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# EHS Homes Report 2011

## Errata

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### **Publications affected:**

*English housing survey 2011: homes report, July 2013*

#### **1. Chapter 3, Key findings, first bullet point**

Incorrect figures for average standardised basic repair costs (at 2001 prices) for the 2011 data were published. The revised paragraph is as follows:

Average basic standardised repair costs fell from £19/m<sup>2</sup> in 2001 to £10/m<sup>2</sup> in 2011. This reduction is evident in all tenures, especially in the private rented sector where costs fell by 60% from £40/m<sup>2</sup> in 2001 to £16/m<sup>2</sup> in 2011.

#### **2. Chapter 3, Para 3.5**

Incorrect figures for average standardised basic repair costs (at 2001 prices) for the 2011 data were published. The revised paragraph is as follows:

Since 2001, the average cost of basic repairs needed to the dwelling stock had fallen from £19/m<sup>2</sup> to £10/m<sup>2</sup>, indicating an overall improvement in the way dwellings had been maintained by owners and landlords on a day to day basis. The largest reductions were evident in the private rented sector where costs fell by around 60% from £40/m<sup>2</sup> to £16/m<sup>2</sup>, although costs in this sector have always been significantly higher than those in other tenures and they remained higher in 2011, Annex Table 3.1.

#### **3. Chapter 3, Para. 3.6**

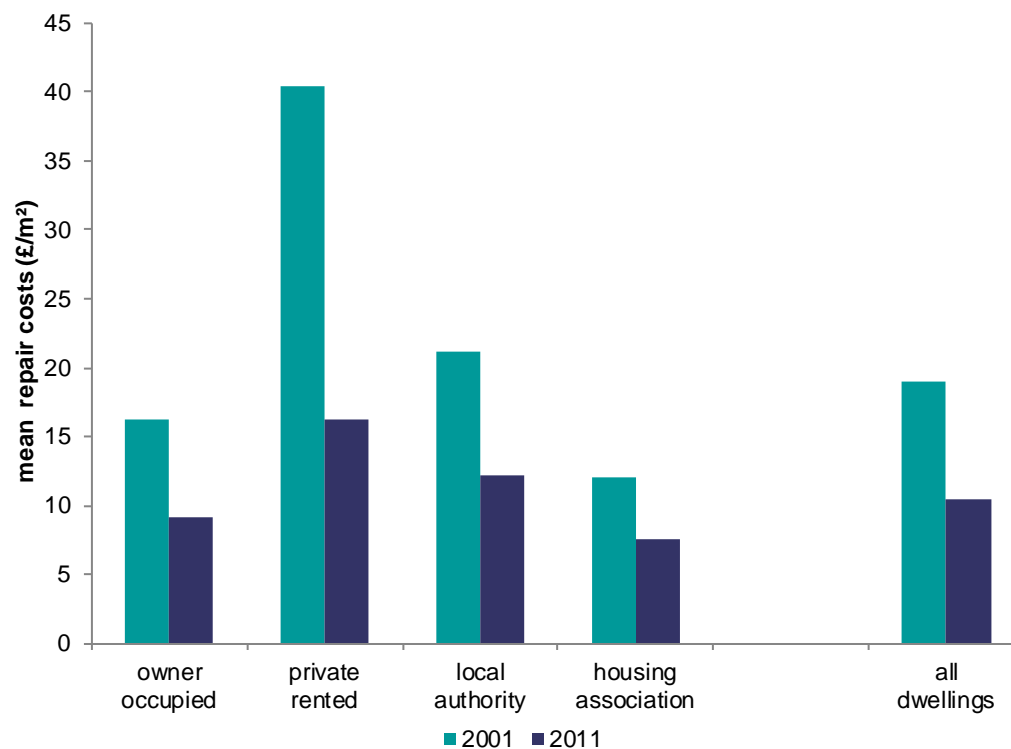
Incorrect figures for average standardised basic repair costs (at 2001 prices) for the 2011 data were published. The revised paragraph is as follows:

Average costs had fallen the least dramatically in the housing association sector, reducing by 37% from £12m<sup>2</sup> to £8m<sup>2</sup>. Repair costs here have, however, always been the lowest compared to other tenures mainly because this sector has always had a relatively higher proportion of new dwellings which normally require fewer repairs than older properties, Figure 3.1

#### 4. Chapter 3, Figure 3.1

The figures underlining the figure were incorrect in the publication. Revised Figure provided below.

**Figure 3.1: Mean basic standardised repair costs by tenure, 2001 and 2011**



Base: all dwellings

Note: underlying data are presented in Annex Table 3.1

Sources:

2001: English House Condition Survey;

2011: English Housing Survey, dwelling sample

#### 5. Chapter 3, Annex Table 3.1

Data for 2011 average basic standardised repair costs at 2001 prices in Annex Table 3.1 were incorrect in the original table. The table has been updated and the correct figures are shown here.

**Annex Table 3.1: Average basic standardised basic repair cost by tenure, 2001 to 2011 (at 2001 prices)**

all dwellings	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011
	<i>£ per m<sup>2</sup></i>									
owner occupied	16.2	16.9	15.6	13.7	12.4	11.1	9.6	10.3	10.3	9.1
private rented	40.3	35.3	32.1	28.2	26.6	24.3	21.7	19.8	17.6	16.2
local authority	21.1	20.7	20.4	17.8	15.7	15.9	14.9	14.3	13.7	12.2
housing association	12.0	15.2	12.6	10.7	10.1	9.5	9.4	9.1	8.4	7.6
<b>all tenures</b>	<b>19.1</b>	<b>19.1</b>	<b>17.7</b>	<b>15.5</b>	<b>14.2</b>	<b>13.0</b>	<b>11.9</b>	<b>12.0</b>	<b>11.6</b>	<b>10.5</b>

Sources:

2001 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

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## **6. Glossary, entry 'size', p. 144**

The definition of 'size' was incorrectly defined in the wording of the glossary entry in the publication. The glossary previously reported that integral garages and integral balconies were excluded from the total usable floor area. However, this statement is incorrect. Since the EHCS 2005/06 data, integral garages and integral balconies have been included in the calculation of usable floor area. The correct definition of size is as follows:

*“The total usable internal floor area of the dwelling as measured by the surveyor, rounded to the nearest square metre. The total usable internal floor represents the floor space that could reasonably be used for habitation. It includes the area within the footprint of the dwelling, minus the area under the external walls, the area under internal partition walls and the area occupied by staircases. Integral garages and integral balconies are included as usable floor area. Loft space is not included unless the loft is habitable, with a fixed stair in place to access it.”*