



Department for
Communities and
Local Government



English Housing Survey

Headline Report 2012-13



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February 2014
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Acknowledgements

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- All the households who gave up their time to take part in the survey.
- NatCen who managed the English Housing Survey on behalf of the department and managed the interview survey of households.
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- The NatCen interviewers who conducted the household interviews and the CADS Housing Surveys surveyors who carried out the visual inspections of properties.
- And finally, the team at DCLG who worked on the survey and who were involved in the production of this report.

Introduction

1. The English Housing Survey is a national survey of people's housing circumstances and the condition and energy efficiency of housing in England. In its current form, it was first run in 2008-09. Prior to then, the survey was run as two standalone surveys: the English House Condition Survey and the Survey of English Housing. This report provides the findings from the 2012-13 survey.
2. The report is split into two sections. The first focuses on the profile of households including: trends in tenures; demographic and economic characteristics of households; rents and housing benefit; recent movers; mortgage difficulties; and overcrowding and under-occupation. Section 2 provides an overview of the housing stock in England including: the age, size, and type of home; energy efficiency of the housing stock; decent homes; and homes affected by damp and mould. Additional annex tables provide further detail to that covered in the main body of the report.
3. This is the first release of data from the 2012-13 survey. The report will be followed up with a series of more detailed annual reports in the summer.
4. Results for the first section of the report, on households, are presented for '2012-13' and are based on fieldwork carried out between April 2012 and March 2013 on a sample of 13,652 households. Throughout the report, this is referred to as the 'full household sample'. The smaller sample size (compared with previous waves of the survey) is the consequence of a cost review of the survey undertaken in 2010 to identify where efficiency savings could be made.
5. Results in the second section of the report, which relate to the physical dwelling, are presented for '2012' and are based on fieldwork carried out between April 2011 and March 2013 (a mid-point of April 2012). The sample comprises 12,763 occupied or vacant dwellings where a physical inspection was carried out. Throughout the report, this is referred to as the 'dwelling sample'.
6. In tables, where the numbers of cases in the sample are too small for any inference to be drawn about the national picture, the cell contents are replaced with an asterisk. This happens where the sample is fewer

than 30. Where the cell contents are in italics this indicates a sample size between 30 and 50, and the results should be treated with caution.

7. 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.
8. Additional annex tables, including the data underlying the figures and charts, are published on the website:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>
alongside many supplementary tables, which are updated each year but are too numerous to include in our reports. Further information on the technical details of the survey, and information and past reports on the Survey of English Housing and the English House Condition Survey can also be accessed via this link.
9. 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
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Key findings

In 2012-13, the private rented sector overtook the social rented sector to become the second largest tenure in England

- There were an estimated 22.0 million households in England. Overall, 65% or 14.3 million were owner occupiers, 18% (4.0 million) were private renters and 17% (3.7 million) were social renters.

Overall rates of overcrowding and under-occupation have not changed in recent years

- Some 3% of households in England were overcrowded in 2012-13. As in previous years, overcrowding was more prevalent in the rented sectors than in owner occupation: 1% of owner occupied households and 6% each of social and private rented households were overcrowded.
- Under-occupation remained much more common in the owner occupied sector: around half (49%) of owner occupiers were under-occupying their homes in 2012-13, compared with 15% of private renters and 10% of social renters.

However, there was a decrease in the proportion of overcrowded households in the social rented sector

- Between 2010-11 and 2012-13, the rate of overcrowding in the social sector declined from 7% to 6%; with 241,000 overcrowded households in the sector in 2012-13, compared with 278,000 in 2010-11.

The proportion of renters in receipt of housing benefit increased

- In 2012-13, two thirds (66%) of social renters and a quarter (25%) of private renters received housing benefit to help with the payment of their rent, up from 59% and 19% respectively in 2008-09.

There has been a steady increase in the proportion of working households in the social sector in receipt of housing benefit

- In 2012-13, a third (32%) of working households in the social rented sector were in receipt of housing benefit, up from 24% in 2010-11 and 20% in 2009-10. In the private rented sector 12% of working households were in

receipt of housing benefit in 2012-13, unchanged from recent years but up from 9% in 2009-10.

There was an increase in the proportion of social renters who expected to buy their current home

- In 2012-13, 61% of private renters and 23% of social renters stated that they expected to buy a property at some point in the future.
- Among social renters who expected to buy, the proportion who expected to buy their current home increased from 37% in 2011-12 to 44% in 2012-13. This may, in part, be explained by the reinvigoration of the Right to Buy scheme which allows local authority tenants to buy their home at a discount.

The energy efficiency of the English housing stock continued to improve

- In 2012, the average SAP rating of English dwellings was 59 points, up from 45 points in 1996.
- Over the same period, the proportion of dwellings in the highest energy efficiency rating bands (A to C) also increased from 2% to 18%.

The number of non-decent homes in England continued to decline

- In 2012, 4.9 million dwellings (22%) failed to meet the decent homes standard, a reduction of some 2.8 million homes since 2006, when 35% of homes failed to meet the decent home standard.
- As in previous years, the private rented sector had the highest proportion of non-decent homes (33%) while the social rented sector had the lowest (15%). Meanwhile, 20% of owner occupied homes failed to meet the decent homes standard in 2012.

Section 1

Households

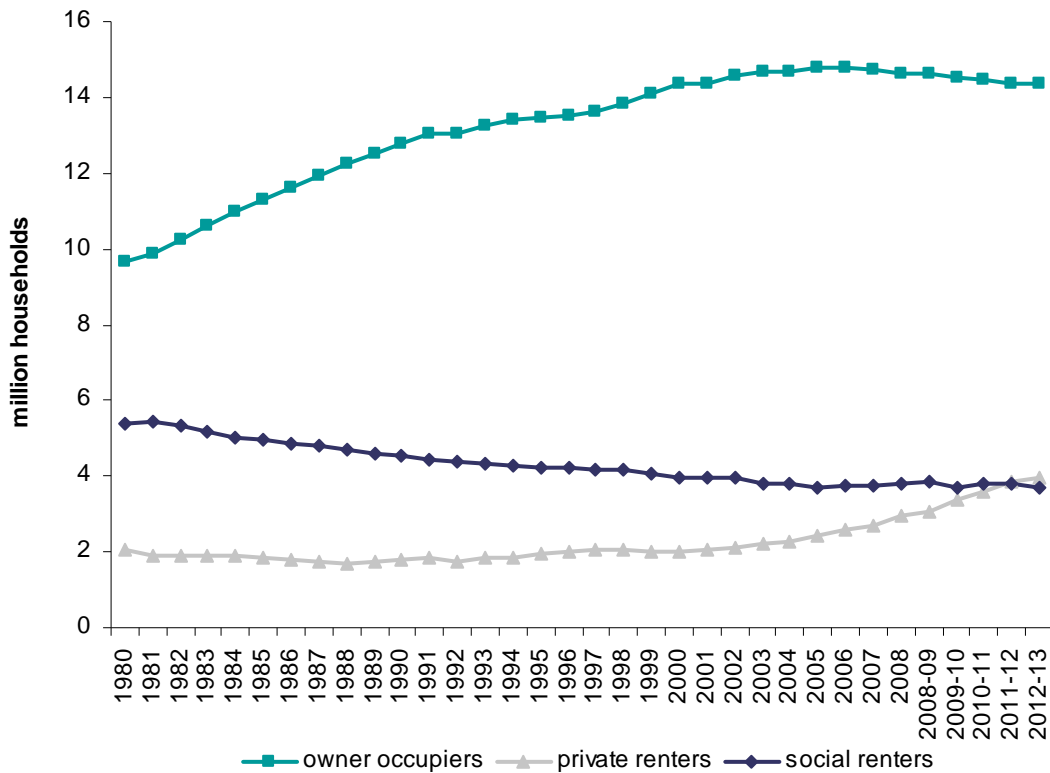
- 1.1 There are three main housing tenures in England: owner occupation and the private and social rented sectors. Owner occupation includes households that own their home outright and households that have a mortgage. The social rented sector includes local authority and housing association homes and provides accommodation at a subsidised rent while the private rented sector offers rented accommodation without government subsidy.
- 1.2 This section compares the demographic characteristics of the people who live in these three different tenures. It also explores the extent to which private and social renters claim housing benefit to help meet the cost of their rent, buying aspirations among renters, mortgage difficulties and compares average rental costs in the private and social rented sectors.

Trends in tenure

- 1.3 In 2012-13, there were an estimated 22.0 million households in England living in private accommodation, Annex Table 1. This figure excludes those living in institutional accommodation such as nursing homes or halls of residence.
- 1.4 Owner occupation remained the largest tenure group with 14.3 million households, representing two thirds (65%) of all households in 2012-13, Figure 1. Among owner occupiers, 33% owned outright while 33% were buying with a mortgage (referred to throughout this report as 'mortgagors'), Annex Table 2.
- 1.5 The proportion of all households in owner occupation increased steadily from the 1980s to 2003 when it reached a peak of 71%. Since then, there has been a gradual decline in owner occupation to the current 65%.
- 1.6 For the first time, in 2012-13, the private rented sector was larger than the social rented sector making the private rented sector the second largest tenure.

- 1.7 In 2012-13, the private rented sector accounted for 4.0 million or 18% of households. Throughout the 1980s and 1990s, the proportion of private sector households stayed steady at around 10%. However, the sector has undergone sharp growth since then and has nearly doubled in size. This was driven by a number of factors; in the late 1990s rent controls were removed, and assured shorthold tenancies became the standard, giving greater flexibility in the length of tenancies. Lenders also introduced the buy-to-let mortgage at around the same time.
- 1.8 In 2012-13, the social rented sector, at 3.7 million households (17%), was the smallest tenure, following a long period of decline. From the 1980s, the Right to Buy policy enabled many social tenants to purchase their home at a discounted price, and the proportion of households in the social sector declined from 31% in 1980 to 19% in 2000.

Figure 1: Trends in tenure, 1980 to 2012-13



Base: all households

Note: underlying data are presented in Annex Table 1

Sources:

1980 to 2008: ONS Labour Force Survey;

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

Demographic and economic characteristics

- 1.9 In this section, the demographic and economic profile of the household reference person (HRP) is explored in more detail. The HRP is defined as the 'householder' in whose name the accommodation is owned or rented; further information is given in the glossary.

Age

- 1.10 The high costs associated with purchasing a home require most households to borrow from a bank or other lender to make the purchase. The loan is typically paid back over 15 years or more. For this reason many people do not own their home outright until later in life. Of those households that own outright, 60% (4.3 million households) had a HRP aged 65 or over, Table 1 and Annex Table 2.
- 1.11 A deposit and evidence of a reliable source of income are typically required to take out a mortgage. The requirement for a large deposit can make it difficult for people in their 20s to get onto the property ladder. In 2012-13, 17% of those aged 25-34 (1.2 million households) were buying with a mortgage. Mortgagors were typically in the middle age bands, with 64% aged 35-54 (4.6 million households).

Table 1: Demographic and economic characteristics by tenure, 2012-13

all households

	own outright	buying with mortgage	all owner occupiers	all private renters	local authority	housing association	all social renters	all tenures
age of HRP	<i>thousands of households</i>							
16-24	*	72	96	580	75	105	181	857
25-34	68	1,196	1,264	1,428	241	267	507	3,200
35-44	292	2,218	2,510	869	313	373	686	4,065
45-54	723	2,361	3,084	512	332	357	688	4,285
55-64	1,768	1,012	2,780	262	243	329	573	3,615
65 or over	4,276	326	4,602	304	480	569	1,050	5,956
economic status of HRP								
full-time work	1,768	6,017	7,785	2,419	377	461	838	11,042
part-time work	641	533	1,174	422	216	224	440	2,036
retired	4,462	342	4,804	296	525	612	1,137	6,237
unemployed	80	102	182	221	163	218	381	783
full-time education	*	*	*	211	*	*	43	265
other inactive	193	187	380	388	382	465	847	1,614
ethnicity of HRP								
white	6,777	6,461	13,238	3,341	1,353	1,753	3,106	19,685
black	72	154	227	135	179	104	284	646
Indian	110	184	294	118	*	*	35	447
Pakistani or Bangladeshi	84	175	258	98	56	53	108	464
other	109	210	320	264	76	76	152	736
all ethnic minority	375	724	1,099	615	331	247	578	2,292
household type								
couple no dependent children	3,787	2,458	6,246	983	271	321	592	7,820
couple with dependent child(ren)	430	2,804	3,233	808	231	306	537	4,579
lone parent with dependent child(ren)	67	418	484	465	285	304	589	1,538
other multi-person households	459	422	880	556	186	199	385	1,821
one person under 60	368	889	1,258	895	314	387	701	2,854
one person aged 60 or over	2,041	194	2,236	249	398	482	880	3,365
household size								
one	2,410	1,083	3,493	1,144	712	869	1,581	6,218
two	3,530	2,120	5,649	1,331	402	502	905	7,885
three	682	1,555	2,237	786	261	276	537	3,561
four	381	1,747	2,128	459	164	185	349	2,936
five	116	509	625	163	89	103	192	980
six or more	*	171	204	73	55	65	120	397
all household sizes	7,152	7,184	14,337	3,956	1,684	2,000	3,684	21,977
mean number of persons per household	1.9	2.9	2.4	2.3	2.2	2.2	2.2	2.4
sample size	4,161	4,119	8,280	2,103	1,523	1,746	3,269	13,652

Notes:

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

Source: English Housing Survey, full household sample

-
- 1.12 The private rented sector had the youngest age profile of the three tenures with half of all HRPs (51% or 2.0 million households) aged under 35. Of these, 580,000 (15%) were in the 16-24 age group while 1.4 million (36%) were aged 25-34.
- 1.13 The age profile for the social rented sector was close to that of the population as a whole. One fifth (19% or 688,000 households) of social renting HRPs were aged 16-34, a further 19% were aged 35-44 and another 19% were aged 45-54. The proportion of social renting HRPs aged 65 and over was 28% (1.0 million households). In comparison, only 8% of private renting HRPs (304,000 households) were in this age group.

Economic status

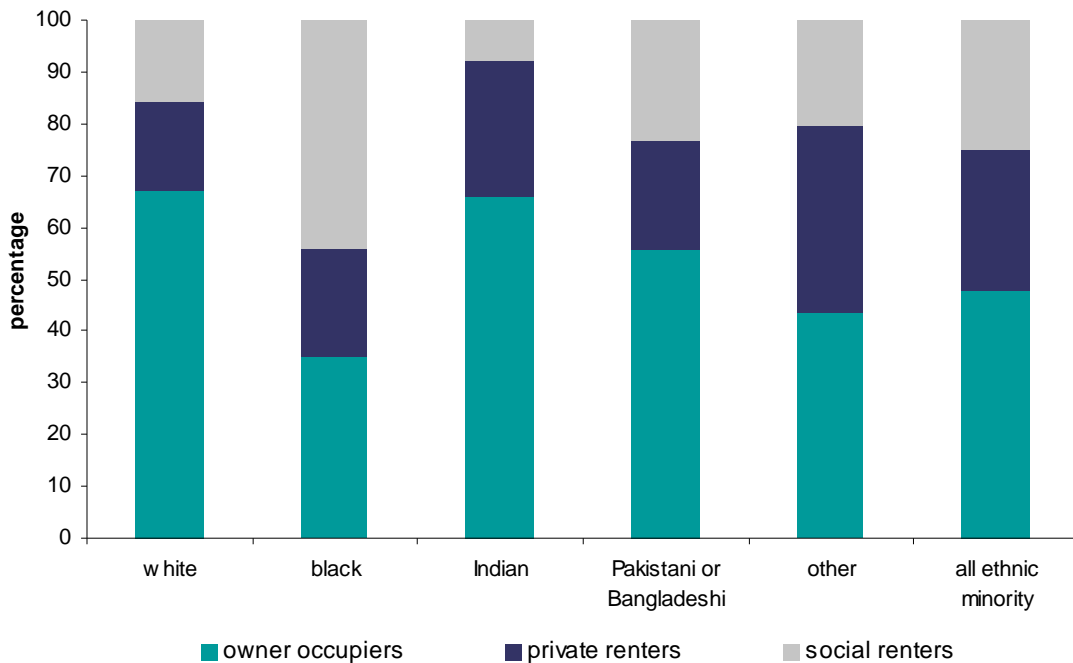
- 1.14 In 2012-13, 62% of householders that owned outright were retired, consistent with the older age profile of this group. A third (34%) of householders that owned outright were working. In contrast, 91% of HRPs with mortgages were working, with 84% in full-time work and 7% in part-time work. Only 5% of mortgagors were retired.
- 1.15 One tenth (10%) of social rented sector HRPs were unemployed, compared with 4% of all HRPs in England. By comparison, 6% of private renters and 1% of owner occupiers were unemployed.
- 1.16 The proportion of 'inactive' households was considerably higher in the social rented sector. Around a quarter (23%) of social rented sector HRPs were in the 'other inactive' category, compared with 10% of private renters and 3% of owner occupiers. This category includes those who have a long-term illness or disability and those looking after the family or home.

Ethnicity

- 1.17 One tenth (10%) of all HRPs in England were from an ethnic minority background. In the social and private rented sectors, this proportion was higher (16%) whereas the proportion for owner occupiers was closer to the national average (8%).
- 1.18 Some 67% of white HRPs were owner occupiers, 17% were renting privately and 16% were in the social rented sector. Households with a HRP from an ethnic minority background were more likely to be renting than white HRPs. Around half (48%) of ethnic minority households were owner occupiers, while 27% rented privately and 25% were in the social rented sector, Figure 2.

1.19 Among specific ethnic minority groups, there was further variation. Indian (66%) or Pakistani or Bangladeshi (56%) HRP's were more likely to be owner occupiers than black HRP's (35%). Black HRP's were more likely to live in the social rented sector (44%) than other ethnic minority HRP's.

Figure 2: Tenure, by ethnicity, 2012-13



Base: all households

Notes:

1) underlying data are presented in Annex Table 1

2) 'other' category includes other Asian, Chinese, mixed and other

Source: English Housing Survey, full household sample

Household size

1.20 Household size relates strongly to the age and life stage of the occupants. Those that own outright tended to be older, and the majority (83%) of households that own outright were one or two person households, Figure 3.

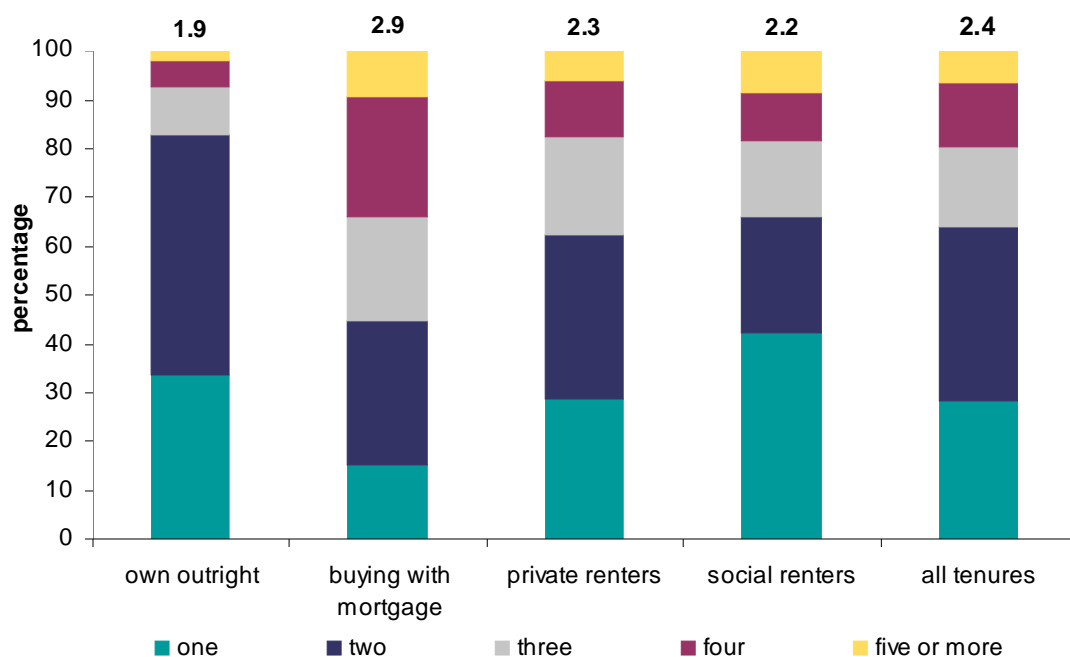
1.21 In 2012-13, 28% of all households were one person households. The proportion of one person households in the private rented sector was similar (29%). For mortgagors, the proportion was much lower at 15%.

1.22 Between 2011-12 and 2012-13, the average number of persons per household in the social rented sector increased from 2.1 to 2.2 persons. A number of factors may be acting together to drive this increase; for example, low delivery of new homes in the sector, younger people staying in the family home for longer, and new housing benefit rules under which social renters of working age receive housing

benefit based on the size of their accommodation and the number of people living in the household. Although these new rules were not implemented until April 2013, some social renters may have moved prior to that.

- 1.23 The average household size for mortgagors also increased (from 2.8 in 2011-12 to 2.9 in 2012-13).
- 1.24 The average number of persons per household in the private rented sector was 2.3 persons, unchanged from 2011-12.

Figure 3: Household size, by tenure, 2012-13



Base: all households

Note:

1) figures shown above the bars are the mean number of persons per household in each tenure

2) underlying data are presented in Annex Table 2

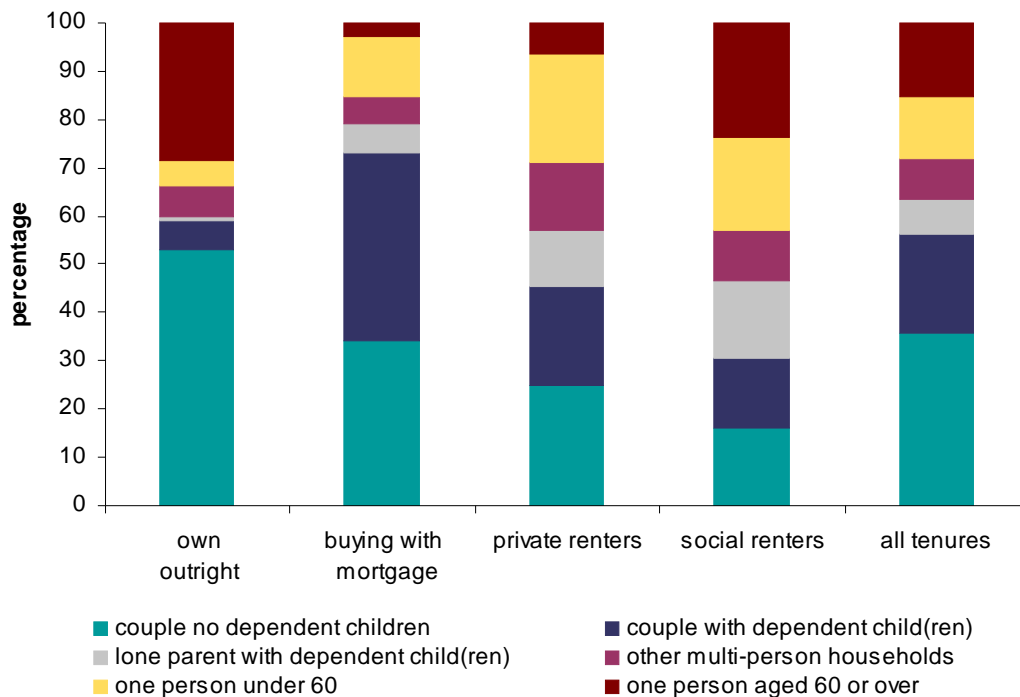
Source: English Housing Survey, full household sample

Household type

- 1.25 Household type varied widely by tenure and, for owner occupiers, within tenure. Around half (53%) of outright owners were couples with no dependent children; a further 29% were single occupants aged 60 or over, consistent with the older age profile of outright owners. Meanwhile, 34% of mortgagors were couples with no dependent children; a further 39% were couples with dependant children, Figure 4 and Annex Table 2.

- 1.26 Social renters were fairly evenly distributed across the various household types, but single occupants aged 60 or over (24%) were most prevalent.
- 1.27 Nearly half (45%) of households in the private rented sector were couples (with or without dependent children). This is consistent with the younger age profile of the sector. Single occupants aged under 60 made up 23% of all private rented sector households while only 6% were single occupants aged 60 or over.
- 1.28 The proportion of lone parent households was higher in the rented sectors than in owner occupation: 16% of social renters and 12% of private renters were lone parents with dependent children, compared with just 3% of owner occupiers.

Figure 4: Household type, by tenure, 2012-13



Base: all households

Note: underlying data are presented in Annex Table 2

Source: English Housing Survey, full household sample

Rents

- 1.29 Of the 4.0 million households in the private rented sector, most (2.9 million or 88%) were market renters (i.e. they had an assured or assured shorthold tenancy agreement with their landlord). A further 393,000 households (12%) in the private rented sector were 'non-market renters' (i.e. they had a private tenancy that was not available

on the open market). Some 701,000 households were unable, or did not want, to identify the type of tenancy they had, Table 2.

- 1.30 Of the 3.7 million households in the social rented sector, 1.7 million (46%) rented from a local authority while 2.0 million (54%) rented from a housing association.

Table 2: Profile of households in the rental sectors, 2012-13

all renting households

	thousands of households	% within sector	% of all renters	sample size
social rented sector				
local authority	1,684	45.7	22.0	1,523
housing association	2,000	54.3	26.2	1,746
all social renters	3,684	100	48.2	3,269
private rented sector				
market renters ¹	2,862	87.9	37.5	1,512
non-market renters paying rent ²	277	8.5	3.6	154
non-market renters rent free ²	116	3.6	1.5	65
all private renters with a known tenancy	3,255	100		1,731
private renters with an unknown tenancy type	701		9.2	372
all private renters	3,956		51.8	2,103
all renters	7,640		100	5,372

¹with assured or assured shorthold tenancies

²with private tenancies not available on the open market

Source: English Housing Survey, full household sample

- 1.31 In 2012-13, the average (mean)¹ rent (excluding services but including housing benefit) for households in the social sector was £89 compared with £163 per week in the private rented sector, a difference of £74 per week, Table 3. While rents in the social sector are subsidised, the difference in average rents will also partly reflect the difference in the type of properties in the sectors. The private rented sector generally has a much wider and more varied range of stock while the social sector has a higher proportion of purpose built flats, which tend to be cheaper.
- 1.32 Average weekly rents in both the social and the private rented sectors increased between 2008-09 and 2012-13. In the social rented sector, average rent increased from £71 in 2008-09 to £89 per week in 2012-13 while average private rents increased from £153 to £163 over the same period.
- 1.33 While private sector rents remained steady between 2011-12 and 2012-13, there was an increase in average social sector rents over this period: from £83 per week in 2011-12 to £89 per week in 2012-13.

¹ Median rents are provided in Annex Table 4

Table 3: Mean weekly rents, 2008-09 to 2012-13*all households paying rent*

	2008-09	2009-10	2010-11	2011-12	2012-13
					<i>£ per week</i>
local authority	66	71	74	79	83
housing association	75	79	84	87	94
all social renters	71	75	79	83	89
all private renters	153	156	160	164	163

Note: figures exclude services but include housing benefit**Source:** English Housing Survey, full household sample

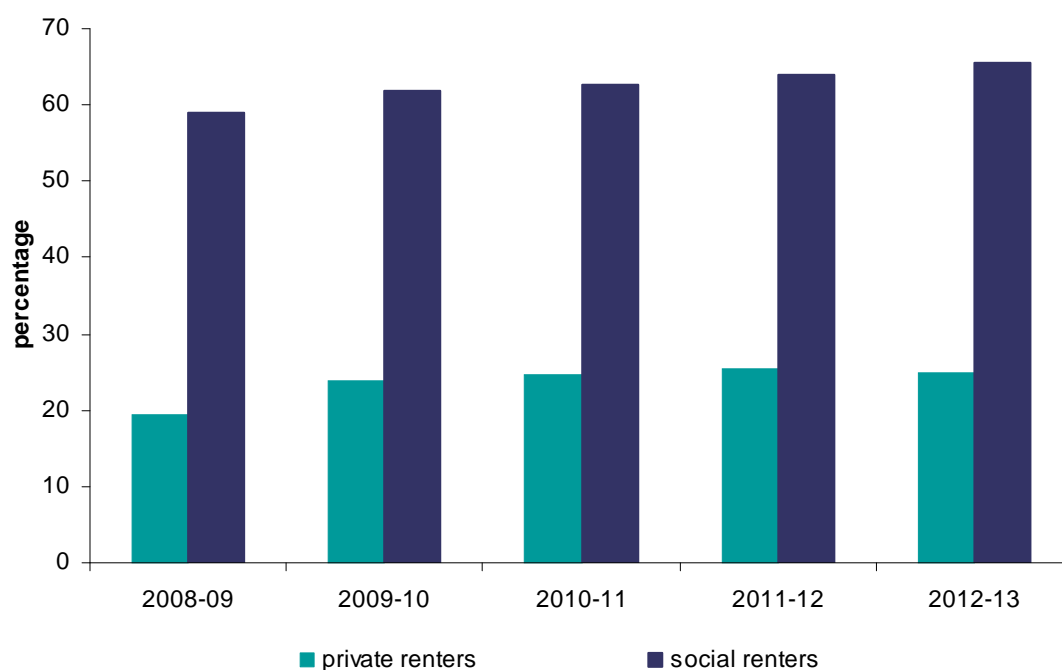
1.34 The private rental sector is a much more dynamic sector than the social sector and private renters move more frequently than social renters. In 2012-13, 69% of private renters had been in their current home for less than 3 years and, in general, those who had lived in their home for longer paid less rent. Private renters who had lived in their current home for less than a year paid an average weekly rent of £175 compared with £154 for those resident for 5-9 years and £106 for those resident for 20 or more years, Annex Table 3.

Housing benefit

1.35 Housing benefit (HB) is a means-tested benefit provided by the state to low income households living in the two rented sectors. The benefit is usually administered by the local authority in which the rented property is located. This section compares take up of housing benefit by social and private renting households.

1.36 In 2012-13, two thirds (66%) of social renters and a quarter (25%) of private renters received HB to help with the payment of their rent. Between 2008-09 and 2012-13, the proportion of social and private renting households in receipt of HB increased, from 59% to 66% in the social rented sector and from 19% to 25% in the private rented sector, Figure 5.

Figure 5: Receipt of housing benefit, 2008-09 to 2012-13



Base: all renting households

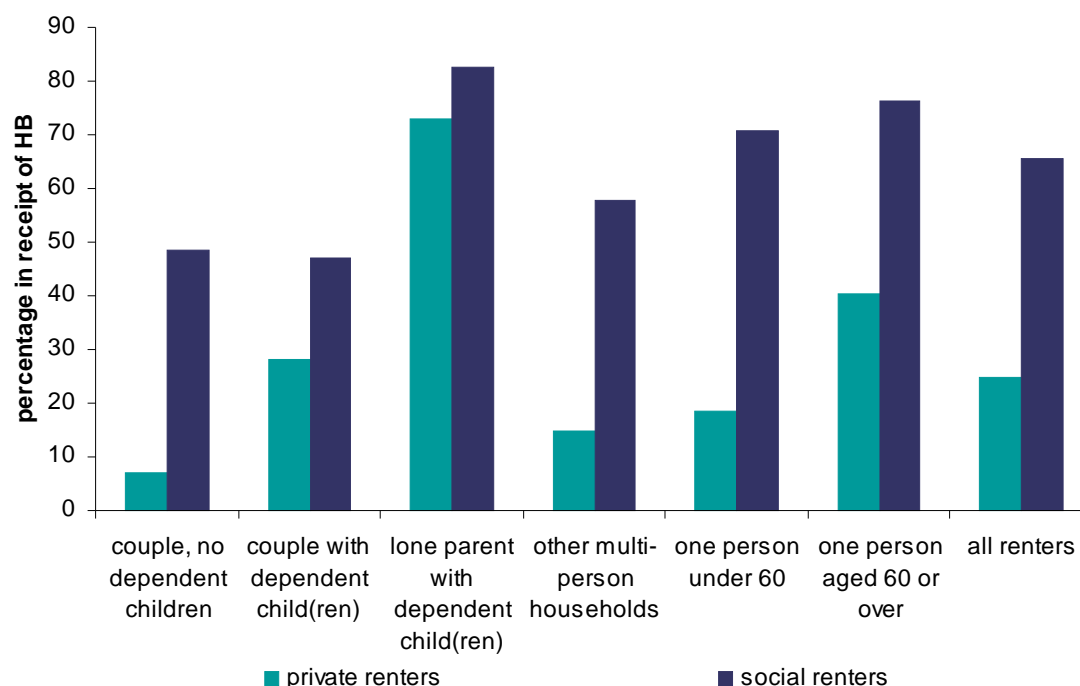
Note: underlying data are presented in Annex Table 5

Source: English Housing Survey, full household sample

Housing benefit, by household type

- 1.37 The type of household claiming housing benefit varied by sector. Half (48%) of couples with no dependent children in the social rented sector received HB compared with just 7% of such households in the private rented sector, Figure 6 and Annex Table 6.
- 1.38 In the social rented sector, three quarters (76%) of single person households aged 60 or over were in receipt of HB in 2012-13 compared with 40% of such households in the private rented sector.
- 1.39 For single person households aged under 60, the disparity between the two rented sectors was even greater; 71% of such households in the social sector were in receipt of HB compared with 19% in the private rented sector.
- 1.40 For lone parents with dependent children the difference between the tenures was less dramatic. The majority of such households in both the social rented sector (82%) and the private rented sector (73%) were in receipt of housing benefit.

Figure 6: Proportion of renters in receipt of housing benefit, by household type and tenure, 2012-13



Base: all renters

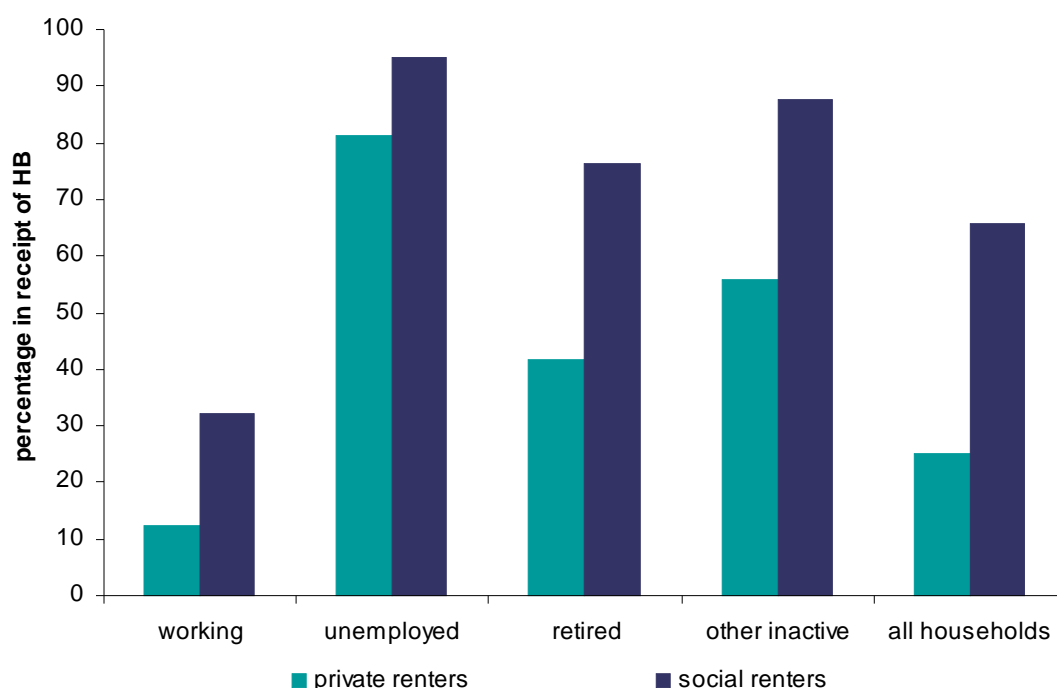
Note: underlying data are presented in Annex Table 6

Source: English Housing Survey, full household sample

Housing benefit, by economic status

- 1.41 Overall, social renters were more likely than private renters to receive housing benefit and this is true irrespective of the economic status of the household, Figure 7.
- 1.42 In 2012-13, a third (32%) of working households in the social rented sector were in receipt of housing benefit, up from 24% in 2010-11 and 20% in 2009-10. In the private rented sector 12% of working households were in receipt of HB in 2012-13, unchanged from recent years but up from 9% in 2009-10.
- 1.43 Most (95%) social rented households with an unemployed HRP were in receipt of HB. This was also the case in the private rented sector where 81% of such households were in receipt of housing benefit.

Figure 7: Proportion of renters in receipt of housing benefit, by economic status and tenure, 2012-13



Base: all renters

Note: underlying data are presented in Annex Table 6

Source: English Housing Survey, full household sample

Housing benefit, by income

- 1.44 The average annual gross income (of HRP and partner, excluding HB) of households in receipt of HB was unsurprisingly much lower than that of households which did not receive HB: £12,008 compared with £23,279 in the social rented sector; and £14,130 compared with £33,149 in the private rented sector, Annex Table 6.
- 1.45 Further analysis of income and housing costs will appear in the next EHS Household Annual Report which will be published in the summer 2014.

Length of residence in current accommodation

- 1.46 This section reports on the length of time households had lived at their current address at the time of interview. There were considerable differences between tenures.
- 1.47 In 2012-13, the average (mean) length of residence for owner occupiers was 17.3 years, for social renters it was 11.3 years, while for private renters the average length of residence was 3.8 years, Table 4.

- 1.48 The majority (81%) of owner occupiers had been in their home for at least five years. Only 4% had been in their home for less than a year. A similar pattern was shown in the social rented sector. Two thirds (62%) had lived in their current home for at least 5 years; 10% had been resident less than a year.
- 1.49 In contrast, a third (34%) of private renters had been in their home for less than a year and 80% had lived in their homes for less than five years.

Table 4: Length of residence in current home by tenure, 2012-13

all households

	owner occupiers	private renters	social renters	all tenures	sample size
				<i>percentages</i>	
less than 1 year	3.9	34.3	10.2	10.4	1,314
1 year but less than 2 years	4.0	20.2	8.2	7.6	1,021
2 years but less than 3 years	4.6	12.4	7.9	6.6	877
3-4 years	6.5	13.2	12.1	8.7	1,201
5-9 years	20.0	10.7	18.4	18.1	2,458
10-19 years	25.0	4.6	25.0	21.4	3,031
20-29 years	15.1	1.7	8.8	11.7	1,598
30+ years	20.8	2.8	9.3	15.7	2,148
all households	100.0	100.0	100.0	100.0	13,648
mean number of years	17.3	11.3	3.8	13.9	

Notes:

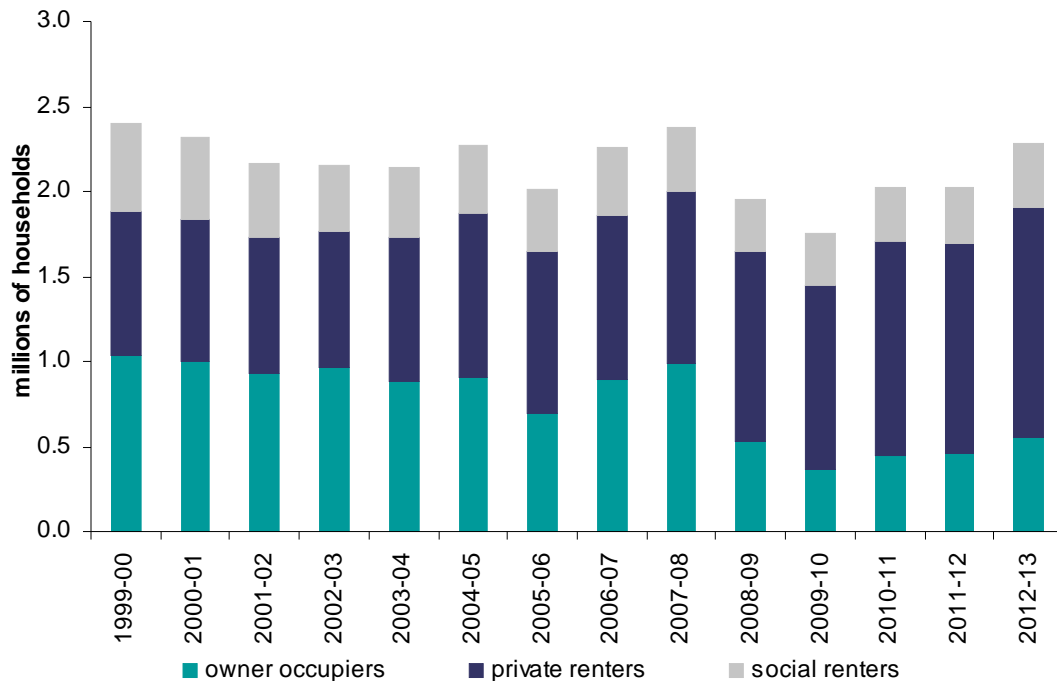
- 1) excludes a small number of non-response cases
 - 2) see glossary for information on method used to calculate mean length of residence
 - 3) number of households ('000) are presented in Annex Table 7
 - 4) figures in *italics* are based on small samples and should be treated with caution
- Source: English Housing Survey, full household sample

Trends in recent movers

- 1.50 In 2012-13, 2.3 million households had moved into their current accommodation in the previous 12 months. The majority of moving households (59% or 1.4 million) were in the private rented sector, with 552,000 (24%) in the owner occupied sector, and 376,000 (16%) in the social rented sector.
- 1.51 Since the early 2000s, the private rented sector has grown steadily from around 2.0 million households its current 4.0 million households. The number of moves in the sector has increased accordingly. From

2004-05, the number of moves in the private rented sector exceeded the number of owner occupied moves, Figure 8.

Figure 8: Recently moved households by tenure, 1999-00 to 2012-13



Base: households resident less than one year

Note: underlying data are presented in Annex Table 8

Sources:

1990-00 to 2007-08: Survey of English Housing;

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

Box 1: New households

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

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

1.52 In 2012-13, there were 386,000 new households formed, most of which 64% (249,000 households) were in the private rented sector; a further 72,000 (19%) new households were in the owner occupied sector; and 65,000 (17%) were in the social rented sector, Table 5.

- 1.53 Most existing households that moved did so without changing tenure: 64% of owner occupiers; 75% of social renters; and 78% of private renters moved within the same tenure group.

Table 5: Previous and current tenure of moving households, 2012-13

households resident less than a year

current tenure	previous tenure				all
	new household	owner occupiers	social renters	private renters	
	<i>thousands of households</i>				
owner occupiers	72	314	*	152	552
private renters	249	153	*	907	1,355
social renters	65	*	179	106	376
all tenures	386	494	239	1,165	2,283
	<i>percentages</i>				
owner occupiers	18.7	63.5	*	13.0	24.2
private renters	64.5	31.0	*	77.9	59.3
social renters	16.8	*	74.7	9.1	16.5
all tenures	100.0	100.0	100.0	100.0	100.0
sample size	202	284	196	630	1,312

Notes:

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

Source: English Housing Survey, full household sample

Mortgage difficulties

- 1.54 In 2012-13, over half a million (536,000) households had a member(s) who had given up a previous home due to difficulties in paying the mortgage, representing 2% of all households. These households that had given up a previous home were spread fairly evenly amongst the three main tenures. There were 169,000 households living in the owner occupied sector, 198,000 living in the social rented sector and 169,000 renting privately, Table 6.
- 1.55 Some 61% of those who had given up a home had sold it, either to avoid getting into arrears with the mortgage or to avoid court action by their lender. In 39% of cases the mortgage lender had taken over the property, either through a court order or when the household had left voluntarily.

Table 6: Mortgage difficulties with a previous home, 2012-13

all households

	current tenure			all households
	owner occupiers	social renters	private renters	
household member had given up a home due to mortgage difficulties¹	<i>thousands of households</i>			
yes	169	198	169	536
no	14,164	3,486	3,787	21,437
all households	14,334	3,684	3,956	21,974
	<i>percentages</i>			
yes	1.2	5.4	4.3	2.4
no	98.8	94.6	95.7	97.6
all households	100.0	100.0	100.0	100.0
reason gave up home²	<i>thousands of households</i>			
sold (to avoid mortgage arrears, or to avoid court action by lender) ³	105	105	107	317
mortgage lender took it over (leaving voluntarily or leaving because of court order) ³	59	86	57	202
all reasons	163	191	164	519
	<i>percentages</i>			
sold (to avoid mortgage arrears, or to avoid court action by lender)	64.1	55.1	65.3	61.1
mortgage lender took it over (leaving voluntarily or leaving because of court order)	35.9	44.9	34.7	38.9
all reasons	100.0	100.0	100.0	100.0

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

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

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

Source: English Housing Survey, full household sample

1.56 Around a tenth (12%) of homes had been given up since 2010, a fifth (21%) had been given up between 2005 and 2009 and a fifth (20%) had been given up before 1990, Table 7.

Table 7: When home given up due to mortgage difficulties, 2012-13

households with member(s) who had given up home¹

year home given up	<i>thousands of households</i>	<i>percentages</i>
1989 or earlier	107	20.2
1990 to 1994	94	17.8
1995 to 1999	76	14.4
2000 to 2004	78	14.7
2005 to 2009	112	21.1
2010 onwards	62	11.7
all dates	530	100.0

¹due to difficulties with paying the mortgage

Notes

1) excludes a very small number of non-response cases

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

Source: English Housing Survey, full household sample

Overcrowding and under-occupation

- 1.57 In this section, data on living space are presented as measured by the number of bedrooms available to each household. The number and proportion of homes considered overcrowded or under-occupied are also provided, with comparisons made across tenures.
- 1.58 In 2012-13, the overall average (mean) number of bedrooms per household was 2.8, although this varied by tenure: owner occupiers had, on average, 3.1 bedrooms; private renters had 2.4 bedrooms; and social renters had 2.1 bedrooms, Table 8.
- 1.59 In 2012-13, 2.3 million households lived in one bedroom homes; almost half of which were in the social rented sector (1.2 million); 755,000 were in the private rented sector while 400,000 were in the owner occupied sector. By contrast, of the 4.4 million households who lived in homes with 4 or more bedrooms, the vast majority (3.8 million) were in the owner occupied sector; 409,000 were in the private rented sector while 123,000 were in the social rented sector.

Table 8: Number of bedrooms by tenure, 2012-13

all households

	number of bedrooms available to household					all	mean number of bedrooms
	one	two	three	four	five or more		
	<i>thousands of households</i>						
owner occupiers	400	3,041	7,063	2,978	855	14,337	3.1
private renters	755	1,555	1,237	301	108	3,956	2.4
social renters	1,161	1,231	1,168	106	*	3,684	2.1
all households	2,315	5,827	9,468	3,385	981	21,977	2.8
	<i>percentages</i>						
owner occupiers	2.8	21.2	49.3	20.8	6.0	100	
private renters	19.1	39.3	31.3	7.6	2.7	100	
social renters	31.5	33.4	31.7	2.9	*	100	
all households	10.5	26.5	43.1	15.4	4.5	100	
sample size	1,510	3,603	6,034	1,952	553	13,652	

Note: * indicates sample size too small for reliable estimate

Source: English Housing Survey, full household sample

- 1.60 By comparing the number of bedrooms available to each household with the number of adults and children that require a separate bedroom a measure of overcrowding can be derived, Box 2.

Box 2: Overcrowding and under-occupation

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

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

- 1.61 The overall rate of overcrowding in England in 2012-13 was 3%, with an estimated 652,000 households living in overcrowded conditions, unchanged from 2011-12. Overcrowding was more prevalent in the rented sectors than in owner occupation: in 2012-13, 1% of owner occupiers (197,000 households); 6% of social renters (241,000); and 6% of private renters (214,000) were overcrowded, Table 9.

Table 9: Overcrowding and under-occupation by tenure, three year average 2010-11 to 2012-13

	difference from bedroom standard ¹				all households
	over-crowded	at standard	1 above standard	under-occupied	
	<i>thousands of households</i>				
owner occupiers	197	1,936	5,163	7,096	14,392
private renters	214	1,632	1,378	582	3,805
social renters	241	2,076	1,082	374	3,773
all tenures	652	5,644	7,623	8,052	21,970
	<i>percentages</i>				
owner occupiers	1.4	13.4	35.9	49.3	100
private renters	5.6	42.9	36.2	15.3	100
social renters	6.4	55.0	28.7	9.9	100
all tenures	3.0	25.7	34.7	36.6	100
sample size ²	1,353	11,618	15,440	16,626	45,037

¹overcrowding and under-occupation are measured using the bedroom standard (see glossary)
²combined three year sample

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

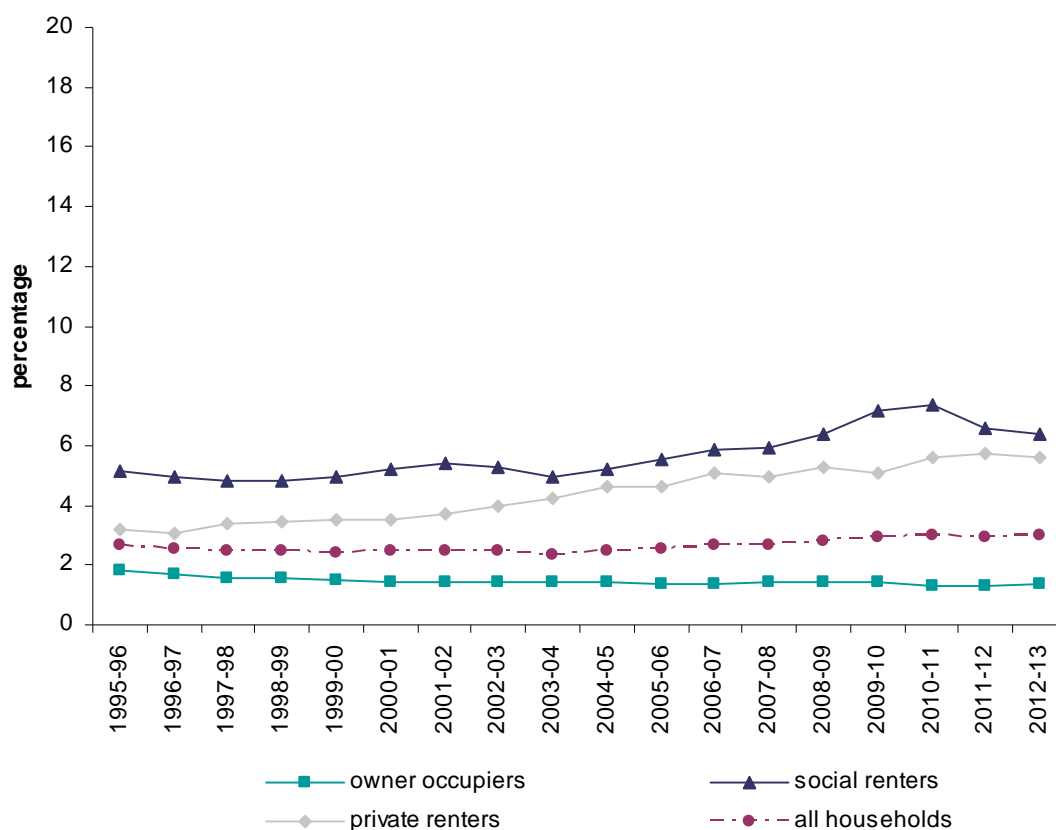
Source: 3 year average based on 2010-11 to 2012-13 English Housing Survey data

- 1.62 In 2012-13, 37% (8.1 million) of households were under-occupying their accommodation; that is, they had at least two bedrooms more

than they needed according to the bedroom standard, unchanged from 2011-12. Under-occupation was much more common in the owner occupied sector than in the rental sectors: around half (49%) of owner occupiers were under-occupying their homes compared with 15% of private renters and 10% of social renters.

- 1.63 Around a third (35% or 7.6 million) of households had one bedroom more than they needed under the bedroom standard. These households were more evenly spread across tenures: 36% of owner occupiers, 36% of private renters, and 29% of social renters had one more bedroom than they required, although under the bedroom standard such households are not considered under-occupied.
- 1.64 The number and proportion of overcrowded households in the owner occupied sector has remained relatively stable since 1995-96.
- 1.65 In the social rented sector, there were small fluctuations in the rate of overcrowding between 1995-96 and 2003-04, followed by an upward trend to 7% in 2010-11. Since then, the rate of overcrowding in the social sector declined to its current 6%, Figure 9 and Annex Table 9.
- 1.66 There was no significant change in the rate of overcrowding in the private rented sector between 2011-12 and 2012-13. This sector as a whole has grown markedly over the period from 1995-96 to 2012-13 and so, as might be expected, the actual number of overcrowded households in this sector also increased, from 63,000 to 214,000. However, there was also an increase in the proportion of overcrowded households within the sector, from 3% in 1995-96 to 6% in 2012-13.

Figure 9: Overcrowding, by tenure, 1995-96 to 2012-13



Base: all households

Notes:

- 1) three year averages are the average of the three years up to and including the labelled date
- 2) underlying data are presented in Annex Table 9

Sources:

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

Buying aspirations

- 1.67 In 2012-13, 61% of private renters (2.3 million households) and 23% of social renters (816,000) stated that they expected to buy a property at some point in the future, Table 10.
- 1.68 While there was no change in the overall aspiration to buy between 2011-12 and 2012-13, the proportion of social renters who expected to buy their current home increased from 37% to 44%. This may, in part be explained by the reinvigoration of the Right to Buy scheme which allows local authority tenants to buy their home at a discount.
- 1.69 Renters who expected to buy a home were also asked how long they thought it would be before they would do so. In 2012-13, 23% of private renters and 11% of social renters said they expected to buy within two years. In contrast, around two thirds (64%) of social renters and 44% of

private renters expecting to buy thought that it would be five years or more before they did so.

Table 10: Buying aspirations of social and private renters, 2012-13

all renting households

	social renters	private renters	all renters	social renters	private renters	all renters
	<i>thousands of households</i>			<i>percentages</i>		
expect to buy						
yes	816	2,256	3,072	22.6	60.7	42.0
no	2,788	1,462	4,249	77.4	39.3	58.0
all	3,604	3,718	7,321	100.0	100.0	100.0
expect to buy current home						
yes	344	318	661	43.7	14.3	22.0
no	442	1,901	2,344	56.3	85.7	78.0
all	786	2,219	3,005	100.0	100.0	100.0
how long before expect to						
less than 2 years	83	510	594	10.9	23.2	20.0
2 years but less than 5 years	196	726	922	25.5	33.0	31.1
5 years or more	487	964	1,451	63.6	43.8	48.9
all	766	2,200	2,966	100.0	100.0	100.0

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

Source: English Housing Survey, full household sample

Section 2

Housing stock

This section explores the characteristics, energy efficiency and condition of homes in England in 2012. It begins by providing an overall profile of the English housing stock, including the age, size and type of dwelling by tenure. The next section reports on heating and insulation and gives an overall rating of the energy efficiency of the English housing stock by tenure. The final section provides some additional detail on house condition, including the incidence of damp and the extent to which the English housing stock meets the decent homes standard.

Stock profile

- 2.1 In 2012, there were an estimated 22.7 million dwellings in England, the majority of which (18.9 million) were in the private sector (14.8 million in the owner occupied sector; 4.1 million in the private rented sector). The remaining 3.8 million dwellings were in the social sector, of which 1.8 million were owned by local authorities and 2.0 million were owned by housing associations, Table 11.

Table 11: Stock profile, 2012

<i>all dwellings</i>	private sector			social sector			all dwellings <i>thousands of dwellings</i>
	owner occupied	private rented	all private sector	local authority	housing association	all social sector	
dwelling age							
pre 1919	2,852	1,353	4,205	93	171	263	4,468
1919-44	2,766	582	3,348	255	179	434	3,782
1945-64	2,868	497	3,366	704	497	1,201	4,567
1965-80	3,048	662	3,710	573	487	1,060	4,770
1981-90	1,299	287	1,586	117	250	367	1,953
post 1990	1,949	738	2,687	34	457	491	3,178
dwelling type							
end terrace	1,431	403	1,834	207	285	492	2,326
mid terrace	2,483	1,028	3,511	319	425	743	4,254
small terraced house	1,092	693	1,785	164	218	382	2,167
medium/large terraced house	2,773	717	3,490	277	365	642	4,133
all terraced houses	3,865	1,410	5,275	441	584	1,024	6,300
semi-detached house	4,578	650	5,228	300	330	630	5,858
detached house	3,630	286	3,916	*	*	*	3,930
bungalow	1,458	153	1,611	179	233	412	2,023
converted flat	292	517	809	41	81	123	932
purpose built flat, low rise	876	972	1,849	654	753	1,407	3,255
purpose built flat, high rise	82	131	213	157	50	207	420
floor area							
less than 50 m ²	642	894	1,536	520	618	1,138	2,674
50 to 69 m ²	2,692	1,388	4,079	654	740	1,394	5,474
70 to 89 m ²	4,186	1,008	5,194	486	539	1,025	6,218
90 to 109 m ²	2,570	389	2,959	88	107	196	3,155
110 sqm or m ²	4,693	440	5,133	27	37	64	5,197
mean floor area (m²)	104.3	73.7	97.6	62.8	62.4	62.6	91.7
type of area							
city centre	257	347	604	49	60	108	713
other urban centre	1,852	1,100	2,952	529	482	1,011	3,963
suburban residential	9,619	2,158	11,777	1,099	1,268	2,366	14,143
rural residential	1,782	252	2,034	80	169	249	2,282
village centre	730	129	859	*	47	65	923
rural	543	134	676	*	*	*	694
deprived local areas							
most deprived 10% of areas	709	449	1,158	567	500	1,067	2,225
2-5th	5,016	1,891	6,907	996	1,061	2,057	8,964
6-9th	7,070	1,497	8,568	195	435	630	9,198
least deprived 10% of areas	1,987	282	2,269	17	45	62	2,331
occupancy status							
occupied	14,289	3,729	18,018	1,721	1,974	3,695	21,713
vacant	494	390	884	54	68	122	1,005
total	14,783	4,119	18,901	1,775	2,042	3,817	22,718
sample size	5,314	2,683	7,997	2,280	2,486	4,766	12,763

Notes:

1) * indicates sample size too small for reliable estimate

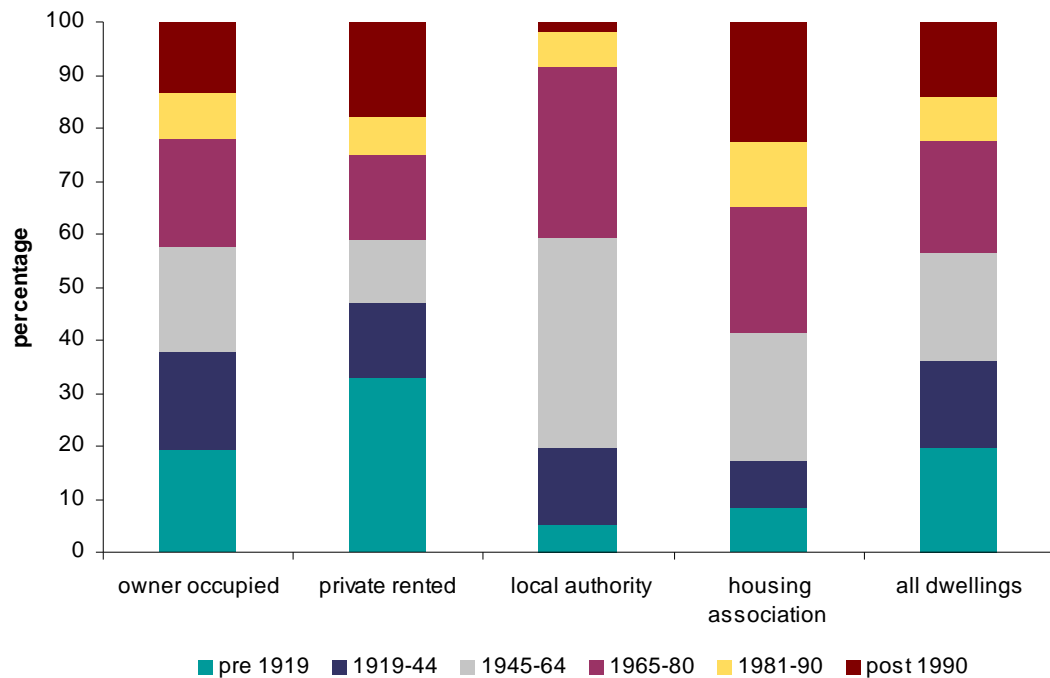
2) figures in *italics* are based on small samples and should be treated with caution

Source: English Housing Survey, dwelling sample

2.2 The age of housing stock varied considerably by tenure. A third (33%) of homes in the private rented sector were built prior to 1919 while 22% of housing association homes were built after 1990. The majority (72%)

of local authority housing stock was built between 1945 and 1980; just 8% was built after 1980. The owner occupied stock was more evenly distributed across the various age bands, Figure 10.

Figure 10: Age of housing stock, by tenure, 2012



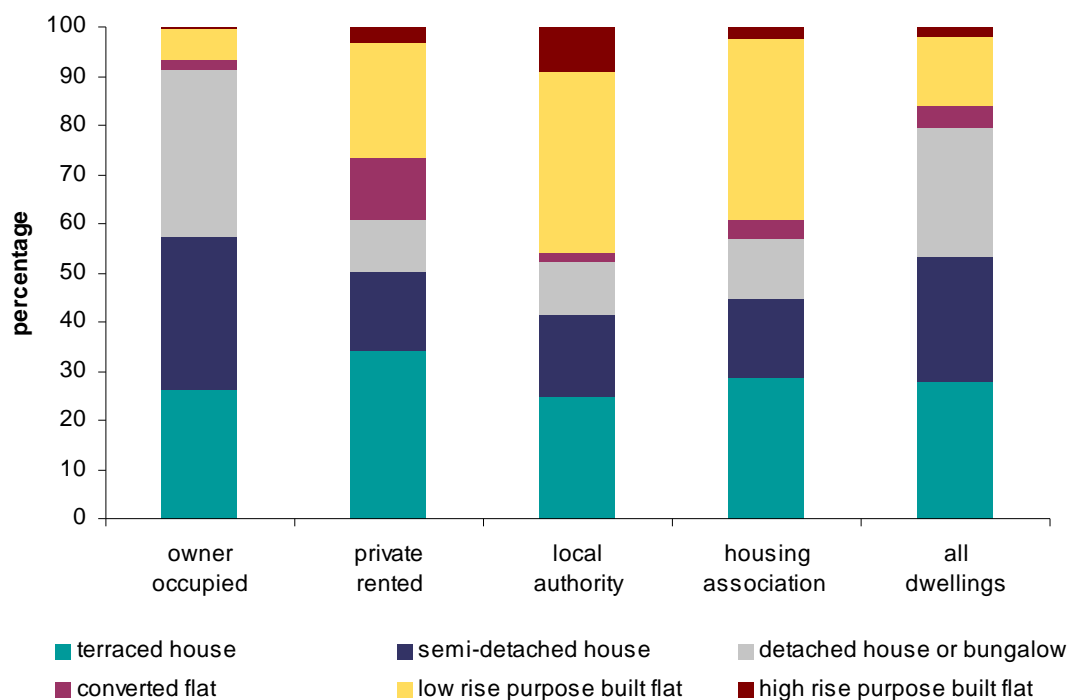
Base: all dwellings

Note: underlying data are presented in Annex Table 10

Source: English Housing Survey, dwelling sample

- 2.3 In 2012, 80% of all dwellings were houses, although this varied considerably by tenure. Some 92% of owner occupied dwellings were houses, mostly semi-detached or detached/bungalows. Meanwhile, 61% of privately rented dwellings were houses, most of which were terraced, Figure 11.
- 2.4 The private rented sector was the only tenure with a significant proportion of converted flats, 13% compared with 4% or less in other tenures. Low rise purpose built flats comprised 37% of the stock of both local authorities and housing associations, but only local authority stock contained a substantial proportion of high rise flats (9%) compared with less than 4% in the other tenures.

Figure 11: Dwelling type, by tenure, 2012



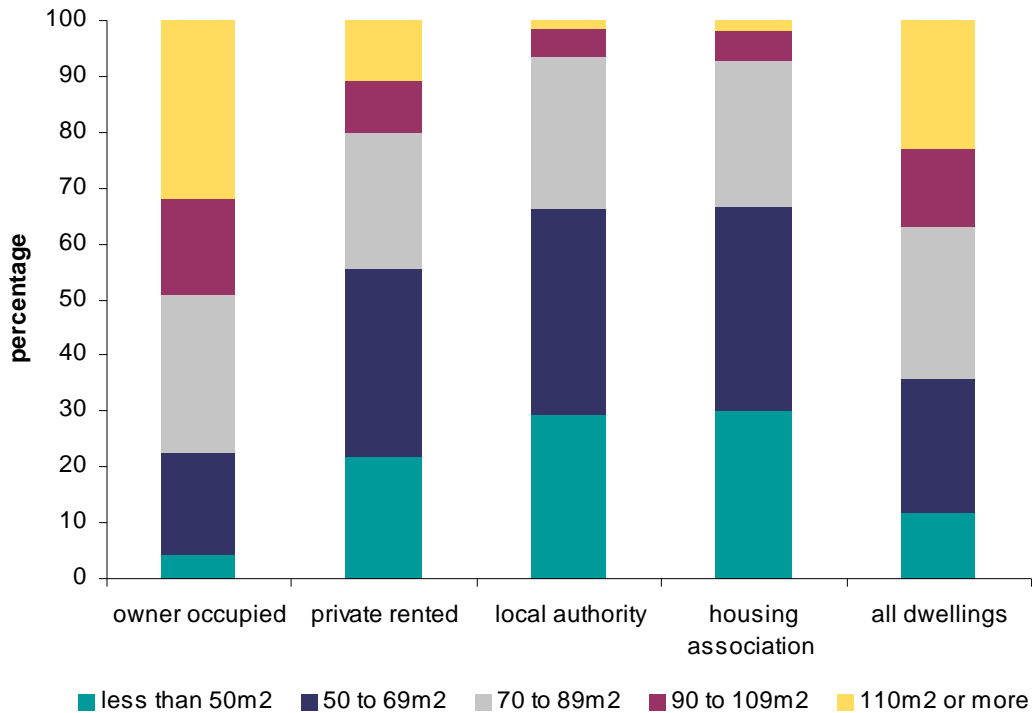
Base: all dwellings

Note: underlying data are presented in Annex Table 10

Source: English Housing Survey, dwelling sample

- 2.5 The average (mean) usable floor area of dwellings in 2012 was 92m², roughly equivalent in size to one third of a tennis court. Homes in the social sector tended to be smaller while homes in the private sector tended to be larger: the average usable floor area of homes in the social sector was 63m² compared with 98m² in the private sector. Within the private sector, owner occupied homes were considerably larger than privately rented homes (104m² compared with 74m²), Table 11.
- 2.6 Two thirds (66%) of homes in the social sector had a floor area of less than 70m² while 70% of homes in the private sector had a floor area of 70m² or more, Figure 12.

Figure 12: Usable floor area, by tenure, 2012



Base: all dwellings

Note: underlying data are presented in Annex Table 10

Source: English Housing Survey, dwelling sample

Energy efficiency

2.7 There are two key ways of improving the energy efficiency of existing dwellings: by upgrading the dwelling's heating system and by improving insulation.

Heating

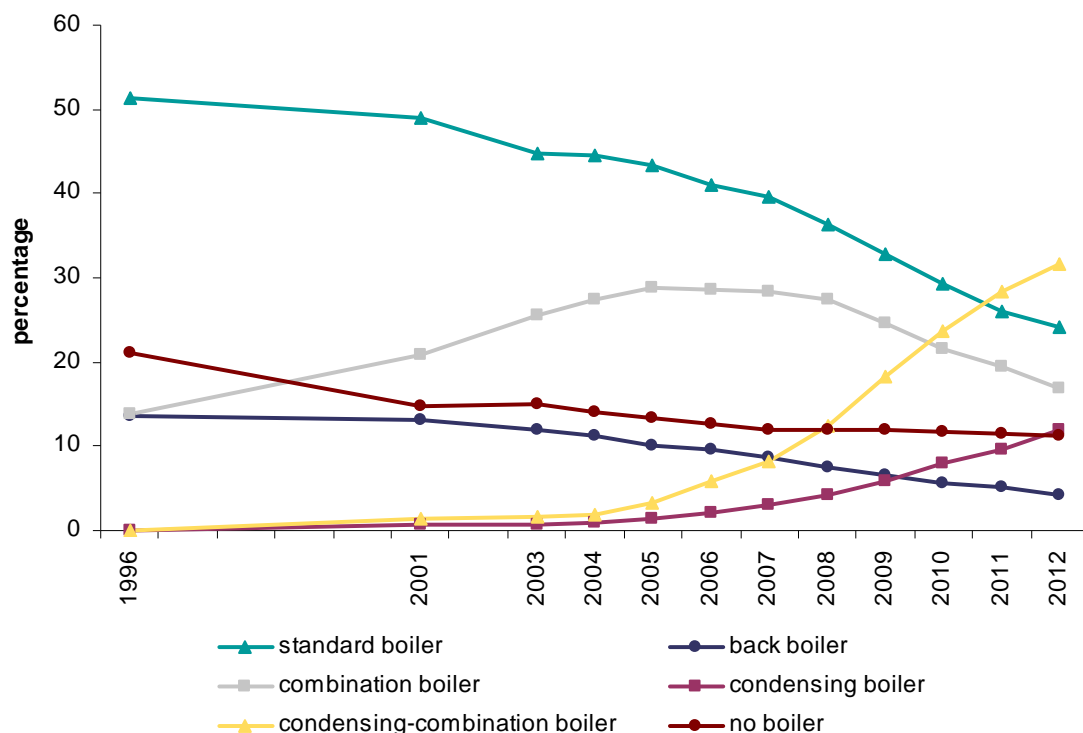
2.8 In 2012, 91% of all homes (20.6 million dwellings) had central heating, generally considered to be the most cost effective and efficient method of heating. A further 1.5 million dwellings (7%) had storage heaters as their main heating system, followed by about 616,000 dwellings (3%) with room heaters, Annex Table 11.

2.9 Since 1996, there has been a steady increase in the proportion of homes with central heating (from 80% to 91% in 2012) while the proportion of homes with room heaters as their main heating source – the least cost-effective and most inefficient method of heating – has decreased from 12% to 3%. The proportion of homes with storage heaters has remained relatively steady at 7-8%.

2.10 In 2012, the private rented sector had the lowest proportion of homes with central heating at 81%, followed by housing association at 86%. Owner occupied and local authority homes had similar proportions with central heating, 94% and 93% respectively, Annex Table 12.

2.11 Condensing boilers are generally the most efficient boiler type and, since the mid-2000s, have been mandatory for new and replacement boilers. Not surprisingly, the proportion of dwellings with condensing boilers has increased steadily since then. In 2012, 44% of the stock (9.9 million dwellings) had a condensing boiler (32% of dwellings had a condensing-combination boiler; 12% had a standard condensing boiler). The increase in condensing boilers occurred alongside a steady decrease in standard and combination boilers, Figure 13.

Figure 13: Boiler types, 1996 to 2012



Base: all dwellings

Note: underlying data are presented in Annex Table 13

Sources:

1996 to 2007: English House Condition Survey;

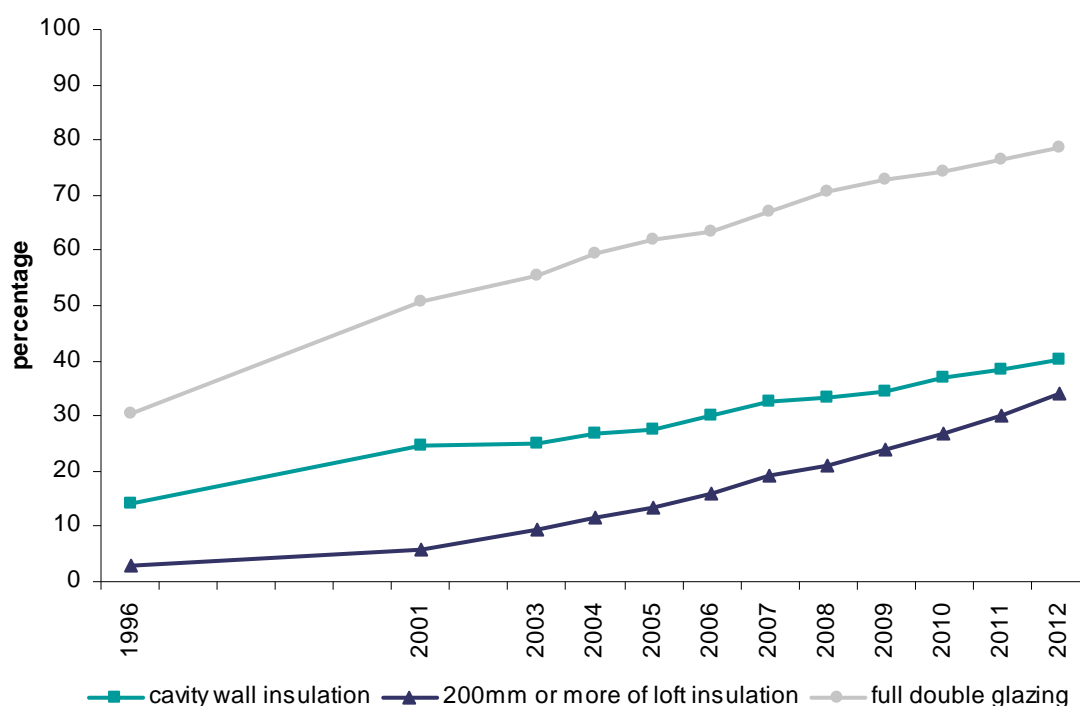
2008 onwards: English Housing Survey, dwelling sample

2.12 The older, less energy efficient boiler types were more prevalent in the private sector. In 2012, 29% of owner occupied dwellings and 19% of private rented dwellings had a standard boiler, compared with 14% of social sector dwellings, Annex Table 14.

Insulation

2.13 The second key way of improving a dwelling's energy performance is by improving insulation. Standard insulation measures include cavity wall insulation, loft insulation and double glazing. Levels of all of these have increased considerably since 1996. In 2012, 34% of dwellings had 200mm or more of loft insulation, up from just 3% of dwellings in 1996. Over the same period, the proportion of homes with cavity wall insulation increased from 14% to 40% and the proportion of homes with full double glazing increased from 30% to 79%, Figure 14.

Figure 14: Insulation measures, 1996 to 2012



Base: all dwellings

Notes:

1) percentages are based on all dwellings, including those with no loft or no cavity walls. Only 87% of all dwellings have lofts, and 69% have cavity walls (see Annex Tables 15 and 16).

2) underlying data are presented in Annex Table 15

Sources:

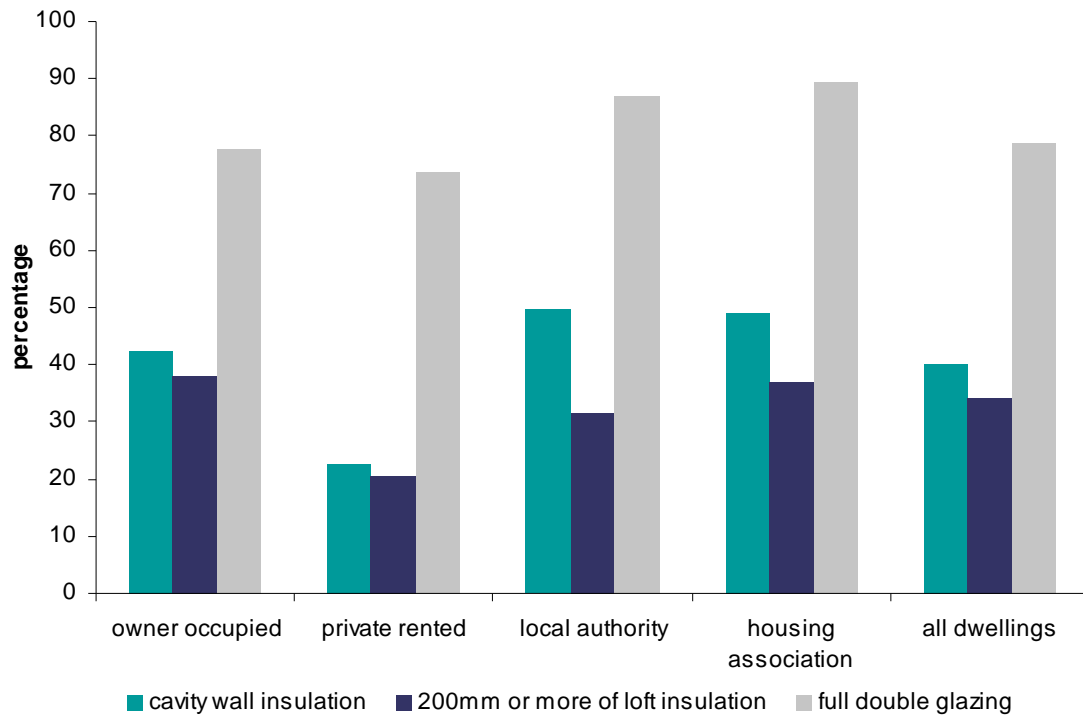
1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

2.14 Overall, 9.1 million dwellings had cavity wall insulation in 2012: 49% of homes in the social sector, 43% of owner occupied homes and 23% of those in the private rented sector. The lower prevalence of cavity wall insulation in the private rented sector was due in part to the higher proportion of dwellings with non-cavity construction. Only 56% of private rented sector dwellings had cavity walls compared with at least 70% in the other tenures. The other types of wall structure can include solid masonry, concrete, steel or timber, all of which are generally more difficult to insulate than cavity masonry walls, Annex Table 16.

2.15 Private rented sector dwellings were also less likely to have 200mm or more of loft insulation (20% compared with 34% of homes in the social sector and 38% of owner occupied homes) and full double glazing (74% compared with 78% of owner occupied dwellings and 88% of social sector dwellings), Figure 15.

Figure 15: Insulation measures, by tenure, 2012



Base: all dwellings

Note: underlying data are presented in Annex Tables 16, 17 & 18

Source: English Housing Survey, dwelling sample

Energy efficiency rating

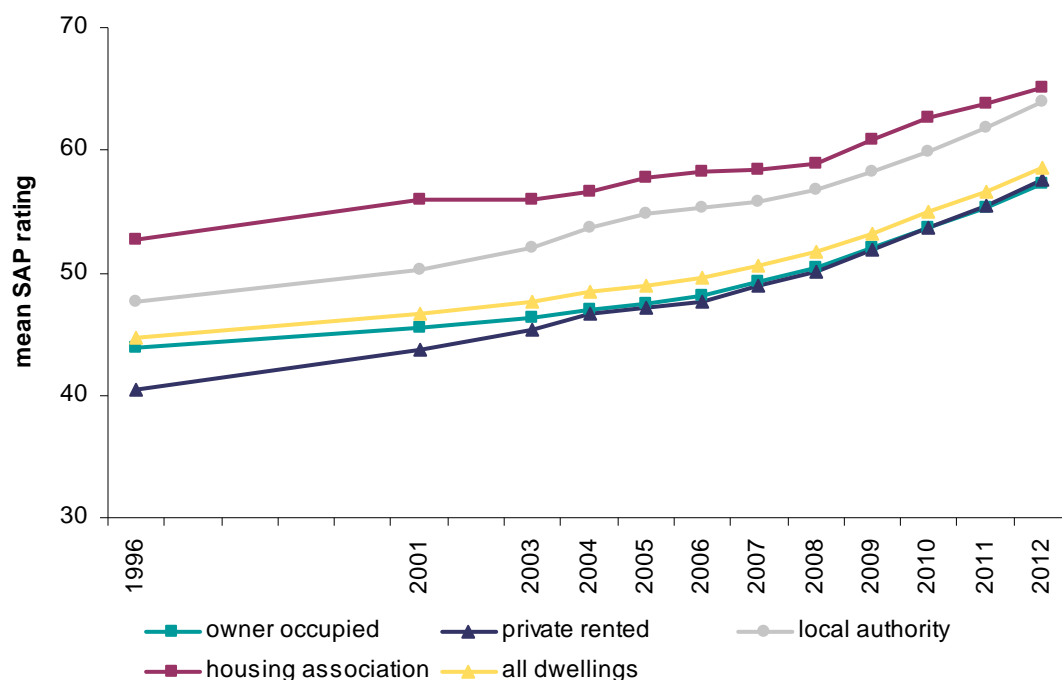
2.16 The Government's Standard Assessment Procedure¹ (SAP) is used to monitor the energy efficiency of homes. The energy efficiency of the English housing stock has continued to improve and, in 2012, the average SAP rating of English dwellings was 59 points, up from 45 points in 1996, Figure 16.

2.17 In general, the social sector was more energy efficient than the private sector, in part due to better cavity insulation, but also because of dwelling type. In particular, the social sector contained a higher proportion of flats, which have less exposed surface area (external walls and roofs) through which heat can be lost than detached or semi-detached houses, Annex Table 19.

¹ For more information about SAP methodology please see the glossary

- 2.18 In 2012, housing association dwellings were the most energy efficient (average SAP rating of 65, up from 53 in 1996), although local authority dwellings improved at a faster rate over the same period and with an average SAP rating of 64 in 2012 (up from 48 in 1996) were just as efficient as housing association stock, Figure 16.
- 2.19 While in 1996 owner occupied stock was more energy efficient than private rented stock (average SAP rating of 44 compared with 40), by 2012 the two tenures were much the same (57 and 58 respectively). In 2012, the private rented sector had a higher proportion of flats than owner occupied stock, but the private rented sector also had lower levels of insulation, which counteracts the effects of dwelling type, to give the similar average SAP rating.

Figure 16: Mean SAP rating, by tenure, 1996 to 2012



Base: all dwellings

Note: underlying data are presented in Annex Table 19

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

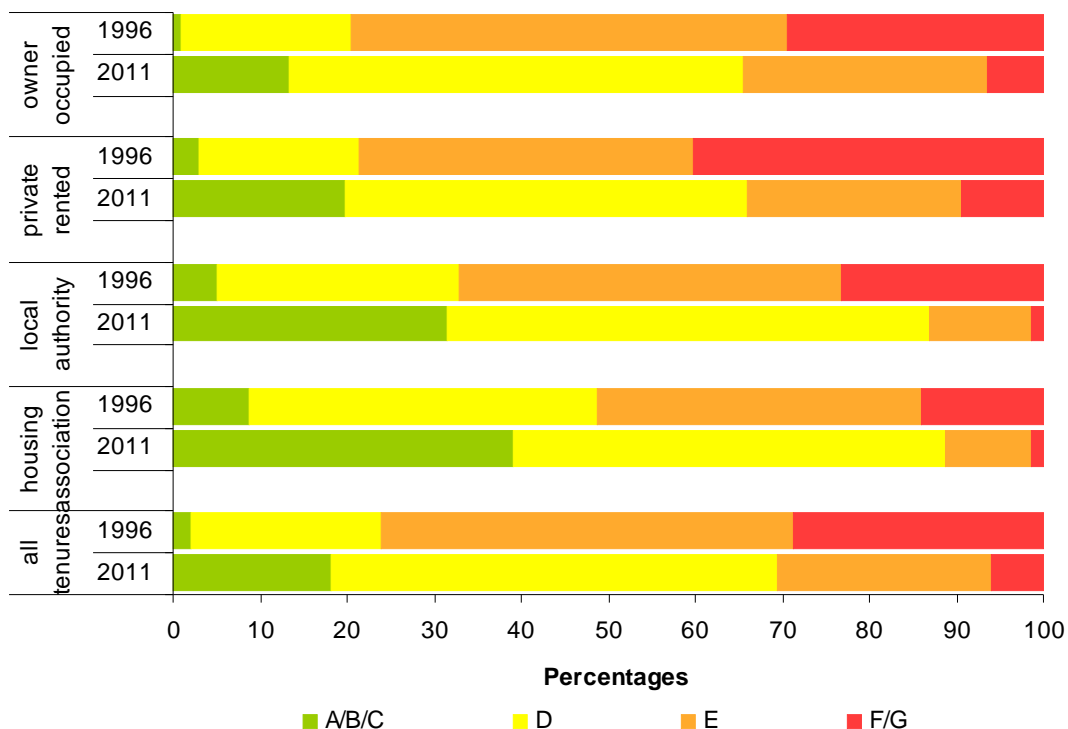
- 2.20 The proportion of dwellings in the highest energy efficiency rating (EER)² bands increased considerably between 1996 and 2012. In 2012, 18% of dwellings were in the highest A to C bands, compared with just 2% in 1996, Annex Table 21. Meanwhile, the proportion of dwellings in the lowest F and G bands fell from 29% to 6% over the

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

same period. In 2012, the majority of dwellings (76%) were in EER bands D or E, Figure 17.

- 2.21 The substantial improvements in energy efficiency over this period resulted in the number and proportion of dwellings in the most efficient bands A to C increasing in all tenures. In 2012, the social sector had the largest proportion of dwellings in bands A to C (39% of housing association and 32% of local authority dwellings). The private rented sector had proportionally more dwellings in these EER bands than the owner occupied sector (20% compared to 13%). This is in part due to the fact that the private rented sector contains a much larger proportion of flats than the owner occupied sector and these flats, especially the newer purpose built ones, tend to be more energy efficient than the average house.
- 2.22 Across all tenures, the proportion of dwellings in bands F and G declined considerably between 1996 and 2012. In 2012, just 1% of social sector dwellings were in these bands (down from 21% in 1996), compared with 6% of owner occupied and 9% of private rented dwellings (down from 29% and 40% respectively).

Figure 17: Energy efficiency rating bands, by tenure, 1996 and 2012



Base: all dwellings

Note: underlying data are presented in Annex Table 21

Sources:

1996: English House Condition Survey;

2012: English Housing Survey, dwelling sample

Decent homes

- 2.23 In 2012, 4.9 million dwellings (22%) failed to meet the decent homes standard³, a reduction of some 2.8 million homes since 2006, when 35% of homes failed to meet the decent home standard, Table 12.
- 2.24 The private rented sector had the highest proportion of non-decent homes (33%) while the social rented sector had the lowest (15%). Meanwhile, 20% of owner occupied homes failed to meet the decent homes standard in 2012.
- 2.25 While housing conditions improved in all tenures between 2006 and 2012, the greatest progress occurred in the social rented sector where the number of non-decent homes almost halved from 1.1 million (29%) in 2006 to 581,000 (15%) in 2012.
- 2.26 Over the same period, the number of non-decent dwellings in the private sector fell by around 2.2 million, from 6.6 million to 4.4 million. This was driven by a decrease in the number of non-decent owner occupied homes. While there was a marked decrease in the proportion of private rented sector homes which were non-decent (from 47% to 33%), the absolute number of non-decent dwellings did not decrease due to the general increase in size of this sector.

³ The decent homes standard is based on four criteria, of which one is the need to meet the minimum standard for housing. Estimates of whether this standard is met are based on 15 hazards in order to maintain consistency with survey estimates since 2006. See the glossary for further information.

Table 12: Non-decent homes, by tenure, 2006 to 2012

<i>all dwellings</i>							
	2006	2007	2008	2009	2010	2011	2012
	<i>thousands of dwellings</i>						
owner occupied	5,335	5,304	4,842	4,377	3,784	3,292	3,002
private rented	1,223	1,244	1,449	1,465	1,381	1,407	1,365
all private	6,558	6,548	6,291	5,842	5,165	4,698	4,366
local authority	676	652	625	491	391	334	289
housing association	465	486	444	389	369	332	292
all social	1,142	1,138	1,069	880	760	666	581
all dwellings	7,700	7,686	7,360	6,722	5,925	5,364	4,947
	<i>percentages</i>						
owner occupied	34.6	34.1	32.3	29.3	25.5	22.3	20.3
private rented	46.8	45.4	44.0	40.8	37.3	35.0	33.1
all private	36.3	35.8	34.4	31.5	27.8	25.0	23.1
local authority	32.4	32.8	31.5	27.1	21.7	17.7	16.3
housing association	25.2	25.5	22.8	19.7	18.3	15.9	14.3
all social	29.0	29.2	27.2	23.2	19.9	16.6	15.2
all dwellings	35.0	34.6	33.1	30.1	26.5	23.6	21.8

Note: 2006 to 2009 estimates based on SAP05 methodology; SAP09 methodology applied from 2010. The change in methodology does not make a significant difference to the estimates of non-decent homes. See the glossary and the 2011-12 Headline Report for more information

Sources:

2006 to 2007: English Housing Condition Survey

2008 onwards: English Housing Survey, dwelling sample

2.27 The Housing Health and Safety Rating System (HHSRS) is a risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties. The minimum safety standard⁴ component of decent homes is failed if one or more Category 1 HHSRS hazards are present.

2.28 Failing the minimum safety standard was the most common reason for not meeting decent homes criteria and, in 2012, 13% of dwellings failed for this reason. Category 1 hazards were more prevalent in the private sector, with 14% of owner occupied dwellings and 19% of private rented sector dwellings failing the minimum safety standard, compared with 6% of social sector dwellings, Table 13.

2.29 Private rented sector dwellings were also more likely than social sector dwellings to fail the decent homes standard due to poor thermal comfort (15% compared with 5%) and disrepair (8% compared with 3%). Very few dwellings failed the decent homes criteria on modern facilities, with less than 3% failure rate in all tenures.

⁴ The 'minimum standard' is based on 15 HHSRS hazards to maintain consistency with previous years' decent homes reporting. See the glossary for further information.

Table 13: Homes failing decent homes criteria, by tenure, 2012

all dwellings

	minimum standard (HHSRS)	thermal comfort	disrepair	modern facilities	all non- decent
<i>thousands of dwellings</i>					
owner occupied	2,027	906	623	177	3,002
private rented	779	627	324	112	1,365
private sector	2,806	1,533	947	289	4,366
local authority	134.67	61	81	51	289
housing association	98	145	51	36	292
social sector	233	206	132	87	581
all dwellings	3,039	1,739	1,079	376	4,947
<i>percentages</i>					
owner occupied	13.7	6.1	4.2	1.2	20.3
private rented	18.9	15.2	7.9	2.7	33.1
private sector	14.8	8.1	5.0	1.5	23.1
local authority	7.6	3.4	4.6	2.9	16.3
housing association	4.8	7.1	2.5	1.8	14.3
social sector	6.1	5.4	3.5	2.3	15.2
all dwellings	13.4	7.7	4.8	1.7	21.8

Notes:

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

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

Source: English Housing Survey, dwelling sample

Damp

2.30 Around 970,000 homes (4%) had some problems with damp in 2012, compared with 2.6 million (13%) in 1996. The most common damp problem was condensation and mould, affecting 604,000 (3%) homes, followed by 375,000 (2%) homes affected by penetrating damp and 315,000 (1%) by rising damp, Table 14.

Table 14: Damp problems, 1996 to 2012

all dwellings

	rising damp	penetrating damp	condensation/ mould	any damp problems
	<i>thousands of dwellings</i>			
1996	858	1,271	1,145	2,601
2001	625	1,032	860	2,032
2003	740	1,066	1,003	2,283
2004	750	1,035	951	2,251
2005	759	952	941	2,210
2006	724	886	947	2,158
2007	640	833	881	1,916
2008	584	759	865	1,746
2009	651	701	895	1,799
2010	491	517	766	1,408
2011	359	393	620	1,037
2012	315	375	604	970
	<i>percentages</i>			
1996	4.2	6.3	5.6	12.8
2001	2.9	4.9	4.1	9.6
2003	3.4	5.0	4.7	10.6
2004	3.5	4.8	4.4	10.4
2005	3.5	4.4	4.3	10.1
2006	3.3	4.0	4.3	9.8
2007	2.9	3.8	4.0	8.6
2008	2.6	3.4	3.9	7.8
2009	2.9	3.1	4.0	8.1
2010	2.3	2.4	3.5	6.5
2011	1.6	1.7	2.7	4.6
2012	1.4	1.7	2.7	4.3

Note: dwellings may be counted in more than one column

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

- 2.31 The incidence of damp varied by tenure. In particular, owner occupied dwellings were less likely to have any damp problems while all types of damp problems were more prevalent in private rented dwellings than in any other tenure. Some 9% of private rented dwellings had some type of damp problem, compared with 5% of social rented dwellings, Figure 18. Private rented dwellings were more likely to be older and therefore more likely to have defects to the damp proof course, roof covering, gutters or down pipes, which could lead to problems with rising or penetrating damp affecting at least one room in the property.
- 2.32 Social sector homes and owner occupied dwellings had low levels of rising or penetrating damp (1%), but social sector dwellings were more likely to experience condensation and mould growth than owner occupied dwellings.

Figure 18: Damp problems, by tenure, 2012



Base: all dwellings

Note: underlying data are presented in Annex Table 22

Source: English Housing Survey, dwelling sample

Annex Tables

Annex Table 1: Trends in tenure, 1980 to 2012-13

all households

	owner occupiers	private renters	social renters	all tenures
	<i>thousands of households</i>			
1980	9,680	2,043	5,378	17,101
1981	9,860	1,910	5,460	17,230
1982	10,237	1,913	5,317	17,467
1983	10,613	1,917	5,173	17,703
1984	10,990	1,920	5,030	17,940
1985	11,305	1,866	4,949	18,119
1986	11,619	1,811	4,868	18,298
1987	11,934	1,757	4,787	18,477
1988	12,248	1,702	4,706	18,656
1989	12,515	1,743	4,616	18,874
1990	12,782	1,783	4,526	19,092
1991	13,050	1,824	4,436	19,310
1992	13,069	1,724	4,371	19,164
1993	13,280	1,833	4,317	19,430
1994	13,429	1,869	4,257	19,555
1995	13,467	1,939	4,245	19,652
1996	13,522	1,995	4,218	19,735
1997	13,629	2,078	4,170	19,877
1998	13,817	2,063	4,148	20,028
1999	14,091	2,000	4,072	20,163
2000	14,340	2,028	3,953	20,320
2001	14,359	2,061	3,983	20,403
2002	14,559	2,131	3,972	20,662
2003	14,701	2,234	3,804	20,739
2004	14,678	2,283	3,797	20,758
2005	14,791	2,445	3,696	20,932
2006	14,791	2,565	3,737	21,092
2007	14,733	2,691	3,755	21,178
2008	14,628	2,982	3,797	21,407
2008-09	14,621	3,067	3,842	21,530
2009-10	14,525	3,355	3,675	21,554
2010-11	14,450	3,617	3,826	21,893
2011-12	14,388	3,843	3,808	22,040
2012-13	14,337	3,956	3,684	21,977

Sources:

1980 to 2008: ONS Labour Force Survey;

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

Annex Table 1 (continued): Trends in tenure, 1980 to 2012-13

all households

	owner occupiers	private renters	social renters	all tenures
				<i>percentages</i>
1980	56.6	11.9	31.4	100.0
1981	57.2	11.1	31.7	100.0
1982	58.6	11.0	30.4	100.0
1983	60.0	10.8	29.2	100.0
1984	61.3	10.7	28.0	100.0
1985	62.4	10.3	27.3	100.0
1986	63.5	9.9	26.6	100.0
1987	64.6	9.5	25.9	100.0
1988	65.7	9.1	25.2	100.0
1989	66.3	9.2	24.5	100.0
1990	67.0	9.3	23.7	100.0
1991	67.6	9.4	23.0	100.0
1992	68.2	9.0	22.8	100.0
1993	68.3	9.4	22.2	100.0
1994	68.7	9.6	21.8	100.0
1995	68.5	9.9	21.6	100.0
1996	68.5	10.1	21.4	100.0
1997	68.6	10.5	21.0	100.0
1998	69.0	10.3	20.7	100.0
1999	69.9	9.9	20.2	100.0
2000	70.6	10.0	19.5	100.0
2001	70.4	10.1	19.5	100.0
2002	70.5	10.3	19.2	100.0
2003	70.9	10.8	18.3	100.0
2004	70.7	11.0	18.3	100.0
2005	70.7	11.7	17.7	100.0
2006	70.1	12.2	17.7	100.0
2007	69.6	12.7	17.7	100.0
2008	68.3	13.9	17.7	100.0
2008-09	67.9	14.2	17.8	100.0
2009-10	67.4	15.6	17.0	100.0
2010-11	66.0	16.5	17.5	100.0
2011-12	65.3	17.4	17.3	100.0
2012-13	65.2	18.0	16.8	100.0

Sources:

1980 to 2008: ONS Labour Force Survey

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

Annex Table 2: Demographic and economic characteristics, 2012-13

all households

	own outright	buying with mortgage	all owner occupiers	all private renters	local authority	housing association	all social renters	all tenures
age of HRP								<i>percentages</i>
16-24	*	1.0	0.7	14.7	4.5	5.3	4.9	3.9
25-34	1.0	16.6	8.8	36.1	14.3	13.3	13.8	14.6
35-44	4.1	30.9	17.5	22.0	18.6	18.6	18.6	18.5
45-54	10.1	32.9	21.5	12.9	19.7	17.8	18.7	19.5
55-64	24.7	14.1	19.4	6.6	14.4	16.5	15.5	16.4
65 or over	59.8	4.5	32.1	7.7	28.5	28.5	28.5	27.1
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
economic status of HRP								
full-time work	24.7	83.8	54.3	61.1	22.4	23.0	22.7	50.2
part-time work	9.0	7.4	8.2	10.7	12.8	11.2	11.9	9.3
retired	62.4	4.8	33.5	7.5	31.2	30.6	30.9	28.4
unemployed	1.1	1.4	1.3	5.6	9.7	10.9	10.3	3.6
full-time education	*	*	*	5.3	*	*	1.2	1.2
other inactive	2.7	2.6	2.7	9.8	22.7	23.2	23.0	7.3
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
ethnicity of HRP								
white	94.8	89.9	92.3	84.5	80.3	87.6	84.3	89.6
black	1.0	2.1	1.6	3.4	10.7	5.2	7.7	2.9
Indian	1.5	2.6	2.1	3.0	*	*	1.0	2.0
Pakistani or Bangladeshi	1.2	2.4	1.8	2.5	3.3	2.6	2.9	2.1
other	1.5	2.9	2.2	6.7	4.5	3.8	4.1	3.3
all ethnic minority	5.2	10.1	7.7	15.5	19.7	12.4	15.7	10.4
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
household type								
couple no dependent children	53.0	34.2	43.6	24.9	16.1	16.1	16.1	35.6
couple with dependent child(ren)	6.0	39.0	22.6	20.4	13.7	15.3	14.6	20.8
lone parent with dependent child(ren)	0.9	5.8	3.4	11.8	16.9	15.2	16.0	7.0
other multi-person households	6.4	5.9	6.1	14.0	11.1	10.0	10.5	8.3
one person under 60	5.2	12.4	8.8	22.6	18.7	19.4	19.0	13.0
one person aged 60 or over	28.5	2.7	15.6	6.3	23.6	24.1	23.9	15.3
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
household size								
one	33.7	15.1	24.4	28.9	42.3	43.5	42.9	28.3
two	49.4	29.5	39.4	33.7	23.9	25.1	24.6	35.9
three	9.5	21.6	15.6	19.9	15.5	13.8	14.6	16.2
four	5.3	24.3	14.8	11.6	9.7	9.3	9.5	13.4
five	1.6	7.1	4.4	4.1	5.3	5.1	5.2	4.5
six or more	*	2.4	1.4	1.8	3.3	3.2	3.3	1.8
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
all household sizes	7,152	7,184	14,337	3,956	1,684	2,000	3,684	21,977
all households (%)	32.5	32.7	65.2	18.0	7.7	9.1	16.8	100.0
sample size	4,161	4,119	8,280	2,103	1,523	1,746	3,269	13,652

Notes:

1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, full household sample

Annex Table 3: Mean weekly private rents by length of residence, 2012-13

all renters paying rent

	all private renters paying rent (£)	all households ('000)	% of all households	sample size
less than 1 year	175	1,333	35.4	682
1 year but less than 2 years	163	789	20.9	425
2 years but less than 3 years	161	473	12.6	262
3-4 years	164	504	13.4	263
5-9 years	154	391	10.4	210
10-19 years	134	145	3.9	80
20+ years	106	131	3.5	76
all	163	3767	100.0	1,998

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

Source: English Housing Survey, full household sample

Annex Table 4: Median weekly rents, 2008-09 to 2012-13

all households paying rent

	2008-09	2009-10	2010-11	2011-12	2012-13
					<i>£ per week</i>
local authority	64	67	69	74	78
housing association	72	76	78	82	88
all social renters	68	72	74	79	83
all private renters	130	133	137	138	138

Note: figures exclude services

Source: English Housing Survey, full household sample

Annex Table 5: Receipt of housing benefit, 2008-09 to 2012-13

all households paying rent

	2008-09	2009-10	2010-11	2011-12	2012-13
				<i>thousands of households</i>	
all social renters	2,269	2,276	2,395	2,439	2,416
all private renters	598	797	890	982	988
				<i>percentages</i>	
all social renters	59.1	61.9	62.6	64.0	65.6
all private renters	19.5	23.7	24.6	25.5	25.0

Source: English Housing Survey, full household sample

Annex Table 6: Characteristics of renters by tenure and whether receive Housing Benefit, 2012-13

<i>all renting households</i>						
	social renters			private renters		
	receive HB		all	receive HB		all
	yes	no		yes	no	
<i>thousands of households</i>						
household type						
couple, no dependent children	286	306	592	70	914	983
couple with dependent child(ren)	253	284	537	228	581	808
lone parent with dependent child(ren)	486	103	589	340	125	465
other multi-person households	222	163	385	83	472	556
one person under 60	497	205	701	167	728	895
one person aged 60 or over	673	207	880	101	148	249
economic status of HRP						
working	411	866	1,277	351	2,490	2,842
unemployed	361	*	381	179	*	221
retired	866	271	1,137	123	172	296
other inactive	778	111	889	334	265	598
all households	2,416	1,268	3,684	988	2,968	3,956
<i>percentages</i>						
household type						
couple, no dependent children	48.3	51.7	100.0	7.1	92.9	100.0
couple with dependent child(ren)	47.1	52.9	100.0	28.1	71.9	100.0
lone parent with dependent child(ren)	82.5	17.5	100.0	73.1	26.9	100.0
other multi-person households	57.6	42.4	100.0	15.0	85.0	100.0
one person under 60	70.8	29.2	100.0	18.6	81.4	100.0
one person aged 60 or over	76.5	23.5	100.0	40.4	59.6	100.0
economic status of HRP						
working	32.2	67.8	100.0	12.4	87.6	100.0
unemployed	94.9	*	100.0	81.3	*	100.0
retired	76.2	23.8	100.0	41.8	58.2	100.0
other inactive	87.5	12.5	100.0	55.7	44.3	100.0
all households	65.6	34.4	100.0	25.0	75.0	100.0
<i>£ per annum</i>						
annual gross income (HRP and partner) ¹	12,008	23,279	15,887	14,130	33,149	28,401
sample size	2,158	1,111	3,269	578	1,525	2,103

¹Income figures are rounded to the nearest £100

Source: English Housing Survey, full household sample

Annex Table 7: Length of residence in current home by current tenure, 2012-13

all households

	owner occupiers	private renters	social renters	all tenures	sample size
			<i>thousands of households</i>		
less than 1 year	552	1,358	376	2,286	1,314
1 year but less than 2 years	576	798	302	1,676	1,021
2 years but less than 3 years	660	489	291	1,440	877
3-4 years	937	523	445	1,904	1,201
5-9 years	2,869	421	680	3,970	2,458
10-19 years	3,585	183	922	4,691	3,031
20-29 years	2,168	68	324	2,560	1,598
30+ years	2,984	112	344	3,440	2,148
all households	14,331	3,953	3,684	21,969	13,648

Notes:

- 1) excludes a small number of non-response cases
 - 2) column percentages are presented in Table 4
 - 3) figures in *italics* are based on small samples and should be treated with caution
- Source: English Housing Survey, full household sample

Annex Table 8: Trends in moving households by current tenure, 1999-00 to 2012-13

households resident less than a year

	current tenure			all moving households
	owner occupiers	private renters	social renters	
	<i>thousands of households</i>			
1999-00	1,038	842	520	2,400
2000-01	1,001	831	485	2,316
2001-02	924	805	432	2,162
2002-03	969	794	389	2,152
2003-04	885	847	412	2,144
2004-05	907	963	400	2,271
2005-06	690	960	360	2,011
2006-07	894	970	398	2,261
2007-08	985	1,014	374	2,374
2008-09	534	1,117	307	1,958
2009-10	360	1,089	308	1,757
2010-11	444	1,262	322	2,028
2011-12	459	1,239	325	2,023
2012-13	552	1,358	376	2,286
	<i>percentages</i>			
1999-00	43.3	35.1	21.7	100.0
2000-01	43.2	35.9	20.9	100.0
2001-02	42.8	37.2	20.0	100.0
2002-03	45.0	36.9	18.1	100.0
2003-04	41.3	39.5	19.2	100.0
2004-05	40.0	42.4	17.6	100.0
2005-06	34.3	47.7	17.9	100.0
2006-07	39.5	42.9	17.6	100.0
2007-08	41.5	42.7	15.8	100.0
2008-09	27.3	57.0	15.7	100.0
2009-10	20.5	62.0	17.5	100.0
2010-11	21.9	62.2	15.9	100.0
2011-12	22.7	61.3	16.1	100.0
2012-13	24.1	59.4	16.5	100.0

Sources:

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

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

Annex Table 9: Trends in overcrowding by tenure, 1995-96 to 2012-13

all households

	current tenure			all tenures
	owner occupiers	private renters	social renters	
	<i>thousands of overcrowded households</i>			
1995-96	241	63	227	531
1996-97	230	62	219	511
1997-98	214	69	213	495
1998-99	216	70	212	498
1999-00	209	73	215	497
2000-01	206	72	224	503
2001-02	201	75	226	502
2002-03	204	80	216	501
2003-04	203	86	197	486
2004-05	203	102	206	511
2005-06	202	108	216	526
2006-07	200	125	229	554
2007-08	206	126	234	565
2008-09	203	145	251	599
2009-10	204	152	273	630
2010-11	191	187	278	655
2011-12	187	207	249	643
2012-13	197	214	241	652
	<i>percentages</i>			
1995-96	1.8	3.2	5.1	2.7
1996-97	1.7	3.1	4.9	2.6
1997-98	1.6	3.4	4.8	2.5
1998-99	1.6	3.5	4.8	2.5
1999-00	1.5	3.6	5.0	2.4
2000-01	1.5	3.5	5.2	2.4
2001-02	1.4	3.7	5.4	2.4
2002-03	1.4	4.0	5.3	2.4
2003-04	1.4	4.2	4.9	2.4
2004-05	1.4	4.6	5.2	2.5
2005-06	1.4	4.7	5.5	2.5
2006-07	1.4	5.1	5.9	2.7
2007-08	1.4	4.9	5.9	2.7
2008-09	1.4	5.3	6.4	2.8
2009-10	1.4	5.1	7.2	2.9
2010-11	1.3	5.6	7.3	3.0
2011-12	1.3	5.7	6.6	2.9
2012-13	1.4	5.6	6.4	3.0

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

Sources:

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

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

Annex Table 10: Stock Profile 2012

<i>all dwellings</i>	private sector			social sector			all dwellings <i>percentages</i>
	owner occupied	private rented	all private sector	local authority	housing association	all social sector	
dwelling age							
pre 1919	19.3	32.8	22.2	5.2	8.4	6.9	19.7
1919-44	18.7	14.1	17.7	14.4	8.8	11.4	16.6
1945-64	19.4	12.1	17.8	39.7	24.4	31.5	20.1
1965-80	20.6	16.1	19.6	32.3	23.9	27.8	21.0
1981-90	8.8	7.0	8.4	6.6	12.3	9.6	8.6
post 1990	13.2	17.9	14.2	1.9	22.4	12.9	14.0
dwelling type							
end terrace	9.7	9.8	9.7	11.7	14.0	12.9	10.2
mid terrace	16.8	25.0	18.6	17.9	20.8	19.5	18.7
small terraced house	7.4	16.8	9.4	9.2	10.7	10.0	9.5
medium/large terraced house	18.8	17.4	18.5	15.6	17.9	16.8	18.2
all terraced houses	26.1	34.2	27.9	24.8	28.6	26.8	27.7
semi-detached house	31.0	15.8	27.7	16.9	16.2	16.5	25.8
detached house	24.6	6.9	20.7	*	*	*	17.3
bungalow	9.9	3.7	8.5	10.1	11.4	10.8	8.9
converted flat	2.0	12.6	4.3	2.3	4.0	3.2	4.1
purpose built flat, low rise	5.9	23.6	9.8	36.8	36.9	36.9	14.3
purpose built flat, high rise	0.6	3.2	1.1	8.9	2.5	5.4	1.8
floor area							
less than 50 m ²	4.3	21.7	8.1	29.3	30.3	29.8	11.8
50 to 69 m ²	18.2	33.7	21.6	36.8	36.3	36.5	24.1
70 to 89 m ²	28.3	24.5	27.5	27.4	26.4	26.8	27.4
90 to 109 m ²	17.4	9.5	15.7	5.0	5.3	5.1	13.9
110 sqm or m ²	31.7	10.7	27.2	1.5	1.8	1.7	22.9
type of area							
city centre	1.7	8.4	3.2	2.7	2.9	2.8	3.1
other urban centre	12.5	26.7	15.6	29.8	23.6	26.5	17.4
suburban residential	65.1	52.4	62.3	61.9	62.1	62.0	62.3
rural residential	12.1	6.1	10.8	4.5	8.3	6.5	10.0
village centre	4.9	3.1	4.5	*	2.3	1.7	4.1
rural	3.7	3.2	3.6	*	*	*	3.1
deprived local areas							
most deprived 10% of areas	4.8	10.9	6.1	32.0	24.5	28.0	9.8
2-5th	33.9	45.9	36.5	56.1	52.0	53.9	39.5
6-9th	47.8	36.4	45.3	11.0	21.3	16.5	40.5
least deprived 10% of areas	13.4	6.8	12.0	1.0	2.2	1.6	10.3
occupancy status							
occupied	96.7	90.5	95.3	97.0	96.7	96.8	95.6
vacant	3.3	9.5	4.7	3.0	3.3	3.2	4.4
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
sample size	5,314	2,683	7,997	2,280	2,486	4,766	12,763

Notes:

1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, dwelling sample

Annex Table 11: Main heating system, 1996 to 2012

<i>all dwellings</i>												
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	<i>thousands of dwellings</i>											
central heating	16,178	18,177	18,604	18,919	19,179	19,553	19,862	19,862	19,982	20,082	20,502	20,588
storage heater	1,643	1,600	1,587	1,616	1,609	1,532	1,552	1,641	1,673	1,603	1,591	1,515
fixed room/ portable heater	2,515	2,001	1,294	1,078	993	904	776	736	680	701	661	616
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335	22,386	22,754	22,718
	<i>percentages</i>											
central heating	79.6	86.0	86.6	87.5	88.1	88.9	89.5	89.3	89.5	89.7	90.1	90.6
storage heater	8.1	7.6	7.4	7.5	7.4	7.0	7.0	7.4	7.5	7.2	7.0	6.7
fixed room/ portable heater	12.4	9.5	6.0	5.0	4.6	4.1	3.5	3.3	3.0	3.1	2.9	2.7
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

Annex Table 9: Main heating system, by tenure, 2012

all dwellings

	central heating	storage heater	fixed room/ portable heater
	<i>thousands of dwellings</i>		
owner occupied	13,840	591	352
private rented	3,335	550	233
all private	17,175	1,141	585
local authority	1,656	110	*
housing association	1,757	263	*
all social	3,413	373	31
all dwellings	20,588	1,515	616
	<i>percentages</i>		
owner occupied	93.6	4.0	2.4
private rented	81.0	13.4	5.7
all private	90.9	6.0	3.1
local authority	93.3	6.2	*
housing association	86.1	12.9	*
all social	90.6	9.8	0.8
all dwellings	90.6	6.7	2.7

Notes:

1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, dwelling sample

Annex Table 13: Boiler types, 1996 to 2012

<i>all dwellings</i>												
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	<i>thousands of dwellings</i>											
standard boiler	10,447	10,338	9,642	9,635	9,425	9,014	8,782	8,072	7,303	6,548	5,941	5,510
back boiler	2,773	2,759	2,580	2,409	2,181	2,131	1,944	1,688	1,472	1,282	1,152	951
combination boiler	2,810	4,431	5,492	5,934	6,254	6,312	6,287	6,082	5,498	4,831	4,416	3,820
condensing boiler	-	155	154	202	300	460	698	948	1,331	1,776	2,187	2,698
condensing-combination boiler	-	318	373	417	727	1,297	1,837	2,773	4,061	5,313	6,432	7,189
no boiler	4,305	3,140	3,244	3,016	2,894	2,775	2,642	2,676	2,669	2,636	2,626	2,551
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335	22,386	22,754	22,718
	<i>percentages</i>											
standard boiler	51.4	48.9	44.9	44.6	43.3	41.0	39.6	36.3	32.7	29.2	26.1	24.3
back boiler	13.6	13.0	12.0	11.1	10.0	9.7	8.8	7.6	6.6	5.7	5.1	4.2
combination boiler	13.8	21.0	25.6	27.5	28.7	28.7	28.3	27.3	24.6	21.6	19.4	16.8
condensing boiler	0.0	0.7	0.7	0.9	1.4	2.1	3.1	4.3	6.0	7.9	9.6	11.9
condensing-combination boiler	0.0	1.5	1.7	1.9	3.3	5.9	8.3	12.5	18.2	23.7	28.3	31.6
no boiler	21.2	14.9	15.1	14.0	13.3	12.6	11.9	12.0	11.9	11.8	11.5	11.2
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Sources:

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

Annex Table 14: Boiler types, by tenure, 2012

all dwellings

	standard boiler	back boiler	combination boiler	condensing boiler	condensing- combination boiler	no boiler
	<i>thousands of dwellings</i>					
owner occupied	4,221	644	2,427	2,048	4,396	1,047
private rented	768	120	832	232	1,301	865
all private	4,989	764	3,260	2,280	5,697	1,912
local authority	228	87	261	202	750	247
housing association	292	99	300	216	742	392
all social	521	186	560	418	1,492	639
all dwellings	5,510	951	3,820	2,698	7,189	2,551
	<i>percentages</i>					
owner occupied	28.6	4.4	16.4	13.9	29.7	7.1
private rented	18.6	2.9	20.2	5.6	31.6	21.0
all private	26.4	4.0	17.2	12.1	30.1	10.1
local authority	12.9	4.9	14.7	11.4	42.3	13.9
housing association	14.3	4.9	14.7	10.6	36.4	19.2
all social	13.6	4.9	14.7	11.0	39.1	16.7
all dwellings	24.3	4.2	16.8	11.9	31.6	11.2

Source: English Housing Survey, dwelling sample

Annex Table 15: Insulation measures, 1996-2012

<i>all dwellings</i>												
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	<i>thousands of dwellings</i>											
insulated cavity walls	2,853	5,210	5,334	5,825	5,974	6,644	7,267	7,418	7,697	8,310	8,744	9,108
200mm or more of loft insulation	583	1,256	2,034	2,530	2,919	3,520	4,258	4,685	5,363	5,985	6,853	7,753
entire house double glazing	6,169	10,753	11,915	12,846	13,486	13,924	14,850	15,747	16,281	16,610	17,356	17,893
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335	22,386	22,754	22,718
	<i>percentages</i>											
insulated cavity walls	14.0	24.6	24.8	27.0	27.4	30.2	32.7	33.4	34.5	37.1	38.4	40.1
200mm or more of loft insulation	2.9	5.9	9.5	11.7	13.4	16.0	19.2	21.1	24.0	26.7	30.1	34.1
entire house double glazing	30.3	50.9	55.5	59.4	61.9	63.3	66.9	70.8	72.9	74.2	76.3	78.8

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

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

Annex Table 16: Cavity wall insulation, by tenure, 2012

all dwellings

	cavity with insulation	cavity uninsulated	other
owner occupied	6,299	4,064	4,420
private rented	927	1,373	1,819
all private	7,226	5,437	6,238
local authority	879	401	494
housing association	1,003	627	412
all social	1,883	1,028	906
all dwellings	9,108	6,466	7,144
owner occupied	42.6	27.5	29.9
private rented	22.5	33.3	44.2
all private	38.2	28.8	33.0
local authority	49.5	22.6	27.8
housing association	49.1	30.7	20.2
all social	49.3	26.9	23.7
all dwellings	40.1	28.5	31.4

Note: 'other' includes solid masonry, concrete, steel and timber

Source: English Housing Survey, dwelling sample

Annex Table 17: Loft insulation, by tenure, 2012

<i>all dwellings</i>							
	no loft	no insulation	less than 50mm	50 to 99mm	100 to 149mm	150 to 199mm	200mm or more
<i>thousands of dwellings</i>							
owner occupied	763	528	324	1,961	3,656	1,957	5,595
private rented	960	306	124	758	771	356	843
all private	1,722	835	448	2,719	4,427	2,313	6,439
local authority	599	40	47	119	264	149	557
housing association	535	40	37	116	317	239	757
all social	1,134	80	84	235	581	388	1,315
all dwellings	2,856	914	531	2,954	5,008	2,701	7,753
<i>percentages</i>							
owner occupied	5.2	3.6	2.2	13.3	24.7	13.2	37.9
private rented	23.3	7.4	3.0	18.4	18.7	8.6	20.5
all private	9.1	4.4	2.4	14.4	23.4	12.2	34.1
local authority	33.8	2.3	2.6	6.7	14.9	8.4	31.4
housing association	26.2	1.9	1.8	5.7	15.5	11.7	37.1
all social	29.7	2.1	2.2	6.2	15.2	10.2	34.4
all dwellings	12.6	4.0	2.3	13.0	22.0	11.9	34.1

Source: English Housing Survey, dwelling sample

Annex Table 18: Extent of double glazing, by tenure, 2012

all dwellings

	no double glazing	less than half of house	more than half of house	entire house
	<i>thousands of dwellings</i>			
owner occupied	642	772	1,877	11,492
private rented	464	229	393	3,032
all private	1,106	1,001	2,271	14,524
local authority	126	39	68	1,541
housing association	108	39	68	1,828
all social	234	78	136	3,369
all dwellings	1,340	1,079	2,407	17,893
	<i>percentages</i>			
owner occupied	4.3	5.2	12.7	77.7
private rented	11.3	5.6	9.6	73.6
all private	5.8	5.3	12.0	76.8
local authority	7.1	2.2	3.8	86.8
housing association	5.3	1.9	3.3	89.5
all social	6.1	2.0	3.6	88.3
all dwellings	5.9	4.7	10.6	78.8

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

Source: English Housing Survey, dwelling sample

Annex Table 19: Mean SAP rating, by tenure, 1996 to 2012

<i>all dwellings</i>	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
owner occupied	43.9	45.6	46.4	47.0	47.4	48.1	49.3	50.4	52.0	53.7	55.3	57.2
private rented	40.5	43.8	45.4	46.7	47.1	47.6	48.9	50.1	51.9	53.8	55.4	57.6
private sector	43.5	45.3	46.3	47.0	47.4	48.0	49.2	50.3	51.9	53.7	55.4	57.3
local authority	47.6	50.2	52.0	53.7	54.7	55.3	55.7	56.8	58.3	59.9	61.9	63.9
housing association	52.6	55.9	55.9	56.6	57.8	58.2	58.3	59.0	60.8	62.6	63.8	65.1
social sector	48.6	52.1	53.6	54.9	56.1	56.7	57.0	57.9	59.6	61.4	62.9	64.6
all dwellings	44.6	46.7	47.6	48.5	49.0	49.6	50.6	51.7	53.2	55.0	56.7	58.5

Note: using energy efficiency rating band SAP 2009

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

Annex Table 20: Energy efficiency rating bands, 1996 to 2012

<i>all dwellings</i>												
	1996	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	<i>thousands of dwellings</i>											
Band A/B (81-100)	*	*	*	*	*	*	*	*	27	27	38	138
Band C (69-80)	415	667	711	813	939	1,013	1,093	1,411	2,019	2,610	3,311	4,003
Band D (55-68)	4,426	5,600	5,929	6,400	6,760	7,188	8,030	8,647	9,441	10,489	11,199	11,629
Band E (39-54)	9,623	9,940	10,386	10,234	10,124	10,080	9,677	9,129	8,185	7,091	6,454	5,568
Band F (21-38)	4,750	4,139	3,708	3,572	3,338	3,068	2,826	2,560	2,170	1,674	1,363	1,087
Band G (1-20)	1,078	844	733	574	599	613	539	468	494	495	389	293
all dwellings	20,315	21,201	21,483	21,613	21,781	21,989	22,189	22,239	22,335	22,386	22,754	22,718
	<i>percentages within tenure</i>											
Band A/B (81-100)	*	*	*	*	*	*	*	*	0.1	0.1	0.2	0.6
Band C (69-80)	2.0	3.1	3.3	3.8	4.3	4.6	4.9	6.3	9.0	11.7	14.6	17.6
Band D (55-68)	21.8	26.4	27.6	29.6	31.0	32.7	36.2	38.9	42.3	46.9	49.2	51.2
Band E (39-54)	47.4	46.9	48.3	47.4	46.5	45.8	43.6	41.0	36.6	31.7	28.4	24.5
Band F (21-38)	23.4	19.5	17.3	16.5	15.3	14.0	12.7	11.5	9.7	7.5	6.0	4.8
Band G (1-20)	5.3	4.0	3.4	2.7	2.7	2.8	2.4	2.1	2.2	2.2	1.7	1.3
all dwellings	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Notes:

- 1) SAP 2009 ratings for each EER Band are given in parentheses
- 2) for more information on change in SAP methodology, please refer to Glossary
- 3) * indicates sample size too small for reliable estimate
- 4) figures in *italics* are based on small samples and should be treated with caution

Sources:

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

Annex Table 21: Energy Efficiency Rating Bands by tenure, 1996 and 2012

all dwellings

	Energy Efficiency Rating Band						bands
	A/B	C	D	E	F	G	
<i>thousands of dwellings</i>							
owner occupied							
1996	*	108	2,722	6,993	3,440	652	13,927
2012	*	1,901	7,734	4,144	756	183	14,783
private rented							
1996	*	*	367	767	524	279	1,998
2012	*	777	1,901	1,010	288	102	4,119
local authority							
1996	*	169	966	1,522	684	123	3,469
2012	*	550	980	210	22	*	1,775
housing association							
1996	*	77	378	350	107	26	941
2012	*	774	1,013	203	*	*	2,042
all dwellings							
1996	*	415	4,432	9,632	4,754	1,079	20,335
2012	138	4,003	11,629	5,568	1,087	293	22,718
<i>percentages</i>							
owner occupied							
1996	*	0.8	19.5	50.2	24.7	4.7	100.0
2012	*	12.9	52.3	28.0	5.1	1.2	100.0
private rented							
1996	*	*	18.4	38.4	26.2	13.9	100.0
2012	*	18.9	46.2	24.5	7.0	2.5	100.0
local authority							
1996	*	4.9	27.8	43.9	19.7	3.5	100.0
2012	*	31.0	55.2	11.8	1.2	*	100.0
housing association							
1996	*	8.2	40.1	37.2	11.3	2.7	100.0
2012	*	37.9	49.6	10.0	*	*	100.0
all dwellings							
1996	*	2.0	21.8	47.4	23.4	5.3	100.0
2012	0.6	17.6	51.2	24.5	4.8	1.3	100.0

Notes:

- 1) using energy efficiency rating band SAP 2009
- 2) * indicates sample size too small for reliable estimate
- 3) figures in *italics* are based on small samples and should be treated with caution

Sources:

1996: English Housing Condition Survey;
2012: English Housing Survey, dwelling sample

Annex Table 22: Damp problems, by tenure, 2012

all dwellings

	rising damp	penetrating damp	condensation/ mould	any damp problems
	<i>thousands of dwellings</i>			
owner occupied	159	<i>151</i>	191	380
private rented	126	<i>173</i>	252	385
private sector	285	324	443	765
local authority	*	*	90	116
housing association	*	*	72	89
social sector	30	51	162	205
all dwellings	315	375	604	970
	<i>percentages</i>			
owner occupied	1.1	<i>1.0</i>	1.3	2.6
private rented	3.1	<i>4.2</i>	6.1	9.3
private sector	1.5	1.7	2.3	4.0
local authority	*	*	5.1	6.5
housing association	*	*	3.5	4.4
social sector	0.8	1.3	4.2	5.4
all dwellings	1.4	1.7	2.7	4.3

Notes:

1) * indicates sample size too small for reliable estimate

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

Source: English Housing Survey, dwelling sample

Glossary

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

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

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

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

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

Boiler type: The report covers a number of boiler types:

- **standard:** provides hot water or warm air for space heating with the former also providing hot water via a separate storage cylinder.
- **back:** located behind a room heater and feeds hot water to a separate storage cylinder. They are generally less efficient than other boiler types.
- **combination:** provides hot water or warm air for space heating and can provide hot water on demand negating the need for a storage cylinder, therefore requiring less room.

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- **condensing:** standard and combination boilers can also be condensing. A condensing boiler uses a larger, or dual, heat exchanger to obtain more heat from burning fuel than an ordinary boiler, and is generally the most efficient boiler type.

Damp 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).
- 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*, Communities and Local Government, June 2006¹.

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

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

Double glazing: This covers factory made sealed window units only. It does not include windows with secondary glazing or external doors with double or secondary glazing (other than double glazed patio doors, which are surveyed as representing two windows).

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 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.
- **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.
- **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.

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- **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.

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

- **working full-time/part-time:** full-time work is defined as 30 or more hours per week. Part-time work is fewer than 30 hours per week. Where more than one answer is given, 'working' takes priority over other categories (with the exception that all those over State Pension Age (SPA) who regard themselves as retired are classified as such, regardless of what other answers they give).
- **unemployed:** this category covers people who were registered unemployed or not registered unemployed but seeking work.
- **retired:** this category includes all those over the state pension age who reported being retired as well as some other activity. For men the SPA is 65 and for women it is 60 if they were born before 6th April 1950. For women born on or after the 6th April 1950, the state pension age has increased incrementally since April 2010².
- **full-time education:** education undertaken in pursuit of a course, where an average of more than 12 hours per week is spent during term time.
- **other inactive:** all others; they include people who were permanently sick or disabled, those looking after the family or home and any other activity.

On occasions, **full-time education** and **other inactive** are combined and described as **other economically inactive**.

Energy efficiency rating (EER) bands: The 1-100 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)

² For further information see: www.gov.uk/browse/working/state-pension

- Band E (39–54)
- Band F (21–38)
- Band G (1–20)

Gross annual income: The annual income of the household reference person and (any) partner. This includes income from private sources (regular employment, self-employment, government schemes, occupational pensions, private pensions and other private income), state benefits/allowances and tax credits, as collected on the EHS survey (this includes housing benefit/Local Housing Allowance but excludes council tax benefit and Support for Mortgage Interest) and interest from savings. It is a gross measure i.e. income before Income Tax or National Insurance deductions.

Heating system: There are three main types of heating covered in this report:

- **central heating system:** most commonly a system with a gas fired boiler and radiators which distribute heat throughout the dwelling (but also included in this definition are warm air systems, electric ceiling/underfloor and communal heating). It is generally considered to be a cost effective and relatively efficient method of heating a dwelling.
- **storage heaters:** predominately used in dwellings that have an off-peak electricity tariff. Storage heaters use off-peak electricity to store heat in clay bricks or a ceramic material, this heat is then released throughout the day.
- However, storage heating can prove expensive if too much on peak electricity is used during the day.
- **room heaters:** this category includes all other types of heater such as fixed gas, fixed electric or portable electric heaters, this type of heating is generally considered to be the least cost effective of the main systems and produces more carbon dioxide emissions per kWh.

Household: One person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and a living room or sitting room or dining area. The EHS definition of household is consistent with the Census 2011.

Household reference person (HRP): The person in whose name the dwelling is owned or rented or who is otherwise responsible for the accommodation. In the case of joint owners and tenants, the person with the highest income is taken as the HRP. Where incomes are equal, the older is taken as the HRP. This procedure increases the likelihood that the HRP better characterises the household's social and economic position. The EHS definition of HRP is not consistent with the Census 2011, in which the HRP is chosen on basis of their economic activity. Where economic activity is the same, the older is taken as HRP, or if they are the same age, HRP is the first listed on the questionnaire.

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

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- married/cohabiting couple with no dependent children or with non-dependent child(ren) only.
 - married/cohabiting couple with dependent child(ren) – may also include non-dependent child(ren).
 - lone parent family (one parent with dependent child(ren) – may also include non-dependent child(ren).
 - other multi-person household (includes flat sharers, lone parents with non-dependent children only and households containing more than one couple or lone parent family).
 - one person aged under 60.
 - one person aged 60 or over.

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

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

The purpose of the HHSRS assessment³ is not to set a standard but to generate objective information in order to determine and inform enforcement decisions. There are 29 categories of hazard, each of which is separately rated, based on the risk to the potential occupant who is most vulnerable to that hazard. The individual hazard scores are grouped into 10 bands where the highest bands (A-C representing scores of 1,000 or more) are considered to pose Category 1 hazards. Local authorities have a duty to act where Category 1 hazards are present, and may take into account the vulnerability of the actual occupant in determining the best course of action. For the purposes of the decent homes standard, homes posing a Category 1 hazard are non-decent on its criterion that a home must meet the statutory minimum requirements.

The EHS is not able to replicate the HHSRS assessment in full as part of a large scale survey. Its assessment employs a mix of hazards that are directly assessed by surveyors in the field and others that are indirectly assessed from detailed related information collected. For 2006 and 2007, the survey (the then English House Condition Survey) produced estimates based on 15 of the 29 hazards. From 2008, the survey is able to provide a more comprehensive assessment based on 26 of the 29 hazards. See the EHS Technical Note on Housing and Neighbourhood Conditions⁴ for a list of the hazards covered.

Insulation: There are two main types of insulation covered in this report:

- **wall insulation**

³ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-health-and-safety-rating-system-hhsrs-guidance>

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/211302/Housing_and_Neighbourhood_Conditions.pdf

cavity walls: where a dwelling has external walls of predominantly cavity construction, it is defined as having cavity wall insulation if at least 50% of the cavity walls are filled with insulation. This could have been fitted during construction or retrospectively injected between the masonry leaves of the cavity wall.

non-cavity walls: where a dwelling has not been defined as cavity walled, analysis is carried out on information regarding additional insulation applied either externally (e.g. insulated board attached to the external face with a render finish) or internally (e.g. insulated plasterboard fitted to the external walls inside each room, with a plaster finish). This is often referred to as solid wall insulation, but for reporting purposes any dwelling with non-cavity walls (e.g. timber, metal or concrete frames) are included in this analysis.

- **loft insulation**: the presence and depth of loft insulation is collected for all houses and top-floor flats. Insulation could be found between joists above the ceiling of the top floor of the dwelling or between the roof timbers where the loft has been converted to a habitable space. Where insulation could not be observed, information is taken from the householder or from imputed estimates based on the age and type of the dwelling.

Length of residence: In 2012-13, rather than report the number of years at their current accommodation, respondents were asked to give their length of residence in banded intervals (i.e. 0 to less than 1 year, 1 to less than 2 years, 2 to less than 3 years, 3 to less than 5 years, etc.).

In order to report the mean length of residence in a way that was consistent with previous waves of the survey, some of the data in Table 4 of this report was modelled. Where respondents had been resident for 0, 1, or 2 years, no precision was lost as a result of the banding and modelling was not required. However for the bands covering multiple years (i.e. 3 years but less than 5 years, 5 years but less than 10 years etc) representative figures were needed for the calculation of a mean length of residence.

To identify representative figures, data was taken from the 2011-12 EHS (when the question did not use banded response options) and the average residence length within each of the multiple year bands was found. For example, for those who had been resident for 3 years but less than 5 years in 2011-12, the mean length of residence was 3.5 years. For those resident 5 years but less than 10 years, the mean length of residence was 6.7 years. These representative figures were then used in the calculation of the overall weighted mean residence length for each tenure in 2012-13.

From 2014-15, the length of residence question will revert back to its original format and respondents will be able to give a single number rather than to nominate an interval.

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

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

Private accommodation: The majority of homes in all three tenures, excluding hotels, bed and breakfast accommodation and institutional residences such as student halls, nurses homes, army barracks and care homes. The EHS only covers private accommodation.

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

Right to Buy scheme: The Right to Buy scheme gives secure tenants in a local authority home the opportunity to buy their home at a discount. In order to qualify for the scheme a social tenant must have lived for a total of at least five years in a public sector tenancy.

The scheme is also available to assured tenants of non-charitable housing associations who have transferred with their homes from a local authority as part of a stock transfer. In this case the tenants is said to have a 'preserved Right to Buy'.

SAP: The energy cost rating as determined by Government's Standard Assessment Procedure (SAP) is used to monitor the energy efficiency of dwellings. It is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly inefficient) to 100 (highly efficient with 100 representing zero energy cost).

The method for calculating SAP was comprehensively updated in 2005, with a further update in 2009-10. The new SAP09 methodology has been used in all EHS reports since 2010-11.

Social housing rents: Most social housing rents are calculated according to 'rent restructuring' policy, which was introduced in 2002 with the aim of converging housing association and local authority rents over a 10 year period. The overall effect of rent restructuring is that similar properties will have similar rents in similar areas.

In both sectors rents are moving towards a 'formula' rent. The formula calculates rents for each individual property based on 30% of the relative property values at 1999 levels, and 70% on relative local earnings. The rent is increased annually at the rate of Retail Price Index inflation at the previous September + 0.5%. Local authority rents move towards convergence at the maximum rate of RPI at the previous

September + 0.5% + £2 per week. Housing association rents are subject to a maximum of September RPI + 0.5%, + £2 where the individual association's rents remain below the target. For various reasons the convergence date has slipped and is now scheduled to take place in 2015-16.

There are different arrangements for rents on Affordable Rent and intermediate rent properties (both of which fall within the statutory definition of social housing).

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

- **owner occupiers:** households in accommodation which they either own outright, are buying with a mortgage or are buying as part of a shared ownership scheme.
- **social renters:** this category includes households renting from Local 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).

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

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

grounds for repossession. The landlord does not have an automatic right to repossess the property when the tenancy comes to an end.

- **non-market renters:** households with all other types of private rental tenancies including those with rent-free tenancies and tied accommodation (that is tied to employment).

In 2011-12, there was a change to the EHS question on tenancy type for private renters, which means that that results within the private rented sector (i.e. for market and non-market renters) are distributed differently. While the overall numbers and proportions for private renters are comparable with previous years, the results for subcategories of private renters should be interpreted with caution and should not be compared with previous years' results.

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

Usable floor area: The total usable internal floor area of the dwelling as measured by the surveyor, rounded to the nearest square metre. It excludes integral garages, balconies, stores accessed from the outside only and the area under partition walls. Dwellings are also grouped into the following five categories:

- less than 50m²
- 50 to 69m²
- 70 to 89m²
- 90 to 109m²
- 110m² or more.

Vacant dwellings: The assessment of whether or not a dwelling is vacant is made at the time of the interviewer's visit. Clarification of vacancy is sought from neighbours. Surveyors are required to gain access to vacant dwellings and undertake full inspections.

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