



Department  
for Communities  
& Local Government



# English Housing Survey HOUSEHOLDS 2012-13



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Department  
for Communities  
& Local Government



# English Housing Survey: HOUSEHOLDS

Annual report on England's households, 2012-13

July 2014  
Department for Communities and Local Government

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# Content

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Acknowledgements

Introduction

Chapter 1 Trends in tenure

Chapter 2 Demographic and attitudinal characteristics of owner occupiers

Chapter 3 Demographic and attitudinal characteristics of private renters

Chapter 4 Demographic and attitudinal characteristics of social renters

Chapter 5 Space

Chapter 6 Housing Flows

Appendix A: Infographics

Glossary



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- NatCen who managed the English Housing Survey on behalf of the department and led the production of the 2012-13 Households Report.
- The Building Research Establishment (BRE) who managed the physical survey of properties and led the production of the 2012-13 Profile of English Housing Report, the 2012-13 Energy and Energy Efficiency Report and the 2012-13 Fire and Fire Safety Report.
- 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.

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# Introduction

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1. The English Housing Survey (EHS) is a national survey of people's housing circumstances and the condition and energy efficiency of housing in England. This report provides the findings from the 2012-13 survey.
2. The survey was first run in its current form in 2008-09. Prior to that it was run as two standalone surveys: the English House Condition Survey and the Survey of English Housing.
3. The report begins with a chapter on tenure trends. Firstly an overview of each of the three main tenure groups is provided; owner occupation, and the social and private rented sectors. A second section describes how the relative size of the tenures has changed over the course of the last century.
4. The report examines the key demographic and attitudinal characteristics of each of the three tenures in turn. Chapter 2 covers owner occupiers and compares those who own their property outright with those paying off a mortgage on their property. Analysis of the characteristics of first time buyers is also provided.
5. Chapter 3 looks specifically at the characteristics of private renters while Chapter 4 covers social renters. Social renters are divided into two groups: housing association and local authority households.
6. Chapter 5 covers a wide range of topics broadly related to the space households have access to. Topics include overcrowding and under-occupation, the amount of useable floor space and outdoor space available, bedroom size and parking provision. Where possible, comparisons are made between and within tenure groups. The final chapter reports on housing flows, the movement of households between and within different tenures.
7. The report builds on findings first released in the 2012-13 English Housing Survey Headline Report, which was published on the Department for Communities and Local Government (DCLG) website in February 2014<sup>1</sup>.
8. Results 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

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<sup>1</sup> <https://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report>



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consequence of a cost review of the survey undertaken in 2010 to identify where efficiency savings could be made.

9. Some of the results in Chapter 5 - Space were not based on the full household sample. This chapter covers floor area, outdoor space, parking provision, and bedroom size and includes statistics based on the 'dwelling sample' and the 'household sub-sample' from the EHS physical survey.
10. The 'dwelling sample' refers to data collected through the EHS physical survey over two consecutive survey years, 2011-12 and 2012-13. This two year period has a midpoint of April 2012 and statistics are reported as for '2012'. The dwelling sample comprises the 12,763 dwellings where a physical inspection was carried out and dwellings may have been occupied or vacant.
11. The 'household sub-sample', also denotes a two-year dataset and includes cases which were occupied and for which an interview was secured as well as a physical survey. The household sub-sample had a sample size of 12,269 cases for the two consecutive survey years 2011-12 and 2012-13.
12. 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 when the cell is based on sample of less than five cases. Where cell contents are in italics this indicates a total sample size of less than 30, and the results should be treated with caution.
13. Where comparative statements have been made in the text, these have been significance tested to a 95% confidence level. The confidence interval expresses the following idea; that if we should repeatedly collect samples of data of the same size and in the same way as the given sample, and if each time a confidence interval were constructed in the same way on each separate sample, then 95 times out of 100, the constructed intervals would contain the true value of the parameter.
14. Additional annex tables, including the data underlying the figures and charts, are published on the DCLG website<sup>2</sup> 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.
15. If you have any queries about this report, would like any further information or have suggestions for analyses you would like to see included in future EHS reports, please contact [ehs@communities.gsi.gov.uk](mailto:ehs@communities.gsi.gov.uk)
16. The responsible statistician for this report is: Jeremy Barton, English Housing Survey Team, Strategic Statistics Division, DCLG. Contact via [ehs@communities.gsi.gov.uk](mailto:ehs@communities.gsi.gov.uk)

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<sup>2</sup> <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>

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## Key findings

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- 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 occupied, 18% (4.0 million) were privately rented and 17% (3.7 million) were socially rented.
- There has been a decline in the proportion of younger mortgagors (aged less than 35), from 21% in 2008-09 to 18% in 2012-13. In comparison the percentage of private renters aged 25-34 increase from 31% in 2008-09 to 45% in 2012-13.

### **Renters (private and social) tend to spend proportionally more of their income, on average, on housing costs than mortgagors.**

- On average, owner occupiers buying with a mortgage spent 20% of their income on their mortgage. In comparison, private renters spent 40% and social renters 30% of their income on rent, although both private renters and social renters tended to earn less. Just under a third (30%) of all private renters had a household income that exceeded £700 a week compared with 47% of owner occupiers.
- In 2012-13 those who had taken out their mortgage within the last five years paid an average of £187 per week on their mortgage. This compared with £133 among those whose mortgage had been running for five years or more.

### **The majority of all householders were satisfied with their accommodation, but owner occupiers were generally more than other tenures. Private renters were more likely than social renters to expect to own their own property in the future.**

- Overall, 95% of owner occupiers said that they were satisfied with their accommodation. In comparison, 81% of social renters were satisfied, and 84% of private renters. Around half (52%) of private renters agreed that their current tenure was a good way of occupying a home. This was much lower than among social renters (82%) and owner occupiers (93%).
- Three-fifths (61%) of private renters reported that they anticipated owning their own property in the longer-term with around a quarter (27%) reporting that they expected to still be renting from a private landlord in the longer-term.

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- The majority (80%) of social renters anticipated that they would remain renting in the social sector in the longer-term, with just 16% reporting that they wanted to own their own home in the longer-term.
  - 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.

**Average housing benefits receipts were higher for private renters and the amount of rent paid after housing benefit was also higher for private renters**

- The average amount of benefit received by social renters was £77 per week which reduced the amount of rent still to pay to an average of £12 per week. In comparison, for private renters in receipt of housing benefit, the average weekly amount received was £109 per week, reducing the amount of rent paid to an average of £46 per week.

**One in five social renters had been accepted as homeless with two-thirds being housed with a year.**

- Approximately a fifth (21%) of social renters reported that they had been accepted as homeless prior to being housed. More local authority renters reported that they had been accepted as homeless prior to being housed; 23% compared with 18% of housing association renters,
- Two-thirds of social renters had waited less than a year before being allocated a home (66%). Under one in ten social renters waited for longer than 5 years before being allocated a home (8%).

**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 privately 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**

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- 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 largest number of recent moves was within the private rented sector**

- In 2012-13, a total of 2.3 million households (10% of all households) had moved home in the previous 12 months, but within the private rented sector, one third (34%) of households had moved within the past year compared with 10% of social renters and 4% of owner occupiers.
- Two-thirds (64%) of all new households (households that didn't exist one year previously) moved into the private rented sector during 2012-13. Over one third (34%) of owner occupiers buying with a mortgage had moved from private renting in the previous year.
- Four-fifths (81%) of private renters who had moved in the last three years said their tenancy had ended because they had wanted to move. Only 7% (179,000 households) said it was because they had been asked to leave by their landlord or agent.

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# Chapter 1

## Trends in tenure

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In England there are three main tenure groups: owner occupiers, private renters and social renters. In 2012-13 owner occupation was the largest of the three, with 14.3 million households. There were 4.0 million households in the private rented sector and 3.7 million households in the social rented sector<sup>1</sup>.

### Owner occupiers

Households that live in a home they own are said to be owner occupiers. The owner occupied tenure is composed of two distinct groups, mortgagors and outright owners.

**Mortgagors** have taken out a loan or *mortgage* to help purchase their home, and are still in the process of repaying the debt. A mortgage is typically repaid over a period of twenty years or more.

**Outright owners** have paid off their mortgage<sup>2</sup> and own their home without qualification or limitation.

In 2012-13, of the 14.3 million households that were owner occupiers, there were 7.2 million mortgagors and 7.2 million households who owned outright<sup>3</sup>.

As at April 2014 the average home in England cost £242,000<sup>4</sup>. The cost of buying a home is typically several times the household income, and the home is often the highest value item many people will ever own.

A loan or mortgage is usually required to help make the purchase of a home. The lender (a bank or mortgage provider) will require evidence of a household income sufficient to repay the loan, while the borrower will still have to fund a substantial down payment or deposit.

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<sup>1</sup> This breakdown concerns main homes only, excluding accommodation that would count as a second or holiday home.

<sup>2</sup> Some outright owners will have inherited their current home or bought it solely with savings or equity released from the sale of a previous home. They will therefore not have needed a mortgage to help with the purchase.

<sup>3</sup> Figures for mortgagors and those owning outright do not add to the overall figure for owner occupiers due to rounding.

<sup>4</sup> ONS House price index: <http://www.ons.gov.uk/ons/rel/hpi/house-price-index/april-2014/stb-april-2014.html>

The loan is secured on the accommodation meaning that if the borrower defaults on repayment of the loan, the lender can sell the home to recover the cost of the initial loan (known as 'repossession').

Owner occupiers typically live in houses, with relatively more households in detached and semi-detached accommodation than the other tenures. Less than one in ten owner occupiers lived in a flat<sup>5</sup>. Owners are generally responsible for the upkeep and maintenance of their homes (for private and social renters this is normally arranged by the landlord).

The English Housing Survey (EHS) Households report 2012-13, for the first time, includes discussion of an additional sub-group, recent first time buyers, defined as those who had bought a home for the first time within the last three years. This group is a sub-group of mortgagors for the most part, but some first time buyers are outright owners.

## Private renters

A room or dwelling rented or 'let' in the private rented sector is typically owned by a private individual or a business and let as part of a commercial operation. The owner or *landlord* decides at what level to set the rent, guided by what potential tenants will be willing to pay given the size and quality of the accommodation and the local market conditions.

Private landlords comprise a range of different types, from an organisation with a large portfolio of property through to 'accidental' landlords, for example those renting their main home as a short-term measure or to family members.

The tenant will enter into a contract or 'tenancy agreement' with the landlord. This will set out the conditions of the tenancy including the amount to be paid in rent, the length of time the tenant will be in occupation, and who has responsibility for various types of repair. In some cases the landlord will appoint a lettings agent or property management company to find tenants and oversee the property, which may be let furnished or unfurnished.

A let in the private rented sector commonly has a fixed initial term of 6 or 12 months (although the tenant and landlord can agree a longer fixed term period). After the fixed term ends, if a new one is not agreed, the tenancy will 'roll on'. From this point on, the landlord typically has the right to terminate the tenancy with two months' notice, and the tenant with just one month's notice.

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<sup>5</sup> In 2012-13, a third (31%) lived in semi-detached houses, a quarter (26%) in terraced housing and a quarter (24%) in detached housing. There were 10% in bungalows, and the remaining 8% lived in flats.

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Private renting is often characterised as the most flexible type of tenure, with moves both into and within the sector relatively easy to achieve. Less substantial funds are required up front than for purchasing a home, and there are fewer eligibility criteria than for social renting. The relatively short fixed-term of the tenancy is less of a commitment and maintenance and repairs are largely the responsibility of the landlord, not the tenant. This makes the sector attractive for people who need to move around, for example for job-related reasons. Private renting can also be important as an interim measure, for instance prior to moving into owner occupation.

Private renters live chiefly in flats and terraced housing, and compared to owner occupiers, are less likely to be in detached or semi-detached homes<sup>6</sup>.

## Social renters

Social housing refers to accommodation rented out or 'let' by local authorities or housing associations at a subsidised rent, typically around half of the market rent<sup>7</sup>.

The main route into social housing is through a waiting list which is operated by the local authority. An individual or household must apply for social housing. Applicants are then assessed against rules set individually by each local authority. These rules decide whether they qualify to go onto the waiting list and their level of priority. After assessment it can take six months or more to be housed<sup>8</sup>.

Historically homes in the social rental sector were offered with a 'secure' or life-time tenancy. More recently a broader range of tenancies have been offered, including fixed-term tenancies, generally of five years or more. These tenancies can also be offered with a lower subsidy; under the 'Affordable Rent' scheme rents are set at approximately 80% of the market level.

Tenants of local authorities have broadly the same conditions on their tenancy as those who rent from housing associations. However, secure tenants of local authorities, resident for five years or more are offered the opportunity to buy the home they rent at a substantial discount under the 'Right to Buy' scheme. This opportunity is not generally available to tenants of a housing association<sup>9</sup>.

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<sup>6</sup> In 2012-13 dwellings in the private rented sector were primarily flats (39%) and terraced housing (34%). Semi-detached housing accounted for 16% of dwellings and 11% were detached houses (including bungalows).

<sup>7</sup> Market rent is the level that is paid in the private rented sector, where rent levels are determined chiefly by local market conditions. Where there is a high demand for rented accommodation and limited supply, landlords will be able to ask for higher rents.

<sup>8</sup> Of all social renters who had lived in their current home for less than 10 years, a half (47%) had waited six months or more before being allocated their current home. EHS Household Report, 2012-13 Annex Table 4.10.

<sup>9</sup> Assured tenants of a housing association who were previously secure tenants of a local authority and were transferred with their homes as part of a stock transfer keep their right to buy under a scheme known as 'Preserved Right to Buy'.



## Trends in tenure

- 1.1 In 2012-13, there were a total of 22.0 million households, of which 65% were owner occupiers, 18% were private renters and 17% were social renters. The relative size of these tenures has changed radically over the last hundred years.
- 1.2 At the end of the First World War in 1918, three quarters of households in England were private renters, a quarter were in owner occupation and less than 1% were in social rented accommodation<sup>10</sup>.
- 1.3 The following year the Housing & Town Planning Act 1919 was passed, obligating local authorities to provide social housing. Rent subsidies meant social housing was more affordable than private renting and therefore more desirable, especially among low income earners. By 1939 the social rented sector had grown and housed 10% of all households with private renting declining to 58%<sup>11</sup>.
- 1.4 The shift towards the social rented sector and away from private renting continued after the Second World War with large scale rebuilding programmes delivering significant numbers of social homes. Between 1939 and 1953 an additional 1.3 million homes were added to the social housing stock<sup>12</sup>, and a further 1.0 million by 1961. A quarter (23%) of all households were socially renting by this time and the proportion of households renting privately had declined to 34%.
- 1.5 Growth in owner occupancy also picked up in the 1950s, as wages grew at a faster rate than the increase in house prices. This made houses relatively more affordable, and the percentage of home owners increased from 32% in 1953 to 42% in 1961<sup>13</sup>.
- 1.6 The growth in home ownership continued through the 1960s and by 1971, the proportion of owner occupiers (51%) was approximately equal to the combined rented sectors. From this point on home ownership has been the prevailing sector for households in England.

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<sup>10</sup> Housing in England 2007/08, TSO (2009)  
<http://webarchive.nationalarchives.gov.uk/20121108165934/http://www.communities.gov.uk/publications/corporate/statistics/housingengland200708>

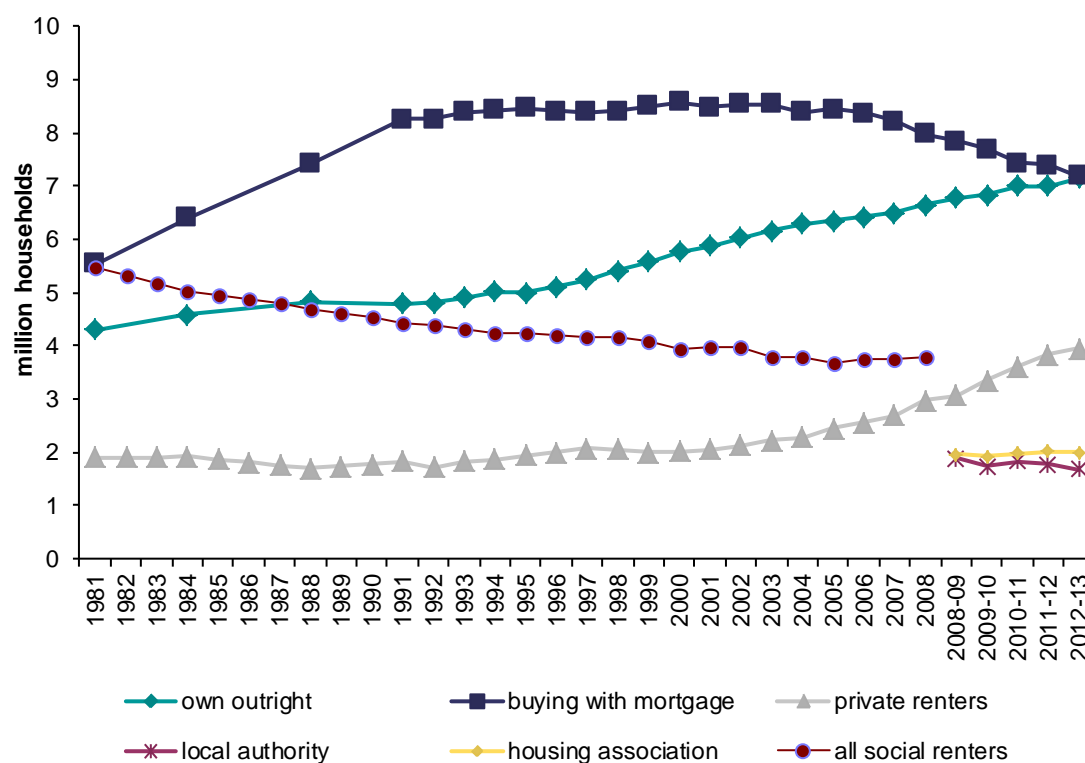
<sup>11</sup> 'A Century of Home Ownership' ONS. <http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/a-century-of-home-ownership-and-renting-in-england-and-wales/short-story-on-housing.html>  
[Part of 2011 Census Analysis, A Century of Home Ownership and Renting in England and Wales Release](#)

<sup>12</sup> Historical Statistics of Housing in Britain, The Cambridge Centre for Housing and planning Research, by Alan Holmans, p143, Table E.3. covering England and Wales.

<sup>13</sup> As in footnote 8, Table E.4. covering England and Wales.



**Figure 1.1: Trends in tenure, 1981 to 2012-13**



Base: all households

Note: underlying data are presented in Annex Table 1.1

Sources:

1981 to 1991: DOE Labour Force Survey Housing Trailer;

1992 to 2008: ONS Labour Force Survey;

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

- 1.7 The dominance of the owner-occupied sector was reinforced throughout the 1980s. Between 1985 and 1988 the country experienced economic growth, partly driven by tax cuts, privatisation of national industries, and deregulated financial markets. There was encouragement from the Conservative government of the day for those who traditionally rented to enter into home ownership<sup>14,15</sup>.
- 1.8 The Housing Act 1980<sup>16,17</sup> allowed local authorities to sell social housing to sitting tenants at a discount on the market value, known as the ‘Right to Buy’ scheme. From 1980 to 1990 there were on average 95,000 sales per year under the scheme, helping to confirm owner occupancy as the prevailing tenure<sup>18</sup>.

<sup>14</sup> Hope and Glory: Britain 1900-2000: Updated to Cover 1992-2002 (Penguin History of Britain) Peter Clarke. 2<sup>nd</sup> Revised Edition, 25<sup>th</sup> March 2004.

<sup>15</sup> <http://www.bbc.co.uk/news/uk-politics-22076774>

<sup>16</sup> ONS study: A Century of Home Ownership. <http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/a-century-of-home-ownership-and-renting-in-england-and-wales/sty-home-ownership.html>

<sup>17</sup> Tenure Trends in the UK Housing System: Will the private rented sector continue to grow? Ben Pattison with Diane Diacon and Jim Vine <http://www.bshf.org/published-information/publication.cfm?lang=00&thePubID=46C4A5EA-15C5-F4C0-99C662FE48B048B9>

<sup>18</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales> Table 671.

- 1.9 There was a marked decline in the size of the social rented sector due to both low build rates and the Right to Buy scheme; in 1981, the sector accounted for 5.5 million households (32%) but by 1991, this had dropped to 4.4 million households (23%)<sup>19</sup>. By the millennium the sector had seen a further decline to 4.0 million households.
- 1.10 Conversely, rates of home ownership increased dramatically throughout the 1980s (Figure 1.1 and Annex Table 1.1). In 1981 there were 9.9 million households in the owner occupied sector, of which 5.5 million were buying with a mortgage. By 1988 this had risen to 12.2 million, with 7.4 million buying with a mortgage<sup>20</sup>, Fig. 1.1.
- 1.11 The number of households owning outright maintains a steady increasing trend throughout the time period shown. It is the trend for mortgagors that most reflects the current market conditions, the state of the economy, and changes in government policy.
- 1.12 In 1989 there was a crash in house prices<sup>21,22,23</sup>, followed by a recession. Through the 1990s, the number of owner occupiers continued to increase but at a much slower rate, peaking in 2006 at 14.8 million households (71%) of which 8.4 million were buying with a mortgage.
- 1.13 The 2000s saw new trends emerging. An increasing population<sup>24</sup> led to a greater demand for housing. This demand combined with limited new housing supply exerted upward pressure on house prices. Increasing house prices, relative to incomes, made it more difficult for first time buyers to get onto the property ladder.
- 1.14 After the economic downturn in 2008 banks tightened conditions on mortgage lending<sup>25</sup>. This contributed to a further decline in the number of new mortgagors, particularly first time buyers, despite many areas seeing a dip in house prices, and historically low interest rates.
- 1.15 Since 2006-07, the overall number of owner occupiers has decreased slightly each year and in 2012-13 reached its lowest level since the 1980s, (14.3 million).

<sup>19</sup> EHS Headline Report, 2012-13, Fig. 1. <https://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report>

<sup>20</sup> The number of households owning outright maintains a steady increasing trend throughout the time period shown. It is the trend for mortgagors that most reflects the current market conditions, the state of the economy, and changes in government policy.

<sup>21</sup> <http://www.lloydsbankinggroup.com/globalassets/documents/media/economic-insight/house-price-tools/historicdatajun2014.xls>

<sup>22</sup> [http://news.bbc.co.uk/1/hi/in\\_pictures/4446012.stm](http://news.bbc.co.uk/1/hi/in_pictures/4446012.stm)

<sup>23</sup> ONS house price index <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-333218>

<sup>24</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

<sup>25</sup> Mortgage lending has been restricted since 2008, with lower loan-to-value (LTV) ratios being accepted by lenders, meaning that larger deposits are needed.

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- 1.16 The fall in owner occupation has coincided with a rise in privately rented households. Throughout the 1980s and 1990s, the proportion of private sector households stayed steady at around 10% of the market. However, the sector has undergone sharp growth since the early 2000s and nearly doubled in size by 2012-13, with 18% of households now living in the private rented sector.
- 1.17 A number of factors have contributed to an increase in supply of homes to the private rented sector. Rent controls were removed in the late 1980s (giving landlords more freedom to set rent levels), and assured shorthold tenancies became the standard, giving greater flexibility in the length of tenancies. Lenders introduced the buy-to-let mortgage at around the same time, attracting many new investors into the private rented sector.
- 1.18 By 2012-13, the private rented sector accounted for 4.0 million households, exceeding the social rented sector in size at 3.7 million households.
- 1.19 Social rented sector households rent either from their local authority or from a housing association. The size of the social sector overall since 1981 and the breakdown of the two groups from 2008-09 onwards can be seen in Figure 1.1 and Annex Table 1.1 Although not shown in the table, in the 1980s the majority of social sector housing was provided by local authorities with only a small proportion provided by housing associations<sup>26</sup>.
- 1.20 During the 1980s, the large scale voluntary transfer (LSVT) scheme was introduced. This scheme enabled local authorities to transfer the ownership and management of council homes to housing associations, subject to the agreement of tenants through ballots. This process has driven a decline in the number of local authority households and a corresponding increase in housing association numbers.

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<sup>26</sup> See Live Table 104 Dwelling stock: by tenure, England (historical series):<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

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# Chapter 2

## Demographic and attitudinal characteristics of owner occupiers

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### Overview

This chapter reports on the characteristics of owner occupiers in England in 2012-13. Owner occupation is the largest of the three main tenure groups, accounting for 65% of all households. A further 18% rent privately and 17% live in social rented housing.

The tenure includes two groups of owners, those who own outright and those repaying a loan or mortgage, known as mortgagors. In 2012-13, 14.3 million of households were owner occupiers. Of these 7.2 million owned outright and 7.2 million were paying off a mortgage.

Owner occupation has been the largest tenure since the early 1970s. The sector grew strongly in the 1980s and more slowly in the 1990s<sup>1</sup>. The number of owner occupiers peaked in the mid-2000s at 14.8 million households or 71% of the total. Since then it has shown a very gradual decline to the current position of 14.3 million in 2012-13.

Mortgagors will pay off their loan and become outright owners after a period of repayment that is typically twenty years or more. This means that outright owners are usually older than mortgagors, and have different social and economic characteristics. The population also changes over such an interval, with recent decades seeing new trends in migration for example. The profile of mortgagors will reflect these overall changes more quickly than the profile of outright owners.

Mortgagors are typically a middle-aged group, with two thirds aged between 35 and 55 years. A high proportion of these households are in full time work with less than 1 in 20 households unemployed or economically inactive. In contrast outright owners are older and the majority have retired. Couples with dependent children are the most prevalent household type amongst mortgagors. For outright owners, couples with no dependent children and single person households are the most common, often 'empty nesters' whose children have left home.

Owner occupiers tend to live in the same home for the longest time out of all the tenures. Outright owners lived in their homes for an average of over twenty years while for

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<sup>1</sup> See Chapter 1 for more on tenure trends and the history of housing in England.

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mortgagors the average was over ten years. Nearly all owner occupiers agree that their tenure (owner occupancy) is a “good way to occupy a home”.

The chapter provides a demographic profile of households in owner occupation covering age, sex, ethnicity and nationality. The types of household that commonly live in the sector are described, including whether they are working, retired or unemployed, and what their income profile is. The chapter then reports levels of satisfaction expressed by owner occupiers regarding their accommodation and their tenure.

Mortgagors, outright owners and a further sub-group, recent first time buyers, are reported on separately. This last group is defined as those who had bought a home for the first time within the last three years.

Additional findings relating to the figures reported in this section can be found in web tables, under ‘Owner occupiers, recent first time buyers and second homes’.

(<https://www.gov.uk/government/statistical-data-sets/owner-occupiers-recent-first-time-buyers-and-second-homes>).

## Demographic characteristics

### Age

- 2.1 In this section the age profile of owner occupiers is examined, with the focus on the age of the household reference person (HRP)<sup>2</sup>.
- 2.2 Owner occupiers tend to be older than social and private renters. In 2012-13, around three quarters (73%) were aged 45 or over, compared with 63% of social renters and 27% of private renters. Just 9% of owner occupiers were under the age of 35 and 1% were aged between 16 and 24, Figure 2.1 and Annex Table 2.1<sup>3</sup>.

### *Mortgagors and owning outright*

- 2.3 The costs associated with buying a home mean that most households will need to take out a mortgage from a bank or other lender to make the purchase. In order to take out a mortgage, lenders require both evidence of a reliable source of income and a deposit. In many cases, the need to save up a deposit will mean it can be difficult for the youngest households to purchase a home. The majority of mortgagors (64%) were therefore in the age band 35-54, with just 18% in the younger age-band 16-34.

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<sup>2</sup> The HRP is the person in whose name the home is owned and where ownership is shared the higher earner is chosen. See the Glossary for more detail.

<sup>3</sup> See also Headline Report, 2012-13, Annex Table 2.

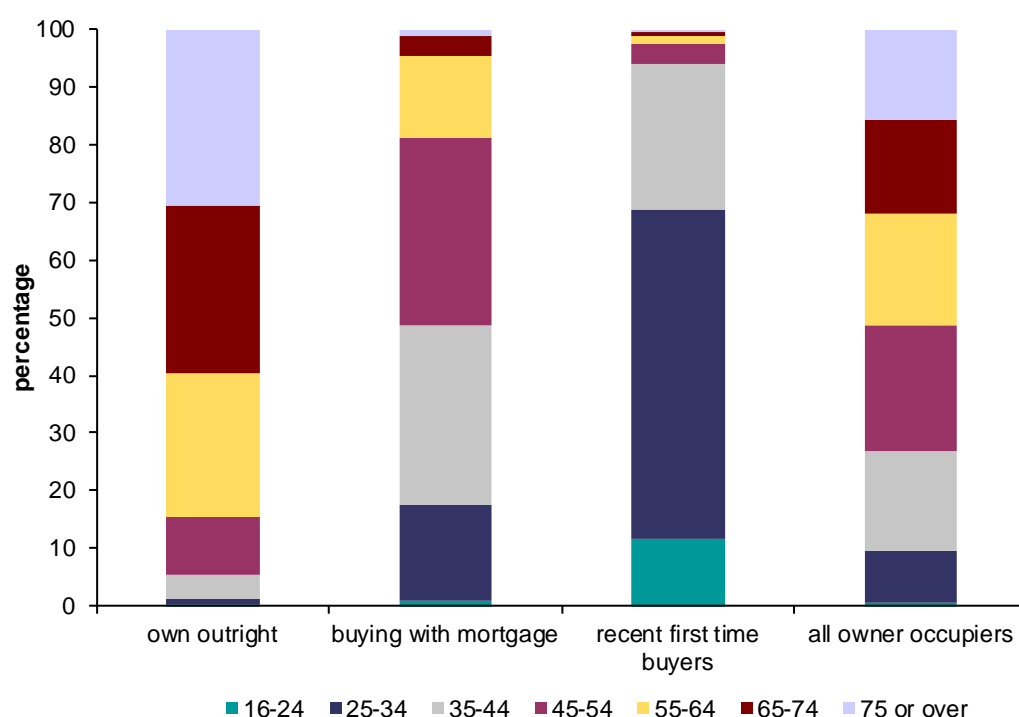
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/284649/Headline\\_Report\\_tables\\_and\\_figures.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/284649/Headline_Report_tables_and_figures.xls)

- 
- 2.4 Typically twenty years or more are required for repayment of a mortgage in full. As a result outright owners have the oldest age profile. Most (85%) outright owners were aged 55 or over and 60% were aged 65 and over.

## Recent First Time Buyers

- 2.5 Owner occupiers include those who bought their homes over a long period of time and in a wide range of housing market and economic conditions. In order to understand the circumstances of households who purchased their accommodation in current conditions, recent first time buyers need to be examined separately.
- 2.6 Unsurprisingly, recent first time buyers have a younger age profile. There were 12% in the youngest (16-24) age band, while the majority (57%) were aged 25-34. A quarter (25%) were aged 35-44 however, Annex Table 2.1.

**Figure 2.1: Owner occupiers, by age, 2012-13**



**Base: all owner occupier households**

**Note: underlying data are presented in Annex Table 2.1.**

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

- 2.7 There has been a decline in the proportion of younger mortgagors, aged under 35, from 21% in 2008-09 to 18% in 2012-13, Annex Table 2.1.

## Ethnicity

- 2.8 In this section the ethnic profile of the owner occupied tenure is examined, with the focus on the ethnic background of the HRP.
- 2.9 In 2012-13, in the population as a whole, there were 90% white and 10% ethnic minority<sup>4</sup> households. For owner occupiers, 8% of households were from an ethnic

<sup>4</sup> All households with HRP from a non-White ethnic group are denoted as ethnic minority households.

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minority background. In comparison, for both the private and social rented sectors, 16% of households were from an ethnic minority group, Annex Table 2.1<sup>5</sup>.

- 2.10 There was a difference in the ethnic profile of those owning outright and mortgagors. Among those who owned outright, 5% were from an ethnic minority compared with 10% among mortgagors.
- 2.11 Among owner occupiers, recent first time buyers (14%) had the highest proportion of HRPs from an ethnic minority background. Of this group, 5% were Indian, 3% were Pakistani or Bangladeshi, and 2% were of black ethnic origin. The remaining 4% were from a wide range of ethnicities, here grouped together as 'other'.

## Nationality

- 2.12 In this section the nationality of owner occupied households is investigated, with the focus on the nationality of the HRP. Households are categorised into one of two groups; British/Irish or 'other nationalities', Annex Table 2.1.
- 2.13 In 2012-13, in the population as a whole, 93% of households were British or Irish, with 7% 'other nationalities'.
- 2.14 The owner occupied sector had an above average proportion (97%) of British/Irish households. In contrast the proportion of British/Irish households in the private rented sector was lower (80%). The proportion in the social rented sector (93%) was the same as the population average.
- 2.15 A similar profile emerged for the two types of owner occupier. Among outright owners, 98% were British or Irish and the figure was similar (96%) for mortgagors. However, a lower proportion (88%) of recent first time buyers were British or Irish, Annex Table 2.1.

## Economic status

- 2.16 The economic status of a household captures the main work-related activity of the HRP. Among owner occupied HRPs, just over half (54%) were working full time, slightly lower than the proportion (61%) of private rented HRPs in full time work. The profile of social renters was quite different however, with only 23% in full time work.
- 2.17 The economic profile also differed for the two types of owner occupier; 84% of mortgagors were in full time employment compared with 25% of those who owned their home outright.

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<sup>5</sup> See also Headline Report, 2012-13, Annex Table 2.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/284649/Headline\\_Report\\_tables\\_and\\_figures.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/284649/Headline_Report_tables_and_figures.xls)



- 
- 2.18 Three fifths (62%) of HRPs that owned outright were retired, consistent with the older age profile of this group. In comparison 5% of mortgagors were retired. In the private rented sector just 8% were in this group, Annex Table,2.2.
  - 2.19 The vast majority (91%) of recent first time buyer HRPs were in full time employment; only 2% were retired and 1% were unemployed.
  - 2.20 The 'other inactive' group, including for example those where the HRP is long term sick or taking care of the home, accounts for 3% each of mortgagors and outright owners.

## Gross household income

- 2.21 Gross household income is the sum of income from all adults in the household before any deductions.
- 2.22 Gross household income differed for owner occupiers, private renters and social renters, with owner occupiers typically earning the most.
- 2.23 Just under half (47%) of all owner occupiers had a household income that exceeded £700 a week. This was higher than among both private renters (30%) and social renters (8%), Annex Table 2.2.
- 2.24 The household income pattern differed for outright owners and mortgagors, with those buying with a mortgage earning more. Two thirds (62%) of those buying with a mortgage had a household income that exceeded £700 a week compared with a third (32%) of those who owned their home outright. This was likely to be due to the higher proportion of owner occupiers who were retired (62%).
- 2.25 Among outright owners, 42% earned between £200 and £500 a week compared with 18% of mortgagors. Those buying with a mortgage tended to cluster at the higher earning end of the income scale (81% earned more than £500 a week).
- 2.26 Recent first time buyers tended to have incomes that were higher than outright owners but lower than all those buying with a mortgage. Around half (54%) of recent first time buyers earned more than £700 a week.

## Household type

- 2.27 Each household is characterised by the number and relationship of the adults living together and whether there are dependent children.
- 2.28 The most common household type among owner occupiers was couples with no dependent children. Just over two fifths (44%) of all owner occupiers lived in such households compared with 16% of social renters and 25% of private renters, Annex Table 2.2.

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- 2.29 Of the three main tenure groups, owner occupiers had the lowest proportion (3%) of lone parents with dependent children. In comparison 12% in the private rented sector and 16% in the social rented sector were of this type.
- 2.30 The household type profile of outright owners differed from that of mortgagors. The types associated with older households were more prevalent among households owning outright. Just over half (53%) of outright owners were couples with no dependent children compared with 34% of mortgagors.
- 2.31 A third (34%) of those owning outright were single person households, with 22% being single female households.
- 2.32 Two fifths (39%) of those buying with a mortgage were couples with dependent children compared with just 6% of those who owned their home outright.
- 2.33 Recent first time buyers were most likely to be either couples with dependent children (38%) or couples with no dependent children (29%).

### Household size

- 2.34 The household size profile of the owner occupied tenure is quite similar to that of the private rented sector, but distinct from the social rented sector.
- 2.35 Two person households were the most common type for owner occupiers, forming 39% of households. In comparison 34% of private renters, and 25% of social renters fall into this group.
- 2.36 Nearly a third (30%) of owner occupiers lived in three or four person households.
- 2.37 There were 24% of owner occupiers living alone, compared to 29% of private renters. However single person households were the most common household type for social renters, with around two thirds (43%) living alone.
- 2.38 Only 6% of all owner occupiers lived in households larger than four persons, Annex Table 2.2.

### *Mortgagors, Outright Owners and Recent First Time Buyers*

- 2.39 A different pattern of household size was observed for owner occupiers who owned their home outright and those buying with a mortgage. Some 34% of outright owners lived in one person households compared with 15% of mortgagors.
- 2.40 Mortgagors were much more likely than outright owners to be in larger households. Over half (55%) of mortgagors were living in households of three or more, compared to 17% of households owning outright.
- 2.41 A quarter of recent first time buyers (26%) were households comprising one person, two fifths (41%) were two person households, less than a third (28%) were

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three or four person households, with 4% being households of more than four people.

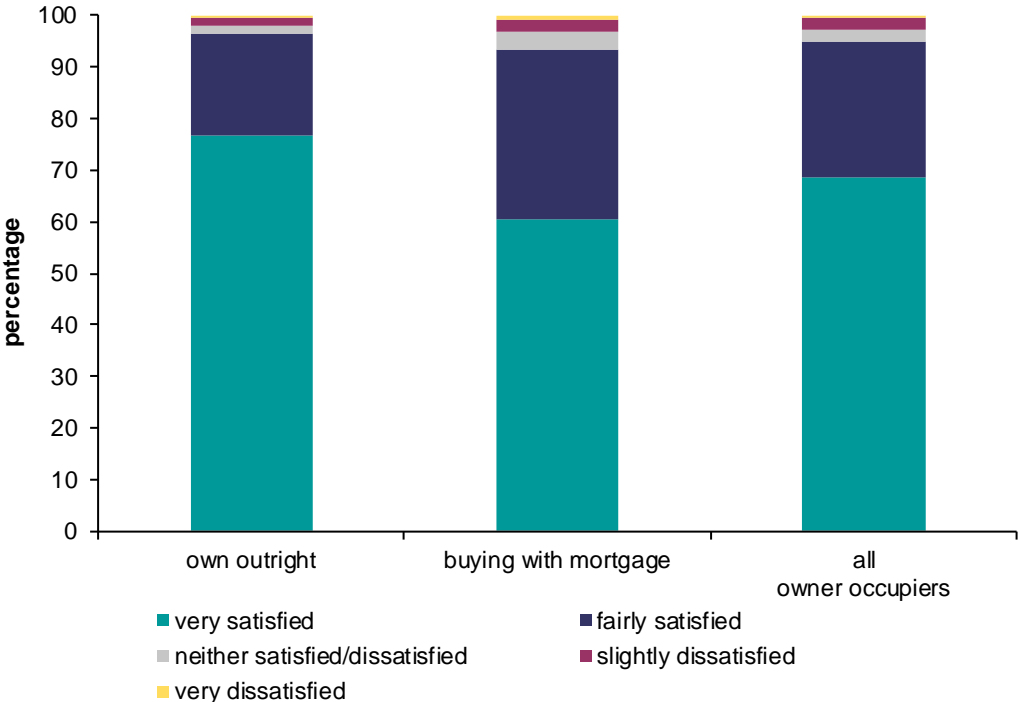
## Attitudes and satisfaction

- 2.42 In addition to factual or demographic questions, the English Housing Survey (EHS) also includes questions on people's attitudes. This section examines responses to questions assessing respondents' satisfaction with their accommodation, their current tenure and their local area. Subjective questions like this are important for revealing how people feel overall about their living conditions, as well as their housing needs.
- 2.43 Households were asked to rate their levels of satisfaction using a five-point scale from 'very satisfied' through to 'very dissatisfied'.

### Satisfaction with accommodation

- 2.44 Overall, 95% of owner occupiers said that they were either very or fairly satisfied with their accommodation while 3% stated they were either slightly or very dissatisfied. In comparison, 81% of social renters and 84% of private renters were either very or fairly satisfied, Figure 2.2 and Annex Table 2.3.
- 2.45 Owner occupiers who owned their home outright were more likely than mortgagors to state that they were very satisfied with their accommodation. Some 77% of outright owners were very satisfied with their accommodation compared with 60% of those buying with a mortgage. Overall satisfaction (either very or fairly) was similar for outright owners and those buying with a mortgage.

**Figure 2.2: Satisfaction with accommodation, 2012-13**

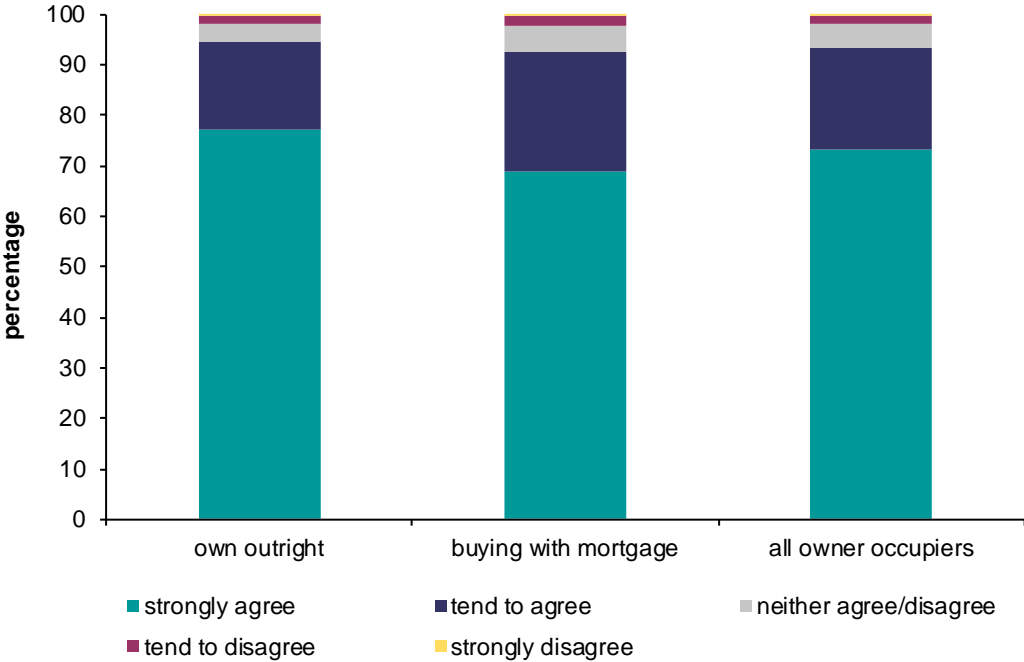


**Base: all owner occupier households**  
**Note: underlying data are presented in Annex Table 2.3**  
**Source: English Housing Survey, full household sample**

**Attitudes toward tenure**

- 2.46 The majority (93%) of all owner occupiers agreed that their current tenure (owner occupation) was ‘a good way of occupying a home’ with just 2% disagreeing with this statement, Figure 2.3 and Annex Table 2.3.
- 2.47 Owner occupiers were much more likely to agree with the statement than private renters (52%). Social renters were more likely to agree than private renters, but not quite to the same extent as owners; 82% agreeing or strongly agreeing that social renting was ‘a good way of occupying a home’.
- 2.48 Outright owners were more likely to strongly agree that owning was ‘a good way of occupying a home’ (77%) than those buying with a mortgage (69%). However, the overall level of agreement (combining strongly agree and agree) with current tenure was similar for outright owners (94%) and those buying with a mortgage (92%).

**Figure 2.3: Current tenure is a good way of occupying a home by owner occupier status, 2012-13**

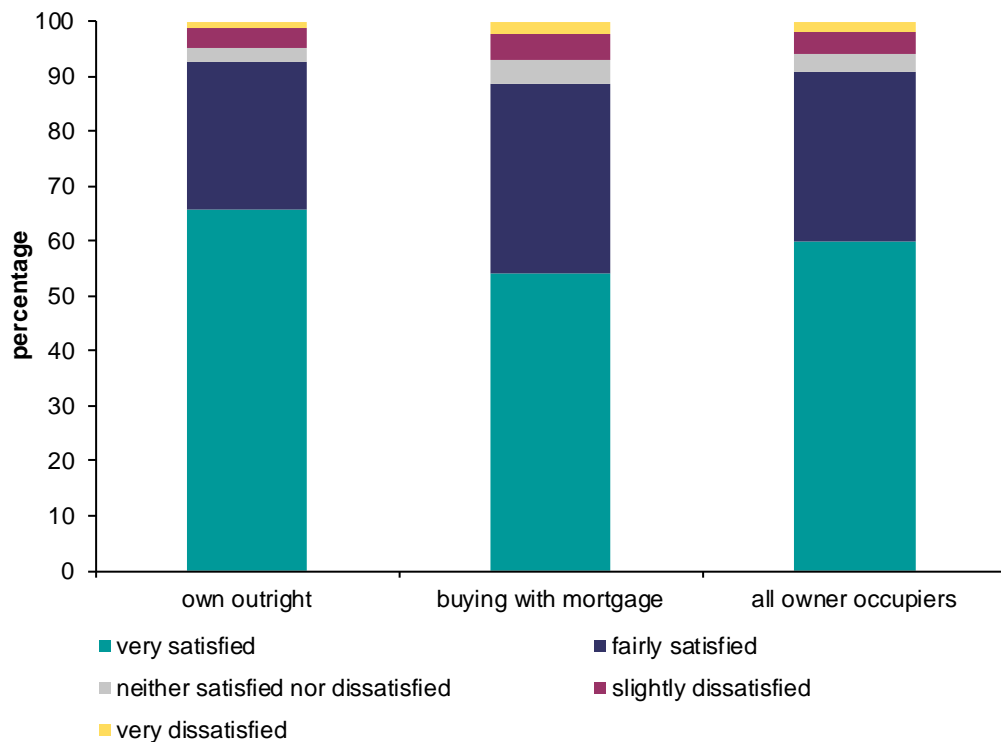


**Base: all owner occupier households**  
**Note: underlying data are presented in Annex Table 2.3**  
**Source: English Housing Survey, full household sample**

**Satisfaction with local area**

- 2.49 The majority of owner occupied households (91%) were satisfied with their local area. This was higher than the proportion of private renters (87%) and social renters (82%).
- 2.50 Satisfaction with the local area was also higher among outright owners (93%) compared with those buying with a mortgage (89%), Figure 2.4 and Annex Table 2.3.
- 2.51 Just 6% of all owner occupiers stated that they were dissatisfied with their local area. The proportion of owner occupiers who were dissatisfied with their local area was slightly higher for those buying with a mortgage (7%) than those who owned their home outright (5%).

**Figure 2.4: Satisfaction with local area, 2012-13**



**Base: all owner occupier households**

**Note: underlying data are presented in Annex Table 2.3**

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

## Mortgage costs

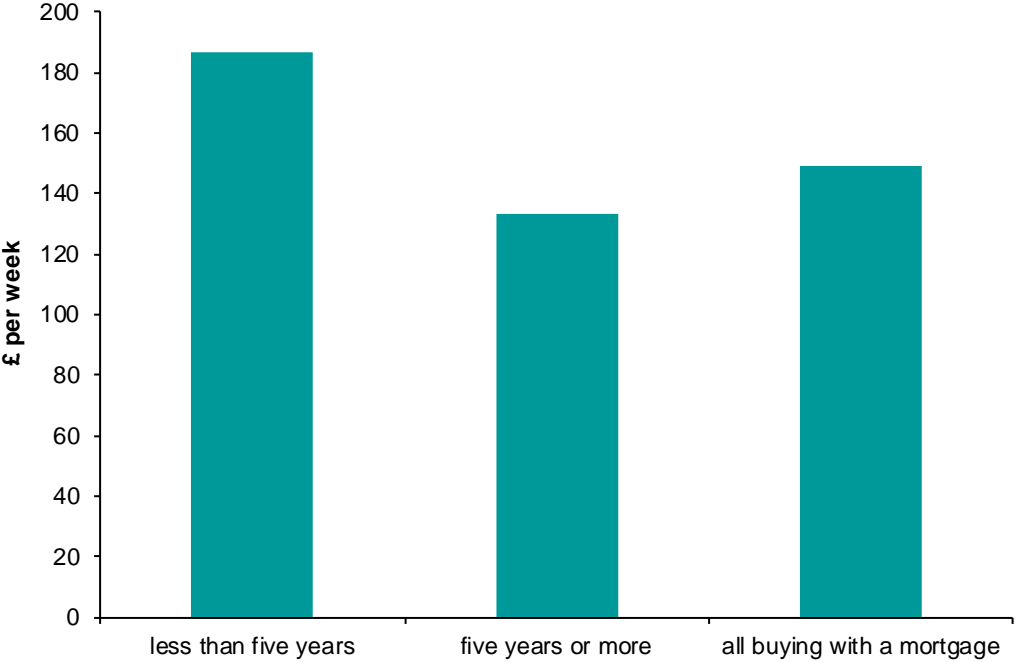
- 2.52 There are two main types of mortgage which are paid off in different ways: interest-only and repayment mortgages.
- 2.53 Repayment mortgages are the more common type<sup>6</sup>. In this case the mortgage payments include both a payment of interest and a proportion of the original loan.
- 2.54 In contrast, households with interest-only mortgages pay the lender the interest on the original loan but the balance of the original loan remains to be repaid at the end of the fixed term. The mortgagor therefore needs to make appropriate arrangements for paying off the loan at the end of the fixed term. Interest-only mortgagors often pay into linked investment schemes (such as an endowment) which are designed to accumulate sufficient value to pay off the original loan at the end of the mortgage period.
- 2.55 In 2012-13, the average (mean) mortgage payment was £149 per week. Mortgage payments differed by the type of mortgage; those with interest only mortgages were paying an average of £120 per week compared with £154 for those with repayment mortgages.

<sup>6</sup> Table FA2401 (S357): Type of mortgage by year started, 2011-12.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/211392/FA2401.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/211392/FA2401.xls)

2.56 Households which took out their mortgage many years ago will have bought their home when house prices were much lower than they are now. It is therefore not surprising that the average mortgage payment differed by how recently the mortgage was taken out. Among those who had taken out their mortgage within the last five years, the mean weekly payment was £187 per week. This compared with £133 among those whose mortgage had been running for five years or more, Figure 2.5.

**Figure 2.5: Mortgage payment (£ per week) by when taken out, 2012-13**



**Base:** All households buying with a mortgage  
**Note:** underlying data are presented in Annex Table 2.4  
**Source:** English Housing Survey, full household sample

## Household income compared with housing costs

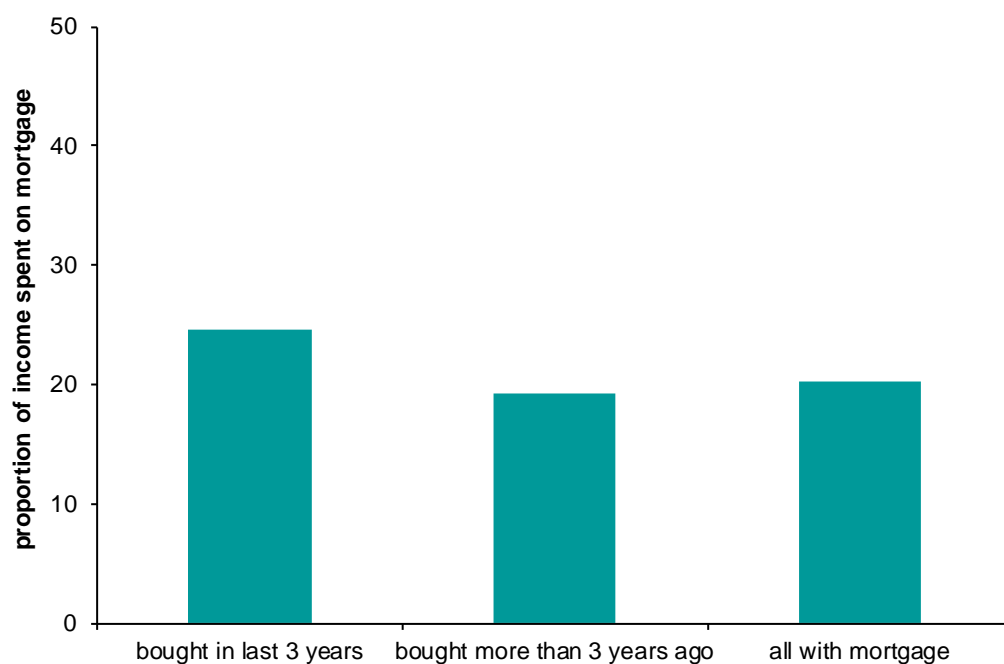
2.57 Affordability of housing is becoming an increasingly important issue. Rising house prices and associated increases in mortgage costs can exert pressure on household finances, potentially leading to people defaulting on their mortgage repayments or making it more difficult for households to buy a home in the first place.

2.58 A simple measure of housing affordability has been derived by calculating the average proportion of income spent on housing. This has been undertaken for households in all tenures. The proportion of income spent on mortgage payments is compared with the proportion spent on rents in the social and private rented

sectors. Income is taken to be the gross weekly household income of the HRP and their partner. Results are shown in Annex Table 2.57.

- 2.59 On average, owner occupiers spent 20% of their income on their mortgage. This is lower than the proportion that private renters (40%) and social renters (30%) spent on their rent.
- 2.60 Figures for owner occupiers include all those currently buying with a mortgage, regardless of when they bought their home. In order to look at the situation of households who have purchased more recently, Figure 2.6 shows the proportions for those who have moved into their current home within the last three years separately.
- 2.61 Those who had bought their home in the last three years spent on average 25% of their income on their mortgage, compared with 19% among those who had purchased three years ago or more.

**Figure 2.6: Mortgage payments as a percentage of household income<sup>1</sup>, 2012-13**



<sup>1</sup>income of HRP and partner only

Base: all households buying with a mortgage

Note: underlying data are presented in Annex Table 2.5

Source: English Housing Survey, full household sample

<sup>7</sup> Households that did not pay rent or make mortgage repayments were excluded from the analysis.



## Previous tenure

2.62 This section categorises owner occupiers by the tenure of their previous accommodation. The household may have moved into owner occupation from the private or social rented sectors, or they may have been an owner occupier already. The household may also be newly formed, coming into existence in the current home<sup>8</sup>.

2.63 Three fifths (60%) of owner occupiers had owned their previous accommodation either in their own name or jointly. Around a quarter (28%) had previously been in the private rented sector, and 10% were newly created households. Just 3% of households had come from the social rented sector, Figure 2.7 and Annex Table 2.6.

**Figure 2.7: Previous tenure according to owner occupier status, 2012-13**



**Base: all owner occupiers households who bought during last 3 years**

**Note: underlying data are presented in Annex Table 2.6**

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

2.64 Among owner occupiers, the pattern was different for outright owners and those buying with a mortgage. Some 86% of outright owners had previously owned their accommodation compared with 50% of those buying with a mortgage.

2.65 Owner occupiers buying with a mortgage were more likely to have privately rented their previous accommodation (35%) than outright owners (10%).

<sup>8</sup> A new home would be created for example, when a young adult leaves the parental home and starts a rental tenancy or a mortgage in their own name. See Glossary for more information.

2.66 More information on household moves is provided in Chapter 6 of this report.

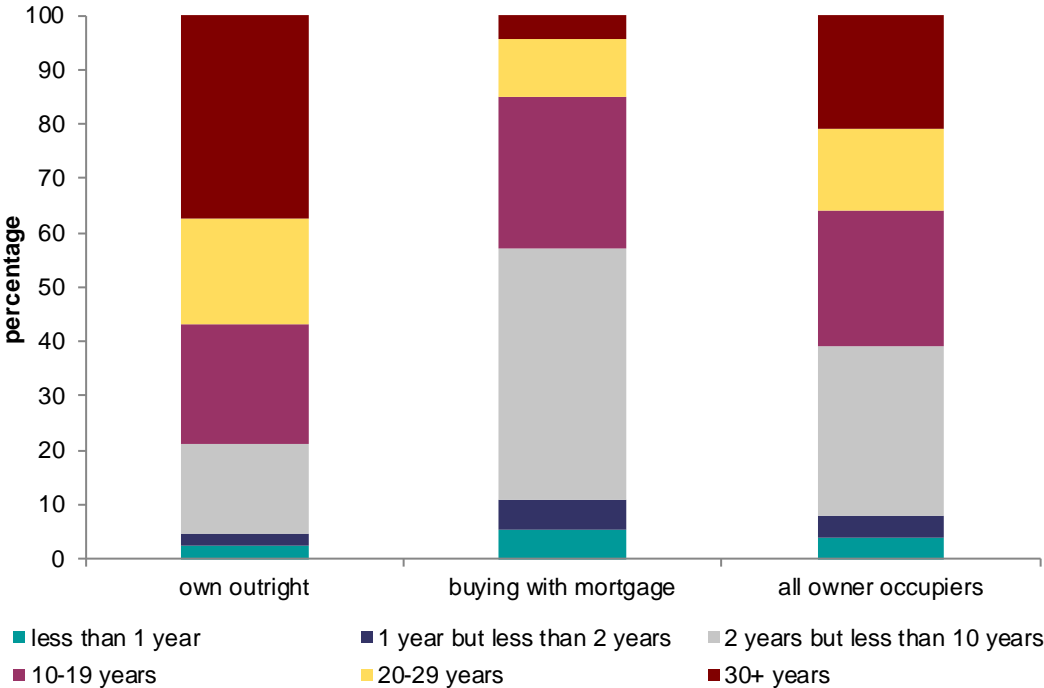
## Length of residence

2.67 Owner occupiers had, on average, lived at their current address for longer than private or social renters (17.3 years, compared with 3.8 years for private renters and 11.3 years for social renters), Figure 2.8 and Annex Table 2.7.

2.68 Among owner occupiers there was further variation. Outright owners had, on average, lived at their current address for 24.0 years while for mortgagors the average was 10.7 years.

2.69 Overall, 4% of all owner occupiers had been living at their current address for less than a year and a further 4% had been living at their accommodation for between one and two years. Around a third (31%) had been living at their current address for between two and nine years, and three fifths (61%) had been living there for ten years or more.

**Figure 2.8: Length of residence in current home by tenure, 2012-13**



**Base: all owner occupier households**  
**Note: underlying data are presented in Annex Table 2.7**  
**Source: English Housing Survey, full household sample**

2.70 More than a third (37%) of those who owned outright had been living at their current address for more than 30 years while more than half (57%) had been at their current address for more than 20 years. In comparison, just 4% of those buying with a mortgage had been living at their current address for more than 30 years.

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# Chapter 3

## Demographic and attitudinal characteristics of private renters

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### Overview

In 2012-13, the private rented sector overtook the social rented sector to become the second largest tenure in England, with 4.0 million households, equating to 18% of the total.

The private rented sector is the 'youngest' of the three tenures, with nearly three quarters of households having a household reference person (HRP)<sup>1</sup> under 45 years of age. The sector is chiefly associated with a working-age HRP, however a fifth (21%) are neither in full or part-time work, equating to over 800,000 households.

Over three quarters of households with an HRP in full-time education live in this sector and, in line with the younger age profile, the sector has the smallest proportion of retired households.

The most prevalent household types in the sector are younger 'one person' households, and 'couples without dependent children'. However, the proportion of 'couples with dependent children' living in the private rented sector is increasing.

A fifth of all households in the sector are neither British nor Irish nationals. Of all people in England described as foreign nationals, more than half are living in the private rented sector.

Private renters spend, on average, more of their gross income on rent than social renters and also more than owner occupiers spend on their mortgage. A quarter of private renters receive support from housing benefit.

Households in the sector have much shorter lengths of residence in their homes compared to social renters or households in owner occupation, on average just four years. Only half of private renters agree that living in their sector is a good way to occupy a home, rather lower than in the other two main tenure groups.

The chapter first provides a demographic profile of households in the private rented sector covering age, ethnicity and nationality. The types of household commonly

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<sup>1</sup> The HRP is the person in whose name the home is rented and where there is a joint tenancy the higher earner is chosen. See the Glossary for more detail.

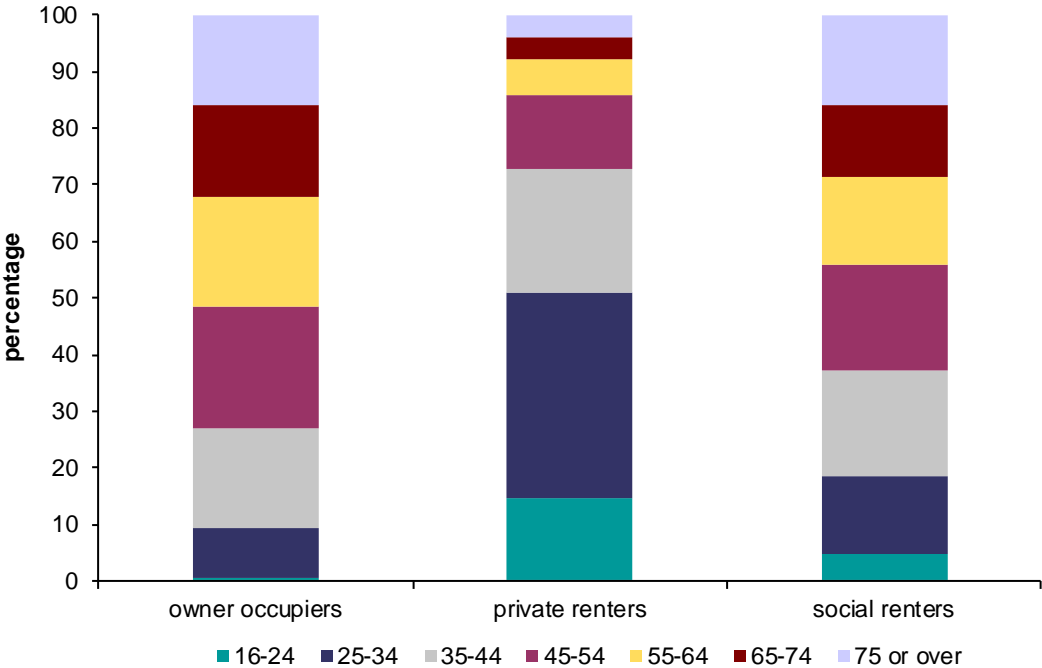
found in the sector are explored (whether the householders have children, for example) and whether the HRP is working, retired or unemployed. The income profile is also presented. The chapter then covers levels of satisfaction as reported by private renters in regard to their accommodation and their tenure, and whether they have aspirations to buy. Additional findings relating to the figures reported in this section can be found in web tables, under ‘Social and private renters’. (<https://www.gov.uk/government/statistical-data-sets/social-and-private-renters>).

## Demographic characteristics

### Age

- 3.1 In this section the age profile of private renters is examined, with the focus on the age of the HRP.
- 3.2 Private renters tended to be younger than both owner occupiers and social renters. The sector had a significant proportion (15%) of households in the youngest age-band (16 to 24). By comparison, 5% of social renters were in this age band and just 1% of owner occupiers.

**Figure 3.1: Age of HRP by household tenure, 2012-13**



**Base:** all households  
**Note:** underlying data are presented in Annex Table 2.1  
**Source:** English Housing Survey, full household sample

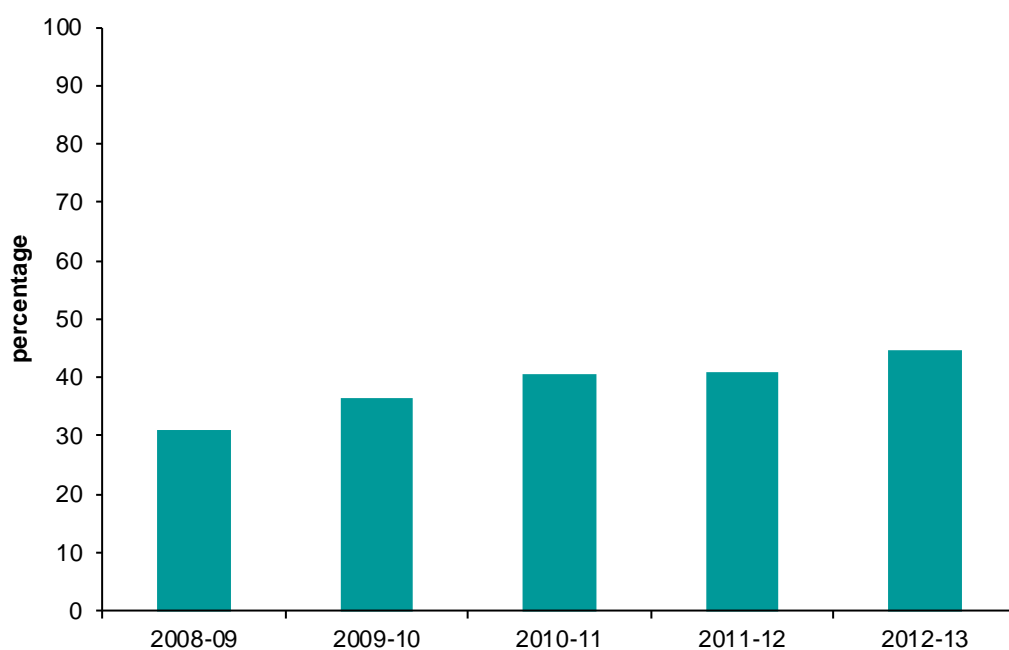
- 3.3 More broadly, three quarters (73%) of private renters were aged under 45 compared with 37% of social renters and just one quarter (27%) of owner

occupiers. Only 8% of private renters were over the age of 65, Figure 3.1 and Annex Tables 3.2 and 2.1.

### *Growth in the private rented sector*

- 3.4 The private rented sector has grown by 889,000 households since 2008-09. Many of these new households were aged 25-34, with 434,000 additional households in this age band.
- 3.5 In 2008-09, a third (31%) of all households in the 25-34 age band rented privately; by 2012-13 this had increased such that 45% of households in this age band were renting privately, Figure 3.2 and Annex Table 3.3.

**Figure 3.2: 25-34 year olds renting privately, 2008-09 to 2012-13**



**Base:** all households with household reference person aged 25 to 34

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

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

### **Ethnicity**

- 3.6 In this section the ethnic profile of households in the private rented sector is investigated, with the focus on the ethnic group of the HRP.
- 3.7 In 2012-13, in the private rented sector, 16% of households were from an ethnic minority, higher than the proportion of owner occupiers from a minority ethnic group (9%) but the same as the proportion of social renters (16%), Annex Table 3.2.

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- 3.8 In the private rented sector the largest non-white group was 'other' (7%) while in the social rented sector households of a black ethnic background formed the largest non-white ethnic group (8%).

## Nationality

- 3.9 In this section the nationality of privately rented households is explored, with the focus on the nationality of the HRP. Households are categorised into one of two classes; British/Irish or 'other nationalities'.
- 3.10 Private renters were more likely to be a nationality other than British or Irish than the other two tenure groups. In the private rented sector a fifth (20%) of households were 'other nationalities' (not British or Irish). In comparison 3% of owner occupiers and 7% of social renters were 'other nationalities', Annex Table 2.1.
- 3.11 In 2012-13, of all people described as foreign nationals (neither British nor Irish), 55% were living in the private rented sector.

## Economic status

- 3.12 The economic status of a household captures the main work-related activity of the HRP. Three fifths (61%) of private renter HRPs were in full time work. This was higher than the proportion of social renters (23%) and owner occupiers (54%) in full time work. Additionally, 84% of HRPs paying a mortgage were in full time work, Annex Table 3.4.
- 3.13 The private rented sector had the largest proportion of full-time student HRPs: 5% compared with 1% of social renting households.
- 3.14 Some 6% of private renter HRPs were unemployed; lower than the proportion of social renters (10%) but higher than the proportion of owner occupiers (1%).
- 3.15 Of the 889,000 households that have been added to the private rented sector since 2008-09, the majority of HRPs were working full-time, accounting for 545,000 additional households. However as a proportion of the sector, HRPs in full-time work have remained unchanged at 61% of the sector.
- 3.16 The proportion of HRPs in the sector working part-time has increased from 9% to 11% between 2008-09 and 2012-13.

## Gross household income

- 3.17 Gross household income is the sum of income from all adults in the household before any deductions.

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- 3.18 Just under a third (30%) of all private renter households had a gross income that exceeded £700 a week, Annex Table 3.4. This was lower than the proportion for owner occupiers (47%) but higher than for social renter households (8%) who earned over £700 a week.
- 3.19 Only 13% of private renter households earned less than £200 a week, lower than among social renters (31%) but higher than among owner occupiers (5%).

### Household type

- 3.20 Each household is characterised by the number and relationship of the adults living together and whether there are dependent children.
- 3.21 Couples with no dependent children were the most common household type in the population as a whole, with 36% of all households in this group. This covers both younger couples before parenthood and older couples where any children have left the family home (known as empty nesters).
- 3.22 Among private renters, a quarter (25%) of households were couples with no dependent children, Annex Table 3.4. The couples were chiefly from younger age groups.
- 3.23 Of the three tenures, the private rented sector had the highest proportion of single person households under 60 (23%)<sup>2</sup>. The sector is also marked by relatively high proportions of lone parents with dependent children (12%) and other multi-person households (14%), all groups chiefly associated with younger age bands.
- 3.24 In 2008-09, 12% of private renters were couples with dependent children; by 2012-13, this had increased to 20%. In comparison, 39% of mortgagors were couples with dependent children in 2012-13.

### Household size

- 3.25 People tend to live alone in early adulthood before forming partnerships and families, and also towards the end of their lives, when partnerships have ended, through bereavement for example. Single person households in the private rented sector were more likely to be from the younger age groups than in the other tenures.
- 3.26 In 2012-13, just under a third (29%) of private renters lived alone, lower than the proportion in the social rented sector (43%), Annex Table 3.4. Amongst outright owners a third lived alone (34%).

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<sup>2</sup> EHS headline report, 2012-13, Annex Table 2.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/284649/Headline\\_Report\\_tables\\_and\\_figures.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/284649/Headline_Report_tables_and_figures.xls)

- 
- 3.27 A third (34%) of private renters lived in two person households. A similar proportion (30%) of households paying a mortgage were of this size. Only 25% of social renters were in two person households.
  - 3.28 Just over a third (37%) of private renting households comprised households of three persons or more. A similar proportion (33%) of social renters, but a higher proportion (55%) of mortgagors formed larger households.
  - 3.29 Only 6% of all private renters lived in households of five persons or more, similar to other tenures.

## Attitudes and satisfaction

- 3.30 In addition to factual or demographic questions, the English Housing Survey (EHS) also includes questions on people's attitudes. This section examines responses to questions assessing respondents' satisfaction with their accommodation and local area, and attitude toward their current tenure. Subjective questions like this are important for revealing how people feel about their living conditions, as well as their housing needs.
- 3.31 Households were asked to rate their levels of satisfaction using a five-point scale from 'very satisfied' through to 'very dissatisfied'.

### Satisfaction with accommodation

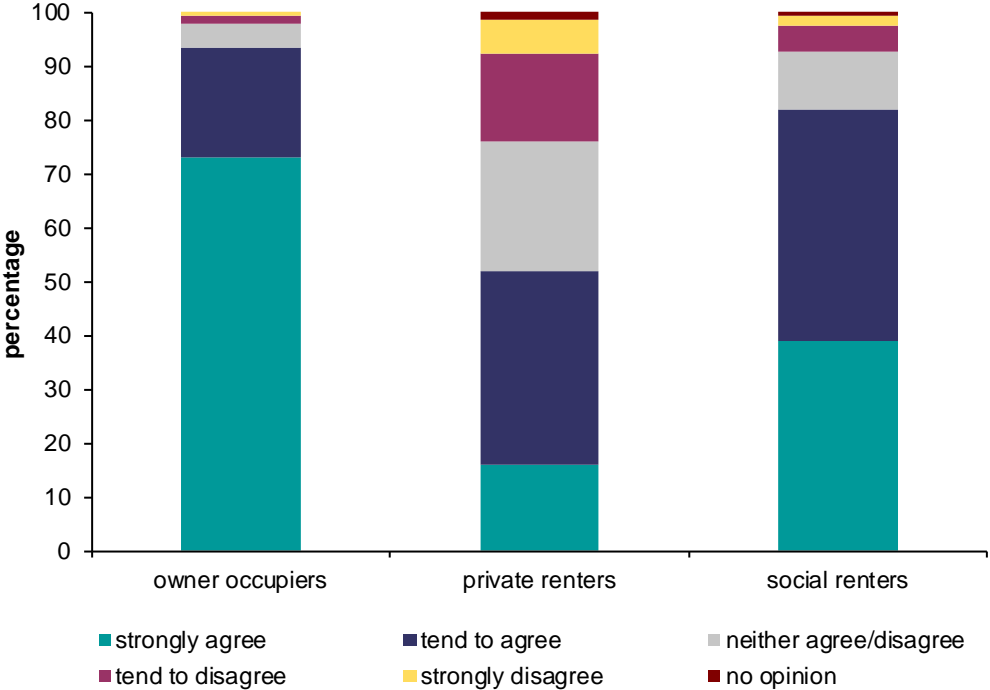
- 3.32 Overall, 84% of private renters said that they were very or fairly satisfied with their accommodation, with 10% either slightly or very dissatisfied, Annex Table 3.5. This was lower than the proportion of owner occupiers (95%) but slightly higher than the proportion of social renters (81%).

### Attitudes toward tenure

- 3.33 Private renting is viewed by many as a starter or interim tenure, typically lived in prior to buying a home. The EHS includes a question that asks whether respondents consider being a private renter is 'a good way of occupying a home'.
- 3.34 Around half (52%) of private renters agreed (either strongly or tending to) that their current tenure was 'a good way of occupying a home', Figure 3.3, Annex Table 3.5. This was much lower than among social renters (82%) and owner occupiers (93%).
- 3.35 A quarter (24%) of private renters stated that they neither agreed nor disagreed that it was 'a good way of occupying a home'. A further quarter (23%) disagreed with the statement.



**Figure 3.3: Current tenure is ‘a good way of occupying a home’, 2012-13**



**Base:** all households  
**Note:** underlying data are presented in Annex Table 2.3  
**Source:** English Housing Survey, full household sample

**Satisfaction with local area**

3.36 The majority of private renters (87%) were satisfied with their local area, Annex Tables 3.5 and 2.3. This was lower than among owner occupiers (91%) but higher than among social renters (82%).

3.37 Just 8% of all private renters stated that they were dissatisfied with their local area.

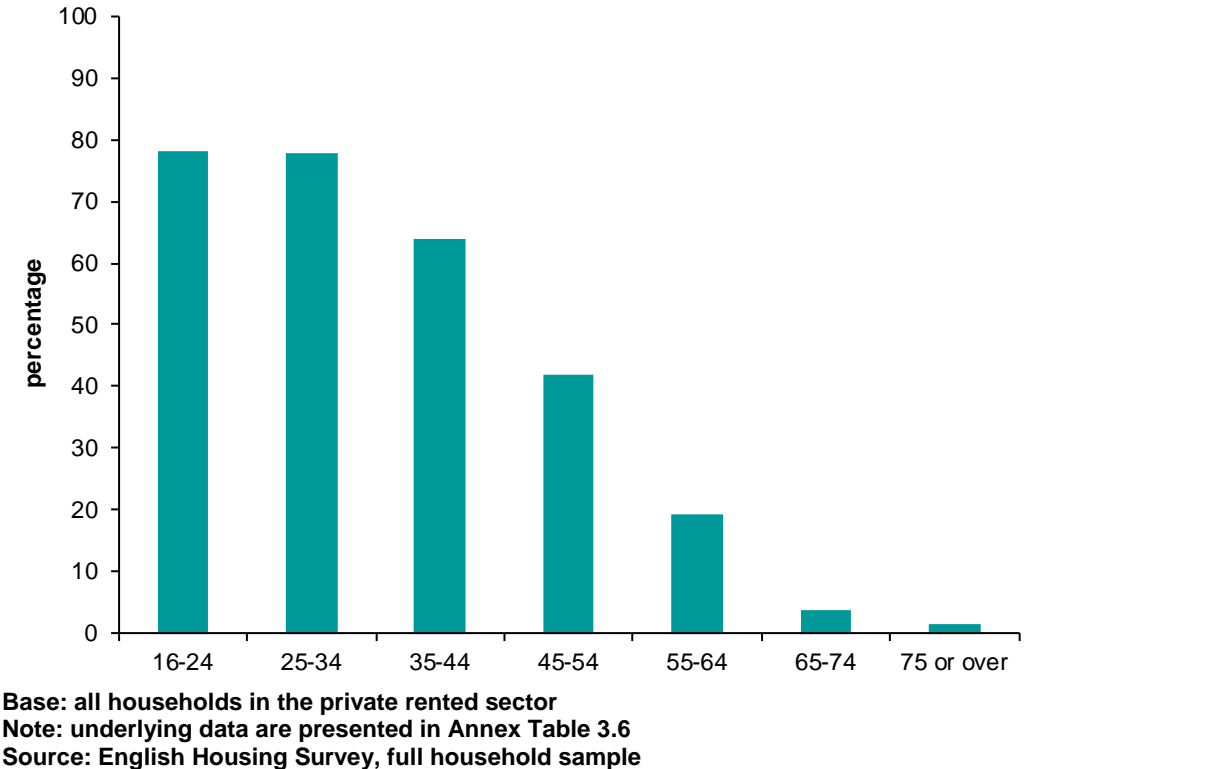
**Buying aspirations**

3.38 In order to assess buying aspirations, private renters were asked which type of tenure they expected to be living in longer-term. The use of ‘longer-term’ in the question is subjective and is likely to have been interpreted slightly differently by different respondents. However, it was asked in this way to prevent respondents being constrained in their thinking by their current circumstances and to think more in terms of the main part of their remaining lives.

3.39 Over half (55%) of private renters reported that they anticipated owning their own property in the longer-term, either themselves (53%) or as part of a shared ownership agreement (2%), Annex Table 3.5.

- 3.40 Around a quarter (27%) reported that they expected to still be renting from a private landlord in the longer-term.
- 3.41 A smaller proportion reported that they expected to become social renters, either renting from a local authority (9%) or from a housing association (4%) in the longer-term.
- 3.42 Private renters were further asked specifically whether they expected to buy a home in the UK. Around three-fifths (61%) stated that they wanted to own their own home in the UK.
- 3.43 Results differed by the age of the HRP, with younger households more likely to want to buy. Over three quarters of those in the youngest age groups said they wanted to buy: 78% among both those with a HRP aged between 16 and 24 and between 25 and 34, Figure 3.4, Annex Table 3.6.

**Figure 3.4: Whether want to buy a home in the UK by age of household reference person, 2012-13.**



## Renting costs

- 3.44 Overall, private renters paid an average (mean) rent (excluding services but including housing benefit) of £163 per week, Table 3.1.

**Table 3.1: Weekly rent, 2012-13**

*all households in private rented sector<sup>1</sup>*

	weekly payments							all renters	mean payment	median payment	sample size
	under £40	£40 - £59	£60 - £79	£80 - £99	£100 - £149	£150 - £199	£200 or more				
	<i>thousands of households</i>								<i>£ per week</i>		
<b>all private renters</b>	<b>61</b>	<b>82</b>	<b>175</b>	<b>387</b>	<b>1,368</b>	<b>875</b>	<b>820</b>	<b>3,770</b>	<b>163</b>	<b>138</b>	<b>1,999</b>
	<i>percentages</i>										
<b>all private renters</b>	<b>1.6</b>	<b>2.2</b>	<b>4.7</b>	<b>10.3</b>	<b>36.3</b>	<b>23.2</b>	<b>21.8</b>	<b>100.0</b>			

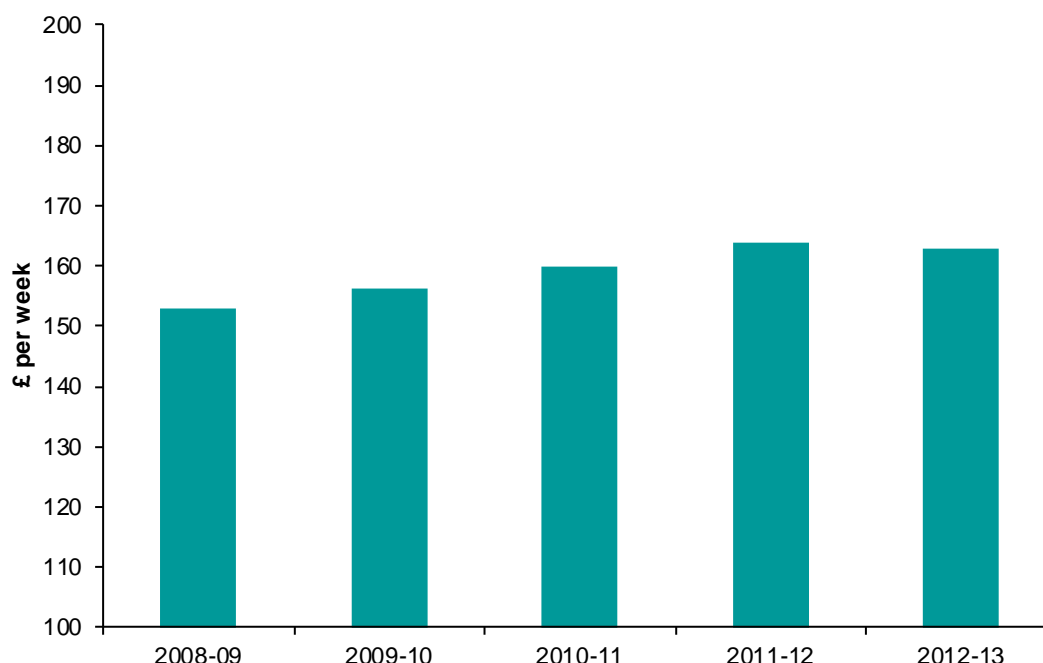
<sup>1</sup>excludes small number of cases who did not pay any rent before housing benefit

Note: Note: excludes a small number of households who did not provide this information

Source: English Housing Survey, full household sample

3.45 Between 2008-09 and 2012-13, average weekly rents increased in the private rented sector by 7% from £153 to £163, Figure 3.5 and Annex Table 3.7.

**Figure 3.5: Average (mean) weekly rent, 2008-09 to 2012-13**



Base: all households in the private rented sector paying rent

Note: underlying data are presented in Annex Table 3.7

Source: English Housing Survey, full household sample

## Housing benefit

3.46 Housing benefit is a benefit provided by the state to low income households living in rented accommodation. The benefit is means-tested and usually administered by the local authority in which the rented property is located. To be eligible for housing benefit an individual must be paying rent and on a low income or claiming benefits, and their savings must be below a certain level.

- 3.47 In 2012-13, a quarter (26%) of privately rented households received help paying their rent in the form of housing benefit. The proportion of social renter households that received housing benefit (66%) was considerably higher.
- 3.48 The proportion of private renters in receipt of housing benefit was lower in 2008-09 (21%) but since 2009-10 it has remained largely unchanged. However, as the overall size of the private rented sector has grown strongly, the number of households in the sector claiming housing benefit has also grown. In 2008-09 there were 598,000 households claiming housing benefit. By 2012-13 that figure had grown to 988,000 households<sup>3</sup>.
- 3.49 Among those private renter households in receipt of housing benefit, the average weekly amount received was £109 per week (compared with £77 among social renters), which had the effect of reducing the average amount of rent paid by housing benefit claimants to £46 per week, Table 3.2.

**Table 3.2: Households receiving housing benefit and average rent after benefit, 2012-13**

*all households in private rented sector<sup>1</sup>*

	receiving benefit	not receiving benefit	total	mean amount of benefit <sup>2</sup>	mean rent after benefit <sup>2</sup>	median rent after benefit <sup>2</sup>	sample size
	<i>percentages</i>				<i>£ per week</i>		
<b>all private renters</b>	<b>26.2</b>	<b>73.8</b>	<b>100.0</b>	<b>109</b>	<b>46</b>	<b>16</b>	<b>1,999</b>

<sup>1</sup>excludes a small number of cases who did not pay any rent

<sup>2</sup>based on households in receipt of housing benefit

Source: English Housing Survey, full household sample

- 3.50 Receipt of housing benefit varied by the demographic characteristics of the household. Three quarters (75%) of lone parent households and half (50%) of single person households aged over 60 were in receipt of housing benefit compared with 7% of couples with no dependent children, Annex Table 3.10.
- 3.51 Around half (51%) of households with a retired HRP received housing benefit, but only 13% of households with an HRP in work.
- 3.52 As expected, receipt of housing benefit varied by income. Among households with a gross weekly income (of HRP and partner) of less than £100, 72% received housing benefit. This compares with 9% of those with incomes of £400 per week or more, Figure 3.6.

<sup>3</sup> See Annex Table 5, EHS Household Report 2012-13. <https://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report>

**Figure 3.6: Receipt of housing benefit by gross weekly income of household reference person and partner, 2012-13**



**Base:** all households in the private rented sector paying rent

**Note:** underlying data are presented in Annex Table 3.8

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

## Household income compared with housing costs

- 3.53 Affordability of housing is becoming an increasingly important issue. Private sector rent levels are higher than in the social rented sector and, as detailed in Chapter 1, the size of the sector is growing, meaning that affordability of rent may be an issue for more households.
- 3.54 A simple measure of housing affordability has been derived by calculating the average proportion of income spent on housing costs. This has been undertaken for households in all tenures. The proportion of income spent on rent is compared with the proportion spent on rents in the social sector and the proportion spent on mortgages. Income is taken to be the gross weekly household income of the HRP and their partner. Results are shown in Annex Table 2.5 (included in Chapter 2).
- 3.55 Figures are shown both including and excluding housing benefit, in order to show the effect of this state assistance on affordability. Households that did not pay rent or make mortgage repayments were excluded from the analysis.
- 3.56 On average, private renters spent 40% of their income on rent<sup>4</sup>. This is higher than the proportion that owner occupiers spent on their mortgage (20%) and

<sup>4</sup> when housing benefit is excluded, this rises to 47%.

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social renters spent on their rent with the housing benefit treated as additional income (30%).

- 3.57 Private renters have, on average, a lower gross annual household income than owner occupiers and weekly rent payments that are, on average, higher than the mortgage payments made by owner occupiers. Although private renters earn more than social renters, their rent payments are higher and the majority of social renters receive housing benefit.

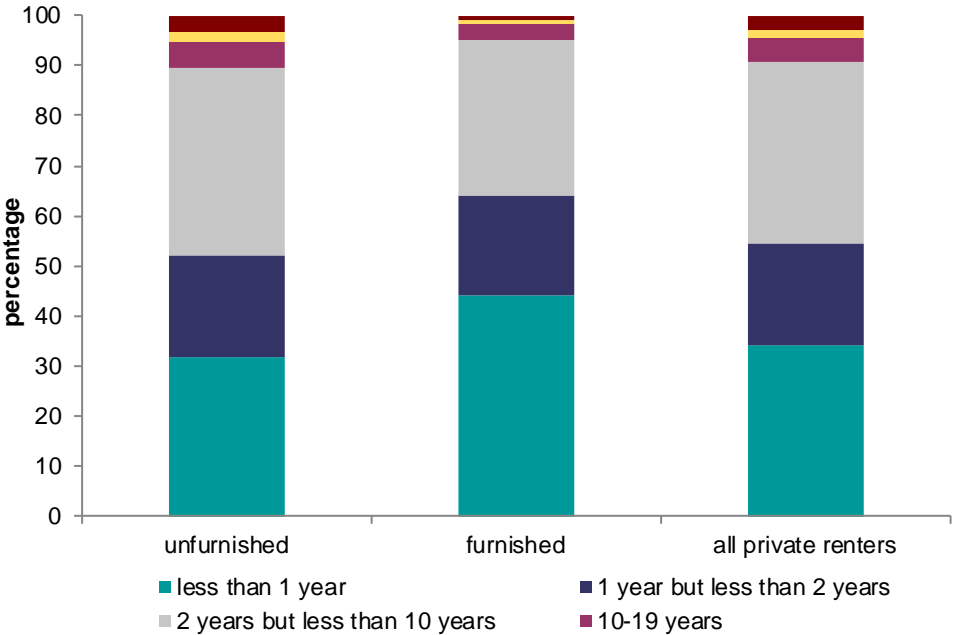
## Rent arrears

- 3.58 In 2012-13, most private renters reported that they were up to date with their rent payments (96%). This compares with 88% of social renters.
- 3.59 Among those who were up to date with their rent payments, 5% had fallen behind with their payments at some point during the previous 12 months, Annex Table 3.9.

## Length of residence

- 3.60 On average private renters had been living in their current home for less time than those in other tenures (an average of 3.8 years compared with 17.3 years for owner occupiers and 11.3 for social renters).
- 3.61 Around a third (34%) of private renters had been living at their current home for less than a year and a further fifth (20%) for between one and two years. Around one in ten had been resident for more than ten years (9%), Figure 3.7 and Annex Table 3.10.
- 3.62 Those in furnished accommodation were likely to have been living at their address for a shorter period than those in unfurnished accommodation. Some 44% of those in furnished accommodation had been living at their current address for less than a year compared with a third (32%) of those in unfurnished accommodation.

**Figure 3.7: Length of residence in current home by tenure, 2012-13**



**Base: all households in the private rented sector**  
**Note: underlying data are presented in Annex Table 3.10**  
**Source: English Housing Survey, full household sample**

### Reasons why private renters move

3.63 Private renters who had moved within the previous three years were asked to provide the main reason why they moved. The main reasons stated were wanting a bigger house or flat (14%), family or personal reasons (20%) and job-related reasons (16%), Annex Table 3.11.

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# Chapter 4

## Demographic and attitudinal characteristics of social renters

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### Overview

This chapter reports on the characteristics of social renters in England in 2012-13.

Social renting is now the smallest of the three main tenure groups, with 3.7 million or 17% of households renting from a social landlord. Private renters accounted for 18% of households and owner occupiers 65% of the total. Of the 3.7 million total living in the social rented sector, 2.0 million rent from a housing association and 1.7 million rent from a local authority.

The current level of social renting was reached following a long period of decline beginning in the 1980s<sup>1</sup>. The private rented sector replaced the social rented sector as the second largest tenure for the first time in 2012-13.

While private renters are disproportionately made up of younger households, social renters are evenly spread across age groups. They are more likely to be living alone than owner occupiers and private renters. Compared to the other tenures, a much higher proportion of social renters are unemployed or economically inactive.

Tenants in the social rented sector have lived in their accommodation for more than ten years on average, much longer than is typical for private renters. Rents are subsidised, and tenants pay a lower proportion of their income on rent than private renters. Moreover, two thirds of social renters are in receipt of housing benefit, which is a state provision to help low income households with housing costs. Over 80% of social renters agreed that being a council tenant or housing association tenant was 'a good way of occupying a home', higher than for private renters, but lower than owner occupiers.

The chapter provides a demographic profile of households in the social rented sector covering age, ethnicity and nationality. The types of household commonly found in the sector are explored, (whether the householders have children, for example) and whether the household reference person (HRP)<sup>2</sup> is working, retired or unemployed. The income profile is also presented. The chapter then reports on how satisfied

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<sup>1</sup> In the 1980s social tenants were first given the opportunity to buy their home under the Right to Buy scheme. See Chapter 1 for more information on long term tenure trends.

<sup>2</sup> The HRP is the person in whose name the home is owned and where ownership is shared the higher earner is chosen. See the Glossary for more detail.



social renters are with their accommodation and with their tenure, and whether they have aspirations to buy. Information on the cost of renting is also provided.

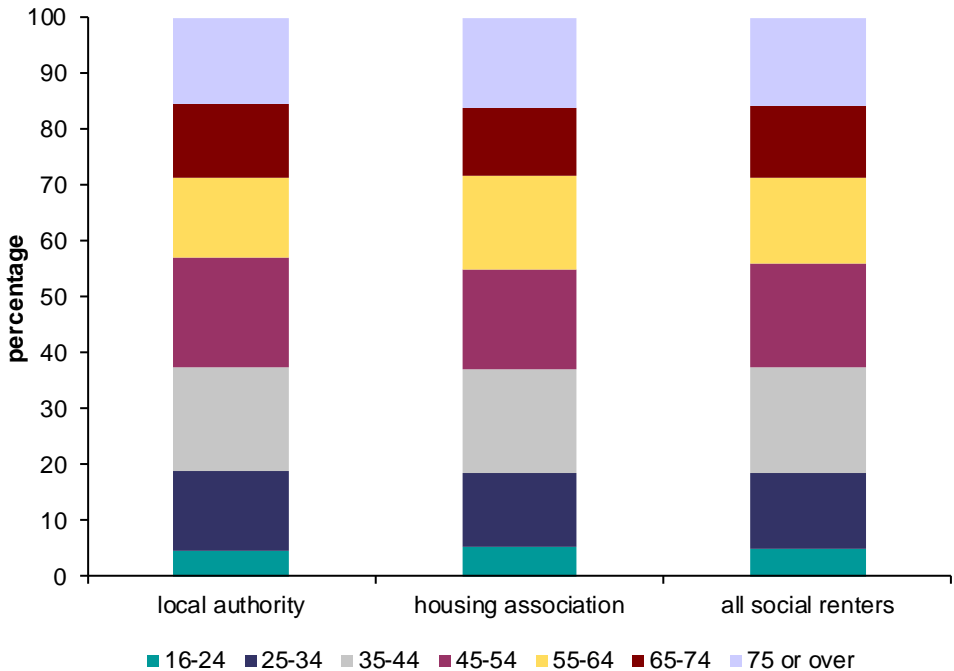
Additional findings relating to the figures reported in this section can be found in web tables, under 'Social and private renters' (<https://www.gov.uk/government/statistical-data-sets/social-and-private-renters>).

## Demographic characteristics

### Age

- 4.1 In this section the age profile of social renters is examined, with the focus on the age of the HRP.
- 4.2 Social renters were spread evenly across the age categories. Just over a quarter (28%) were over the age of 65, 19% were aged 35-44, 19% aged 45-54 and 16% aged 55-64. In comparison, private renters tended to be younger, mortgagors were typically middle aged, and outright owners were from older age groups.
- 4.3 However, only a small proportion (5%) of social renters were aged under 25. In comparison 15% of private renters fell into this age group, Annex Table 2.1 and Figure 4.1.
- 4.4 The age profiles of local authority and housing association tenants were similar.

**Figure 4.1: Age of HRP according to social renter status, 2012-13**



Base: all households in social rented sector

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**Note: underlying data are presented in Annex Table 4.1**  
**Source: English Housing Survey, full household sample**

## Ethnicity

- 4.5 In this section the ethnic profile of the social rented sector is examined, with the focus on the ethnic group of the HRP.
- 4.6 In 2012-13, in the population as a whole, there were 90% white and 10% ethnic minority households. For social renters, 16% of households were from a minority ethnic group, the same proportion as for private renters but higher than for owner occupiers (8%), Annex Tables 4.1 and 2.1
- 4.7 Local authority renters were more likely than housing association renters to be from a minority ethnic background (20% compared with 12%).

## Nationality

- 4.8 In this section the nationality of social renting households is investigated, with the focus on the nationality of the HRP. Households are categorised into one of two groups; British/Irish or 'other nationalities', Annex Table 4.1.
- 4.9 In 2012-13, among households in the social rented sector, 93% were British or Irish nationals, the same as the national average. This is slightly lower than among owner occupiers (97%) but higher than among private renters (80%), Annex Table 2.1.
- 4.10 Local authority tenants were more likely to be a nationality other than British or Irish (9%) compared with housing association renters (6%), Annex Table 4.1.

## Economic status

- 4.11 The economic status of a household captures the main work-related activity of the HRP. The largest economic group in the social rented sector was retired households (31%), Annex Tables 4.2 and 2.2.
- 4.12 The social rented sector had the highest level of unemployment compared to the other tenures, at 10%, equating to 381,000 households in 2012-13. In comparison, in the private rented sector 6% of HRPs were unemployed, and among owner occupiers just 1%.
- 4.13 In general, social renter HRPs were less likely to be working full time than those in other tenures. Just 23% of social renting households had an HRP who was working full time compared with 61% in private renting households and 54% among owner occupiers. A similar proportion of local authority (22%) and housing association (23%) renters were in full time employment.

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- 4.14 Around one in ten (12%) of social renter HRPs were in part-time employment. This proportion was similar for local authority (13%) and housing association (11%) renters.

## Gross household income

- 4.15 Gross household income is the sum of income from all adults in the household before any deductions.
- 4.16 Social housing is intended to be affordable for those on low incomes and in general social renters had lower incomes than those in other tenures. Around a third (31%) of social renters had a household income of less than £200 a week. Over half (55%) had an income of less than £300 per week compared with 15% of owners and 28% of private renters. There was little difference between the income profiles for local authority and housing association tenants.
- 4.17 A small proportion (8%) of all social renters had a gross household income in excess of £700 a week with these tenants being equally likely to be in a local authority or a housing association, Annex Tables 4.2 and 2.2.

## Household type

- 4.18 Each household is characterised by the number and relationship of the adults living together and whether there are dependent children.
- 4.2 Single person households were the most commonly occurring household type in the social rented sector, with 43% of social tenants living alone, equating to 1.6 million households. This total comprised 701,000 households under 60 and 880,000 over 60<sup>3</sup>.
- 4.3 By comparison, in the private rented sector the proportion of single person households was lower (29%) and for mortgagors this type was much less common (15%). However, among those households that own outright 34% were lone occupants.
- 4.4 Of the remaining social renting households, 16% were lone parents with dependent children, 15% were couples with dependent children and 16% were couples without dependent children.
- 4.5 The household type profile for local authority tenants was very similar to that for housing association tenants, Annex Tables 4.2 and 2.2.

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<sup>3</sup> EHS headline report, 2012-13, Annex Table 2.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/284649/Headline\\_Report\\_tables\\_and\\_figures.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/284649/Headline_Report_tables_and_figures.xls)

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## Household size

- 4.6 The most common household size for social renters was a one person household (43%). Social renting households were more likely to comprise just one person compared with owners (24%) and private renters (29%). The proportion was similar for local authority (42%) and housing association (43%) renters, Annex Tables 4.2 and 2.1.
- 4.7 Around two-thirds of social renters (67%) lived in one or two person households. This figure was similar for local authority (66%) and housing association renters (69%).
- 4.8 A smaller proportion of social renters lived in households of more than three people (18%) and this proportion was the same for local authority and housing association renters.

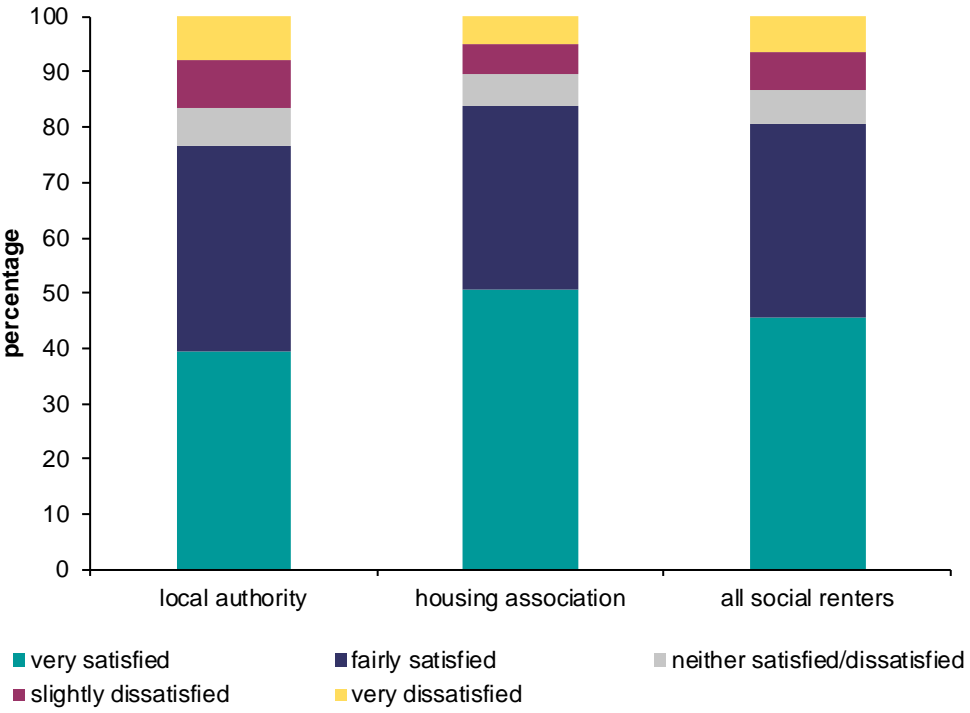
## Attitudes and satisfaction

- 4.9 In addition to factual or demographic questions the English Housing Survey (EHS) also includes questions on people's attitudes. This section examines responses to questions assessing respondents' satisfaction with their accommodation and local area, and attitude toward their current tenure. Subjective questions like this are important for revealing how people feel overall about their living conditions, as well as their housing needs.
- 4.10 Households were asked to rate their levels of satisfaction using a five-point scale from 'very satisfied' through to 'very dissatisfied'.

### Satisfaction with accommodation

- 4.11 Overall, 81% of social renters said that they were very or fairly satisfied with their accommodation, with 13% either slightly or very dissatisfied, Figure 4.2, and Annex Table 4.3. This was the lowest level of satisfaction reported across all tenure types (95% of owner occupiers were satisfied with their accommodation as were 84% of private renters), Annex Table 2.3.
- 4.12 The distribution of responses of housing association tenants showed them to be generally more satisfied than local authority tenants; 77% of local authority tenants were fairly or very satisfied with their accommodation compared with 84% of housing association tenants. Correspondingly local authority tenants were more likely to be dissatisfied; 17% were very or fairly dissatisfied compared with 10% among housing association tenants. Figure 4.2, Annex Table 4.3.

**Figure 4.2: Satisfaction with accommodation according to social renter status, 2012-13**

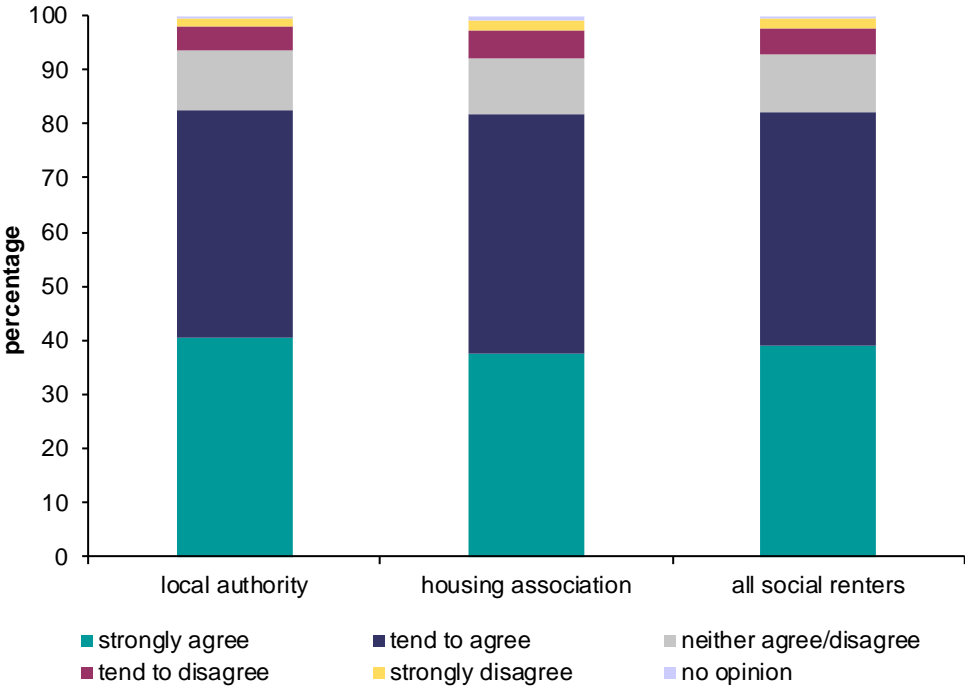


**Base: all households in social rented sector**  
**Note: underlying data are presented in Annex Table 4.3**  
**Source: English Housing Survey, full household sample**

**Attitude toward tenure**

- 4.13 The EHS sought to measure attitudes toward tenure. Households were asked whether they agreed that being a council tenant or housing association tenant was ‘a good way of occupying a home’. The majority (82%) of social renters agreed (either strongly or tending to), Figure 4.3, Annex Table 4.3.
- 4.14 However, 11% responded neutrally (stating that they neither agreed nor disagreed) regarding their tenure and a smaller proportion (6%) disagreed that their current tenure was ‘a good way of occupying a home’. The proportion of social renters agreeing was lower than owners (93%) but higher than among private renters (52%), Annex Table 2.3.
- 4.15 Local authority and housing association tenants reported similar levels of satisfaction with their respective tenures.

**Figure 4.3: Attitude toward tenure by social renter status, 2012-13**



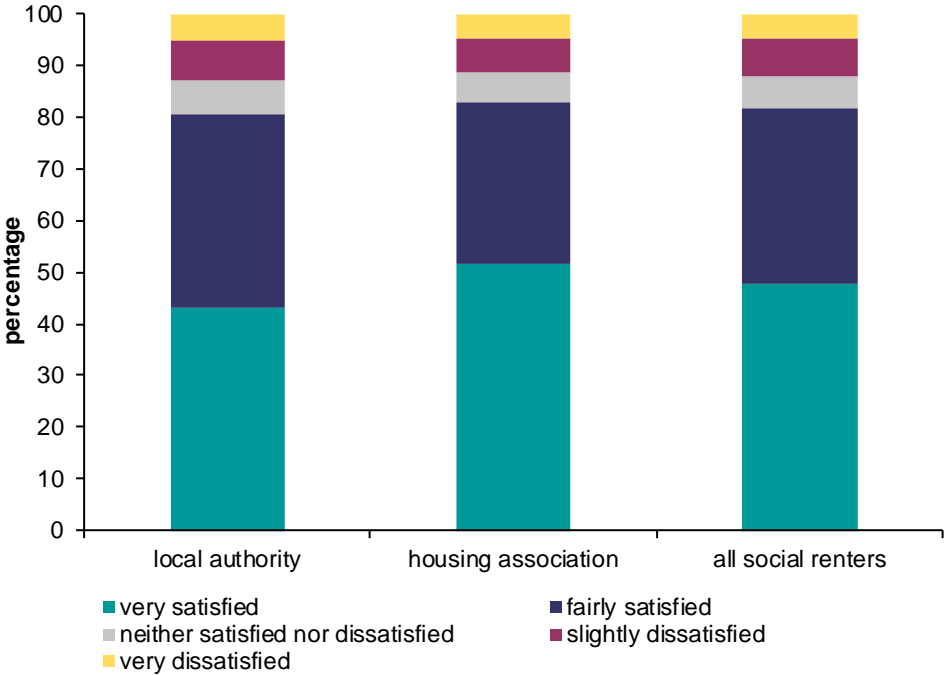
**Base:** all households in social rented sector  
**Note:** underlying data are presented in Annex Table 4.3  
**Source:** English Housing Survey, full household sample

**Satisfaction with local area**

4.16 The majority of social renters (82%) were satisfied with their local area but they were less likely to be satisfied than private renters (87%) and owner occupiers (91%), which may reflect that they have less choice in the area in which they live. The level of satisfaction was similar for local authority and housing association tenants, Figure 4.4, Annex Tables 4.3 and 2.3.

4.17 Just 12% of all social renters stated that they were dissatisfied with their local area. Again, there was little difference between local authority and housing association tenants.

**Figure 4.4: Satisfaction with local area according to social landlord, 2012-13**



**Base:** all households in social rented sector  
**Note:** underlying data are presented in Annex Table 4.3  
**Source:** English Housing Survey, full household sample

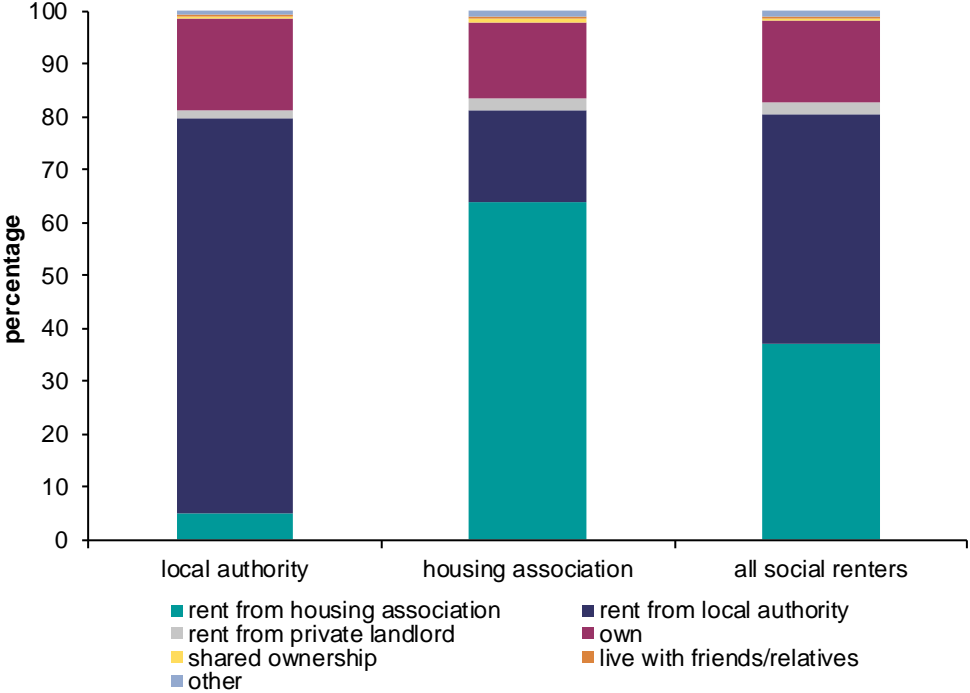
## Buying aspirations

- 4.18 In order to assess buying aspirations, social renters were asked which type of tenure they expected to be living in longer-term. The use of ‘longer-term’ in the question is subjective and is likely to have been interpreted slightly differently by different respondents. However, it was asked in this way to prevent respondents being constrained in their thinking by their current circumstances and to think more in terms of the main part of their remaining lives.
- 4.19 The majority (80%) anticipated that they would remain renting in the social sector, Figure 4.5, Annex Table 4.3. Among private renters only 27% anticipated that they would remain renting in the private sector.
- 4.20 A higher proportion of local authority tenants anticipated remaining renting from a local authority than housing association renters anticipated that they would remain housing association tenants (75% compared with 64%).
- 4.2 Overall 16% of social renters expected that they would own their own property<sup>4</sup> in the longer-term (15% of housing association renters and 18% of local authority renters).

<sup>4</sup> includes shared ownership.

4.3 Over half (55%) of private renters reported that they anticipated owning their own property in the longer-term either themselves (53%) or as part of a shared ownership agreement (2%), Annex Table 3.5.

**Figure 4.5: Expectations of long-term tenure by social renter status, 2012-13**



Base: all households in social rented sector  
 Note: underlying data are presented in Annex Table 4.3  
 Source: English Housing Survey, full household sample

4.4 Social renters were also asked if they thought they would buy a home in the UK. Around a quarter (23%) stated that they would. Local authority tenants were more likely to report that they thought they would buy a home in the UK; 26% compared with 20% among housing association tenants. This is in comparison to 61% of private renters who thought they would buy a home in the UK.

## Renting costs

4.5 Rents in the social rented sector are subsidised. In 2012-13, the average (mean) weekly rent excluding services but including housing benefit was £89 per week. This was higher among those renting from a housing association at £94 per week compared with £83 among those renting from a local authority, Table 4.1. By way of comparison, as noted in Chapter 3, those in the private rented sector were paying an average (mean) rent of £163 per week.



**Table 4.1: Weekly rent, 2012-13**

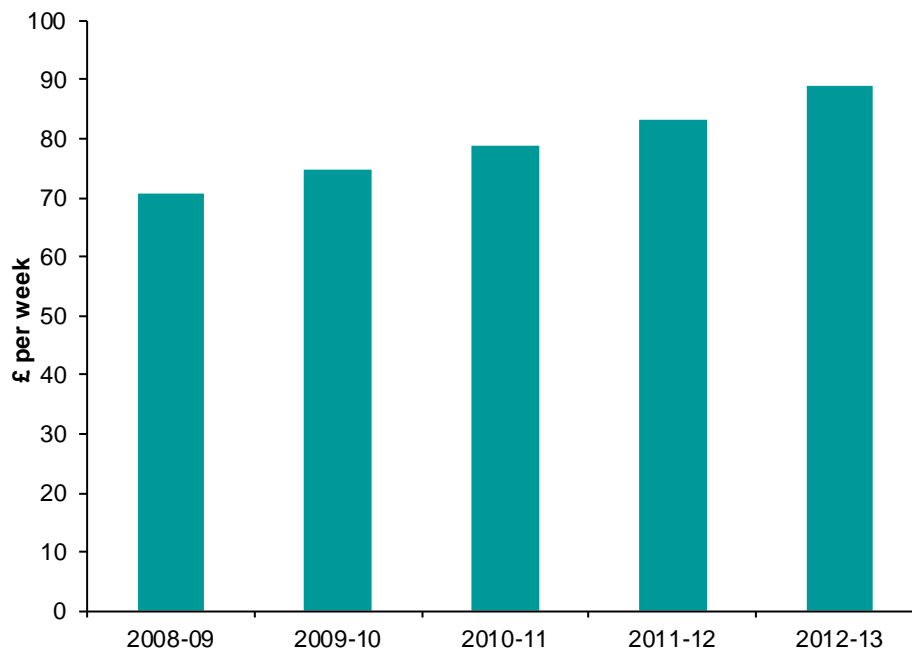
*all households in social rented sector*

	weekly payments							all renters	mean payment	median payment	sample size
	under £40	£40 - £59	£60 - £79	£80 - £99	£100 - £149	£150 - £199	£200 or more				
	<i>thousands of households</i>								<i>£ per week</i>		
local authority	29	125	740	487	268	13	16	<b>1,678</b>	83	78	<b>1,518</b>
housing association	19	53	597	704	540	47	27	<b>1,988</b>	94	88	<b>1,736</b>
<b>all social renters</b>	<b>48</b>	<b>178</b>	<b>1,337</b>	<b>1,191</b>	<b>808</b>	<b>59</b>	<b>44</b>	<b>3,666</b>	<b>89</b>	<b>83</b>	<b>3,254</b>
	<i>percentages</i>										
local authority	1.7	7.5	44.1	29.0	15.9	0.7	<b>1.0</b>	<b>100.0</b>			
housing association	1.0	2.7	30.0	35.4	27.2	2.4	<b>1.4</b>	<b>100.0</b>			
<b>all social renters</b>	<b>1.3</b>	<b>4.9</b>	<b>36.5</b>	<b>32.5</b>	<b>22.0</b>	<b>1.6</b>	<b>1.2</b>	<b>100.0</b>			

Source: English Housing Survey, full household sample

4.6 Average rent in the social sector increased between 2008-09 and 2012-13. In 2008-09, the average (mean) weekly rent was £71 and in 2012-13 this had risen to £89 per week. Figure 4.6, Annex Table 4.4.

**Figure 4.6: Average (mean) weekly social rent 2008-09 to 2012-13**



Base: households in social rented sector

Note: underlying data are presented in Annex Table 4.4

Source: English Housing Survey, full household sample

# Housing benefit

- 4.7 Housing benefit is a means-tested benefit provided by the state to low income households living in rented accommodation. The benefit is usually administered by the local authority in which the rented property is located. Individuals may be eligible for housing benefit if they pay rent, are on a low income or are claiming benefits, and their savings are below a certain level.
- 4.8 Two-thirds (66%) of all social renters were in receipt of housing benefit in 2012-13. The proportion was similar for both those renting from a local authority and those renting from a housing association, Table 4.2.
- 4.9 The average (mean) amount of benefit received was £77 per week and this had the effect of reducing the amount of rent to an average (mean) of £12 per week. Those renting from a housing association received an average (mean) of £82 per week compared with £71 among local authority tenants.
- 4.10 In comparison, for private renters in receipt of housing benefit, the average weekly amount received was £109 per week, reducing the amount of rent paid to an average (mean) of £46 per week.

**Table 4.2: Households receiving housing benefit and average rent after benefit, 2012-13**

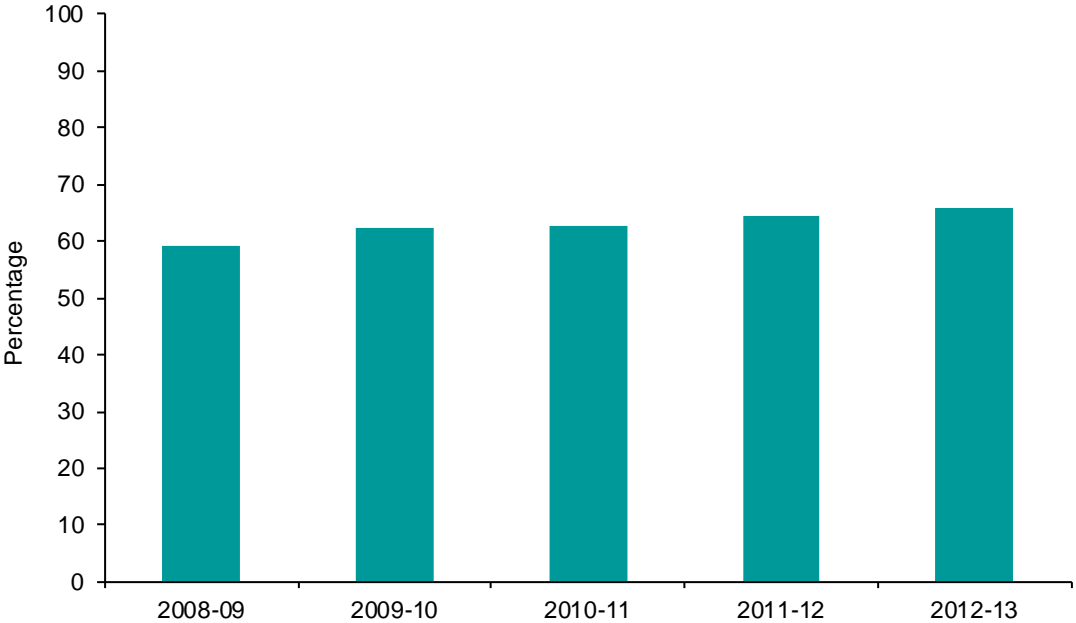
*all households in social rented sector*

	receiving benefit	not receiving benefit	total	amount of benefit	mean rent after benefit	median rent after benefit	sample size
	<i>percentages</i>				<i>£ per week</i>		
local authority	66.4	33.6	100.0	71	13	0	1,518
housing association	65.5	34.5	100.0	82	11	0	1,736
<b>all social renters</b>	<b>65.9</b>	<b>34.1</b>	<b>100.0</b>	<b>77</b>	<b>12</b>	<b>0</b>	<b>3,254</b>

**Notes:**  
 1) mean amount of benefit received, and mean and median rents are based on housing benefit recipients only  
 2) table excludes small number of cases who did not pay any rent before housing benefit  
 Source: English Housing Survey, full household sample

- 4.11 There has been an increase in the proportion of social sector tenants receiving housing benefit over the last four years. In 2008-09, 59% of social renters received housing benefit. By 2012-13, this had increased to 66%, Figure 4.7.

**Figure 4.7: Households receiving housing benefit 2008-09 to 2012-13**



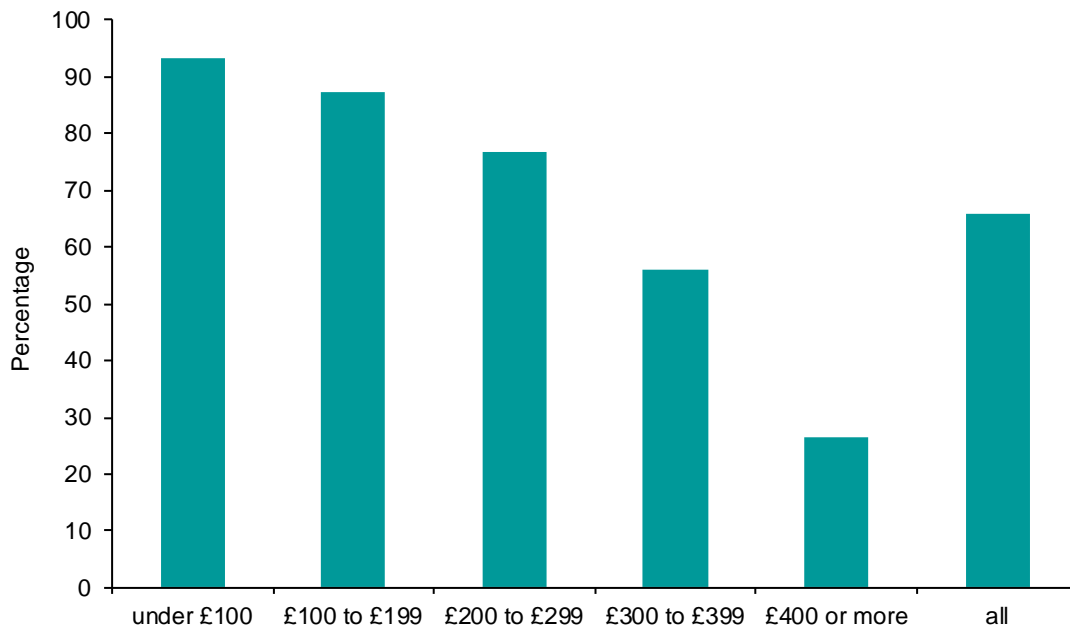
**Base: all households in social rented sector**  
**Note: underlying data are presented in Figure 5<sup>5</sup>**  
**Source: English Housing Survey, full household sample**

- 4.2 This increase is due in part to increases in the proportion of working social renters in receipt of housing benefit. Around one third (34%) of working households received housing benefit compared with 90% of those unemployed or economically inactive, Annex Table 4.6.
- 4.3 In 2008-09, 18% of working local authority tenants and 19% of working housing association tenants were in receipt of housing benefit. By 2012-13, these had increased to 34% and 31% respectively (see EHS table FA3244). This may be due to lower paid work or more people undertaking part-time work.
- 4.4 Receipt of housing benefit varied by the type of household. Among all social renters, 83% of lone parent households and 77% of single person households aged 60 or more received housing benefit. This compares with just under half of households consisting of a couple, with or without dependent children (47% and 48% respectively), Annex Table 4.6.
- 4.5 As expected, receipt of housing benefit varied by income. In households with a gross weekly income of the HRP and partner of less than £100 per week, 93% received housing benefit. Those with higher incomes were less likely to

<sup>5</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/284648/English\\_Housing\\_Survey\\_Headline\\_Report\\_2012-13.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/284648/English_Housing_Survey_Headline_Report_2012-13.pdf)

receive housing benefit. Among social renting households with an income of £400 per week or more, 27% were in receipt of housing benefit, Figure 4.8, Annex Table 4.6.

**Figure 4.8: Households receiving housing benefit by gross weekly income of household reference person and partner, 2012-13**



**Base:** all households in social rented sector

**Note:** underlying data are presented in Annex Table 4.6

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

## Rent arrears

- 4.6 Social renters who had to pay at least some of their rent, i.e. it was not entirely covered by housing benefit, were asked whether they were up to date with their payments. The majority (88%) reported that they were up to date with their rent payments and this pattern was similar for local authority (87%) and housing association renters (89%), Annex Table 4.7.
- 4.7 For private renters, 96% reported that they were up to date with their rent payments.
- 4.8 Among those who were up to date with their payments, 15% had fallen behind at some point during the previous 12 months. Slightly more local authority renters had fallen behind during the last 12 months; 17% compared with 13% of housing association renters, Annex Table 4.7.

- 
- 4.9 For private renters who were up to date with their rent payments, 5% had fallen behind with their payments at some point during the previous 12 months, Annex Table 3.9.

## Household income compared with housing costs

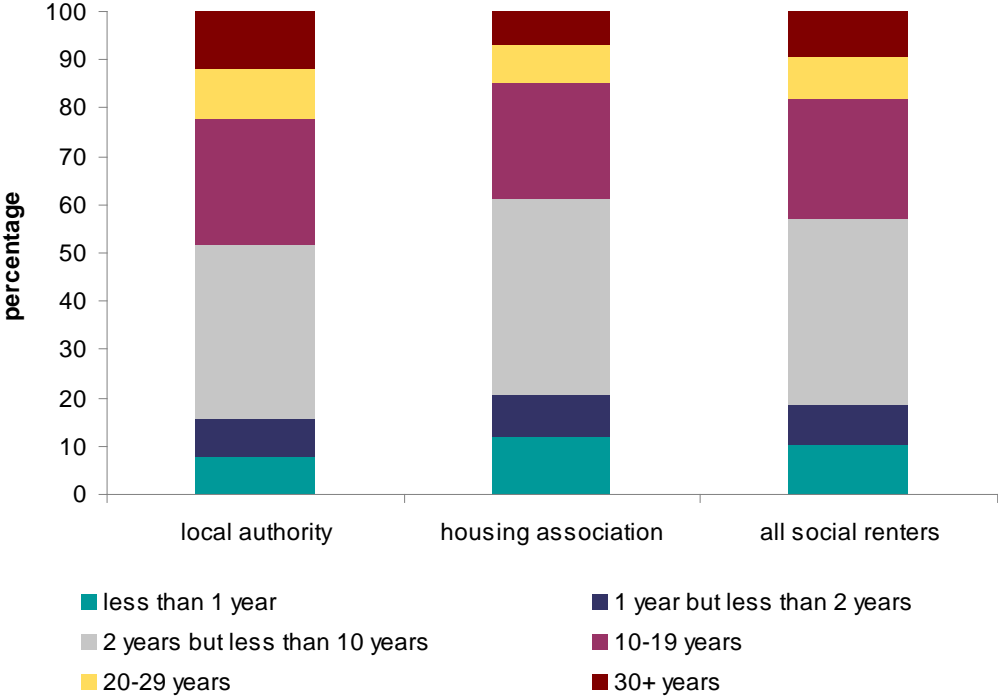
- 4.10 A simple measure of housing affordability has been derived by calculating the average proportion of income spent on housing. This has been undertaken for households in all tenures. The proportion of income spent on rents in the social and private rented sectors is compared with the proportion spent on mortgages for owner occupiers buying with a mortgage. Income is taken to be the gross weekly household income of the HRP and their partner. Results are shown in Annex Table 2.5 (included in Chapter 2).
- 4.11 Figures are shown both including and excluding housing benefit, in order to show the effect of this state assistance on affordability. Households that did not pay rent or make mortgage repayments were excluded from the analysis.
- 4.12 On average, social renters spent 30% of their income on rent. When housing benefit is excluded, this rises to 42%. This is higher than the proportion that owner occupiers spent on their mortgage payments (20%) but lower than the proportion that private renters spent on their rent (40%, although rises to 47% when housing benefit is excluded).

## Length of residence

- 4.13 Social renters have typically been provided with a tenancy that guarantees the resident lifetime occupation. However, since 2010, a more flexible type of tenancy has been introduced with a fixed-term, usually a minimum of five years but can be as low as two years.
- 4.14 Social renters had been living at their current address for an average (mean) of 11 years. This compares with 17 years for owner occupiers and just 4 years for private renters. Around a fifth (18%) of social renters had been living at their current address for less than two years and 43% had been living there for more than ten years, Figure 4.8.

4.15 A smaller proportion of council tenants had lived at their address for less than a year compared to housing association tenants. 12% of housing association tenants had been resident at their current address for less than a year compared with 8% of council tenants. Furthermore, 48% of council tenants had been resident at their current address for 10 years or more compared with 39% of housing association tenants.

**Figure 4.9: Length of residence in current home by tenure, 2012-13**



**Base: all social renters**  
**Note: underlying data are presented in Annex Table 4.8**  
**Source: English Housing Survey, full household sample**

## Homelessness and time before being allocated housing

- 4.16 Households who are homeless or facing eviction can apply for help to local authorities. The local authority will consider their circumstances and if they accept the household as homeless, can have a legal obligation to help.
- 4.17 A fifth (21%) of social renters reported that they had been accepted as homeless prior to being housed, Annex Table 4.9.
- 4.18 A greater proportion of local authority renters reported that they had been accepted as homeless prior to being housed; 23% compared with 18% of housing association renters.
- 4.19 Social renters were asked how long they had waited before being allocated a home, either through the local authority or housing association. Two-thirds of social renters had waited less than a year before being allocated a home

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(66%). This proportion was similar for housing association (68%) and local authority (64%) renters.

- 4.20 Around one in twelve social renters waited for longer than 5 years before being allocated a home (8%). There was no difference between the proportions of housing association or local authority renters who waited longer than 5 years.

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# Chapter 5

## Space

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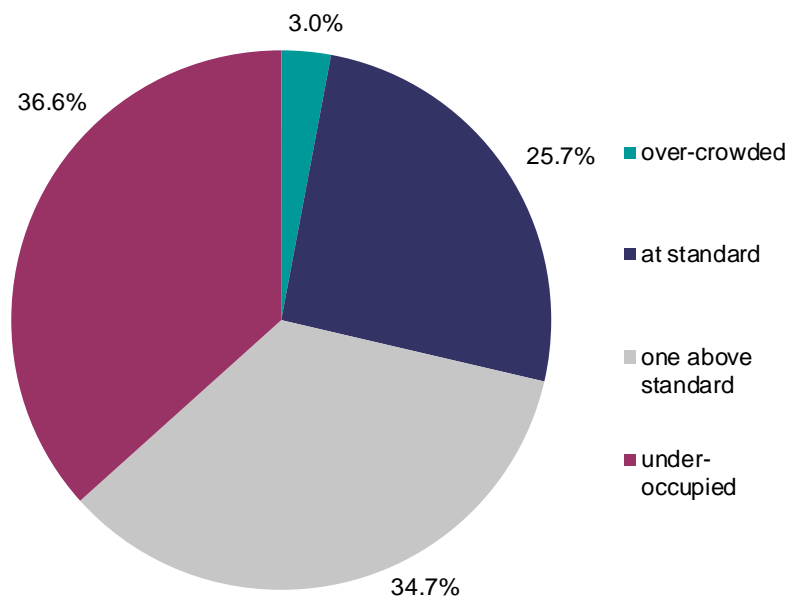
This chapter reports on the space available to households in England in 2012-13. The chapter starts by exploring the issue of overcrowding and under-occupation using data drawn from the household interview element of the English Housing Survey (EHS). The remainder of the chapter then uses data from the physical survey to look at floor area, outdoor space and parking provision, and finally bedroom size.

### Overcrowding and under-occupation

- 5.1 This section looks at the rate of under-occupation and overcrowding. As the population both increases in size and changes in profile (for example, there being proportionately more single person households and older people), the rate of overcrowding or under-occupation may change. This has implications for the types of new homes that need to be built.
- 5.2 In this report, the 'bedroom standard' is used to measure levels of overcrowding and under-occupation. The standard is the number of bedrooms required by a household to avoid undesirable sharing (based on the number, ages and relationships of the household members). This is then compared with the number of bedrooms that are available to the household. An under-occupied household is one that has at least two bedrooms more than needed. An overcrowded household is one that has fewer bedrooms available than required. See the glossary for more details.
- 5.3 The number of overcrowded households interviewed in each survey year is too small to provide reliable estimates for a single year. Therefore, in this section of the report, data from the three most recent years of the survey have been combined.
- 5.4 Under-occupation is considerably more common than overcrowding. Using the 2010-13 data, 3% of all households (652,000) were identified as overcrowded, whereas 37% of households were under-occupying their accommodation. Of the remaining households, 26% were at the bedroom standard, and 35% had one bedroom above standard, Figure 5.1.



**Figure 5.1: Overcrowding under-occupation, average 2010-11 to 2012-13**



**Base: all households**

**Notes:**

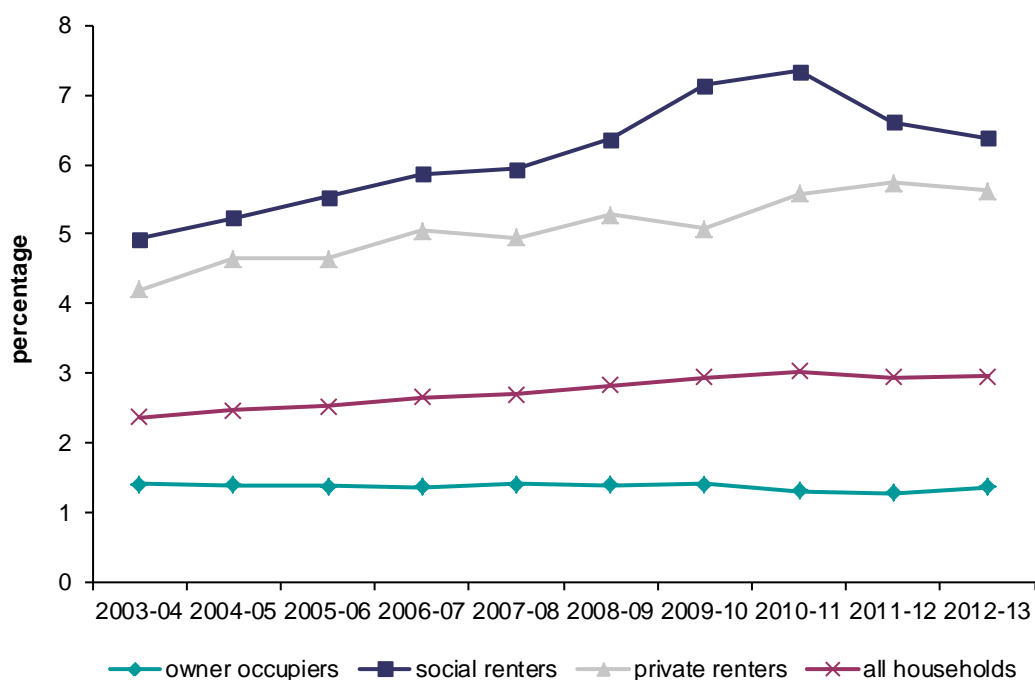
1) underlying data are presented in Annex Table 5.1

2) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

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

- 5.5 The Localism Act 2011 introduced new measures to reduce overcrowding in social housing including extra funding for local authorities to support social tenants who wish to downsize.
- 5.6 The findings from the EHS show that overcrowding in the social rented sector has decreased in the last 2 years from 7% in 2010-11 to 6% in 2012-13, Figure 5.2.
- 5.7 However, the rate of overcrowding across all tenures has stayed at 3% over the same period.
- 5.8 In the private rented sector, the overcrowding rate has increased gradually from 4% in 2003-04 to 6% in 2012-13, but it has not changed significantly in the past 2 years. Overcrowding in the owner occupied sector has remained stable at 1% for the last ten years.

**Figure 5.2: Overcrowding rates by tenure, three year moving average 2003-04 to 2012-13**



Base: all households

Notes:

- 1) underlying data are presented in Annex Table 5.2
- 2) three year averages are the average of the three years up to and including the labelled date
- 3) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

Sources:

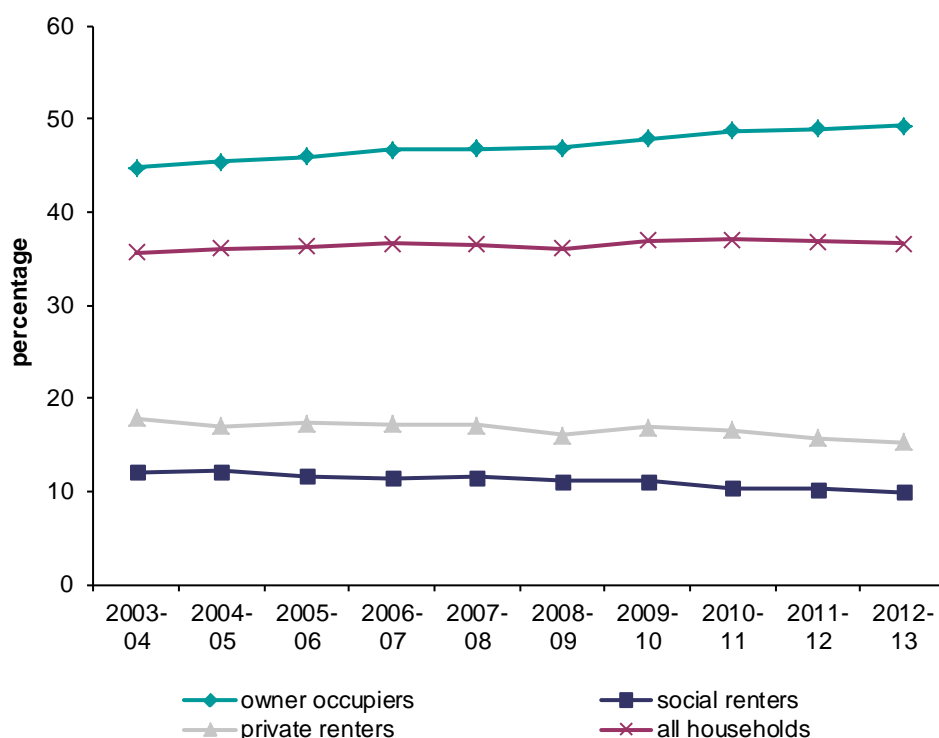
2003-04 to 2007-08: Survey of English Housing;

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

5.9 Under-occupation was more prevalent in 2012-13 than overcrowding, with over 8.0 million households (37%) living in under-occupied homes. Over 7.0 million of these households were owner occupied, which is around half (49%) of all owner occupied households. The under-occupied rate was lower in both the renting sectors: at 15% (582,000) in the private rented sector and 10% (374,000) in the social rented sector.

5.10 The overall rate of under-occupation across all tenures in England has remained constant for the last 10 years. During the same period, the rate of under-occupation amongst owner occupiers has increased from 45% to 49%. In both the social and private rented sectors, there have been slight decreases in under-occupied dwellings between 2003-04 and 2012-13, Figure 5.3.

**Figure 5.3: Under-occupation rates by tenure, three year moving average 2003-04 to 2012-13**



Base: all households

Notes:

- 1) underlying data are presented in Annex Table 5.3
- 2) three year averages are the average of the three years up to and including the labelled date
- 3) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

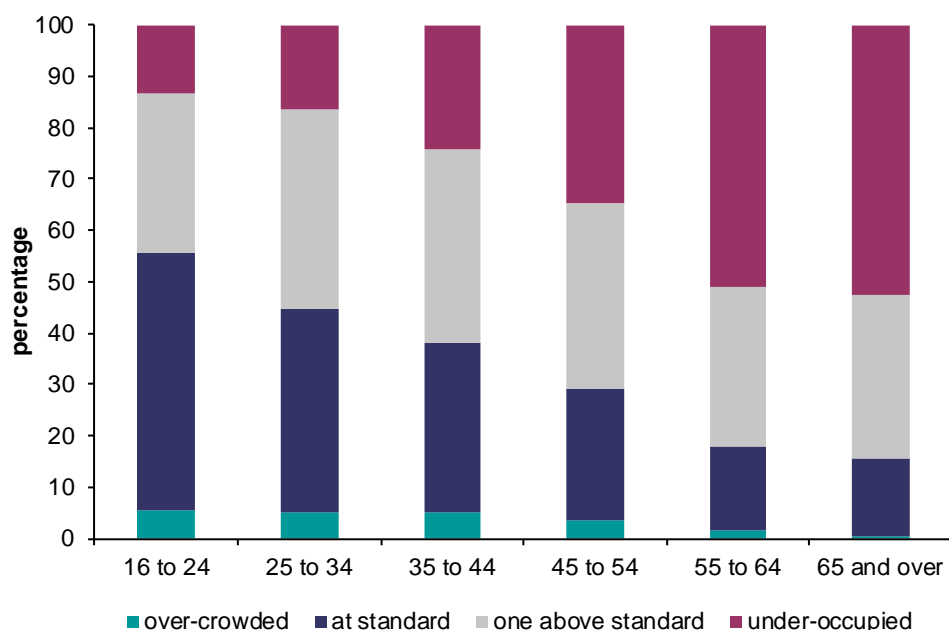
Sources:

- 2003-2004 to 2007-08: Survey of English Housing;  
 2008-09 onwards: English Housing Survey, full household sample

## Age

- 5.11 The level of overcrowding is higher in households with younger HRPs, whereas under-occupation is more common in households with older HRPs.
- 5.12 Overcrowding was more common for households with younger HRPs (16-34 year olds; 5%) compared to those with the oldest HRPs (55 and over; 1%). Younger HRPs (42%) were also more likely to have the standard number of bedrooms than older HRPs (16%), Figure 5.4.
- 5.13 The number of households with one above the standard number of bedrooms is also higher for younger HRPs (37%) than older HRPs (32%).
- 5.14 In contrast, the level of under-occupation increases by age-group of HRP, up to the age of 55. Around half of households with an HRP aged 55 and over (52%) were under-occupied, whereas only 16% of 16-34 year olds lived in under-occupied accommodation.

**Figure 5.4: Overcrowding and under-occupation by age of the HRP, three year average 2010-11 to 2012-13**



Base: all households

Notes:

1) underlying data presented in Annex Table 5.1

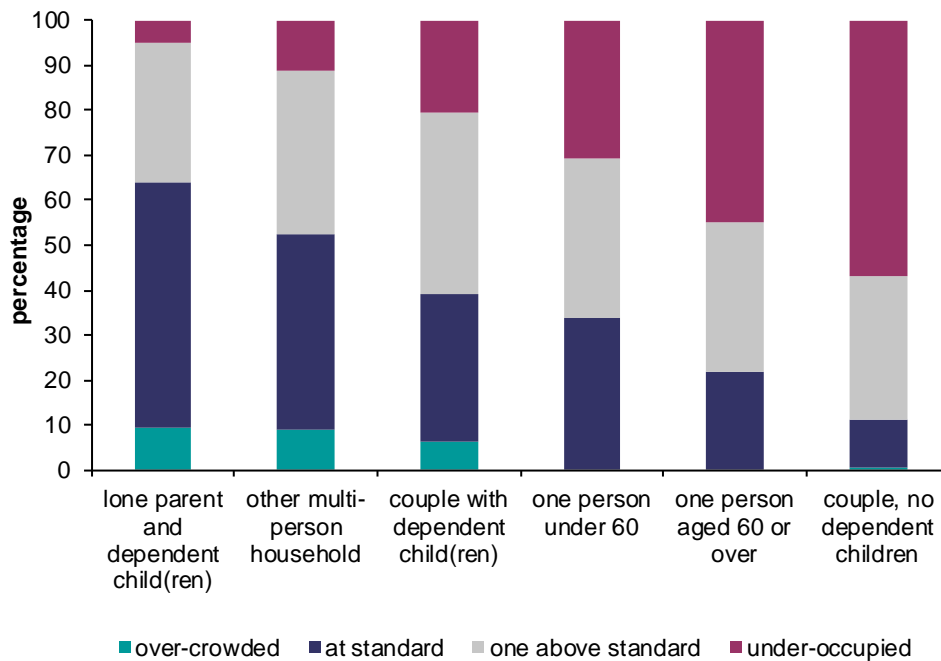
2) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

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

## Household type

- 5.15 Lone parents with dependent children (10%) and other multi-person households (9%) were more likely to live in overcrowded accommodation than couples living with dependent children (7%) or without dependent children (1%), Figure 5.5.
- 5.16 Lone parents with dependent children were the least likely to live in under-occupied accommodation (5%). Occupancy ratings were quite different for couples. Around a fifth (21%) of couples with dependent children and almost three fifths (57%) of couples with no dependent children were under-occupying their homes.
- 5.17 More than a third (38%) of one person households lived in under-occupied accommodation. Of these, people aged over 60 (45%) were more likely to under-occupy their homes than those under 60 (31%).

**Figure 5.5: Overcrowding and under-occupation by household type, three year average 2010-11 to 2012-13**



Base: all households

Notes:

1) underlying data presented in Annex Table 5.1

2) overcrowding and under-occupation are measured using the bedroom standard (see glossary)

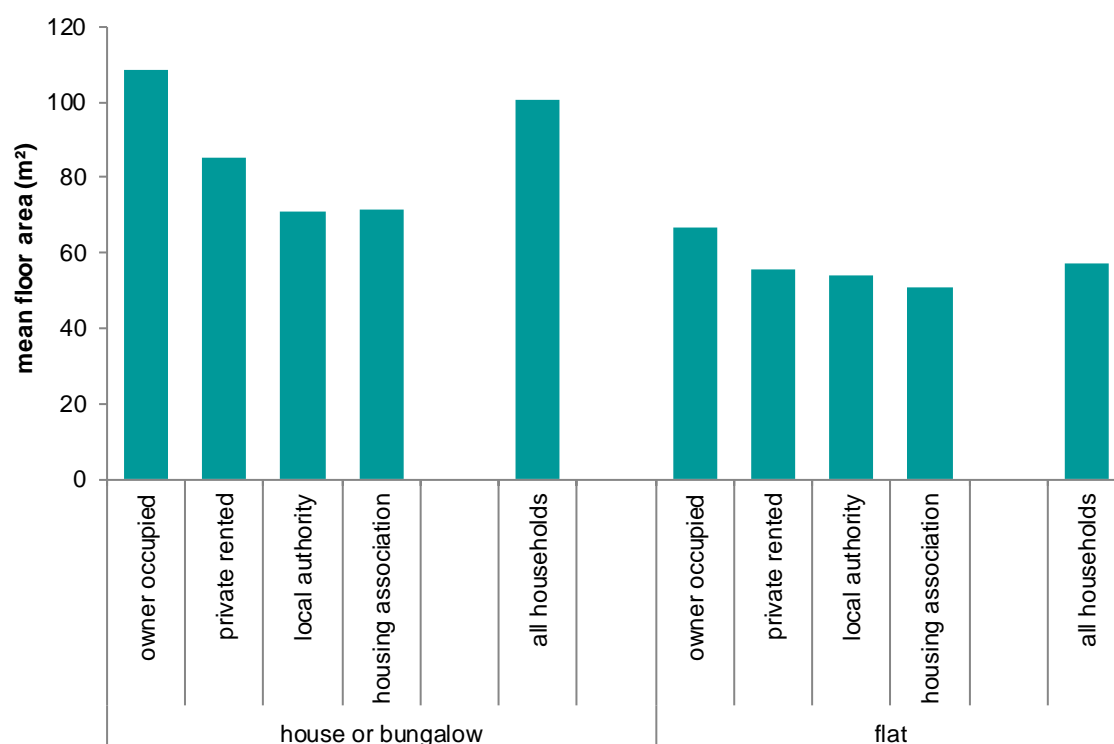
Source: 3 year average based on English Housing Survey data 2010-11 to 2012-13, full household sample

## Useable floor area

5.18 On average each household had a total usable floor area of 92m<sup>2</sup> in 2012, roughly equivalent in size to one third of a tennis court. However, this average size varied by tenure, from 105m<sup>2</sup> for owner occupiers to 74m<sup>2</sup> for private renters and 63m<sup>2</sup> for both local authority and housing association tenants, Annex Table 5.4.

5.19 This disparity was particularly evident for households living in houses or bungalows (an average of 108m<sup>2</sup> for owner occupiers to 71m<sup>2</sup> for social renters). Average floor area for households living in flats was similar for all renters with a range of only 5m<sup>2</sup> across the rented tenures in flats, compared with 14m<sup>2</sup> for those in houses, Figure 5.6.

**Figure 5.6: Floor area, by tenure and dwelling type, 2012**



**Base:** all households

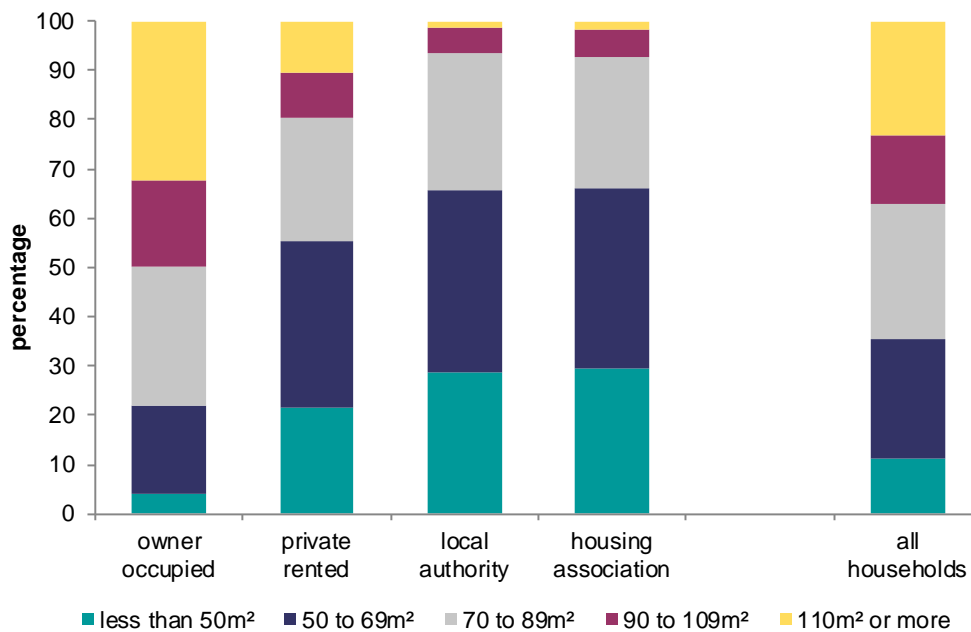
**Note:** underlying data are presented in Annex Table 5.4

**Source:** English Housing Survey, household sub-sample

5.20 While 11% of households had a floor area of less than 50m<sup>2</sup>, almost a quarter (23%) of households had a floor area of at least 110m<sup>2</sup>. Almost one third (32%) of owner occupiers had the largest homes of at least 110m<sup>2</sup> and only 4% lived in homes of 50m<sup>2</sup> or less. Conversely, all social renters were far more likely to have the smallest homes of less than 50m<sup>2</sup> (29%) and only 2% lived in homes with at least 110m<sup>2</sup> of floor area. This is mainly because social renters were more likely to reside in flats, which were generally smaller in size. There were also very few detached homes within the social sector<sup>1</sup>. Around one fifth (21%) of private renters lived in homes of less than 50m<sup>2</sup> and 11% lived in homes of at least 110m<sup>2</sup>, Figure 5.7.

<sup>1</sup> See Chapter 1 of the EHS Profile of English Housing report, 2012.

**Figure 5.7: Floor area, by tenure, 2012**



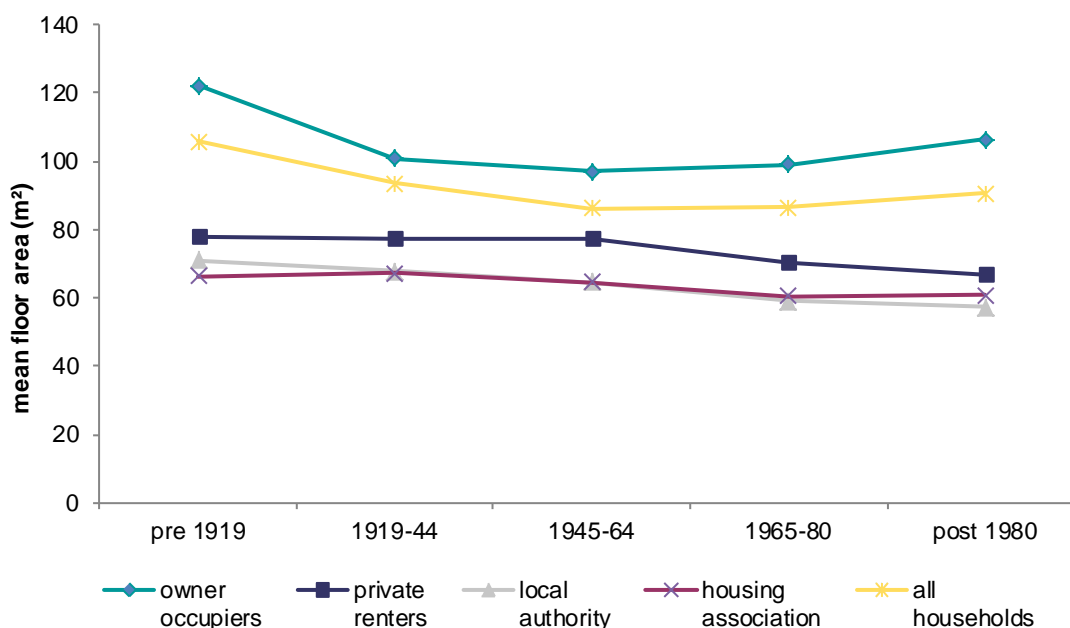
Base: all households

Note: underlying data are presented in Annex Table 5.5

Source: English Housing Survey, household sub-sample

5.21 The average floor area for households varied according to the age of the home they lived in. Households living in the oldest homes built before 1919 had the largest average floor area (106m<sup>2</sup>). The range in average floor area varied most for owner occupiers, from 122m<sup>2</sup> in dwellings built before 1919 to 97m<sup>2</sup> in dwellings built from 1945 to 1964, Figure 5.8.

**Figure 5.8 Floor area, by dwelling age and tenure, 2012**



Base: all households

Note: underlying data are presented in Annex Table 5.4

Source: English Housing Survey, household sub-sample

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5.22 It appears that the average floor area for households has decreased over time, with newer homes generally having lower average floor areas. The position is far more complex, taking into account a number of factors:

- The distribution of the types of homes in each period, particularly the proportion of flats that tend to be smaller in size.
- Demolition of some of the oldest private sector homes as part of, for example, housing renewal and regeneration schemes, which will impact on the average floor area for this age of dwellings.
- Over the years, conversions to add extra space may have occurred in older homes, for example, loft conversions or extensions of living space, which will also impact on average values.
- The movement of homes between tenures, for example, the transfer of former local authority homes to the owner occupied sector through Right to Buy. Houses and bungalows comprised the majority of these homes so there has been a significant rise in the proportion of purpose built flats, which tend to be smaller in size, among local authority tenants<sup>2</sup>.

5.23 There was some change in the distribution of floor area between 2001 and 2012, Figure 5.9. The proportion of households living in the smallest homes of 50m<sup>2</sup> or less has remained unchanged over this period, but the proportion of households living in the larger homes of at least 110m<sup>2</sup> rose from 17% to 23%. This finding is partly due to the growing proportion of detached homes built after 1990<sup>3</sup>.

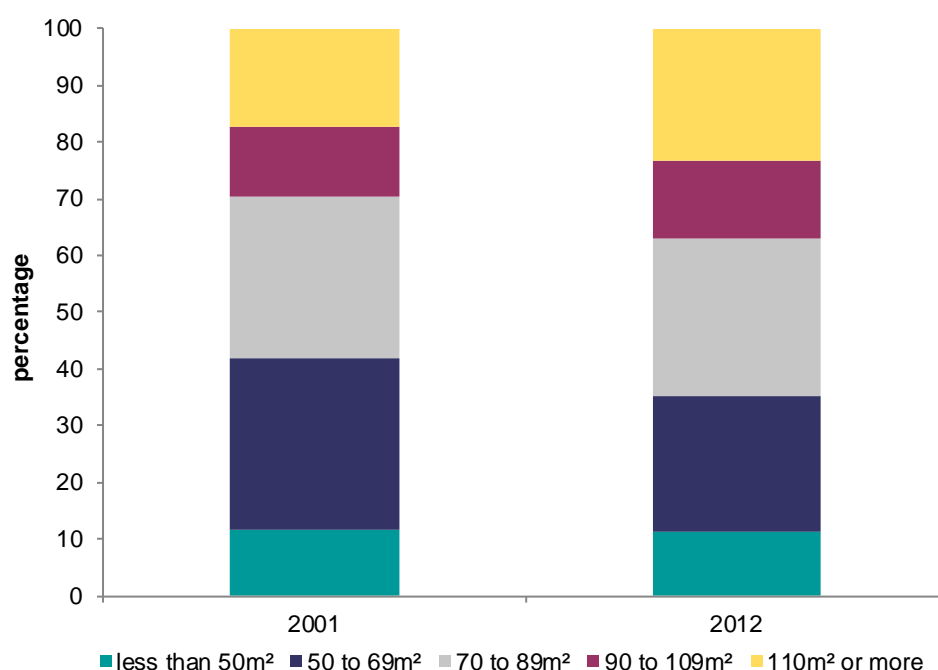
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<sup>2</sup> See Chapter 1 of the EHS Profile of English Housing report, 2012.

<sup>3</sup> See Annex Table 1.3 and Chapter 2 of the 2012 EHS Profile of English Housing report.



**Figure 5.9 Floor area, 2001 and 2012**



**Base: all households**

**Note: underlying data are presented in Annex Table 5.5**

**Source: English Housing Survey, household sub-sample**

- 5.24 These findings did, however, vary by tenure. During this period, a higher proportion of owner occupiers lived in the largest sized homes of at least 110m<sup>2</sup> (23% in 2001 to 32% in 2012). In contrast, the proportion of private renters living in these largest homes fell from 13% to 11%, Annex Table 5.5.
- 5.25 The proportion of housing association tenants living in homes of 50m<sup>2</sup> or less fell from 36% in 2001 to 29% in 2012. During the same period, the proportion of local authority tenants living in these smallest homes increased from 24% to 29%. This may be due to the change in the distribution of dwelling types within this stock over time<sup>4</sup>.

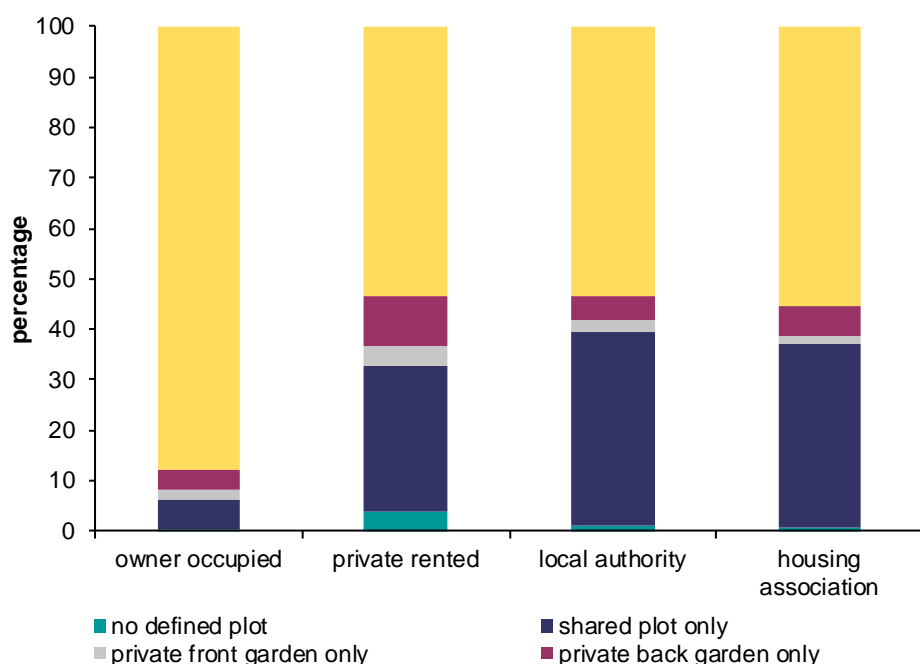
## Outdoor space

5.26 In 2012, 94% of owner occupied dwellings had a private front and/or back garden compared with 67% of private rented, 61% of local authority and 63% of housing association dwellings, Figure 5.10.

5.27 Only 1% of all dwellings had no defined plot.

<sup>4</sup> See Chapter 1 of the 2012 EHS Profile of English Housing report.

**Figure 5.10: Outdoor space, by tenure, 2012**



**Base: all dwellings**

**Note: underlying data presented in Annex Table 5.6**

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

## Parking

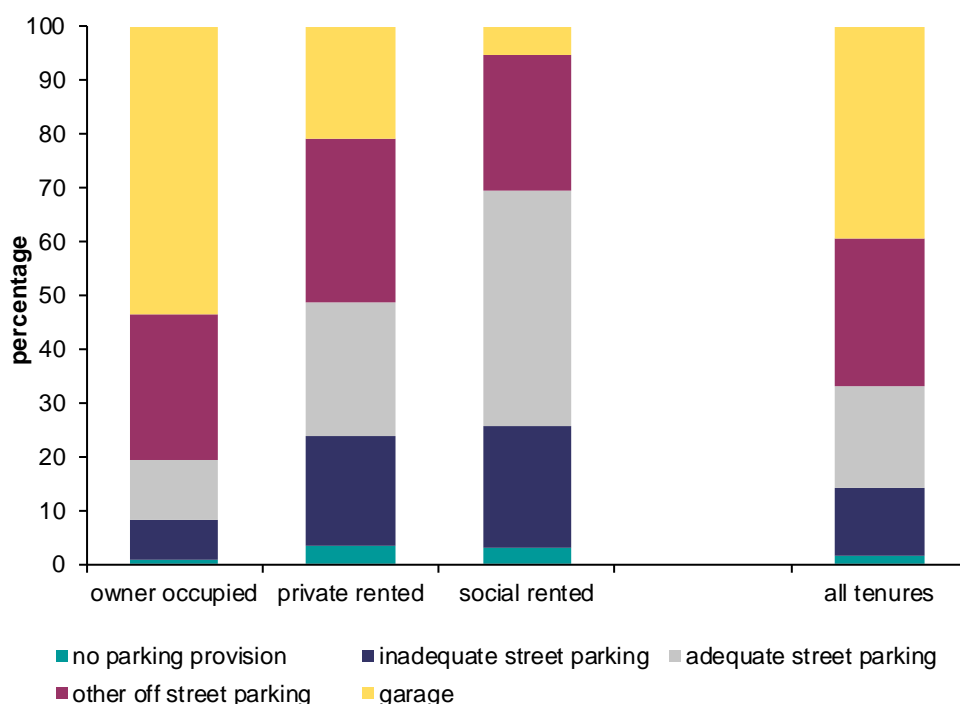
5.28 Two-fifths of homes had the use of a garage in 2012 and 46% had off street parking or adequate street parking<sup>5</sup>. Around 12% had inadequate street parking<sup>6</sup> and 2% had no parking provision, Figure 5.11.

5.29 Only 8% of owner occupied dwellings had either inadequate street parking or no parking provision compared with 24% of private rented dwellings and 26% of social rented dwellings. Over half (54%) of owner occupiers had a garage compared with 21% of private renters and only 5% of social renters.

<sup>5</sup> Parking is generally available outside or adjacent to the survey house/flat or block of flats for the household and any visitors. The road is sufficiently wide to allow easy passage of traffic.

<sup>6</sup> Difficult to park outside the survey house/flat or block of flats, for example, due to the volume of cars competing for places, or due to legal restrictions on parking.

**Figure 5.11: Parking provision, by tenure, 2012**



**Base: all dwellings**

**Note: underlying data presented in Annex Table 5.7**

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

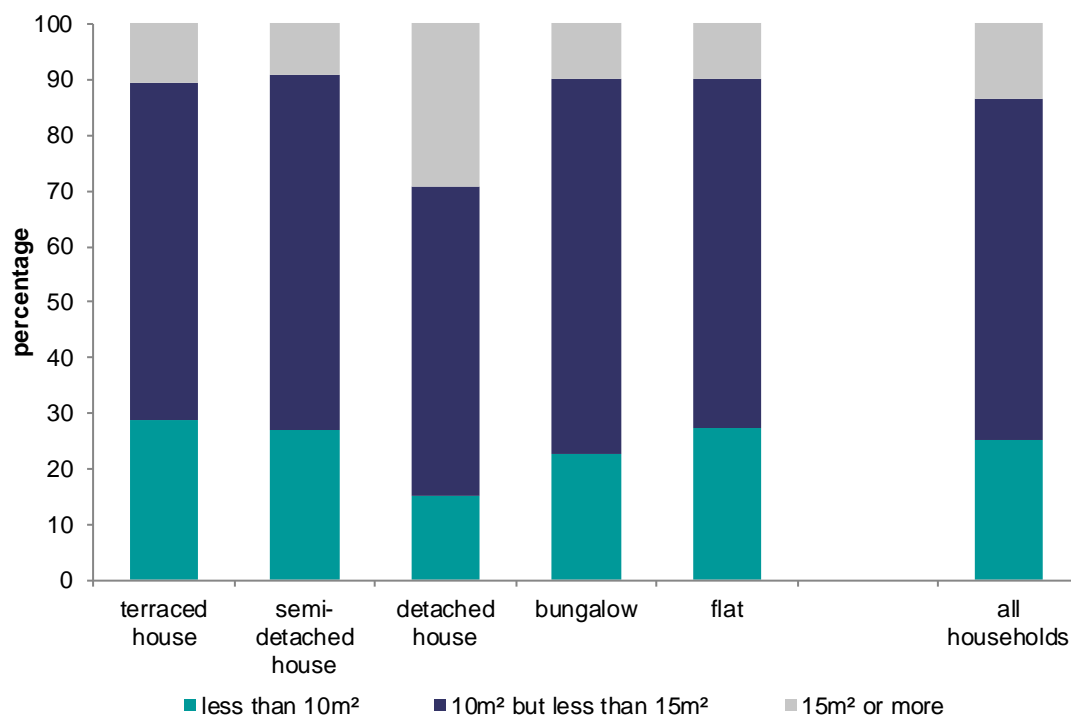
## Size of bedrooms

- 5.30 During the EHS physical survey, room dimensions for one bedroom are recorded. Where more than one bedroom is present, the bedroom selected by the surveyor should be representative of them all in terms of its size and condition. Where possible it should also have a different aspect (front and back, and left and right) to the main living area.
- 5.31 Consequently the survey bedroom will not always be the main bedroom at the home, making any comparative analysis of bedroom size between different types of dwellings and households problematic. Results from the following analysis should, therefore, be treated with caution<sup>7</sup>.
- 5.32 Not surprisingly, average bedroom sizes were higher for households living in detached homes (14m<sup>2</sup>). Average bedroom size was similar for all other types of homes (12m<sup>2</sup>), Annex Table 5.8.
- 5.33 A bedroom size of 15m<sup>2</sup> or more was most common in detached houses (29%) compared with flats, bungalows, semi-detached and terraced houses (9 to 10%). The highest proportion of homes with bedroom size of under 10m<sup>2</sup>

<sup>7</sup> See Chapter 5 of the technical report for details of the modelling for this analysis.

was for terraced houses (29%), semi-detached houses and flats (27%), Figure 5.12.

**Figure 5.12: Bedroom size, by dwelling type, 2012**



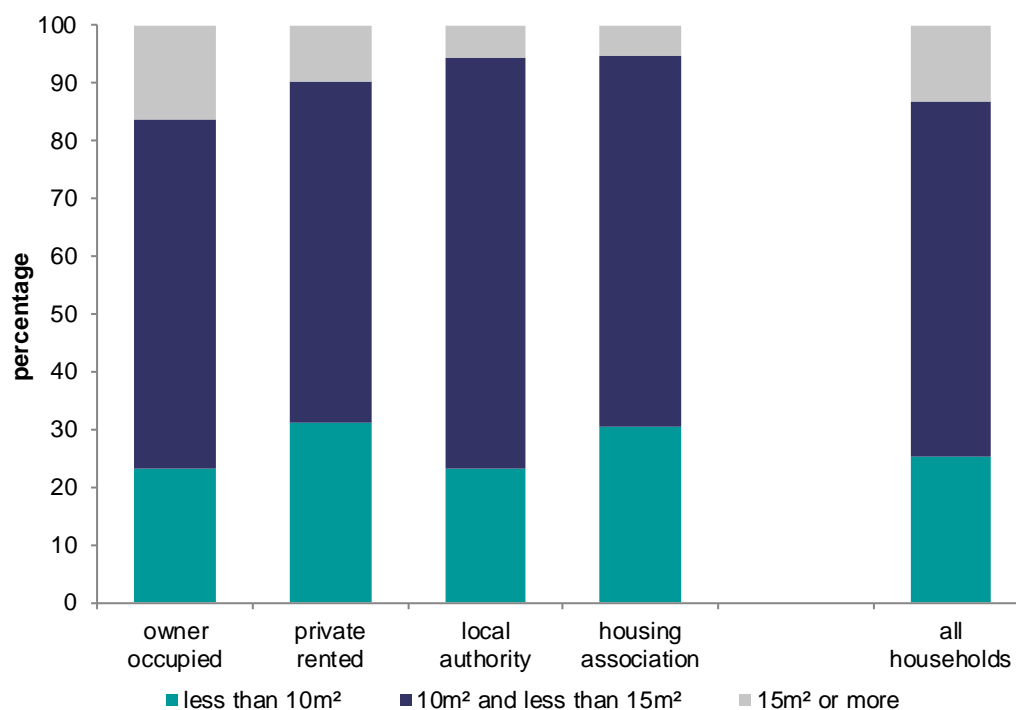
**Base: all households**

**Note: underlying data are presented in Annex Table 5.9**

**Source: English Housing Survey, household sub-sample**

5.34 The average bedroom size for owner occupiers was 12m<sup>2</sup>, whereas average sizes for renters were around 11m<sup>2</sup>, Annex Table 5.10. Owner occupiers were more likely to have larger bedrooms over 15m<sup>2</sup> (16%), in contrast with private and housing association renters where 31% of bedrooms were under 10m<sup>2</sup>, Figure 5.13.

**Figure 5.13: Bedroom size, by tenure, 2012**



**Base: all households**

**Note: underlying data are presented in Annex Table 5.9**

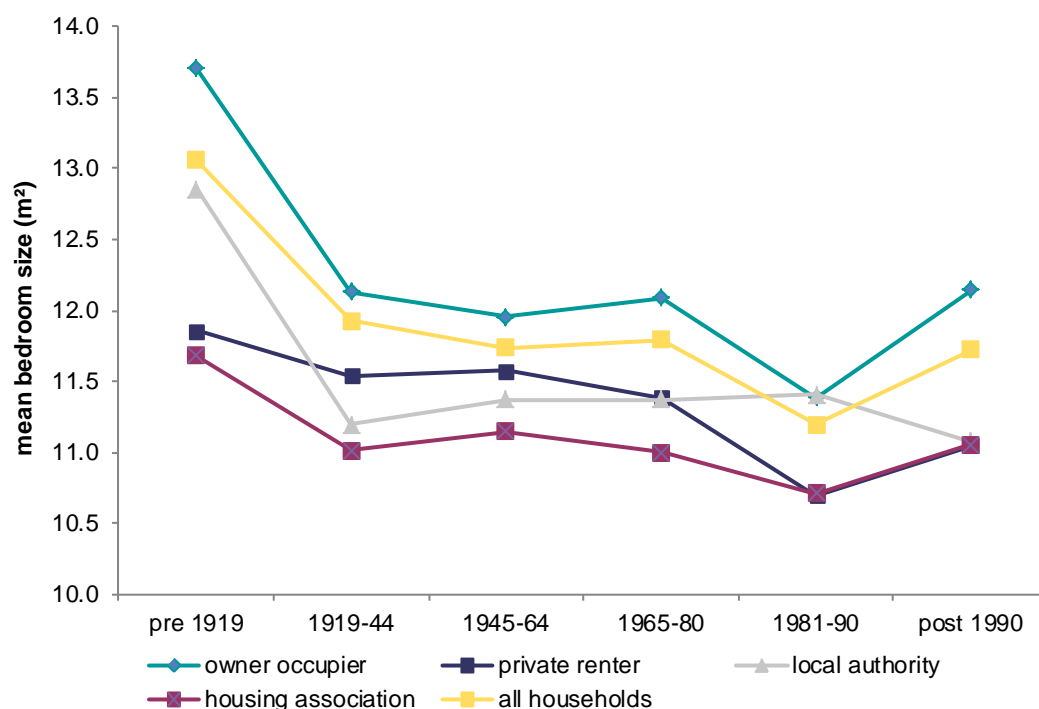
**Source: English Housing Survey, household sub-sample**

5.35 Households in the oldest homes built before 1919 had the highest average bedroom size (13m<sup>2</sup>). Most other ages of homes had a very similar average bedroom size of 12m<sup>2</sup>. Average bedroom size was smaller (11m<sup>2</sup>) for homes built between 1981 and 1990, possibly reflecting the ending of Parker Morris standards in 1980<sup>8</sup>, which had stipulated minimum house sizes for specific dwelling types, Annex Table 5.10.

5.36 These findings in average bedroom sizes for different dwelling ages were evident for all tenures. Average sizes increased for homes built after 1990, with the exception of local authority dwellings. This may be due to the change in dwelling profile within the local authority housing stock, with fewer family houses and a higher proportion of flats, which generally have smaller bedrooms, Figure 5.14.

<sup>8</sup> Homes for today & tomorrow (Ministry of Housing and Local Government, published in London by Her Majesty's Stationary Office, 1961).

**Figure 5.14: Bedroom size, by tenure and dwelling age, 2012**



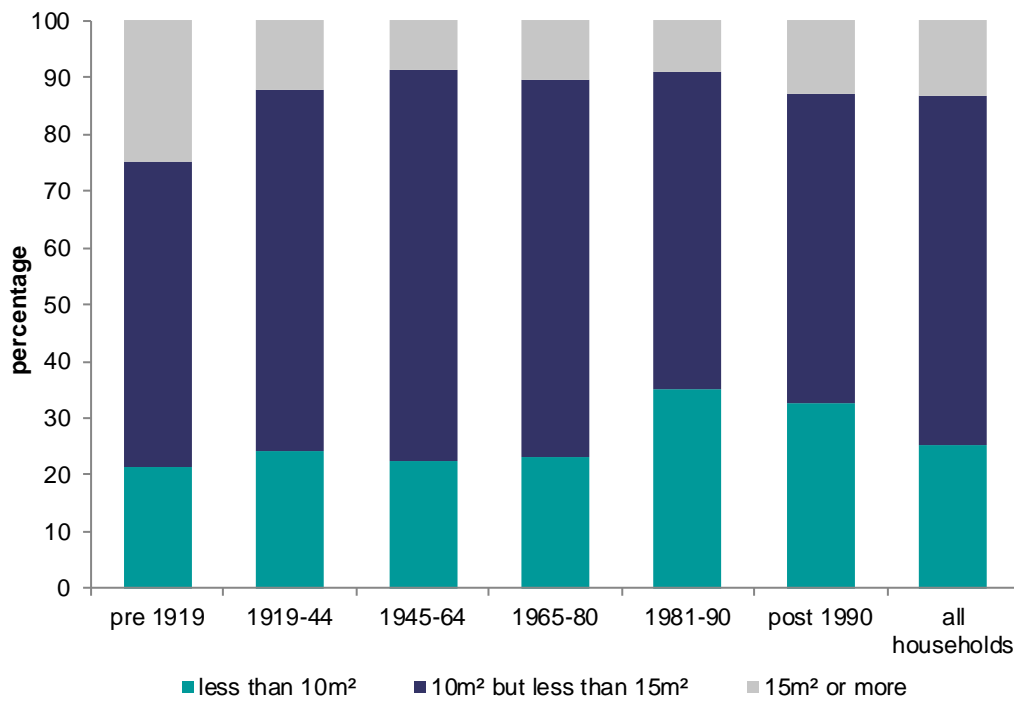
**Base: all households**

**Note: underlying data are presented in Annex Table 5.10**

**Source: English Housing Survey, household sub-sample**

5.37 Just under a quarter of households who lived in homes built prior to 1981 had bedrooms of under 10m<sup>2</sup> (21-24%). This proportion was higher, however, for households who lived in homes built from 1981 (33-35%). The oldest homes built before 1919 were far more likely to have the largest bedrooms of 15m<sup>2</sup> or more (25%). The proportion of households with bedrooms of 15m<sup>2</sup> or more ranged from 9 to 13% for homes of other ages, though only a significant difference between homes built from 1945-64 and post 1990, Figure 5.15.

**Figure 5.15: Bedroom size, by dwelling age, 2012**



**Base: all households**

**Note: underlying data are presented in Annex Table 5.9**

**Source: English Housing Survey, household sub-sample**

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# Chapter 6

## Housing flows

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This chapter focuses on households who have recently moved, that is those households who moved into their current home in the last 12 months<sup>1</sup>. The first section reports on the prevalence of moving, demographic characteristics of recent movers and reasons for moving. The chapter then looks at movement between sectors, and in particular those who have left the owner occupied sector to become private renters. The final section considers aspirations to buy among renters (which is also covered in Chapters 3 and 4).

### Recent movers

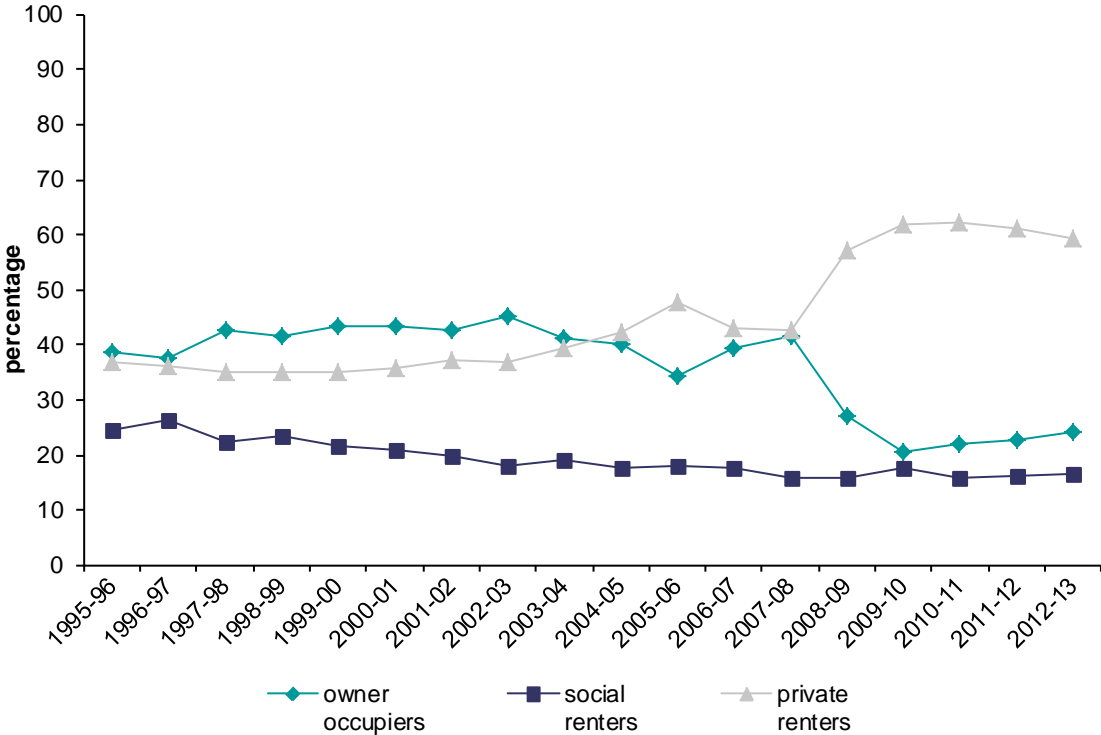
- 6.1 In 2012-13, there were 2.3 million households that reported that they were recent movers. Three-fifths (59%) of recent movers moved into private rented properties, a quarter (24%) moved into owner occupied homes and 16% moved into social housing, Annex Table 6.1.
- 6.2 Between 2007-08 and 2009-10, the proportion of all movers who entered owner occupation dropped from 42% to 20%. Over the same period, movers were more likely to move into the private rented sector, the proportion doing so increasing from 43% to 62%. This may be due to the recession and helps to explain the increases in the size of the private rented sector described in Chapter 1. The percentage of movers entering each of the three sectors has remained relatively constant since 2009-10, Figure 6.1.

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<sup>1</sup> This includes both new and continuing households but excludes sitting tenant purchasers. For definitions of these terms, please refer to the glossary.



**Figure 6.1: Trends in recent movers by current tenure, 1996-97 to 2012-13**



Base: households resident less than a year

Notes:

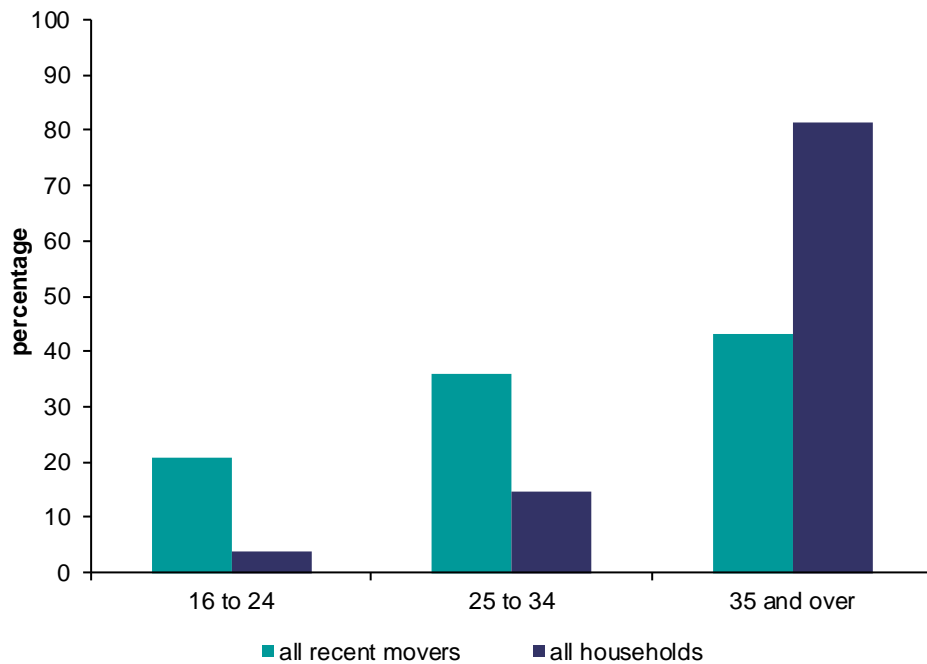
- 1) underlying data are presented in Annex Table 6.1
- 2) a small number of cases with inconsistent responses have been omitted

Sources:

1996-96 to 2007-08: Survey of English Housing;  
 2008-09 onwards: English Housing Survey, full household sample

6.3 In 2012-13, recent movers tended to be comparatively young: 57% had an HRP aged less than 35, compared with 18% among the population as a whole, Figure 6.2. They were most likely to be either one person households (31%) or couples with no dependent children (27%), Annex Table 6.2.

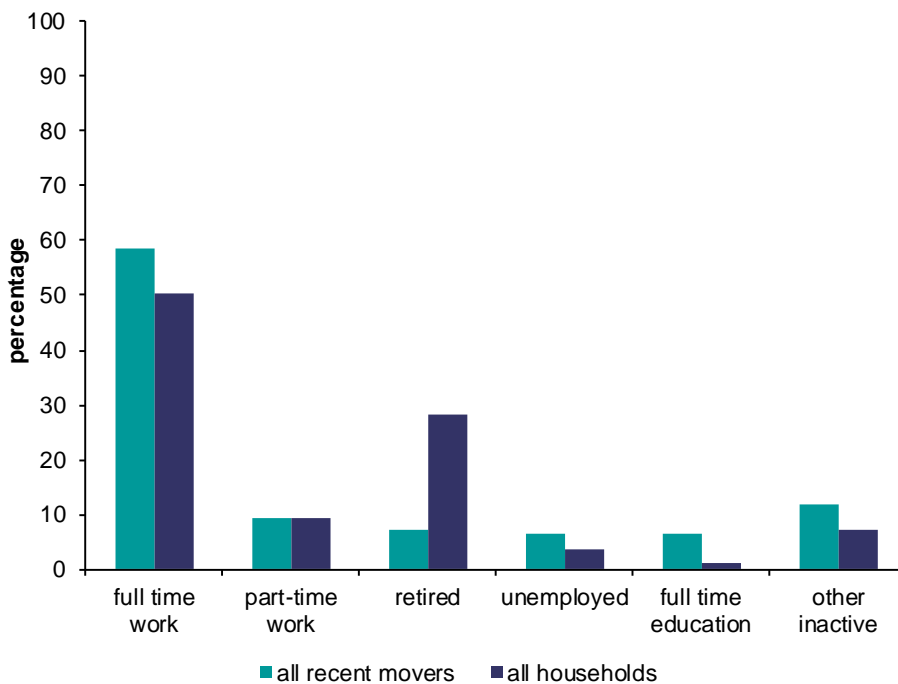
**Figure 6.2: Age of HRP of recent movers**



**Base: all households who have moved in last year**  
**Note: underlying data are presented in Annex Table 6.2**  
**Source: English Housing Survey, full household sample**

6.4 Around two-thirds (68%) of recent movers worked full- or part-time (compared with 60% among all households). A further 7% were retired, much lower than the 28% among all households, Figure 6.3.

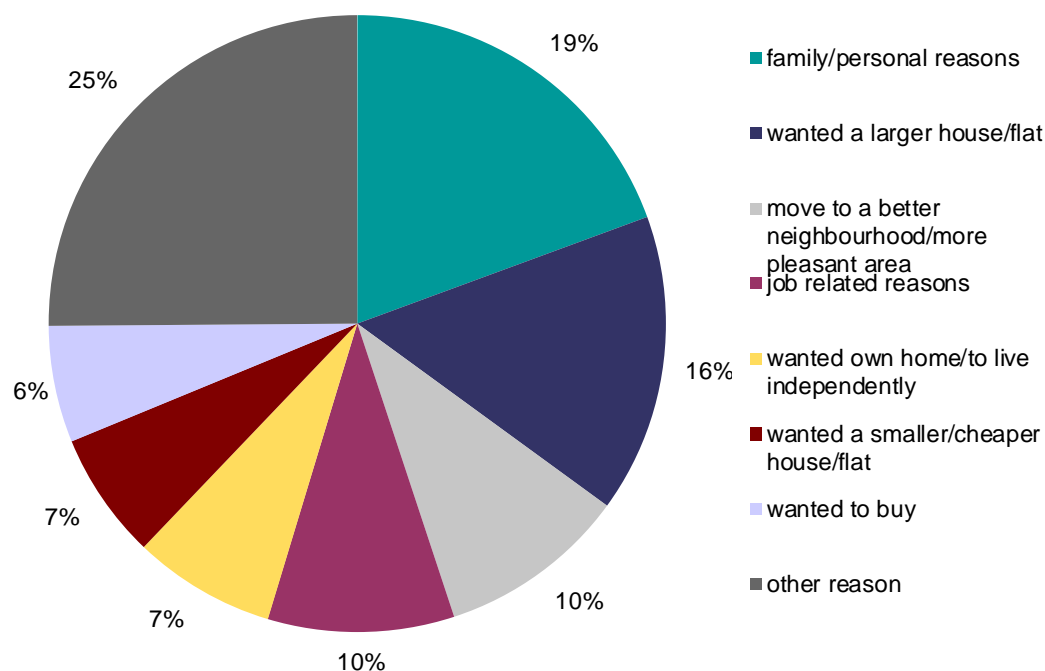
**Figure 6.3: Economic status of recent movers**



**Base: all households who have moved in last year**  
**Note: underlying data are presented in Annex Table 6.2**  
**Source: English Housing Survey, full household sample**

6.5 The most common reasons for moving were family or personal reasons (19%), wanting a larger home (16%), wanting to move to a better neighbourhood or a more pleasant area (10%) and job related reasons (10%), Figure 6.4.

**Figure 6.4: Reasons for moving home, 2012-13**



**Base:** households who have moved in the past 3 years  
**Note:** underlying data are presented in Annex Table 6.3  
**Source:** English Housing Survey, full household sample

## Movement between and within sectors

6.6 This section explores the number of household moves within and between tenures, and the number of new households created in the 12 months prior to interview. This is summarised in Figure 6.5.

6.7 In 2012-13, a total of 2.3 million households had moved home in the previous 12 months. Of these, 386,000 (17%) were new households (see Box 1 below), 1.4 million (61%) were moves within tenure and the remaining 498,000 (22%) were moves between tenures, Annex Table 6.4.

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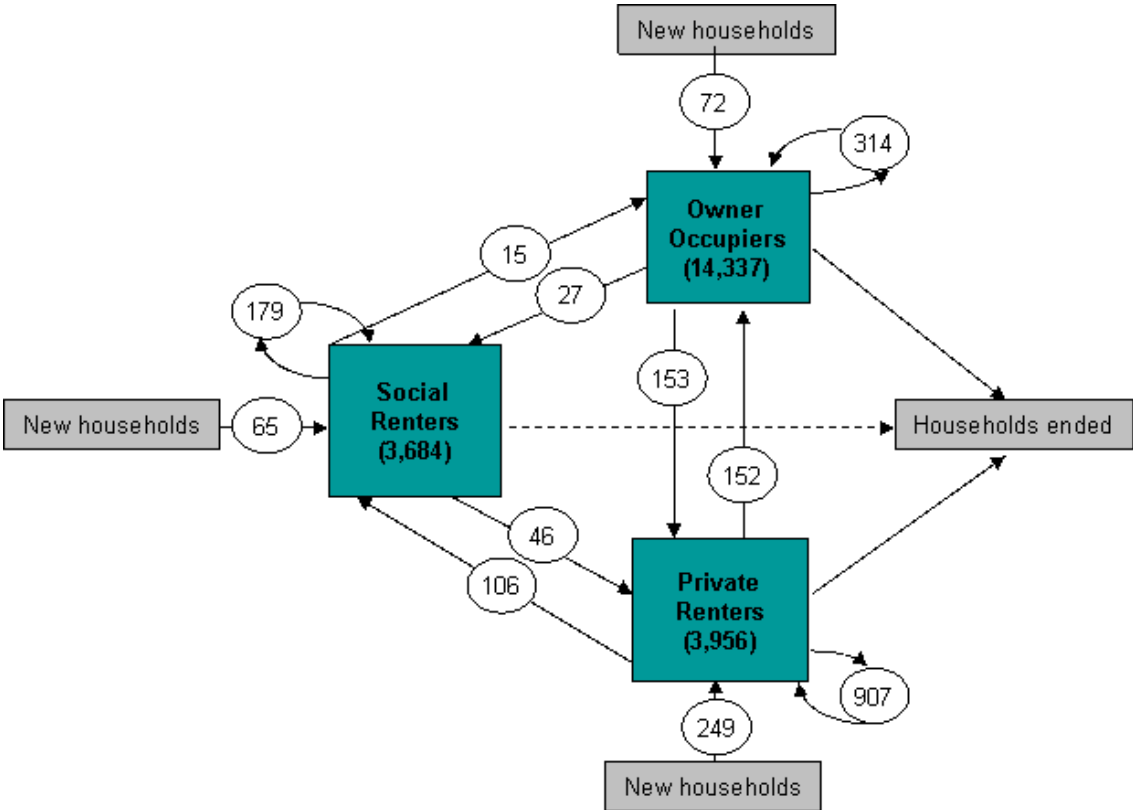
**Box 1: New households**

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.

- 6.8 The greatest number of household moves occurred within, into or out of the private rented sector. In total, 907,000 households moved within the tenure (i.e. from one privately rented home to another) and 249,000 new households were created. There were 199,000 moves into the sector, of which three-quarters (77%, 153,000) were from owner occupation. There were 258,000 moves out of the sector, with 59% (152,000) of these moving to owner occupied accommodation. Across the private rented sector as a whole, one third (34%) of households had moved within the past year, Figure 6.5.
- 6.9 There was much less movement in the social rented sector. In 2012-13, 179,000 households moved from one social rented property to another and 65,000 new households were created. There were 133,000 households that moved into the sector, with 80% (106,000) households moving from the private rented sector. Around 61,000 households left the social rented sector, with three-quarters of these (75%) moving to the private rented sector.
- 6.10 In the owner occupier sector, 314,000 households moved within the tenure and 72,000 new households were created. There were 167,000 households that moved into the tenure of which 91% (152,000) were from the private rented sector. Around 180,000 households moved out of the sector, with 85% of these (153,000) moving to the private rented sector.
- 6.11 Of the 386,000 new households, they were most likely to enter the private rented sector; around two-thirds (64%) of all new households doing so during 2012-13. A sixth (17%) entered the social rented sector and a fifth (19%) became owner occupiers, Annex Table 6.2.
- 6.12 Most of the new households were aged under 35: 45% had an HRP aged under 25, and 41% were aged 25-34. Correspondingly, most new households consisted of one person (35%) or couples with no dependent children (30%).

**Figure 6.5: Number of households moving into and out of sectors, 2012-13**



**Base:** all households resident less than 1 year

**Notes:**

- 1) underlying data are presented in Annex Table 6.4
- 2) excludes a small number of cases where previous landlord type was unknown

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

6.13 As described in Chapter 1, the owner occupied and social rented sectors in 2012-13 were of a similar size to 2011-12. However, the private rented sector has increased from 3.8 million to 4.0 million households in the same time period.

6.14 By comparing English Housing Survey (EHS) data from 2012-13 with that from 2011-12 together with other flow data for 2012-13, it is possible to estimate the number of households that ended in the past year. These households ended due to various reasons such as becoming part of an existing household, moving into an institution, or through death of the household member(s). An estimated 110,000 households ended in the owner occupied sector, 261,000 households ended in the social rented sector and 77,000 households ended in the private rented sector for these reasons. Due to the nature of the weighting of the two years' data, these results should be treated with caution<sup>2</sup>.

<sup>2</sup> Please contact [ehs@communities.gsi.gov.uk](mailto:ehs@communities.gsi.gov.uk) for further detail on the calculations.

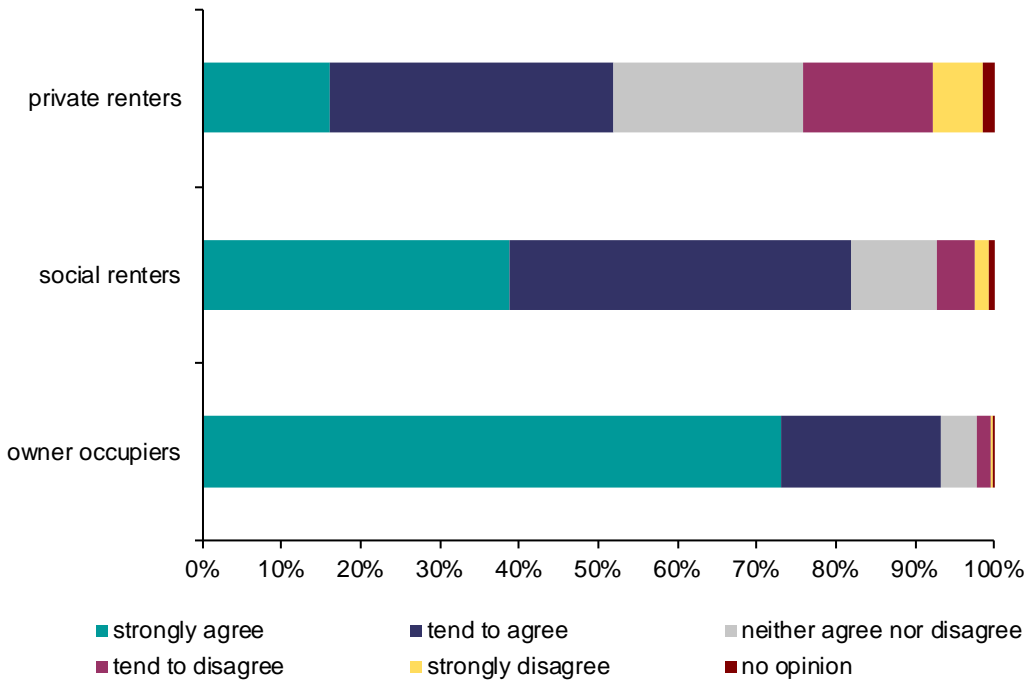
# Factors restricting movement between sectors

6.15 This section looks at factors which restrict movement between rented sectors and owner occupation, in particular looking at financial reasons and ability to pay a deposit and finance a mortgage.

6.16 If households are dissatisfied with their current tenure, then this may be indicative of a desire to switch tenures.

6.17 All households were asked how satisfied they were with their current tenure status, e.g. being an owner occupier, local authority/housing association tenant or private renter. Private renters (23%) were more likely to be dissatisfied with their tenure than owner occupiers (2%) or social renters (6%), Figure 6.6.

**Figure 6.6: Satisfaction with current tenure, 2012-13**

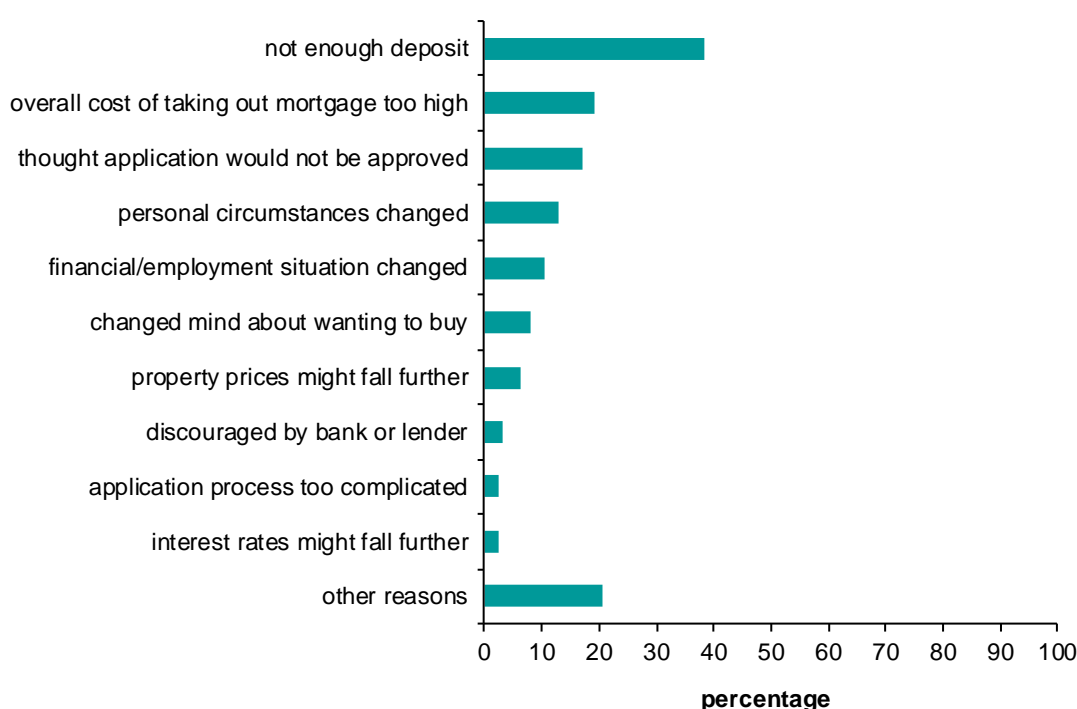


**Base:** All households  
**Note:** underlying data are presented in Annex Table 6.5  
**Source:** English Housing Survey, full household sample

6.18 Private and social renters were asked whether they had considered applying for a mortgage or loan to buy a property as their main home in the past year. Only 928,000 households (12%) had considered applying for a mortgage. Of these, 37% reported that they had actually applied for a mortgage.

6.19 The remaining households who had considered applying for a mortgage but did not apply were asked the reasons<sup>3</sup> why they did not apply. As would be expected, the main factor preventing people from applying for a mortgage was financial: 38% thought they did not have a large enough deposit and 19% felt the overall cost of taking out a mortgage was too high. Other commonly cited reasons for not applying were thinking that the application would not be approved (17%), a change in personal circumstances (13%), and a change in financial or employment situation (10%), Figure 6.7.

**Figure 6.7: Reasons why not applied for a mortgage, 2012-13**



**Base:** Social and private renters who had considered applying for a mortgage but had not done so  
**Note:** underlying data are presented in Annex Table 6.6  
**Source:** English Housing Survey, full household sample

## Reasons for previous tenancy ending

6.20 Private renters who had moved in the last three years were asked why their last tenancy had ended<sup>4</sup>. Four-fifths (81%) said their tenancy ended because they had wanted to move and 10% said it was by mutual agreement. Only 7% (179,000 households) said it was because they had been asked to leave by their landlord or agent, Figure 6.8.

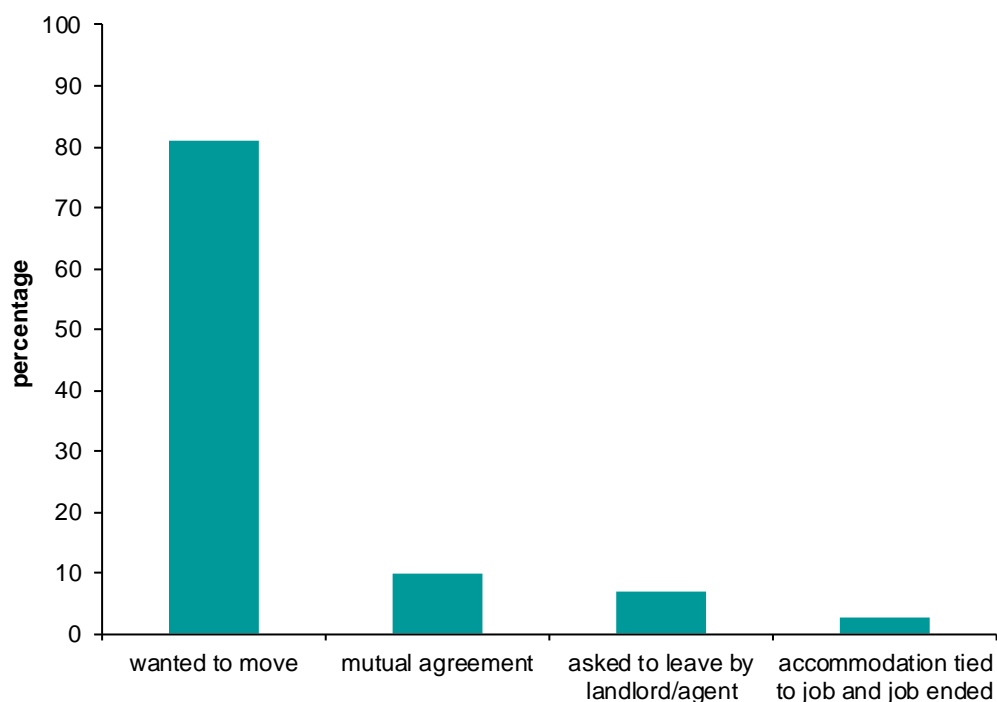
6.21 Of those respondents who said they were asked to leave their previous accommodation by their landlord/agent, the majority (57%) said this was because the landlord wanted to sell or use the property. Ten percent of

<sup>3</sup> Respondents could provide more than one reason

<sup>4</sup> Respondents could provide more than one reason

respondents were asked to leave because they had not paid their rent, Annex Table 6.8.

**Figure 6.8: Reasons why previous tenancy ended, 2012-13**



**Base: private renters who had moved to current accommodation in the past 3 years**

**Note: underlying data are presented in Annex Table 6.7**

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

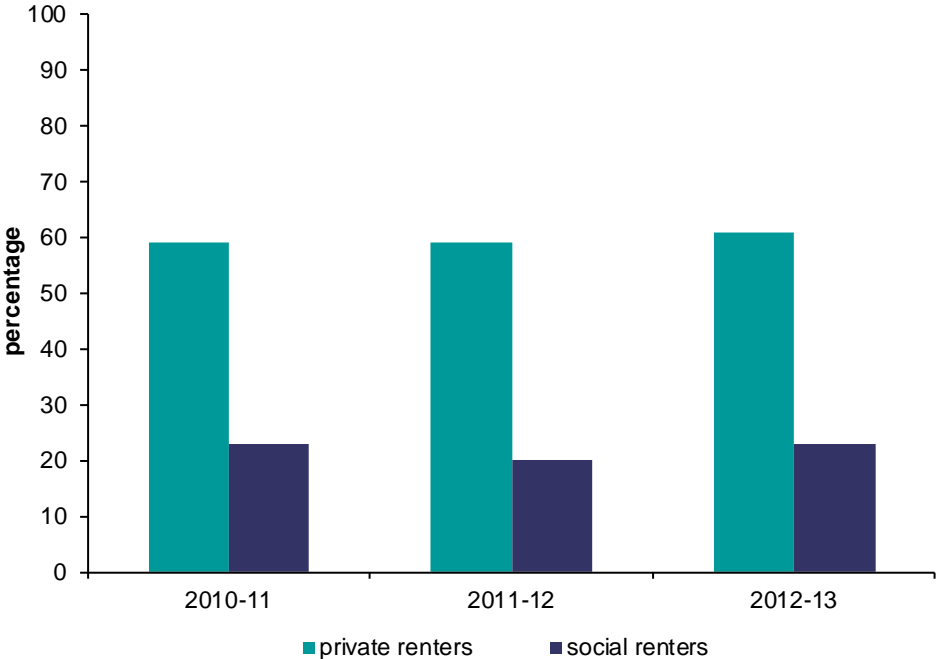
## Aspirations to buy

6.22 As reported earlier (Chapter 4), around a quarter (23%) of social renters think they will eventually buy their own home in the UK compared with three-fifths (61%) of private renters.

6.23 The proportions of private and social renters expecting to buy a home in the future have remained relatively constant for the past three years, Figure 6.9.



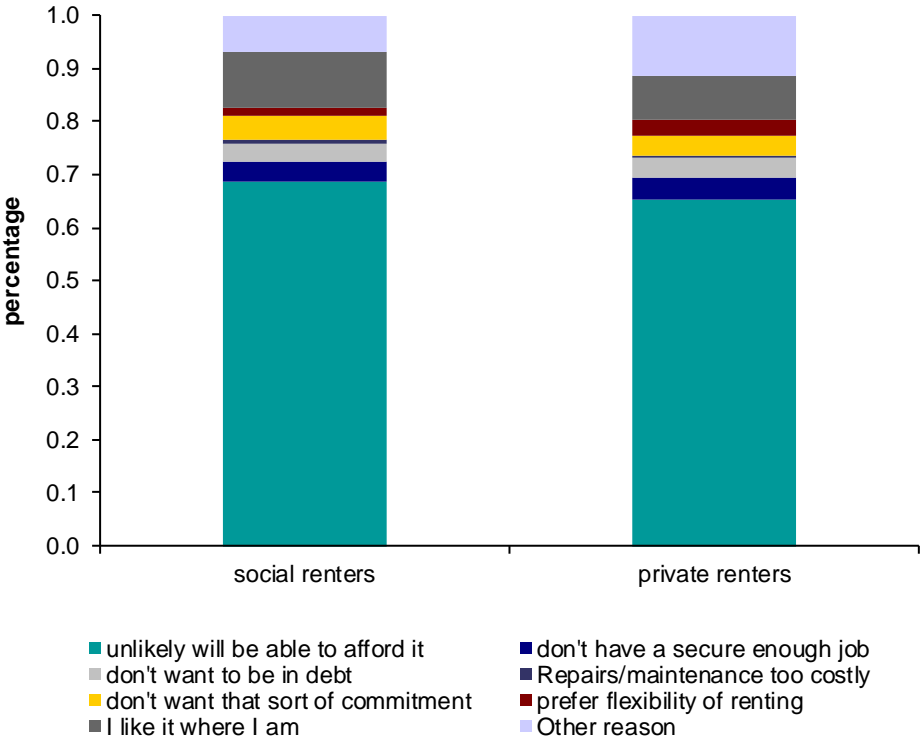
**Figure 6.9: Aspiration to buy for private and social renters, 2010-11 to 2012-13**



**Base: all social and private renters who do not already own**  
**Note: underlying data are presented in Annex Table 6.9**  
**Source: English Housing Survey, full household sample**

6.24 Respondents who did not think they would buy their own home were asked the reason why not. Around two-thirds of both private renters (65%) and social renters (68%) stated that their main or only reason was that they could not afford to. A further 10% of social renters and 8% of private renters did not want to buy because they liked it where they were currently living, Figure 6.10.

**Figure 6.10: Reason for not expecting to buy own home, 2012-13**



**Base: all renters who do not think they will eventually buy a home in the UK**  
**Note: underlying data are presented in Annex Table 6.10**  
**Source: English Housing Survey, full household sample**

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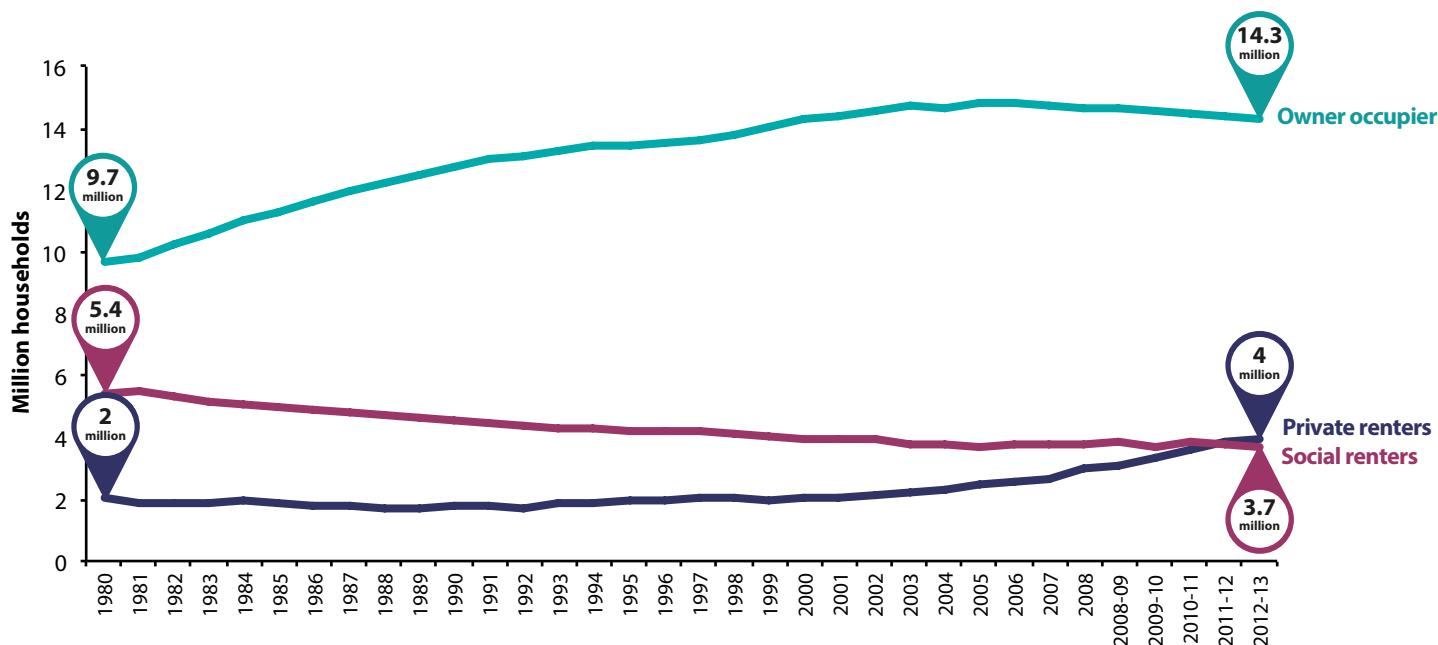
# Appendix A

## **Infographics**

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# English Housing Survey 2012-13 – Household Report

## Trends in tenure, 1980 to 2012-13



**+4.9 million households**

From 1980 to 2012-13, the number of households in England increased from 17.1 million to 22 million.



Between 1980 and 1991, there was a sharp increase in the number of households who owned their accommodation, in particular the number who were buying their home with a mortgage.



Between 1980 and 2002, the private rented sector remained relatively stable. However, since then it has doubled in size.



The decline in the size of the social rented sector began in the 1980s. For the first time in 2012-13, now has fewer households than the private rented sector.

## Tenure in 2012-13



### Owner occupiers



**50%** buying with a mortgage  
**50%** owned outright

### Social renters



**54%** rented through a housing association  
**46%** rented through the local authority

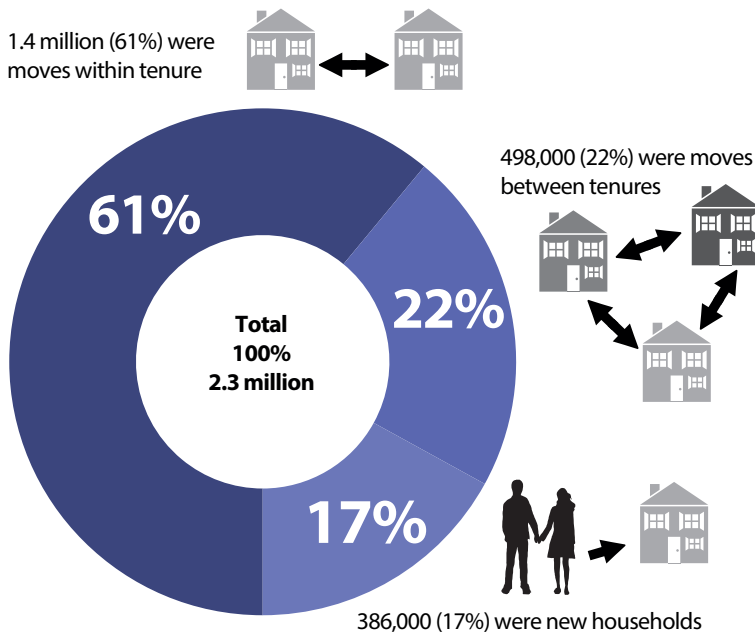
Please see main reports for more information:

[www.gov.uk/government/publications/english-housing-survey-2012-to-2013-household-report](http://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-household-report)

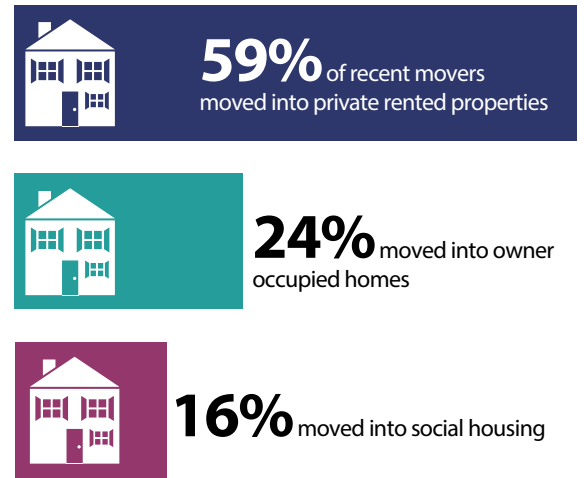
[www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report](http://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report)

# Movement between and within sectors 2012-13

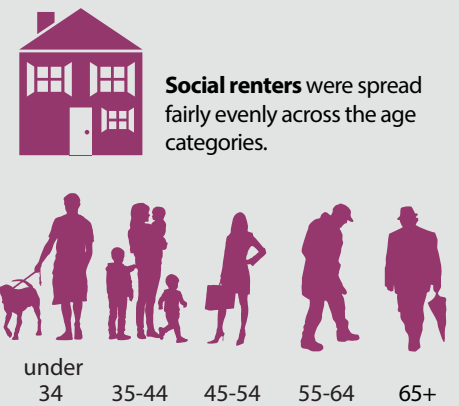
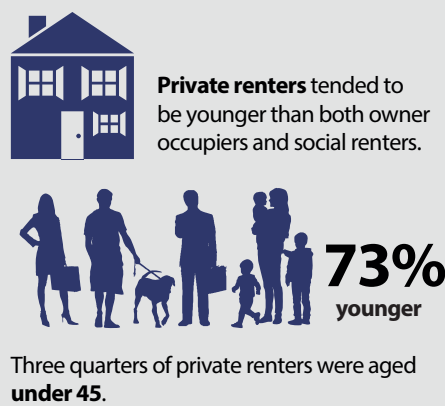
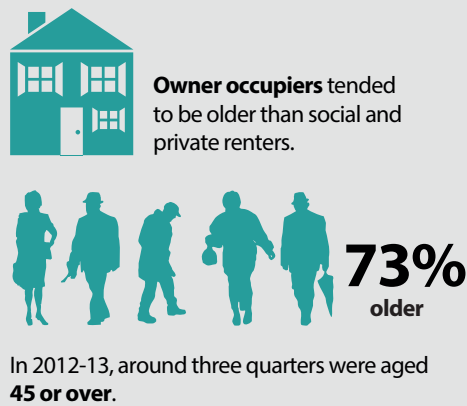
A total of 2.3 million households had moved home in the previous 12 months.



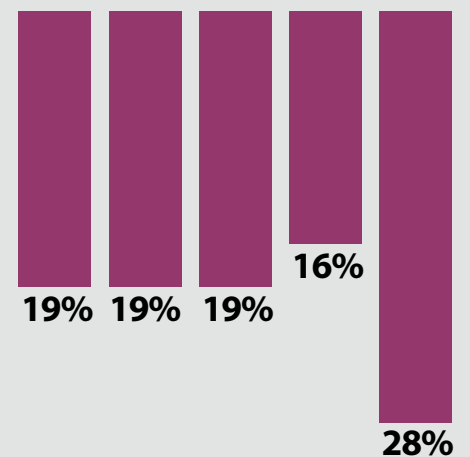
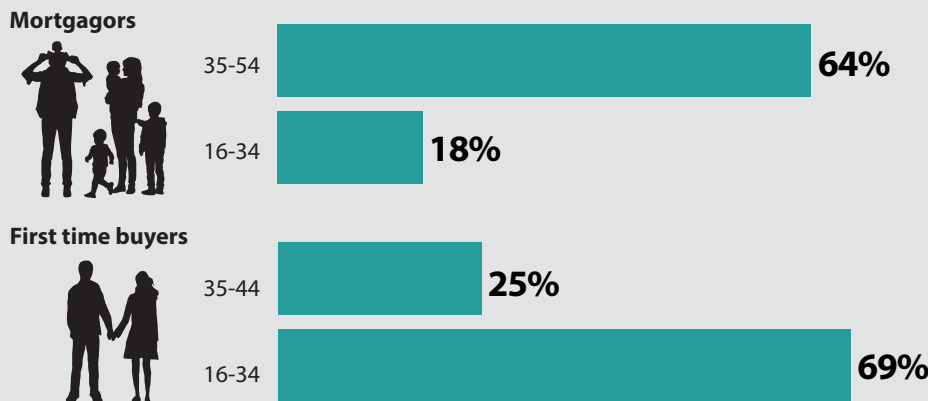
## Where recent movers moved to.



## Age by tenure



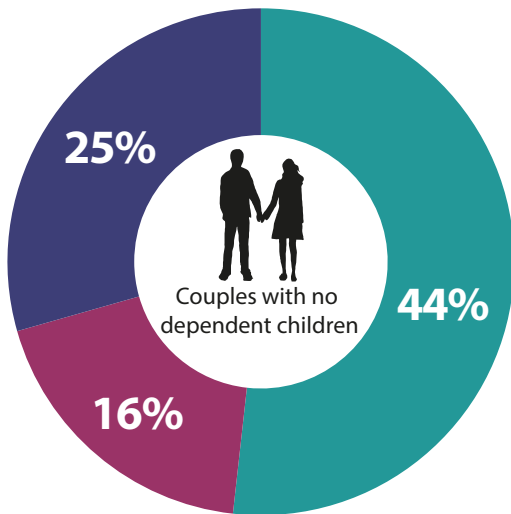
The high costs associated with buying a home, and the need to save for a deposit and take out a mortgage, means that it can be difficult for the youngest households to purchase a home.



Please see main reports for more information:

[www.gov.uk/government/publications/english-housing-survey-2012-to-2013-household-report](http://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-household-report)  
[www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report](http://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report)

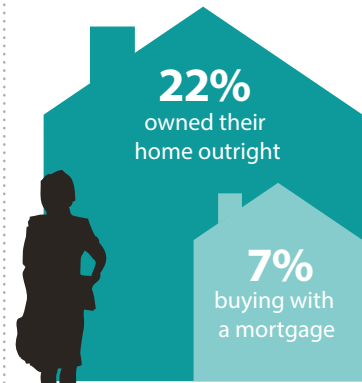
## Household type



**Couples with no dependent children** were the most common household type in the population as a whole. This type is common because it covers both younger couples before parenthood and older couples where any children have left the family home (known as empty nesters).

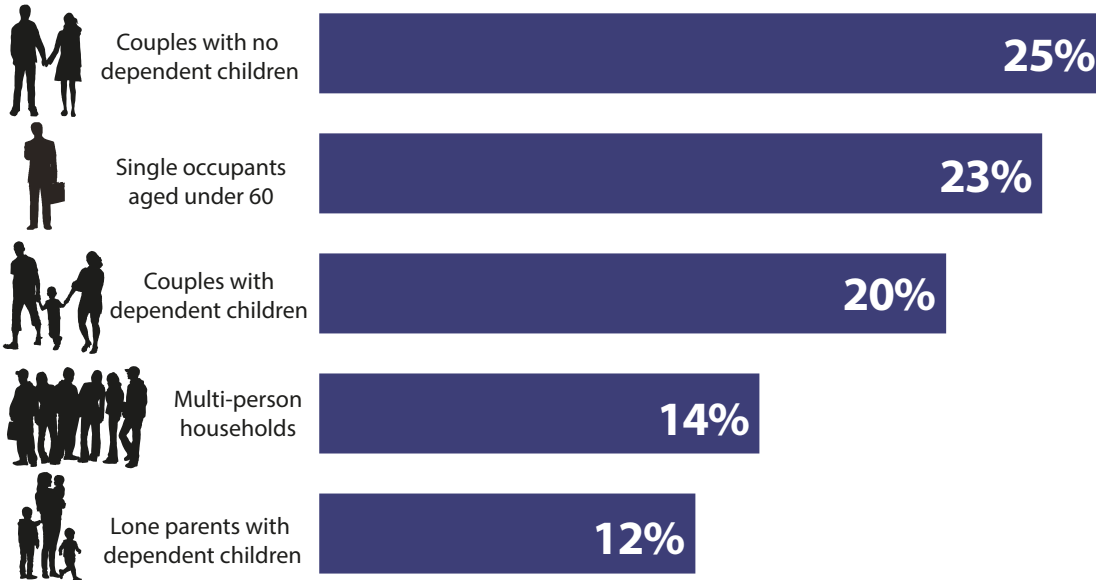


## Single female only households

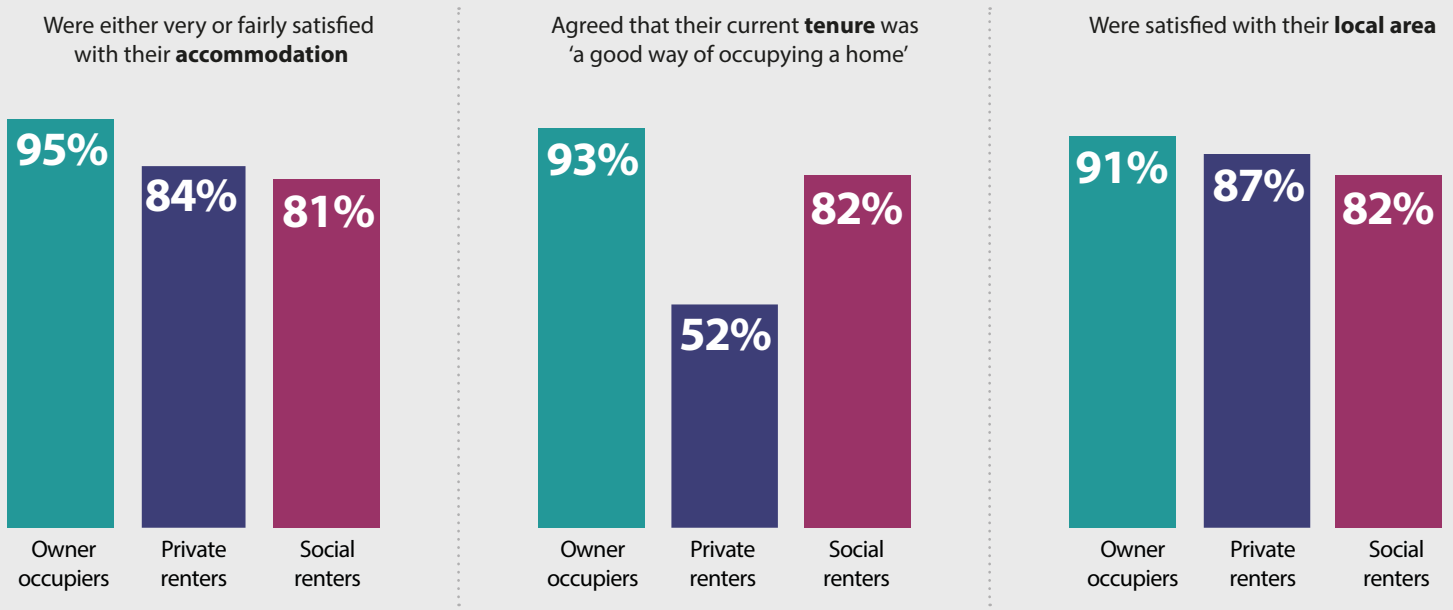


This could be explained by a higher proportion of female outright owners who were widowed.

## Private renters



## Satisfaction levels



**Please see main reports for more information:**

[www.gov.uk/government/publications/english-housing-survey-2012-to-2013-household-report](http://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-household-report)

[www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report](http://www.gov.uk/government/publications/english-housing-survey-2012-to-2013-headline-report)

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# Glossary

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**Acceptance of homeless:** local authorities have a responsibility for securing accommodation for households who are in priority need, eligible (certain categories of persons from abroad are ineligible) and are homeless through no fault of their own. A household satisfying these criteria is said to be 'accepted as homeless', or more formally as 'accepted as owed a main homelessness duty'.

Families with children and households that include someone who is vulnerable, for example because of pregnancy, old age, or physical or mental disability, have a priority need for accommodation.

A more detailed explanation is available from page 7 onwards in the Homelessness Code of Guidance for Local Authorities

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7841/152056.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7841/152056.pdf)

**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

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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.

**Continuing households:** Those households where the HRP or their spouse/partner occupied their previous permanent accommodation in either or both of their names. Note that previous accommodation refers to the HRP's previous permanent accommodation rather than any temporary accommodation the HRP may have lived in.

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

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

- a) **working full time/part time:** Full time work is defined as 30 or more hours per week. Part time work is fewer than 30 hours per week. Where more than one answer is given, 'working' takes priority over other categories (with the exception that all those over State Pension Age (SPA) who regard themselves as retired are classified as such, regardless of what other answers they give).
- b) **unemployed:** This category covers people who were registered unemployed or not registered unemployed but seeking work.
- c) **retired:** This category includes all those over the state pension age who reported being retired as well as some other activity. For men the SPA is 65 and for women it is 60 if they were born before 6th April 1950. For women born on or after the 6th April 1950, the state pension age has increased incrementally since April 2010<sup>1</sup>.
- d) **full time students.**
- e) **other inactive:** All others; they include people who were permanently sick or disabled, those looking after the family or home and any other activity.

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

**Equity:** This is the difference between the current market value of the property and the amount the owner still owes on the mortgage. It is the amount that the owner would receive after selling a property and paying off the mortgage.

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<sup>1</sup> For further information see: [www.gov.uk/browse/working/state-pension](http://www.gov.uk/browse/working/state-pension)



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**Full time education:** Full time education is education undertaken in pursuit of a course, where an average of more than 12 hours per week is spent during term time.

**First-time buyers:** Households who purchased their current home within the previous three years and have never owned a property before

**Gross annual household income:** The annual income of the household reference person and (any) partner plus any other household members. 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.

**Household:** A household is defined as 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. Shared houses where the occupants have a joint tenancy or where they came together as a group to rent the house and would themselves fill any vacancies rather than expecting the landlord to do this are also classed as a single household; even though they may not share a sitting room or a meal per day.

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

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

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

Household 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:

- 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.

**Landlord:** The person or organisation that owns a building or land and is paid by other people for the use of it.

**Mortgages:**

- 
- **repayment mortgage:** A mortgage in which the regular payments (usually monthly) include both interest on the outstanding amount and a capital repayment element. Assuming that the interest rate is unchanged payments will be constant over the term of the mortgage, however over time the mix of interest and capital repayment changes. Initially most of the payment goes towards paying the interest, however the capital repayment element has the effect of slightly reducing the outstanding loan. As the outstanding mortgage reduces, the interest element reduces as well, and since the total payment remains the same the capital repayment element increases. Towards the end of the term most of the regular payment comprises capital repayment and interest is a relatively small component; at the end of the term the full amount of the original loan will have been repaid.
  - **interest only mortgage:** No linked investment: During the term of the mortgage the borrower makes interest payments to the mortgage lender but the amount of the original loan remains to be repaid at the end of the fixed term. The mortgagor therefore needs to make appropriate arrangements for paying off the loan at the end of the fixed term.
  - **interest only mortgages with linked investments:**
    - **endowment mortgage:** A mortgage in which the borrower makes two separate regular payments during the term of the mortgage, one to the lender to pay the interest on the loan, and one to a life insurance company under a 'with profits' endowment policy intended to repay the original loan. The life (or joint lives) of the borrower(s) is insured for a fixed sum to which profits called reversionary bonuses are added every year. The fixed sum insured plus reversionary bonuses (plus in some cases a terminal bonus) are paid by the insurance company at the end of the term of the endowment policy, which is also the term of the mortgage, or on the death of the insured.
    - **pension mortgage:** As in the case of an endowment mortgage there are two regular payments. One is to the lender to pay the interest on the loan, and the other is a contribution to a pension plan; the fund built up through the plan is used to repay the mortgage when its term expires. The customer gets full tax relief on the contributions to the pension plan, and this type of mortgage is particularly suited to the self-employed, partners or directors who own more than 5 per cent of their company.
    - **ISA and unit trust mortgages:** Like endowment and pension mortgages these are "interest only" mortgages i.e., during the term of the mortgage the borrower makes interest payments to the mortgage lender and the original loan is repaid at the end of the fixed term. In this case the repayment vehicle is an ISA or a Unit Trust. ISAs benefit from tax relief.
  - **all-in-one mortgage:** This is a type of flexible mortgage which allows a person to link together different accounts – for example a current account, a savings account and a mortgage (as well as any other loans). There are two types of all-in-one account, current account mortgages and offset mortgages.

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**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).

**Outdoor space:** This includes soft landscaping (grass and planting), hard landscaping (concrete, paving, gravel, tarmac, etc.), walls and fences. Integral and shared balconies are excluded. Shared plot includes all areas within 100m of the dwelling. Areas shared by two (or very few) buildings including the dwelling are defined as private plots.

**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.

**Parking provision:** The 'best' parking available to the dwelling i.e. if the home has both a garage and off street parking, parking provision is coded as 'garage'. The parking provision does not have to be located on the plot of the dwelling – the off street parking space or garage may be in a block further down the street or round the corner.

**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.

**Recent first-time buyers:** Households who purchased their current home within the previous three years and have never owned a property before.

**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.

**Secured loan:** A loan in which the borrower pledges some asset, for example, property, as collateral for the loan.

**Shared ownership:** A way of buying a stake in a property if the household cannot afford to buy it outright. The household will have sole occupancy rights, and do not have to share the home with anyone else.

**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.

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In both sectors rents are moving towards a 'formula' rent. The formula calculates rents for each individual property based 30% on 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).

**Tenancy deposit scheme:** This scheme was introduced by the Housing Act 2004 as part of a package of measures to raise standards in the private rented sector. From 6th April 2007 all deposits taken by landlords must be safeguarded by one of three Government approved schemes. Landlords can choose which scheme they wish to use and must safeguard each deposit and inform the tenant which scheme has been used within 14 days of receiving the deposit.

**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, whether the dwelling is let through a private or social landlord.

- **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. This report includes analysis of the two main sub-groups i.e:
  - those who own outright (who have paid off their mortgage)
  - those buying with a mortgage (including shared ownership) also known as 'mortgagors'.
- **social renters:** This category includes households renting from:
  - Local Authority, including Arms Length Management Organisations (ALMOs) and Housing Action Trusts;
  - Housing Associations, Local Housing Companies, co-operatives and charitable trusts.

A significant number of Housing Association tenants wrongly report that they are Local Authority tenants. The most common reason for this is that their home used to be owned by the Local Authority, and although ownership was transferred to a Housing Association, the tenant still reports that their landlord is the Local Authority. There are also some Local Authority tenants who wrongly report that they are Housing Association tenants. Data from the EHS for 2008-09 onwards incorporate

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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).

**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.

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

- less than 50m<sup>2</sup>
- 50 to 69m<sup>2</sup>
- 70 to 89m<sup>2</sup>
- 90 to 109m<sup>2</sup>
- 110m<sup>2</sup> or more.



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