

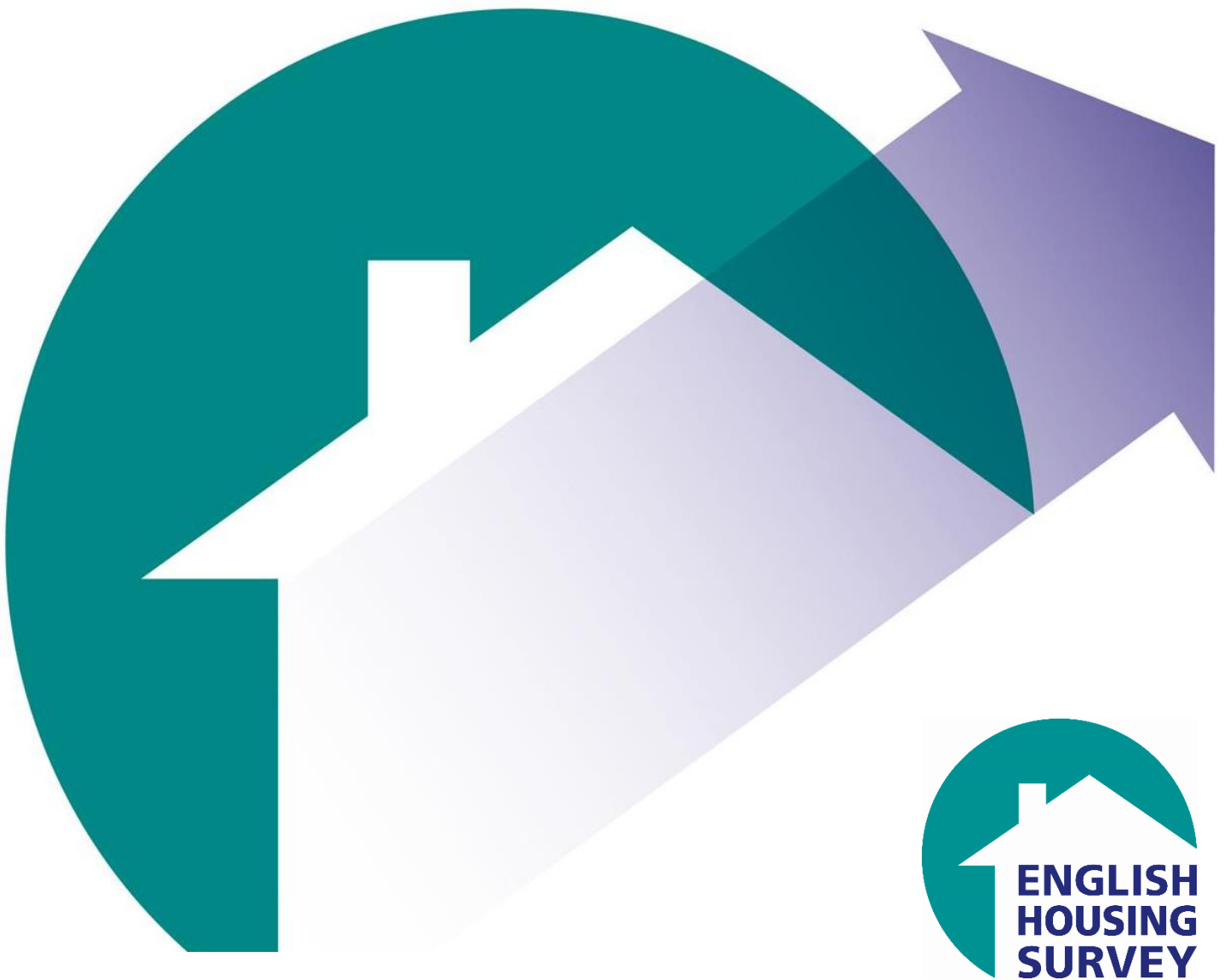


Department for Levelling Up,  
Housing & Communities



# English Housing Survey

Headline Report, 2022-23



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## Introduction and key findings

The English Housing Survey (EHS) is a national survey of people's housing circumstances and the condition and energy efficiency of housing in England. It is one of the longest standing government surveys and was first run in 1967. This report is the first publication of findings from the 2022-23 survey.

### Impact of COVID-19 on the English Housing Survey

Those who have read EHS publications over the past two years will know the survey's data collection was impacted by the circumstances surrounding the COVID-19 pandemic. During the pandemic, face-to-face interviews were replaced by telephone interviews and internal inspections of properties were replaced with external inspections, where the inspection was restricted to an assessment of the exterior of the dwelling and supplemented by information about the interior of the dwelling the surveyor collected (socially distanced) at the doorstep. In 2022-23, the survey was able to move back to face-to-face interviews, and internal inspections of properties resumed, with the option for the interview to be carried out by telephone if needed (a knock to nudge approach).

Although the 2022-23 fieldwork mode was not impacted by COVID-19, it is possible that the achieved sample was still influenced by some pandemic conditions. When analysing the 2022-23 data, we found the sample was closer to 2019-20 than 2021-22 in many ways, though included more renters and a higher proportion of one person households compared to 2019-20. It is not clear to what extent these are the result of a differential achieved sample, or real change over the pandemic period. Therefore, while we believe results in 2022-23 can be more reliably compared with those from 2019-20 and earlier than surveys conducted in 2020-21 and 2021-21, some level of caution should still be applied.

Dwelling data will be more affected by the legacy of COVID-19. The English Housing Survey dwelling data (the physical inspection of the home) is designed such that we aggregate two years of data for analysis. The combined 2022 dataset, reported here, includes dwelling data collected through full surveys over 2022-23 and 'external plus' surveys in 2021-22. Where data could not be collected in 2021-22 through the 'external plus' survey methodology, predictive modelled estimates were produced to indicate whether or not a dwelling: had damp problems; had any Category 1 hazards assessed through the Housing Health and Safety Rating System (HHSRS); or met the Decent Homes Standard. The headline figures for this report therefore use hybrid variables that combine actual measured data from 2022/23 with a mix of observed and modelled data from 2021/22. Where modelled data has been used in conjunction with observed data, this is noted in the report. More information on the impact of COVID-19 on the English Housing Survey and the modelling methodology can be found in Annex 5.5 of the [Technical Report](#).

## This report

This report contains headline findings split into six chapters.

The first chapter provides a profile of households and dwellings in England, covering tenure (owner occupation and renting in either the social or private sectors) and the demographic and economic characteristics of the people who live in those three tenures.

The second chapter explores housing costs and affordability and how it varies between tenures and over time.

The third chapter looks at buying expectations among renters; average mortgage and rental costs; the extent to which private and social renters claim housing support to help meet the cost of their rent; and rates of mortgage and rent arrears.

The fourth chapter focuses on housing quality and condition, including decency, safety and damp. Rates of overcrowding and under-occupation by tenure are also examined.

The fifth chapter covers energy efficiency, heating and insulation. It also looks at smart meters and electricity payment methods.

Finally, well-being and loneliness are explored. Additional annex tables provide further detail to that covered in the main body of the report.

This is the first release of data from the 2022-23 survey. The report will be followed up with a series of more detailed topic reports in 2024.

## Key findings

- **Owner occupation remained the largest tenure group in England (65% of households), with the social rented sector being the smallest (16%) and the private rented sector remaining a similar proportion (19%) since 2013-14.**
  - **While the overall proportion of owner occupiers remains similar to a decade ago, the proportion of outright owners is significantly higher. Since 2013-14, there have been more outright owners than mortgagors and the proportion is significantly higher still – 35% of households are outright owners and 29% are mortgagors in 2022-23.**
- **In 2022, there were 1.1 million vacant dwellings, making up 5% of dwellings in England. This is a similar proportion to the last year of (pre COVID-19) data collection in 2019, also at 1.1 million and 5%.**
- **Mortgagors found it more difficult to afford their mortgage this year compared to 2021-22, with 11% finding it difficult to afford in 2022. More**

than a quarter of private renters (29%) and social renters (27%) found it difficult to pay rent.

- Most first time buyers funded the purchase of their first home with savings, while there was an increase in those reporting help from family or friends (from 27% in 2021-22 to 36% in 2022-23).
- In 2022, 15% of dwellings failed to meet the Decent Homes Standard, while 8% of dwellings had a HHSRS Category 1 hazard, down from 9% in 2021.
  - Between 2011 and 2019, there was a notable reduction in the prevalence of non-decent dwellings across all tenures. Between 2019 and 2022, both owner occupied (from 16% down to 14%) and social rented (from 12% down to 10 %) dwellings saw a decrease in the proportion of non-decent homes. The apparent decrease in the proportion of non-decent private rented dwellings was statistically insignificant.
- In 2022, 4% of dwellings had a problem with damp, an increase from pre-pandemic levels (3%) with private rented dwellings rising from 7% to 9% between 2019 and 2022.
- Over the last 10 years, the proportion of homes in the highest energy efficiency bands A to C increased (19% to 48%). Homes in the social rented sector saw the largest rise (36% to 70%).
- While measures of well-being and loneliness are better compared to levels seen during the COVID-19 pandemic, levels are still lower than in 2019-20.
- Owner occupiers had higher scores for life satisfaction, thinking life is worthwhile, happiness, and lower scores for anxiety, than other tenures.
  - Within owner occupation, outright owners showed higher scores than mortgagors for life satisfaction (7.9 compared with 7.6), thinking life is worthwhile (8.1 compared with 7.9) and happiness (7.9 compared with 7.5), and lower scores for anxiety (2.7 compared with 3.1).

## **Acknowledgements and further queries**

Each year the English Housing Survey relies on the contributions of a large number of people and organisations. The Department for Levelling Up, Housing and Communities (DLUHC) would particularly like to thank the following people and organisations without whom the 2022-23 survey and this report would not have been possible: all the households who gave up their time to take part in the survey, NatCen Social Research, the Building Research Establishment (BRE) and CADS Housing Surveys.

This report was produced by the Housing Research and Evaluation Team at DLUHC. If you have any queries about it, would like any further information or have suggestions for analyses you would like to see included in future EHS reports, please contact [ehs@levellingup.gov.uk](mailto:ehs@levellingup.gov.uk).

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## Chapter 1: Profile of households and dwellings

There are three main housing tenures in England: owner occupation and the private and social rented sectors. Owner occupation includes households who own their home outright and households who have a mortgage. The social rented sector includes both local authority and housing association homes.

This chapter begins with an overall profile of households living in these three different tenures, including by region and by various demographic characteristics. It then goes on to discuss an overall profile of the English housing stock, including the age, type and size of dwellings by tenure and whether homes have outside space.

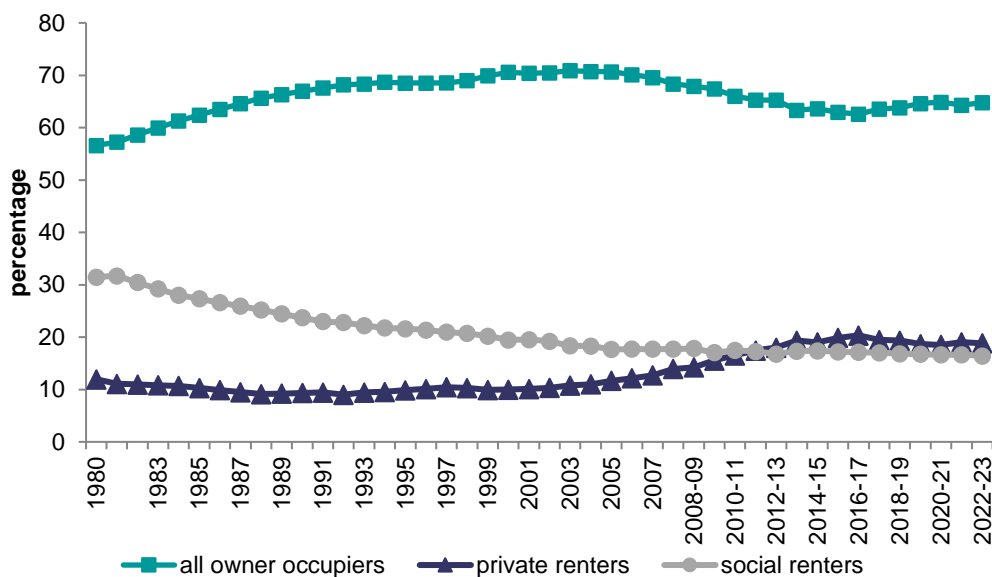
### Trends in tenure

In 2022-23, there were an estimated 24.4 million households in England living in self-contained accommodation, Annex Table 1.1. This figure excludes those living in institutional accommodation such as nursing homes or halls of residence.

**Owner occupation** remained the largest tenure group, with 15.8 million households, representing 65% of all households in 2022-23. Ownership rates were highest in 2003 at 71% of all households. Compared to 10 years ago, owner occupation has not significantly changed, Figure 1.1.

In 2022-23, the **private rented sector** accounted for 4.6 million or 19% of households. Throughout the 1980s and 1990s, the proportion of private rented households was steady at around 9% to 11%. While the sector has doubled in size since the early 2000s, the rate has remained around 19% or 20% since 2013-14.

The **social rented sector**, at 4.0 million households (16%), is the smallest tenure, following a longer-term downward trend which has stabilised over the last decade or so.

**Figure 1.1: Trends in tenure (proportions), 1980 to 2022-23**

Base: all households

Note: underlying data are presented in Annex Table 1.1

Sources:

1980 to 1991: DOE Labour Force Survey Housing Trailer;

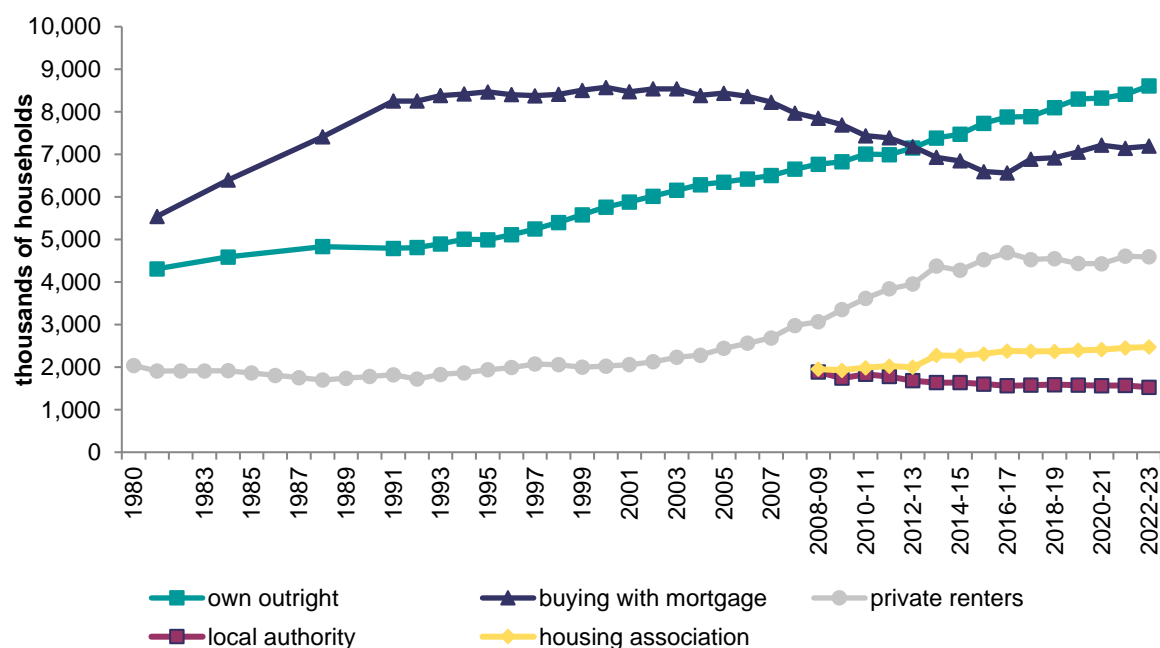
1992 to 2008: ONS Labour Force Survey;

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

While the overall proportion for the owner occupied and social sectors has not changed, the composition of the groups has. **Owner occupation** is made up of two distinct groups: outright owners and those buying with a mortgage (referred to throughout this report as mortgagors). Since 2013-14 there have been more outright owners than mortgagors and in 2022-23, 35% of households were outright owners while 29% were mortgagors. The increase in the number and proportion of outright owners is at least partly explained by population ageing, with large numbers of people reaching retirement age, paying off their mortgages and becoming outright owners, Figure 1.2.

The composition of the **social sector** has also changed in the last decade. In 2008-09, the social rented sector accounted for 18% of households with 9% (2.0 million) renting from housing associations and 9% (1.9 million) renting from local authorities. In 2022-23, more households (10% or 2.5 million) rented from housing associations, and fewer (6% or 1.5 million) from local authorities.



**Figure 1.2: Trends in tenure (thousands of households), 1980 to 2022-23**

**Base: all households**

**Notes:**

1) underlying data are presented in Annex Table 1.1

2) separate housing association/local authority estimates are not available prior to 2008-09. This is because a large number of HA tenants wrongly report that they are LA tenants; most commonly because their home used to be owned by the council but had transferred to a housing association. Since 2008-09, an adjustment has been made for this.

**Sources:**

1980 to 1991: DOE Labour Force Survey Housing Trailer;

1992 to 2008: ONS Labour Force Survey;

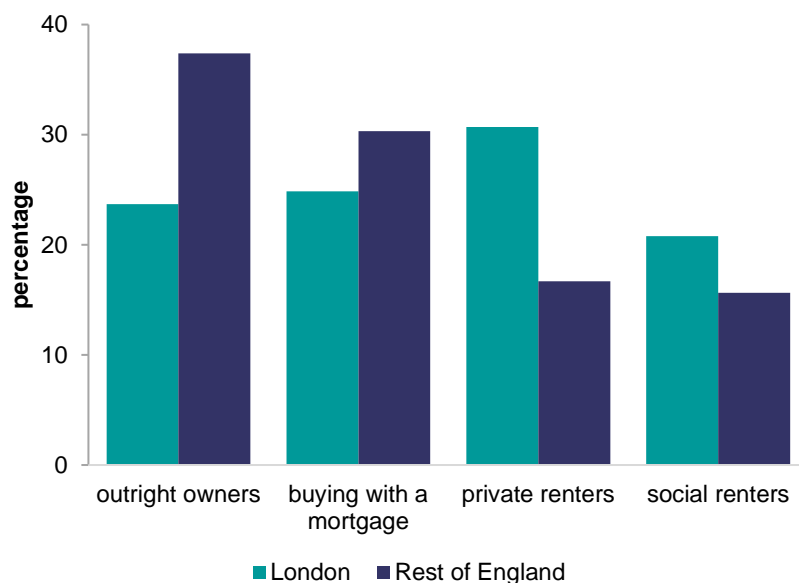
2008-09 onwards: English Housing Survey, full household sample

When compared with the other English regions, London has a different tenure profile. Renting is more prevalent and outright ownership is less prevalent in London than in the rest of England, Figure 1.3 and Annex Table 1.2.

In 2022-23, 31% of households in London were private renters, compared to 17% in the rest of England. Similarly, 21% of London households were social renters, compared to 16% in the rest of England.

There are similar proportions of households renting from housing association in London (11%) compared to the rest of England (10%). However, the proportion of households in London (10%) renting from a local authority was much higher than the proportion in the rest of England (6%).

In 2022-23, owner occupation rates were lower in London (49%) than in the rest of England (68%). This disparity is particularly pronounced in the proportion of outright owners in London compared to the rest of England. In London, 24% of households are outright owners, compared to 37% in the rest of England. There are a smaller proportion of mortgagors in London (25%) and in the rest of England (30%).

**Figure 1.3: Tenure, London and the Rest of England, 2022-23**

**Base:** all households

**Note:** underlying data are presented in Annex Table 1.2

**Source:** English Housing Survey, full household sample

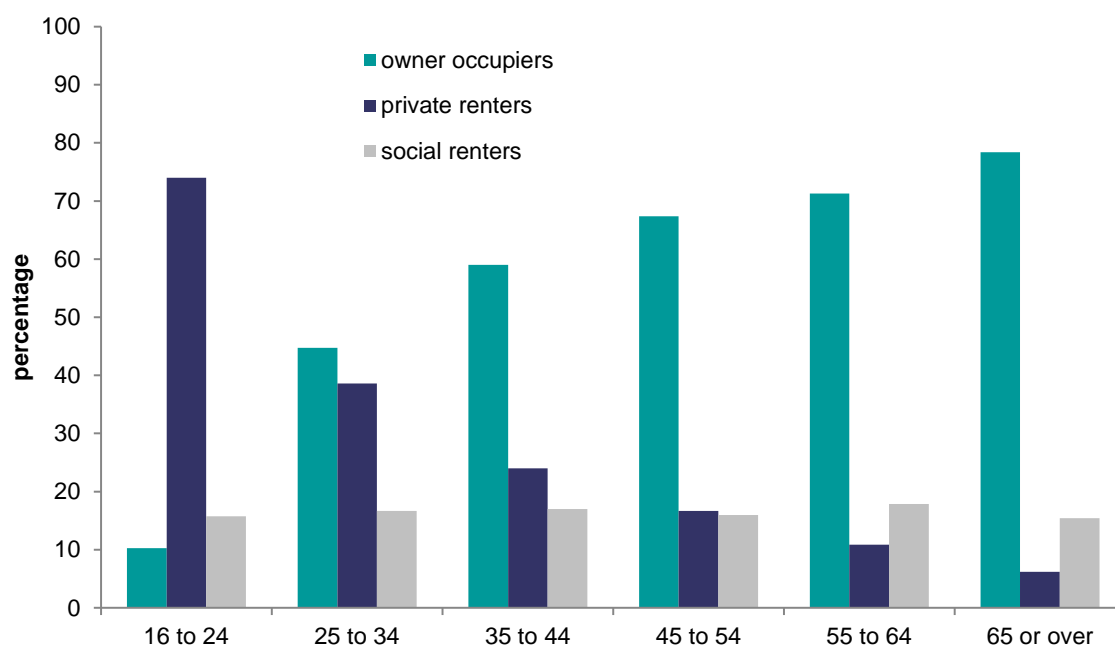
## Demographic and economic characteristics

In this section the demographic and economic profile of the household reference person (HRP) is explored in more detail. The HRP is the ‘householder’ in whose name the accommodation is owned or rented (see the [glossary](#) for further information).

### Age

In 2022-23, the largest proportion of households had a HRP aged 65 or over (29%), equating to 7.2 million households. There was a small proportion (3%) of households with a HRP in the 16-24 age group and 15% to 18% in the middle four age groups (those aged 25 to 64), Annex Table 1.3.

There was some variation of age by tenure. Households with a HRP aged 65 or over made up the greatest proportion of the owner occupied (36%) and social rented sector (28%), but the smallest proportion of private renters, along with those aged 55 to 64 (both 10%), Figure 1.4.

**Figure 1.4: Age of HRP, by tenure, 2022-23**

**Base:** all households

**Note:** underlying data are presented in Annex Table 1.3

**Source:** English Housing Survey, full household sample

In the social rented sector, in 2022-23, there was a decrease in the proportion of households with a HRP aged 45 to 54 year olds since before the pandemic, falling to 18% from 22% in 2019-20. Concurrently, there was an increase in the proportion of 55 to 64 year olds from 17% to 19% in the same time period.

### Household type and size

Household type and size were two variables where the EHS saw differences in both number and proportion when comparing data collected during the COVID-19 pandemic, compared to pre-pandemic data. Compared to pre-pandemic data, we saw an increase in single person households, and a resulting decrease in the overall average number of people per household. We are as yet unable to determine whether this is a real change or the result of changes in the mode of data collection.

In 2022-23, there were more male (16%) and female (18%) single households compared to 2019-20 (13% and 15% respectively). The proportions varied by tenure. The most female single households were in outright ownership (26%) and the most single male households were in the social rented sector (23%). In the private rented sector, there were more lone male households (20%) than lone female households (13%), Annex Table 1.3.

Not surprisingly, reflecting the age difference seen, the highest proportion of couples with no dependent children were in outright ownership (42%). Only 11% of households in the social rented sector were couples with dependent children.

In the EHS, household size is measured by the mean number of persons per household. In 2022-23, the mean number of persons per household was 2.2, lower than in 2019-20 when it was 2.4.

Mortgagors had the highest average household size, 2.7 persons, while outright owners had the smallest, 1.8 persons. Private renters had a higher average household size of 2.3 persons compared to owner occupiers and social renters, (both 2.2 persons) and local authority households (2.3 persons) had a higher average size than housing associations (2.1 persons).

## **Ethnicity**

In 2022-23, while the majority of owner occupier households were made up of households with a white HRP (91%), 9% were all ethnic minority households, within which 6% were Asian households.

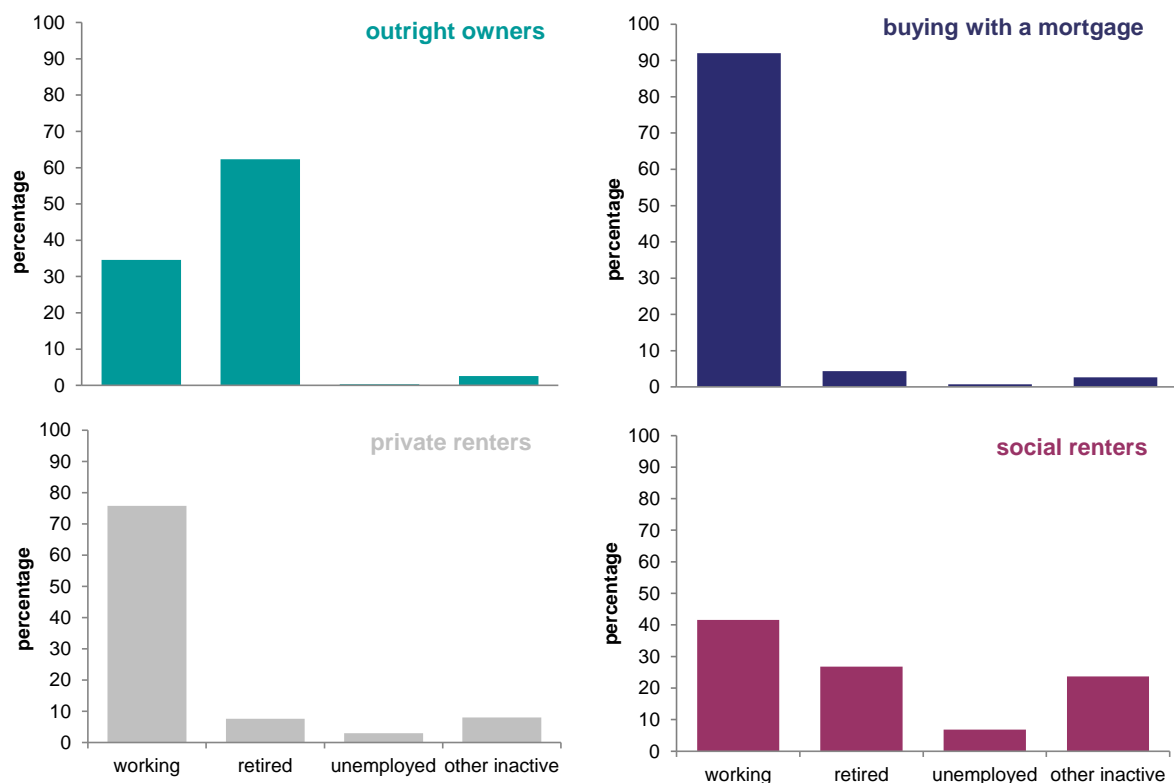
The private rented sector was made up of a higher proportion of ethnic minority households (26%), including 13% of households that had an Asian HRP. This was a higher proportion than both the owner occupied sector (9% and 6%) and the social sector (20% and 6%). A larger proportion of black households made up the social sector (8%) driven by a higher proportion of local authority renters having a HRP from a black background – 12% compared to 6% renting from a housing association.

## **Economic status and income**

In 2022-23, half of all households (50%) had a HRP working full-time, 10% were working part-time and 29% were retired. Around 2% of households were unemployed, 1% were in full-time education and 7% were 'other inactive', a group which includes those who had a long-term illness or disability and those who were looking after the family or home, Annex Table 1.3.

There was distinct variation by tenure. The highest proportion of households in work were private renters (65%), while the highest proportion of economically inactive households was in the social rented sector (24%), and the highest proportion retired was in the owner occupied sector (36%).

Among owner occupied households, 62% of outright owners had a retired HRP. In contrast, the majority (92%) mortgagors were working, with 84% in full-time work and 8% in part-time work.

**Figure 1.5: Economic activity of HRP, by tenure, 2022-23**

**Base: all households**

**Note: underlying data are presented in Annex Table 1.3**

**Source: English Housing Survey, full household sample**

There has been an increase in the number of households in full time education in the private rented sector in the last 3 years from 4% in 2019-20 to 6% in 2022-23.

In terms of income, we report on income quintiles, where all households are divided into five equal groups based on their income (i.e. those in the bottom 20%, the next 20% and so on). These can be used to compare income levels of specific groups to the overall population.

In 2022-23, social renters were concentrated in the lowest two income quintiles (47% were in the lowest income quintile and 25% in the second lowest), while mortgagors were concentrated in the two highest income quintiles (40% were in the top income quintile and 28% in the second highest).

Private renters and outright owners were more evenly spread across the quintiles, Figure 1.6.

There were no significant changes to this pattern when compared to the figures from 2019-20.

**Figure 1.6: Weekly household income, by tenure, 2022-23**

**Base: all households**

**Notes:**

1) underlying data are presented in Annex Table 1.3

2) first quintile: £76-£360, second: £360-£596, third: £596-£888, fourth: £888-£1,372, fifth: £1,372-£16,805

Source: English Housing Survey, full household sample

## Disability and long-term illness

The proportion of households with one or more members with a long-term illness or disability was 36% in 2022-23, an increase from 34% in 2019-20, Annex Table 1.3.

The tenure with the highest proportion of households containing someone with a disability was the social rented sector (56%). There were 33% in the owner occupied sector and 28% in the private rented sector.

## Internet access

In 2022-23, 93% of households in England had internet access at home. This is an increase from 90% in 2019-20. Almost all mortgagors (99%) had internet access at home, higher

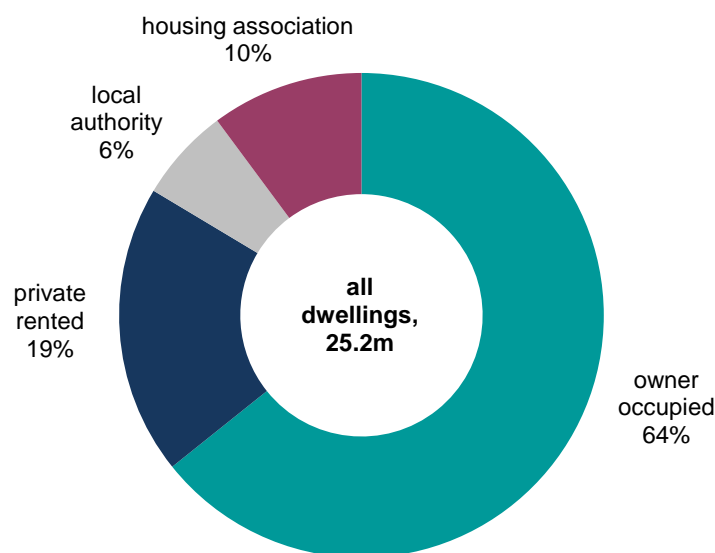
than private renters (95%) and outright owners (92%). Social renters (85%) were the least likely tenure to have access to the internet at home, Annex Table 1.3.

## Housing Stock Profile

This section relates to physical dwellings and presents figures for '2022'. Field work was carried out between April 2021 and March 2023, and the data is weighted to a midpoint of April 2022. Dwellings refer to the physical building that may be shared by several households and refer to both occupied and vacant dwellings for 2022.

In 2022, there were an estimated 25.2 million residential dwellings in England, including both occupied and vacant homes. Of these, 16.2 million (64%) were owner occupied, 4.9 million (19%) were private rented, 1.6 million (6%) were local authority and 2.6 million (10%) were housing association homes, Figure 1.7 and Annex Table 1.6.

**Figure 1.7: Dwellings, by tenure, 2022**



**Base: all dwellings**

**Notes:**

1) underlying data are presented in Annex Table 1.6

Source: English Housing Survey, dwelling sample

In 2022, there were 1.1 million vacant dwellings, making up 5% of the dwellings in England. Vacant dwellings are assessed at the time of the interviewer's visit and full physical inspections of vacant dwellings are undertaken. Properties in between lets and those that are vacant for a longer period are both classified as vacant in the EHS.

## Dwelling age

The age of dwellings in England varied by tenure, with private rented dwellings tending to be older. The proportion of private rented dwellings build pre 1919 was 31% compared to 20% of owner occupied dwellings and 7% of social rented sector dwellings. In contrast, 31% of social rented dwellings were aged 1945-64 compared to 12% of private rented and 17% of owner occupied dwellings, Figure 1.8 and Annex Table 1.6.

Within the social sector, housing association stock tends to be newer. The proportion of housing association dwellings built between 1991-2002 and 2002 onwards (17% and 15%) was higher than local authority dwellings (3% and 2%).

**Figure 1.8: Dwelling age, by tenure, 2022**



Base: all dwellings

Notes:

1) underlying data are presented in Annex Table 1.6

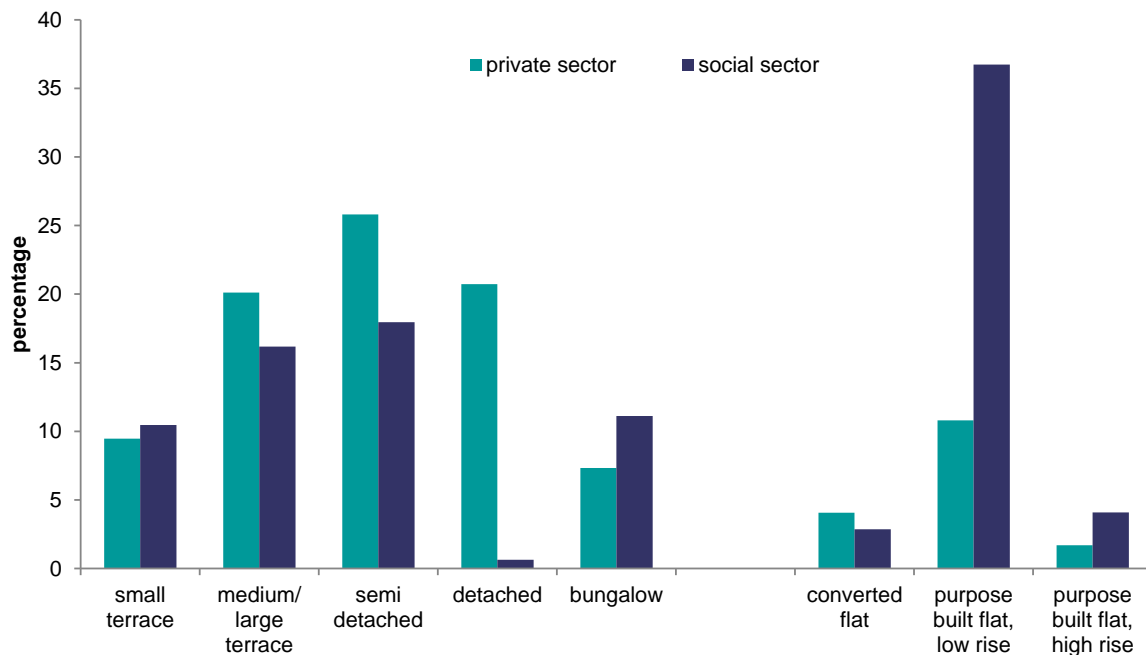
Source: English Housing Survey, dwelling sample

## Dwelling type

Overall, the dwelling type profile of owner occupied, private rented and social rented sector dwellings was different. Owner occupied dwellings had the highest proportion of detached houses (26%) compared to 5% in the private rented sector and 1% in the social rented sector, Figure 1.9 and Annex Table 1.6.

The opposite trend is true for low rise purpose built flats, which make up 37% of the social rented sector, higher than the private rented sector (24%) and owner occupied dwellings (7%). Local authority dwellings were more likely to be high rise purpose built flats (6%) than were housing association dwellings (3%).



**Figure 1.9: Dwelling type, by tenure, 2022**

**Base: all dwellings**

**Notes:**

1) underlying data are presented in Annex Table 1.6

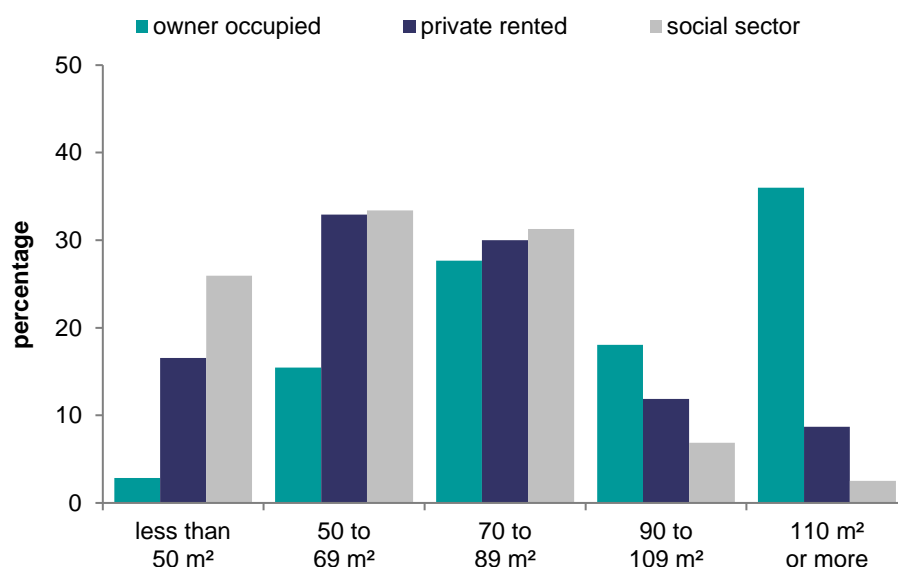
2) Dwelling type figures do not match live table DA1101 due to different variable used for bungalows

Source: English Housing Survey, dwelling sample

## Dwelling size

In 2022, the average (mean) usable floor space of all dwellings was 97m<sup>2</sup>. Social rented homes tended to be smaller (67m<sup>2</sup>) than private rented homes (76m<sup>2</sup>). Owner occupied homes were larger (111m<sup>2</sup>) than all private and social rented homes, Figure 1.10, Annex Table 1.6.

Almost a quarter of homes in the social sector (25%) had a usable floor space of less than 50m<sup>2</sup> compared with 6% of private rented and 3% of owner occupied homes. This reflects the predominance of flats in the social sector compared to houses and bungalows in the private sector.

**Figure 1.10: Usable floor area for dwellings, by tenure, 2022**

Base: all dwellings

Notes:

1) underlying data are presented in Annex Table 1.6

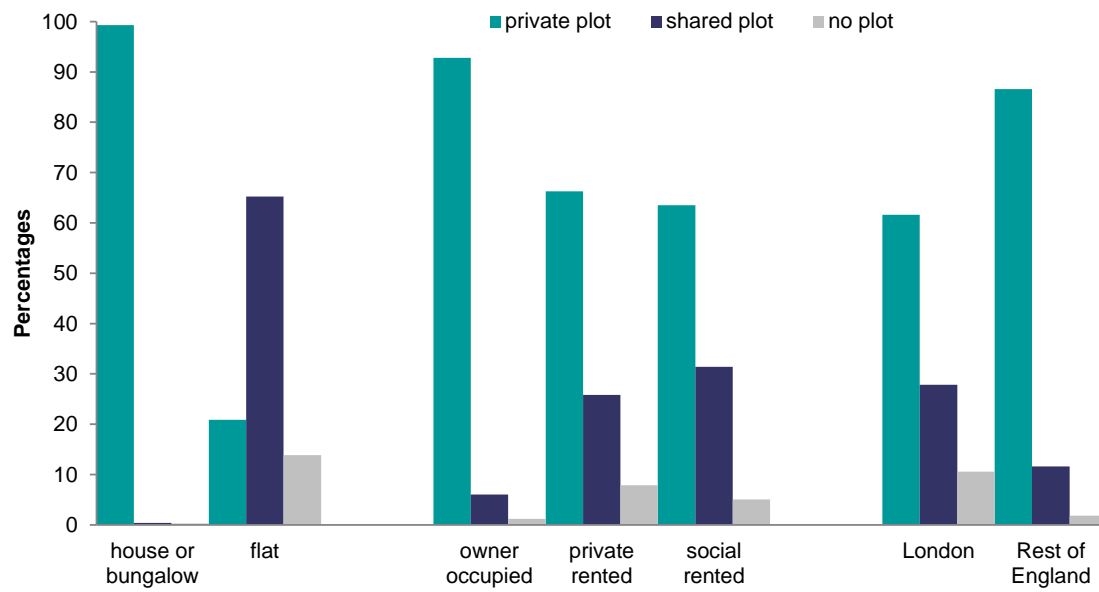
Source: English Housing survey, dwelling sample

## Plots and outside space

The English Housing Survey records a number of details relating to the land immediately surrounding a dwelling, referred to as the dwelling's plot. The plot may be private (exclusive access) or shared. The plot may consist of hard landscaping, soft landscaping, or a combination.

In 2022, the majority of dwellings in England (83%) had a private plot (for the sole use of the dwelling) and 14% had a shared plot. The proportion of dwellings with no shared or private plot at all decreased from 5% in 2021 to 3% in 2022, Annex Table 1.7 and Figure 1.11.

Dwellings in London were much less likely (62%) than the rest of England (87%) to have a private plot and were more likely (28%) than all other regions to have access to a shared plot (ranging from 7% to 16%).

**Figure 1.11: Presence of plot in dwellings, by dwelling type, tenure and region, 2022**

**Base: all dwellings**

**Notes:**

1) underlying data are presented in Annex Table 1.7

2) The EHS records a number of details relating to the land immediately surrounding a dwelling, referred to as the dwelling's plot. The plot may be private (exclusive access) or shared. The plot may consist of hard landscaping, soft landscaping, or a combination.

Source: English Housing Survey, dwelling sample

## Chapter 2: Housing Costs and Affordability

This chapter begins by describing housing costs, including deposits of first time buyers and mean/median weekly rent and mortgage payments. It then discusses affordability as the proportion of a weekly household income spent on housing costs. Rent arrears, presence/absence of housing support and presence of savings are then discussed.

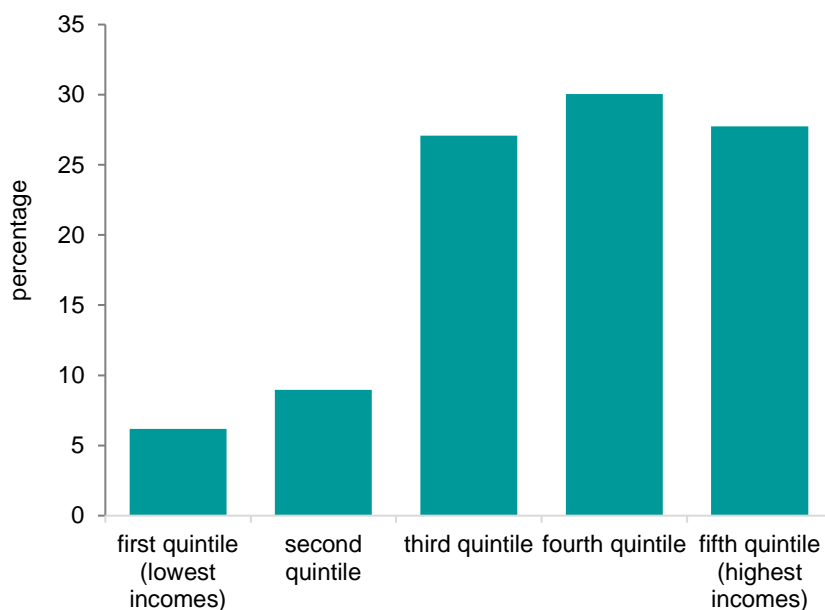
First time buyers are households that have purchased a property that is their main home in the last three years. A three year threshold is used to ensure that the sample is large enough for analysis.

### Housing costs

There are differences in the methodology of the English Housing Survey compared with [ONS experimental quarterly Index of Private Housing Rental Prices \(IPHRP\)](#). The English Housing Survey average weekly private rents over time reflect changes in price, quality and composition of the private rented stock. In contrast, the IPHRP specifically excludes both changes in composition and quality to ensure only pure price change is captured.

### Income and mortgage type

The average (mean) deposit of a first time buyer in 2022-23 was £50,051 (£30,000 median). Given this, it was not surprising that 58% of first time buyers were in the top two income quintiles, Annex Tables 2.1, 2.2, and Figure 2.1.

**Figure 2.1: Weekly gross household income for first time buyers, 2022-23**

**Base: all recent first time buyers**

**Notes:**

1) underlying data are presented in Annex Table 2.2

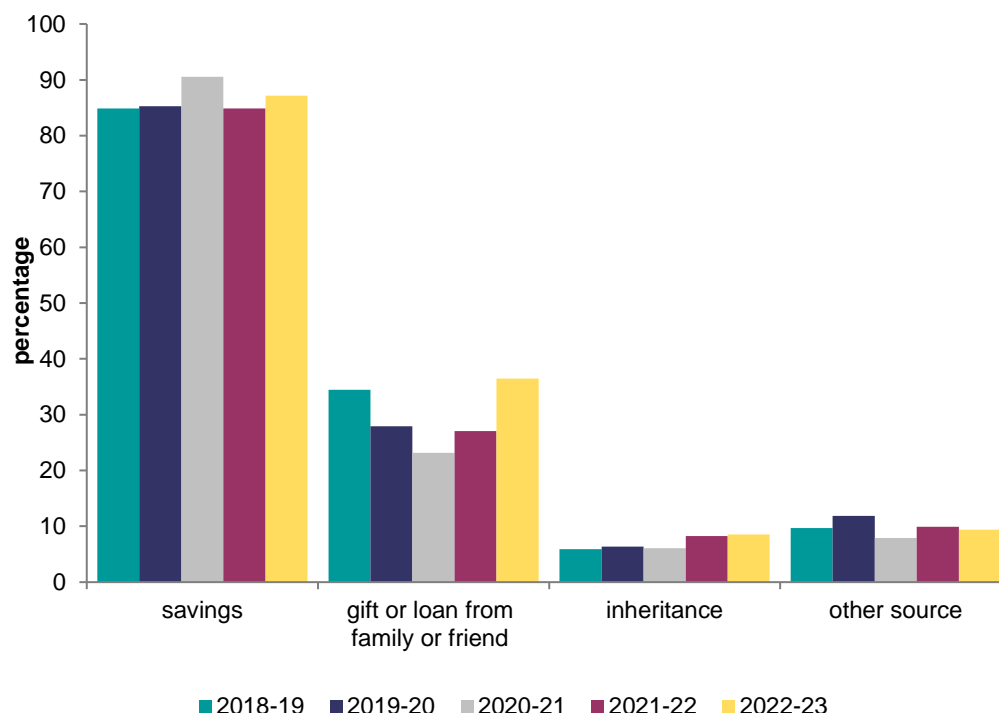
2) first quintile: £76-£360, second: £360-£596, third: £596-£888, fourth: £888-£1,372, fifth: £1,372-£16,805

Source: English Housing Survey

Of first time buyers who had a mortgage, nearly all (95%) had a repayment mortgage. Over half of first time buyers (52%) with a mortgage had taken a repayment period of 30 years. A small proportion (4%) had a 1-19 year mortgage. The remaining first time buyers (44%) had a repayment period of 20-29 years. There is no significant difference in these numbers from 5 years ago, Annex Table 2.1.

Around two thirds of first time buyers (65%) paid a deposit of less than 20% of the purchase price of their property. This includes one fifth of first time buyers who paid a deposit between 0% and 9%, and a further 45% who paid a deposit of between 10% and 19% of the purchase price of their property. A small proportion (10%) bought their first home outright.

In 2022-23, most first time buyers (87%) funded the purchase of their first home with savings, 36% reported receiving help from family or friends, up from 27% the previous year, while 9% used an inheritance as a source of deposit, Figure 2.2. While the proportion of first time buyers who receive help from family and friends has recently fluctuated year-on-year, we have seen an overall increase since the first time this was reported (22% of first time buyers had help from family and friends in 2003-04, [EHS 2013-2014 Household Report](#)) as well as an overall diversification of the source of funds required for a first time buyer deposit – first time buyers now draw on a wider range of sources to make up their deposit.

**Figure 2.2: Source of deposit for recent first time buyers, 2018-19 to 2022-23**

**Base: all recent first time buyers**

**Notes:**

- 1) more than one answer could be given
  - 2) underlying data are presented in Annex Table 2.1
- Source: English Housing Survey, full household sample

## Mortgage costs

In 2022-23, the average (median) mortgage payment was £173 per week. Median mortgage payments were higher in London (£256) than in the rest of England (£162). Between 2021-22 and 2022-23, the median mortgage payment in England increased from £154 to £173. The median mortgage payment outside of London increased by £19 from £143 to £162, Annex Table 2.3.

The average (mean) mortgage payment was £208 per week. Mean mortgage payments were higher in London (£333) than in the rest of England (£190). Since 2020-21, the average weekly mortgage payment in London increased by £89 from £244 to £333. Over the same period the mean weekly mortgage payment in the rest of England increased by £27, from £163 to £190.

## Rents

The average (mean) rent for households in the social sector was £111 compared with £232 per week in the private rented sector, a difference of £121 per week, Annex Table 2.4.

Social and private rents are higher in London than in the rest of England. In 2022-23, the average (mean) private rent in London was £356 per week, compared to £190 per week outside of London. The average social rent was £140 per week in London, compared to £105 per week in the rest of England.

## Affordability

In this section, affordability is explored. A simple measure of housing affordability has been derived by calculating the average proportion of income spent on housing. The proportion of income spent on mortgage payments (both the repayment element and the interest element) is compared with the proportion spent on rents in the social and private rented sectors. Housing-related costs, such as water and fuel bills, insurance, maintenance costs and council tax are not included in the calculation. Income is taken to be the gross weekly household income, including and excluding benefits. Outright owners are excluded from this analysis as they have no mortgage costs.

Two different calculations are made: one based on the household income (i.e. the income of all the members of the household), and another based on HRP and partner income only (irrespective of whether there are other adults in the household). For both measures it is not known which members of the household actually contribute to the rent or mortgage. For the household measure, it is assumed that all household members contribute to the rent or mortgage; for the HRP and partner measure, it is assumed that only the HRP and partner contribute.

On average, mortgagors spent 18% of their household income on mortgage payments, whereas rent payments including housing support were 26% for social renters and 32% of household income for private renters. If housing support was excluded, the average proportion of income spent on rent would be 34% for social renters and 37% for private renters, Annex Table 2.5 and Figure 2.3.

**Figure 2.3: Mortgage/rent as a proportion of household income (including and excluding housing support), by tenure, 2022-23**



**Base: all households making mortgage or rent payments**

**Notes:**

1) underlying data are presented in Annex Table 2.5

2) excludes households without a mortgage (i.e. outright owners), those with part-mortgage and part-rent (i.e. shared owners) and zero rent households

3) includes income from all household members irrespective of whether or not they contribute to the rent or mortgage

**Source: English Housing Survey, full household sample**

Between 2012-13 and 2022-23, the proportion of household income that mortgagors spent on their mortgage remained similar (19% in 2012-13 and 18 in 2022-23). The proportion of household income (including housing support) that social renters spent on their rent decreased from 28% to 26%. In the same period, the proportion of household income that private renters spent remained similar (34% in 2012-13 and 32% in 2022-23).

When HRP and partner income is used, mortgagors spent an average of 19% of their income on mortgage payments in 2022-23, whereas rent payments were 29% of income for social renters and 40% of joint income for private renters (including housing support). Excluding housing support, the average proportion of income spent on rent was 37% for social renters and 46% for private renters.

## Mortgage and rent arrears

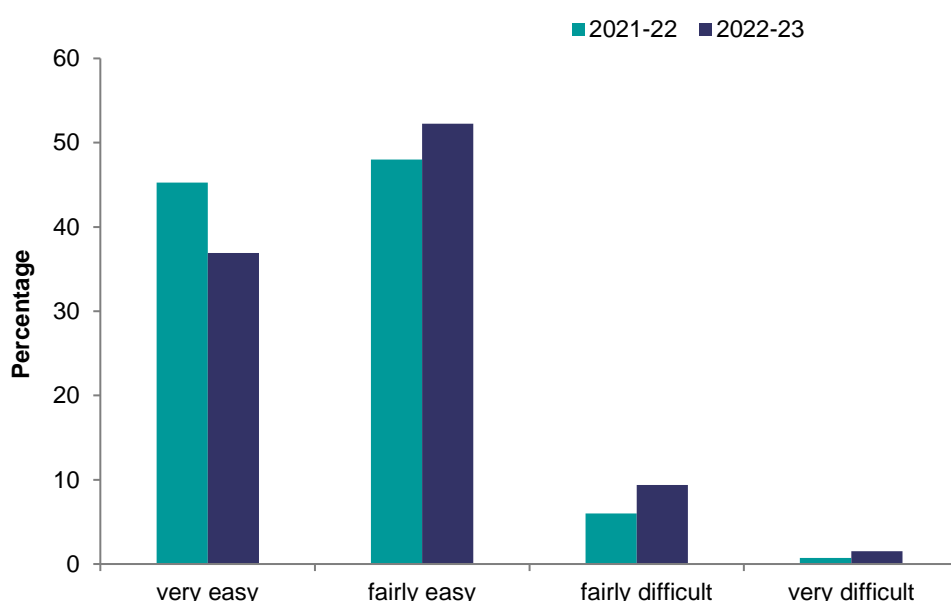
In 2022-23, approximately 34,000 (0.5%) mortgagors reported being in arrears. This is similar to the proportion in 2021-22 (0.7% or 52,000 households). The proportion of



mortgagors who reported being in arrears has remained at or below 2% since 2011-12, Annex Table 2.6.

In 2022-23, 89% of mortgagors reported they found it very or fairly easy to afford their mortgage, a decrease from 93% of mortgagors in 2021-22. Within this, the proportion finding it very easy fell from 48% to 37%. Consequently, more respondents reported a rise in some level of difficulty in affording repayments, with 9% of mortgagors finding it fairly difficult and 1% finding it very difficult, Annex Table 2.8, Figure 2.4.

**Figure 2.4: Ease of affording mortgage, 2021-22 to 2022-23**



**Base:** all mortgagors (including shared owners) who are up to date with mortgage payments

**Note:** underlying data are presented in Annex Table 2.8

**Source:** English Housing Survey, full household sample

In 2022-23, 2% of private renters reported being in rent arrears and a further 4% reported they had fallen behind with rent payments in the 12 months prior. This was similar to the proportion who reported being currently in arrears (3%) or in arrears in the 12 months prior (4%) in 2021-22, Annex Table 2.7.

Social renters were more likely to report being in rent arrears than private renters: 9% reported they were currently in arrears, and 6% reported that they had fallen behind with payments in the 12 months prior to the interview.

In 2022-23, just over a quarter of private renters (29%) reported finding it either fairly or very difficult to afford their rent, similar to the proportion in 2021-22 (26%). A similar

proportion of social renters (27%) reported finding it either fairly or very difficult to afford their rent. Annex Table 2.9.

## Housing support

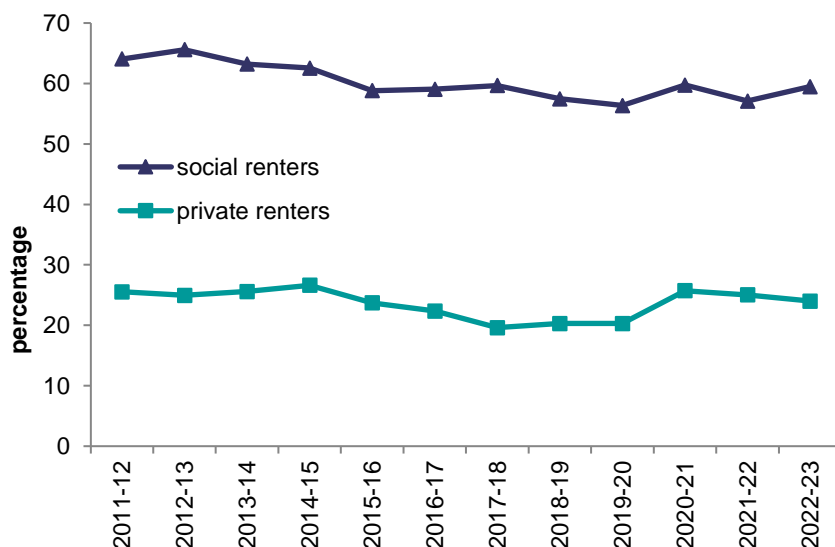
Housing support is a means-tested benefit provided by the state to low income households. It includes both legacy Housing Benefit, as well as the housing element of Universal Credit. This section compares receipt of housing support by households in the social and private rented sectors.

Housing support receipt is reported on a household level, and households will be counted as in receipt of support if at least one person in the household receives support for housing costs, though the respondent may not necessarily know about benefit receipt across all household members. More than one person in the household could be in receipt of support. EHS figures may differ from those published by the Department of Work and Pensions, because we define households differently. For more information, please see the [Glossary](#).

In 2022-23, 59% (2.4 million households) of social renters and 24% (1.1 million households) of private renters received housing support to help with the payment of their rent, Annex Table 2.10 and Figure 2.5.

The proportion of private renters receiving housing support in 2022-23 (24%) remained similar to the proportion in 2021-22 (25%), although there was an increase from 20% in 2017-18. The proportion of social renters receiving housing support (59%) has remained similar to 2021-22 (57%), though is significantly lower than in 2012-13 (66%).

**Figure 2.5: Percentage of private and social renters in receipt of housing support, 2011-12 to 2022-23**



**Base: all renting households**

**Note: underlying data are presented in Annex Table 2.10**

**Source: English Housing Survey, full household sample**

Social renters in receipt of housing support received an average of £87 per week, lower than the average amount received by private renters (£133). The average amount of housing support received by private renters was higher than in 2019-20 (£113), though was similar to recent years. The average amount of housing support received by social renters was also higher than in 2019-20 (£81), though was similar to recent years.

Over a third (36%) of working social renters received housing support in 2022-23, an increase compared to 2021-22 (30%). This proportion was lower for private renters, where 17% of working private renters received housing support in 2022-23, similar to 2021-22 (18%) but an increase compared to 2019-20 (11%), Annex Table 2.11.

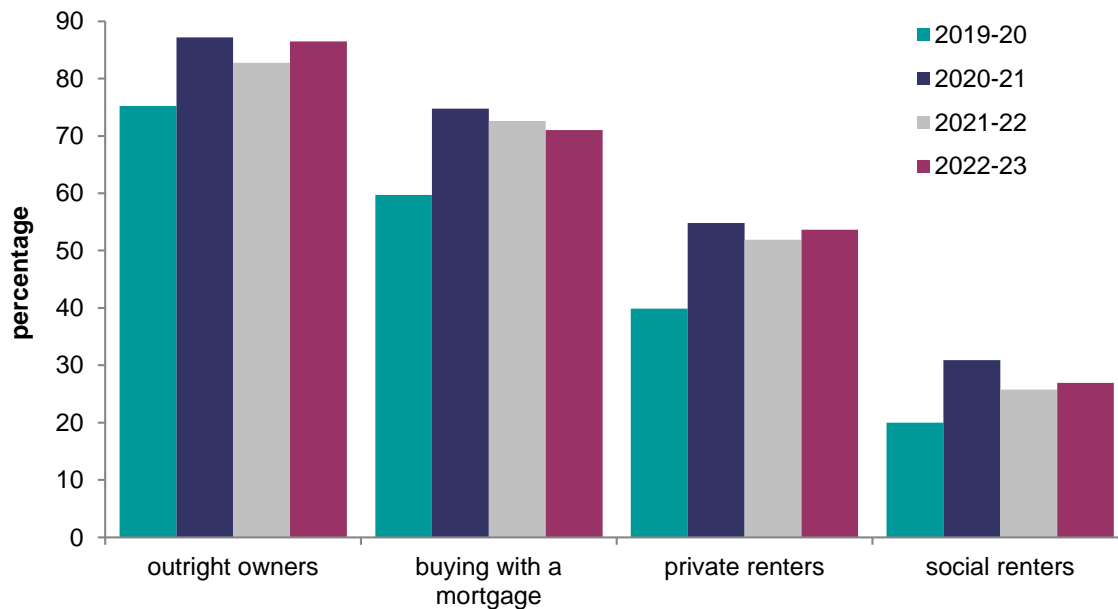
## Savings

For 2022-23, the proportion of households with savings increased compared to 2021-22. Around 66% (15.8 million) of households in England reported they had savings, compared to 64% in 2021-22, Annex Table 2.12 and Figure 2.6.

Owner occupiers were the most likely tenure to have savings, with 79% (12.3 million households). Those who owned outright were more likely to have savings (86%) than were mortgagors (71%). The proportion of those who owned outright with savings increased from 83% in 2021-22, though is similar to 2020-21 (87%). The proportion of mortgagors without savings remained similar (27% in 2021-22).

Private renters (54%, 2.4 million households) were more likely to have savings than social renters (27%, 1.1 million households). The proportion of social and private renters with savings remained similar to 2021-22 (apparent increases are statistically insignificant).

**Figure 2.6: Proportion of households with savings, by tenure, 2019-20 to 2022-23.**



**Base:** all households

**Note:** underlying data are presented in Annex Table 2.12

**Source:** English Housing Survey, full household sample

## Chapter 3: Housing history and future housing

This chapter begins by discussing the demographic and economic characteristics of first time buyers, before outlining the future buying expectations of renters. This is followed by an assessment of length of time in current accommodation and tenure, before finishing with household moves in the previous 12 months.

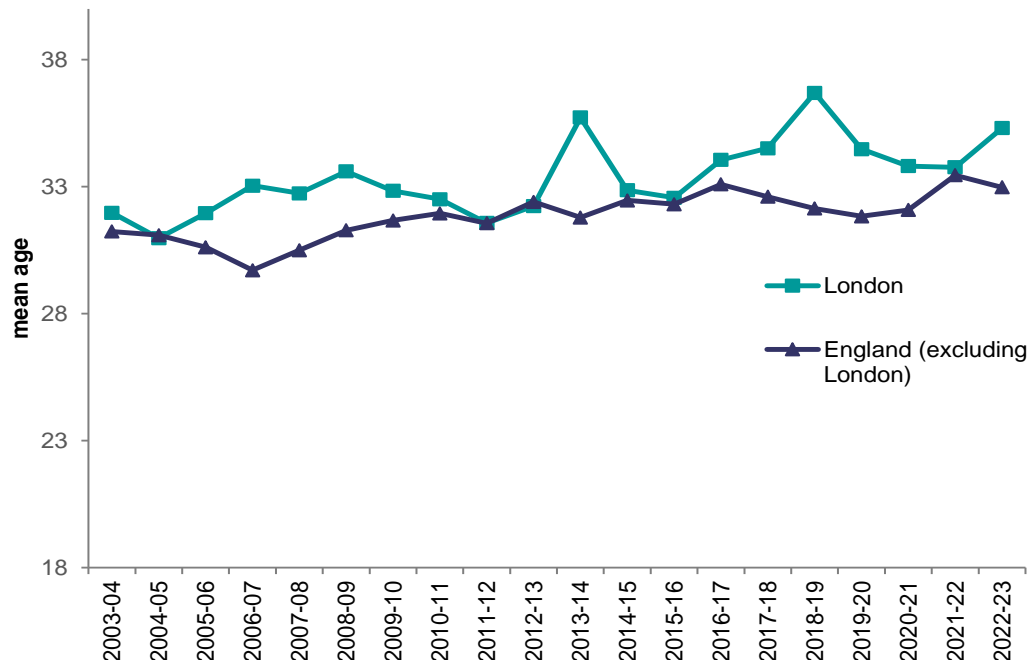
### First time buyers

In 2022-23, there were around 874,000 recent first time buyers in England. Recent first time buyers are those who had bought a home for the first time in the last three years and had not previously owned a property. These figures fluctuate year on year due to small sample sizes, particularly in London and should be considered as indicative only, Annex Table 3.2.

#### Age

In 2022-23, the average (mean) age of first time buyers was 34 years. In London the average age of first time buyers was 35, in the rest of England it was 33 years, Annex Table 3.3 and Figure 3.1.

**Figure 3.1: Mean age of first time buyers, London and the rest of England, 2003-04 to 2022-23**



**Base:** all recent first time buyers (resident for less than three years)

**Note:** underlying data are presented in Annex Table 3.3

**Sources:**

2003-04 to 2007-08: Survey of English Housing

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

In 2022-23 the majority of first time buyers were aged between 25 and 34. There was a decrease in the proportion of first time buyers with a HRP aged between 35 and 44 from 2021-22, falling from 30% to 20% in 2022-23, although 2022-23 is similar to pre-pandemic proportions (22% in 2019-20). There was also an increase in the proportion of first time buyers aged 45 or older compared to 2019-20, rising from 5% to 13%, Annex Table 3.1.

### Household type

In 2022-23, 40% of first time buyer households were couples with no dependent children, 32% were one person households and 24% were couples with dependent children. Lone parents with dependent children made up the smallest proportion of first time buyer households, at 2%, Annex Table 3.1.

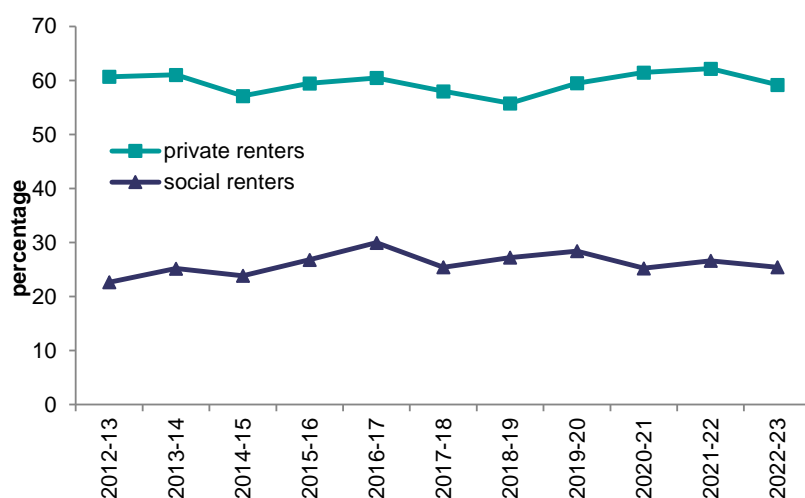
There were fewer other multi-person first time buyer households in 2022-23 compared to 2021-22, with a decrease from 6% to 2%. However, the proportion of multi-person households is more consistent with pre COVID-19 levels (4% in 2019-20). There is no statistically significant change between 2019-20 and 2022-23.

First time buyer households consisting of one person increased since before the pandemic (2019-20), rising to 32% in 2022-23, Annex Table 3.1.

### Future buying expectations

In 2022-23, 59% of private renters (2.6 million households) and 25% of social renters (1 million households) said they expected to buy a property at some point in the future, Figure 3.2.

**Figure 3.2: Percentage of private and social renters who expect to buy, 2012-13 to 2022-23**



Base: all renting households

Note: underlying data are presented in Annex Table 3.4

Source: English Housing Survey, full household sample

Among renters who expected to buy, in 2022-23, 30% of private renters expected to do so in five to ten years, an increase from the 26% in 2021-22. Social renters expecting to buy in 2022-23 were more likely to think it would be 10 years or more before they did so compared to 2021-22 (25% and 18% respectively).

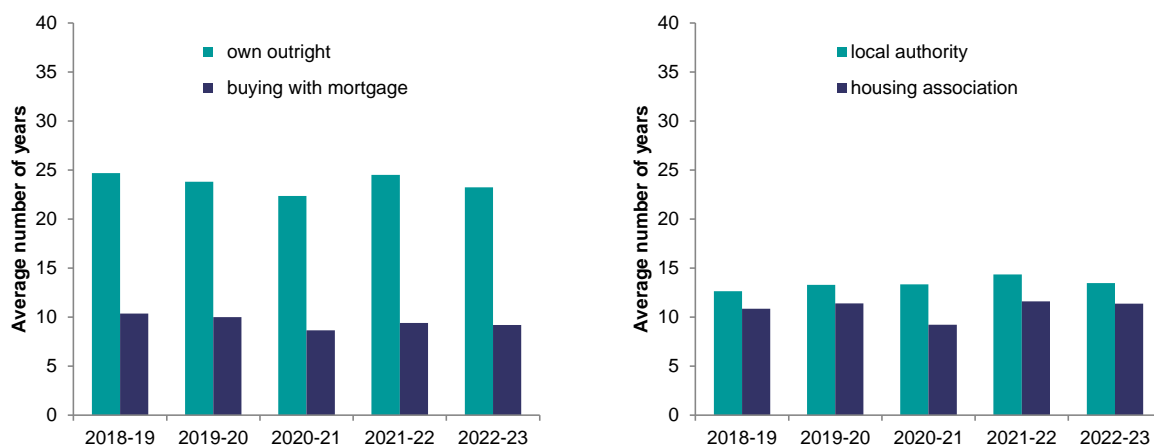
## Length of time in current accommodation and tenure

In 2022-23, owner occupiers had lived at their current address for an average of 16.8 years. Not surprisingly, outright owners lived in their current home for longer than mortgagors (23.2 years compared with 9.2 years), Annex Table 3.6.

The average number of years owner occupiers spent in their current address decreased, from 17.6 years in 2021-22 to 16.8 years in 2022-23. This is driven by outright owners, who lived in their current home for an average of 24.5 years in 2021-22, down to 23.2 in 2022-3. The change in average number of years in current home for private renters (from 4.4 to 4.3) and social renters (from 12.7 to 12.2) is not statistically significant.

Social renters lived at their current address for an average of 12.2 years, however local authority renters were more likely to have lived at their current address longer than housing association renters (13.4 years compared to 11.4 years).

**Figure 3.3: Average number of years in current home, 2018-19 to 2022-23**



**Base: all households**

**Note: underlying data are presented in Annex Table 3.6**

**Source: English Housing Survey, full household sample**

Private renters lived at their current address for less time than other tenures, on average 4.3 years. For private renters who had been resident for less than 1 year in 2022-23, 67% were in private rented housing previously. Of social renters who had been residents for less than a year, 53% were previously tenants of social housing, Annex Table 3.7.

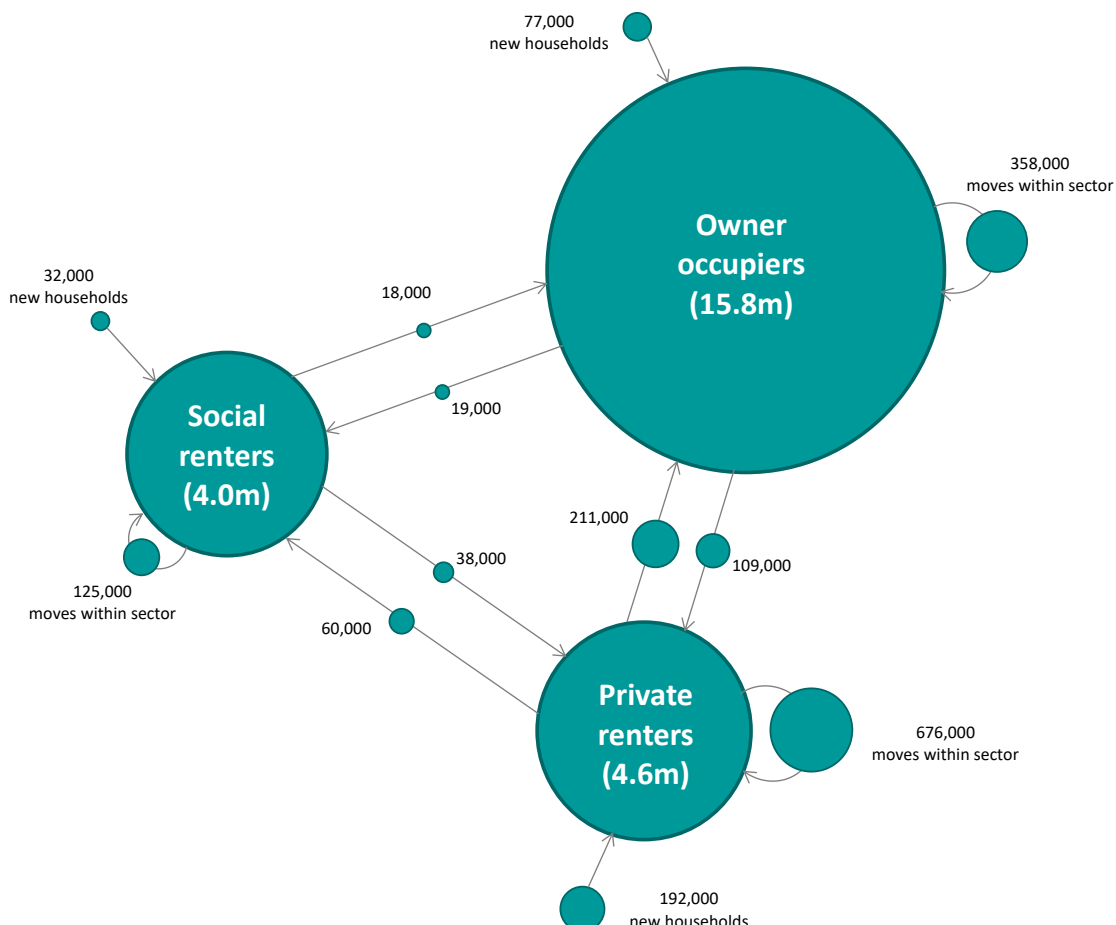
## Household moves

In 2022-23, approximately 1.9 million households had moved home in the previous 12 months. The majority of household moves occurred within, into or out of private rented dwellings. In total, 676,000 households moved within the tenure (from one privately rented home to another) and 192,000 new households moved into the private rented sector, Figure 3.4.

There was less movement in the social rented and owner occupied sectors. In 2022-23, there were 125,000 households that moved from one social rented property to another, and 32,000 new households moved into the sector.

In the owner occupied sector, 358,000 households moved within the tenure and 77,000 new households were created. There were 211,000 households that moved into the tenure from the private rented sector.

**Figure 3.4: Household moves, by tenure, 2022-23**



Base: household reference persons resident less than a year

Notes:

- 1) underlying data are presented in Annex Tables 1.1 and 3.7
- 2) a small number of cases with inconsistent responses have been omitted
- 3) survey cannot identify the number of households which have ended

Source: English Housing Survey, full household sample



## Chapter 4: Dwelling condition

This chapter begins by presenting levels of overcrowding and under-occupation, followed by an assessment of EHS housing quality measures: decent homes, HHSRS and damp by tenure. It ends by discussing the presence of a working smoke alarm and the household frequency of testing smoke alarms.

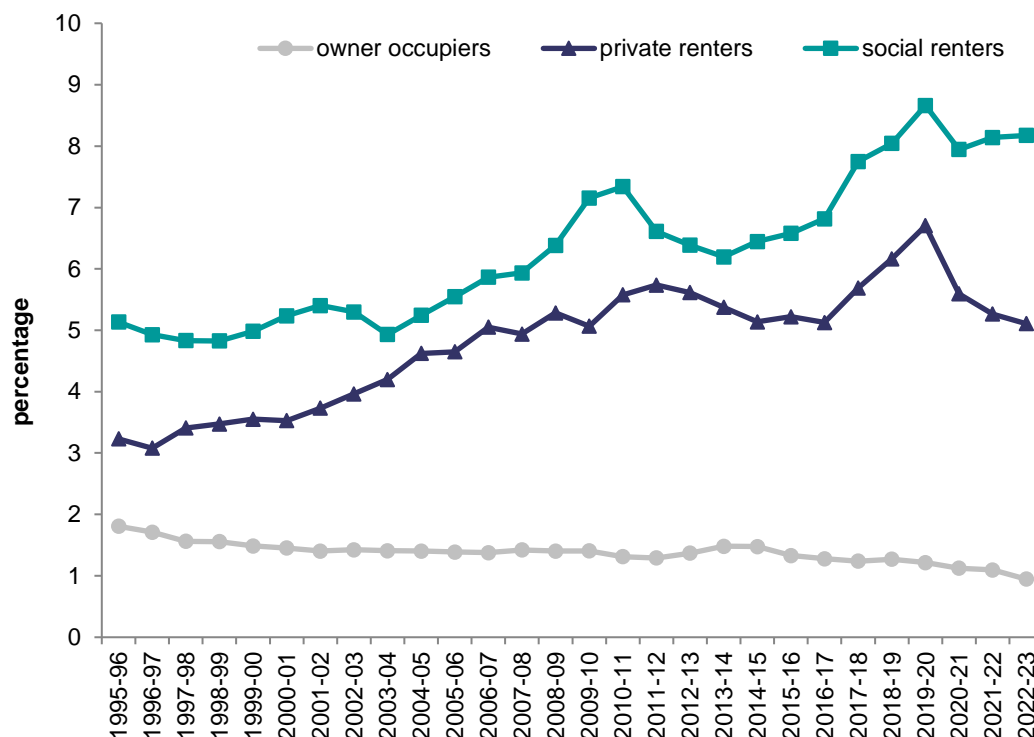
### Overcrowding and under-occupation

Levels of overcrowding and under-occupation are measured using the bedroom standard (see [glossary](#) for more detail). This is essentially 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 were combined to produce the overcrowding estimates in this section.

The overall rate of overcrowding in England in 2022-23 was 3%, with approximately 708,000 households living in overcrowded conditions. This is similar to 2021-22 where around 732,000 households were overcrowded (3%), Annex Table 4.1.

Overcrowding was more prevalent in the rented sectors than for owner occupiers. In 2022-23, 1% of owner occupiers (148,000 households) were overcrowded compared with 8% of social renters (328,000) and 5% of private renters (232,000).

**Figure 4.1: Overcrowding, by tenure, 1995-96 to 2022-23**

Base: all households

Notes:

- 1) data are based on three year averages, which are the average of the three years up to and including the labelled date
- 2) underlying data are presented in Annex Table 4.1

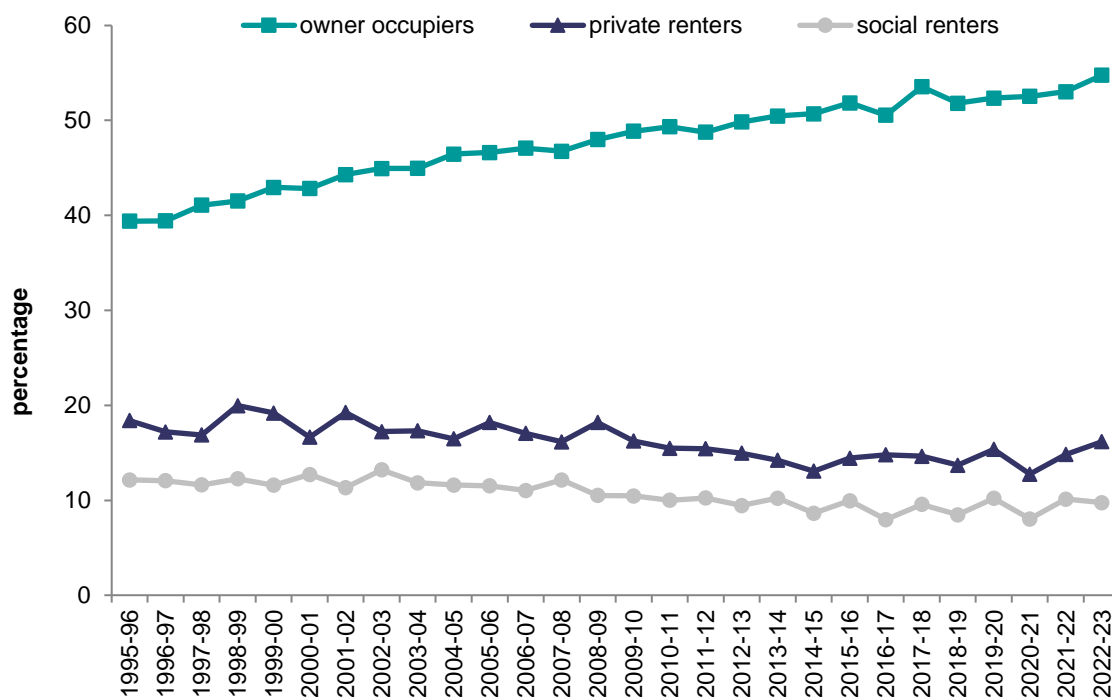
Sources:

- 1995-96 to 2007-08: Survey of English Housing;  
2008-09 onwards: English Housing Survey, full household sample

The overall rate of under-occupation in England in 2022-23 was 40% with around 9.8 million households living in under-occupied homes, Annex Table 4.2.

Under-occupation was much more prevalent among owner occupiers than in the rented sectors. Over half (55%) of owner occupied households (8.7 million households) were under-occupied in 2022-23 compared with 16% of private rented (743,000) and 10% of social rented (391,000) households.

The overall proportion of under-occupied households among owner occupiers in England increased between 2012-13 and 2022-23 from 50% (7.1 million households) to 55% (8.7 million households), continuing the upward trend. No change was seen among renters over the same time period, Figure 4.2.

**Figure 4.2: Under-occupation, by tenure, 1995-96 to 2022-23**

Base: all households

Note: underlying data are presented in Annex Table 4.2

Sources:

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

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

## Dwelling quality and condition

The combined 2022 dwelling dataset includes dwelling data collected through full physical surveys in 2022-23 and [‘external plus’](#) surveys in 2021-22. The headline figures for this report use a hybrid variable that combines actual measured data from 2022-23 with modelled data from 2021-22, which include vacant dwellings.

Housing quality measures modelled during the COVID-19 period (2020 and 2021) are for occupied dwellings only. Comparisons made with previous years should be considered with caution. Where appropriate, we have made additional comparisons with pre-pandemic data (2019).

## Decent homes

For a dwelling to be considered ‘decent’ under the Decent Homes Standard it must:

- meet the statutory minimum standard for housing (the Housing Health and Safety System (HHSRS) since April 2006), homes which contain a Category 1 hazard under the HHSRS are considered non-decent

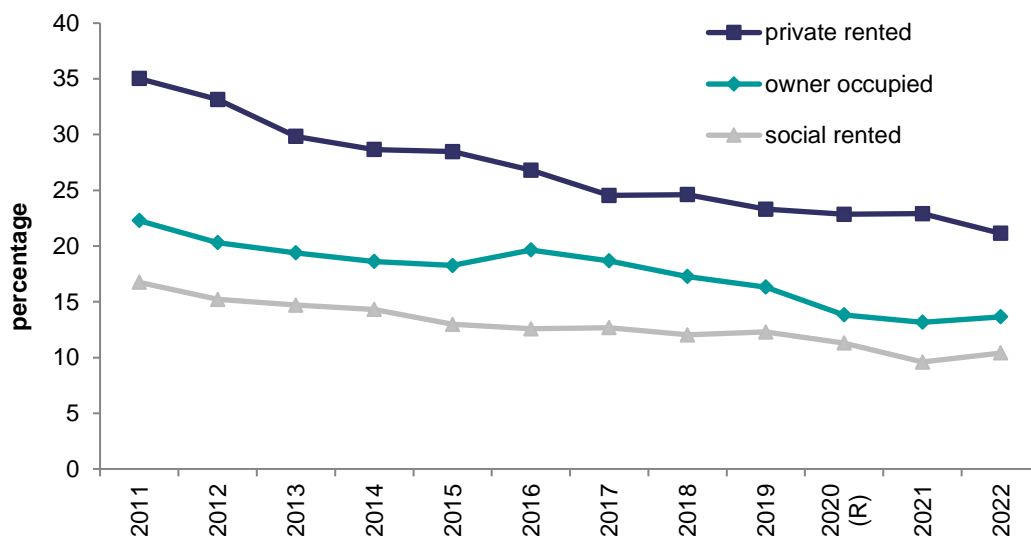
- provide a reasonable degree of thermal comfort
- be in a reasonable state of repair
- have reasonably modern facilities and services

In 2022, 15% or 3.7 million dwellings failed to meet the Decent Homes Standard. Between 2011 and 2019, there was a notable reduction in the prevalence of non-decent dwellings across all tenures, Annex Table 4.3.

Private rented dwellings had the highest proportion of non-decent homes (21%) while the social rented sector had the lowest (10%). Among owner occupied homes, 14% failed to meet the Decent Homes Standard, Figure 4.3

Both social rented and owner occupied dwellings saw a decrease in levels of non-decency in 2022 compared to 2019. The apparent decrease in non-decent homes in the private rented sector is statistically insignificant.

**Figure 4.3: Non-decent homes, by tenure, 2011 to 2022**



Base: 2011-2019 and 2022 All dwellings; 2020-2021 Occupied dwellings

Notes:

- 1) 2020 and 2021 figures are estimated based on dwelling level modelled data
- 2) 2020 were revised from extrapolated to dwelling modelled data and marked with an (R)
- 3) underlying data are presented in Annex Table 4.3

Sources:

- 2011-2019 English Housing Survey, dwelling sample
- 2020-2021 English Housing Survey, modelled data based on occupied dwelling sample
- 2022 English Housing survey dwelling sample, modelled and observed data based on all dwellings

[Local Authority Housing Statistics \(LAHS\)](#), published alongside this report, show that 8% of local authority homes did not meet the Decent Homes Standard in 2023. The LAHS figures show a lower proportion of non-decent homes because only the properties that local authorities have been made aware of (e.g. after a property is vacated or if the tenant raises

an issue) are included in the count. Cases where tenants have refused improvement work are also excluded.

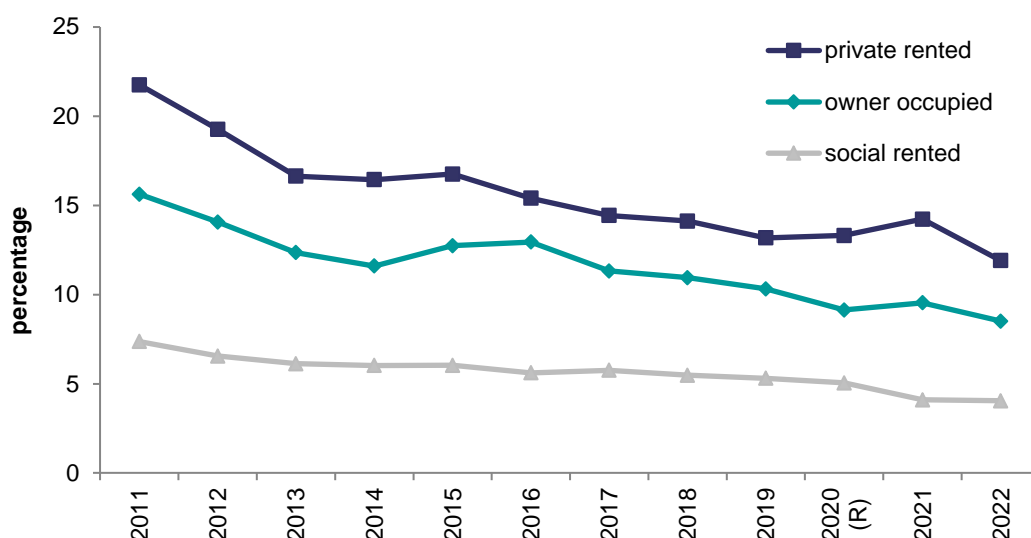
## Housing Health and Safety Rating System (HHSRS)

The HHSRS is a risk-based assessment that identifies hazards in dwellings and evaluates their potential effects on the health and safety of occupants and their visitors, particularly vulnerable people. The most serious hazards are called Category 1 hazards and where these exist in a home, it fails to meet the statutory minimum standard for housing in England.

In 2022, 8% or 2.1 million dwellings in England had a HHSRS Category 1 hazard, less than in 2021 (9%). Such hazards were more prevalent in the private rented dwellings (12%) than owner occupied (9%) or social rented dwellings (4%), Annex Table 4.4 and Figure 4.4.

Compared to pre-COVID measurements, the proportion of owner occupied dwellings with Category 1 hazards fell from 10% in 2019 to 9% in 2022. Similarly, social rented dwellings decreased from 5% of dwellings to 4% with a Category 1 hazard. The apparent decrease in the proportion of PRS dwellings with a Category 1 hazard was statistically insignificant.

**Figure 4.4: Homes with Category 1 hazards, by tenure, 2011 to 2022**



Base: 2011-2019 and 2022 All dwellings; 2020-2021 Occupied dwellings

**Notes:**

- 1) 2020 and 2021 figures are estimated based on dwelling level modelled data
- 2) 2020 figures were revised from extrapolated to dwelling modelled data and marked with an (R)
- 3) underlying data are presented in Annex Table 4.4

**Sources:**

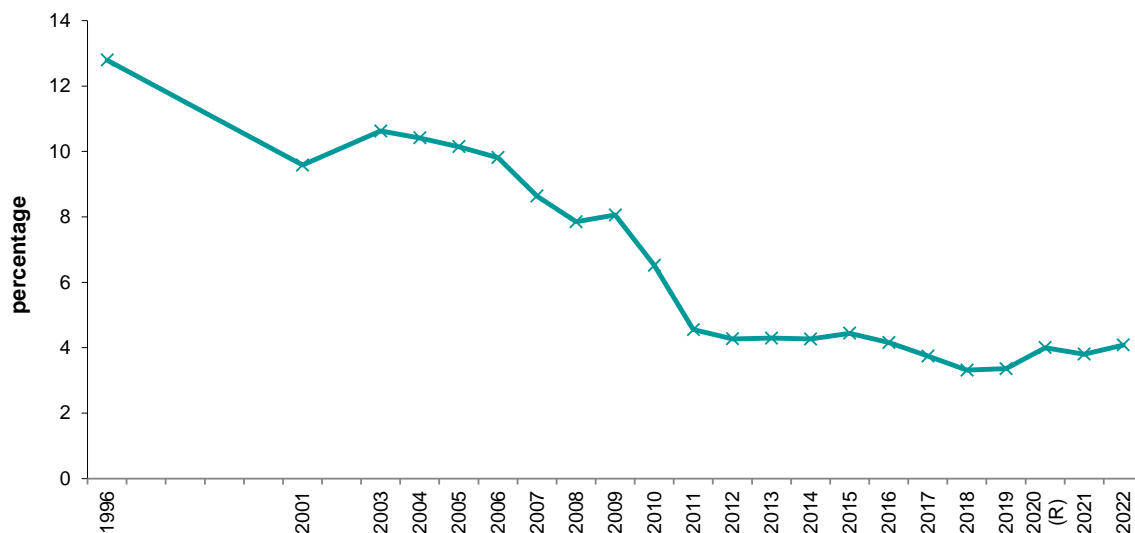
- 2011-2019 English Housing Survey, dwelling sample
- 2020-2021 English Housing Survey, modelled data based on occupied dwelling sample
- 2022 English Housing survey dwelling sample, modelled and observed data based on all dwellings

## Damp

In the English Housing Survey, a home is considered to have damp or a problem with damp if the surveyor records damp which is significant enough to be taken into consideration when making their HHSRS assessments. Therefore, minor issues of damp are not recorded and, for consistency, would not be part of the modelled data. In 2022, the data presented for 2022 contains hybrid data combining actual measured data with modelled data. Comparisons with previous years should be considered with caution.

In 2022, 4% or 1 million dwellings had a problem with damp. Between 1996 and 2011, there was a sizable reduction in the prevalence of all dwellings with any damp problems, however incidences of damp have increased since 2019 from 3%, Annex Table 4.5 and Figure 4.5. While this goes against the general trend of improvement, it is not necessarily surprising - due to the COVID-19 national lockdowns the rate of maintenance and repairs could have slowed or stalled, making remediation of damp problems difficult.

**Figure 4.5: Damp problems, 1996 to 2022**



**Base: 1996-2019 and 2022 All dwellings; 2020-2021 Occupied dwellings**

**Notes:**

- 1) 2020 and 2021 figures are estimated based on dwelling level modelled data
- 2) 2020 figures revised from extrapolated to dwelling modelled data and marked with an (R)
- 3) underlying data are presented in Annex Table 4.5

**Sources:**

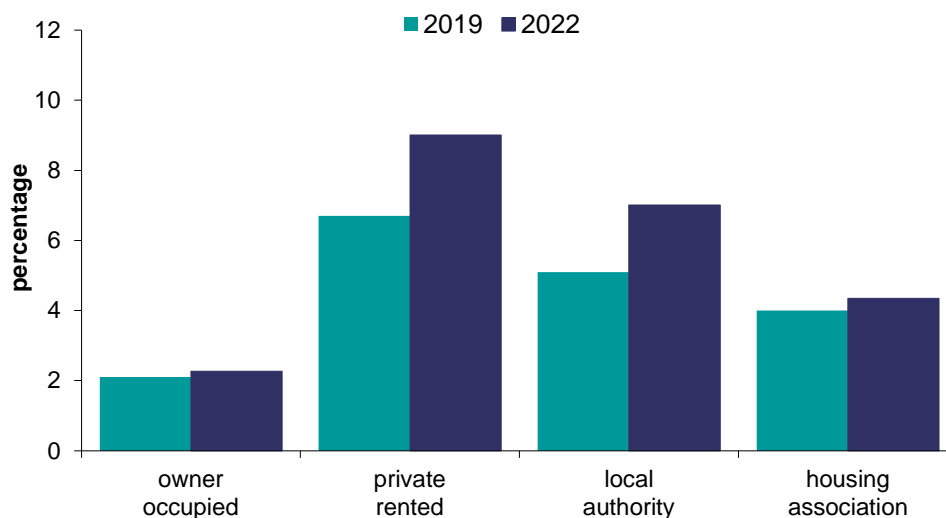
- 1996-2007: English House Condition Survey, dwelling sample
- 2010-2019 English Housing Survey, dwelling sample
- 2020-2021 English Housing Survey, modelled data based on occupied dwelling sample
- 2022 English Housing survey dwelling sample, modelled and observed data based on all dwellings

Damp problems were more prevalent in private rented dwellings, with 9% reported to have a problem in 2022, compared to 5% of social renters and just 2% of owner occupiers,

Annex Table 4.6 and Figure 4.6. This is not surprising given dwellings in the private sector were on average older and more likely to have defects that could lead to damp.

When compared to 2019 (pre-COVID), there was an increase from 7% of private rented dwellings with damp to 9% in 2022. Within the social sector, no statistically significant change was observed compared to 2019. In 2022, 7% of local authority dwellings and 4% of housing association dwellings had damp. Figure 4.6.

**Figure 4.6: Dwellings with any damp problems, 2019 and 2022**



**Base: All dwellings**

**Notes:**

1) underlying data are presented in Annex Table 4.6

**Source:**

2019 English Housing Survey, observed data

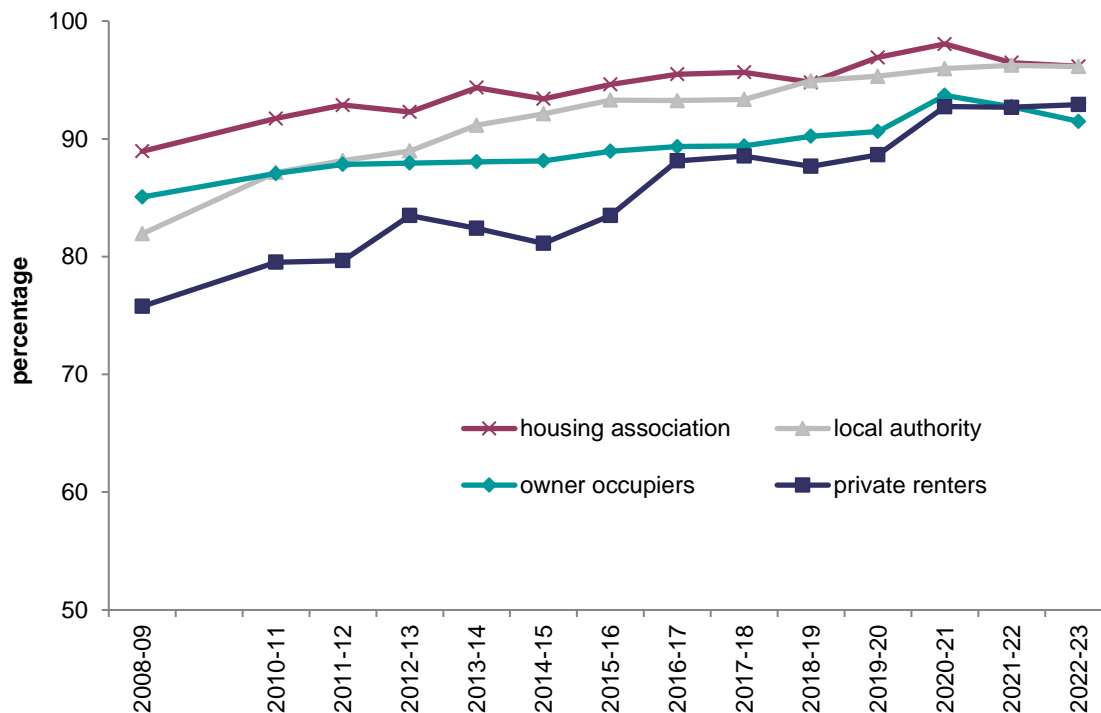
2022 English Housing survey dwelling sample, modelled and observed data based on all dwellings

## Smoke alarms

In 2022-23, 93% of households reported at least one working smoke alarm. The proportion of households with working smoke alarms varied by tenure. Social renters were most likely to report having at least one working smoke alarm (96%), compared with 91% of owner occupiers, and 93% of private renters, Annex Table 4.7 and Figure 4.7.

Between 2012-13 and 2022-23, the proportion of households with a working smoke alarm increased from 88% to 93%.

**Figure 4.7: Households with at least one working smoke alarm, by tenure, 2008-09 to 2022-23**



Base: all households

Notes:

1) data was not collected in 2009-10

2) underlying data are presented in Annex Table 4.7

Source: English Housing Survey, full household sample

While the proportion of households with smoke alarms increased over the last decade, over a fifth of households (23%) reported they had never tested their smoke alarm in 2022-23, higher than the 21% of households in 2021-22 who reported never testing their smoke alarm, Annex Table 4.8. (Smoke alarms have previously been explored in more detail in the [2014-15 Smoke Alarms in English Homes Report](#)),

In 2022-23, 29% of private renters, 28% of social renters and 20% of owner occupiers reported that they had never tested their smoke alarm. The proportion of owner occupiers who had never tested their smoke alarm was higher than in 2021-22 (17%), compared to other tenures.



## Chapter 5: Energy efficiency

This chapter discusses energy efficiency ratings and heating systems by tenure. It then goes onto insulation measures in dwellings before finishing off with smart meters by tenure and subjective overheating.

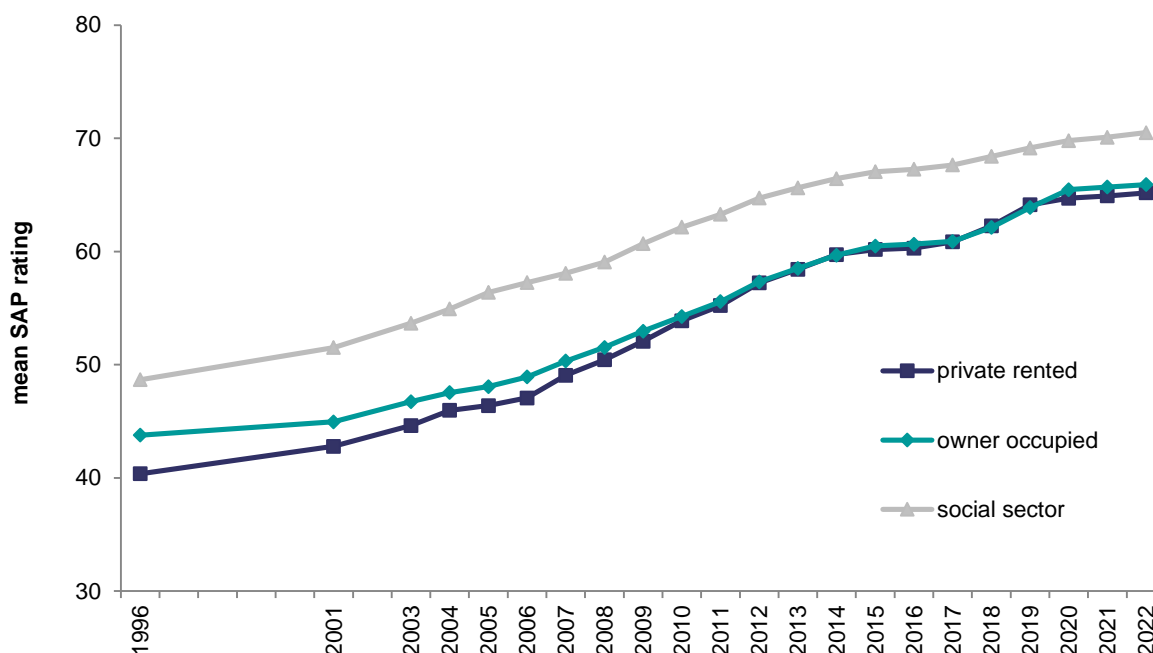
### Energy efficiency rating

The Government's Standard Assessment Procedure (SAP) is used to monitor the energy efficiency of homes. It is an index based on calculating 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 costs). Findings presented in this report were calculated using Reduced Data SAP (RdSAP) version 9.93.

As mentioned elsewhere in this publication, the English Housing Survey physical data aggregates two years of the survey for analysis. Dwelling data from 2022-23 saw full inspections but the 2021-22 data collection year were impacted by COVID-19 restrictions so include observations from our modified 'external plus' inspections and modelled variables. Some physical data on energy efficiency could not be collected as it relies on a surveyor's assessment of the inside of a home. Instead, respondents were asked for details of items usually captured by the survey. Where the data were missing (i.e. loft insulation was present but there was no data on insulation thickness), the EHS model imputed default values, consistent with the approach used in a full survey year (see the [Technical Report](#) for more details).

The energy efficiency of the English housing stock has continued to improve. In 2022, the average SAP rating of English dwellings was 67 points, up from 45 points in 1996, Annex Table 5.1. This longer-term upward trend was evident in all tenures and largely driven by improvements in the prevalence of the most common energy efficiency measures across the stock, particularly cavity wall insulation, boiler upgrades from standard to condensing combi and full double glazing, Annex Table 5.1.

In 2022, the social sector had the highest mean SAP rating of the tenures with 70, with a slight divergence between housing associations (71) and local authorities (70). This has moved the average home in the social rented sector from a band D to a band C. Owner occupied dwellings averaged a rating of 66 and private rented dwellings scored the lowest at 65, both within the band D category. This is not surprising given the age and type of dwellings in the private sector. The social sector contains a higher proportion of purpose built flats compared to the private sector, which have less exposed surface area (external walls and roofs) through which heat can be lost, Figure 5.1.

**Figure 5.1: Mean SAP rating, by tenure, 1996 to 2022**

Base: 1996-2019 and 2022 All dwellings; 2020-2021 Occupied dwellings

Notes:

1) 2010-2012 uses SAP09

2) 2013-2018 uses SAP12. In 2018 RdSAP changed to version 9.93 and improvements were made to the modelling, which has led to a larger increase in the mean SAP rating compared to previous years.

3) underlying data are presented in Annex Table 5.1

Sources:

1996-2007: English House Condition Survey, dwelling sample

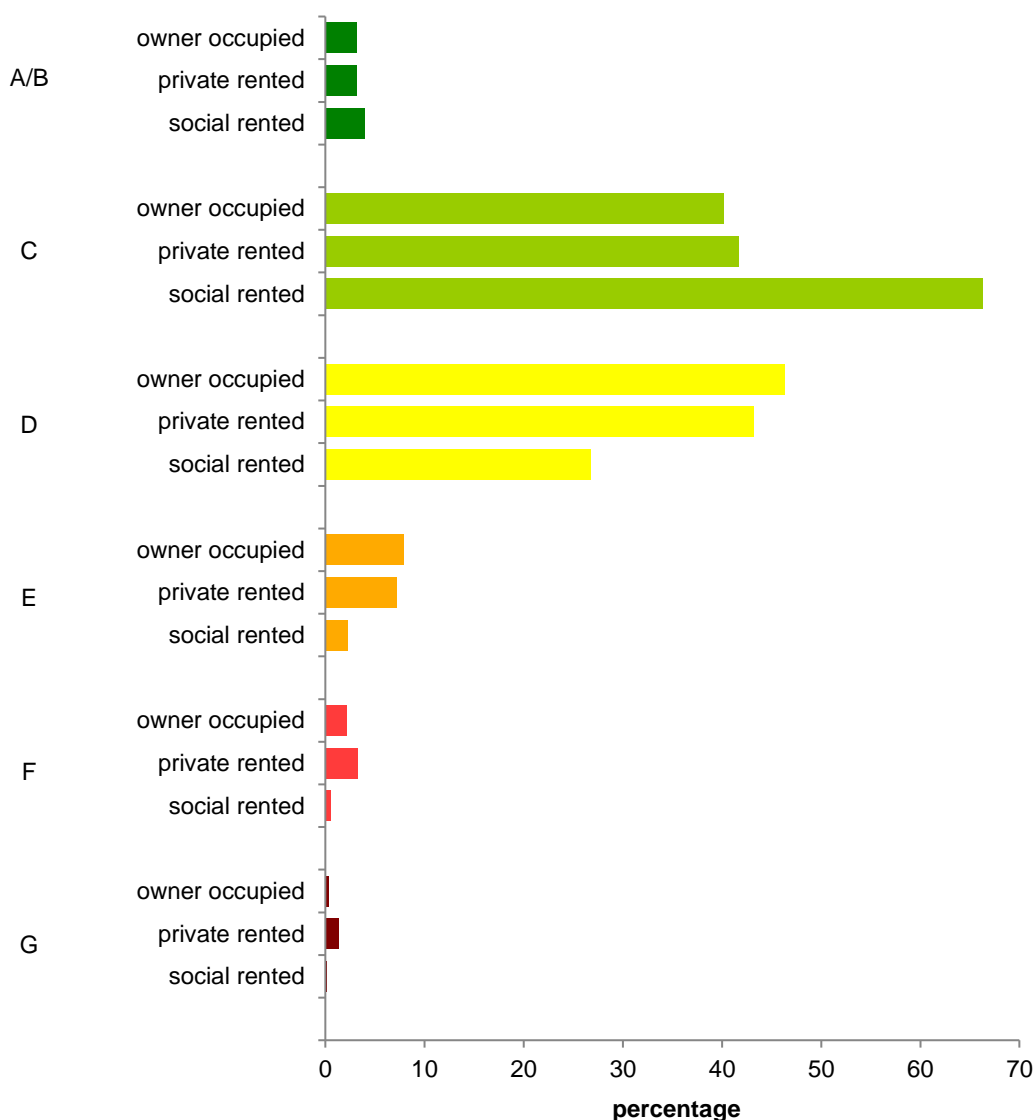
2008-2019: English Housing Survey, dwelling sample

2020-2021: English Housing Survey, modelled data based on occupied dwellings

2022: English Housing survey dwelling sample

The proportion of dwellings in the highest SAP energy efficiency rating (EER) bands A to C increased between 2012 and 2022 from 19% to 48%. The social rented sector saw the largest increase from 36% in 2012 to 70% in 2022, Annex Table 5.2.

Although the average SAP ratings for owner occupied and private rented dwellings were similar, the distribution across the EER bands varied. The most common band for owner occupiers was band D (46%) compared with 43% of private rented dwellings. There was also a higher proportion of dwellings in the lowest two bands in the private rented sector, (3% in F and 1% in G) compared with other tenures, Figure 5.2.

**Figure 5.2: Energy efficiency rating bands for occupied dwellings, by tenure, 2022**

**Base:** All dwellings

**Notes:**

1) underlying data are presented in Annex Table 5.2

**Source:** English Housing Survey, dwelling sample

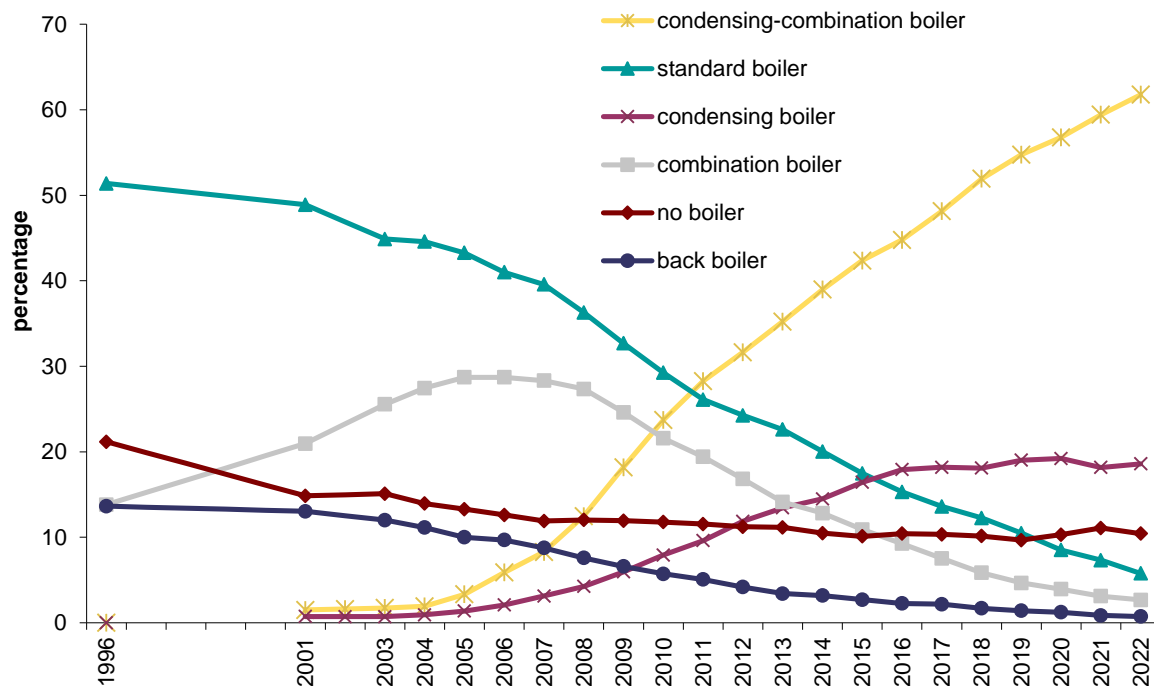
## Heating System

There are two key methods of increasing the energy efficiency of existing dwellings: upgrading the dwelling's heating system and increasing insulation.

The main heating system in properties has remained consistent over the past 10 years. In 2022, 92% (22 million dwellings) had central heating and 5% (1 million dwellings) used storage heaters, Annex Table 5.3.

While just 3% (761,000 dwellings) of all housing stock in England used a portable heater as their main heating source, this is the least cost-effective and most inefficient method of heating. More dwellings in the private rented sector used a fixed room or portable heater (7%) than those the social sector and owner occupied homes (both 2%), Annex Table 5.4.

**Figure 5.3: Boiler types, 1996 to 2022**



Base: 2011-2019 and 2022 All dwellings; 2020-2021 Occupied dwellings

Notes:

1) Condensing and condensing-combination boilers were rare in 1996, so data collection did not start until 2001

2) Underlying data are presented in Annex Table 5.5

Sources:

1996-2007: English House Condition Survey, dwelling sample

2008-2019: English Housing Survey, dwelling sample

2020-2021: English Housing Survey, modelled data based on occupied dwellings

2022: English Housing Survey, dwelling sample

When looking across tenures however, in 2022, owner occupied dwellings are more likely to have a standard boiler (7%) than private or social rented dwellings (5% and 1%). Private rented dwellings were more likely to have no boiler at all (19%) compared to those that were owner occupied (7%) or social rented (16%). Dwellings in the social rented sector were more likely to have newer, more efficient condensing-combination boilers (69%) compared to owner occupied or private rented dwellings (60% and 62% respectively). This may reflect the age and type of dwellings across tenures, Annex Table 5.6.

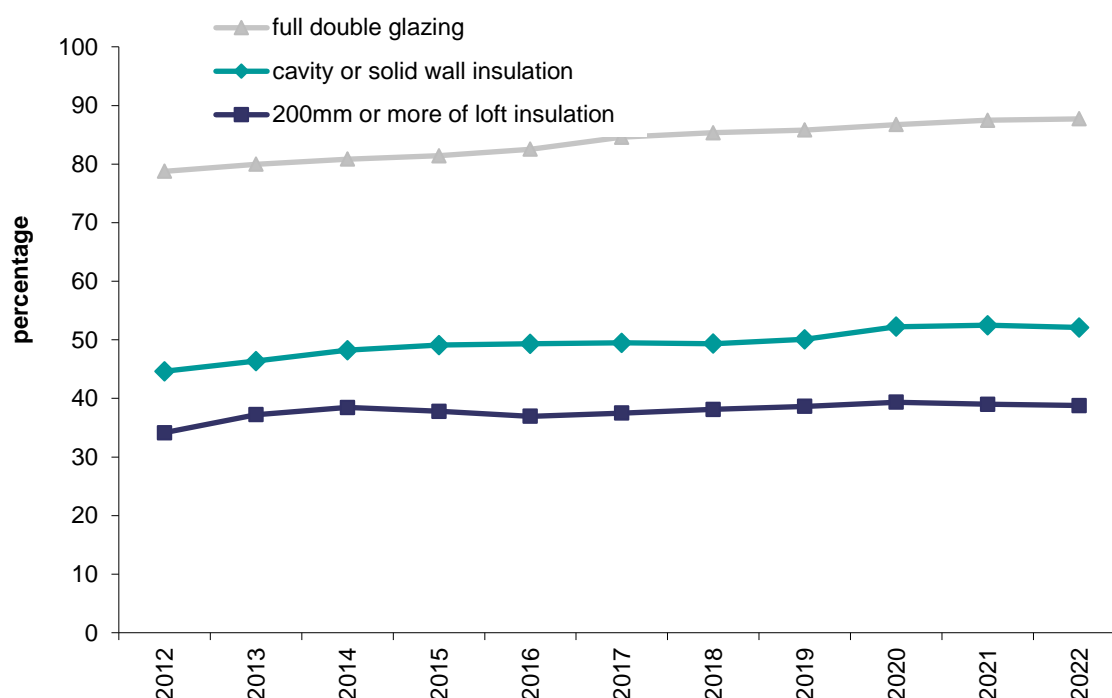
## Insulation

The second main method of increasing a dwelling's energy performance is by increasing or improving insulation. Standard insulation measures include cavity or solid wall insulation,

loft insulation and double glazing. Installation of these measures has increased in the last 10 years.

In 2022, 88% of homes in England had full double glazing, up from 79% of homes in 2012. Just over half (52%) of dwellings had cavity or solid wall insulation (up from 45% in 2012) and 38% had 200mm or more of loft insulation (up from 34% in 2012), Figure 5.4 and Annex Table 5.7.

**Figure 5.4: Insulation measures, 2012 to 2022**



Base: 2011-2019 and 2022, All dwellings; 2020-2021, Occupied dwellings

**Notes:**

- 1) Percentages are based on all dwellings, including those with no loft or other wall type.
- 2) Underlying data are presented in Annex Table 5.7. See footnotes in this table for further detail on methodology for cavity and solid wall insulation.

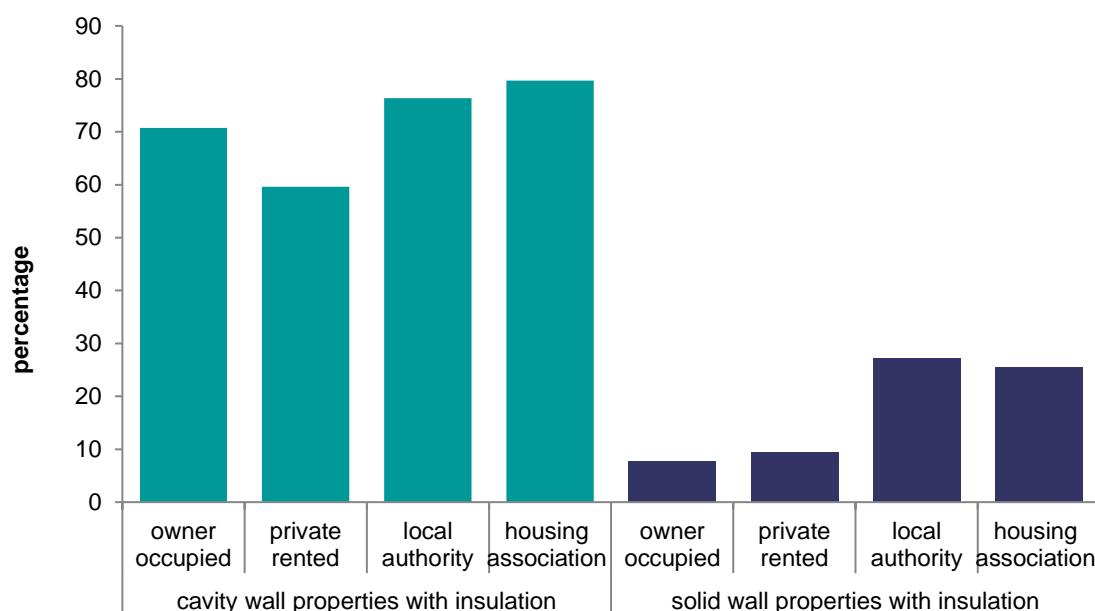
**Sources:**

- 2011-2019: English Housing Survey, dwelling sample  
 2020-2021: English Housing Survey, modelled data based on occupied dwellings  
 2022: English Housing Survey, dwelling sample

Looking at dwellings with predominantly cavity or solid walls, in 2022, 70% of such dwellings had insulation compared with only 10% of dwellings with predominantly solid walls, Annex Table 5.8.

Among dwellings with solid walls, the social rented sector had a higher proportion with solid wall insulation (26%) than both private rented (9%) and owner occupied dwellings (8%).

Among dwellings with cavity walls, private rented dwellings had a lower proportion of dwellings with cavity insulation (60%) than other tenures (71% of owner occupied dwellings and 78% of social rented dwellings), Figure 5.5.

**Figure 5.5: Wall insulation in occupied dwellings, by main wall type and tenure, 2022**

**Base:** dwellings with predominantly cavity walls (green); occupied dwellings with predominantly solid walls (blue)

**Note:** underlying data are presented in Annex Table 5.8

**Source:**

2020-2021: English Housing Survey, modelled data based on occupied dwellings

2022: English Housing Survey, dwelling sample

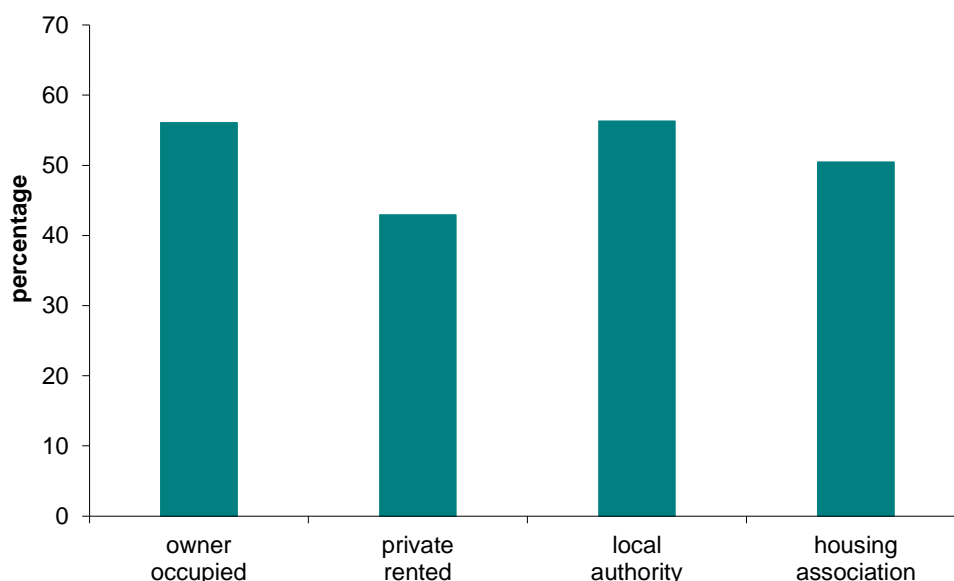
## Smart meters and electricity payment methods

The replacement of traditional meters with smart meters is a national infrastructure upgrade that will make the country's energy system cheaper, cleaner and more reliable. Smart meters are the next generation of meters and offer a range of intelligent functions. For example, they can tell residents how much energy they are using in pounds and pence via an In-Home Display. This information helps customers manage their energy use, save money and reduce emissions. Smart meters communicate automatically with energy suppliers, which avoids manual meter reads and provides customers with accurate bills.

The English Housing Survey asks residents whether they have a smart meter. This section of the report is based on the resident being asked whether they have a smart meter in their home and focusses on electricity meters only.

In 2022-23, over half of households in England reported having an electricity smart meter (53% or 13 million households), this represents an increase compared with 2021-22 (45%).

Owner occupiers and social renters were more likely to report having an electricity smart meter (56% and 53% respectively) compared to private renters (43%), Figure 5.6.

**Figure 5.6: Electricity smart meters, 2022-23**

**Base: all households**

**Notes:**

1) self reported presence of electric smart meters

2) underlying data are presented in Annex Table 5.9

Source: English Housing Survey, full household sample

Residents who paid for their electricity by direct debit or pre-payment token (both 55%) were more likely to report having an electricity smart meter than residents who paid on receipt of the bill (43%) or other methods (28%) e.g. included in the rent, fixed annual bill, Annex Table 5.9.

The EHS results are broadly in line with [smart meter statistics](#) from the Department for Energy Security and Net Zero (DESNZ). As at 1 April 2022, 53% of domestic properties had an electric smart meter. Differences between EHS and DESNZ statistics are likely to reflect the different time periods for data collection and the EHS survey relies on self-reporting.

## Subjective overheating

The English Housing Survey includes a subjective measure for gauging whether residents feel that any part of their home gets uncomfortably hot and, if so, which parts. The EHS also collects data on the potential risk of harm from excessively high indoor temperatures as part of the HHSRS though, due to the small numbers of dwellings meeting this threshold, these figures are not reported here.

In 2022, 11% of residents reported that at least one part of their home got uncomfortably hot. This was an increase from 2021, where it was 9%.

Those in the owner occupied sector, (11%) were more likely to report that at least part of their home got uncomfortably hot than those in the private and social rented sectors (both 9%).

In terms of dwelling type, a higher percentage of those in detached houses (14%) reported overheating in their homes, compared with only 8% in small terraced houses and 10% in low-rise flats, Annex Table 5.10.

Residents in newer homes were more likely to report overheating than those in older homes. Older homes can be more difficult and costly to insulate compared to new homes.

In 2022, 12% of residents in homes built from 2003 onwards reported that at least one part of their home got uncomfortably hot. This was a higher proportion than for those in homes built between 1919 and 1944 (9%).



## Chapter 6: Well-being and loneliness

This chapter begins by presenting well-being of respondents using four measures of personal well-being. It then goes on to discuss loneliness with an emphasis on pre-pandemic comparisons.

### Well-being

In the EHS, well-being is measured using the following four measures of personal well-being:

- Overall, how satisfied are you with your life nowadays? Referred to as 'life satisfaction'
- Overall, to what extent do you feel the things you do in your life are worthwhile? Referred to as 'life is worthwhile'
- Overall, how happy did you feel yesterday? Referred to as 'happiness'
- Overall, how anxious did you feel yesterday? Referred to as 'anxiety'

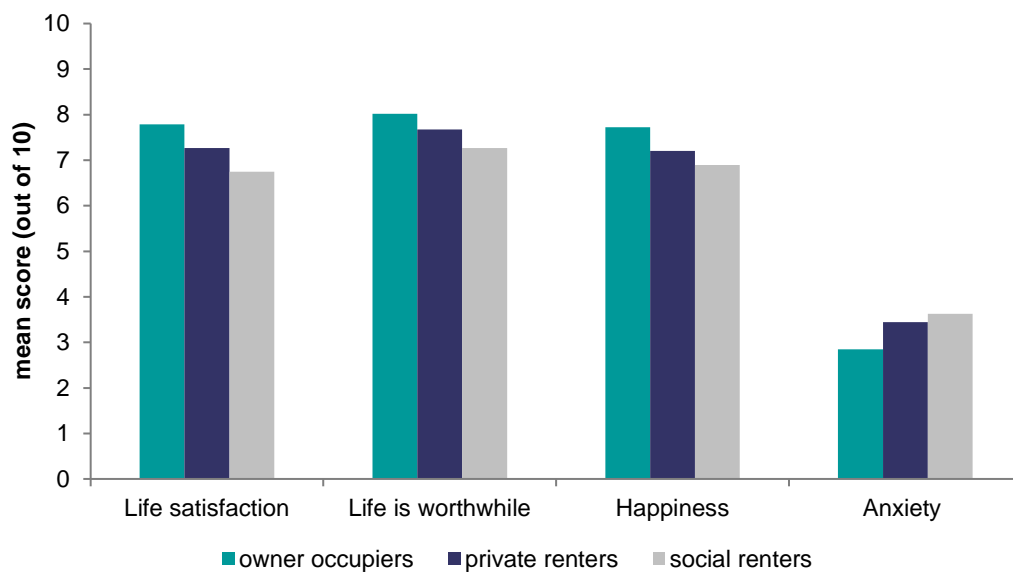
For most questions, respondents are asked to give their answers on a scale of 0 to 10 where 0 is 'not at all' and 10 is 'completely'. These questions have been included in the EHS since 2013-14.

These questions are the standard well-being questions developed by the Office for National Statistics (ONS) for the Measuring National Well-being Programme which aims to produce accepted and trusted measures on well-being in the UK. See here for further information: <https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing>.

Personal well-being scores varied by tenure. In 2022-23, owner occupiers had a higher score for life satisfaction (7.8), thinking life is worthwhile (8.0), happiness (7.7), and lower scores for anxiety (2.8), than the private rented sector (7.3; 7.7; 7.2; 3.4) and social rented sector (6.7; 7.3; 6.9; 3.6), Annex Table 6.1 and Figure 6.1.

Among owner occupiers in 2022-23, outright owners showed higher scores than mortgagors for life satisfaction (7.9 compared with 7.6), thinking life is worthwhile (8.1 compared with 7.9) and happiness (7.9 compared with 7.5), and lower scores for anxiety (2.7 compared with 3.1).

In comparison to 2021-22, fewer social renters believed their lives were worthwhile in 2022-23 (7.4 in 2021-22, 7.3 in 2022-23); this was similar when looking at life satisfaction (7.0 in 2021-22, 6.7 in 2022-23).

**Figure 6.1: Well-being, by tenure, 2022-23**

**Base:** all household reference person

**Note:** underlying data are presented in Annex Table 6.1

**Source:** English Housing survey, full household sample

These findings may suggest there is a relationship between well-being and tenure, though could also be mediated by related factors, such as income. For example, social renters were more likely to be concentrated in the lowest two income quintiles, than owner occupiers or private renters, as well as being the tenure with the highest proportion of HRPs who are economically inactive, Annex Table 1.3.

When comparing current levels to those before COVID-19 in 2019-20, personal well-being has decreased. Fewer households believe their life is satisfactory (7.7 in 2019-20, 7.5 in 2022-23) and worthwhile (7.9 in 2019-20, 7.8 in 2022-23), anxiety has risen (2.7 in 2019-20, 3.1 in 2022-23), and happiness has fallen (7.6 in 2019-20, 7.5 in 2022-23), Annex Table 6.1.

## Loneliness

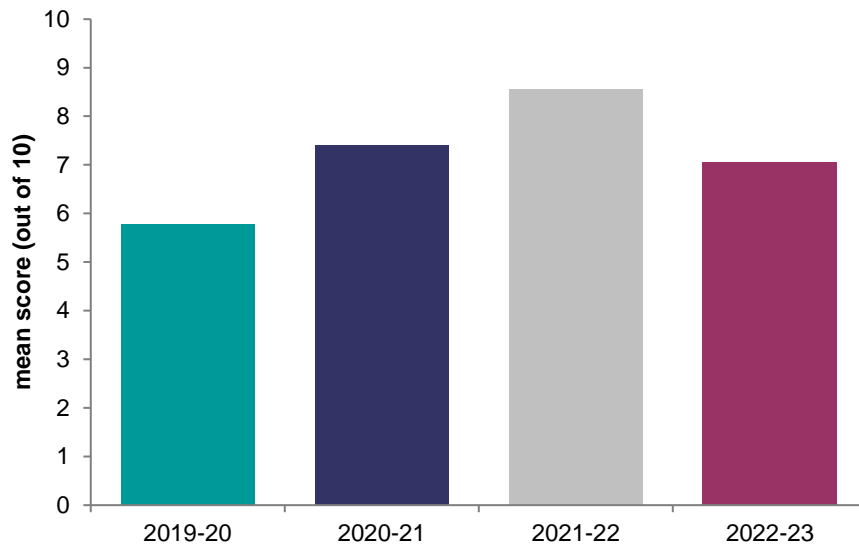
Loneliness is not measured on a scale of 0 to 10, and instead by asking respondents how often they feel lonely. Here, we focus on those who say they are lonely often or always. This question was included in the EHS for the first time in 2019-20.

This loneliness question is from the National Indicators of Loneliness and is a standard question used to measure loneliness. See here for further information: <https://www.gov.uk/government/statistics/national-measures-of-loneliness>.

In 2022-23, owner occupiers reported being less likely to often or always feel lonely (5%) in comparison to the private rented sector (7%). The social rented sector were much more likely than both to feel lonely often or always (15%), Annex Table 6.2.

Compared to measurements taken before the COVID-19 pandemic, there has been a general increase in households being more likely to feel often or always lonely compared to beforehand, across all tenures, Figure 6.2.

**Figure 6.2: Loneliness in England, 2019-20 – 2022-23**



**Base:** all household reference persons

**Note:** underlying data are presented in Annex Table 6.2

**Source:** English Housing Survey, full household sample

## Technical notes

Results for households are presented for '2022-23' and are based on fieldwork carried out between April 2022 and March 2023 on a sample of 11,205 households. Throughout the report, this is referred to as the 'full household sample'.

Results that relate to the physical dwelling, are presented for '2022' and are based on fieldwork carried out between April 2021 and March 2023 (a mid-point of April 2022). The sample comprises 11,270 occupied and vacant dwellings. Due to COVID-19 restrictions in 2020 and 2021 physical inspections could not be carried out and vacant dwellings could not be identified, therefore for these years the data refer to occupied dwellings only. In 2022, face-to-face interviews and internal inspections of properties resumed with the option for the interview to be carried out by telephone if needed (knock to nudge approach).

Dwelling data from 2022-23 were full inspections but the 2021-22 data collection year were impacted by COVID-19 restrictions so include observations from the modified 'external plus' inspections and modelled variables. There were also some data we were unable to collect at all, in which case predictive modelled estimates at dwelling level were produced to supplement the 'external plus' inspection and indicate whether or not a dwelling: had damp problems; had any Category 1 hazards assessed through the Housing Health and Safety Rating System (HHSRS); or met the Decent Homes Standard. In these instances, we have been able to model data to provide headline figures for this report.

The reliability of the results of sample surveys, including the English Housing Survey, is positively related to the unweighted sample size. Results based on small sample sizes should therefore be treated as indicative only because inference about the national picture cannot be drawn. To alert readers to those results, percentages based on a row or column total with unweighted total sample size of less than 30 are italicised. To safeguard against data disclosure, the cell contents of cells where the cell count is less than 5 are replaced with a "u".

Where comparative statements have been made in the text, these have been significance tested to a 95% confidence level. This means we are 95% confident that the statements we are making are true.

Additional [Annex Tables](#), including the data underlying the figures and charts in this report are published on the website: alongside many supplementary live tables, which are updated each year but are too numerous to include in our reports.

A more thorough description of the English Housing Survey methodology is provided in the [Technical Report](#) which is published annually. The 2021-22 Technical Report includes further details of the impact the COVID-19 on the 2020-21 survey. A full account of data quality procedures followed to collect and analyse English Housing Survey data can be found in the [Quality Report](#), which is also updated and published annually.

## Glossary

For detailed glossary of terms used throughout this report please see the [Glossary](#).

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