- 1) percentages are based on all dwellings, including those with no loft or no cavity walls. Only 88% of all dwellings have lofts, and 69% have cavity walls (see Annex Tables 13 and 14).
- 2) underlying data are presented in Annex Table 12

Sources:

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

2.12 In 2011, the social rented sector had the greatest proportion of dwellings with cavity wall insulation (49%) and full double glazing (87%). While the proportion of dwellings with 200mm or more of loft insulation in the social rented sector was lower (32%) than for owner occupier stock, note that 30% of social rented homes had no loft compared with only 5% of the owner occupied stock. The proportions of owner occupied dwellings with cavity wall insulation (41%), full double glazing (75%) and 200mm or more of loft insulation (33%) were all higher than in the private rented sector. The private rented sector had the lowest proportions of dwellings with each of these insulation measures.

Figure 13: Percentage of dwellings with efficient insulation measures by tenure, 2011



Base: all dwellings

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

Source: English Housing Survey, dwelling sample

Energy efficiency rating

2.13 The Government's Standard Assessment Procedure¹ (SAP) is used to monitor the energy efficiency of homes. The energy efficiency of the housing stock continued to improve: between 1996 and 2011 the average SAP rating of a dwelling, measured using the revised SAP09 methodology, increased by 12 SAP points from 45 to 57, Table 13.

2.14 The social sector was on average more energy efficient than the private sector and its average SAP rating improved by 14 points (from 49 to 63) over the same period. The improvement in the private rented sector was similar, albeit from a lower baseline (increasing from 40 to 55), while that in the owner occupied sector was lower at 11 SAP points.

¹ for more information about SAP methodology please see Glossary

Table 13: Mean SAP rating by tenure, 1996 – 2011

<i>all dwellings</i>	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011
owner occupied	43.9	45.6	46.4	47.0	47.4	48.1	49.3	50.4	52.0	53.7	55.3
private rented	40.5	43.8	45.4	46.7	47.1	47.6	48.9	50.1	51.9	53.8	55.4
private sector	43.5	45.3	46.3	47.0	47.4	48.0	49.2	50.3	51.9	53.7	55.4
local authority	47.6	50.2	52.0	53.7	54.7	55.3	55.7	56.8	58.3	59.9	61.9
housing association	52.6	55.9	55.9	56.6	57.8	58.2	58.3	59.0	60.8	62.6	63.8
social sector	48.6	52.1	53.6	54.9	56.1	56.7	57.0	57.9	59.6	61.4	62.9
all tenures	44.6	46.7	47.6	48.5	49.0	49.6	50.6	51.7	53.2	55.0	56.7

Sources:

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

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

<i>all dwellings</i>											
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011
	<i>thousands of dwellings</i>										
Band A/B (81-100)	*	*	*	*	*	*	*	*	27	27	38
Band C (69-80)	415	667	711	813	939	1,013	1,093	1,411	2,019	2,610	3,311
Band D (55-68)	4,426	5,600	5,929	6,400	6,760	7,188	8,030	8,647	9,441	10,489	11,199
Band E (39-54)	9,623	9,940	10,386	10,234	10,124	10,080	9,677	9,129	8,185	7,091	6,454
Band F (21-38)	4,750	4,139	3,708	3,572	3,338	3,068	2,826	2,560	2,170	1,674	1,363
Band G (1-20)	1,078	844	733	574	599	613	539	468	494	495	389
total	20,315	21,201	21,483	21,613	21,781	21,989	22,189	22,239	22,335	22,386	22,754
	<i>percentages</i>										
Band A/B (81-100)	*	*	*	*	*	*	*	*	0.1	0.1	0.2
Band C (69-80)	2.0	3.1	3.3	3.8	4.3	4.6	4.9	6.3	9.0	11.7	14.6
Band D (55-68)	21.8	26.4	27.6	29.6	31.0	32.7	36.2	38.9	42.3	46.9	49.2
Band E (39-54)	47.4	46.9	48.3	47.4	46.5	45.8	43.6	41.0	36.6	31.7	28.4
Band F (21-38)	23.4	19.5	17.3	16.5	15.3	14.0	12.7	11.5	9.7	7.5	6.0
Band G (1-20)	5.3	4.0	3.4	2.7	2.7	2.8	2.4	2.1	2.2	2.2	1.7
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Notes:

- 1) SAP ratings for each EER Band are given in parentheses
- 2) * indicates sample size too small for reliable estimate
- 3) figures in *italics* are based on small samples and should be treated with caution
- 4) for more information on change in SAP methodology, please refer to Glossary

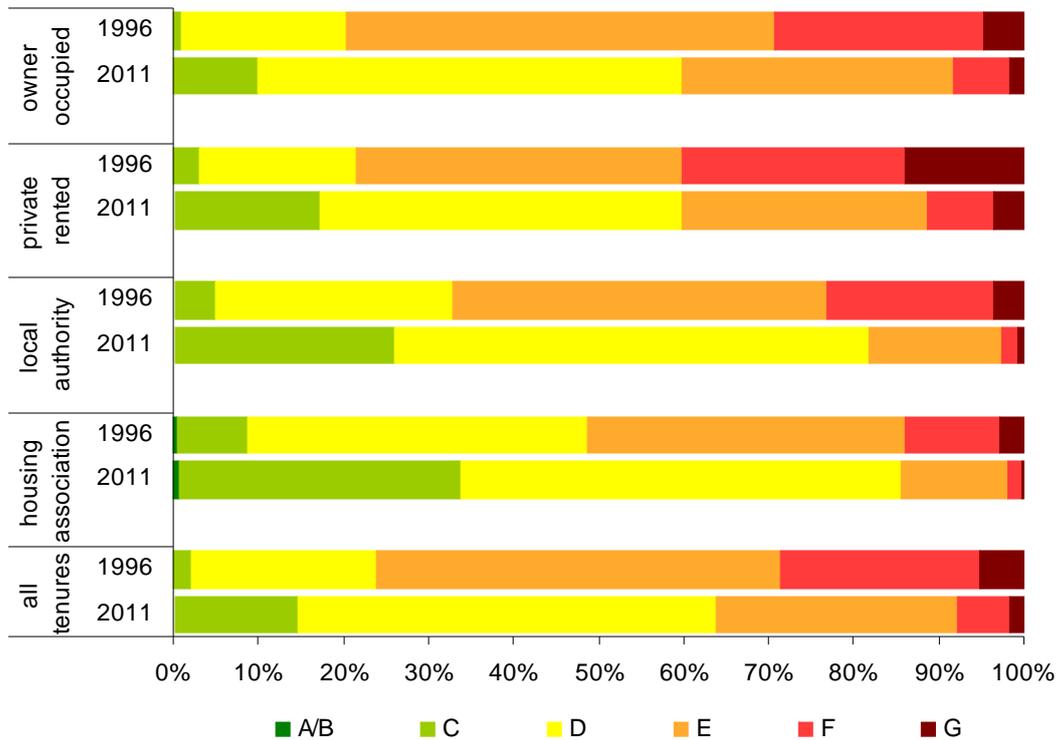
Sources:

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

-
- 2.15 The proportion of dwellings achieving the highest Energy Efficiency Rating (EER) Bands increased considerably between 1996 and 2011. In 2011 15% (3.3 million) of dwellings achieved the highest EER Bands A to C², over seven times the 2% (0.5 million) in 1996, Table 14. The proportion of dwellings in the lowest EER Bands F and G fell by nearly three quarters, from 29% to 8% over the same period. The majority of dwellings (78%) were in EER Bands D or E.
- 2.16 The substantial improvements in energy efficiency over this period resulted in the number and proportion of dwellings in the most efficient Bands A-C increasing in all tenures, Figure 14 and Annex Table 16. In 2011, the social sector had the largest proportion of dwellings in the highest EER Bands A to C (34% of housing association and 26% of local authority dwellings). The private rented sector had proportionally more dwellings in these EER Bands than the owner occupied sector (17% compared to 10%). This is because the private rented sector contains a much larger proportion of flats than the owner occupied sector and these flats, especially the newer purpose built ones, tend to have much higher SAP ratings than the average home.
- 2.17 In all tenures, the percentage of dwellings in inefficient EER Bands F and G more than halved between 1996 and 2011. The social sector had the smallest percentages of dwellings in these bands: only 3% of local authority and 2% of housing association dwellings in 2011, compared with 8% of owner occupied and 11% of private rented dwellings.

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

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



Base: all dwellings

Note: underlying data are presented in Annex Table 16

Sources:

1996: English House Condition Survey;

2011: English Housing Survey, dwelling sample

Decent Homes

2.18 Some 5.4 million dwellings (24%) failed to meet the decent homes standard³ in 2011, a reduction of well over 500 thousand compared with 2010, Table 15. The incidence of non-decency was highest in private rented dwellings (35%), while in the owner occupied sector 22% failed to meet the standard. Conditions were better in the social sector where, overall, 17% of dwellings were non-decent.

2.19 In total, the number of non-decent homes fell by 2.3 million between 2006 and 2011, from 7.7 million to 5.4 million⁴. While housing conditions improved in all tenures, the greatest progress occurred in the social rented sector, Figure 15, where the number of non-decent

³The Decent Homes standard is based on 4 criteria (see Glossary), of which one is the need to meet the minimum standard for housing. Estimates of whether this standard is met are based on 15 hazards in order to maintain consistency with survey estimates since 2006.

⁴Note that the change of SAP methodology in 2010 has little effect on the estimates of numbers of non-decent homes

homes declined from 1.1 million (29%) in 2006 to 666,000 (17%) in 2011.

- 2.20 Between 2006 and 2011 the number of non-decent dwellings in the private sector fell by around 1.6 million, from 6.6 million to 4.7 million. While there was a marked decrease in the proportion of private rented sector homes which were non-decent (from 47% to 35%), the number of non-decent dwellings did not decrease due to the general increase in size of this sector, Annex Table 1.

Table 15: Non-decent homes by tenure, 2006 – 2011

<i>all dwellings</i>	2006	2007	2008	2009	2010 SAP05 ¹	2010 SAP09	2011
						<i>thousands of dwellings</i>	
owner occupied	5,335	5,304	4,842	4,377	3,774	3,784	3,292
private rented ²	1,223	1,244	1,449	1,465	1,386	1,381	1,407
private sector	6,558	6,548	6,291	5,842	5,160	5,165	4,698
local authority	676	652	625	491	396	391	334
housing association	465	486	444	389	368	369	332
social sector	1,142	1,138	1,069	880	764	760	666
all tenures	7,700	7,686	7,360	6,722	5,924	5,925	5,364
						<i>percentages within tenure</i>	
owner occupied	34.6	34.1	32.3	29.3	25.4	25.5	22.3
private rented ²	46.8	45.4	44.0	40.8	37.4	37.3	35.0
private sector	36.3	35.8	34.4	31.5	27.8	27.8	25.0
local authority	32.4	32.8	31.5	27.1	22.0	21.7	17.7
housing association	25.2	25.5	22.8	19.7	18.2	18.3	15.9
social sector	29.0	29.2	27.2	23.2	20.0	19.9	16.6
all tenures	35.0	34.6	33.1	30.1	26.5	26.5	23.6

¹Decent Homes estimates calculated using the older SAP05 methodology are not available for 2006 to 2009; however as can be seen by comparing the two versions for 2010, the change in methodology does not make a great difference to the estimates of non-decent homes

²most of the increase in the number of non-decent private rented dwellings between 2007 and 2008 was a result of changes to the grossing of the dwelling sample compared to the previous EHCS. Under the EHCS grossing the 2008 figure would have been approximately 1,281,000. See technical annex to the 2008-09 Headline Report.

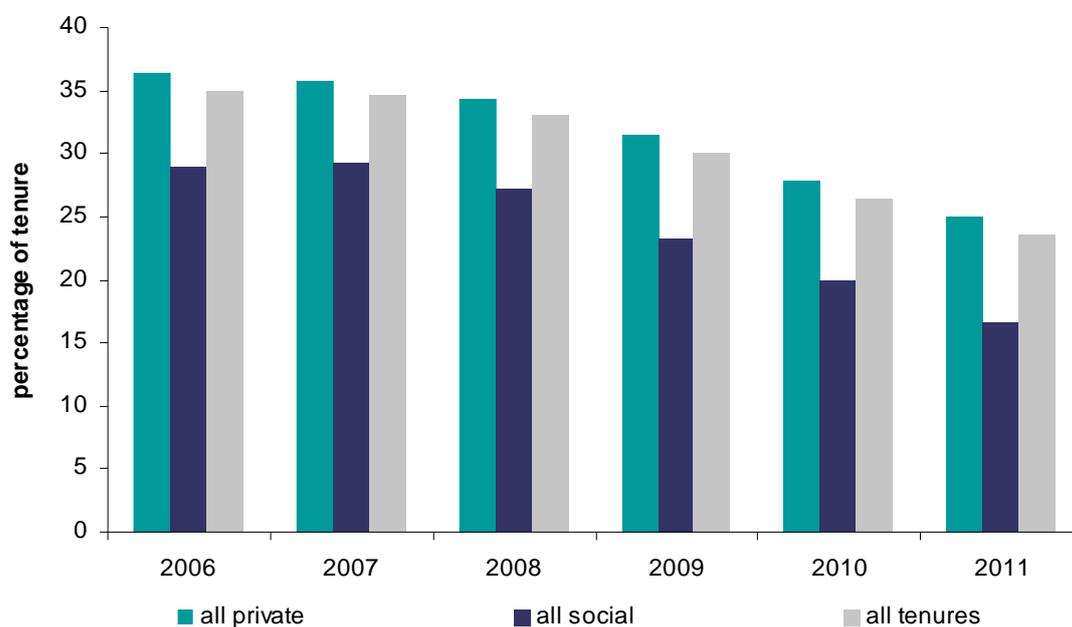
Note: the Decent Homes standard is based on four criteria, including the need to meet the minimum standard for housing. All estimates of whether a dwelling meets the minimum standard under Decent Homes are based on 15 of the HHSRS hazards in order to maintain consistency with survey estimates since 2006.

Sources:

2006 to 2007: English Housing Condition Survey

2008 onwards: English Housing Survey, dwelling sample

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



Base: all dwellings

Notes:

1) underlying data are presented in Table

2) values for 2006 to 2009 are calculated using SAP05 methodology

Sources:

2006 to 2007: English Housing Condition Survey

2008 onwards: English Housing Survey, dwelling sample

2.21 The Housing Health and Safety Rating System (HHSRS) is a risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties. The minimum safety standard⁵ is failed if one or more Category 1 HHSRS hazards are present, and this was the most common reason for failing the decent homes standard. Overall, 15% of all dwellings (62% of all non-decent) failed this criterion; safety hazards were present in 21% of private rented sector dwellings, compared to 7% of social sector dwellings, Table 16.

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

Table 16: Homes failing decent homes criteria, by tenure, 2011

all dwellings

	minimum standard (HHSRS)	thermal comfort	repair	modern facilities	all non-decent
<i>thousands of dwellings</i>					
owner occupied	2,230	1,127	669	182	3,292
private rented	843	611	372	108	1,407
private sector	3,073	1,738	1,040	290	4,698
local authority	156	88	96	53	334
housing association	120	157	54	32	332
social sector	276	245	150	85	666
all tenures	3,349	1,984	1,191	375	5,364
<i>percentages within tenure</i>					
owner occupied	15.1	7.6	4.5	1.2	22.3
private rented	21.0	15.2	9.3	2.7	35.0
private sector	16.4	9.3	5.5	1.5	25.0
local authority	8.3	4.7	5.1	2.8	17.7
housing association	5.7	7.5	2.6	1.5	15.9
social sector	6.9	6.2	3.8	2.1	16.8
all tenures	14.7	8.7	5.2	1.6	23.6

Notes:

1) the 'minimum standard' is calculated using SAP09 methodology, and is based on 15 HHSRS hazards to maintain consistency with previous years' decent homes reporting

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

Source: English Housing Survey 2010, dwelling sample

Damp problems

2.22 Around 1.0 million homes (5%) had some problems with damp in 2011, compared with 2.6 million (13%) in 1996, Table 17. The most common problem was condensation and mould, affecting 620,000 (2.7%) of homes, followed by 393,000 (1.7%) of homes affected by penetrating damp and 359,000 (1.6%) by rising damp.

Table 17: Dwellings with damp problems in one or more rooms, 1996-2011

<i>all dwellings</i>				
	rising damp¹	penetrating damp¹	condensation/mould¹	any damp problems
	<i>thousands of dwellings</i>			
1996	858	1,271	1,145	2,601
2002	625	1,032	860	2,032
2003	740	1,066	1,003	2,283
2004	750	1,035	951	2,251
2005	759	952	941	2,210
2006	724	886	947	2,158
2007	640	833	881	1,916
2008	584	759	865	1,746
2009	651	701	895	1,799
2010	491	517	766	1,408
2011	359	393	620	1,037
	<i>percentages</i>			
1996	4.2	6.3	5.6	12.8
2002	2.9	4.9	4.1	9.6
2003	3.4	5.0	4.7	10.6
2004	3.5	4.8	4.4	10.4
2005	3.5	4.4	4.3	10.1
2006	3.3	4.0	4.3	9.8
2007	2.9	3.8	4.0	8.6
2008	2.6	3.4	3.9	7.8
2009	2.9	3.1	4.0	8.1
2010	2.3	2.4	3.5	6.5
2011	1.6	1.7	2.7	4.6

¹dwellings may be counted in more than one column

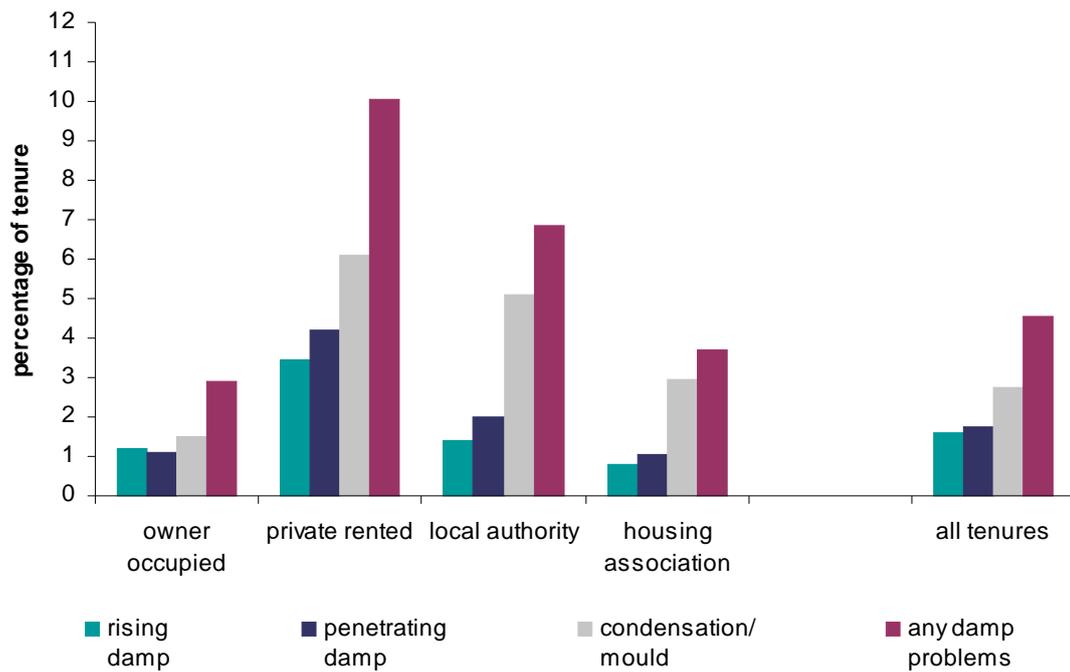
Sources:

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

2.23 Owner occupied dwellings were least likely to have any damp problems, Figure 16. All types of damp problems were more prevalent in private rented dwellings than in any other tenure. Private rented dwellings were more likely to be older and therefore more likely to have defects to the damp proof course, roof covering, gutters or down pipes, which could lead to problems with rising or penetrating damp affecting at least one room in the property.

2.24 Social sector homes had relatively low levels of rising or penetrating damp, but were more likely to experience serious condensation and mould growth than those that were owner occupied.

Figure 16: Percentage of dwellings with damp problems, by tenure, 2011



Base: all dwellings

Notes:

1) underlying data are presented in Annex Table 17

2) Figure 16 has been corrected since first publication. Please see EHS 2011-12 Headline Report Errata for more detail.

Source: English Housing Survey, dwelling sample

Annex Tables

Annex Table 1: Trends in tenure, 1980 to 2011-12

all households

	owner occupiers	social renters	private renters	all tenures
			<i>thousands of households</i>	
1980	9,680	5,378	2,043	17,101
1981	9,860	5,460	1,910	17,230
1982	10,237	5,317	1,913	17,467
1983	10,613	5,173	1,917	17,703
1984	10,990	5,030	1,920	17,940
1985	11,305	4,949	1,866	18,119
1986	11,619	4,868	1,811	18,298
1987	11,934	4,787	1,757	18,477
1988	12,248	4,706	1,702	18,656
1989	12,515	4,616	1,743	18,874
1990	12,782	4,526	1,783	19,092
1991	13,050	4,436	1,824	19,310
1992	13,069	4,371	1,724	19,164
1993	13,280	4,317	1,833	19,430
1994	13,429	4,257	1,869	19,555
1995	13,467	4,245	1,939	19,652
1996	13,522	4,218	1,995	19,735
1997	13,629	4,170	2,078	19,877
1998	13,817	4,148	2,063	20,028
1999	14,091	4,072	2,000	20,163
2000	14,340	3,953	2,028	20,320
2001	14,359	3,983	2,061	20,403
2002	14,559	3,972	2,131	20,662
2003	14,701	3,804	2,234	20,739
2004	14,678	3,797	2,283	20,758
2005	14,791	3,696	2,445	20,932
2006	14,791	3,737	2,565	21,092
2007	14,733	3,755	2,691	21,178
2008	14,628	3,797	2,982	21,407
2008-09	14,621	3,842	3,067	21,530
2009-10	14,525	3,675	3,355	21,554
2010-11	14,450	3,826	3,617	21,893
2011-12	14,388	3,808	3,843	22,040

see Annex Table 1 (continued) for percentages

Sources:

1980 to 2008: ONS Labour Force Survey;

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

Annex Table 1 (continued): Trends in tenure, 1980 to 2011-12

all households

	owner occupiers	social renters	private renters	all tenures
				<i>percentages</i>
1980	56.6	31.4	11.9	100.0
1981	57.2	31.7	11.1	100.0
1982	58.6	30.4	11.0	100.0
1983	60.0	29.2	10.8	100.0
1984	61.3	28.0	10.7	100.0
1985	62.4	27.3	10.3	100.0
1986	63.5	26.6	9.9	100.0
1987	64.6	25.9	9.5	100.0
1988	65.7	25.2	9.1	100.0
1989	66.3	24.5	9.2	100.0
1990	67.0	23.7	9.3	100.0
1991	67.6	23.0	9.4	100.0
1992	68.2	22.8	9.0	100.0
1993	68.3	22.2	9.4	100.0
1994	68.7	21.8	9.6	100.0
1995	68.5	21.6	9.9	100.0
1996	68.5	21.4	10.1	100.0
1997	68.6	21.0	10.5	100.0
1998	69.0	20.7	10.3	100.0
1999	69.9	20.2	9.9	100.0
2000	70.6	19.5	10.0	100.0
2001	70.4	19.5	10.1	100.0
2002	70.5	19.2	10.3	100.0
2003	70.9	18.3	10.8	100.0
2004	70.7	18.3	11.0	100.0
2005	70.7	17.7	11.7	100.0
2006	70.1	17.7	12.2	100.0
2007	69.6	17.7	12.7	100.0
2008	68.3	17.7	13.9	100.0
2008-09	67.9	17.8	14.2	100.0
2009-10	67.4	17.0	15.6	100.0
2010-11	66.0	17.5	16.5	100.0
2011-12	65.3	17.3	17.4	100.0

Sources:

1980 to 2008: ONS Labour Force Survey

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

Annex Table 2: Demographic characteristics, households in England, 2011-12

all households

	own outright	buying with mortgage	all owner occupiers	local authority	housing association	all social renters	all private renters	all tenures
age of HRP								<i>percentages</i>
16-24	*	0.9	0.6	4.3	5.5	4.9	15.0	3.9
25-34	1.3	17.6	9.7	13.6	14.2	13.9	34.7	14.8
35-44	4.1	31.3	18.1	17.8	16.4	17.1	21.8	18.6
45-54	11.4	32.2	22.1	18.3	20.0	19.2	13.8	20.2
55-64	24.9	14.0	19.3	18.4	14.1	16.1	6.6	16.5
65 or over	58.0	3.9	30.2	27.6	29.8	28.8	8.1	26.1
economic status of HRP								
full-time work	26.3	83.3	55.6	23.3	23.3	23.3	59.1	50.6
part-time work	9.2	7.4	8.3	9.7	10.7	10.2	9.8	8.9
retired	60.8	4.1	31.7	32.5	33.0	32.8	8.4	27.8
unemployed	*	1.4	1.1	11.2	8.7	9.9	7.3	3.7
full-time education	*	*	*	*	*	*	5.6	1.3
other inactive	2.9	3.7	3.3	22.6	23.0	22.8	9.8	7.8
ethnicity of HRP								
white	95.7	90.9	93.2	82.0	87.8	85.1	80.2	89.5
black	*	1.7	1.2	9.3	5.2	7.1	4.5	2.8
Indian	1.6	2.5	2.1	*	*	*	4.1	2.2
Pakistani or Bangladeshi	0.9	1.8	1.4	2.1	*	1.8	2.1	1.6
other	1.2	3.1	2.2	5.7	4.6	5.1	9.1	3.9
all ethnic minority	4.3	9.1	6.8	18.0	12.2	14.9	19.8	10.5
household type								
couple no dependent children	50.9	34.9	42.7	17.2	16.6	16.8	24.9	35.1
couple with dependent child(ren)	6.7	38.5	23.1	13.6	14.3	14.0	22.7	21.4
lone parent with dependent child(ren)	1.2	4.5	2.9	15.8	15.1	15.4	11.2	6.5
other multi-person households	6.9	5.5	6.2	10.0	8.8	9.4	14.7	8.2
one person under 60	5.8	14.0	10.0	20.3	20.8	20.6	19.9	13.5
one person aged 60 or over	28.6	2.6	15.2	23.1	24.4	23.8	6.6	15.2
household size								
one	34.3	16.5	25.2	43.5	45.2	44.4	26.5	28.7
two	47.5	30.6	38.8	25.7	25.5	25.6	35.8	36.0
three	10.9	21.8	16.5	14.1	13.0	13.5	19.1	16.4
four	5.3	22.2	13.9	9.3	9.4	9.4	10.9	12.6
five	1.1	6.5	3.9	4.1	4.3	4.2	5.4	4.2
six or more	0.9	2.5	1.7	3.4	2.6	3.0	2.3	2.0
all households	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<i>sample size</i>	4,271	4,288	8,559	1,520	1,671	3,191	2,079	13,829

Notes:

1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, full household sample

Annex Table 3: Mean weekly private rents by tenure and tenancy type and by length of residence, 2011-12

all renters paying rent

	length of residence			all
	less than 3 years	3 to 9 years	10 years or more	
				<i>£ per week</i>
private rented sector				
market renters ¹	173	159	123	167
non-market renters paying rent ²	196	150	130	172
unknown tenancy type	152	141	110	145
all private renters paying rent	170	155	121	164
				<i>thousands of households</i>
all households	2,518	848	230	3,596
				<i>percentages</i>
% of all households	70.0	23.6	6.4	100.0
<i>sample size</i>	1,303	492	148	1,943

¹with assured or assured shorthold tenancies

²with private tenancies not available on the open market

Note: excludes a small number of cases with unknown length of residence

Source: English Housing Survey, full household sample

Annex Table 4: Characteristics of renters by tenure and whether receive Housing Benefit, 2011-12

<i>all renting households</i>						
	social renters			private renters		
	receive HB		all	receive HB		all
	yes	no		yes	no	
<i>thousands of households</i>						
household type						
couple, no dependent child(ren)	317	324	642	58	899	956
couple with dependent child(ren)	250	282	532	230	644	874
lone parent with dependent child(ren)	467	121	588	327	105	432
other multi-person households	208	149	357	71	493	564
one person under 60	524	260	784	194	570	764
one person aged 60 or over	673	233	906	102	151	253
economic status of HRP						
working	360	917	1,277	325	2,321	2,647
unemployed	346	29	375	235	48	282
retired	919	328	1,247	139	185	324
other inactive	813	96	909	282	308	590
all households	2,439	1,369	3,808	982	2,862	3,843
<i>percentages</i>						
household type						
couple, no dependent child(ren)	49.5	50.5	100.0	6.0	94.0	100.0
couple with dependent child(ren)	47.0	53.0	100.0	26.3	73.7	100.0
lone parent with dependent child(ren)	79.4	20.6	100.0	75.7	24.3	100.0
other multi-person households	58.3	41.7	100.0	12.5	87.5	100.0
one person under 60	66.8	33.2	100.0	25.4	74.6	100.0
one person aged 60 or over	74.3	25.7	100.0	40.3	59.7	100.0
economic status of HRP						
working	28.2	71.8	100.0	12.3	87.7	100.0
unemployed	92.3	7.7	100.0	83.1	16.9	100.0
retired	73.7	26.3	100.0	42.9	57.1	100.0
other inactive	89.4	10.6	100.0	47.9	52.1	100.0
all households	64.0	36.0	100.0	25.5	74.5	100.0
<i>£ per annum</i>						
annual gross income (HRP and partner)¹	11,497	21,572	15,119	12,733	34,074	28,623
<i>sample size</i>	2,091	1,100	3,191	600	1,479	2,079

¹Income figures are rounded to the nearest £100
Source: English Housing Survey, full household sample

Annex Table 5: Trends in moving households by current tenure, 1999-00 to 2011-12

households resident less than a year

	current tenure			all moving households
	owner occupiers	social renters	private renters	
	<i>thousands of households</i>			
1999-00	1,038	520	842	2,400
2000-01	1,001	485	831	2,316
2001-02	924	432	805	2,162
2002-03	969	389	794	2,152
2003-04	885	412	847	2,144
2004-05	907	400	963	2,271
2005-06	690	360	960	2,011
2006-07	894	398	970	2,261
2007-08	985	374	1,014	2,374
2008-09	534	307	1,117	1,958
2009-10	360	308	1,089	1,757
2010-11	444	322	1,262	2,028
2011-12	459	325	1,239	2,023
	<i>percentages</i>			
1999-00	43.3	21.7	35.1	100.0
2000-01	43.2	20.9	35.9	100.0
2001-02	42.8	20.0	37.2	100.0
2002-03	45.0	18.1	36.9	100.0
2003-04	41.3	19.2	39.5	100.0
2004-05	40.0	17.6	42.4	100.0
2005-06	34.3	17.9	47.7	100.0
2006-07	39.5	17.6	42.9	100.0
2007-08	41.5	15.8	42.7	100.0
2008-09	27.3	15.7	57.0	100.0
2009-10	20.5	17.5	62.0	100.0
2010-11	21.9	15.9	62.2	100.0
2011-12	22.7	16.1	61.3	100.0

Sources:

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

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

Annex Table 6: Trends in overcrowding by tenure, 1995-96 to 2011-12, three year moving average

all households

	current tenure			all tenures
	owner occupiers	social renters	private renters	
	<i>thousands of overcrowded households</i>			
1995-96	241	227	63	531
1996-97	230	219	62	511
1997-98	214	213	69	495
1998-99	216	212	70	498
1999-00	209	215	73	497
2000-01	206	224	72	503
2001-02	201	226	75	502
2002-03	204	216	80	501
2003-04	203	197	86	486
2004-05	203	206	102	511
2005-06	202	216	108	526
2006-07	200	229	125	554
2007-08	206	234	126	565
2008-09	203	251	145	599
2009-10	204	273	152	630
2010-11	191	278	187	655
2011-12	187	249	207	643
	<i>percentages</i>			
1995-96	1.8	5.1	3.2	2.7
1996-97	1.7	4.9	3.1	2.6
1997-98	1.6	4.8	3.4	2.5
1998-99	1.6	4.8	3.5	2.5
1999-00	1.5	5.0	3.6	2.4
2000-01	1.5	5.2	3.5	2.4
2001-02	1.4	5.4	3.7	2.4
2002-03	1.4	5.3	4.0	2.4
2003-04	1.4	4.9	4.2	2.4
2004-05	1.4	5.2	4.6	2.5
2005-06	1.4	5.5	4.7	2.5
2006-07	1.4	5.9	5.1	2.7
2007-08	1.4	5.9	4.9	2.7
2008-09	1.4	6.4	5.3	2.8
2009-10	1.4	7.2	5.1	2.9
2010-11	1.3	7.3	5.6	3.0
2011-12	1.3	6.6	5.7	2.9

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

Sources:

1995-96 to 2007-08: Survey of English Housing;

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

Annex Table 7: Stock Profile 2011

	private sector			social sector			all dwellings in group
	owner occupied	private rented	all private sector	local authority	housing association	all social sector	
<i>percentages</i>							
dwelling age							
pre 1919	20.1	37.0	23.7	4.9	8.9	7.0	20.8
1919-44	18.8	12.7	17.5	15.1	9.3	12.0	16.5
1945-64	19.2	11.5	17.6	37.9	23.6	30.3	19.8
1965-80	20.6	14.5	19.3	34.1	24.5	29.0	21.0
1981-90	8.6	7.0	8.2	6.2	12.0	9.3	8.4
post 1990	12.7	17.3	13.7	1.8	21.7	12.3	13.4
dwelling type							
end terrace	10.1	9.7	10.0	12.1	13.5	12.8	10.5
mid terrace	17.4	24.8	19.0	17.6	19.7	18.7	18.9
small terraced house	8.2	15.0	9.6	10.2	9.8	10.0	9.7
medium/large terraced	19.0	18.9	18.9	15.2	18.0	16.7	18.6
terraced house	27.1	33.9	28.6	25.4	27.8	26.7	28.2
semi-detached house	31.2	15.5	27.9	16.6	17.8	17.2	26.0
detached house	23.8	6.7	20.1	*	*	*	16.6
bungalow	9.7	4.1	8.5	9.5	10.7	10.2	8.8
converted flat	1.9	13.2	4.4	2.3	4.1	3.3	4.2
purpose built flat, low	5.8	23.4	9.5	36.5	36.9	36.7	14.3
purpose built flat, high	0.5	3.2	1.1	9.5	2.3	5.7	1.9
floor area							
less than 50 m ²	4.3	22.2	8.1	28.6	29.1	28.9	11.8
50 to 69 m ²	18.6	31.9	21.5	39.1	35.9	37.4	24.3
70 to 89 m ²	28.8	25.1	28.0	25.1	27.3	26.3	27.7
90 to 109 m ²	17.5	9.7	15.9	5.7	5.7	5.7	14.1
110 m ² or more	30.7	11.0	26.5	1.5	1.9	1.7	22.2
type of area							
city centre	1.8	8.8	3.3	3.3	3.9	3.6	3.4
other urban centre	12.3	27.9	15.7	27.9	21.1	24.3	17.2
suburban residential	65.3	50.5	62.1	63.5	63.4	63.5	62.4
rural residential	12.2	5.7	10.8	4.2	8.9	6.7	10.1
village centre	5.0	3.4	4.7	*	1.9	1.5	4.1
rural	3.3	3.7	3.4	*	*	*	2.9
deprived local areas							
most deprived 10% of	6.1	11.4	7.3	29.8	20.7	25.0	10.4
2-5th	34.9	45.7	37.2	53.4	49.3	51.2	39.7
6-9th	46.1	36.1	43.9	14.9	26.3	20.9	39.9
least deprived 10% of	12.9	6.9	11.6	1.9	3.6	2.8	10.1
occupancy status							
occupied	97.2	90.1	95.7	96.0	96.1	96.0	95.8
vacant	2.8	9.9	4.3	4.0	3.9	4.0	4.2
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<i>sample size</i>	7,147	3,058	10,205	2,286	2,460	4,746	14,951

Notes:

1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, dwelling sample

Annex Table 8: Heating Type, 1996 - 2011

all dwellings

	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011
	<i>thousands of dwellings</i>										
central heating	16,178	18,177	18,604	18,919	19,179	19,553	19,862	19,862	19,982	20,082	20,502
storage heater	1,643	1,600	1,587	1,616	1,609	1,532	1,552	1,641	1,673	1,603	1,591
fixed room/portable heater	2,515	2,001	1,294	1,078	993	904	776	736	680	701	661
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335	22,386	22,754
	<i>percentages</i>										
central heating	79.6	86.0	86.6	87.5	88.1	88.9	89.5	89.3	89.5	89.7	90.1
storage heater	8.1	7.6	7.4	7.5	7.4	7.0	7.0	7.4	7.5	7.2	7.0
fixed room/portable heater	12.4	9.5	6.0	5.0	4.6	4.1	3.5	3.3	3.0	3.1	2.9
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

Annex Table 9: Main heating system by tenure, 2011

all dwellings

	central heating	storage heater	fixed room/ portable heater	all dwellings
				<i>thousands of dwellings</i>
owner occupied	13,729	648	389	14,765
private rented	3,265	520	232	4,017
private sector	16,993	1,168	621	18,782
local authority	1,721	141	*	1,883
housing association	1,788	283	*	2,090
social sector	3,509	424	40	3,972
all tenures	20,502	1,591	661	22,754
				<i>percentages</i>
owner occupied	93.0	4.4	2.6	100.0
private rented	81.3	12.9	5.8	100.0
private sector	90.5	6.2	3.3	100.0
local authority	91.4	7.5	*	100.0
housing association	85.5	13.5	*	100.0
social sector	88.3	10.7	1.0	100.0
all tenures	90.1	7.0	2.9	100.0

Notes:

1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, dwelling sample

Annex Table 10: Boiler types, 1996-2011

<i>all dwellings</i>											
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011
	<i>thousands of dwellings</i>										
standard boiler	10,447	10,338	9,642	9,635	9,425	9,014	8,782	8,072	7,303	6,548	5,941
back boiler	2,773	2,759	2,580	2,409	2,181	2,131	1,944	1,688	1,472	1,282	1,152
combination boiler	2,810	4,431	5,492	5,934	6,254	6,312	6,287	6,082	5,498	4,831	4,416
condensing boiler	-	155	154	202	300	460	698	948	1,331	1,776	2,187
condensing-combination boiler	-	318	373	417	727	1,297	1,837	2,773	4,061	5,313	6,432
no boiler	4,305	3,140	3,244	3,016	2,894	2,775	2,642	2,676	2,669	2,636	2,626
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335	22,386	22,754
	<i>percentages</i>										
standard boiler	51.4	48.9	44.9	44.6	43.3	41.0	39.6	36.3	32.7	29.2	26.1
back boiler	13.6	13.0	12.0	11.1	10.0	9.7	8.8	7.6	6.6	5.7	5.1
combination boiler	13.8	21.0	25.6	27.5	28.7	28.7	28.3	27.3	24.6	21.6	19.4
condensing boiler	0.0	0.7	0.7	0.9	1.4	2.1	3.1	4.3	6.0	7.9	9.6
condensing-combination boiler	0.0	1.5	1.7	1.9	3.3	5.9	8.3	12.5	18.2	23.7	28.3
no boiler	21.2	14.9	15.1	14.0	13.3	12.6	11.9	12.0	11.9	11.8	11.5
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources:

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

Annex Table 11: Boiler types by tenure, 2011

all dwellings

	standard boiler	back boiler	combination boiler	condensing boiler	condensing- combination boiler	no boiler	all dwellings
	<i>thousands of dwellings</i>						
owner occupied	4,489	758	2,804	1,668	3,947	1,099	14,765
private rented	814	146	933	175	1,126	824	4,017
private sector	5,303	903	3,737	1,843	5,073	1,923	18,782
local authority	294	121	335	155	694	284	1,883
housing association	344	128	344	188	666	419	2,090
social sector	638	249	679	344	1,359	704	3,972
all tenures	5,941	1,152	4,416	2,187	6,432	2,626	22,754
	<i>percentages</i>						
owner occupied	30.4	5.1	19.0	11.3	26.7	7.4	100.0
private rented	20.3	3.6	23.2	4.4	28.0	20.5	100.0
private sector	28.2	4.8	19.9	9.8	27.0	10.2	100.0
local authority	15.6	6.4	17.8	8.2	36.8	15.1	100.0
housing association	16.5	6.1	16.4	9.0	31.9	20.1	100.0
social sector	16.1	6.3	17.1	8.7	34.2	17.7	100.0
all tenures	26.1	5.1	19.4	9.6	28.3	11.5	100.0

Source: English Housing Survey, dwelling sample

Annex Table 12: Insulation measures, 1996-2011

<i>all dwellings</i>	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011
	<i>thousands of dwellings</i>										
insulated											
cavity walls	2,853	5,210	5,334	5,825	5,974	6,644	7,267	7,418	7,697	8,310	8,744
200mm or more											
of loft insulation	583	1,256	2,034	2,530	2,919	3,520	4,258	4,685	5,363	5,985	6,853
entire house											
double glazing	6,169	10,753	11,915	12,846	13,486	13,924	14,850	15,747	16,281	16,610	17,356
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335	22,386	22,754
	<i>percentages</i>										
insulated											
cavity walls	14.0	24.6	24.8	27.0	27.4	30.2	32.7	33.4	34.5	37.1	38.4
200mm or more											
of loft insulation	2.9	5.9	9.5	11.7	13.4	16.0	19.2	21.1	24.0	26.7	30.1
entire house											
double glazing	30.3	50.9	55.5	59.4	61.9	63.3	66.9	70.8	72.9	74.2	76.3
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Note: dwellings may be counted in more than one row, so columns will not sum to totals

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

Annex Table 13: Cavity wall insulation by tenure, 2011

all dwellings

	cavity with insulation	cavity uninsulated	other	all dwellings
	<i>thousands of dwellings</i>			
owner occupied	5,982	4,432	4,351	14,765
private rented	829	1,373	1,815	4,017
private sector	6,811	5,805	6,166	18,782
local authority	909	481	493	1,883
housing association	1,024	671	394	2,090
social sector	1,933	1,152	887	3,972
all tenures	8,744	6,957	7,053	22,754
	<i>percentages</i>			
owner occupied	40.5	30.0	29.5	100.0
private rented	20.6	34.2	45.2	100.0
private sector	36.3	30.9	32.8	100.0
local authority	48.3	25.5	26.2	100.0
housing association	49.0	32.1	18.8	100.0
social sector	48.7	29.0	22.3	100.0
all tenures	38.4	30.6	31.0	100.0

Source: English Housing Survey, dwelling sample

Annex Table 14: Loft insulation by tenure, 2011

all dwellings

	no loft	no insulation	less than 50mm	50 to 99mm	100 to 149mm	150 to 199mm	200mm or more	all dwellings
	<i>thousands of dwellings</i>							
owner occupied	793	541	412	2,381	3,823	1,907	4,908	14,765
private rented	966	338	113	768	841	312	678	4,017
private sector	1,758	879	525	3,150	4,664	2,220	5,586	18,782
local authority	632	68	49	126	305	164	539	1,883
housing association	565	41	40	137	357	222	728	2,090
social sector	1,197	109	88	263	662	386	1,266	3,972
all tenures	2,956	988	613	3,413	5,327	2,606	6,853	22,754
	<i>percentages</i>							
owner occupied	5.4	3.7	2.8	16.1	25.9	12.9	33.2	100.0
private rented	24.0	8.4	2.8	19.1	20.9	7.8	16.9	100.0
private sector	9.4	4.7	2.8	16.8	24.8	11.8	29.7	100.0
local authority	33.6	3.6	2.6	6.7	16.2	8.7	28.6	100.0
housing association	27.0	2.0	1.9	6.5	17.1	10.6	34.8	100.0
social sector	30.1	2.7	2.2	6.6	16.7	9.7	31.9	100.0
all tenures	13.0	4.3	2.7	15.0	23.4	11.5	30.1	100.0

Note: * indicates sample size too small for reliable estimate

Source: English Housing Survey, dwelling sample

Annex Table 15: Extent of double glazing by tenure, 2011

all dwellings

	no double glazing	less than half	more than half	entire house	all dwellings
	<i>thousands of dwellings</i>				
owner occupied	783	820	2,119	11,043	14,765
private rented	497	240	434	2,845	4,017
private sector	1,280	1,060	2,553	13,889	18,782
local authority	158	35	74	1,616	1,883
housing association	136	39	64	1,851	2,090
social sector	293	74	138	3,467	3,972
all tenures	1,574	1,134	2,690	17,356	22,754
	<i>percentages</i>				
owner occupied	5.3	5.6	14.3	74.8	100
private rented	12.4	6.0	10.8	70.8	100
private sector	6.8	5.6	13.6	73.9	100
local authority	8.4	1.8	3.9	85.8	100
housing association	6.5	1.9	3.0	88.6	100
social sector	7.4	1.9	3.5	87.3	100
all tenures	6.9	5.0	11.8	76.3	100

Source: English Housing Survey, dwelling sample

Annex Table 16: Energy Efficiency Rating Bands by tenure, 1996 and 2011

all dwellings

	Energy Efficiency Rating Band						all bands
	A/B	C	D	E	F	G	
	<i>thousands of dwellings</i>						
owner occupied							
1996 (SAP09)	*	108	2,722	6,993	3,440	652	13,927
2011	*	1,446	7,358	4,743	973	234	14,765
private rented							
1996 (SAP09)	*	*	367	767	524	279	1,998
2011	*	684	1,711	1,153	320	138	4,017
local authority							
1996 (SAP09)	*	169	966	1,522	684	123	3,469
2011	*	486	1,050	294	37	*	1,883
housing association							
1996 (SAP09)	*	77	378	350	107	26	941
2011	*	695	1,081	263	33	*	2,090
all tenures							
1996 (SAP09)	*	415	4,432	9,632	4,754	1,079	20,335
2011	<i>38</i>	3,311	11,199	6,454	1,363	389	22,754
	<i>percentages</i>						
owner occupied							
1996 (SAP09)	*	0.8	19.5	50.2	24.7	4.7	100.0
2011	*	9.8	49.8	32.1	6.6	1.6	100.0
private rented							
1996 (SAP09)	*	*	18.4	38.4	26.2	13.9	100.0
2011	*	17.0	42.6	28.7	8.0	3.4	100.0
local authority							
1996 (SAP09)	*	4.9	27.8	43.9	19.7	3.5	100.0
2011	*	25.8	55.8	15.6	2.0	*	100.0
housing association							
1996 (SAP09)	*	8.2	40.1	37.2	11.3	2.7	100.0
2011	*	33.2	51.7	12.6	1.6	*	100.0
all tenures							
1996 (SAP09)	*	2.0	21.8	47.4	23.4	5.3	100.0
2011	<i>0.2</i>	14.6	49.2	28.4	6.0	1.7	100.0

Notes:

1) * indicates sample size too small for reliable estimate

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

Sources:

1996: English Housing Condition Survey;

2011: English Housing Survey, dwelling sample

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

all dwellings

	rising damp	penetrating damp	condensation/ mould	any damp problems
	<i>thousands of dwellings</i>			
owner occupied	177	166	218	426
private rented	139	168	244	404
private sector	316	334	463	830
local authority	26	38	96	129
housing association	*	*	61	78
social sector	43	59	158	207
all tenures	359	393	620	1,037
	<i>percentages</i>			
owner occupied	1.2	1.1	1.5	2.9
private rented	3.5	4.2	6.1	10.1
private sector	1.7	1.8	2.5	4.4
local authority	<i>1.4</i>	2.0	5.1	6.9
housing association	*	*	2.9	3.7
social sector	1.1	1.5	4.0	5.2
all tenures	1.6	1.7	2.7	4.6

Notes:

1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, dwelling sample

Glossary

Assured shorthold private tenancy: This type of tenancy is where the landlord can regain possession of the property six months after the beginning of the tenancy, as long as they provide the tenant with two months' notice.

Assured private tenancy: This type of tenancy is where the tenant has the right to remain in the property unless the landlord can prove they have grounds for possession. The landlord does not have an automatic right to repossess the property when the tenancy comes to an end.

Bedroom standard: The 'bedroom standard' is used as an indicator of occupation density. A standard number of bedrooms is calculated for each household in accordance with its age/sex/marital status composition and the relationship of the members to one another. A separate bedroom is allowed for each married or cohabiting couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex, and each pair of children under 10. Any unpaired person aged 10-20 is notionally paired, if possible, with a child under 10 of the same sex, or, if that is not possible, he or she is counted as requiring a separate bedroom, as is any unpaired child under 10.

This notional standard number of bedrooms is then compared with the actual number of bedrooms (including bed-sitters) available for the sole use of the household, and differences are tabulated. Bedrooms converted to other uses are not counted as available unless they have been denoted as bedrooms by the respondents; bedrooms not actually in use are counted unless uninhabitable.

Households are said to be overcrowded if they have fewer bedrooms available than the notional number needed. Households are said to be under-occupying if they have two or more bedrooms more than the notional needed.

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

1. **rising damp:** where the surveyor has noted the presence of rising damp in at least one of the rooms surveyed during the physical survey. Rising damp occurs when water from the ground rises up into the walls or floors because damp proof courses in walls or damp proof membranes in floors are either not present or faulty.
2. **penetrating damp:** where the surveyor has noted the presence of penetrating damp in at least one of the rooms surveyed during the

physical survey. Penetrating damp is caused by leaks from faulty components of the external fabric e.g. roof covering, gutters etc. or leaks from internal plumbing e.g. water pipes, radiators etc.

- 3. condensation or mould:** caused by water vapour generated by activities like cooking and bathing condensing on cold surfaces like windows and walls. Virtually all homes have some level of condensation occurring. Only serious levels of condensation or mould are considered as a problem in this report, namely where there are patches of mould growth on walls and ceilings and/or mildew on soft furnishings.

Decent home: A home that meets all of the following four criteria:

1. it meets the current statutory minimum standard for housing as set out in the Housing Health and Safety Rating System (HHSRS – see below).
2. it is in a reasonable state of repair (related to the age and condition of a range of building components including walls, roofs, windows, doors, chimneys, electrics and heating systems).
3. it has reasonably modern facilities and services (related to the age, size and layout/location of the kitchen, bathroom and WC and any common areas for blocks of flats, and to noise insulation).
4. it provides a reasonable degree of thermal comfort (related to insulation and heating efficiency).

The detailed definition for each of these criteria is included in *A Decent Home: Definition and guidance for implementation*, Communities and Local Government, June 2006¹.

From 2006 the definition of decent homes was updated and the Fitness Standard was replaced by the Housing Health and Safety Rating System (HHSRS) as the statutory criterion of decency. Estimates using the updated definition of decent homes are not comparable with those based on the original definition. Accordingly any change in the number of decent and non-decent homes will be referenced to 2006 only. Estimates for 1996 to 2006 using the original definition are available in the 2006 English House Condition Survey Headline² and Annual³ Reports.

¹ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

² <http://webarchive.nationalarchives.gov.uk/20121108165934/http://www.communities.gov.uk/publications/housing/ehcsheadline2006>

³ <http://webarchive.nationalarchives.gov.uk/20121108165934/http://www.communities.gov.uk/publications/corporate/statistics/ehcs2006annualreport>

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

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

- a) **working full time/part time:** Full time work is defined as 30 or more hours per week. Part time work is fewer than 30 hours per week. Where more than one answer is given, 'working' takes priority over other categories (with the exception that all those over State Pension Age (SPA) who regard themselves as retired are classified as such, regardless of what other answers they give).
- b) **unemployed:** This category covers people who were registered unemployed or not registered unemployed but seeking work.
- c) **retired:** This category includes all those over the state pension age who reported being retired as well as some other activity. For men the SPA is 65 and for women it is 60 if they were born before 6th April 1950. For women born on or after the 6th April 1950, the state pension age has increased incrementally since April 2010⁴.
- d) **full time students.**
- e) **other inactive:** All others; they include people who were permanently sick or disabled, those looking after the family or home and any other activity.

On occasions, (d) and (e) are combined and described as **other economically inactive**.

Energy efficiency rating (EER) bands: The energy efficiency rating is presented in an A-G banding system for an Energy Performance Certificate, where Band A rating represents low energy costs (i.e. the most efficient band) and Band G rating represents high energy costs (the least efficient band). The SAP09 break points used for the EER bands are:

- Band A (92 or more)
- Band B (81-91)
- Band C (69-80)
- Band D (55-68)
- Band E (39-54)
- Band F (21-38)
- Band G (1-20).

Household: A household is defined as one person living alone or a group of people, who may or may not be related, living in the same dwelling who share

⁴ For further information see: www.gov.uk/browse/working/state-pension

at least one living or sitting room and/or have a regular arrangement to share at least one meal a day. Shared houses where the occupants have a joint tenancy or where they came together as a group to rent the house and would themselves fill any vacancies rather than expecting the landlord to do this are also classed as a single household; even though they may not share a sitting room or a meal per day.

Household membership: People are regarded as living at the address if they consider the address to be their only or main residence. There are, however, certain rules which take priority over this criterion:

- children aged 16 or over who live away from home for the purposes of work or study and come home only for the holidays are not included at the parental address under any circumstances.
- children of any age away from home in a temporary job and children under 16 at boarding school are always included in the parental household.
- people who have been away from the address continuously for six months or longer are excluded.
- people who have been living continuously at the address for six months or longer are included even if they have their main residence elsewhere.
- addresses used only as second homes are never counted as main residences.

Household reference person (HRP): The person in whose name the dwelling is owned or rented or who is otherwise responsible for the accommodation. In the case of joint owners and tenants, the person with the highest income is taken as the HRP. Where incomes are equal, the older is taken as the HRP. This procedure increases the likelihood that the HRP better characterises the household's social and economic position.

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

- married/cohabiting couple with no dependent children or with non-dependent child(ren) only.
- married/cohabiting couple with dependent child(ren) – may also include non-dependent child(ren).
- lone parent family (one parent with dependent child(ren) – may also include non-dependent child(ren).

-
- other multi-person household (includes flat sharers, lone parents with non-dependent children only and households containing more than one couple or lone parent family).
 - one person aged under 60.
 - one person aged 60 or over.

The married/cohabiting couple and lone parent household types (the first three categories above) may include one-person family units in addition to the couple/lone parent family.

Housing Health and Safety Rating System (HHSRS): A risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties in England and Wales. It replaced the Fitness Standard in April 2006.

The purpose of the HHSRS assessment⁵ is not to set a standard but to generate objective information in order to determine and inform enforcement decisions. There are 29 categories of hazard, each of which is separately rated, based on the risk to the potential occupant who is most vulnerable to that hazard. The individual hazard scores are grouped into 10 bands where the highest bands (A-C representing scores of 1,000 or more) are considered to pose Category 1 hazards. Local authorities have a duty to act where Category 1 hazards are present, and may take into account the vulnerability of the actual occupant in determining the best course of action. For the purposes of the decent homes standard, homes posing a Category 1 hazard are non-decent on its criterion that a home must meet the statutory minimum requirements.

The EHS is not able to replicate the HHSRS assessment in full as part of a large scale survey. Its assessment employs a mix of hazards that are directly assessed by surveyors in the field and others that are indirectly assessed from detailed related information collected. For 2006 and 2007, the survey (the then English House Condition Survey) produced estimates based on 15 of the 29 hazards. From 2008, the survey is able to provide a more comprehensive assessment based on 26 of the 29 hazards. See the EHS Technical Note on Housing and Neighbourhood Conditions for a list of the hazards covered.

New household: Where neither the household reference person (HRP) nor their spouse/partner occupied the HRP's previous permanent accommodation, in either of their names. EHS does not differentiate between previous accommodation within England and outside of England (including abroad).

⁵ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-health-and-safety-rating-system-hhsrs-guidance>

Overcrowding: Households are said to be overcrowded if they have fewer bedrooms available than the notional number needed according to the bedroom standard definition. See **bedroom standard**.

Recent movers: are households which moved into their current home in the last 12 months. This includes both new and continuing households, but does not include sitting tenant purchasers.

SAP: The energy cost rating as determined by the Government's Standard Assessment Procedure (SAP) and is used to monitor the energy efficiency of homes. It is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly inefficient) to 100 (highly efficient with 100 representing zero energy cost). The method for calculating SAP was comprehensively updated in 2005, with a further update in 2009-10. This new SAP09 methodology has been used from 2010-11.

Tenure: In this report, households are typically grouped into three broad categories known as tenures: owner occupiers, social renters and private renters. The tenure defines the conditions under which the home is occupied, whether it is owned or rented, and if rented, who the landlord is and on what financial and legal terms the let is agreed.

- **owner occupiers:** Households in accommodation which they either own outright, are buying with a mortgage or are buying as part of a shared ownership scheme.

- **social renters:** This category includes households renting from:

Local Authority, including Arms Length Management Organisations (ALMOs) and Housing Action Trusts;

Housing Associations, Local Housing Companies, co-operatives and charitable trusts.

A significant number of Housing Association tenants wrongly report that they are Local Authority tenants. The most common reason for this is that their home used to be owned by the Local Authority, and although ownership was transferred to a Housing Association, the tenant still reports that their landlord is the Local Authority. There are also some Local Authority tenants who wrongly report that they are Housing Association tenants. Data from the EHS for 2008-09 onwards incorporate a correction for the great majority of such cases in order to provide a reasonably accurate split of the social rented category.

- **private renters:** This sector covers all other tenants including all whose accommodation is tied to their job. It also includes people living rent-free (for example, people living in a flat belonging to a relative).

In places, the report differentiates between market and non-market renters:

- **market renters:** Households with assured or assured shorthold private tenancies. Under the 1988 Housing Act, all tenancies starting after the 14th January 1989 are Assured (including Assured Shorthold) unless they fall into one of the excluded categories, for example business lettings or lettings by resident landlords. Before March 1997, tenants had to be given a notice in writing to say that a tenancy was an Assured Shorthold. From March 1997, the rules changed and all new tenancies were Assured Shortholds unless the agreement specifically stated that they were not. Assured Shorthold lettings are for a fixed period of six months or more. The landlord can regain possession of the property six months after the beginning of the tenancy provided that two months notice is given. In the case of an assured letting the tenant has the right to remain in the property unless the landlord can prove grounds for repossession. The landlord does not have an automatic right to repossess the property when the tenancy comes to an end.
- **non-market renters:** Households with all other types of private rental tenancies including those with rent-free tenancies and tied accommodation (that is tied to employment).

English Housing Survey question on tenancy type for private renters

In 2011-12 there was a change to the English Housing Survey question on tenancy type for private renters, which means that results within the private rented sector are distributed differently this year. In consequence, these results should be interpreted with caution and cannot validly be compared directly with previous years' results for categories of private renters (although the 'all private renters' category is comparable).

Original question on tenancy (before 2011-12):

Can you tell me what type of tenancy you have?

1. Assured shorthold
2. Assured
3. Regulated (tenancy must have started in 1988 or earlier)
4. Resident landlord
5. Licence Agreement
6. Secure
7. Starter/introductory tenancy
8. Let by educational institution
9. Other type of let

New question on tenancy type (from 2011-12):

Can you tell me what type of tenancy you have?

1. Assured shorthold
2. Assured
3. Regulated (tenancy must have started in 1988 or earlier)
4. Resident landlord
5. Let by educational institution
6. Other type of let
7. Don't know (Spontaneous only)
8. Refusal (Spontaneous only).

Under-occupation: Households are said to be under-occupying their property if they have two or more bedrooms more than the notional number needed according to the bedroom standard definition. **See Bedroom Standard.**

Usable floor area: total usable floor area of the dwelling as measured by the surveyor, rounded to the nearest square metre. It excludes integral garages, balconies, stores accessed from the outside only and the area under partition walls.