

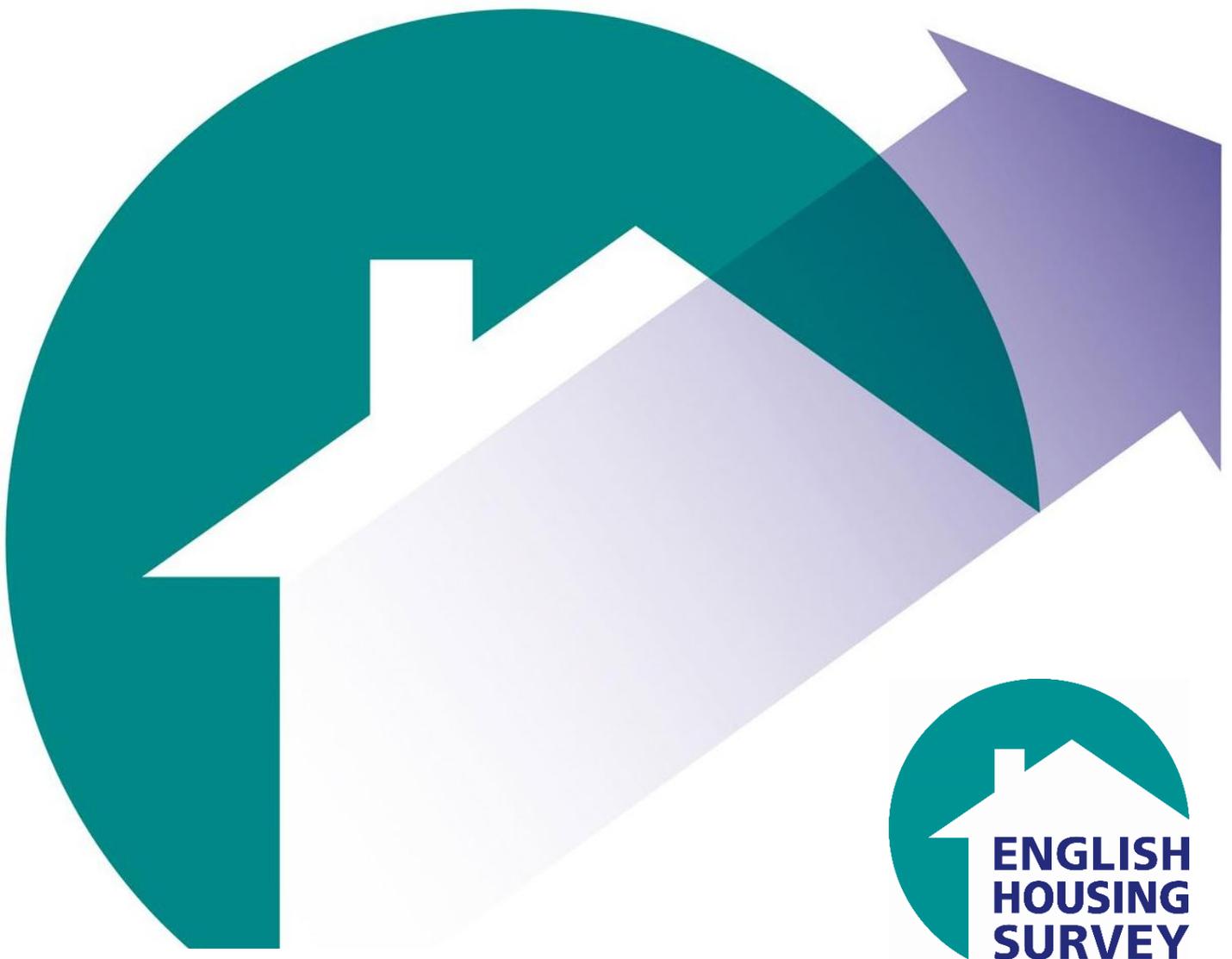


Department for Levelling Up,
Housing & Communities



English Housing Survey

Housing quality and condition, 2020



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Introduction and main findings

1. 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.

Impact of COVID-19 on the English Housing Survey

2. In a normal year, English Housing Survey statistics on housing quality and condition are based on data collected by a qualified surveyor in the home. Due to COVID-19 restrictions, it was not possible to collect data in this way in 2020-21. Internal inspections of properties were instead 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. Predictive modelling was also undertaken to produce much of the housing quality data reported in this report. More information on the impact of COVID-19 on the English Housing Survey and the modelling methodology can be found in the Technical Report¹.

This report

3. This report examines housing quality using three metrics: whether homes meet the Decent Homes Standard, have HHSRS Category 1 hazards, or problems with damp. It is split into four chapters, the first three chapters cover each of these metrics in turn, exploring how each varies by region, tenure, dwelling type and dwelling age. Each chapter also looks at how housing quality has changed since 2010. The fourth chapter explores the extent to which the three aspects of poor housing quality co-exist in the housing stock. Specifically, it will examine the extent to which homes that did not meet the Decent Homes Standard or those which failed the Standard due to the presence of any Category 1 hazards also had damp.
4. The report covers occupied homes only, whereas in a normal (i.e. not affected by COVID-19) year, data on housing condition also includes vacant homes. As vacant homes are more likely to be in poor condition, this means that the total number of non-decent homes reported here is lower than usual².
5. More English Housing Survey data on housing quality can be found in the live tables published alongside this report: <https://www.gov.uk/government/statistical-data-sets/dwelling-condition-and-safety>

¹ <https://www.gov.uk/government/collections/english-housing-survey-technical-advice#technical-reports>

² In 2020, 4.0 million dwellings did not meet the Decent Homes Standard; 3.5 million of these homes were occupied.

Main findings

In 2020, 3.5 million occupied homes did not meet the Decent Homes Standard; 2.2 million had at least one Category 1 hazard and 941,000 had serious damp. The prevalence of all these poor housing conditions declined between 2010 and 2020.

- In 2020, 15% (3.5 million) of occupied homes did not meet the Decent Homes Standard, down from 26% (5.6 million) in 2010. Meanwhile, 9% (2.2 million) of occupied homes had a HHSRS Category 1 hazard, down from 17% (3.7 million) in 2010.
- Serious damp problems were less prevalent, affecting 4% (941,000) occupied homes, down from 6% (1.4 million) in 2010.

Improvements in housing quality have not happened consistently in all regions.

- In 2020, Yorkshire and the Humber had the highest proportion of non-decent homes (20%). It was one of the regions with the lowest level of improvement between 2010 and 2020. There was also no statistically significant change in proportion on non-decent homes in the North East (15% in 2010, 13% in 2020)
- The biggest improvements between 2010 and 2020 were seen in the South East (from 24% to 9%), followed by London (from 25% to 12%), the East of England (26% to 13%) and the West Midlands (28% to 15%).
- Much the same pattern was observed for Category 1 hazards: Yorkshire and the Humber had the highest proportion of occupied homes with Category 1 hazards (15% in 2020) and improvement between 2010 and 2020 was greatest in the South East (from 15% to 5%).
- Occupied homes in the North West (6%), Yorkshire and the Humber (6%) and the South West (5%) had a higher incidence of damp in 2020. Between 2010 and 2020, the biggest improvements were seen in London (8% to 5%), the West Midlands (7% to 3%), and the South West (8% to 5%)

Older dwellings and certain types of dwellings (especially converted flats) are more likely to have poor housing conditions. This goes some way in explaining why the private rented sector has a greater proportion of homes in poor condition.

- In 2020, 23% of occupied homes in the private rented sector did not meet the Decent Homes Standard. This is higher than the proportion of owner occupied (14%) and social rented homes (11%).

-
- The private rented sector has the highest proportion of converted flats³, and 35% of converted flats are non-decent. In the North West, 58% of converted flats do not meet the Decent Homes Standard.
 - The private rented sector also has the greatest proportion of homes built before 1919⁴, and 32% of homes built before 1919 are non-decent. In the East Midlands, 44% of homes built before 1919 do not meet the Decent Homes Standard.

The average cost to make a home decent is £7,720, though this varies by tenure, dwelling age and dwelling type. There is less variation by region.

- Homes in the private rented sector cost more to make decent (£8,475) than owner occupied homes (£7,852) which in turn cost more than homes in the social rented sector (£5,457)
- Older homes tend to cost more to bring up to the Decent Homes Standard. For example, a home built before 1919 costs, on average, £9,097 to make decent while a home built after 2002 would cost £4,740.
- As they tend to be larger, it is not surprising that detached houses cost more to make decent (£11,883) than low rise purpose built flats (£5,302).
- Across regions, the average cost to make decent ranges from £6,902 in the East of England to £8,849 in the East Midlands.

There is a strong relationship between energy efficiency and housing quality, and most homes with poor energy efficiency do not meet the Decent Homes Standard

- In 2020, 96% of homes with an energy efficiency rating (EER) of band F or G failed the Decent Homes Standard, as did 38% of homes in EER band E. In contrast, 7% of homes with an EER band C and 15% in EER band D were non-decent.

Acknowledgements and further queries

6. 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 2020-21 survey and this report, would not have been possible: all the households who gave up their time to take part in the

³ 14% of homes in the private rented sector are converted flats, English Housing Survey, 2020-21 Headline Report, Annex Table 2.1 <https://www.gov.uk/government/statistics/english-housing-survey-2020-to-2021-headline-report>

⁴ 32% of homes in the private rented sector were built before 1919, English Housing Survey, 2020-21 Headline Report, Annex Table 2.1 <https://www.gov.uk/government/statistics/english-housing-survey-2020-to-2021-headline-report>.

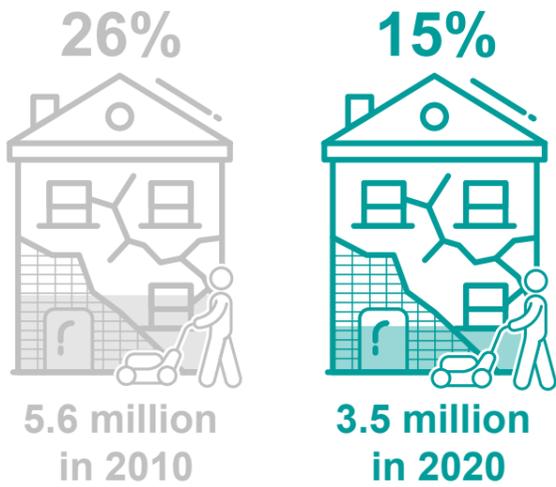
survey, NatCen Social Research, the Building Research Establishment (BRE) and CADS Housing Surveys.

7. This report was produced by Helen Garrett, Joseph Clinton and Daniel Windsor, at BRE in collaboration with NatCen Social Research and DLUHC.
8. If you have any queries about this report, 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.
9. The responsible analyst for this report is: Reannan Rottier, Housing and Planning Analysis Division, DLUHC. Contact via ehs@levellingup.gov.uk.

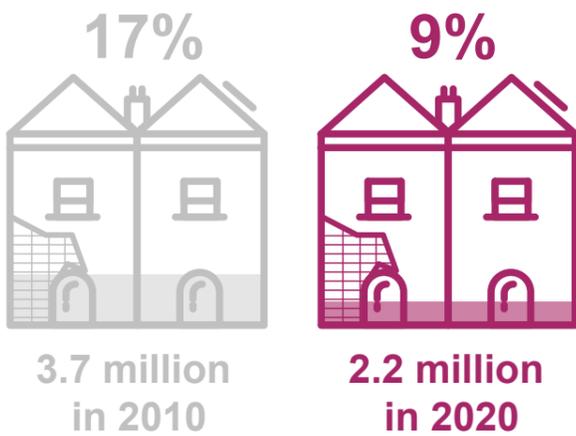


Housing quality and condition

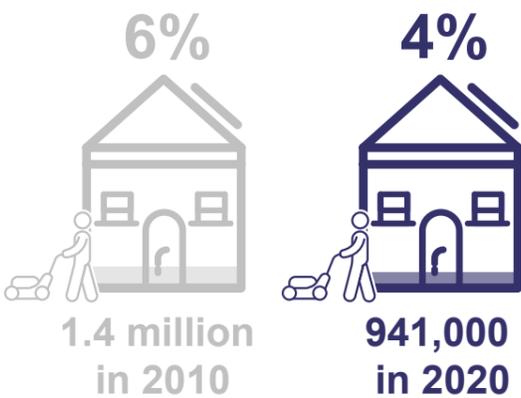
Occupied homes that did not meet the Decent Homes Standard.



Occupied homes with a HHSRS Category 1 hazard.



Homes with serious damp.



Certain types of dwellings are more likely to have poor housing conditions. This goes some way in explaining why the private rented sector has a greater proportion of homes in poor condition.



In 2020, 23% of **occupied homes in the private rented sector** did not meet the Decent Homes Standard. Higher than the proportion of owner occupied (14%) and social rented homes (11%).



23% are non-decent.



The private rented sector has the highest proportion of **converted flats**



35% are non-decent.



The private rented sector also has the greatest proportion of homes **built before 1919**.



32% are non-decent.

The average cost to make an occupied home decent is £7,720.



There is a strong relationship between energy efficiency and housing quality.

Energy efficiency rating	non-decent		HHSRS Category 1 hazard	
	Percentage	Rating	Percentage	Rating
A	2%	A-B	1%	A-B
B	7%	A-B	4%	A-B
C	15%	A-B	8%	A-B
D	38%	A-B	18%	A-B
E	96%	F-G	92%	F-G
F		F-G		F-G
G		F-G		F-G

Chapter 1

Decent Homes

- 1.1 In February 2022, Government published its Levelling Up the United Kingdom White Paper⁵, outlining the aspiration to end geographical inequality, including regional disparities associated with housing quality. As this report demonstrates, the quality of the housing stock varies by key characteristics such as tenure, dwelling age, and dwelling type. Given that each region's housing stock profile varies (Annex Tables 1.5 and 1.6) the quality of housing in each region will partly reflect the disparities in housing quality found among these different dwelling characteristics. However, there will be other factors that influence regional housing quality that the English Housing Survey is unable to capture, for example, the relationship between local housing and labour markets, and economic growth and investment.
- 1.2 This chapter examines the prevalence of non-decent homes in 2020, how this varied by region, tenure, dwelling type and dwelling age and how this compared with the 2010 position. It will then explore regional disparities by dwelling characteristics in more detail. Finally, it reports on the average cost to make non-decent homes meet the Standard. As with the rest of this report, it covers occupied homes only.
- 1.3 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 Rating 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

Region, tenure and dwelling characteristics

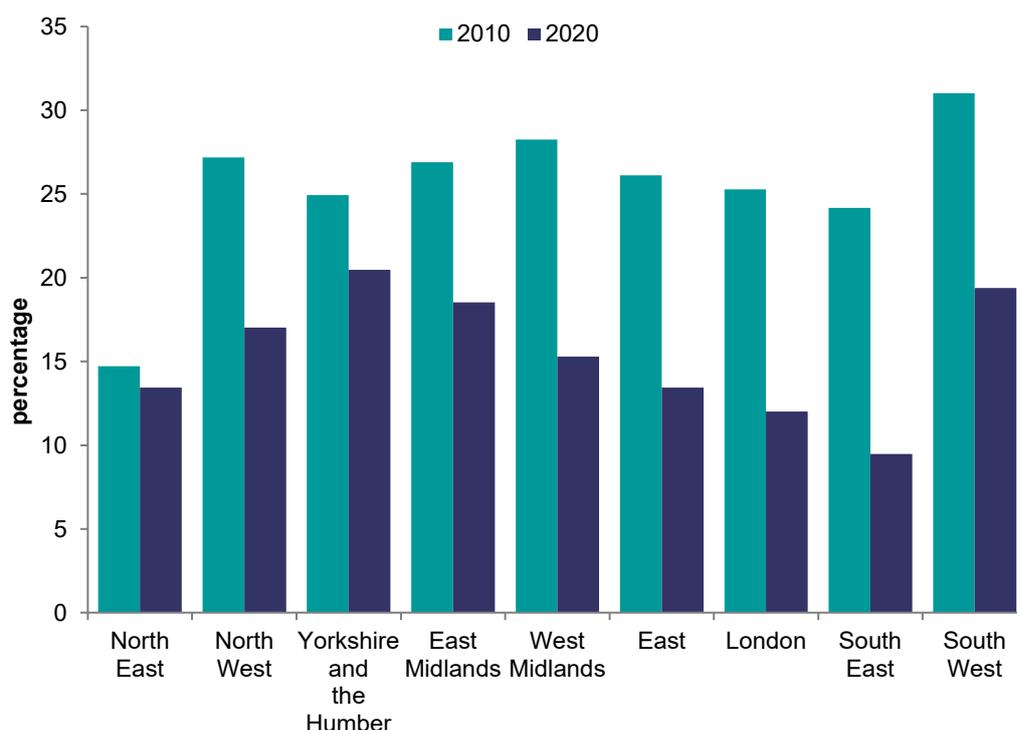
- 1.4 In 2020, 15% or 3.5 million occupied homes failed the Decent Homes Standard, a marked improvement from 2010 (26% or 5.6 million). Between

⁵ Levelling Up the United Kingdom, <https://www.gov.uk/government/publications/levelling-up-the-united-kingdom>

2010 and 2020, there was a reduction in the prevalence of non-decent homes for all tenures and for most regions, dwelling ages and dwelling types, Annex Tables 1.1, 1.2 and 1.3.

- 1.5 There have been regional disparities in the proportion of non-decent homes over time. In 2020, homes in the Yorkshire and the Humber (20%), and the South West (19%) were more likely to fail the Standard than those in other regions (9% to 15%) apart from the East Midlands (19%) and the North West (17%). In contrast homes in the South East were less likely to fail the Standard (9%) than homes in all other regions apart from London (12%⁶), Figure 1.1.
- 1.6 The pattern was slightly different in 2010. Homes in the South West (31%) were more likely to be non-decent compared with those in other regions (15% to 27%) except those located in the West Midlands (28%). In contrast dwellings in the North East (15%) had been least likely to fail the Standard.

Figure 1.1: Proportion of occupied non-decent homes, by region, 2010 and 2020



Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.1

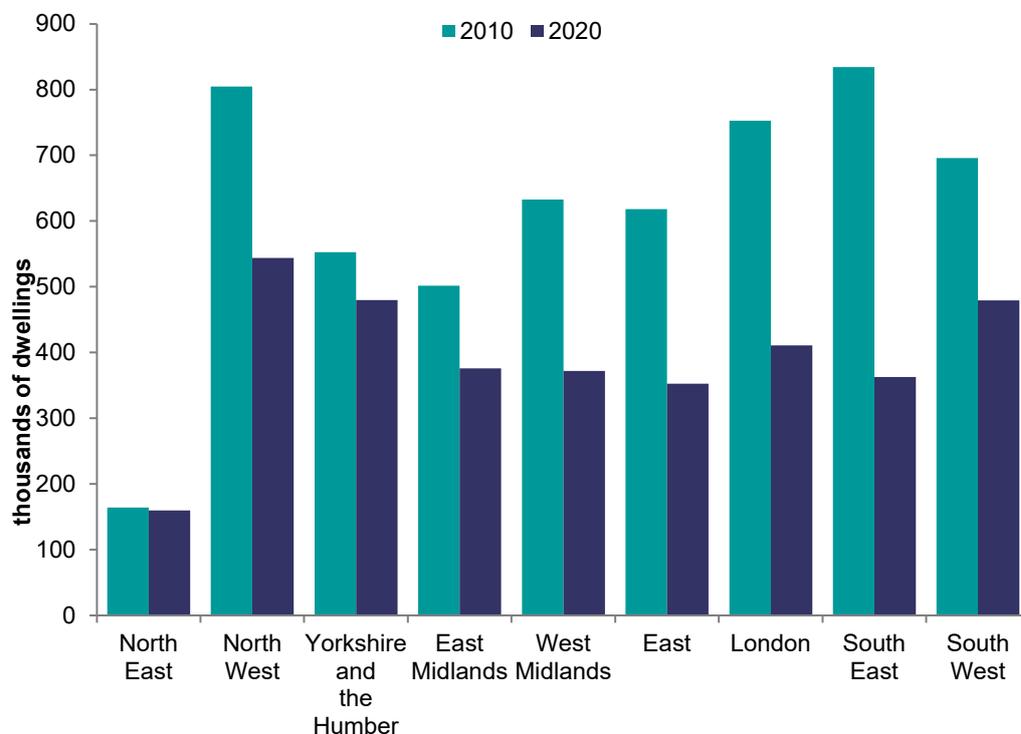
Source: English Housing Survey, dwelling sample

- 1.7 Despite the evident fall in the number of non-decent homes between 2010 and 2020, improvement was less notable in Yorkshire and the Humber and in

⁶ The apparent difference between London and the South East is not statistically significant.

the North East. The number of homes failing the Standard was very similar in both 2010 and 2020 in both regions, Figure 1.2.

Figure 1.2: Number of occupied non-decent homes, by region, 2010 and 2020



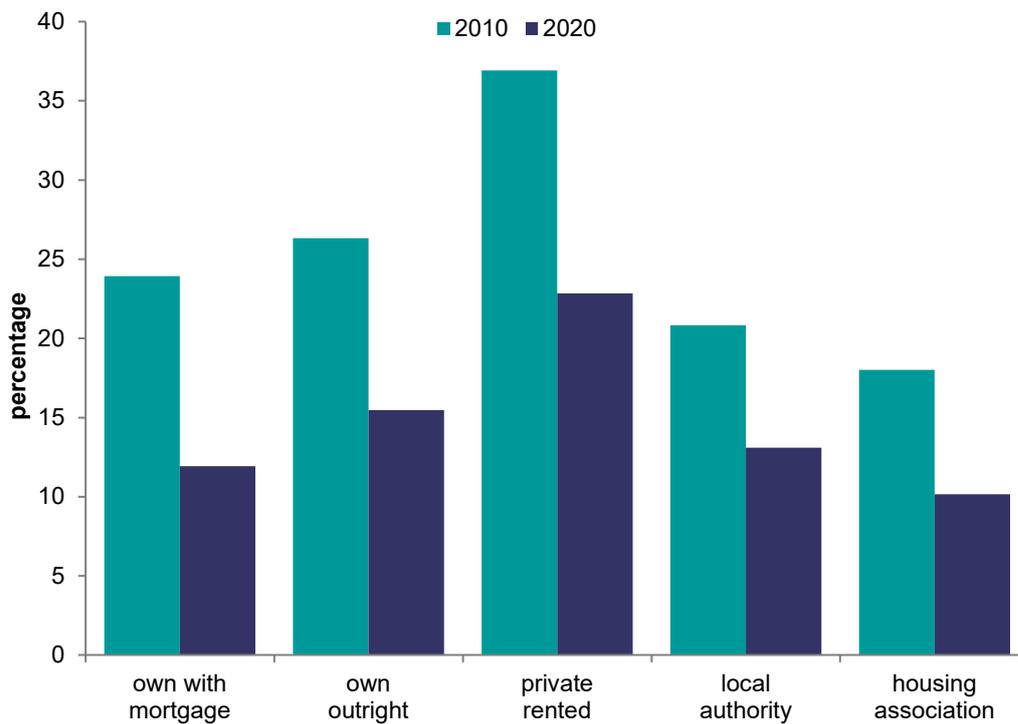
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, dwelling sample

- 1.8 Private rented homes were more likely to fail the Decent Homes Standard, partly reflecting the higher proportion of older homes (including converted flats) in the stock. In 2020, 23% of occupied private rented homes failed the Standard compared with 14% of owner occupied homes and 11% of social rented homes. This was also the case in 2010.
- 1.9 While owner occupied homes (14%) were more likely to fail the Standard than social rented homes (11%) in 2020, this was largely driven by the relatively higher prevalence of non-decency among homes owned outright (15%) than those owned with a mortgage (12%). In 2010, owner occupied homes were more likely to fail the Standard than homes owned by both local authority and housing associations irrespective of the type of ownership, Figure 1.3.
- 1.10 In 2020, local authority homes were just as likely as housing association homes to be non-decent (the apparent difference is not statistically significant). In 2010, local authority homes were more likely to be non-decent.

Figure 1.3: Proportion of occupied non-decent homes, by tenure, 2010 and 2020



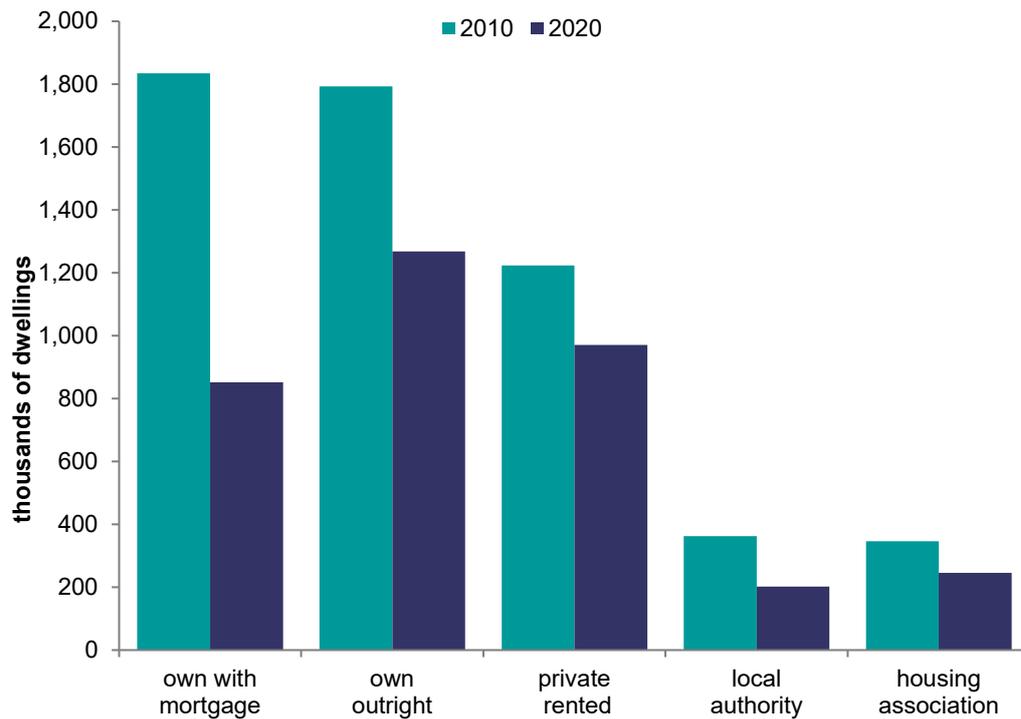
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, dwelling sample

1.11 One of the principle aims of the Decent Homes Standard was to tackle poor quality and disrepair in social housing. Between 2010 and 2020, the number of non-decent local authority and housing associations homes reduced by 160,000 and 101,000 respectively. Despite the marked reduction in the proportion of non-decent homes in the private rented sector between 2010 and 2020, the reduction in numbers was less notable as the private rented sector grew significantly over that period, Figure 1.4.

Figure 1.4: Number of occupied non-decent homes, by tenure, 2010 and 2020



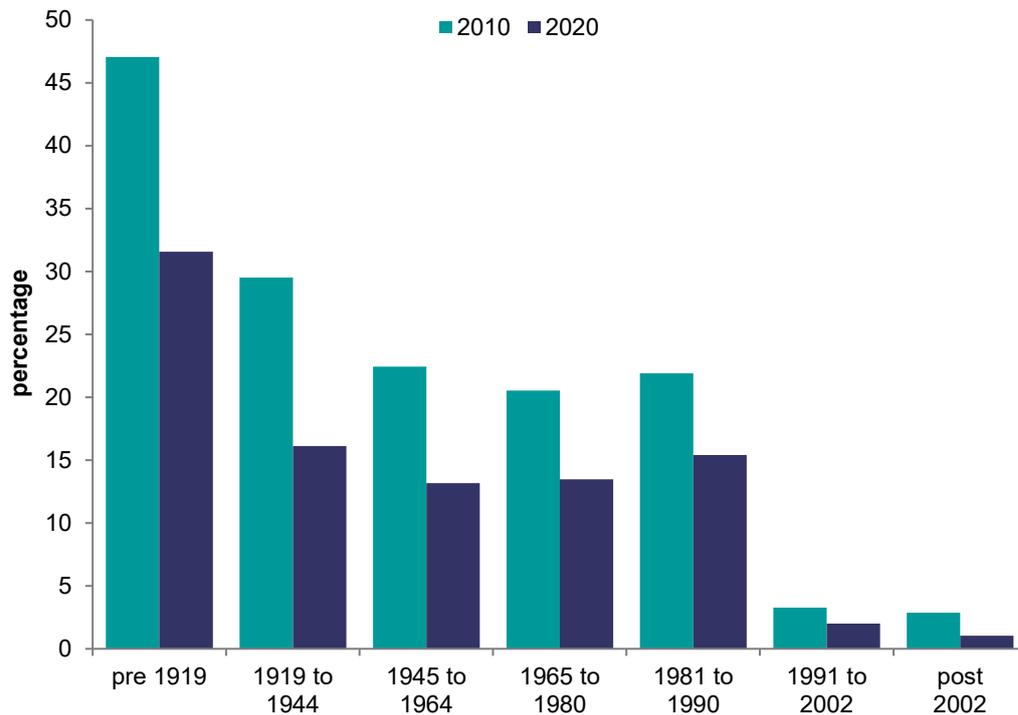
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, dwelling sample

1.12 Non-decency and dwelling age are highly correlated; the older the home, the greater the likelihood of failing the Standard. Homes built before 1919 were markedly more likely to fail the Standard (32% in 2020 and 47% in 2010) than homes built from 1919 onwards. In addition, homes built between 1919 and 1944 were more likely to fail the Standard than homes built from 1945, although in 2020 there was no statistically significant difference between homes built between 1919 and 1944 and those built between 1981 to 1990, Figure 1.5.

Figure 1.5: Proportion of occupied non-decent homes, by dwelling age, 2010 and 2020



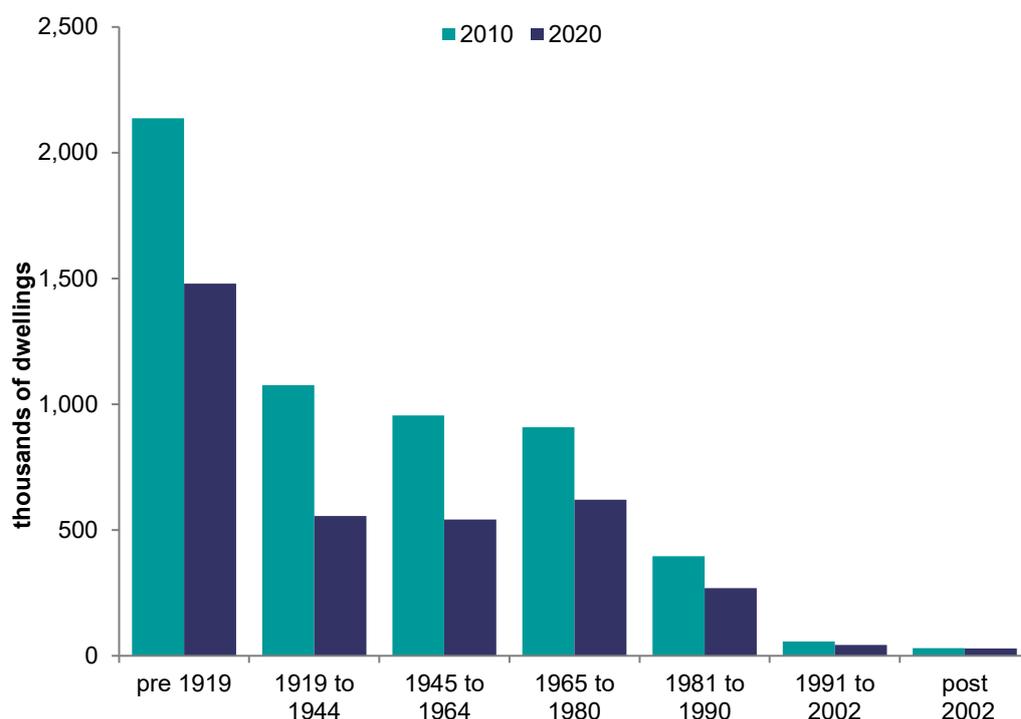
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.2

Source: English Housing Survey, dwelling sample

1.13 Between 2010 and 2020, the most notable fall in the number of non-decent homes was among dwellings built before 1919 (from 2.1 million to 1.5 million in 2020). In addition, the number of non-decent homes built between 1919 and 1944 halved, from 1.1 million to 556,000, Figure 1.6.

Figure 1.6: Number of occupied non-decent homes, by dwelling age, 2010 and 2020



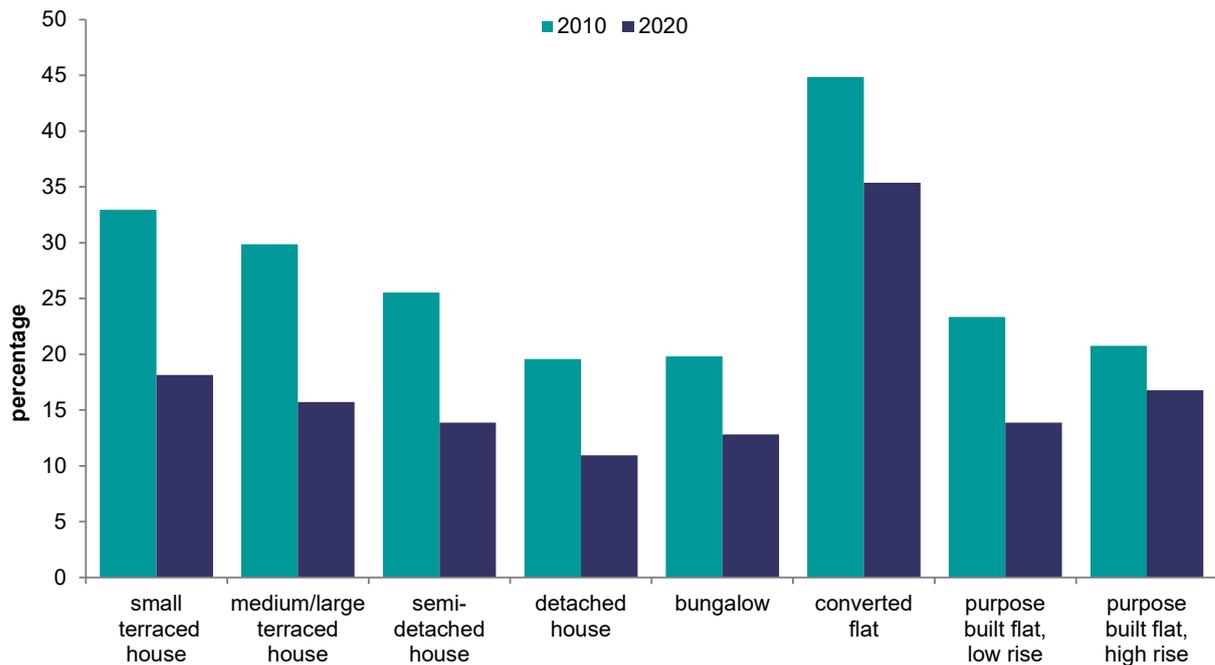
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.2

Source: English Housing Survey, dwelling sample

- 1.14 Overall, the trends for the prevalence of non-decency by dwelling type were similar in 2020 and 2010. Due to their age and design, converted flats were more likely to fail the Standard (35% in 2020 and 45% in 2010), although these homes have traditionally comprised a relatively small proportion of the total stock, Annex Table 1.3.
- 1.15 As well as converted flats, terraced houses were generally more likely to be non-decent than all types of homes. In 2020, 17% of terraced houses failed the Standard compared with 14% of other dwelling types; in 2010 the figures were 31% and 24% respectively. These 2020 disparities were mainly driven by the higher prevalence of non-decency among small terraced houses (18% in 2020) compared with other types of houses and purpose built low rise flats.
- 1.16 In 2010 both small and larger terraced houses had been more likely to fail the Standard than all other dwelling types (except converted flats), Figure 1.7.
- 1.17 There was no statistically significant difference in the likelihood of purpose built low rise and purpose built high rise flats failing the Standard in both 2020 and 2010.

Figure 1.7: Proportion of occupied non-decent homes, by dwelling type, 2010 and 2020



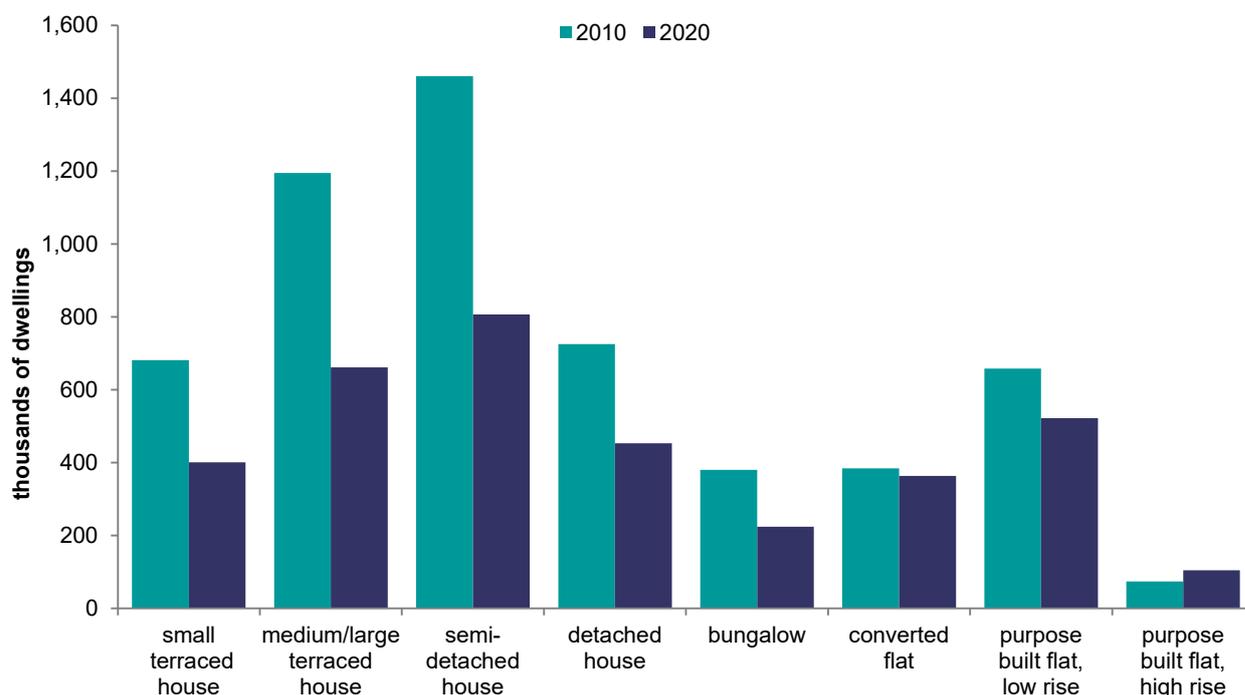
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.3

Source: English Housing Survey, dwelling sample

1.18 The largest falls in the number of non-decent homes were found for the most common types of dwelling (terraced and semi-detached houses). The apparent increase in the number of non-decent purpose built high rise flats between 2010 and 2020 is not statistically significant, Figure 1.8.

Figure 1.8: Number of occupied non-decent homes, by dwelling type, 2010 and 2020



Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.3

Source: English Housing Survey, dwelling sample

Regional variations by tenure, dwelling age and dwelling type

1.19 This section explores regional disparities in greater detail, particularly by tenure. It does this in two ways. First, it examines the extent to which national trends for tenure, dwelling age and dwelling type were mirrored at regional level. Secondly, it explores whether the prevalence of non-decency for each specific tenure or dwelling characteristic was more notably different between regions.

1.20 In 2020, private rented homes were more likely to be non-decent than owner occupied homes in five of the nine regions: the North East (28% compared with 11%), Yorkshire and the Humber (38% and 18%), the East (24% and 13%), London (20% and 8%) and South West (27% and 18%), Annex Table 1.1.

1.21 While private rented homes were generally more likely to be non-decent than social sector homes, this disparity did not exist in the West Midlands or the South East, where social homes were just as likely to be non-decent as homes in the private rented sector.

1.22 Although homes owned outright were more likely to be non-decent than homes owned with a mortgage in both 2020 (15% and 12% respectively) and 2010 (26% and 24% respectively), this difference was not found to be statistically significant in most regions (likely due to small sample sizes). In

2020, the greatest disparity was in the North West where 20% of homes owned outright failed the Standard compared with 13% of homes owned with a mortgage.

- 1.23 Given the different distributions of dwelling ages and dwelling types, it is not surprising that the prevalence of non-decency varied regionally for each tenure. The main findings for 2020 were:
- non-decent owner occupied homes were more prevalent in the East Midlands (18%) than in the East (13%), the North East (11%), South East (9%) and London (8%); the latter three of which have lower rates of non-decency across the whole stock.
 - the Yorkshire and the Humber had a greater proportion of non-decent homes in the private rented sector (38%) than most other regions. Conversely non-decency was lower for private rented homes in the South East (12%) than in all other regions apart from the West Midlands.
 - among social rented homes, the prevalence of non-decency was generally lower in the East (5%) than most other regions (11% to 17%) except the South East (8%) and North East (9%)⁷.
- 1.24 The main regional variations by dwelling age relate to older homes built before 1945, and especially those built before 1919. In 2020, the proportion of non-decent pre 1919 built homes ranged from 17% in London to 44% in the East Midlands. Non-decency among pre 1919 built homes was generally lower in London and the South East. London also had a lower proportion of non-decent homes built between 1919 and 1944 dwellings than in most other regions (9% compared with 19% to 28% in the other regions).
- 1.25 There were very few regional differences in the prevalence of non-decency among terraced, semi-detached and detached homes. Where differences did exist, some were particularly notable, for example, in the North West, 25% of small terrace houses were non-decent compared with 13% of semi-detached and 12% of detached houses.

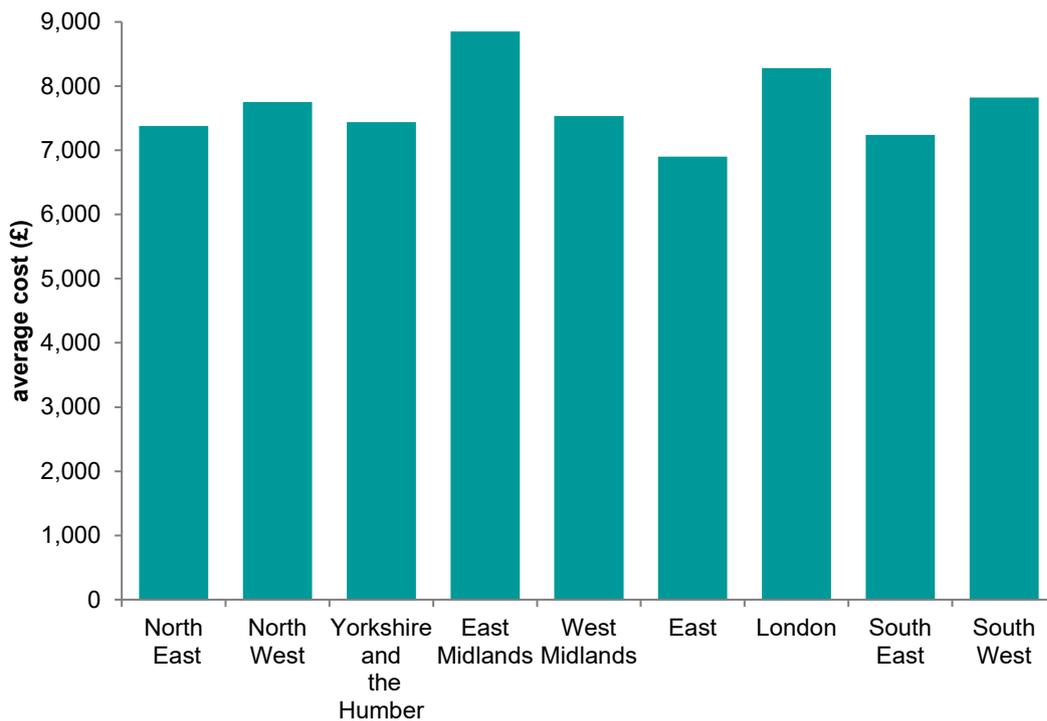
The cost to make decent

- 1.26 On average, it costs £7,720 to bring an occupied non-decent home up to Standard⁸. There was very little regional variation, with costs ranging from £6,902 in the East of England to £8,849 in the East Midlands, Figure 1.9

⁷ Apparent differences are not statistically significant.

⁸ See Glossary for details on how this cost is calculated.

Figure 1.9: Average cost to make decent, by region, 2020



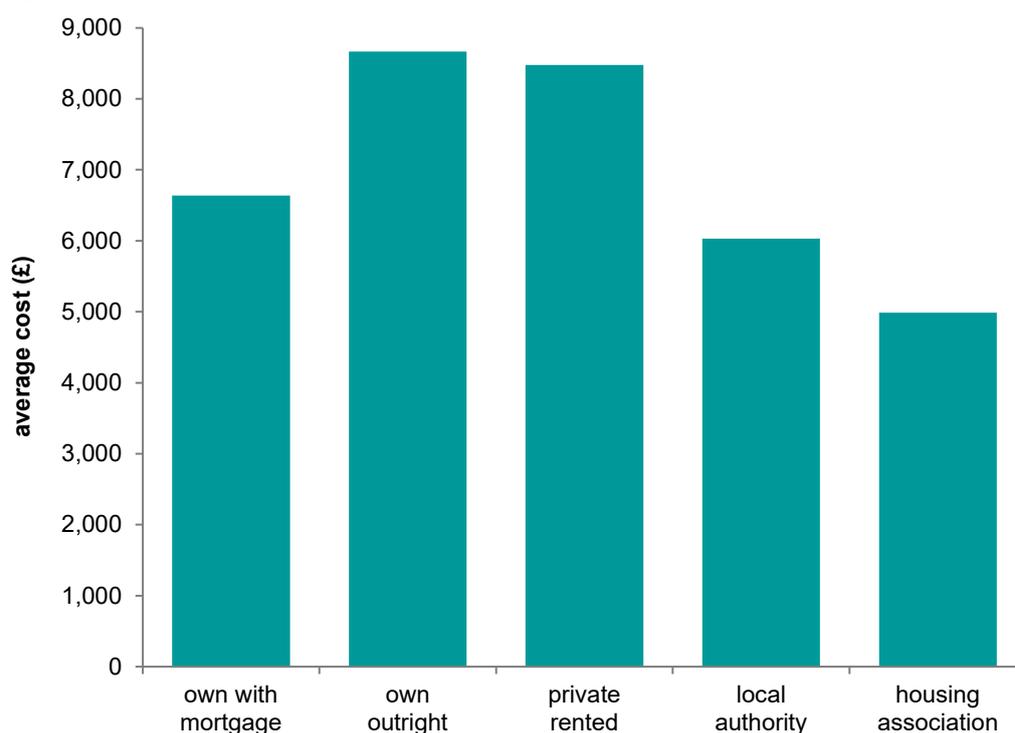
Base: all occupied non-decent dwellings

Note: underlying data are presented in Annex Table 1.4

Source: English Housing Survey, dwelling sample

1.27 Occupied non-decent homes that were owned outright (£8,667) and private rented homes (£8,475) had a higher average cost to make decent than homes owned with a mortgage (£6,639), and those owned by local authorities (£6,030) and housing associations (£4,985), Figure 1.10.

Figure 1.10: Average cost to make decent, by tenure, 2020



Base: all occupied non-decent dwellings

Note: underlying data are presented in Annex Table 1.4

Source: English Housing Survey, dwelling sample

1.28 More data on the cost to make decent, and how this varies by dwelling age can be found in Annex Table 1.4.

Regional summaries

1.29 This section provides a summary for each region

- Although the **North East** generally had a lower number of non-decent homes, across the whole stock and among owner occupied and social rented homes, the reduction in the rate of non-decency was less marked over the 2010 to 2020 period. There was, however, a marked increase in proportion of private rented stock, and a reduction in local authority owned stock, over the same period.
- The **North West** has a relatively high prevalence of non-decency. It experienced a notable rise in outright ownership over the 2010 to 2020 period, and non-decency was more prevalent among this tenure than in homes owned with a mortgage. The housing stock was generally older; older homes tended to be less well insulated and have a higher prevalence of disrepair and Category 1 hazards.
- **Yorkshire and the Humber** had one of the highest rates of non-decency particularly in the private rented sector which grew noticeably in the region between 2010 and 2020. The region had a relatively high

proportion of terraced homes. The dwelling age profile of this stock was similar to the national stock suggesting that higher prevalence of non-decency could not be explained well by the stock profile.

- The **East Midlands** had a relatively high proportion of owner occupied homes, newer homes and detached homes compared with more northern regions. Non-decent owner occupied homes were generally more prevalent in this region. Overall, non-decency was more likely here than in four other regions.
- In the **West Midlands** the prevalence of non-decency in 2020 was more 'similar' across tenures. Overall, the dwelling profile for this region mirrored the national stock.
- In the **East**, non-decency was lower in the social rented sector. The region generally had a higher proportion of newer homes compared with northern regions.
- **London's** housing stock profile was very different to other regions and comprised a higher proportion of flats and rented accommodation. Overall, despite having a high proportion of older homes, in 2020 non-decency was less prevalent in this region than in many regions, particularly among the owner occupied stock. The relative economic prosperity of the capital will have contributed to these findings.
- The **South East** had a relatively high proportion of newer homes compared with northern regions and in 2020 had a lower prevalence of non-decency. As in London, the relative economic prosperity of the region will likely have contributed to these findings.
- Homes in the **South West** were more likely to be non-decent than many other regions in both 2010 and 2020, reflecting the relatively higher proportion of older homes; these tended to be less well insulated and have a higher prevalence of disrepair and Category 1 hazards.

Chapter 2

HHSRS Category 1 hazards

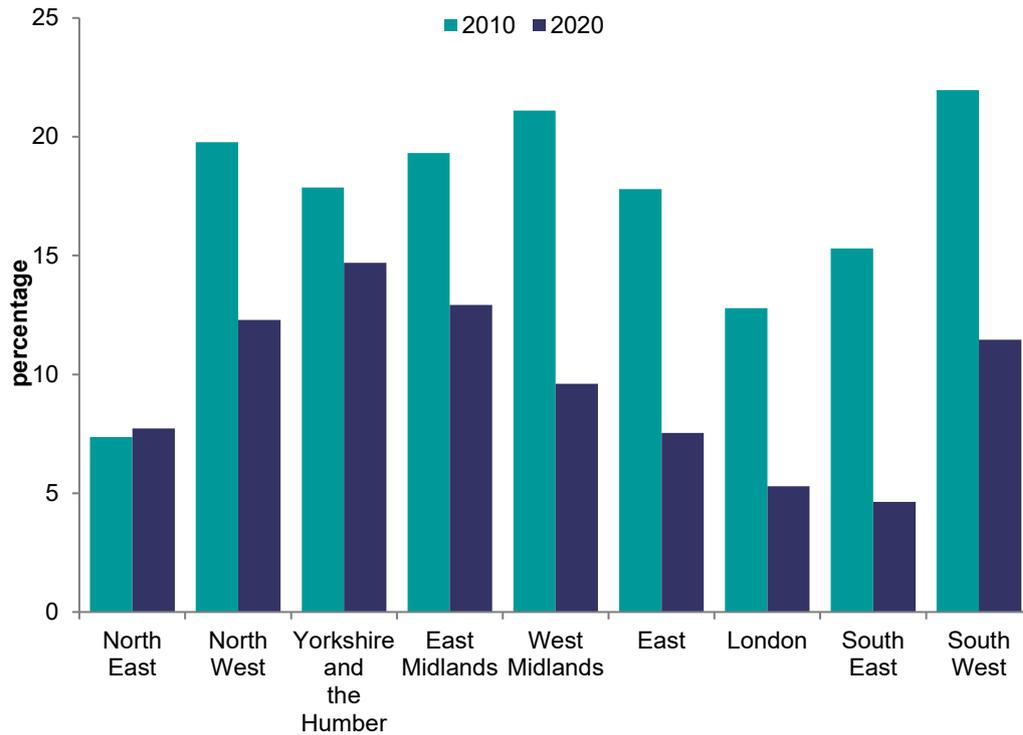
- 2.1 The HHSRS is a risk-based assessment that identifies hazards in dwellings and evaluates their potential effects on the health and safety of occupants and their visitors, particularly vulnerable people. The most serious hazards are called Category 1 hazards and where these exist in a home, it fails to meet the statutory minimum standard for housing in England⁹.
- 2.2 This chapter examines the prevalence of HHSRS Category 1 hazards across the housing stock in England. It examines regional, tenure, dwelling type and dwelling age variations and the extent to which the number and proportion of homes with Category 1 hazards has changed since 2010. As with the rest of this report, it covers occupied homes only.
- 2.3 As the presence of any Category 1 hazard is the most common reason for a dwelling to fail the Decent Homes Standard, it is not surprising that the main findings for this chapter largely mirror those reported in Chapter 1.

Region, tenure and dwelling characteristics

- 2.4 In 2020, 9% or 2.2 million homes had at least one Category 1 hazard, a notable decrease from 2010 when 17% or 3.7 million homes had at least one Category 1 hazard. Between 2010 and 2020, the number of homes with at least one Category 1 hazard declined in all regions, except the North East and Yorkshire and the Humber; across all tenures, all dwelling ages and all dwelling types (apart from purpose built high rise flats which are generally less likely to have such hazards anyway), Annex Table 2.1.
- 2.5 In 2020, homes located in Yorkshire and the Humber (15%) tended to have a higher likelihood of having Category 1 hazards while London and the South East regions (both 5%) generally had a lower likelihood, Figure 2.1.
- 2.6 A slightly different pattern is shown in 2010 with homes in the North East (7%) and London (13%) less likely to have these hazards while homes in the South West had been generally more likely to have Category 1 hazards (22%).

⁹ See Glossary for further details on the HHSRS.

Figure 2.1: Proportion of occupied dwellings with Category 1 hazards, by region, 2010 and 2020



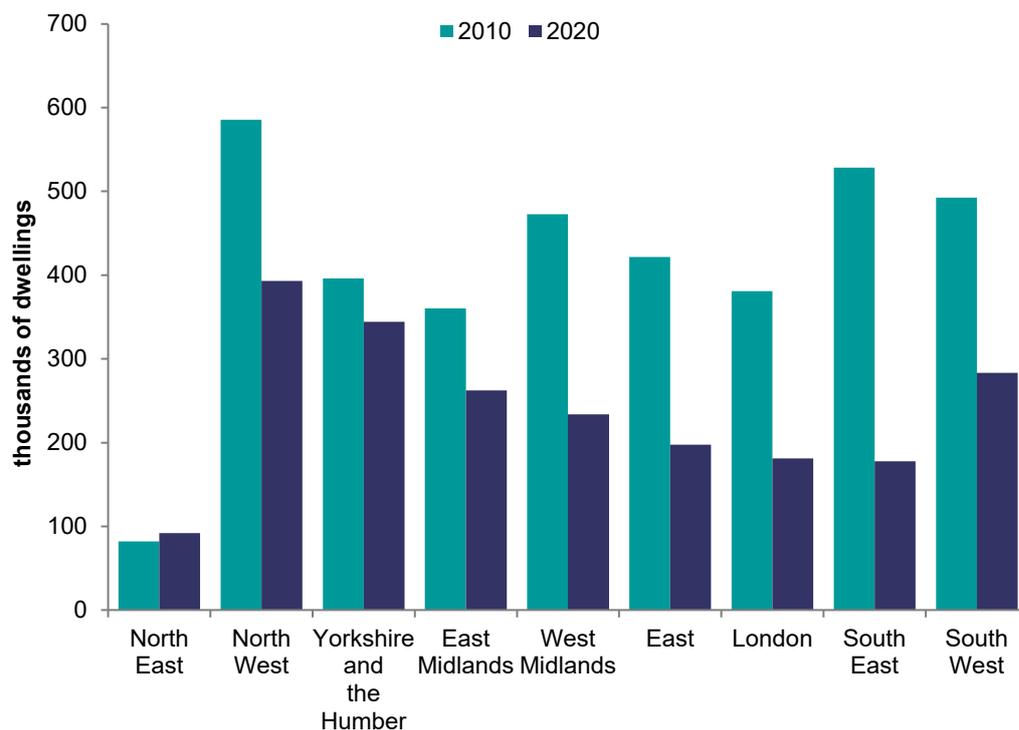
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

2.7 Between 2010 and 2020, the number of homes with Category 1 hazards reduced by around 1.6 million. Despite this, improvement was not observed in the North East and the number of homes with these hazards also remained very similar in Yorkshire and Humber, Figure 2.2.

Figure 2.2: Number of occupied dwellings with Category 1 hazards, by region, 2010 and 2020



Base: all occupied dwellings

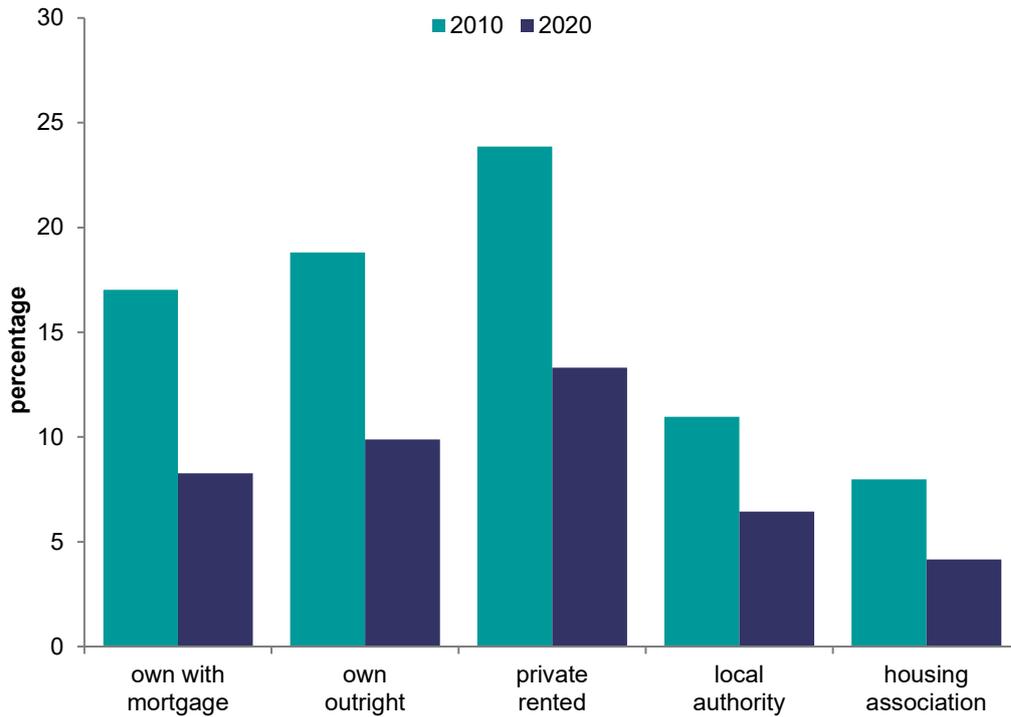
Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

- 2.8 Overall, there were similar trends by tenure in 2020 and 2010, with private rented homes more likely to have Category 1 hazards (24% in 2010 and 13% in 2020) than all other tenures, partly reflecting its older housing stock.
- 2.9 In both 2020 and 2010 the likelihood of having any Category 1 hazard was similar for mortgagors and outright owners (8% and 10% respectively in 2020), Figure 2.3.
- 2.10 In both 2020 and 2010 local authority owned homes were more likely to have Category 1 hazards than those owned by housing associations (6% and 4% respectively in 2020). Interestingly, given the presence of Category 1 hazards is typically the major cause of non-decency, no corresponding difference in the prevalence of non-decency was seen among these two tenures in 2020. However, trends from previous years suggest that, for homes owned by housing associations, failing the thermal comfort criteria of the Decent Homes Standard was as likely as failing due to the presence of Category 1 hazards¹⁰.

¹⁰ See Live table DA3201

Figure 2.3: Proportion of occupied dwellings with Category 1 hazards, by tenure, 2010 and 2020



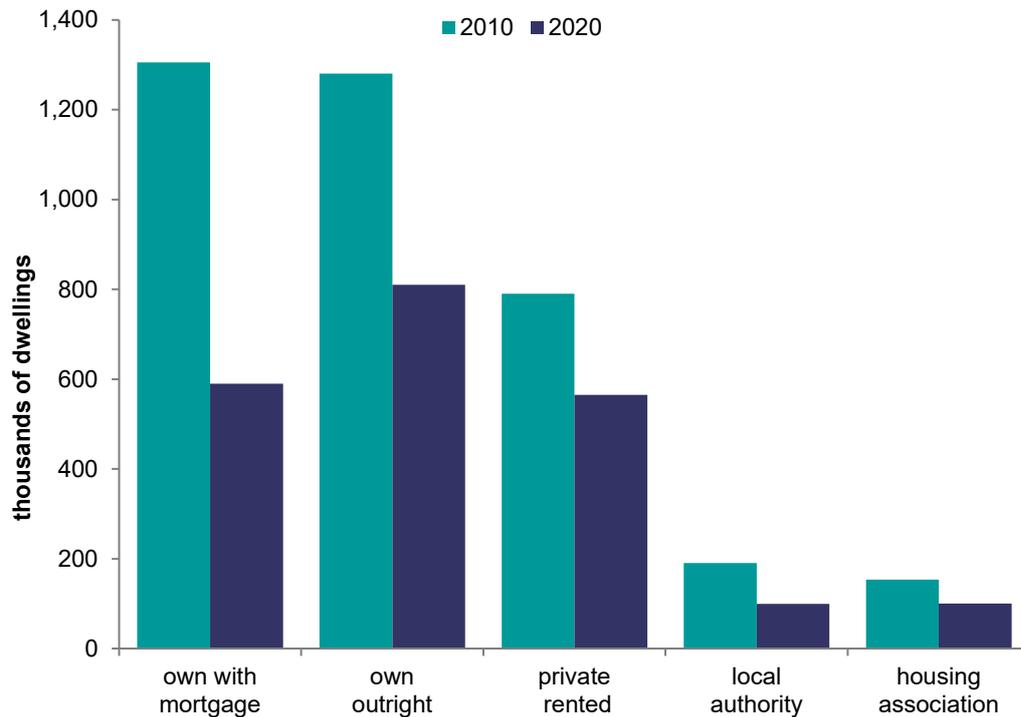
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, dwelling sample

2.11 Between 2010 and 2020 the number of owner occupied homes with Category 1 hazards fell by around 1.2 million (716,000 for mortgaged homes and 471,000 among those owned outright), while the number among private rented homes fell by 225,000, Figure 2.4.

Figure 2.4: Number of occupied dwellings with Category 1 hazards, by tenure, 2010 and 2020



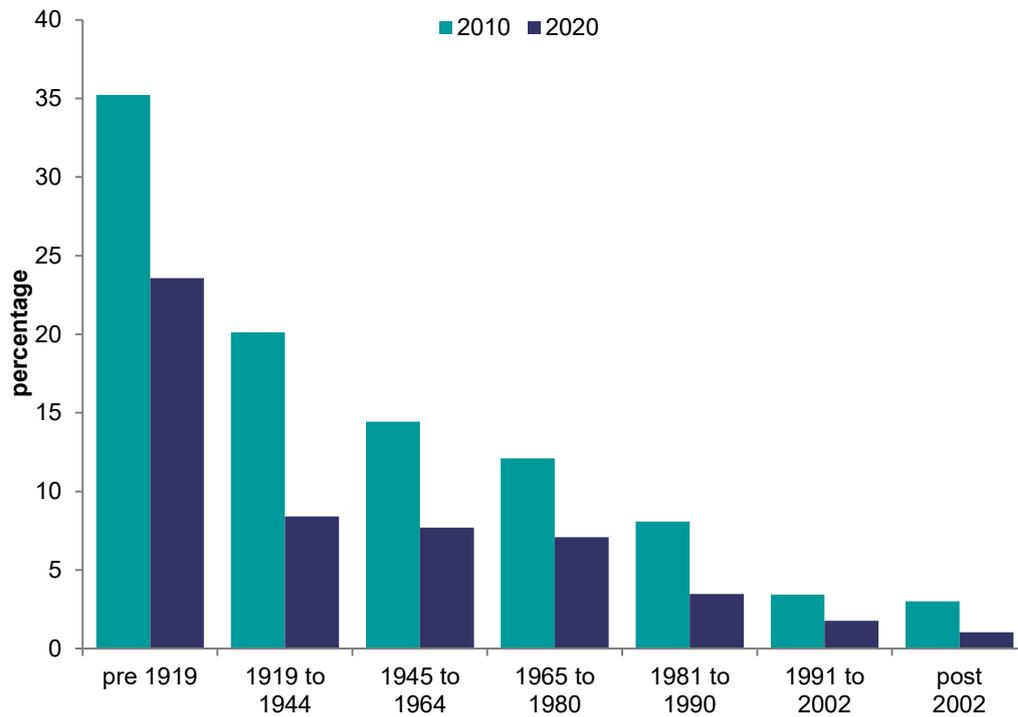
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

2.12 While there is a general relationship between the age of dwelling and the prevalence Category 1 hazards this was more pronounced in 2010. In 2020, although homes built before 1919 were still far more likely to have Category 1 hazards (24%), homes built from 1919 to 1944 were no more likely to have these hazards than homes built from 1945-80. Homes built from 1981 to 1990 (3%) had a higher prevalence of Category 1 hazards than those built post 2002 (1%), Annex Table 2.2, Figure 2.5.

Figure 2.5: Proportion of occupied dwellings with Category 1 hazards, by dwelling age, 2010 and 2020



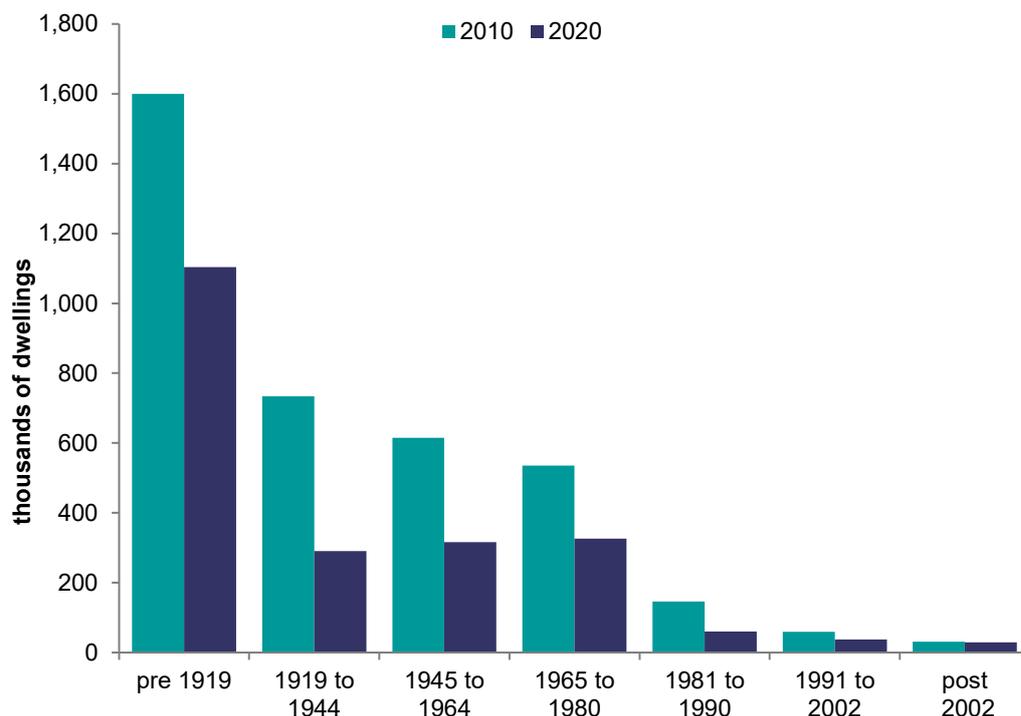
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 2.2

Source: English Housing Survey, dwelling sample

2.13 Between 2010 and 2020 the number of homes built before 1919 with Category 1 hazards fell by 495,000 and reduced by a similar number among homes built between 1919 and 1944 (443,000), Figure 2.6.

Figure 2.6: Number of occupied dwellings with Category 1 hazards, by dwelling age, 2010 and 2020



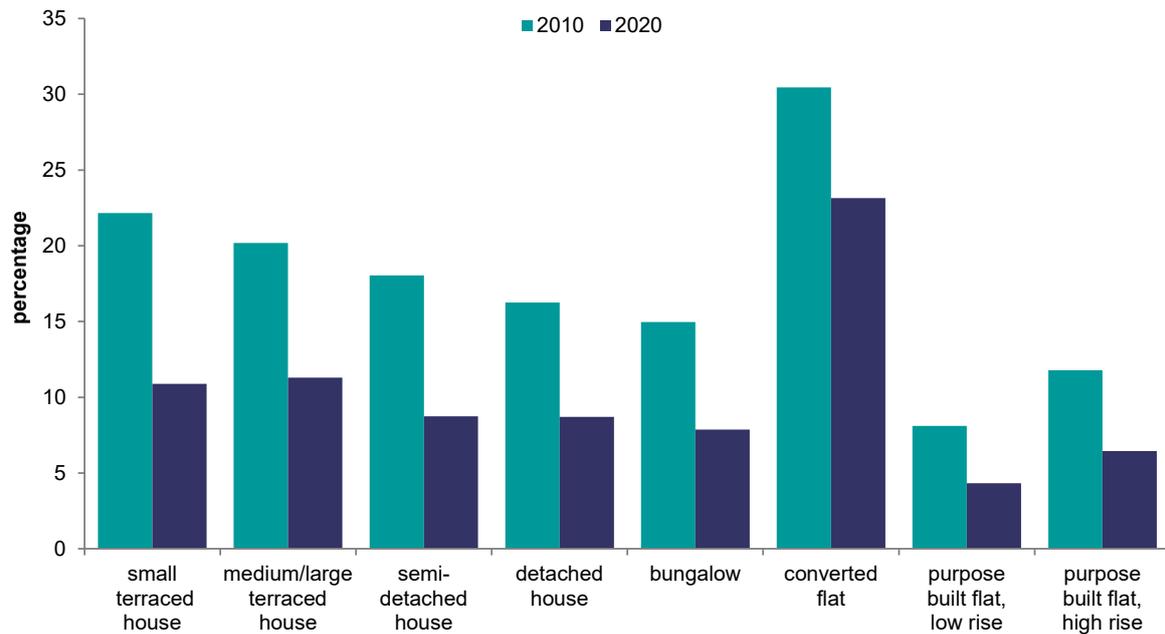
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 2.2

Source: English Housing Survey, dwelling sample

- 2.14 Overall, the trends for 2020 and 2010 were very familiar among dwelling types. Due to their age and design, converted flats were more likely to have Category 1 hazards (30% in 2010 falling to 23% in 2020) although these homes have traditionally comprised a relatively small percentage of the stock, Figure 2.7.
- 2.15 Generally speaking, terraced houses were more likely to have Category 1 hazards than all types of homes except converted flats while purpose built flats had a lower likelihood of having Category 1 hazards than other types of dwellings.
- 2.16 The prevalence of Category 1 hazards was similar among different types of terraced houses and among both types of purpose built flats.

Figure 2.7: Proportion of occupied dwellings with Category 1 hazards, by dwelling type, 2010 and 2020



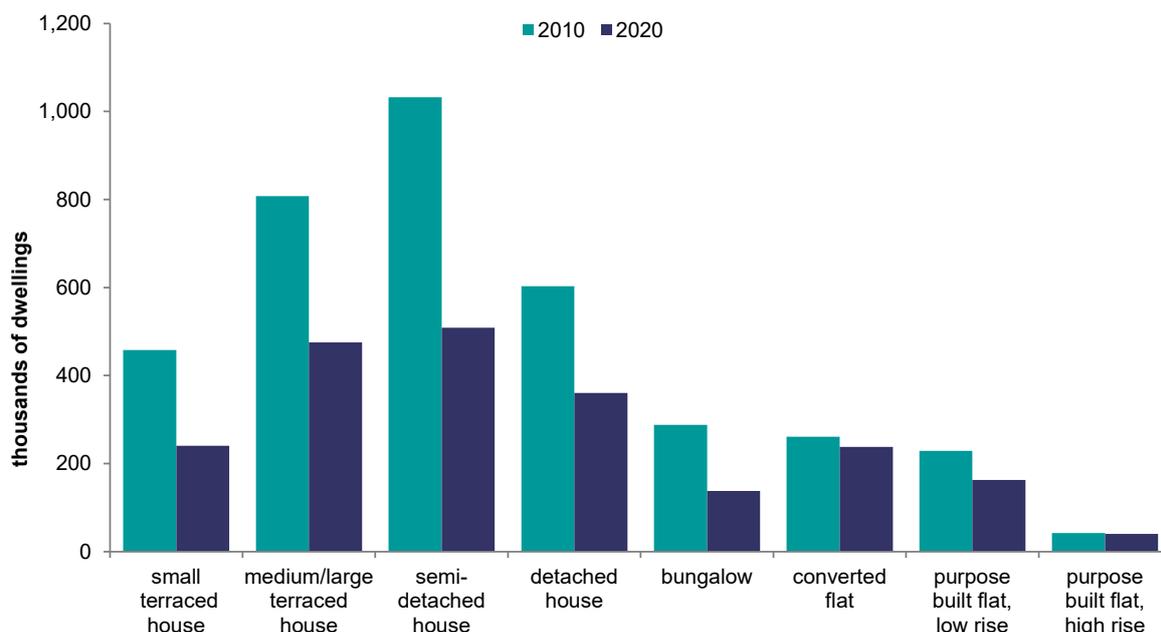
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 2.3

Source: English Housing Survey, dwelling sample

2.17 The largest decreases in the number of Category 1 hazards were found for the most common types of dwelling (terraced and semi-detached houses). In 2020, the number of Category 1 hazards among purpose built high rise flats remained similar to the 2010 position, Figure 2.8.

Figure 2.8: Number of occupied dwellings with Category 1 hazards, by dwelling type, 2010 and 2020



Base: all occupied dwellings

Note: underlying data are presented in Annex Table 2.3

Source: English Housing Survey, dwelling sample

Regional variations by tenure, dwelling age and dwelling type

- 2.18 Category 1 hazards in the private rented sector were more prevalent in Yorkshire and the Humber (28%) than in all other regions except the North East. Conversely private rented homes in the South East had the lowest prevalence of these hazards (5%) than all other regions.
- 2.19 Among owner occupied homes, Category 1 hazards were generally more common in the East Midlands region (14%) and generally less common in London (3%).
- 2.20 In the social rented sector, Category 1 hazards were generally more prevalent in Yorkshire and the Humber (10%) compared with most other regions. This was a change from 2010 when social homes in the South West (15%) were more likely to have these hazards.
- 2.21 In terms of the oldest homes built before 1919, in 2020, the prevalence of Category 1 hazards was similar for most regions, with the exception of London and the South East where these hazards were far less prevalent (9% and 11% respectively).
- 2.22 In 2020, terraced houses were more likely to have Category 1 hazards than all other types of homes in three regions: Yorkshire and the Humber (22% and 12% respectively) the North West (17% and 10%) and the West Midlands (16% and 7%). The opposite trend was found in London where other types of

homes (6%) were more likely to have these hazards than terraced homes (3%). Overall, the findings were similar in 2010.

Regional summaries

2.23 This section provides summary of findings, which largely mirror those for Decent Homes. Observations on dwelling and tenure profiles are provided in the regional summaries at the end of Chapter 1.

- Although the **North East** generally had a lower prevalence of Category 1 hazards than other regions in 2020, both the number and proportion of homes with these hazards was similar in both 2010 to 2020.
- The **North West** had a higher prevalence of homes with Category 1 hazards than the South East, East and London.
- **Yorkshire and the Humber** had one of the highest prevalence of Category 1 hazards particularly among rented homes. The number of homes with a Category 1 hazard was similar in 2010 and 2020.
- In the **East Midlands** Category 1 hazards were generally more common within the owner occupied stock compared with other regions.
- Homes in the **West Midlands** were equally likely to have Category 1 hazards than five other regions; the North East, North West, East Midlands, East and South West
- The **East** had a smaller proportion of homes with Category 1 hazards compared with the North West, Yorkshire and the Humber, East Midlands and South West. Conversely it was more likely to have these hazards than London and the South East.
- **London** was generally less likely to have homes with Category 1 hazards than most other regions (except the South East and the North East). The prevalence of hazards among owner occupied homes was generally lower in the capital than in other regions.
- The **South East** was generally less likely to have homes with Category 1 hazards in the stock and the prevalence of these hazards was similar among tenures.
- **South West** homes were more likely to have Category 1 hazards than four other regions (North East, South East, East and London).

Chapter 3

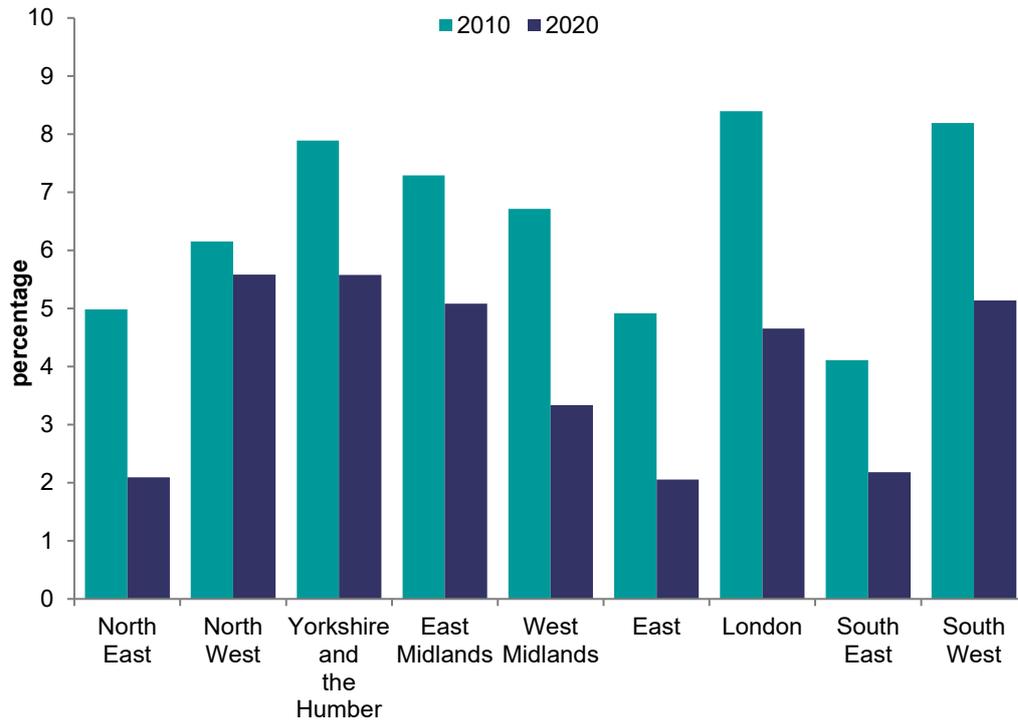
Damp

- 3.1 This chapter examines the prevalence of damp, how this varies by region, tenure, dwelling type and dwelling age and how this compares with the state of play in 2010. As with the whole report, this chapter examines occupied homes only.
- 3.2 In the English Housing Survey, a home is considered to have damp/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. Throughout the chapter the prevalence of persistent damp is variously referred to as “damp problems” and “issues with damp”.

Region, tenure and dwelling characteristics

- 3.3 In 2020, 4% (941,000) of occupied homes had damp, a decrease from 6% (1.4 million) in 2010. Overall, between 2010 and 2020, there was a reduction in the prevalence of damp among most types of homes, Annex Table 3.1.
- 3.4 There have been variations in the prevalence of damp by region over time. In 2020, homes in the North West (6%), Yorkshire and the Humber (6%) and the South West (5%) tended to have a higher likelihood of having damp while those in the North East, East, and South East (all 2%) tended to have a lower likelihood, Figure 3.1.
- 3.5 The position had differed slightly in 2010, when homes in London as well as the South West and Yorkshire and the Humber generally had a higher prevalence of damp (8%) while damp had generally been less prevalent in the South East (4%) and the East (5%).

Figure 3.1: Proportion of occupied dwellings with damp problems, by region, 2010 and 2020



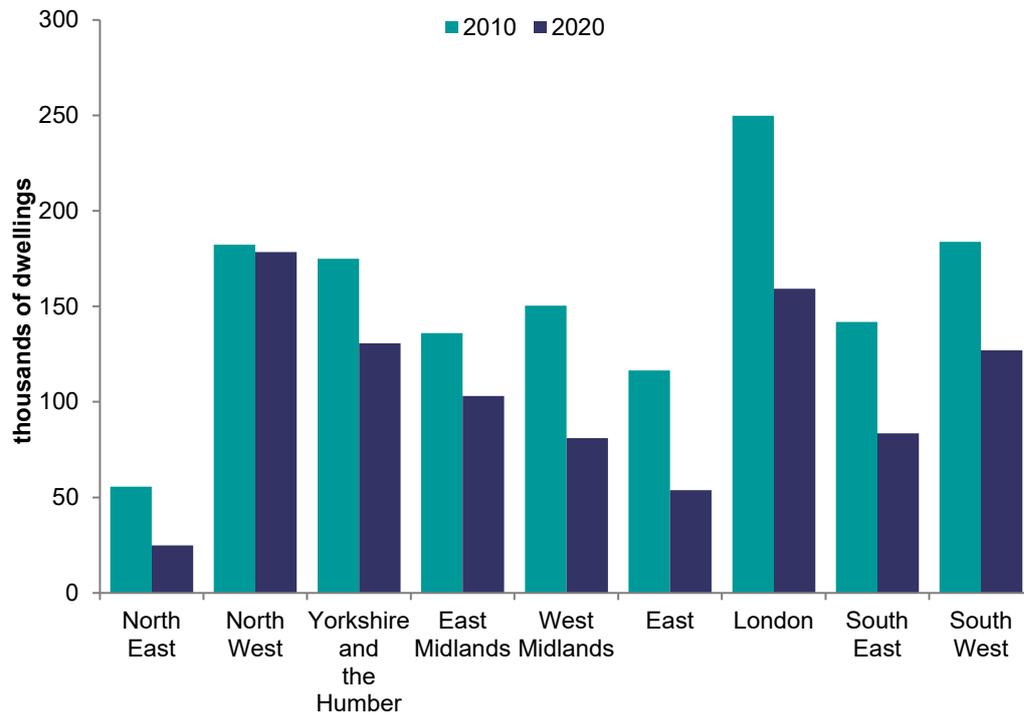
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.1

Source: English Housing Survey, dwelling sample

3.6 As the prevalence of damp in the North West did not fall between 2010 and 2020, the number of homes with damp in the North West region was very similar in these two years, 182,000 and 178,000 respectively, Figure 3.2.

Figure 3.2: Number of occupied dwellings with damp problems, by region, 2010 and 2020



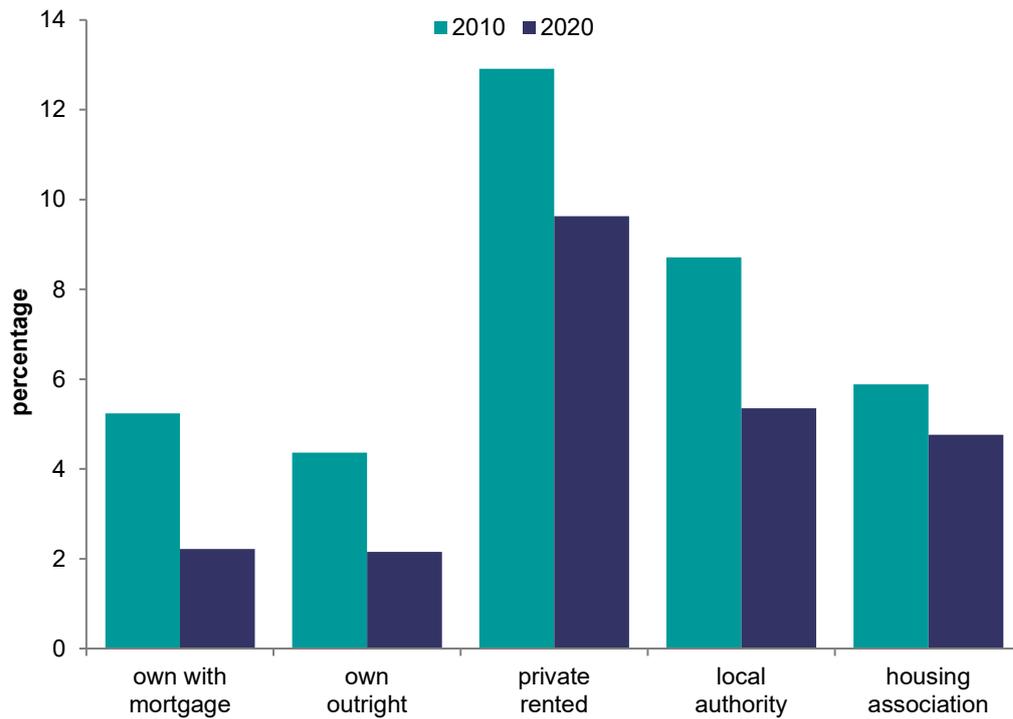
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.1

Source: English Housing Survey, dwelling sample

- 3.7 Private rented homes were more likely to have problems with damp than all other tenures while owner occupied homes were least likely to have damp; these trends were evident in both 2020 and 2010, Figure 3.3.
- 3.8 In 2020, damp was prevalent in 5% of local authority and 5% of housing association homes. In 2010 local authority homes (9%) were more likely to have damp than their housing association counterparts (6%).

Figure 3.3: Proportion of occupied dwellings with damp problems, by tenure, 2010 and 2020



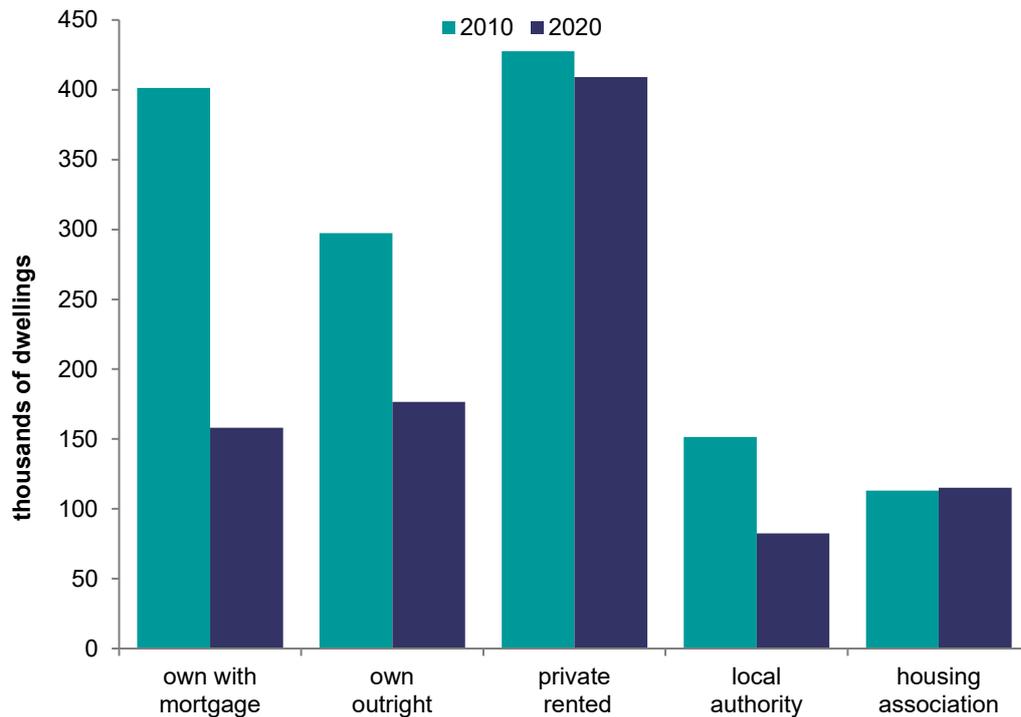
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.1

Source: English Housing Survey, dwelling sample

3.9 Despite the improvement in the proportion of private rented homes with damp over time, given the growth in the sector, the number homes with damp was similar in 2010 and 2020 (428,000 and 409,000 respectively), Figure 3.4.

Figure 3.4: Number of occupied dwellings with damp problems, by tenure, 2010 and 2020



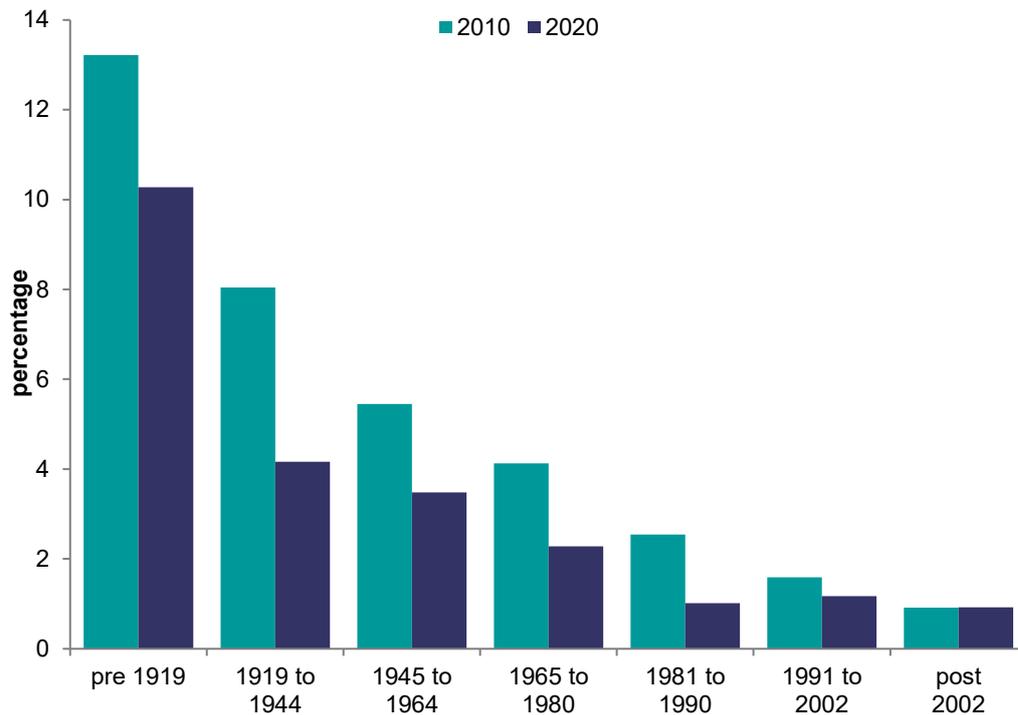
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.1

Source: English Housing Survey, dwelling sample

3.10 Damp problems continue to be far more prevalent among the oldest homes built before 1919 (10% of which had damp in 2020, down from 13% in 2010). Overall, there was a strong relationship between dwelling age and the prevalence of damp, with homes built before 1965 having a higher likelihood of damp than those built after this period, Figure 3.5.

Figure 3.5: Proportion of occupied dwellings with damp problems, by dwelling age, 2010 and 2020



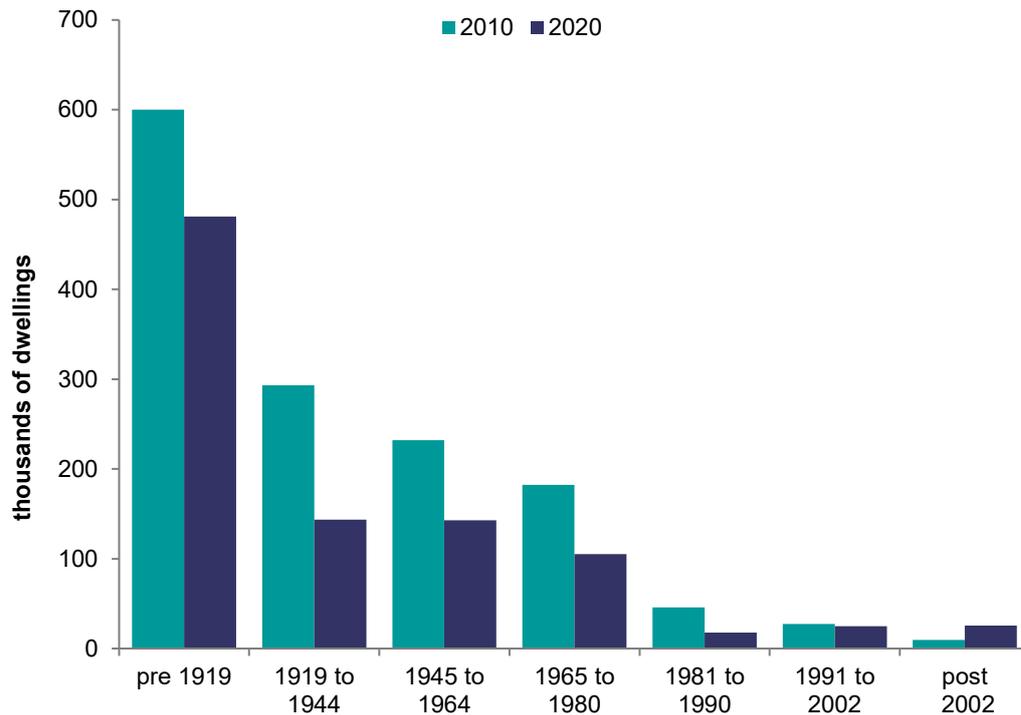
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.2

Source: English Housing Survey, dwelling sample

3.11 Between 2010 and 2020 the number of homes built before 1919 with damp fell by 119,000. In addition, damp in homes built between 1919 and 1944 reduced by 149,000. Newer homes are less likely to have damp problems and therefore the number of damp homes in 2020 has remained similar to the 2010 position, Figure 3.6.

Figure 3.6 : Number of occupied dwellings with damp problems, by dwelling age, 2010 and 2020



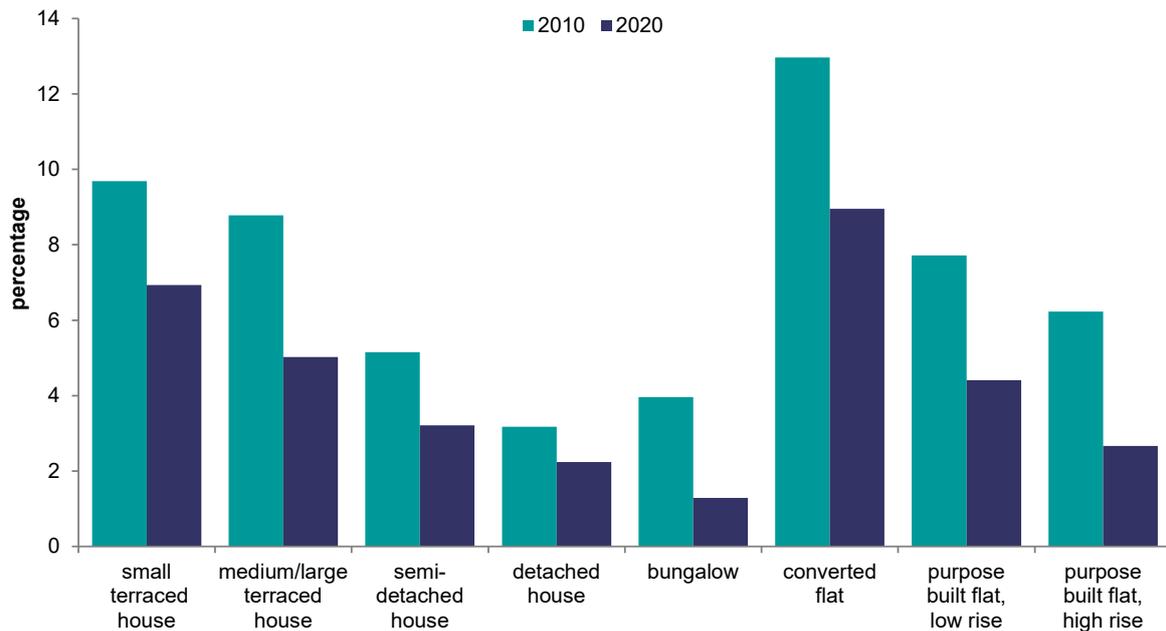
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.2

Source: English Housing Survey, dwelling sample

- 3.12 Generally speaking, damp was most prevalent among converted flats; 13% in 2010 and 9% in 2020. In both 2020 and 2010, bungalows, semi detached and detached homes generally had a lower likelihood of damp than different types of terraced houses, Figure 3.7.
- 3.13 While damp had been just as likely to be a problem in end and mid terraced houses in 2010 (both 9%), end terraces (4%) were less likely to have damp than mid terraces (6%) in 2020. There were no significant differences by size of terraced houses.

Figure 3.7: Proportion of occupied dwellings with damp problems, by dwelling type, 2010 and 2020



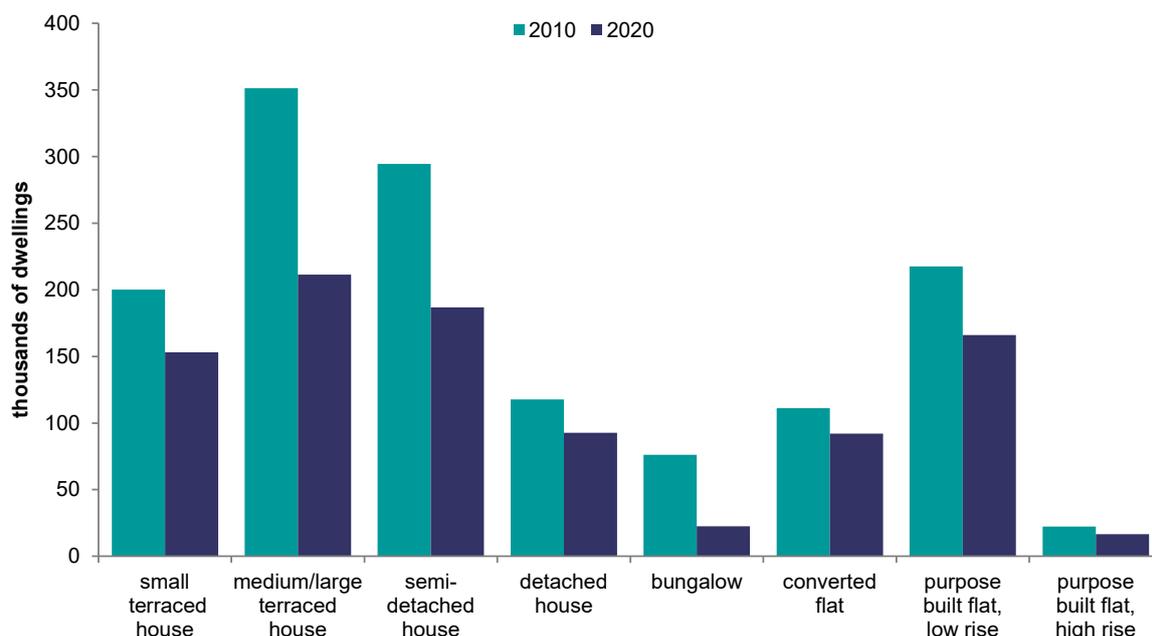
Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.3

Source: English Housing Survey, dwelling sample

3.14 Mirroring the findings for non-decency (Chapter 1) and Category 1 hazards (Chapter 2), the largest decreases in the number of damp homes were found for the most common types of dwelling (terraced and semi-detached houses). Damp problems among purpose built high rise flats in 2020 remained similar to the 2010 position, Figure 3.8.

Figure 3.8: Number of occupied dwellings with damp problems, by dwelling type, 2010 and 2020



Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.3

Source: English Housing Survey, dwelling sample

Regional variations by tenure, dwelling age and dwelling type

- 3.15 This section explores regional disparities in greater detail, particularly by tenure. It does this using the same approach as the equivalent analyses in Chapters 1 and 2.
- 3.16 In the private rented sector, damp was more prevalent in Yorkshire and the Humber and the North West than in other regions (where the likelihood of having damp was broadly similar). In 2010, the likelihood of having damp was broadly similar among most regions although homes in the South East were less likely to have damp.
- 3.17 Among owner occupied homes, damp was more prevalent among homes in the North West (3%) and South West (4%) compared with those in the North East and West Midlands (1%). In 2010 the most notable difference was the lower proportion of damp owner occupied homes in the South East (3%) compared with most other regions.
- 3.18 In 2020, homes built before 1919 located in Yorkshire and the Humber (17%) and the North West (16%) were generally more likely to have damp than the same aged homes in other regions. In addition, these aged homes located in the East Midlands (14%) and South West (13%) were generally more likely to have damp than those in the other regions. Conversely, homes built before 1919 and located in London (4%), the North East (5%), the South East (6%) and the East (7%) were generally less likely to have damp.

3.19 Across the whole stock, semi-detached and detached homes generally had a lower prevalence of damp than different types of terraced houses. Within regions, however, there were few disparities among house types. Where disparities did exist, these tended to be between small terraces and other houses, and some were very marked; for example, in 2020, in the North West 16% of small terraced houses had damp compared with 3% of semi-detached and 3% detached houses.

Regional summaries

- 3.20 This section provides summary of findings for each region, which largely mirror those for Decent Homes and Category 1 hazards and reported in Chapters 1 and 2 respectively. Observations on dwelling and tenure profiles are provided at the end of Chapter 1.
- The **North East** generally had a lower prevalence of damp in 2020 but there were no marked improvements in the prevalence of damp over the 2010 to 2020 period.
 - The **North West** generally had a higher prevalence of damp particularly among private rented homes. The region also had a higher prevalence of damp within the oldest homes built before 1919 in comparison to most other regions.
 - **Like the North West, Yorkshire and the Humber** generally had a higher prevalence of damp, particularly among private rented homes. The region also had a relatively high prevalence of damp within homes built before 1919 in comparison with other regions.
 - Homes in the **East Midlands** were equally likely to have damp as those located in Yorkshire and the Humber and the North West, and had a higher prevalence of damp compared with those located in the North East, South East, East and London. This was partly driven by the relatively high proportion of homes with damp built before 1919. There was no improvement in the prevalence of damp over the 2010 to 2020 period in this region.
 - In the **West Midlands**, the prevalence of damp was similar in comparison to most other regions.
 - Homes in the **East** generally had a low prevalence of damp.
 - **London** also had a low prevalence of damp across the housing stock.
 - This was similarly the case for homes in the **South East**, which generally had a low prevalence of damp.
 - The **South West** tended to have a higher proportion of damp homes, partly reflecting that damp was generally more prevalent in homes built before 1919 compared with other regions.

Chapter 4

Co-existing poor housing conditions

4.1 This chapter explores the extent to which the three aspects of poor housing quality explored in this report – decency, Category 1 hazards and damp – co-exist in the housing stock. Specifically, it will examine the extent to which homes that did not meet the Decent Homes Standard or those which failed the Standard due to the presence of any Category 1 hazards also had damp. It will also explore the relationship between energy efficiency and the three aspects of poorer housing.

Non decency, Category 1 hazards and damp

4.2 In 2020, of the 3.5 million occupied homes that failed the Decent homes Standard, 414,000 also had damp problems. Therefore, 12% of non-decent homes also had damp¹¹. A similar proportion of non-decent homes also had damp in 2010 (13%), although the number of dwellings was higher (723,000), Annex Table 4.1.

4.3 Damp was also present in 318,000 or 15% of the 2.2 million homes with a Category 1 hazard in 2020¹². A similar proportion (14%) of homes with a Category 1 had damp in 2010 (539,000).

Energy efficiency and poor housing quality

4.4 There is a strong relationship between the energy efficiency of the home and its overall housing quality. The least energy efficient homes were more likely to be non-decent or have Category 1 hazards or damp.

4.5 In 2020, 96% of homes with an energy efficiency rating¹³ (EER) of band F or G failed the Decent Homes Standard, as did 38% of homes in EER band E. In contrast, 7% of homes with an EER band C were non-decent as were 15% in EER band D, Annex Table 4.2.

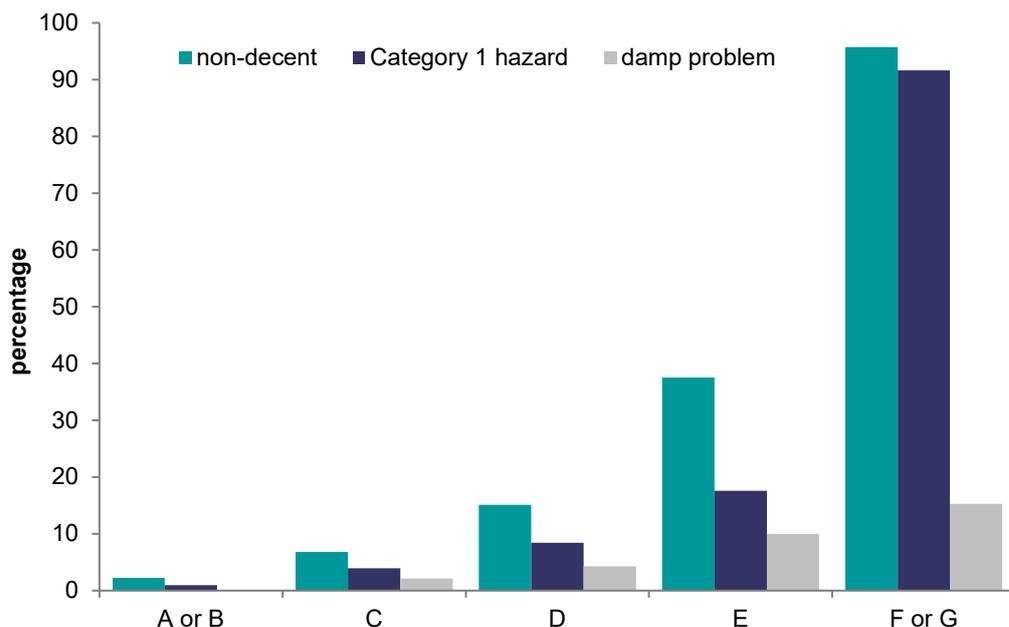
¹¹ These 414,000 homes comprised 44% of total number of homes with damp (941,000) in 2020.

¹² These 318,000 homes comprised 34% of total number of homes with damp (941,000) in 2020.

¹³ The energy efficiency rating of a dwelling 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) and Band G rating represents high energy costs (the least efficient band). See Glossary for further details

- 4.6 Similarly, 92% of homes with an EER band F or G had at least one Category 1 hazard compared with 18% with an EER band E, 8% with an EER band D 4% of homes with an EER band C, Figure 4.1.
- 4.7 Homes with an EER band F or G have a SAP¹⁴ rating of 38 points or less, and the majority of these will be categorised in the EHS as having a Category 1 excess cold hazard¹⁵ and so also fail the Decent Homes Standard. Overall, 1.8 million less energy efficient homes with an EER band D or below also had Category 1 hazards.
- 4.8 The relationship between energy efficiency and damp mirrored those for non-decency and Category 1 hazards. Although serious damp has many causes including disrepair, it can also be caused by a lack of adequate heating and/or insufficient loft and wall insulation; the presence of these features help to keep the walls of homes warmer, reducing the risk of damp. Overall, 713,000 less energy efficient homes with an EER band D or below also had damp.

Figure 4.1: Energy efficiency by non-decency, Category 1 hazards and damp, 2020



Base: all occupied dwellings

Notes:

- 1) data not included for energy efficiency rating A or B for dwellings with damp present as the sample size is too small
- 2) underlying data are presented in Annex Table 4.2

Source: English Housing Survey, dwelling sample

¹⁴ The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings. The SAP is used to calculate the energy efficiency rating (EER) of dwellings, also known as the SAP rating. See Glossary for further details.

¹⁵ See, English Housing Survey, 2020-21 Technical Report, Annex 5.5 for further details, <https://www.gov.uk/government/collections/english-housing-survey-technical-advice#technical-reports>

Technical notes and glossary

Technical notes

1. Results in this report, which relate to the physical dwelling, are presented for '2020' and are based on fieldwork carried out between April 2019 and March 2021 (a mid-point of April 2020). The sample comprises 11,152 occupied dwellings only where a physical inspection was carried out. Due to COVID-19 restrictions, the sample does not include vacant dwellings, where in previous years it did. Throughout the report, this is referred to as the 'dwelling sample'.
2. In a normal year, English Housing Survey statistics on housing quality and condition are based on data collected by a qualified surveyor in the home. Due to COVID-19 restrictions, it was not possible to collect data in this way in 2020-21 and data was instead collected from an external inspection of properties (by a surveyor) and supplemented with administrative data sources. Predictive modelling was also undertaken to produce much of the housing quality data reported in this report. More information on the impact of COVID-19 on the English Housing Survey and the modelling methodology can be found in the Technical Report¹⁶.
3. 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".
4. 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.
5. Additional annex tables, including the data underlying the figures and charts in this report are published on the website: <https://www.gov.uk/government/collections/english-housing-survey> alongside many supplementary live tables, which are updated each year but are too numerous to include in our reports.
6. A more thorough description of the English Housing Survey methodology is provided in the Technical Report which is published annually¹⁷. The 2020-21 Technical Report includes details of the impact the COVID-19 on the 2020-21 survey. A full account of data quality procedures followed to collect and analyse

¹⁶ <https://www.gov.uk/government/collections/english-housing-survey-technical-advice#technical-reports>

¹⁷ <https://www.gov.uk/government/collections/english-housing-survey-technical-advice#technical-reports>

English Housing Survey data can be found in the Quality Report, which is also updated and published annually¹⁸.

Glossary

Category 1 hazard: The most serious type of hazard under the Housing Health and Safety Rating System (HHSRS). Where such a hazard exists the dwelling fails to reach the statutory minimum standard for housing in England.

Cost to make decent: The cost of carrying out all works required to ensure that the dwelling meets the Decent Homes standard. This is the estimated required expenditure which includes access equipment (e.g. scaffolding and prelims). It is adjusted to reflect regional and tenure variations in building prices.

Damp (condensation and mould): There are three main categories of damp and mould covered in this report:

- **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.
- **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.
- **condensation or mould:** caused by water vapour generated by activities like cooking and bathing condensing on cold surfaces like windows and walls. Virtually all dwellings have some level of condensation. Only serious levels of condensation or mould are considered as a problem in this report, namely where there are extensive 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:

- it meets the current statutory minimum standard for housing as set out in the Housing Health and Safety Rating System (HHSRS – see below).
- 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).

¹⁸ <https://www.gov.uk/government/publications/english-housing-survey-quality-report>

-
- 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).
 - 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*, Department for Communities and Local Government, June 2006¹⁹.

Dwelling: A unit of accommodation which may comprise one or more household spaces (a household space is the accommodation used or available for use by an individual household). A dwelling may be classified as shared or unshared. A dwelling is shared if:

- the household spaces it contains are ‘part of a converted or shared house’, or
- not all of the rooms (including kitchen, bathroom and toilet, if any) are behind a door that only that household can use, and
- there is at least one other such household space at the same address with which it can be combined to form the shared dwelling.

Dwellings that do not meet these conditions are unshared dwellings.

The EHS definition of dwelling is consistent with the Census 2011.

Dwelling age: The date of construction of the oldest part of the building.

Dwelling type: Dwellings are classified, on the basis of the surveyor’s inspection, into the following categories:

- **small terraced house:** a house with a total floor area of less than 70m² forming part of a block where at least one house is attached to two or more other houses. The total floor area is measured using the original EHS definition of useable floor area, used in EHS reports up to and including the 2012 reports. That definition tends to yield a smaller floor area compared with the definition that is aligned with the Nationally Described Space Standard and used on the EHS since 2013. As a result of the difference between the two definitions, some small terraced houses are reported in the 2014 Housing Supply Report as having more than 70m².
- **medium/large terraced house:** a house with a total floor area of 70m² or more forming part of a block where at least one house is attached to two or more other houses. The total floor area is measured using the original EHS definition of

¹⁹ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

useable floor area which tends to yield a small floor area compared with the definition used on the EHS since 2013.

- **end terraced house:** a house attached to one other house only in a block where at least one house is attached to two or more other houses.
- **mid terraced house:** a house attached to two other houses in a block.
- **semi-detached house:** a house that is attached to just one other in a block of two.
- **detached house:** a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.).
- **bungalow:** a house with all of the habitable accommodation on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses.
- **converted flat:** a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (such as corner shops).
- **purpose built flat, low rise:** a flat in a purpose built block less than six storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes.
- **purpose built flat, high rise:** a flat in a purpose built block of at least six storeys high.

Energy efficiency rating (EER, also known as SAP rating): A dwelling's energy costs per m² of floor area for standard occupancy of a dwelling and a standard heating regime and is calculated from the survey using a simplified form of SAP. The energy costs take into account the costs of space and water heating, ventilation and lighting, less cost savings from energy generation technologies. They do not take into account variation in geographical location. The rating is expressed on a scale of 1-100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents zero net energy cost per year. It is possible for a dwelling to have an EER/SAP rating of over 100 where it produces more energy than it consumes, although such dwellings will be rare within the English housing stock.

The detailed methodology for calculating SAP to monitor the energy efficiency of dwellings was updated in 2012 to reflect developments in the energy efficiency technologies and knowledge of dwelling energy performance. These changes in the SAP methodology were relatively minor compared with previous SAP methodology updates in 2005 and 2009. It means, however that a SAP rating using the 2009 method is not directly comparable to one calculated under the 2012 methodology, and it would be incorrect to do so. All SAP statistics used in reporting from 2013 are

based on the SAP 2012 methodology and this includes time series data from 1996 to the current reporting period (i.e. the SAP 2012 methodology has been retrospectively applied to 1996 and subsequent survey data to provide consistent results in the 2013 and following reports).

Energy efficiency rating (EER)/SAP bands: The 1-100 EER/SAP energy efficiency rating is also 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 break points in SAP (see below) used for the EER Bands are:

- Band A (92–100)
- Band B (81–91)
- Band C (69–80)
- Band D (55–68)
- Band E (39–54)
- Band F (21–38)
- Band G (1–20)

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 assessment²⁰ 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

²⁰ <https://www.gov.uk/government/collections/housing-health-and-safety-rating-system-hhsrs-guidance>

29 hazards. See the EHS Technical Note on Housing and Neighbourhood Conditions²¹ for a list of the hazards covered.

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 as part of a shared ownership scheme.
- **social renters:** this category includes households renting from Local Authorities (including Arms' Length Management Organisations (ALMOs) and Housing Action Trusts) and 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).

²¹ <https://www.gov.uk/government/publications/english-housing-survey-technical-advice>

In accordance with the Statistics and Registration Service Act 2007 the United Kingdom Statistics Authority has designated these statistics as National Statistics, signifying that they are fully compliant with the Code of Practice for Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

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