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# Chapter 1

## Stock profile

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- 1.1 This chapter profiles the English housing stock in 2013 in terms of its age and type of homes, including a comparison of the London area with the rest of England. It explores how the tenure profile of the housing stock including vacant homes has changed since 1996. It then provides a profile of newer homes built after 2003. Finally, the chapter examines the internal space in homes, the number and types of rooms and the nature of external space (plot size and parking facilities). Further information on the profile of the English housing stock is available in the live web table DA1101.

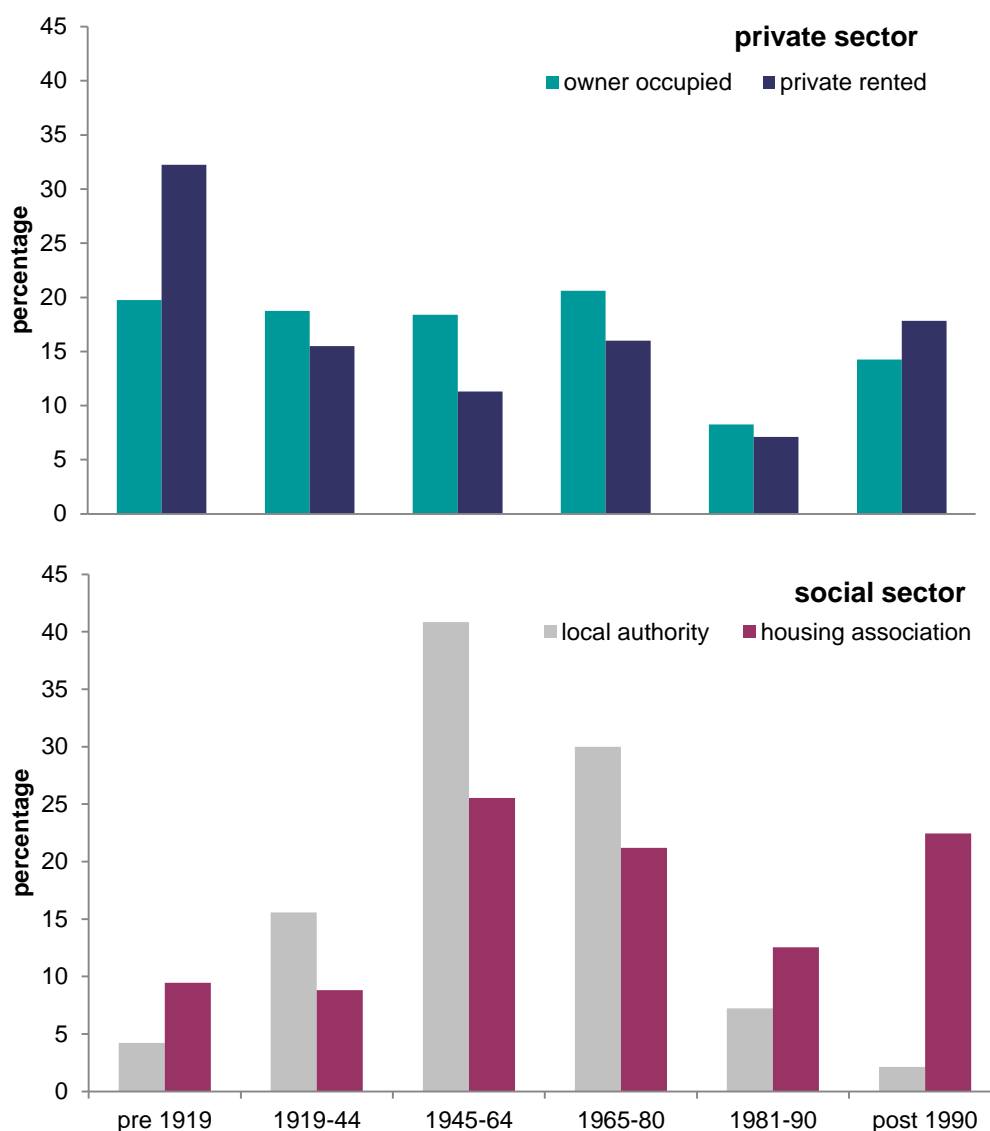
### Dwelling type, age and location

- 1.2 In 2013, there were 23.3 million dwellings in England. Of these, 63% (14.8 million) were owner occupied, 19% (4.5 million) were privately rented and 17% (4.0 million) were rented from social landlords. The social sector consisted of 1.7 million local authority homes<sup>1</sup> and 2.3 million housing association homes, Annex Table 1.1.
- 1.3 Owner occupied properties were fairly evenly distributed by dwelling age compared with other tenures. Within the private rented stock a large percentage of homes were built before 1919 (32%). Most local authority properties were built between 1945 and 1980 (71%) with a low proportion before or after. For housing association properties a low proportion were built before 1945 and a fairly even proportion built thereafter, Figure 1.1.

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<sup>1</sup> Local authority dwellings include those managed by Arms Length Management Organisations (ALMOs) as these dwellings are still owned by the local authority

**Figure 1.1: Dwelling age by tenure, 2013**



**Base: all dwellings**

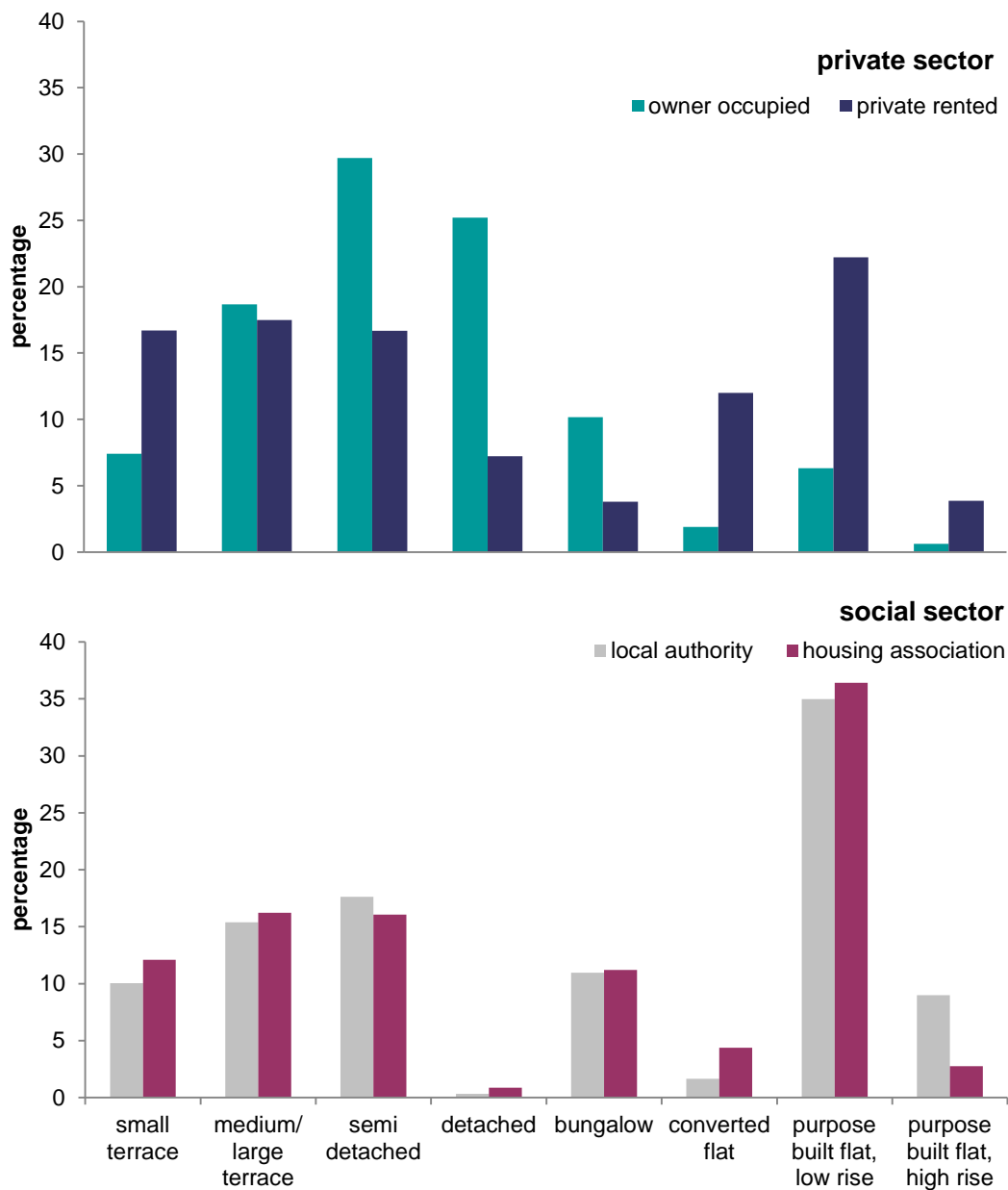
**Note: underlying data are presented in Annex Table 1.1**

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

1.4 Around half the properties (53%) in England were either terraced or semi-detached houses, 18% were detached and 9% were bungalows. The remaining 21% of homes were flats: purpose built low rise flats (14%), converted flats (4%) and purpose built high rise flats (2%), Annex Table 1.1.

1.5 The distribution of dwelling types varied across different tenures. Over half of owner occupied homes were either semi-detached (30%) or detached (25%). Over one fifth (22%) of private rented homes were purpose built low rise flats and this sector also had the largest proportion of converted flats (12%). The largest proportions of flats were found in the social sector; purpose built low rise flats accounted for 35% of local authority dwellings and 36% of housing association dwellings, Figure 1.2.

**Figure 1.2: Dwelling type by tenure, 2013**



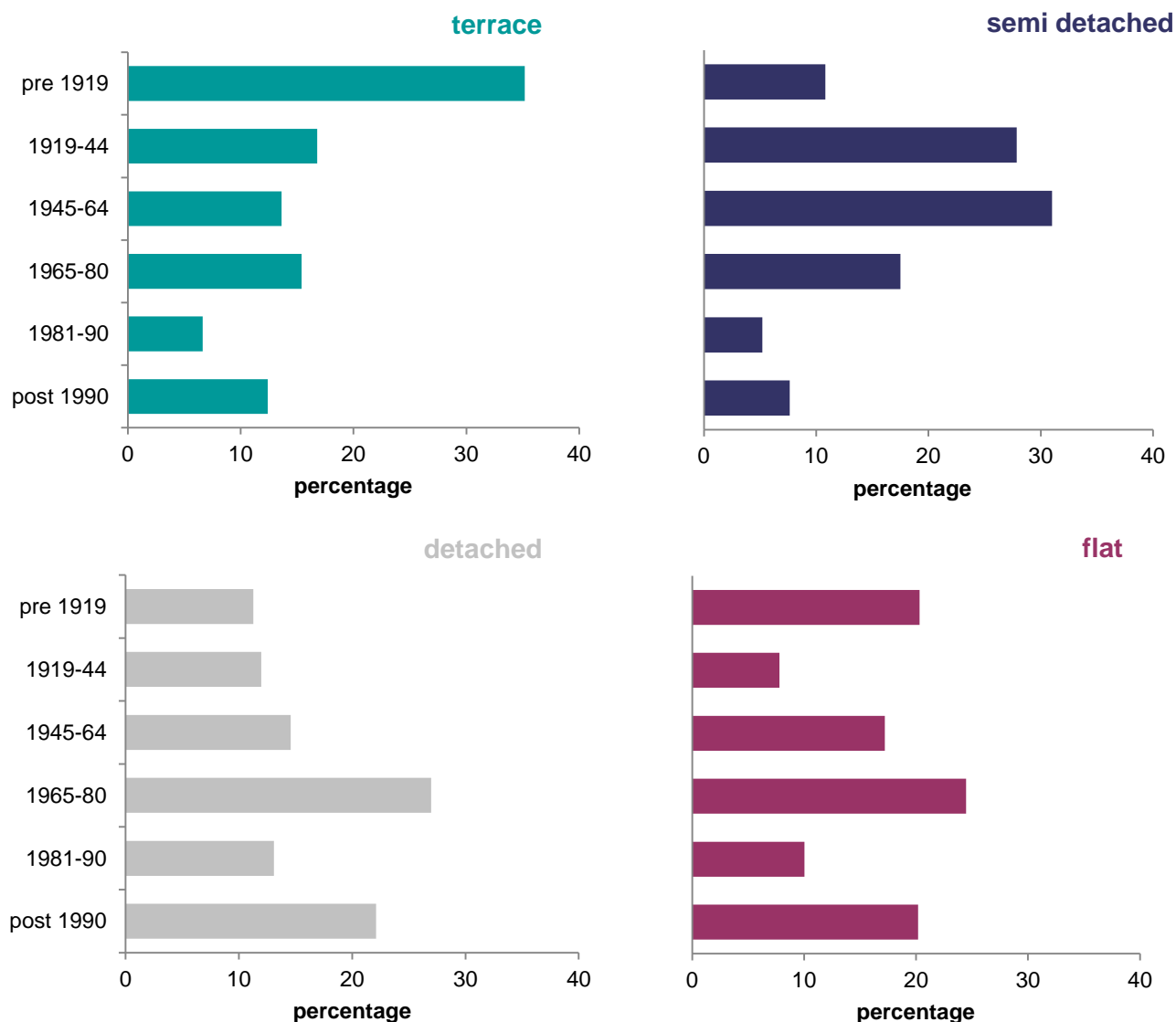
**Base: all dwellings**

**Note: underlying data are presented in Annex Table 1.1**

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

1.6 Dwelling age varied within different dwelling types, with the highest proportion of terraced homes (35%) built before 1919 and over one half of semi-detached homes (59%) built between 1919 and 1964. The highest proportions of detached houses (27%) and flats (24%) were built between 1965 and 1980, Figure 1.3.

**Figure 1.3: Dwelling type by dwelling age, 2013**



**Base: all dwellings**

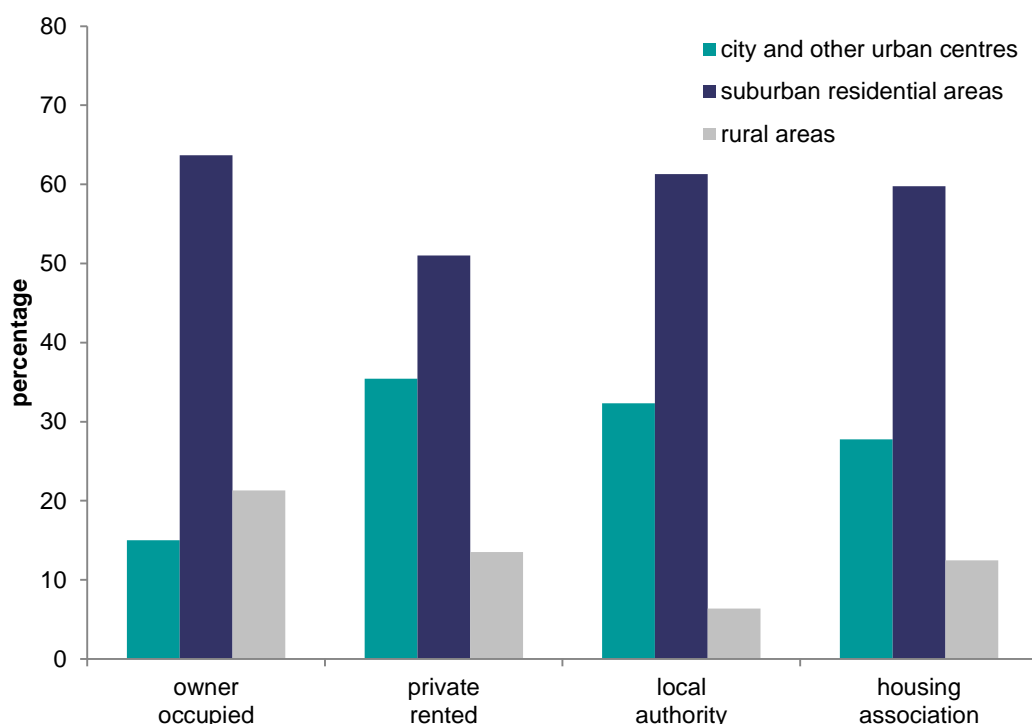
**Note: underlying data are presented in Annex Table 1.2**

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

1.7 Some 14.1 million homes were located in suburban residential areas, 5.0 million homes were in urban areas<sup>2</sup> and the remaining stock of just over 4.1 million homes was in rural areas, Annex Table 1.1. Around two thirds (64%) of owner occupied homes were in suburban residential areas compared with 51% in the private rented sector. There were a higher proportion of rented dwellings in urban areas: 35% of private rented dwellings, 32% of local authority dwellings and 28% of housing association dwellings compared with 15% of owner occupied dwellings. The proportion of local authority (6%) and housing association (12%) dwellings located in rural areas was notably less than the proportion of rural homes in owner occupation (21%), Figure 1.4.

<sup>2</sup> urban areas refers to dwellings in city or other urban centres, see the Glossary for further detail

**Figure 1.4: Type of area by tenure, 2013**



Base: all dwellings

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, dwelling sample

- 1.8 The profile of homes in London looked notably different to the rest of the English stock as a whole. Owner occupied homes comprised roughly half of London homes (49%), compared with 66% of homes outside of London, whilst the private rented sector accounted for 27% of London homes compared with 18% of homes outside of London, Annex Table 1.3.
- 1.9 Overall London homes were older with over half of homes built prior to 1945 (54%) compared with 34% of non-London homes. Flats were also over represented within the London area comprising almost half (49%) of the stock compared with 16% of homes outside the capital. Some 65% of England's purpose built high rise flats were located in London as were over one third (36%) of all converted flats, Annex Table 1.3.

## Changes in the English housing stock since 1996

- 1.10 Since 1996 government policies and economic developments have continued to transform England's tenure structure. These developments occurred against a demographic backdrop of continued population growth which placed increasing demands on the supply of housing. This section examines long-term tenure trends.

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- 1.11 From 1996 to 2013, the total number of dwellings in England increased steadily from 20.3 million in 1996 to 23.3 million in 2013. Much of this increase was due to the notable growth in private rented housing which more than doubled in size from 2.0 million to 4.5 million over this period. The number of owner occupied homes increased at a slower rate, by 800,000 over the period, Figure 1.5.
- 1.12 There were significant changes within the social rented sector from 1996. This is partly due to the ownership of many local authority dwellings being transferred to housing associations through Large Scale Voluntary Transfer (LSVT)<sup>3</sup>, which first took place in 1988. A key driver for LSVT was the securing of resources required to remedy the backlog of council housing disrepair. Housing associations also expanded their stock through new building. The local authority housing stock was also affected by the Right to Buy (RTB) introduced in 1980<sup>4</sup>; around 540,000 Right to Buy sales occurred between 1996 and 2013<sup>5</sup>. As a result the overall number of social sector homes decreased from 4.4 million in 1996 to 4.0 million in 2013, Figure 1.5.

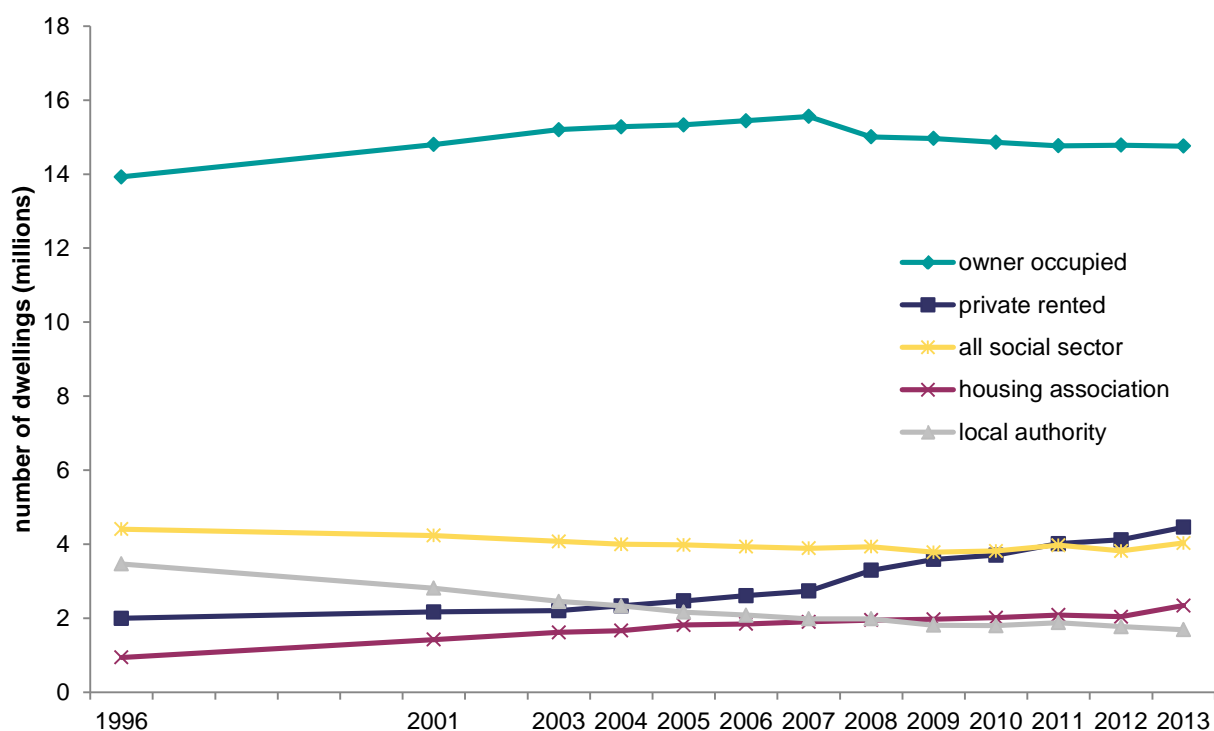
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<sup>3</sup> a Large Scale Voluntary Transfer (LSVT) involves the council transferring ownership of its homes with the agreement of its tenants to a new or existing Registered Housing Provider/ Housing Association

<sup>4</sup> Right to Buy was introduced in the 1980 Housing Act, see glossary for further details

<sup>5</sup> source: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales> (Table 678)

**Figure 1.5: Numbers of dwellings by tenure in 1996-2013**



Base: all dwellings

Note: underlying data are presented in Annex Table 1.4

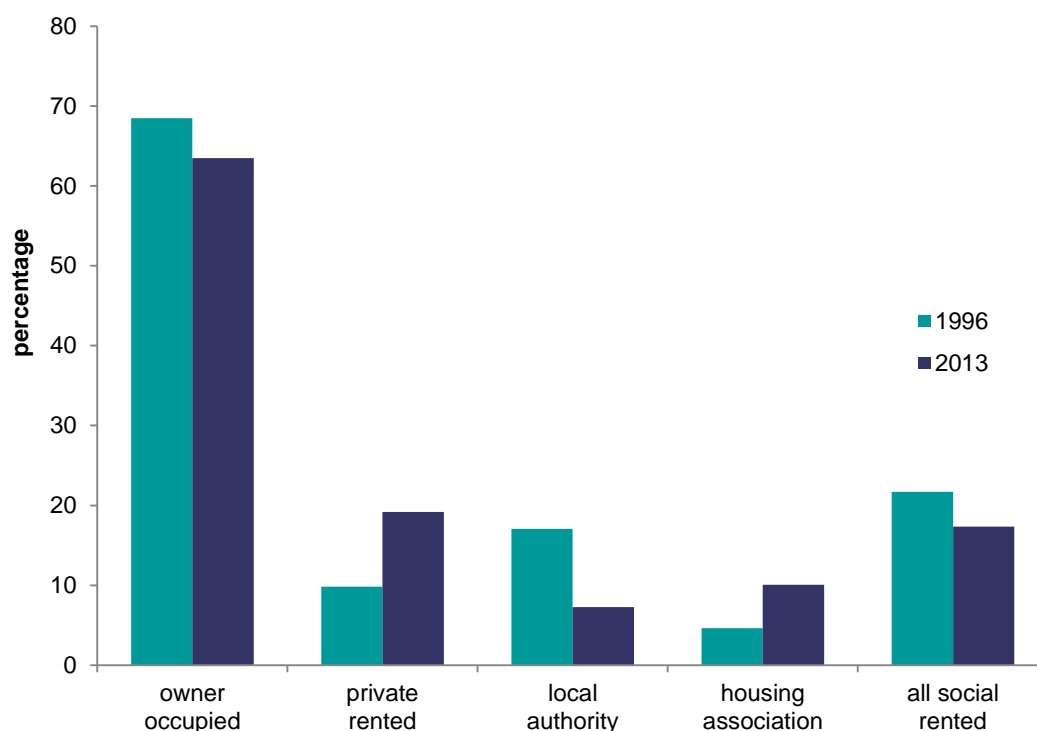
Sources:

1996-2007: English House Condition Survey, dwelling sample

2008-2013: English Housing Survey, dwelling sample

1.13 The increase in the proportion of private rented dwellings (from 10% in 1996 to 19% in 2013, Annex Table 1.4) was due to a number of factors including the fall in the number of households getting on the housing ladder normally through a mortgage; higher house prices, tighter mortgage lending and relative low wage growth all contributing to this. In the late 1990s rent controls were removed, and assured shorthold tenancies became the standard, giving greater flexibility in the length of tenancies. Lenders also introduced the buy-to-let mortgage at around the same time, which meant that a greater proportion of newer homes moved into the private rented sector relatively soon after purchase.

**Figure 1.6: Percentage of dwellings by tenure in 1996 and 2013**



**Base:** all dwellings

**Note:** underlying data are presented in Annex Table 1.4

**Sources:**

1996-2007: English House Condition Survey, dwelling sample

2008-2013: English Housing Survey, dwelling sample

## Owner occupied homes

1.14 The owner occupied sector in England began to grow in the 1950s and by the 1970s had become the largest sector<sup>6</sup>. From 1996, the number of owner occupied dwellings remained fairly steady. The aforementioned difficulties in entering into home ownership and the subsequent growth in private renting have, however, resulted in the proportion of owner occupied homes falling from 68% to 63% over this period, Annex Table 1.4. More information on the forms of owner occupation such as shared ownership is provided in chapter 3 of the 2013-14 Household report.

1.15 There were small changes in the dwelling age distribution of owner occupied homes over this period, with a decrease in pre 1919 dwellings (from 25% to 20%) and an increase in post 1980 dwellings (from 14% to 23%). This is to be expected due to, for example, new homes being built, the transfer of homes to the private rented sector, and older homes being demolished or converted, Annex Table 1.5.

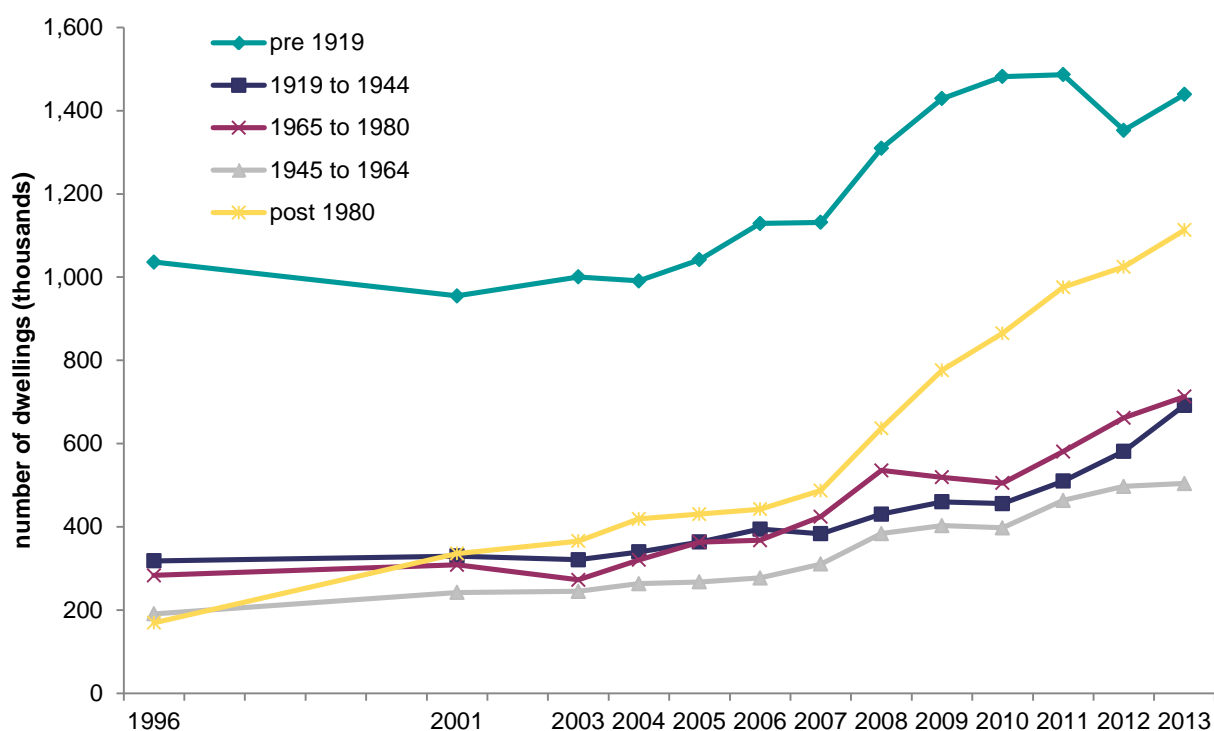
<sup>6</sup> See English Housing Survey: Households Report, 2012-13, [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/335751/EHS\\_Households\\_Report\\_2012-13.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/335751/EHS_Households_Report_2012-13.pdf)



## Privately rented homes

- 1.16 The lack of affordable housing, the increase of 'buy to let' purchases and the reduced availability of local authority housing during this period were all critical factors leading to the rise in private renting, particularly among the under 35 age group<sup>7</sup> (see chapter 4 of the 2013-14 Household report).
- 1.17 The number of private rented homes of all ages increased in number since 1996, with homes built after 1980 increasing at the fastest rate, demonstrating that newer dwellings had a significant impact on this sector. Around a quarter of homes built after 2003 were in this sector (see the 'New Builds' section of this chapter). However, homes built before 1919 also increased because private rented housing has transferred from the owner occupied sector, Figure 1.7.

**Figure 1.7: Number of private rented dwellings by dwelling age, 1996-2013**



Base: all private rented dwellings

Note: underlying data are presented in Annex Table 1.6

Sources:

1996-2007: English House Condition Survey, dwelling sample

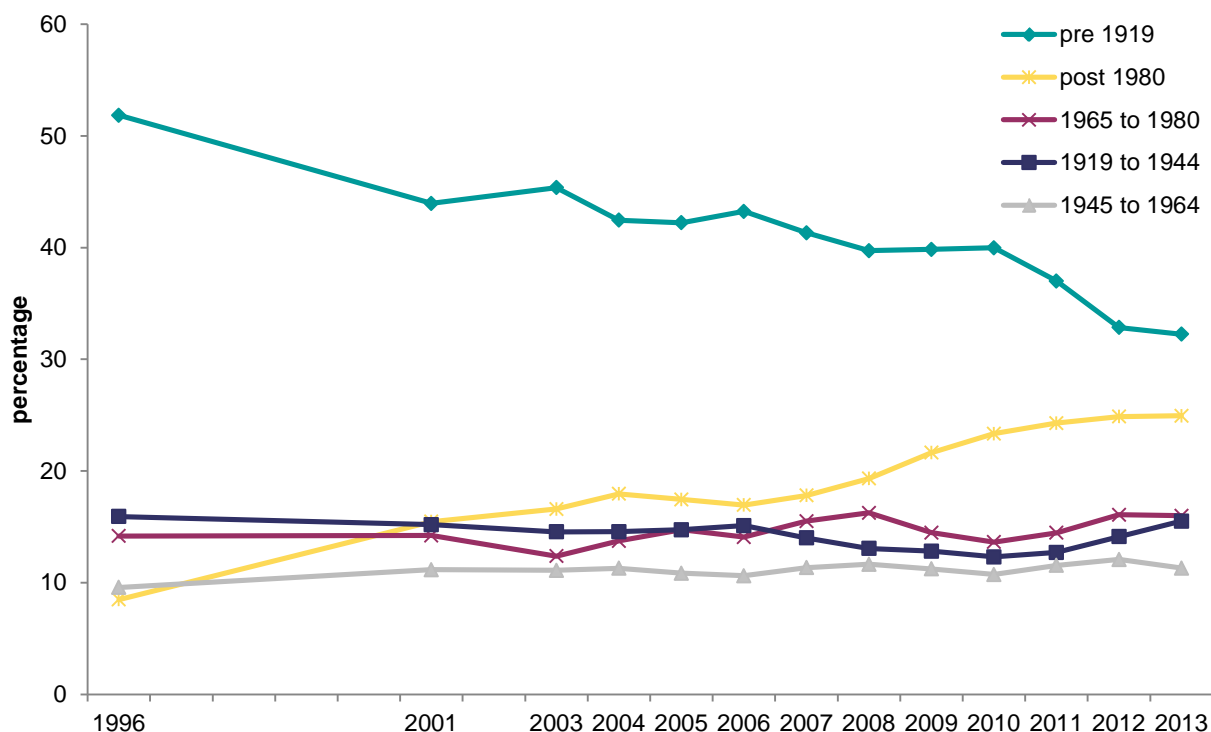
2008-2013: English Housing Survey, dwelling sample

- 1.18 Despite an additional 400,000 pre 1919 homes that transferred to the private rented sector, the proportion of these dwellings fell from 52% in 1996 to 32% in 2013. This is due to the increase in the number of post 1980 dwellings, which increased by 940,000 from 8% in 1996 to 25% over this period. In 2013

<sup>7</sup> For further information see <http://www.cml.org.uk/cml/statistics>

there were 1.1 million privately rented homes built after 1980, Figure 1.8 and Annex Table 1.6.

**Figure 1.8: Proportion of private rented dwellings by dwelling age, 1996-2013**



**Base:** all private rented dwellings

**Note:** underlying data are presented in Annex Table 1.6

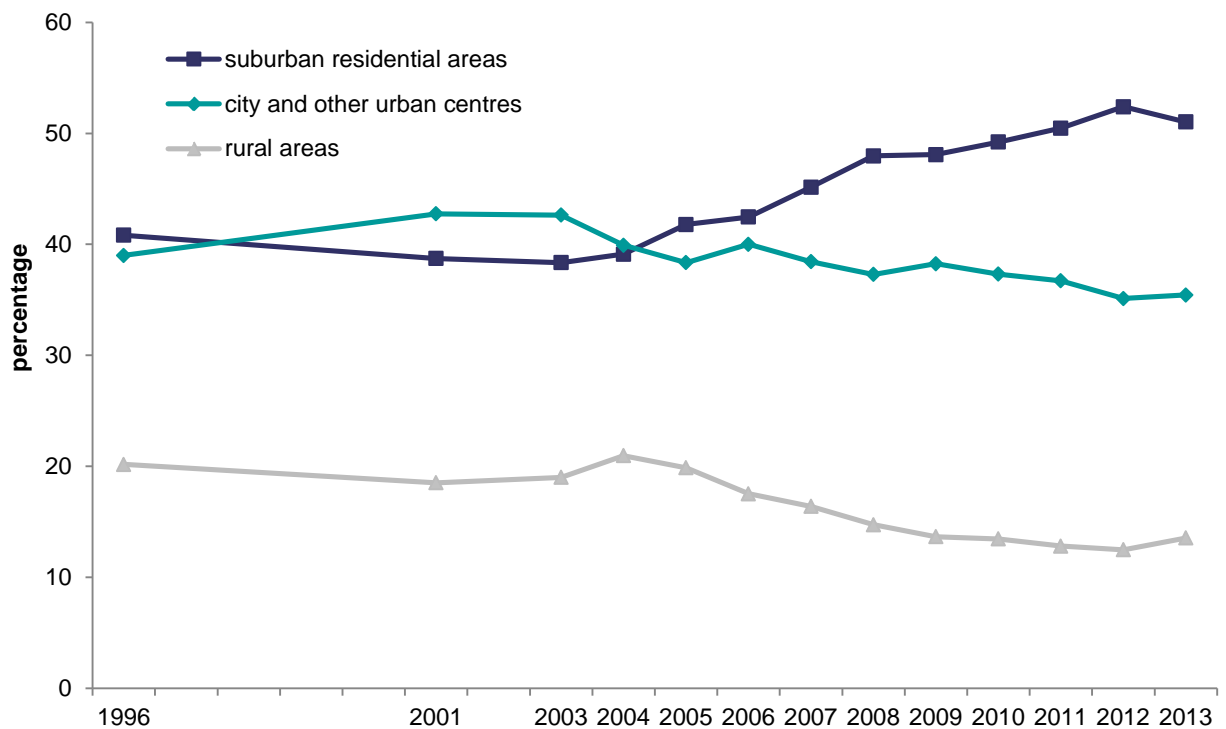
**Sources:**

1996-2007: English House Condition Survey, dwelling sample

2008-2013: English Housing Survey, dwelling sample

- 1.19 The proportion of privately rented dwellings that were either houses or bungalows remained fairly constant, with terraced dwellings comprising the largest proportion of the stock throughout the period (33%-35%). There were more changes in the proportion of privately rented flats, with a decrease in converted flats (from 19% in 1996 to 12% in 2013) and an increase in purpose built flats (18% in 1996 to 26% in 2013), Annex Table 1.6
- 1.20 Within the private rented sector, there was an increase in the proportion of dwellings in suburban residential areas, from 41% in 1996 to 51% in 2013. The proportion in urban areas was fairly constant but there was a decline in the proportion of dwellings in rural areas from 20% to 14%, although the actual number of private rented dwellings in rural areas had risen from 400,000 in 1996 to 600,000 in 2013, Figure 1.9 and Annex Table 1.6.

**Figure 1.9 Percentage of private rented dwellings by type of area, 1996-2013**



Base: all private rented dwellings

Note: underlying data are presented in Annex Table 1.6

Sources:

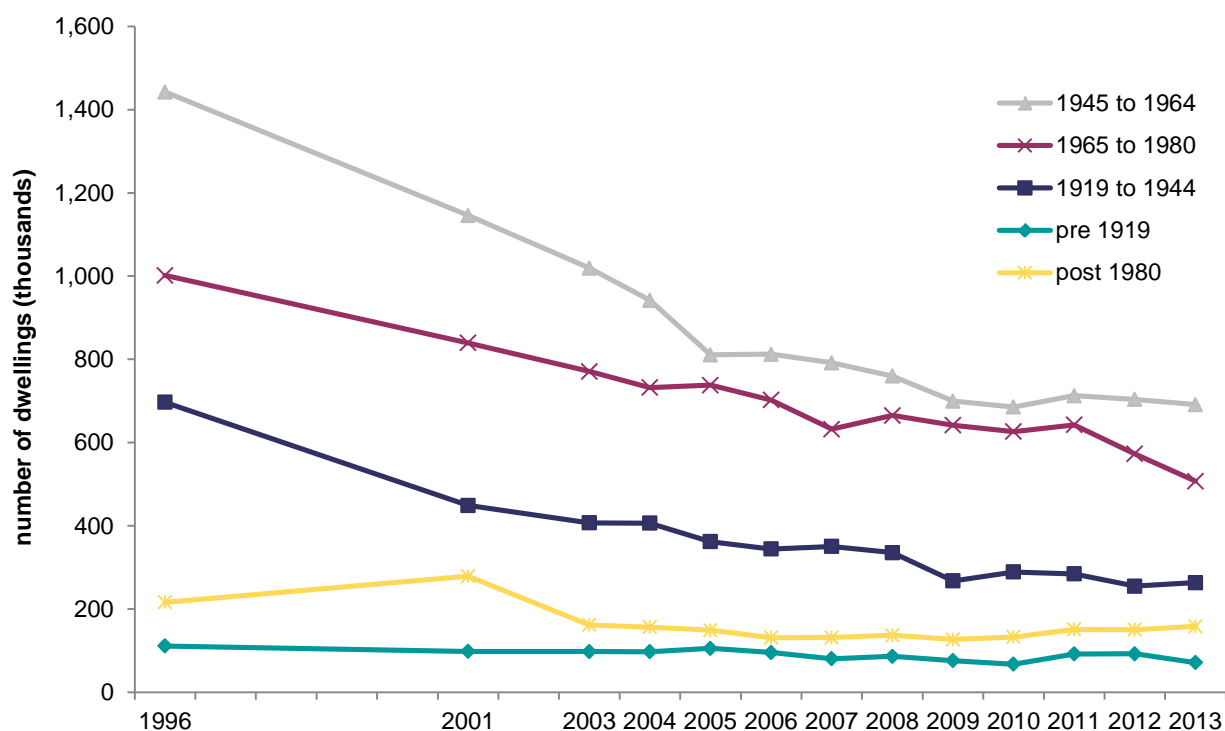
1996-2007: English House Condition Survey, dwelling sample

2008-2013: English Housing Survey, dwelling sample

## Local authority homes

1.21 The number of local authority dwellings declined from 3.5 million in 1996 to 1.7 million in 2013 due to the impact of LSVT and RTB (see paragraph 1.12), Annex Table 1.4. The largest reductions were in homes built between 1945 and 1964 (when most local authority homes were originally built), which saw a loss to the sector of around 750,000 dwellings, Figure 1.10.

**Figure 1.10 Number of local authority dwellings by dwelling age, 1996-2013**



Base: all local authority dwellings

Note: underlying data are presented in Annex Table 1.7

Sources:

1996-2007: English House Condition Survey, dwelling sample

2008-2013: English Housing Survey, dwelling sample

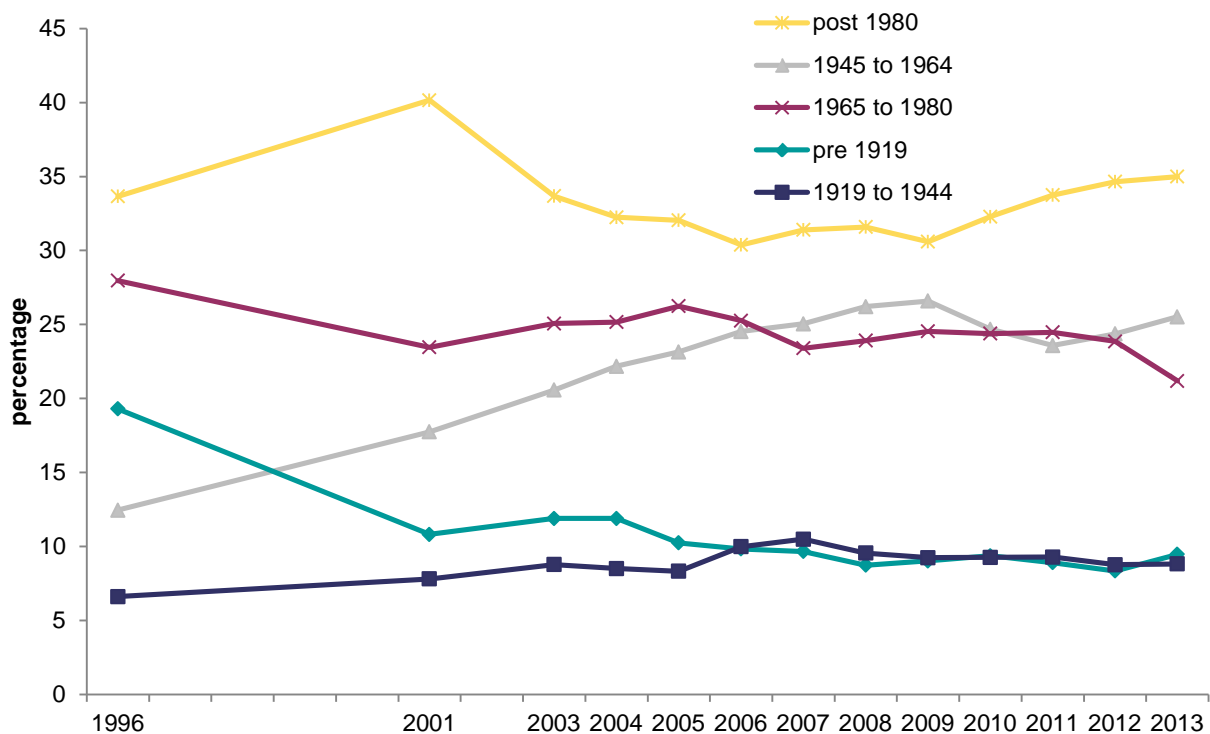
1.22 A large proportion of all the dwellings lost to local authorities were houses and bungalows. This has resulted in a shift in the dwelling type profile over this period. There was an increase in the proportion of purpose built flats (from 40% to 44%) and a reduction in the proportion of semi-detached houses (from 22% to 18%) over this period, Annex Table 1.7.

1.23 The area profile of local authority homes also changed, with a fall in the proportion of homes in both rural and suburban residential areas (by 4% and 3% respectively) and an increase of 7% for homes located in urban areas, from 1996 to 2013, Annex Table 1.7.

## Housing association homes

1.24 There was a change to the housing association stock profile as the sector grew largely due to LSVT. As a high proportion of local authority homes were built between 1945 and 1964, it is not surprising that following LSVT, there was an increase in homes of this age within the housing association stock (from 12% in 1996 to 26% in 2013). Conversely, the proportion of homes built before 1919 fell from 19% to 9% over this period, Figure 1.11.

**Figure 1.11: Percentage of housing association dwellings by dwelling age, 1996-2013**



**Base:** all housing association dwellings

**Note:** underlying data are presented in Annex Table 1.8

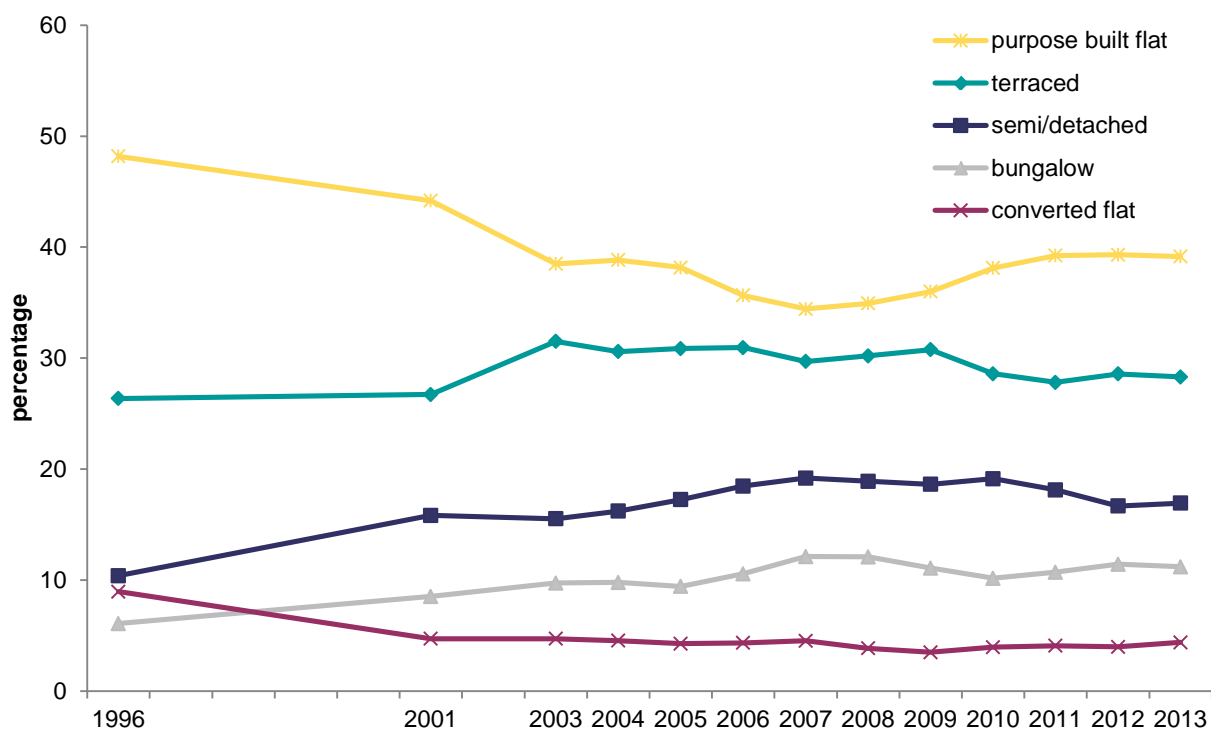
**Sources:**

1996-2007: English House Condition Survey, dwelling sample

2008-2013: English Housing Survey, dwelling sample

1.25 The dwelling type profile for housing association dwellings also changed markedly. Semi and detached homes increased from 10% of the stock in 1996 to 17% in 2013, whereas the proportion of purpose built flats decreased from 48% to 39% over this period, Figure 1.12.

**Figure 1.12: Percentage of housing association dwellings by dwelling type, 1996-2013**



**Base:** all housing association dwellings

**Note:** underlying data are presented in Annex Table 1.8

**Sources:**

1996-2007: English House Condition Survey, dwelling sample

2008-2013: English Housing Survey, dwelling sample

1.26 The proportion of housing association homes in suburban residential areas increased from 52% to 60% whilst the proportion in urban areas declined from 32% to 28%, Annex Table 1.8.

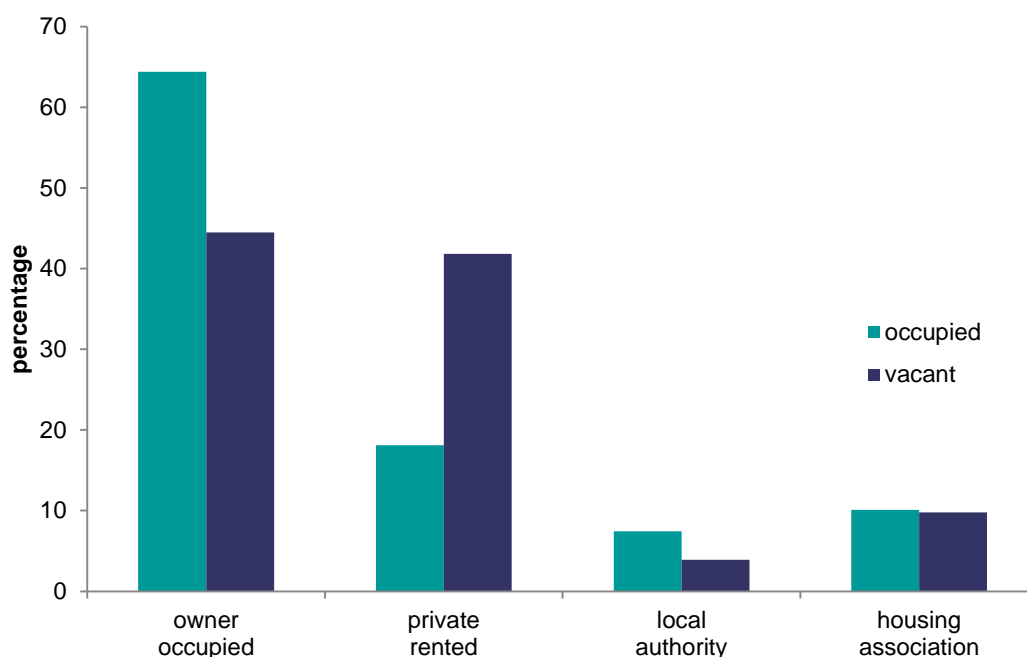
## Vacant homes<sup>8</sup>

1.27 Vacant homes particularly those empty for long periods can have a negative impact on surrounding homes and areas. Given the recognised need for housing in England, it is desirable to keep vacant stock to a minimum. Although action to tackle empty homes cannot be expected to meet the large need for new homes, it is considered important to make best use of the existing housing stock. Tackling empty homes may also improve local housing conditions and reduce anti-social behaviour, and help foster local partnership working between local authorities, housing associations and local companies in the property and construction sector.

<sup>8</sup> The assessment of whether or not a dwelling is vacant is made at the time of the interviewer's visit. Clarification of vacancy is sought from neighbours. Surveyors are required to gain access to vacant dwellings and undertake full inspections.

- 1.28 Homes may become vacant for several reasons, for example, as part of the process of being sold, a gap between tenancies or because they are too expensive to be repaired in order to make them into desirable homes for sale. Vacant homes had a different profile to occupied dwellings and these differences are explored in this section. Derelict homes are not surveyed as part of the EHS<sup>9</sup>.
- 1.29 There were around 1.1 million vacant dwellings in England (5% of the total stock) at the time of the survey. A third of these (33%) did not meet the Decent Homes standard, Annex Table 1.9.
- 1.30 A similar proportion of vacant homes were privately rented as were owner occupied (42% and 44% respectively, despite the private rented sector being a much smaller proportion of the total dwelling stock). Vacancy rates tend to be higher among privately rented homes because there is a much higher turn round of occupants than for owner occupation or social renting. Few vacant homes were in the social sector, just 4% of vacant homes were local authority homes compared with 7% of occupied homes that were owned by local authorities, Figure 1.13.

**Figure 1.13: Percentage of dwellings occupied and vacant by tenure, 2013**



**Base: all dwellings**

**Note: underlying data are presented in Annex Table 1.9**

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

<sup>9</sup> The assessment of whether a dwelling is derelict is made by a trained surveyor. These dwellings would normally be unsafe to enter to allow a full physical survey to be undertaken.

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- 1.31 Flats were over represented among vacant dwellings (35%). These tend to have more changes of occupancy than houses, increasing chances of vacant periods, Annex Table 1.9.
  - 1.32 Homes built before 1919 comprised 19% of the occupied stock but the proportion was much higher for vacant homes (31%), perhaps reflecting the higher costs of disrepair among homes of this age (see Chapter 3 of this report), Annex Table 1.9. Of these 325,000 dwellings 49% failed to meet the Decent Homes standard, Annex Table 1.10.
  - 1.33 Homes in urban areas represented 31% of vacant homes compared with 21% of occupied homes, reflecting the higher proportion of older homes and flats in these locations, Annex Table 1.11, Annex Table 1.9.
  - 1.34 Although the London area contained a high proportion of flats, the incidence of vacant homes was no greater here than for all other areas of England, likely reflecting the particularly high demand for homes in the capital, Annex Table 1.9.

### **Changes in vacant homes since 1996**

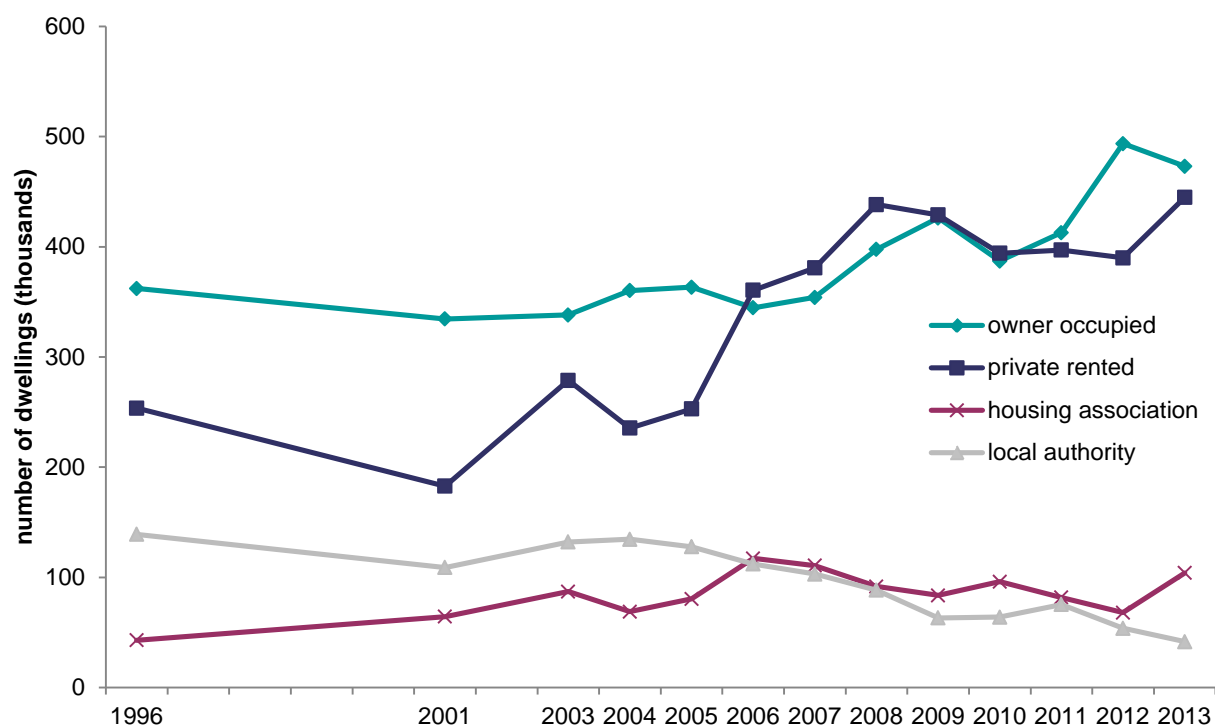
- 1.35 Although the number of vacant homes increased from around 800,000 to over 1.1 million since 1996<sup>10</sup>, Annex Table 1.12, the proportion of vacant homes within the stock remained constant, most often around 4%.
- 1.36 As the private rented stock grew markedly over this period, it is not surprising that the number of vacant homes rose in this sector from 254,000 in 1996 to 445,000 in 2013 (32% of all vacant homes to 42% over the period). Conversely, the number of vacant homes owned by local authorities fell from 139,000 to under 50,000 (from 17% of all vacant homes to 4%). Homes in both the social sectors generally have very high demand and social landlords therefore have a strong incentive to maximise the use of their stock by reducing the time that properties stand empty, Annex Table 1.12 and Figure 1.14.
- 1.37 Although the number of vacant homes in the owner occupied sector has risen by around 111,000 over the 1996 to 2013 period, the proportion of owner occupied homes within the total vacant stock has remained relatively constant over time due to the increasing number of private rented vacant homes, Annex Table 1.12 and Figure 1.14.

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<sup>10</sup> Vacant figures from DCLG Live tables on dwelling stock (including vacants), Table 615, show that from 2004 there has been a fall in the number of vacant dwellings in England from 711,000 to 635,000 in 2013. The definition for vacants is different from that used in the EHS and takes vacant figures from Local Authority Council Tax base, <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>



**Figure 1.14: Number of vacant dwellings by tenure, 1996 - 2013**



Base: all vacant dwellings

Note: underlying data are presented in Annex Table 1.12

Sources:

1996-2007: English House Condition Survey, dwelling sample

2008 onwards: English Housing Survey, dwelling sample

## New builds

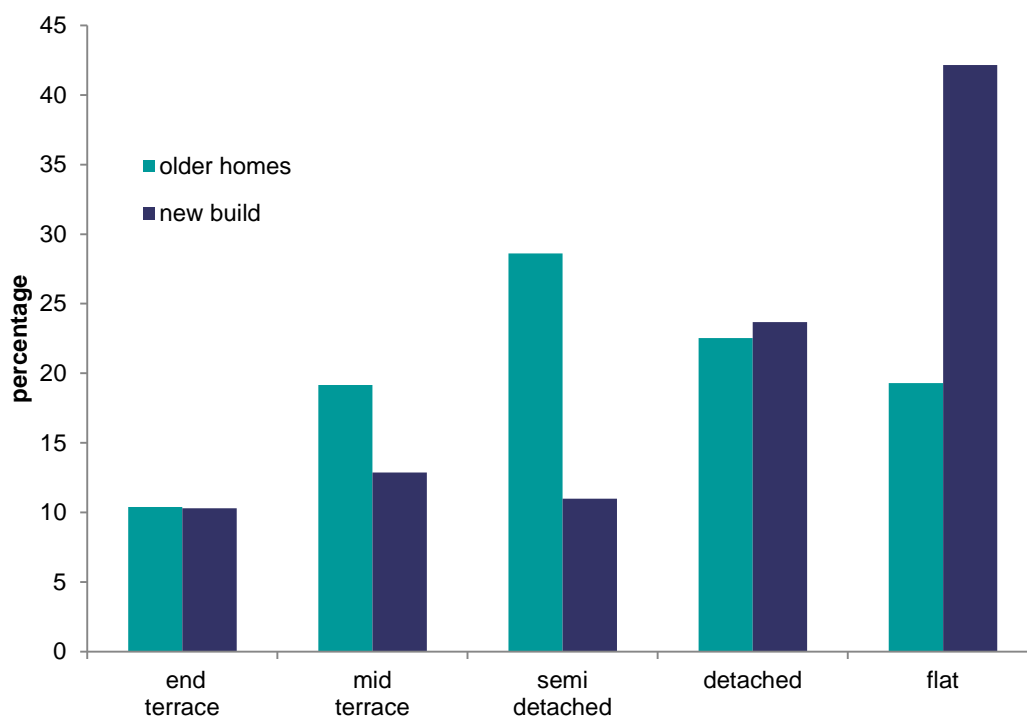
1.38 This section examines the profile of the newest homes built after 2003, to look at how the characteristics of these dwellings differed from the rest of the housing stock. A ten year age threshold was chosen, as undertaken for the 2012 EHS report, to capture the newest homes where sample sizes allowed for useful analysis. For the rest of this section, homes built after 2003 will be referred to as 'new builds', and the housing stock built up to and including 2003 referred to as 'older homes'.

1.39 There were 1.3 million new build homes in 2013 making up 6% of the 23.3 million dwellings in the English stock. Over half of these homes were owner occupied (57%) and over one quarter (26%) were in the private rented sector, reflecting the rapid growth of the tenure through, for example, buy to let. The remaining 16% were social rented homes (predominantly housing association), Annex Table 1.13.

1.40 A large proportion of new builds were flats (42%), notably greater than the proportion found among older homes (19%). Whilst the proportion of detached homes was very similar among new builds and older homes (24% and 23%

respectively), the proportion of semi-detached homes among new build stock was lower (11%) than the proportion among older homes (29%), Figure 1.15.

**Figure 1.15: Percentage of new build and older homes by dwelling type, 2013**



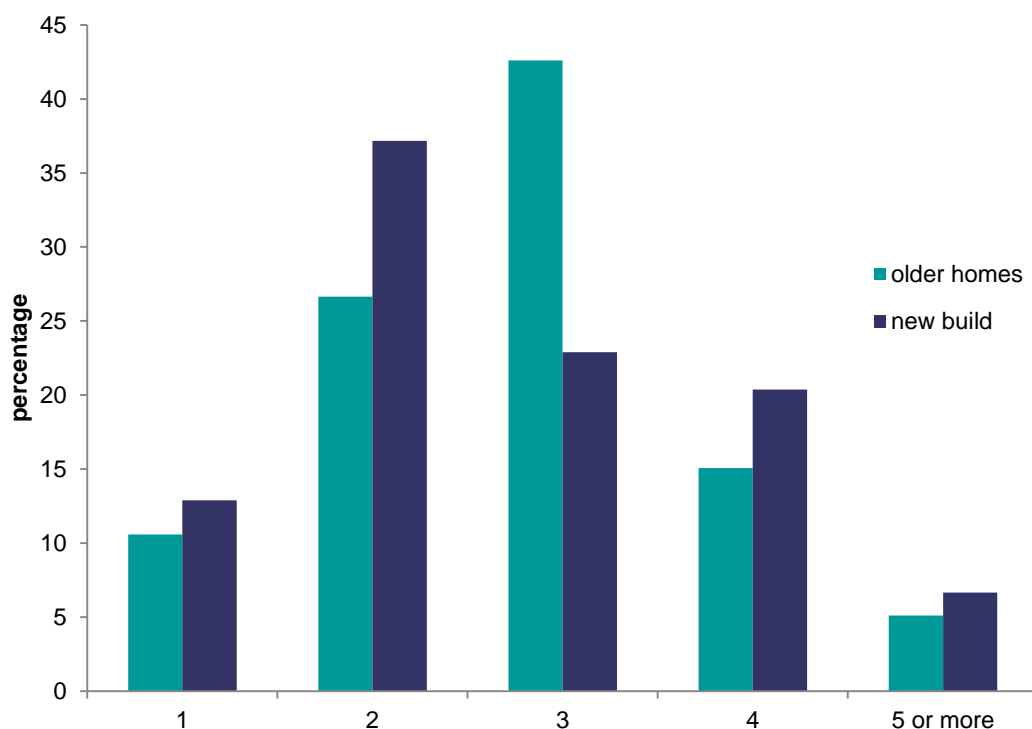
**Base: all dwellings**

**Note: underlying data are presented in Annex Table 1.13**

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

1.41 Given the greater proportion of flats built among new builds, it is not surprising that the distribution of the number of bedrooms was also different to older homes. One half of new homes had one or two bedrooms compared with 37% of older homes. There was a smaller proportion of three bedroomed homes among new builds (23%) compared with older homes (43%) although some 27% of new build homes had at least four bedrooms, higher than the proportion among older homes (20%), Figure 1.16.

**Figure 1.16: Percentage of new build and older homes by the number of bedrooms, 2013**



**Base:** all dwellings

**Note:** underlying data are presented in Annex Table 1.13

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

1.42 The average internal floor area among new build and older homes was similar, 98m<sup>2</sup> compared with 95m<sup>2</sup> respectively. When comparing homes with the same number of bedrooms the differences were not statistically significant, Annex Table 1.14.

## Space

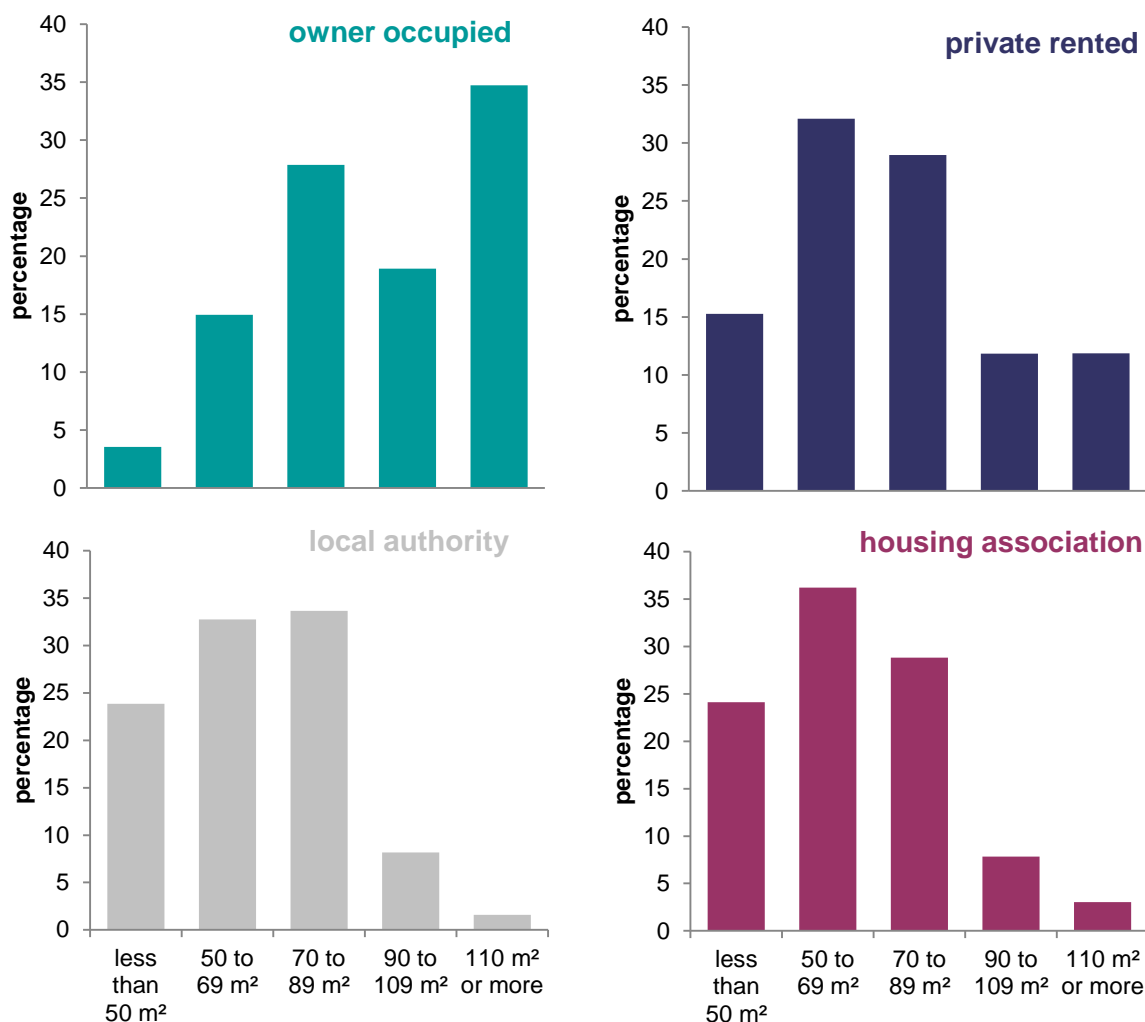
### Inside the home – internal floor area

1.43 In 2013, homes had a mean total usable floor area of 95m<sup>2</sup>. Around 2.2 million homes had less than 50m<sup>2</sup> of internal floor space and at the other end of the scale, around 5.8 million homes had at least 110m<sup>2</sup> of this space. The average floor area varied considerably by tenure, from an average of 109m<sup>2</sup> for owner occupied homes to 66m<sup>2</sup> for both local authority and housing association homes. Private rented dwellings were more similar in average size to social rented homes with an average floor area of 78m<sup>2</sup>, Annex Table 1.15.

1.44 Owner occupied homes were generally larger than rented homes; over one half (54%) had 90m<sup>2</sup> or more internal floor area. Despite this some 19% of them had a total floor area of less than 70m<sup>2</sup>. Variation in floor space was

most pronounced in the private rented sector where 47% were smaller than 70m<sup>2</sup> but 24% had a floor area of at least 90m<sup>2</sup>. Social sector homes tended to be relatively small on average; only 10% of local authority homes and 11% of housing association homes were 90m<sup>2</sup> or more in area, Figure 1.17.

**Figure 1.17: Percentage of dwellings by tenure and by floor area, 2013**



**Base: all dwellings**

**Note: underlying data are presented in Annex Table 1.15**

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

1.45 These variations in floor size by tenure reflect the different dwelling types, ages and sizes in each tenure. For example, social sector dwellings tended to be smaller than privately owned dwellings because they were much more likely to be purpose built flats, which were smaller on average than other dwelling types. Some 35% of purpose built low rise flats and 21% of purpose built high rise flats were smaller than 50m<sup>2</sup>, compared with 9% of all dwelling types, Annex Table 1.15.

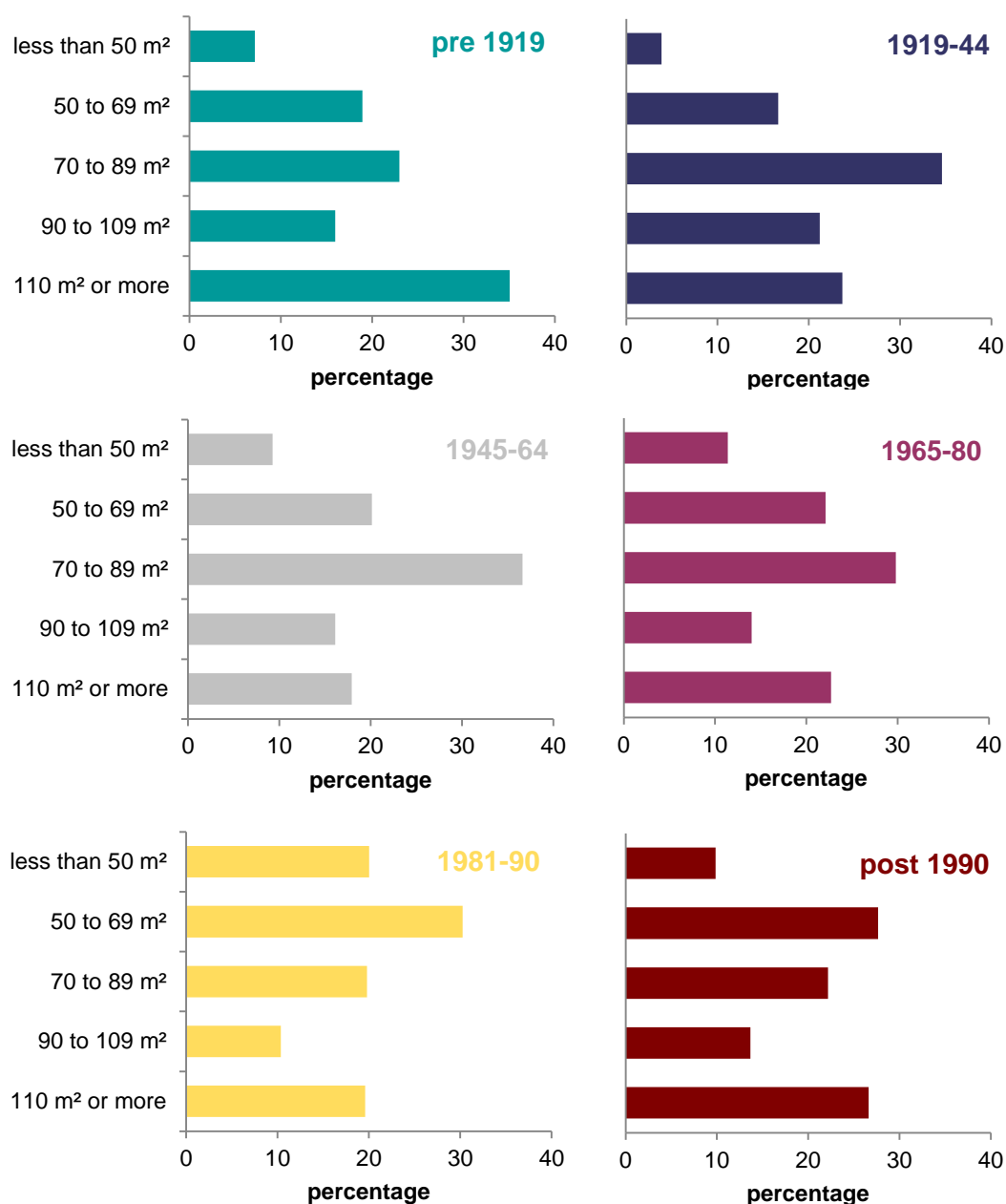
1.46 Dwellings built before 1919 had a higher average floor area (110m<sup>2</sup>) than dwellings in other age bands (less than 98m<sup>2</sup>). This is partly because many of these older homes have had extra space added over the years through loft

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conversions and extensions. On average, dwellings built between 1945 and 1990 were significantly smaller than those built during other periods, with average useable floor areas of 84-90m<sup>2</sup>. This is mainly because a relatively higher proportion of homes built during this period were located in the social sector which had a higher proportion of flats, Annex Table 1.15.

- 1.47 The highest proportion (20%) of homes with less than 50m<sup>2</sup> of internal space were built during the 1980s, likely due to a high proportion of purpose built flats constructed at this time. As a much higher proportion of homes were built for the private sector after 1990, this likely explains why these newer aged homes have a larger proportion of homes over 90m<sup>2</sup> (40%) compared with other aged homes built after 1945 (30-37%), Figure 1.18.

**Figure 1.18: Dwelling age by banded floor area, 2013**



Base: all dwellings

Note: underlying data are presented in Annex Table 1.15

Source: English Housing Survey, dwelling sample

### Inside the home – number of rooms and bedrooms

1.48 The EHS collects information on the number and types of room in homes, which can be used to help determine the suitability of the stock against current and future demographic trends, people’s expectations of space and the needs of a wide range of people, including families with children, older people and disabled people. The type of internal space available may impact on the accessibility or adaptability of homes to meet changing household needs, for example, converting a living room area into a suitable bedroom for

a person with mobility problems. For ease the following analysis excludes houses in multiple occupation and studio flats.

- 1.49 Around 9.8 million (67%) of owner occupied homes contained five or more habitable rooms<sup>11</sup>, a far higher proportion than private rented homes (35%) and social rented homes (24%). Conversely, over one half (51%) of social rented homes had two or three habitable rooms compared with 40% of private rented homes and 13% of owner occupied homes, Annex Table 1.16.

**Figure 1.19: Percentage of habitable rooms by tenure, 2013**



**Base: all dwellings**

**Note: underlying data are presented in Annex Table 1.16**

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

- 1.50 Excluding houses in multiple occupation and studio flats, 10% of homes had one bedroom, 27% had two bedrooms, 42% had three bedrooms and the remaining 20% comprised of homes with four or more bedrooms. This varied by tenure, Annex Table 1.16.

<sup>11</sup> See Glossary for definition

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- 1.51 The most common number of bedrooms for owner occupied homes was three (47%). Only 4% of these homes had one bedroom whilst 28% had at least four bedrooms. Private rented homes most commonly had two bedrooms (40%) and 17% comprised of one bedroomed homes. Over a quarter of social sector homes (29%) had one bedroom whilst 36% had two bedrooms. Some 32% had three bedrooms and only 3% were four or more bedroomed homes, Annex Table 1.16.
- 1.52 The vast majority of homes (98% or 22.6 million) had at least one double<sup>12</sup> sized bedroom. One half (50%) or 11.5 million of all homes had two double bedrooms, although this proportion was higher among owner occupied homes (53%). Owner occupied homes comprised the vast majority of homes with three or more double sized rooms (4.0 million of the 4.6 million homes). The private rented sector contained 11% of these homes and the social sector just 4%, Annex Table 1.16.
- 1.53 Just over a half (51%) or 11.8 million of all homes had one single sized bedroom, and a further 13% or 2.9 million had two single rooms. Only 2% of homes had three or more single bedrooms, the majority (70%) of these were in the owner occupied sector, Annex Table 1.16.

## Inside the home – kitchen, living areas and bathrooms

### *Kitchens*

- 1.54 For this analysis, the kitchens in dwellings have been split into two types; those that were big enough to provide enough space to accommodate a table and chairs for dining, which we refer to as an ‘eat-in kitchen’, and those with insufficient space for additional dining furniture, referred to as a ‘small kitchen’. Around 13.5 million homes (59%) had one small kitchen whilst some 9.4 million homes (41%) had an eat-in kitchen, Annex Table 1.17.
- 1.55 Among those 13.5 million homes with a small kitchen,
- 7.5 million (33%) had one additional living space
  - 6.0 million (26%) had two or more additional living spaces, Annex Table 1.17.
- 1.56 Among those 9.4 million homes with an eat-in kitchen;
- 8.9 million homes had an eat-in kitchen plus additional living space. Some 5.5 million (24%) had one additional living space and around 3.4 million (15%) had two or more additional living spaces

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<sup>12</sup> A double sized bedroom refers to a twin or double bedroom that could reasonably take two single beds or a double bed. As a rough guide, a twin/double bedroom is approximately 9m<sup>2</sup> or more in size.



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- 540,000 homes (2%) lacked any other form of separate living area, Annex Table 1.17.
- 1.57 The kitchen provision varied by tenure. Some 44% of owner occupied homes (the highest percentage of all tenures) had an ‘eat-in kitchen’ with additional living space. Only 1% had an ‘eat-in kitchen’ only. Owner occupiers were less likely to have a small kitchen than other tenures but had the highest proportion of small kitchens with two or more additional living spaces (32%), Annex Table 1.17.
- 1.58 For private rented homes, 30% contained eat-in kitchens with additional living space and 6% had an eat-in kitchen with no additional space for living. There were 63% which had a small kitchen with additional living space, Annex Table 1.17.
- 1.59 The highest proportion of social homes had a small kitchen and one additional living space (58%). Comparatively few of these homes had a small kitchen with two or more additional living spaces (10%). Some 2% of them had an eat-in kitchen with no additional living space, Annex Table 1.17.

### *Living rooms*

- 1.60 This analysis examines the number of living rooms in the English housing stock irrespective of whether they are used as living/dining areas. Some 7.5 million homes (33%) had one living room, 10.5 million (46%) had two living rooms and 4.5 million (19%) had three or more living room areas. The remaining 2% comprising of the homes with a kitchen-diner and no additional living space<sup>13</sup>, Annex Table 1.17.
- 1.61 This distribution varied by tenure. Owner occupied homes were far more likely to have three or more living areas (28%) compared with private rented homes (8%) and those in the social sector (1%). Rented homes were more likely to have one living room area; 58% of social sector and 42% of private rented homes compared with 23% of owner occupied homes. Six percent of private rented homes had no living room, compared with 2% of social rented homes and 1% of owner occupied homes, Annex Table 1.17.

### *Bathrooms*

- 1.62 Most homes (76% or 17.5 million) had one bathroom and some 24% (5.5 million) had two or more bathrooms. One third (33%) of owner occupied homes had more than one bathroom whilst additional bathrooms were far less common among private rented homes (13%) and social rented homes (2%), Annex Table 1.17.

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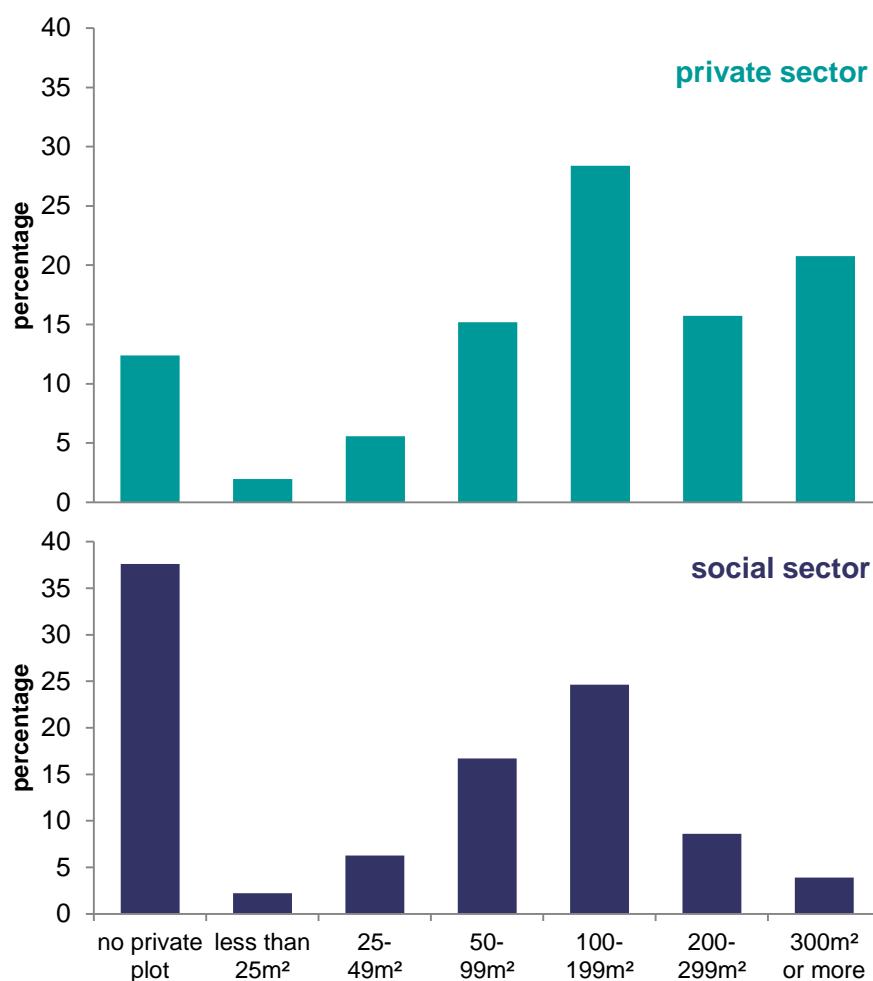
<sup>13</sup> numbers do not total 100% due to rounding

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## Outdoor space – plots

- 1.63 Households perceptions on how spacious their home feels may be influenced by the amount of external space they have. The amount of external space can also impact on the degree to which noise travels between dwellings. Estimating the total plot area at a dwelling is difficult to calculate from the EHS data. The dimensions of any rear and front plot at the survey dwelling (with a private plot) are recorded but any area(s) at the side of dwellings, sometimes found in larger homes and those with a corner plot, are not recorded.
- 1.64 Around 19.4 million homes (83%) had a private plot, although there was a good deal of variation in both the presence of a private plot and the size of these within tenure. Social rented homes were far more likely to have no private plot (38%) due to the higher proportion of flats among these homes. Private sector homes, which are generally larger, were more likely to have larger sized plots of at least 200m<sup>2</sup> (36%) compared with social rented homes (13%), Figure 1.20.

**Figure 1.20: External plot area by tenure, 2013**



**Base: all dwellings**

**Note: underlying data are presented in Annex Table 1.18**

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

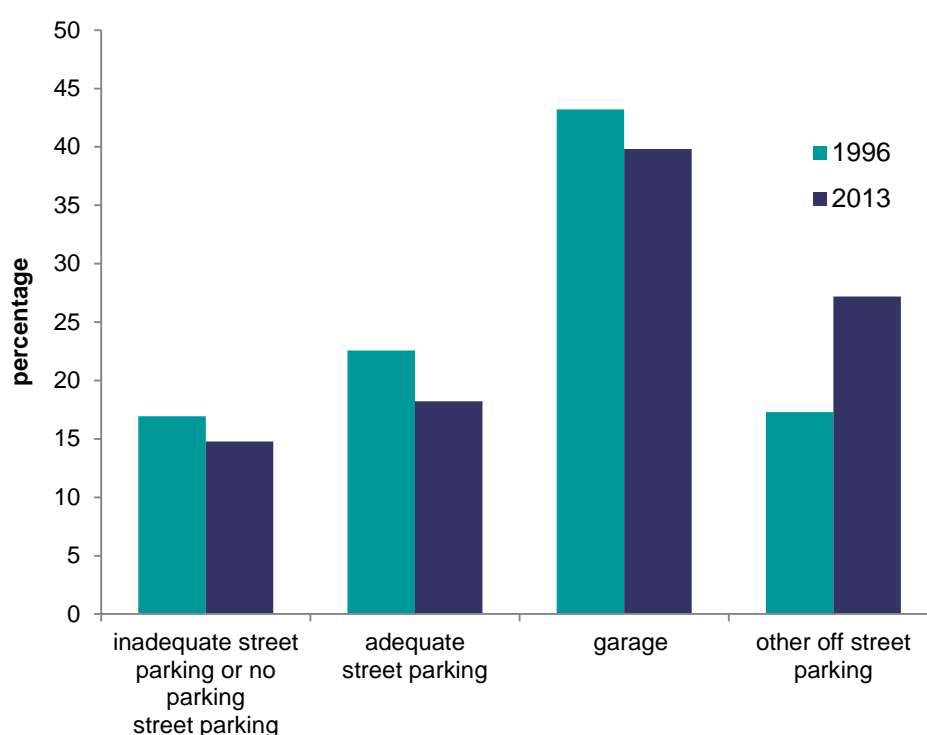
## Outdoor space – parking

- 1.65 In 2013 some 40% of homes had the use of a garage and a further 45% had either off street parking or adequate street parking. Around 15% of homes had inadequate street parking or no parking provision, Annex Table 1.19.
- 1.66 The nature of parking provision varied by tenure, reflecting the differing dwelling types and location of homes within each sector. The vast majority of owner occupied homes benefitted from either a garage or other off street parking (82%)<sup>14</sup>, whilst these types of provision were least common among housing association (35%) and local authority homes (24%), Annex Table 1.19.

<sup>14</sup> off street parking refers to either a designated parking space or a car port at the dwelling plot

- 1.67 Owing to the higher proportions of flats in urban areas with the stock, all rented homes were more likely to be without adequate parking or have no parking provision; this ranged from around 24% for housing association and private rented homes to 31% for local authority homes, Annex Table 1.19.
- 1.68 Some aspects of parking provision improved over time. The proportion of homes with other off street parking increased from 17% in 1996 to 27% in 2013 and the percentage with inadequate street parking or no parking provision fell slightly from 17% to 15% over the same period. The proportion of homes with a garage decreased slightly from 43% to 40% during this period, Figure 1.22.

**Figure 1.21: Parking provision, 1996 and 2013**



**Base: all dwellings**

**Note: underlying data are presented in Annex Table 1.19**

**Sources:**

**1996: English House Condition Survey, dwelling sample;**

**2013: English Housing Survey, dwelling sample**

- 1.69 Whilst there appear to be only minor changes in parking provision overall between 1996 and 2013, tenures have seen differing changes in parking provision over this period. Garages are least common among socially rented homes (8% in 1996 for both types of landlord), and this sector has seen the largest reduction in provision up to 2013. This fell to 5% for local authority homes and 4% for housing association homes and may be due to the demolition of blocks of garages on estates together with the loss of houses through the Right to Buy scheme, Annex Table 1.19.

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1.70 The prevalence of inadequate street parking or no parking provision fell among owner occupier and privately rented homes but increased among local authority homes (rising from 28 to 31%)<sup>15</sup>. Similarly all tenures had an increase in the proportion of homes (rise of 10 percentage points) with other off street parking over this period bar local authority homes where growth in this provision was less marked (4 percentage points), Annex Table 1.19.

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<sup>15</sup> the reduction in inadequate street parking or no parking was not statistically significant for housing association homes