



Department for
Communities and
Local Government



English Housing Survey

Headline Report 2013-14



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February 2015, Revised October 2015
Department for Communities and Local Government

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Fry Building
2 Marsham Street
London
SW1P 4DF
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February 2015, Revised October 2015

ISBN: 978-1-4098-4504-1

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Acknowledgements

Each year the English Housing Survey relies on the contributions of a large number of people and organisations. The Department for Communities and Local Government (DCLG) would particularly like to thank the following people and organisations, without whom the 2013-14 survey and this report, would not have been possible:

- All the households who gave up their time to take part in the survey.
- NatCen Social Research who managed the English Housing Survey on behalf of the department and managed the interview survey of households.
- The Building Research Establishment (BRE) and CADS Housing Surveys who jointly managed the physical survey of properties.
- The NatCen interviewers who conducted the household interviews and the CADS Housing Surveys surveyors and 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, including BRE who provided additional quality assurance for the report.

Introduction

1. The English Housing Survey is a national survey of people's housing circumstances and the condition and energy efficiency of housing in England. In its current form, it was first run in 2008-09. Prior to then, the survey was run as two standalone surveys: the English House Condition Survey and the Survey of English Housing. This report provides the findings from the 2013-14 survey.
2. The report is split into two chapters. The first focuses on the profile of households including: trends in tenures; demographic and economic characteristics of households; rents and housing benefit; recent movers; mortgage difficulties; overcrowding and under-occupation; and life satisfaction. Chapter 2 provides an overview of the housing stock in England including: the age, size, and type of home; energy efficiency of the housing stock; decent homes; homes affected by damp and mould; and fire and fire safety. Additional annex tables provide further detail to that covered in the main body of the report.
3. This is the first release of data from the 2013-14 survey. The report will be followed up with a series of more detailed annual reports in the summer.
4. Results for the first section of the report, on households, are presented for '2013-14' and are based on fieldwork carried out between April 2013 and March 2014 on a sample of 13,276 households. Throughout the report, this is referred to as the 'full household sample'.
5. Results in the second section of the report, which relate to the physical dwelling, are presented for '2013' and are based on fieldwork carried out between April 2012 and March 2014 (a mid-point of April 2013). The sample comprises 12,498 occupied or vacant dwellings where a physical inspection was carried out. Throughout the report, this is referred to as the 'dwelling sample'.
6. 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 a "u". This happens where the cell count is fewer than 5. Where the cell contents are in italics this indicates a sample size fewer than 30, and the results should be treated with caution.

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7. Where comparative statements have been made in the text, these have been significance tested to a 95% confidence level. This means we are 95% confident that the statements we are making are true.
 8. Additional annex tables, including the data underlying the figures and charts, are published on the website:
<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>
alongside many supplementary tables (published in summer), which are updated each year but are too numerous to include in our reports. Further information on the technical details of the survey, and information and past reports on the Survey of English Housing and the English House Condition Survey can also be accessed via this link.
 9. If you have any queries about this report, would like any further information or have suggestions for analyses you would like to see included in future EHS reports, please contact
ehs@communities.gsi.gov.uk
 10. The responsible analyst for this report is: Jeremy Barton, English Housing Survey Team, Strategic Statistics Division, DCLG. Contact via
ehs@communities.gsi.gov.uk

Main findings

In 2013-14, the owner occupied sector remained the largest tenure. But for the first time, the proportion of households who owned outright was larger than the proportion who owned with a mortgage.

- There were an estimated 22.6 million households in England. Overall, 63% or 14.3 million were owner occupiers, of which 33% (7.4 million) owned outright and 31% (6.9 million) buying with a mortgage. This has changed from 2012-13, when equal proportions were owned outright and with a mortgage.

The private rented sector remained larger than the social rented sector.

- In 2013-14, 19% (4.4 million) of households were renting privately, up from 18% in 2012-13 and 11% in 2003. The proportion of households renting social housing remained steady at 17% (3.9 million).

Young households aged 25-34 were more likely to be renting privately than buying their own home.

- In 2013-14 almost half (48%) of all households aged 25-34 rented privately, up from 45% in 2012-13. The proportion in this age group living in the private rented sector has more than doubled from 21% in 2003-04. Over the same 10 years, owner occupation in this age group dropped from 59% to 36%.

Average weekly private rents in London were consistently higher than outside of London from 2008-09 to 2013-14.

- In 2013-14, average weekly private rents were £281 in London and £145 outside of London. There was a smaller difference between average weekly social rents in London (£125) and outside London (£87).

Almost twice the proportion of working households received housing benefit in 2013-14 than in 2008-09.

- In 2008-09, 19% of social renters in work received Housing Benefit, increasing to 32% in 2013-14. For working households in the private rented sector the proportion increased from 7% to 14% over the same period.

Overcrowding remained uncommon in 2013-14, but under-occupation was far more prevalent, especially in the owner occupied sector.

- Only 1% of owner occupiers (212,000 households) were overcrowded in 2013-14 compared with 6% of social renters (236,000) and 5% of private renters (218,000).
- In contrast, half of all owner occupiers were under-occupying their home, substantially higher than private renters (15%) and social renters (10%).

Housing and personal factors were associated with how satisfied someone is with their life.

- In 2013-14 the English Housing Survey asked well-being questions for the first time. Analysis has revealed that people's personal and housing circumstances were associated with differences in their life satisfaction.

The energy efficiency of the English housing stock continued to improve.

- The proportion of dwellings in the highest energy efficiency rating bands (A to C) increased from 2% in 1996 to 23% in 2013.
- Since 2001, the proportion of dwellings with condensing boilers has increased from 2% to around a half of homes (49%) in 2013 (11.3 million dwellings).

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

- In 2013, 4.8 million dwellings (21%) failed to meet the decent homes standard, a reduction of 2.9 million homes since 2006, when around a third (35%) of homes failed to meet the decent home standard.

Damp problems were more likely to be found in private rented dwellings than social rented or owner occupied dwellings.

- In 2013 about a million (999,000) homes (4%) had problems with damp, compared with 2.6 million (13%) homes in 1996. Some 8% of private rented dwellings had some type of damp problem, compared with 5% of social rented dwellings, and 3% of owner occupied dwellings, although private rented dwellings tended to be older properties more prone to damp problems.

Housing association renters and households with couples with dependent children were most likely to have working smoke alarms.

- In 2013, 88% of households had at least one working smoke alarm in their home. Private renters were least likely to have at least one working smoke alarm (82%) and those in housing association properties were most likely (94%).
- Households consisting of a couple with dependent children were most likely to have a working smoke alarm (91%), whilst only 83% of households with a single person aged under 60 reported having a working smoke alarm.
- In 2013, 385,000 households (1.7%) had had a fire in the previous two years. Of these fires, 54% were associated with cooking, with one in every five being due to a pan of oil/fat or a grill-pan catching fire.

Section 1

Households

- 1.1 There are three main housing tenures in England: owner occupation and the private and social rented sectors. Owner occupation includes households that own their home outright and households that have a mortgage. The social rented sector includes local authority and housing association homes and provides accommodation at a subsidised rent while the private rented sector offers accommodation at market rents.
- 1.2 This section compares the demographic characteristics of the people who live in these three different tenures. It also explores the extent to which private and social renters claim Housing Benefit to help meet the cost of their rent, buying aspirations among renters, mortgage difficulties, overcrowding and under-occupation and compares average rental costs in the private and social rented sectors. For the first time the report contains analysis looking at life satisfaction of households with different housing and personal characteristics.

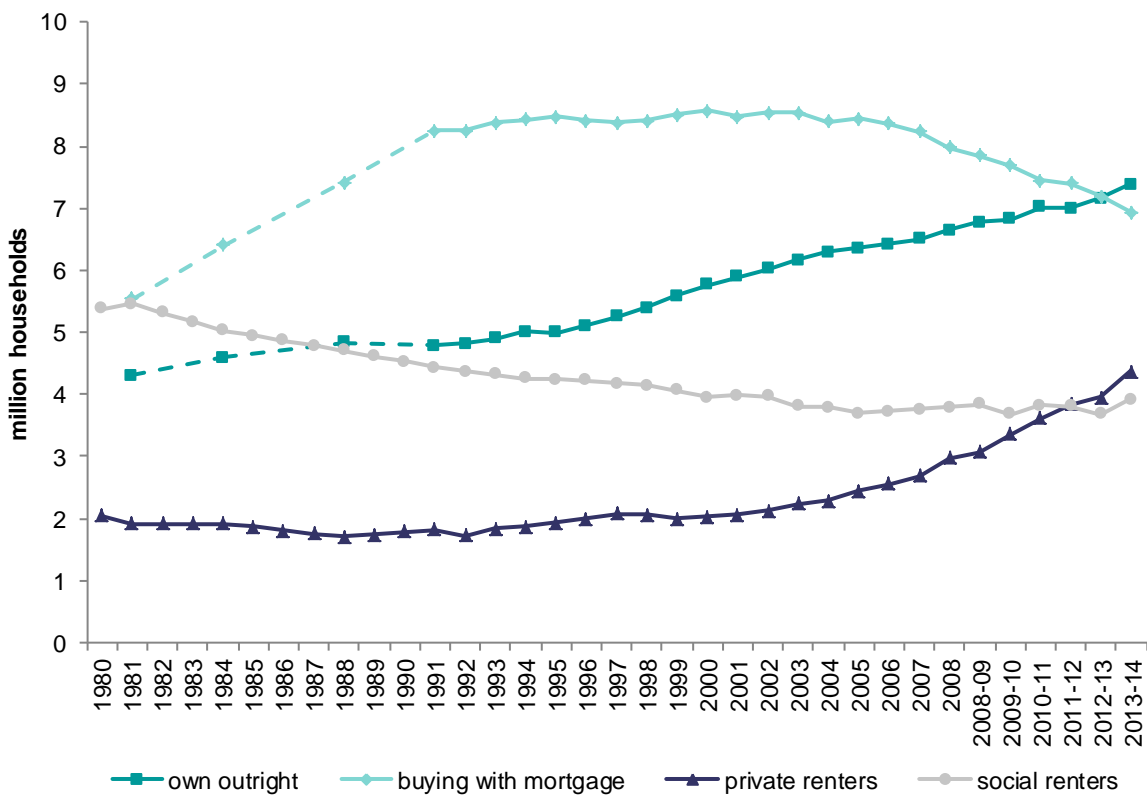
Trends in tenure

- 1.3 In 2013-14, there were an estimated 22.6 million households in England living in self-contained accommodation, Annex Table 1.1. This figure excludes those living in institutional accommodation such as nursing homes or halls of residence.
- 1.4 Owner occupation remained the largest tenure group with 14.3 million households, representing just under two thirds (63%) of all households in 2013-14. Of which 33% owned outright while 31% were buying with a mortgage (referred to throughout this report as 'mortgagors'), Annex Table 1.1. For the first time, the proportion of households who owned outright was larger than the proportion who owned with a mortgage.
- 1.5 The proportion of all households in owner occupation increased steadily from the 1980s to 2003 when it reached a peak of 71%. Since then, there has been a gradual decline in owner occupation to the current 63%.
- 1.6 In 2013-14, the private rented sector accounted for 4.4 million or 19% of households. Throughout the 1980s and 1990s, the proportion of private sector households stayed steady at around 10%. However, the

sector has undergone sharp growth since then and has doubled in size since 2002, driven by a number of factors. In the late 1990s rent controls were removed, and assured shorthold tenancies became the standard, giving greater flexibility in the length of tenancies. Lenders also introduced the buy-to-let mortgage at around the same time.

- 1.7 In 2013-14, the social rented sector, at 3.9 million households (17%), was the smallest tenure, following a long downward trend. From the 1980s, the Right to Buy policy enabled many social tenants to purchase their home at a discounted price, and the proportion of households in the social sector fell from 31% in 1980 to 19% in 2000.

Figure 1.1: Trends in tenure, 1980 to 2013-14



Base: all households

Note: underlying data are presented in Annex Table 1.1

Sources:

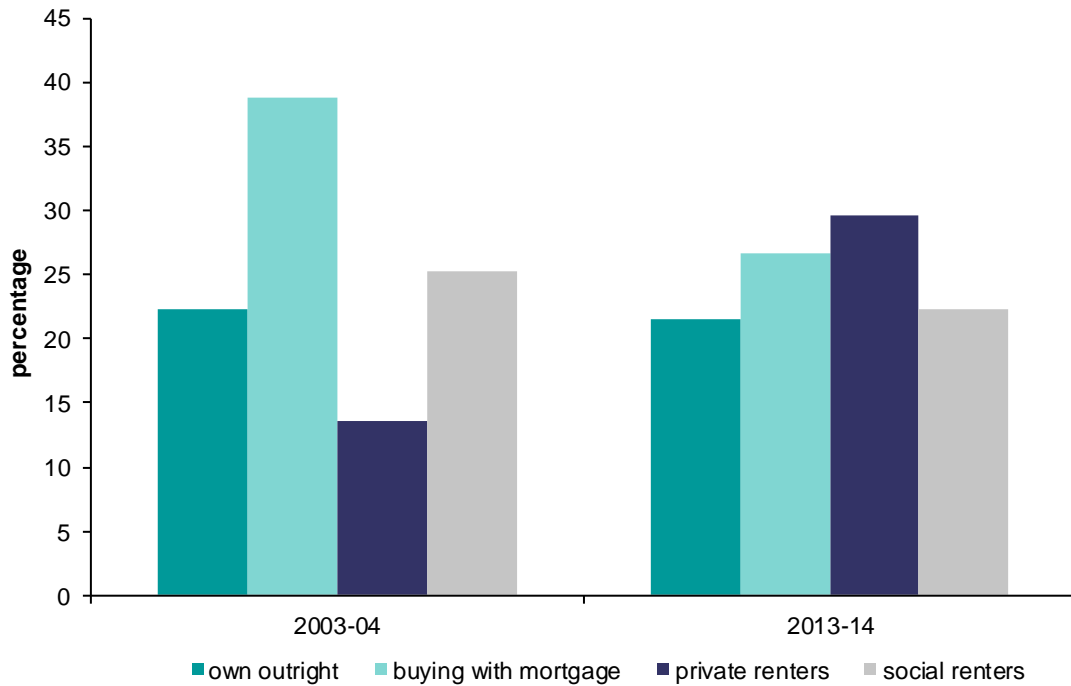
1980 to 1991: DOE Labour Force Survey Housing Trailer;

1992 to 2008: ONS Labour Force Survey;

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

1.8 In London, the proportion of households in the private rented sector increased from 14% to 30% between 2003-04 and 2013-14, Figure 1.2. Over the same period, the proportion of households in London that were owner occupied, but buying with a mortgage declined from 39% to 27%. In London, the private rented sector became as large as the mortgagor sector in 2013-14.

Figure 1.2: Trends in tenure, London, 2003-04 and 2013-14



Base: all London households

Note: underlying data are presented in Annex Table 1.2

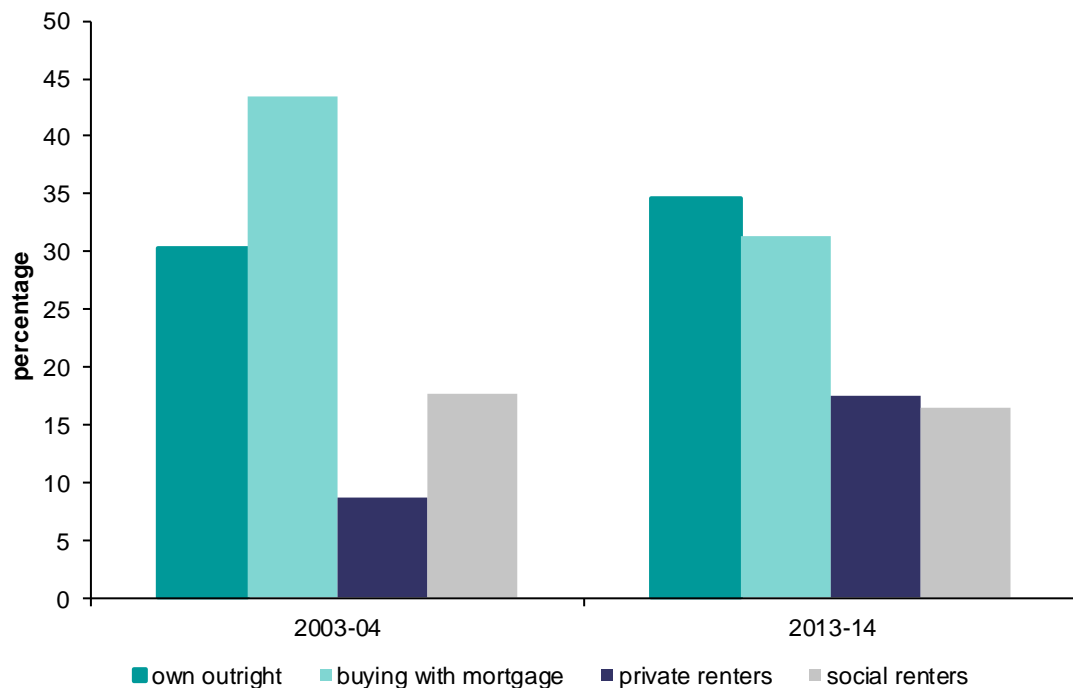
Sources:

2003-04 English House Condition Survey;

2013-14 English Housing Survey, full household sample

1.9 Households buying with a mortgage and living outside of London declined from 43% in 2003-04 to 31% in 2013-14, Figure 1.3. The proportion of private renters increased from 9% to 18% over this time. As with the trend in London, the gap between mortgagors and private renters narrowed between 2003-04 and 2013-14, but outside of London mortgagors remained the larger group.

Figure 1.3: Trends in tenure, England excluding London, 2003-04 and 2013-14



Base: all England (excluding London) households

Note: underlying data are presented in Annex Table 1.2

Sources:

2003-04 English House Condition Survey;

2013-14 English Housing Survey, full household sample

Demographic and economic characteristics

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

Age

1.11 The high costs associated with purchasing a home require most households to borrow from a bank or other lender to make the purchase. The loan is typically paid back over 15 years or more and a deposit and evidence of a reliable source of income are typically required to take out a mortgage. For this reason many people do not own their home outright until later in life.

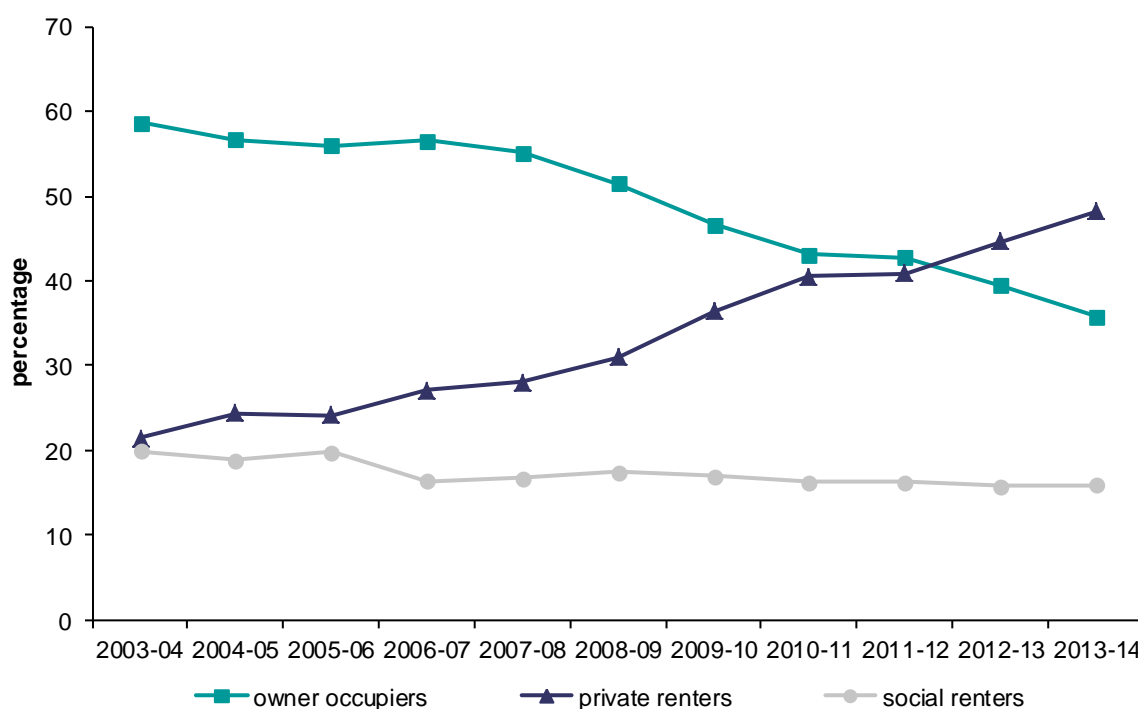
1.12 In 2013-14, 61% (4.5 million) of outright owners had a HRP aged 65 or over, Annex Table 1.3. Mortgagors were typically in the middle age bands, with 63% aged 35-54 (4.4 million). The private rented sector

was the most common tenure for younger households with a HRP aged 16-34 (49%).

1.13 The age profile for the social rented sector in 2013-14 was close to that of the population as a whole. One fifth (19% or 738,000) of social rented households included a HRP aged 16-34, with 18% aged 35-44 and 20% aged 45-54. Most common in social rented sector were households containing a HRP aged 65 or over (28% or 1.1 million), Annex Table 1.3.

1.14 There was a marked change in tenure distribution among younger households aged 25 to 34 between 2003-04 and 2013-14, Figure 1.4. The proportion of younger households in the private rented sector more than doubled over this time from 21% to 48%. The proportion of owner occupiers aged 25 to 34 fell from 59% in 2003-04 to 36% in 2013-14. The proportion of owner occupiers aged 25 to 34 fell from 59% in 2003-04 to 36% in 2013-14.

Figure 1.4: Households aged 25-34, by tenure, 2003-04 to 2013-14



Base: all households aged 25-34

Note:

1) based on the age of the household reference person

2) underlying data are presented in Annex Table 1.4

Sources:

2003-04 to 2007-08: English House Condition Survey;

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

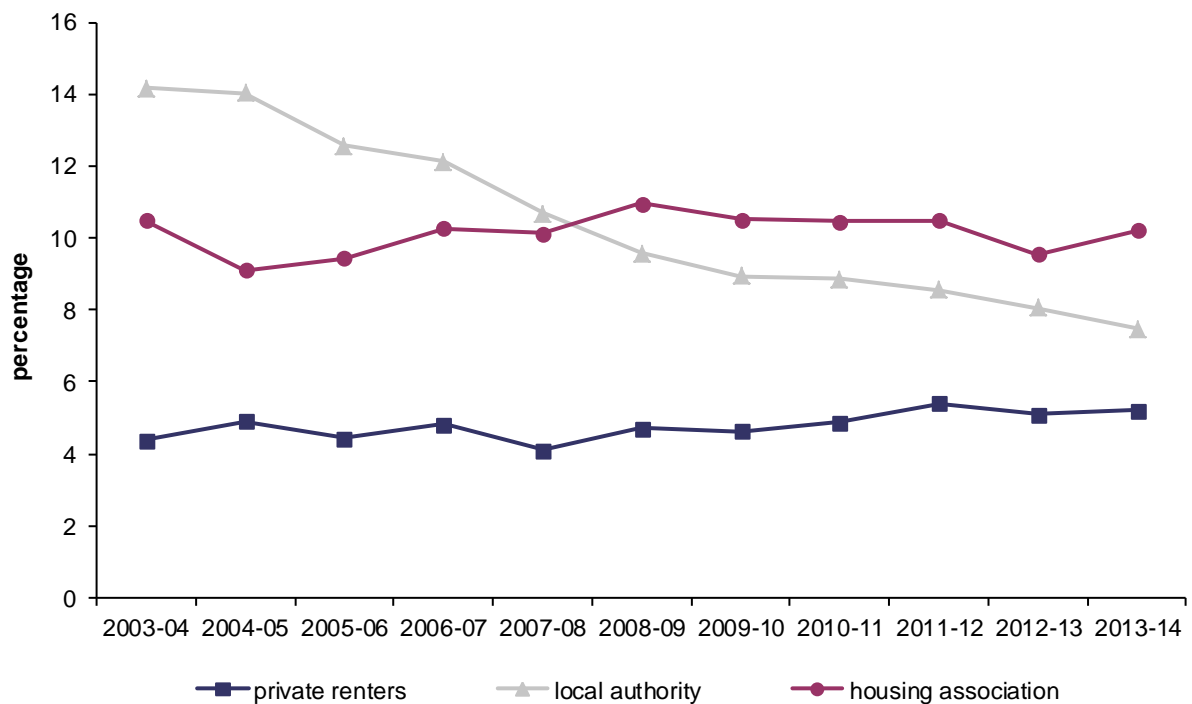
1.15 There were 6.3 million households in England with a HRP of 65 years of age or older in 2013-14. The majority (77%) of these households were owner occupiers. Of these, 4.5 million owned their home outright

and 334,000 were still paying off a mortgage, Annex Table 1.4. The proportion of HRP aged 65 or over that were outright owners increased from 65% in 2003-04 to 72% in 2013-14.

1.16 Households with a HRP aged 65 or over in local authority homes dropped from 14% in 2003-14 to 7% in 2013-14, Figure 1.5. Households in this age group in housing association homes remained at about 10% over the ten year period. The transfer of stock by large scale voluntary transfer (LSVT) from local authorities to housing associations was likely a key factor behind these changes.

1.17 The proportion of private rented households with a HRP aged 65 or over remained low (5%) over the ten year period.

Figure 1.5: Households aged 65 and over, in rented tenures, 2003-04 to 2013-14



Base: all households 65 or over

Notes:

- 1) based on the age of the household reference person
- 2) underlying data are presented in Annex Table 1.4

Sources:

- 2003-04 to 2007-08: English House Condition Survey;
- 2008-09 onwards: English Housing Survey, full household sample

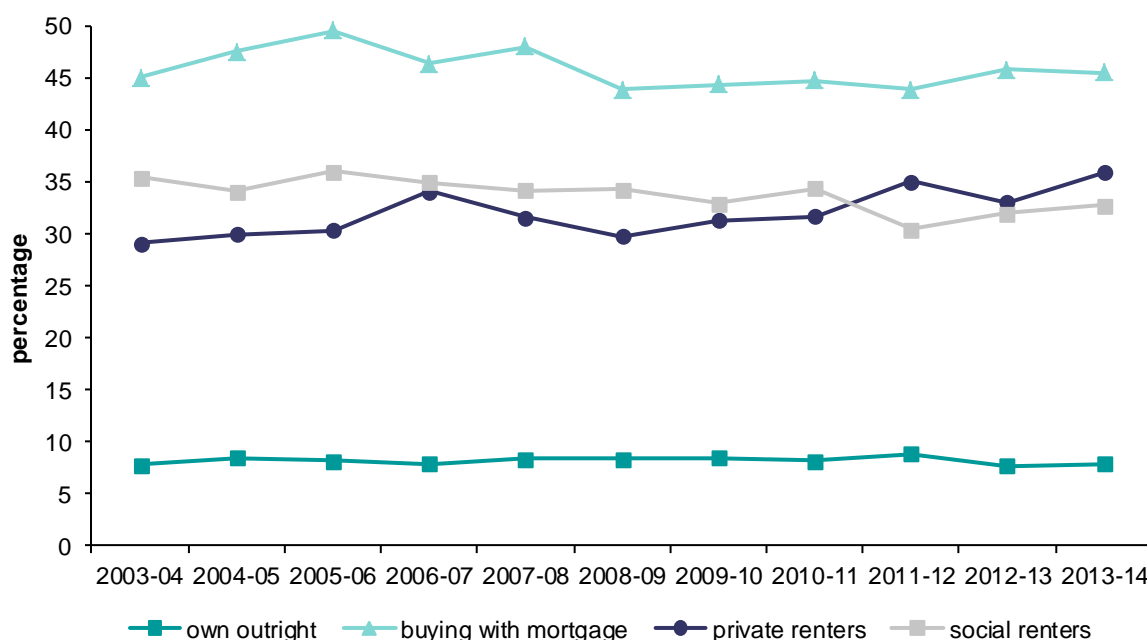
Household type and household size

1.18 In 2013-14, the majority (83%) of outright owners were one or two person households, consistent with the older age profile of this tenure. The predominant household types for outright owners were 53%

couples with no dependent children and 29% single aged 60 or over, Annex Table 1.3.

- 1.19 Mortgagors comprised 34% couples with no dependent children and 13% one person under 60. The private rented sector had a higher proportion of households with one person under 60 (20%) than mortgagors and fewer couples with no dependent children (24%). Only 3% of mortgagors and 6% of private renters were a household of single person aged 60 or over.
- 1.20 Multi-person households include lone parents with independent children only, two or more families (with or without dependent children) and lone person sharing with other lone persons. These kinds of household were most often found in the private rented sector (15%). For the other tenures, multi-person households were 10% of social renters and 6% of owner occupiers.
- 1.21 In 2013-14, 46% of households buying with a mortgage had dependent children. This is the same proportion of mortgagors as in 2003-04, but the number slightly increased up to 2005-06 and then subsequently fell back to its current level, Figure 1.6. The proportion of outright owners with children remained unchanged at 8%.

Figure 1.6: Households with children, by tenure, 2003-04 to 2013-14



Base: all households

Note: underlying data are presented in Annex Table 1.5

Sources:

2003-04 to 2007-08: English House Condition Survey;

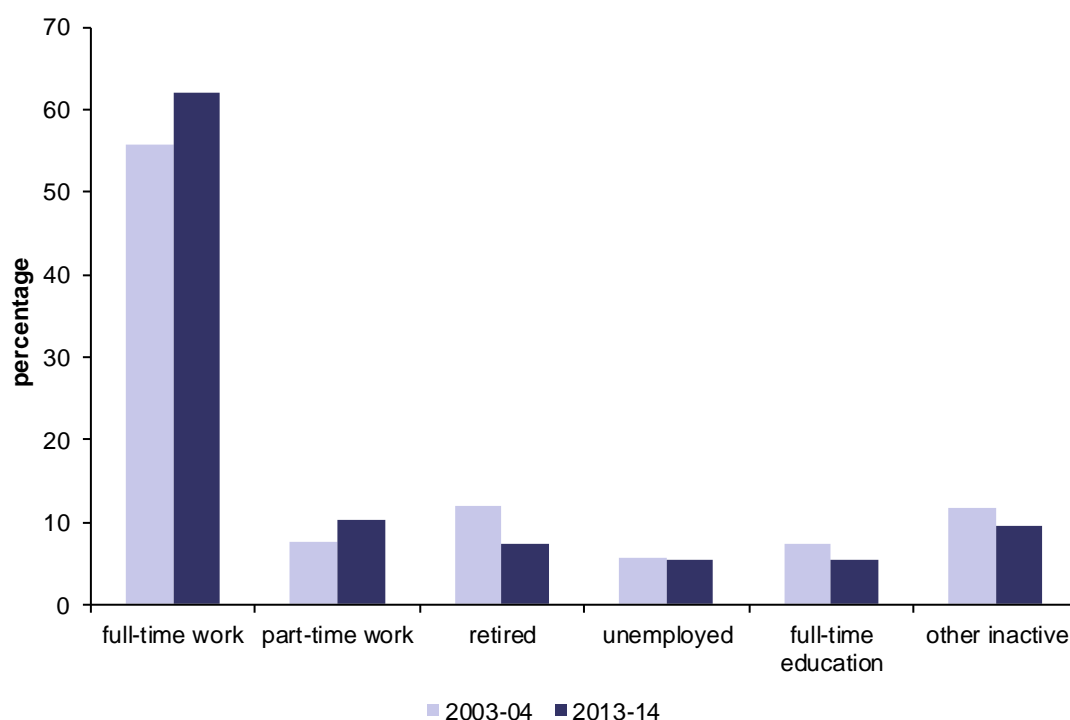
2008-09 onwards: English Housing Survey, full household sample

-
- 1.22 In the private rented sector, households with children increased in both proportion and number between 2003-04 (29%) and 2013-14 (36%). With strong growth in the overall number of private renters over this time, the moderate percentage point increase equates to about 1 million more households with children, Annex Table 1.5. There was no significant change in proportion of social rented households with dependent children between 2003-04 (35%) and 2013-14 (33%).
- 1.23 In 2013-14, the proportion of lone parent households was higher in the rented sectors; 17% of social renters and 12% of private renters were lone parents compared with 3% of owner occupiers. Annex Table 1.3.

Economic status

- 1.24 In 2013-14, 63% of households that owned outright included a retired HRP, consistent with the older age profile of this group. A third (33%) of outright owners was working. In contrast, 91% of mortgagors households were working, with 84% in full-time work and 7% in part-time work. Only 5% of mortgagors were retired. Annex Table 1.3.
- 1.25 One tenth (9%) of social rented sector HRPs were unemployed, compared with 3% of all HRPs in England. By comparison, 5% of private renters and 1% of owner occupiers were unemployed.
- 1.26 The proportion of 'inactive' households was considerably higher in the social rented sector. Around a quarter (24%) of social rented sector HRPs were in the 'other inactive' category, compared with 10% of private renters and 3% of owner occupiers. This category includes those who have a long-term illness or disability and those looking after the family or home.
- 1.27 During the rapid growth in the private rented sector from 2003-04 to 2013-14, a gradual shift was evident in the profile of economic status in this tenure, Figure 1.7. Households with a HRP in full-time or part-time work increased from 63% to 72% and there was a corresponding reduction in private renters with a HRP not in work.
- 1.28 The proportion of retired HRPs in private rented households fell from 12% in 2003-04 to 7% by 2013-14. There was no significant change in proportion of students and other inactive groups between 2003-04 and 2013-14.

Figure 1.7: Economic status, private renters, 2003-04 and 2013-14



Base: all private renters

Note: underlying data are presented in Annex Table 1.6

Sources:

2003-04 to 2007-08: English House Condition Survey;

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

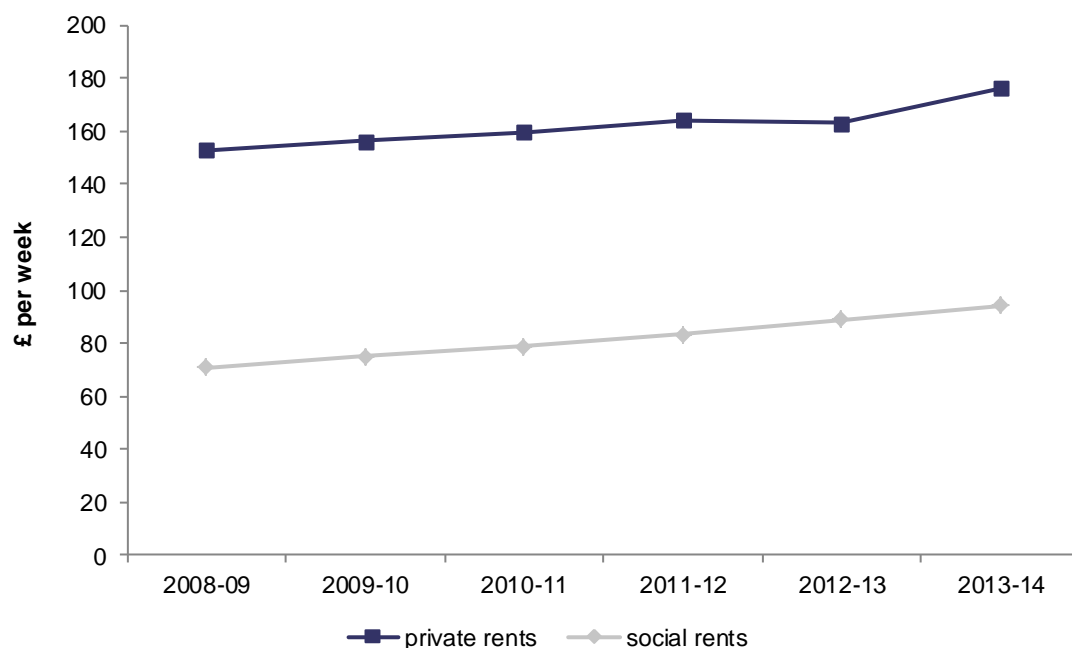
Ethnicity

1.29 One tenth (11%) of all HRPs in England were from an ethnic minority background. In the social and private rented sectors, this proportion was higher than the national average, 15% and 19% respectively. Whereas the proportion of owner occupiers from an ethnic minority background was below the national average (7%).

Rents

1.30 In 2013-14, the average (mean) rent (excluding services but including Housing Benefit) for households in the social sector was £94 compared with £176 per week in the private rented sector, a difference of £82 per week, Figure 1.8 and Annex Table 1.7. While rents in the social sector are subsidised, the difference in average rents will also partly reflect the difference in the type of properties in the sectors. This was an increase from 2012-13 in both private and social rents.

Figure 1.8: Mean weekly rents, all England, 2008-09 to 2013-14



Base: all households paying rent

Notes:

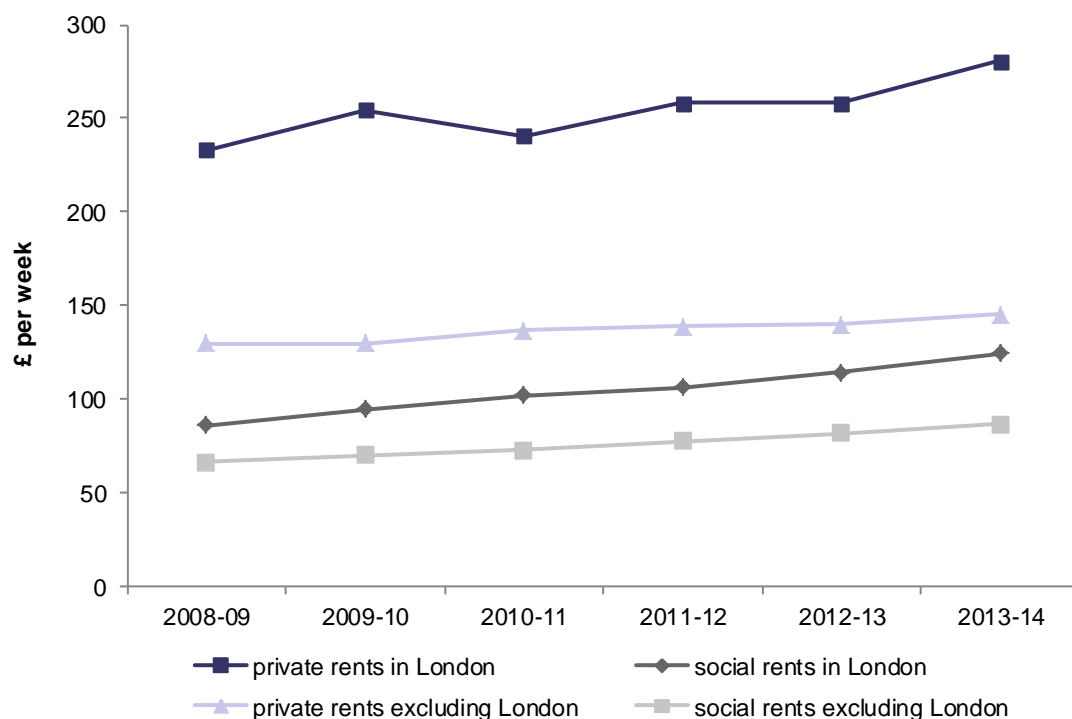
1) figures exclude services

2) underlying data are presented in Annex Table 1.7

Source: English Housing Survey, full household sample

- 1.31 Average weekly rents in both the social and private rented sectors increased between 2008-09 and 2013-14. In the social rented sector, average rent increased from £71 in 2008-09 to £94 per week in 2013-14, while average private rents increased from £153 to £176.
- 1.32 In 2013-14, average weekly private rents in London were £136 higher than outside of London, £281 and £145 per week respectively, Annex Table 1.7. The difference between average weekly social rents in London (£125) and the rest of England (£87) was less pronounced than for private rents.
- 1.33 From 2008-09 to 2013-14, average weekly rents for social and private renters increased in both London and outside of London, Figure 1.9. Average weekly private rents in London were considerably higher in 2008-09 than private rents outside London or social rents. However, the rate of increase up to 2013-14 for private rents in London was not especially large relative to the other groups.

Figure 1.9: Mean weekly rents, London and rest of England, 2008-09 to 2013-14



Base: all households paying rent

Notes:

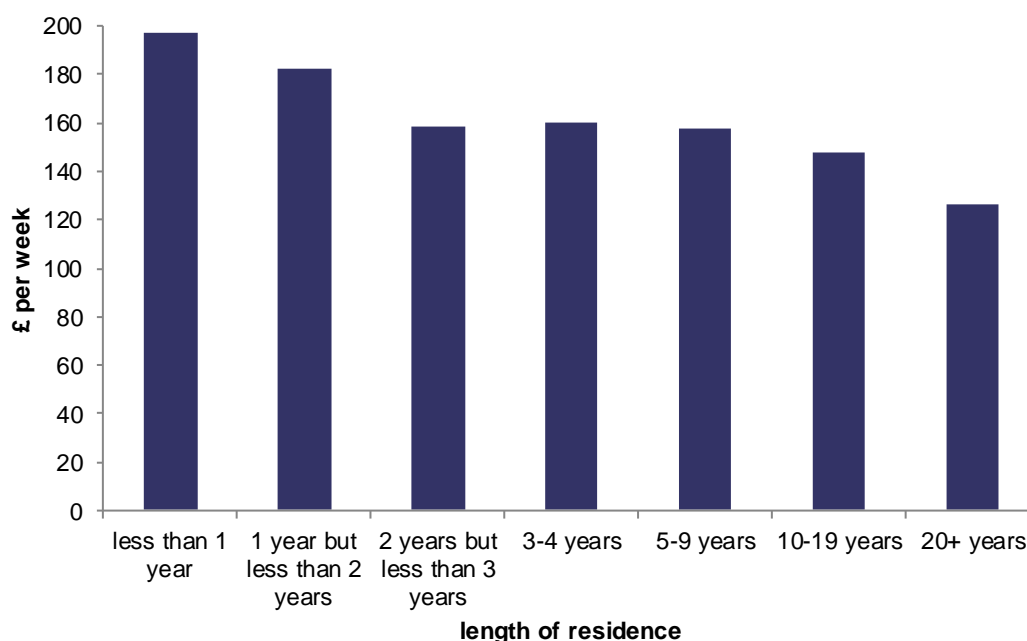
1) figures exclude services

2) underlying data are presented in Annex Table 1.7

Source: English Housing Survey, full household sample

1.34 The private rental sector is much more dynamic than the social sector and private renters move more frequently. In 2013-14, 67% of private renters had been in their current home for less than 3 years, Table 1.1. In general, those who had lived in their home for longer paid less rent. Private renters that were in their current home for less than a year paid an average weekly rent of £198 compared with £158 for residents of 5-9 years and £127 for residents of 20 or more years, Figure 1.10.

Figure 1.10: Mean weekly private rents, by length of residence, 2013-14



Base: all households paying rent

Notes:

1) figures exclude services

2) underlying data are presented in Annex Table 1.8

Source: English Housing Survey, full household sample

1.35 Note that there are differences in the methodology of the English Housing Survey compared with ONS experimental quarterly Index of Private Housing Rental Prices (IPHRP)¹. The English Housing Survey average weekly private rents over time reflect changes in price, quality and composition of the private rented stock. In contrast, the IPHRP specifically excludes both changes in composition and quality to ensure only pure price change is captured.

Housing Benefit

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

1.37 In 2013-14, 63% of social renters and 26% of private renters received Housing Benefit to help with the payment of their rent, Annex Table

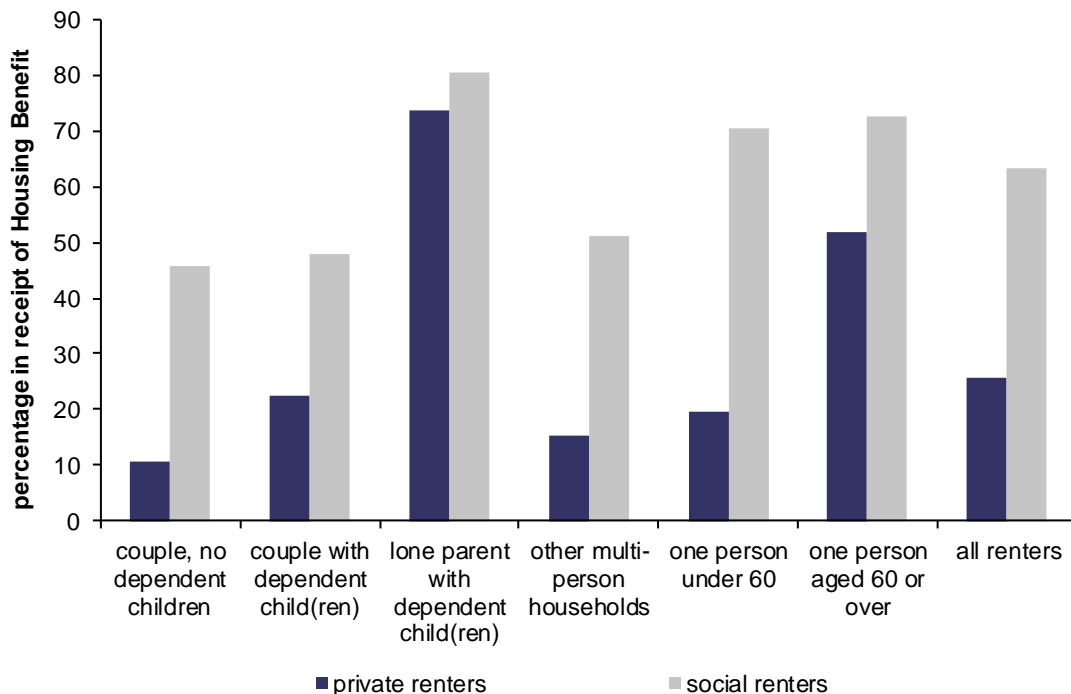
¹ <http://www.ons.gov.uk/ons/rel/hpi/index-of-private-housing-rental-prices/index.html>

1.9. This was higher than in 2008-09 when 59% of social renters and 19% of private renters were in receipt of Housing Benefit.

Housing Benefit, by household type

- 1.38 Nearly half (46%) of couples with no dependent children in the social rented sector received Housing Benefit compared with 11% in the private rented sector, Figure 1.11 and Annex Table 1.10.
- 1.39 In the social rented sector, three quarters (73%) of single person households aged 60 or over were in receipt of Housing Benefit in 2013-14 compared with 52% in the private rented sector.
- 1.40 For single person households aged under 60, the disparity between the two rented sectors was even greater; 71% of such households in the social sector were in receipt of Housing Benefit compared with 19% in the private rented sector.
- 1.41 For lone parents with dependent children the difference between the tenures was less dramatic. The majority of such households in both the social rented sector (80%) and the private rented sector (74%) were in receipt of Housing Benefit.

Figure 1.11: Housing Benefit, by household type, 2013-14



Base: all renters

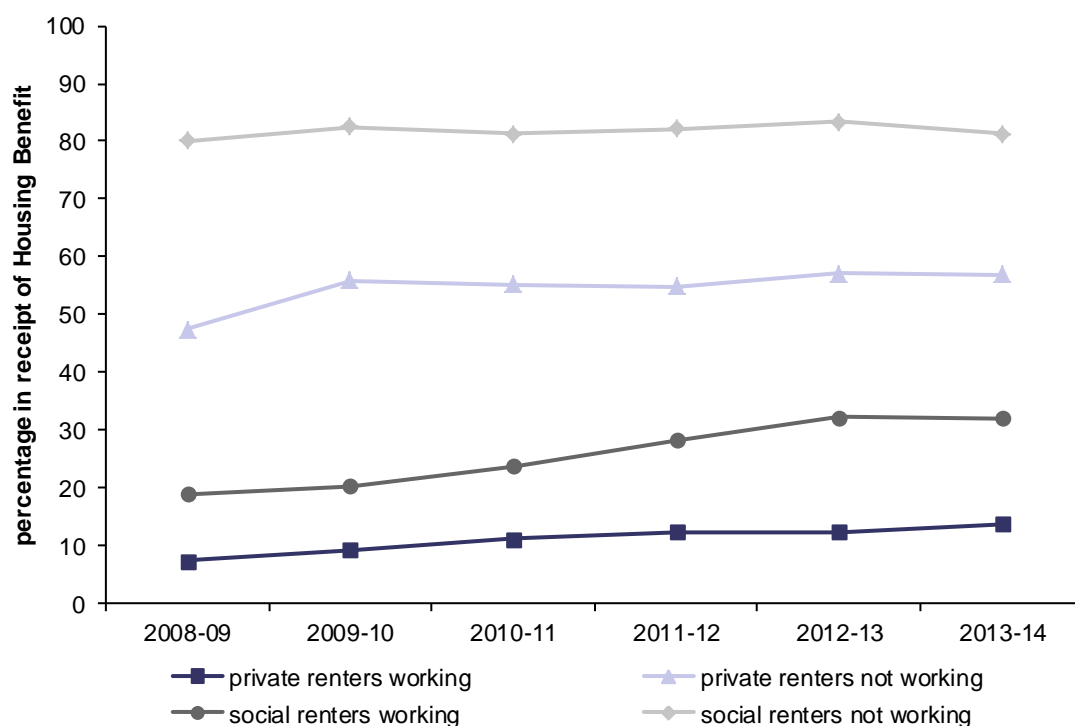
Note: underlying data are presented in Annex Table 1.10

Source: English Housing Survey, full household sample

Housing Benefit, by economic status

- 1.42 In 2013-14, social renters were more likely than private renters to receive Housing Benefit within all economic status, Annex Table 1.10. The majority of unemployed social (91%) and private renters (78%) were receiving Housing Benefit.
- 1.43 In the private rented sector, only around half of other inactive (50%) and retired households (55%) were on Housing Benefit. This was higher in the social rented sector, with 89% of other inactive households and 72% of retired households on Housing Benefit.
- 1.44 Housing Benefit take up for those in work increased from 2008-09 to 2013-14 for both social and private renters, Figure 1.12. Just 7% of private renters with an HRP in work required support from Housing Benefit in 2008-09, which doubled to 14% in 2013-14. In the social rented sector, there was a marked increase from 19% to 32% of working households on Housing Benefit.

Figure 1.12: Housing benefit, by economic status, 2008-09 to 2013-14



Base: all renters

Note: underlying data are presented in Annex Table 1.11

Source: English Housing Survey, full household sample

Housing Benefit, by income

- 1.45 The average annual gross income (of HRP and partner, excluding Housing Benefit) of households on Housing Benefit was unsurprisingly

much lower. For social renters, gross income for households on Housing Benefit was £12,419 compared with £23,114 for households not on Housing Benefit. The equivalent figures for private renters were £14,256 compared with £35,617, Annex Table 1.10.

Length of residence in current accommodation

- 1.46 This section reports on the length of time households had lived at their current address at the time of interview. In 2013-14, the average (mean) length of residence for owner occupiers was 17.1 years and 11.5 years for social renters, while for private renters the average length of residence was 3.5 years, Table 1.1.
- 1.47 The majority (80%) of owner occupiers had been in their home for at least five years and only 5% had been in their home for less than a year. Social renters also tended to be longstanding residents in their current home, with two thirds (62%) resident for at least 5 years and 9% resident less than a year.
- 1.48 In contrast, a third (35%) of private renters had been in their home for less than a year and 80% in their current home for less than five years.

Table 1.1: Length of residence in current home, by tenure, 2013-14

<i>all households</i>									
	owner occupiers	private renters	social renters	all tenures	owner occupiers	private renters	social renters	all tenures	<i>sample size</i>
	<i>thousands of households</i>				<i>percentages</i>				
less than 1 year	680	1,524	362	2,566	4.8	34.8	9.2	11.3	1,396
1 year but less than 2 years	636	881	331	1,849	4.4	20.1	8.5	8.2	1,051
2 years but less than 3 years	615	534	332	1,481	4.3	12.2	8.5	6.5	858
3-4 years	904	544	467	1,915	6.3	12.4	11.9	8.5	1,173
5-9 years	2,802	527	719	4,048	19.6	12.0	18.3	17.9	2,398
10-19 years	3,601	211	982	4,794	25.2	4.8	25.0	21.2	2,910
20-29 years	2,166	74	328	2,567	15.1	1.7	8.4	11.4	1,477
30+ years	2,912	83	399	3,394	20.3	1.9	10.2	15.0	2,012
all households	14,316	4,377	3,920	22,614	100.0	100.0	100.0	100.0	13,275
mean number of years	17.1	3.5	11.5	13.5					

Notes:

1) excludes a small number of non-response cases

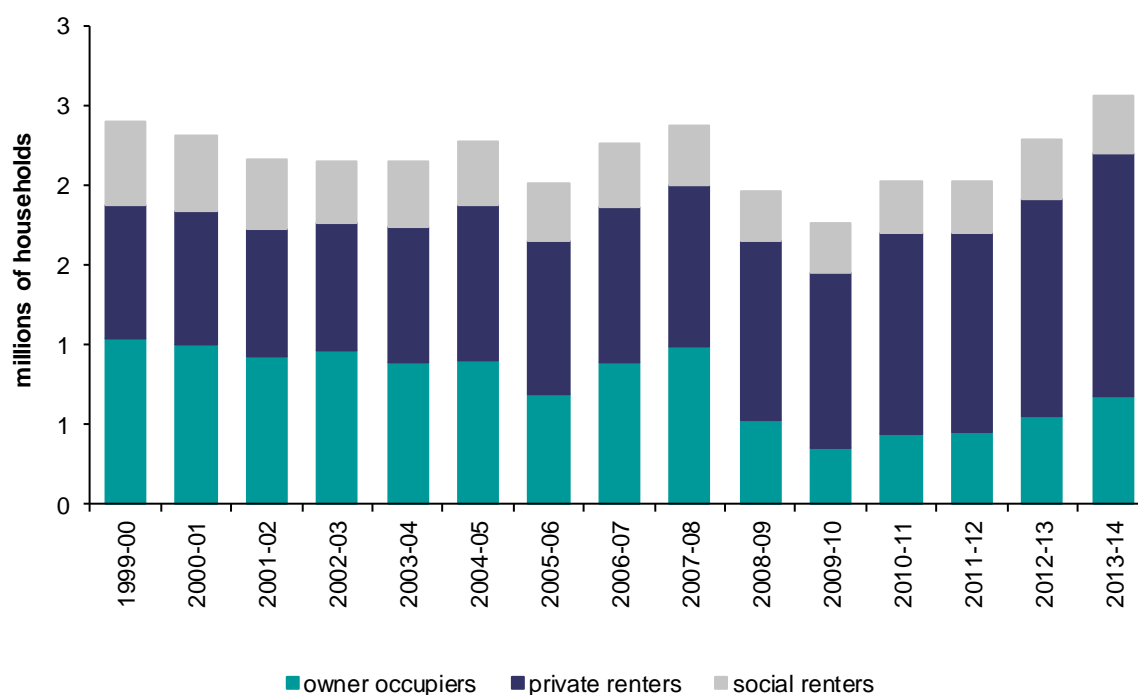
2) see glossary for information on method used to calculate mean length of residence

Source: English Housing Survey, full household sample

Trends in recent movers

- 1.49 In 2013-14, 2.6 million households had moved into their current accommodation in the previous 12 months. The majority of moving households (59% or 1.5 million) were private renters, with 679,000 (26%) owner occupiers, and 360,000 (14%) social renters.
- 1.50 Since the early 2000s, the private rented sector steadily increased from around 2.0 million households to its current 4.4 million households. The number of moves in the sector increased accordingly. From 2004-05, the number of moves in the private rented sector exceeded the number of owner occupied moves, Figure 1.13.

Figure 1.13: Recently moved households, by tenure, 1999-00 to 2013-14



Base: households resident less than one year

Note: underlying data are presented in Annex Table 1.12

Sources:

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

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

Box 1: New households

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

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

- 1.51 In 2013-14, there were 372,000 new households formed, most of which 64% (240,000 households) were in the private rented sector. A further 80,000 (21%) new households were in the owner occupied sector and 53,000 (14%) were in the social rented sector, Table 1.2.
- 1.52 Most existing households that moved did so without changing tenure: 69% of owner occupiers; 73% of social renters; and 79% of private renters moved within the same tenure group.

Table 1.2: Previous and current tenure of moving households, 2013-14

households resident less than a year

current tenure	previous tenure				all
	new household	owner occupiers	private renters	social renters	
					<i>thousands of households</i>
owner occupiers	80	409	184	u	679
private renters	240	170	1,046	69	1,524
social renters	53	12	91	205	360
all tenures	372	590	1,321	280	2,564
					<i>percentages</i>
owner occupiers	21.4	69.3	14.0	u	26.5
private renters	64.4	28.8	79.1	24.6	59.4
social renters	14.2	2.0	6.9	72.9	14.1
all tenures	100.0	100.0	100.0	100.0	100.0
<i>sample size</i>	185	325	659	224	1,393

Notes:

1) excludes a small number of households with unknown previous tenure

2) u indicates sample size too small for reliable estimate

Source: English Housing Survey, full household sample

Mortgage difficulties

1.53 In 2013-14, over half a million (577,000) households had a member(s) who had ever given up a previous home due to difficulties in paying the mortgage, representing 3% of all households. These households that had given up a previous home were spread fairly evenly amongst the three main tenures. There were 185,000 households living in the owner occupied sector, 206,000 living in the social rented sector and 187,000 renting privately, Table 1.3.

1.54 Of those who had given up a home 61% had sold it, either to avoid getting into arrears with the mortgage or to avoid court action by their lender. In 39% of cases the mortgage lender had taken over the property, either through a court order or when the household had left voluntarily.

Table 1.3: Mortgage difficulties with a previous home, 2013-14

all households

	current tenure			all households
	owner occupiers	private renters	social renters	
household member had given up a home due to mortgage difficulties¹	<i>thousands of households</i>			
yes	185	187	206	577
no	14,129	4,190	3,711	22,030
all households	14,313	4,377	3,917	22,607
	<i>percentages</i>			
yes	1.3	4.3	5.3	2.6
no	98.7	95.7	94.7	97.4
all households	100.0	100.0	100.0	100.0
reason gave up home²	<i>thousands of households</i>			
sold (to avoid mortgage arrears, or to avoid court action by lender) ³	116	113	115	344
mortgage lender took it over (leaving voluntarily or leaving because of court order) ³	65	69	85	220
all reasons	181	182	200	563
	<i>percentages</i>			
sold (to avoid mortgage arrears, or to avoid court action by lender)	64.0	62.0	57.4	61.0
mortgage lender took it over (leaving voluntarily or leaving because of court order)	36.0	38.0	42.6	39.0
all reasons	100.0	100.0	100.0	100.0

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

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

Source: English Housing Survey, full household sample

1.55 Around a tenth (11%) of homes had been given up due to mortgage difficulties since 2010, almost a third (28%) had been given up between 2005 and 2009 and a fifth (19%) had been given up between 1990 and 1994, Table 1.4.

Table 1.4: When home given up due to mortgage difficulties, 2013-14

<i>households with member(s) who had given up home¹</i>	
	<i>thousands of households</i>
year home given up	
1989 or earlier	86
1990 to 1994	107
1995 to 1999	80
2000 to 2004	72
2005 to 2009	159
2010 onwards	65
all dates	569
	<i>percentages</i>
year home given up	
1989 or earlier	15.1
1990 to 1994	18.8
1995 to 1999	14.1
2000 to 2004	12.6
2005 to 2009	28.0
2010 onwards	11.4
all dates	100.0

¹ due to difficulties with paying the mortgage

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

Source: English Housing Survey, full household sample

Space

1.56 In this section, data on living space are presented as measured by the number of bedrooms available to each household. The number and proportion of homes considered overcrowded or under-occupied are also provided, with comparisons made across tenures.

Number of bedrooms

1.57 In 2013-14, the overall average (mean) number of bedrooms per household was 2.8, although this varied by tenure. Owner occupiers had, on average, 3.1 bedrooms, private renters had 2.4 bedrooms, and social renters had 2.1 bedrooms, Table 1.5.

1.58 In 2013-14, 2.4 million households lived in one bedroom homes. Almost half of these (46%) were social rented (1.1 million), 845,000 (35%) were private rented and 448,000 (19%) were owner occupied. By contrast, of the 4.6 million households who lived in homes with 4 or

more bedrooms, the vast majority (4.0 million, 87%) were owner occupied, 471,000 (10%) were private rented, while 127,000 (3%) were social rented.

Table 1.5: Number of bedrooms, by tenure, 2013-14

all households

	number of bedrooms available to household						mean number of bedrooms
	one	two	three	four	five or more	all	
	<i>thousands of households</i>						
owner occupiers	448	3,013	6,830	3,133	895	14,319	3.1
private renters	845	1,643	1,418	343	128	4,377	2.4
social renters	1,107	1,413	1,273	104	23	3,920	2.1
all households	2,401	6,069	9,521	3,579	1,046	22,617	2.8
	<i>percentages</i>						
owner occupiers	3.1	21.0	47.7	21.9	6.3	100	
private renters	19.3	37.5	32.4	7.8	2.9	100	
social renters	28.2	36.1	32.5	2.6	0.6	100	
all households	10.6	26.8	42.1	15.8	4.6	100	
<i>sample size</i>	<i>1,454</i>	<i>3,603</i>	<i>5,776</i>	<i>1,912</i>	<i>531</i>	<i>13,276</i>	

Source: English Housing Survey, full household sample

Overcrowding and under-occupation

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

Box 2: Overcrowding and under-occupation

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

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

1.60 The overall rate of overcrowding in England in 2013-14 was 3%, with 666,000 households living in overcrowded conditions, unchanged from 2012-13. Overcrowding was more prevalent in the rented sectors than for owner occupiers. Only 1% of owner occupiers (212,000 households) were overcrowded in 2013-14 compared with 6% of social renters (236,000) and 5% of private renters (218,000), Table 1.6.

Table 1.6: Overcrowding and under-occupation, by tenure, three year average 2011-12 to 2013-14

all households

	difference from bedroom standard ¹				all households
	over-crowded	at standard	1 above standard	under-occupied	
	<i>thousands of households</i>				
owner occupiers	212	1,907	5,100	7,129	14,348
private renters	218	1,781	1,457	603	4,059
social renters	236	2,111	1,077	380	3,804
all tenures	666	5,799	7,635	8,111	22,211
	<i>percentages</i>				
owner occupiers	1.5	13.3	35.5	49.7	100.0
private renters	5.4	43.9	35.9	14.8	100.0
social renters	6.2	55.5	28.3	10.0	100.0
all tenures	3.0	26.1	34.4	36.5	100.0
<i>sample size</i> ²	1,329	11,222	13,809	14,397	40,757

¹ Overcrowding and under-occupation are measured using the bedroom standard (see glossary).

² combined three year sample

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

Source: 3 year average based on 2011-12 to 2013-14 English Housing Survey data

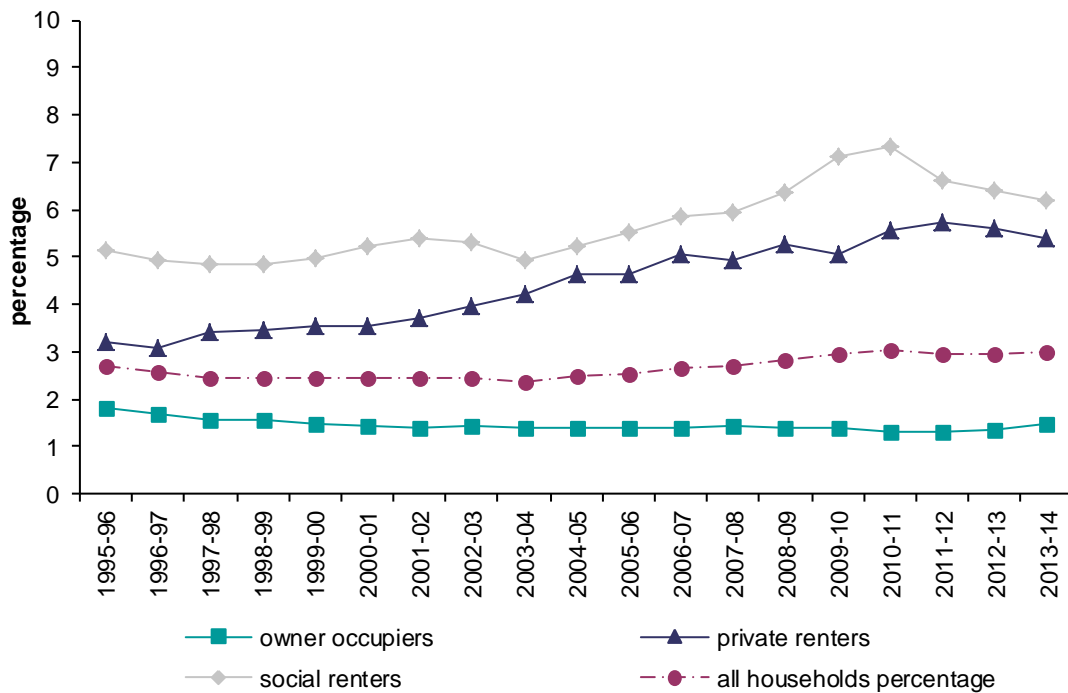
1.61 In 2013-14, 37% (8.1 million) of households had at least two spare bedrooms, so classed as under-occupying, unchanged from 2012-13. Half of owner occupiers were under-occupying their home, substantially higher than private renters (15%) and social renters (10%).

1.62 A further 7.6 million (34%) of households had one spare bedroom, though under the bedroom standard such households are not classed as under-occupied. Having a spare bedroom was slightly less common for social renters (28%) compared with owner occupiers (36%) and private renters (35%).

1.63 The number and proportion of overcrowded households in the owner occupied sector remained relatively stable since 1995-96, Figure 1.14 and Annex Table 1.13. In the social rented sector, overcrowding declined from a peak of 7% in 2010-11 to 6% in 2013-14.

1.64 The proportion of overcrowded households in the private rented sector increased from 3% in 1995-96 to 5% in 2013-14. The rapid overall growth in private renters between 1995-96 and 2013-14 explains the more pronounced increase in actual numbers of overcrowded households from 63,000 to 218,000.

Figure 1.14: Overcrowding, by tenure, 1995-96 to 2013-14



Base: all households

Notes:

- 1) three year averages are the average of the three years up to and including the labelled date
- 2) underlying data are presented in Annex Table 1.13

Sources:

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

Buying aspirations

1.65 In 2013-14, 61% of private renters (2.5 million households) and 25% of social renters (970,000) stated that they expected to buy a property at some point in the future, Table 1.7.

1.66 While there was no change in the overall aspiration to buy between 2010-11 and 2013-14, among social renters who expected to buy a property, the proportion who thought they would buy their current home increased from 35% to 42% (unchanged from 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.

1.67 Renters who expected to buy a home were also asked how long they thought it would be before they would do so. In 2013-14, 26% of private renters and 12% of social renters who expected to buy said they expected to buy within two years. In contrast, around 44% of private renters and two thirds (65%) of social renters expecting to buy thought that it would be five years or more before they did so.

Table 1.7: Buying aspirations of social and private renters, 2013-14

all renting households

	social renters	private renters	all renters	social renters	private renters	all renters
	<i>thousands of households</i>			<i>percentages</i>		
expect to buy						
yes	970	2,522	3,491	25.2	61.1	43.8
no	2,879	1,609	4,487	74.8	38.9	56.2
all	3,848	4,130	7,978	100.0	100.0	100.0
expect to buy current home						
yes	397	358	755	42.4	14.5	22.1
no	540	2,117	2,657	57.6	85.5	77.9
all	937	2,475	3,412	100.0	100.0	100.0
how long before expect to buy						
less than 2 years	111	635	746	11.9	25.8	22.0
2 years but less than 5 years	212	755	967	22.8	30.6	28.5
5 years or more	608	1,075	1,683	65.3	43.6	49.6
all	931	2,465	3,396	100.0	100.0	100.0

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

Source: English Housing Survey, full household sample

Well-being

- 1.68 As part of the Measuring National Well-being Programme², DCLG introduced four measures of personal well-being of individuals onto the 2013-14 English Housing Survey³, Box 3⁴⁵.
- 1.69 Identifying which groups tend to have low life satisfaction is useful for understanding what matters most for people, and for designing services and support accordingly⁶.

Box 3: Well-being questions

Respondents were asked to give their answers on a scale of 0 to 10 where 0 is 'not at all' and 10 is 'completely'.

- Overall, how satisfied are you with your life nowadays?
- Overall, to what extent do you feel the things you do in your life are worthwhile?
- Overall, how happy did you feel yesterday?
- Overall, how anxious did you feel yesterday?

Life satisfaction has become the standard measure of well-being internationally and early analysis focused on this question.

- 1.70 In 2013-14, the most common response (the modal value) was 8, while relatively few respondents gave a score less than six, Figure 1.15. The mean was a score of 7.43. Generally, scores of 9 and 10 would be taken as high life satisfaction and scores of 1 to 6 as low. The distribution was similar to well-being results from the ONS Annual Population Survey.

² In government the Office for National Statistics (ONS) leads on the Measuring National Well-being Programme. The programme aims to produce accepted and trusted measures on well-being of how the UK as a whole is doing.

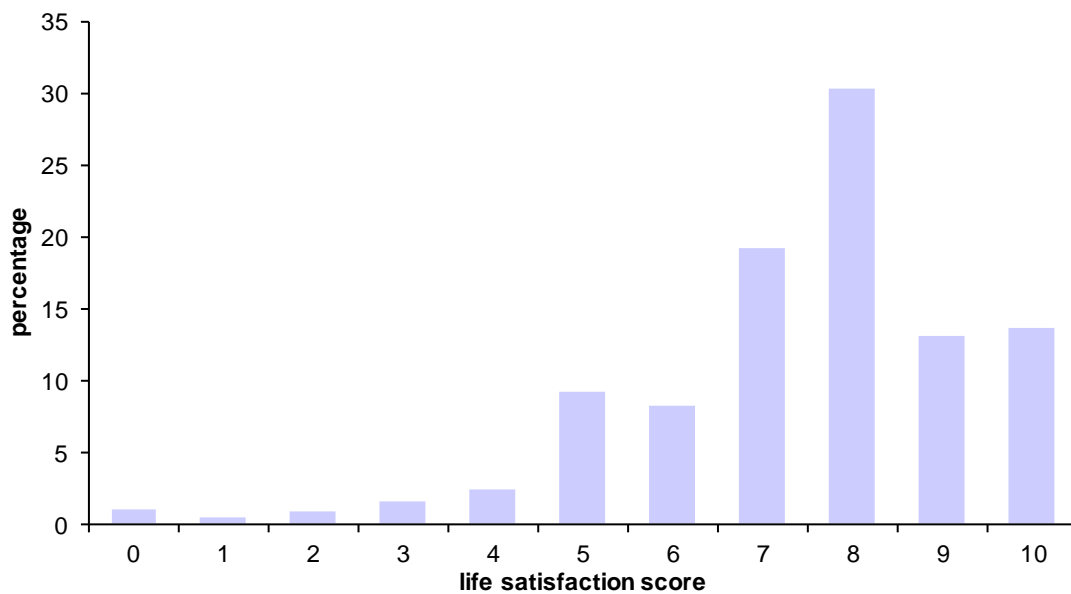
³ The 2013-14 English Housing Survey interviews yielded a sample of over 10,000 responses.

⁴ The well-being questions were only asked when the respondent was the household reference person (HRP).

⁵ How's Life? Combining individual and national variables to explain subjective well-being, John F Helliwell. Working Paper 9065, National Bureau of Economics. <http://www.nber.org/papers/w9065>

⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/224910/Wellbeing_Policy_and_Analysis_FINAL.PDF

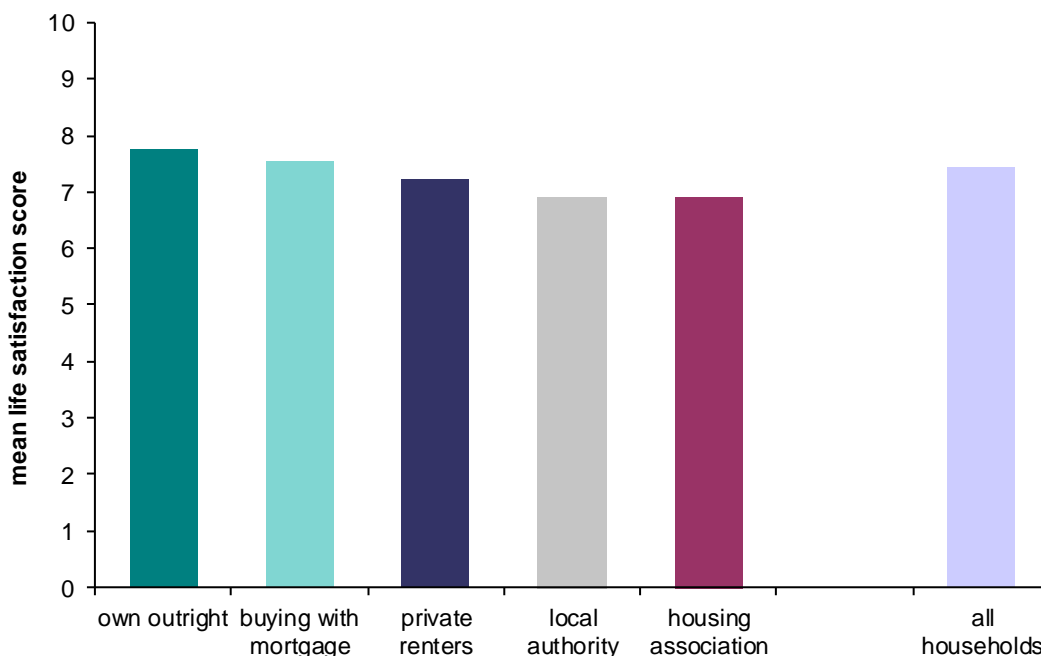
Figure 1.15: Distribution of life satisfaction scores, 2013-14



Base: all household reference persons
Note: underlying data are presented in Annex Table 1.14
Source: English Housing Survey, full household sample

1.71 Average life satisfaction among outright owners is nearly a unit higher than for those in housing association homes, Figure 1.16.

Figure 1.16: Mean life satisfaction score, by tenure, 2013-14



Base: all household reference persons
Note: underlying data are presented in Annex Table 1.15
Source: English Housing Survey, full household sample

1.72 This finding may suggest that the relationship between life satisfaction and tenure is direct. However, there were important differences

between the types of household that typically live in each tenure groups, and these differences related to life satisfaction. For example, social renters were more likely to be unemployed or other inactive (this includes long-term sick or carers) than owner occupiers or private renters, Annex Table 1.3.

- 1.73 An analytical technique called regression can isolate the importance to life satisfaction of housing characteristics such as tenure, while holding constant other factors that are important, such as economic status, income or health, Box 4. The aim of the analysis was to evaluate housing circumstances. As might be expected, the factors with strongest association with life satisfaction were personal characteristics and these were also included in the model.

Box 4: Ordinary least squares regression

Ordinary least squares (OLS) regression was used to assess how factors (independent variables) were statistically related to life satisfaction (the dependent variable).

The regression assessed each independent variable holding all other characteristics in the model constant. An association between an independent variable and the dependent variable indicates that two people who are identical on all other independent variables, apart from the one at hand, would indeed tend to rate their life satisfaction differently.

Although regression can be used to explore associations between variables, it does not necessarily imply causation and results should be treated as indicative rather than conclusive. See Appendix 1 for further information on the methodology and table for this analysis.

For categorical variables, the difference between the highest and lowest categories on each variable is reported. For scalar variables, an indicative range is provided. In each case all other independent variables were controlled for.

Personal characteristics

- 1.74 Economic status, health and marital status were all included, as were the number of dependent children, ethnicity and gender. The income data in the English Housing Survey was relatively complete, and this was also included in the model. The findings related to personal characteristics were more substantial and can provide a benchmark for the findings on housing variables.

Economic status

- 1.75 The average life satisfaction for people in retirement was 1.23 units higher than for those who were unemployed or economically inactive, the group with lowest life satisfaction.

Health

- 1.76 Those without any long term illness or disability had 1.15 units higher life satisfaction than the group 'with a long term illness or disability and requiring a wheelchair'.

Marital status

- 1.77 The life satisfaction for those living as a couple was 0.7 units higher than the group identified as 'separated from a partner'.

Income

- 1.78 A joint household income of £100,000 yielded a 0.51 units higher expected life satisfaction relative to those living on only £15,000 per year⁷.

Housing and area characteristics

Dwelling type and tenure

- 1.79 A combined tenure and dwelling type variable was used for the regression model, with 14 categories⁸. The comparator used for tenure and dwelling type analysis was living in a flat in the private rented sector⁹ (the group with lowest life satisfaction), Table 1.8.

⁷ Income is gross joint income of the hrp and partner including any benefits.

⁸ It is possible to explore more detailed dwelling type groups for outright owners and mortgagors than for renters, due to sample sizes being larger for the owner occupier groups.

⁹ Regression yields estimates relative to an arbitrary baseline category, which is always set to zero. Private renters living in flats were chosen as the baseline category, as it has the lowest life satisfaction, so all other categories are positive in relation to it.

Table 1.8: Life satisfaction, by tenure and dwelling type, 2013-14

all household reference persons

independent variables	parameter
<i>private renter, flat</i>	<i>reference category</i>
mortgagor, detached house	0.05
morgagor, semi-detached house	0.15
mortgagor, terraced house	0.19 *
housing association, flat	0.20
private renter, house	0.24 *
outright owner, terraced house	0.24 *
outright owner, flat	0.26 *
local authority, house	0.26 *
local authority, flat	0.28 *
housing association, house	0.30 *
mortgagor, flat	0.31 *
outright owner, semi-detached house	0.37 *
outright owner, detached house	0.40 *

* indicates the result is significant at (or below) the .05 level

Notes:

- 1) Due to larger sample sizes for owner occupiers, more detailed dwelling types could be included.
- 2) 'Other' types of accommodation were excluded from the analysis e.g. boats or caravans, therefore note the 'sample size' column will not add up to the number of 'all households'.
- 3) The life satisfaction question was asked of the household reference person only.

Source: English Housing Survey, full household sample

- 1.80 Highest life satisfaction was associated with those owning a detached home outright. This group was 0.40 units higher than those living in a private rented flat (the reference category). The group living in semi-detached homes that they own outright was 0.37 units higher than private renters in flats.
- 1.81 Local authority houses and flats had values of 0.26 and 0.28. Housing association houses had parameter equal to 0.30, but the parameter for housing association flats was not found to be significant.
- 1.82 The regression indicated that mortgagors in flats and terraced homes had higher expected life satisfaction than those in private rented flats. However, the parameters for mortgagors in semi-detached and detached homes were not found to significant at the 5% level, indicating that these groups should be treated as on a level with private renters in flats.
- 1.83 This surprising finding could indicate higher levels of anxiety associated with mortgages for types of dwelling that tend to be larger and therefore more expensive.

Overcrowding

- 1.84 Those who are overcrowded by two rooms had 0.09 units lower expected life satisfaction than those who are 'at standard' (have exactly the number of rooms they require).
- 1.85 Furthermore those who have two rooms more than they need were found to be 0.09 units higher than those who are 'at standard'.
- 1.86 Having more rooms than are currently needed may indicate the presence of other factors which can support people's life satisfaction, such as having adult children who have since left the family home.

Rural or urban location

- 1.87 The model also included as an input the type of location respondents lived in, whether rural or urban. Those living in rural locations had moderately higher life satisfaction than those in urban areas, by 0.12 units.

Summary

- 1.88 Evaluation of housing specific variables available only on the English Housing Survey revealed that housing circumstances were predictive of differences in life satisfaction, though less substantially than personal factors.
- 1.89 Private rented flats were the group with lowest life satisfaction, controlling for all other factors in the model. Housing association flats and mortgagors in larger detached or semi-detached properties were not significantly higher.
- 1.90 The group with highest life satisfaction, detached homes owned outright, had expected life satisfaction 0.40 units higher than private rented flats. Lack of overcrowding and rural location were both associated with higher life satisfaction, but of a moderate size.
- 1.91 Individually housing circumstances were less predictive of life satisfaction. But taken together, they can account for differences that are of the same order as personal factors.
- 1.92 For example, the model suggests that a person residing in a detached home that they own outright in a rural location who is not overcrowded had expected life satisfaction 0.6 units higher than a person in an overcrowded private rented flat in an urban location. This size of difference is comparable to that found between those on low and high

incomes, or those in work compared with unemployed or economically inactive.

Limitations of the regression model and further work

- 1.93 Regression can only control for the other input variables included in the model. A person's life satisfaction may reflect other circumstances which have not been taken into account, either because they were not collected by the survey, or because they have not been included in the regression model.
- 1.94 Analysis of data on housing conditions such as damp, which may also impact well-being will be undertaken in 2016 when more data has been collected.

Section 2

Housing stock

This section explores the characteristics, energy efficiency and condition of homes in England in 2013. It begins by providing an overall profile of the English housing stock, including the age, size and type of dwelling by tenure. The second section reports on heating and insulation and gives an overall rating of the energy efficiency of the English housing stock by tenure. The third section provides some additional detail on house condition, including the incidence of damp and the extent to which the English housing stock meets the decent homes standard. There is a new final section on fire and fire safety.

Stock profile

- 2.1 In 2013 there were 23.3 million dwellings in England, the majority of which (19.2 million) were in the private sector (14.8 million in the owner occupied sector; 4.5 million in the private rented sector). The remaining 4.0 million dwellings were in the social sector, of which 1.7 million were owned by local authorities and 2.3 million were owned by housing associations, Table 2.1¹⁰.

¹⁰ Figures do not always add up to the overall figure due to rounding.

Table 2.1: Stock profile, 2013

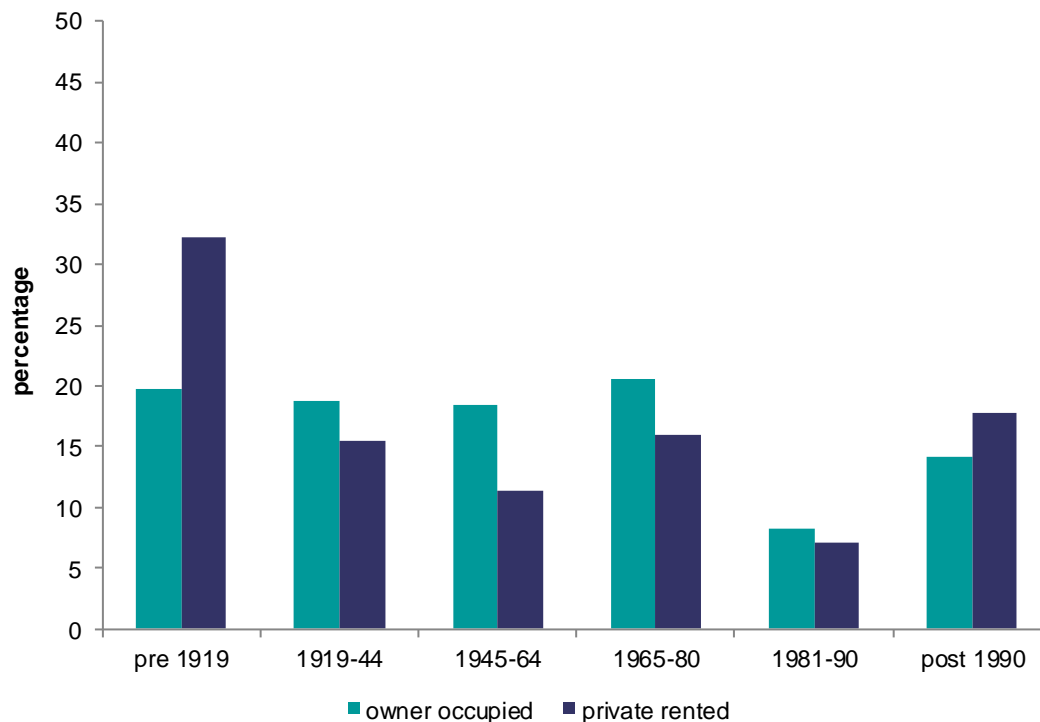
	private sector			social sector			all dwellings
	owner occupied	private rented	all private sector	local authority	housing association	all social sector	
<i>thousands of dwellings</i>							
dwelling age							
pre 1919	2,916	1,439	4,355	71	222	293	4,648
1919-44	2,768	692	3,460	264	207	470	3,930
1945-64	2,712	504	3,217	691	598	1,289	4,505
1965-80	3,041	713	3,754	507	496	1,003	4,757
1981-90	1,220	317	1,537	122	294	416	1,953
post 1990	2,102	796	2,898	36	526	562	3,460
dwelling type							
end terrace	1,408	462	1,869	205	342	547	2,417
mid terrace	2,514	1,082	3,596	317	458	775	4,371
small terraced house	1,094	745	1,840	170	283	453	2,293
medium/large terraced house	2,757	780	3,537	261	380	640	4,177
all terraced houses	3,922	1,544	5,466	522	801	1,322	6,788
semi-detached house	4,385	745	5,129	298	376	675	5,804
detached house	3,721	323	4,044	6	20	26	4,070
bungalow	1,500	170	1,670	185	262	448	2,118
converted flat	280	535	815	28	103	131	946
purpose built flat, low rise	931	991	1,922	592	853	1,444	3,366
purpose built flat, high rise	91	173	264	152	64	217	480
floor area							
less than 50 m ²	526	681	1,207	404	565	969	2,175
50 to 69 m ²	2,205	1,432	3,637	554	848	1,402	5,039
70 to 89 m ²	4,112	1,292	5,404	569	675	1,244	6,648
90 to 109 m ²	2,792	528	3,320	138	183	321	3,641
110 sqm or m ²	5,124	529	5,653	27	71	97	5,750
mean floor area (m²)	108.5	77.8	101.4	66.4	66.1	66.2	95.3
type of area							
city centre	260	345	606	45	69	114	720
other urban centre	1,957	1,235	3,192	502	581	1,083	4,275
suburban residential	9,397	2,277	11,673	1,037	1,400	2,437	14,111
rural residential	1,926	326	2,252	84	224	307	2,559
village centre	686	143	829	21	59	80	909
rural	533	135	668	u	10	13	681
deprived local areas							
most deprived 10% of areas	717	451	1,168	516	545	1,061	2,229
2-5th	4,955	2,170	7,125	956	1,220	2,176	9,301
6-9th	7,177	1,541	8,718	203	522	725	9,442
least deprived 10% of areas	1,910	299	2,209	17	56	73	2,282
occupancy status							
occupied	14,286	4,016	18,302	1,650	2,238	3,888	22,190
vacant	473	445	918	42	104	146	1,064
total	14,759	4,461	19,220	1,692	2,342	4,034	23,254
<i>sample size</i>	4,994	2,590	7,584	2,214	2,700	4,914	12,498

Note: u indicates sample size too small for reliable estimate

Source: English Housing Survey, dwelling sample

- 2.2 The age of housing stock varied considerably by tenure. The majority of homes (59%) in the private rented sector were built before 1965 with a third (32%) built before 1919. However, around a fifth (18%) of homes in the private rented sector were built after 1990.
- 2.3 The owner occupied stock was more evenly distributed across the various age bands, Figure 2.1.

Figure 2.1: Age of housing stock in the private sector, 2013



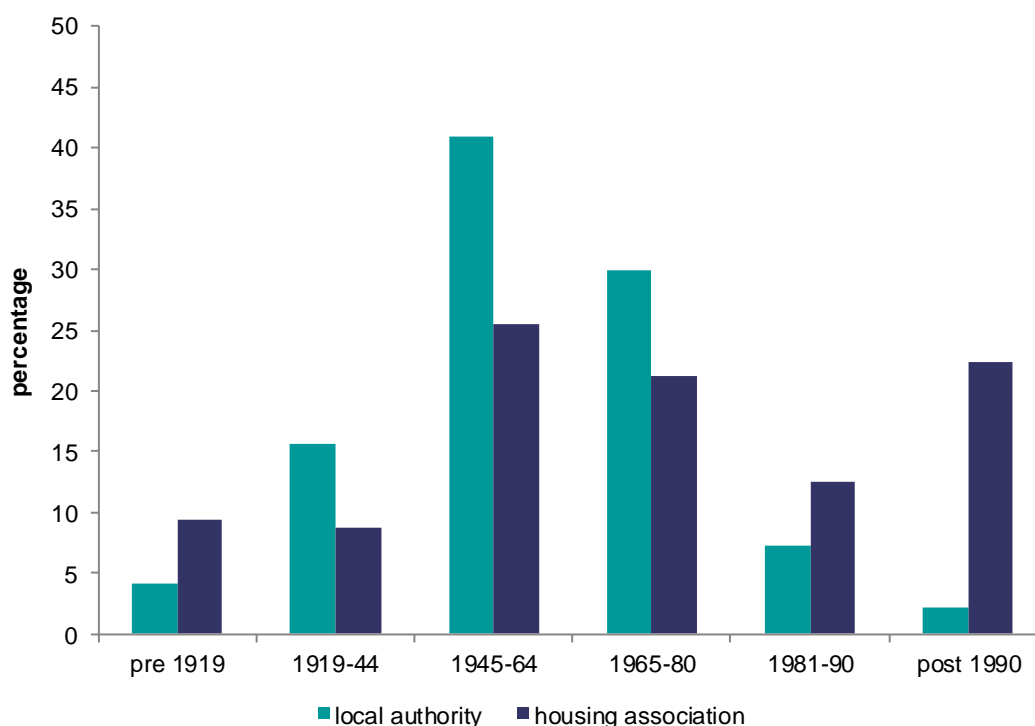
Base: all dwellings

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

- 2.4 The majority (82%) of housing association homes were built from 1945 onwards and a third (35%) were built after 1980. The majority (71%) of local authority housing stock was built between 1945 and 1980; just 9% was built after 1980, Figure 2.2.

Figure 2.2: Age of housing stock in the social sector, 2013



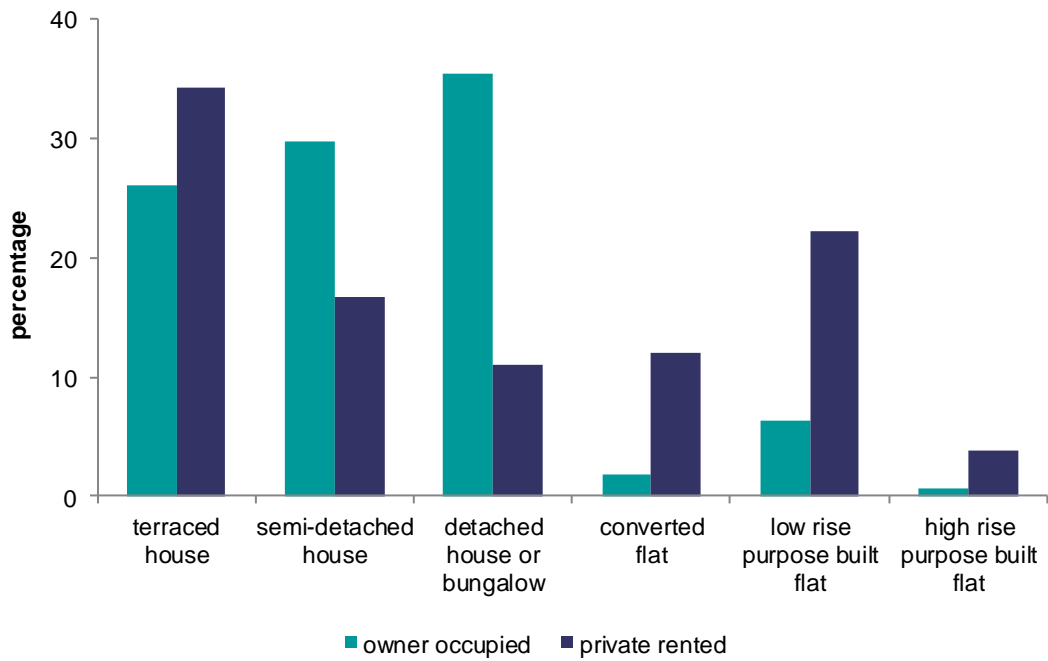
Base: all dwellings

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

- 2.5 In 2013 four-fifths (79%) of all dwellings were houses, although this varied by tenure. The vast majority (91%) of owner occupied dwellings were houses, fairly evenly split between terraced, semi-detached and detached/bungalows. The majority (62%) of private rented sector dwellings were houses, most of which were terraced, Figure 2.3.
- 2.6 The private rented sector contained the largest proportion of converted flats; 12% compared with 4% or less in other tenures. Low rise purpose built flats comprised just over a third of the stock of both local authorities and housing associations (35% and 36% respectively), while the local authority tenure contained the highest proportion of high rise flats (9%) compared with 4% or less in the other tenures.

Figure 2.3: Dwelling type, private sector, 2013

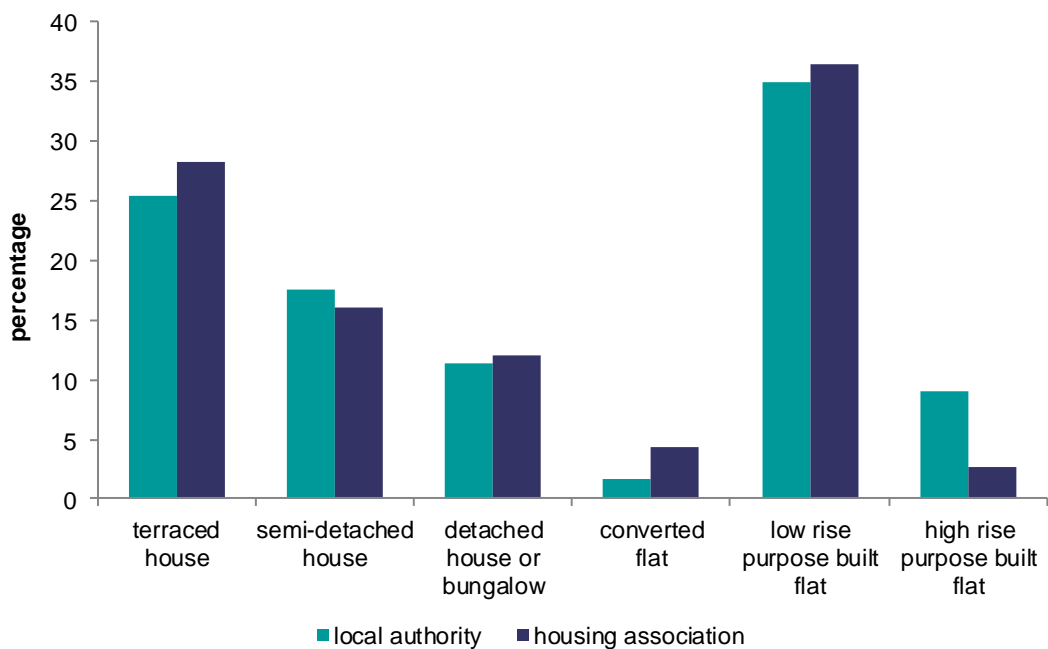


Base: all dwellings

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

Figure 2.4: Dwelling type, social sector, 2013



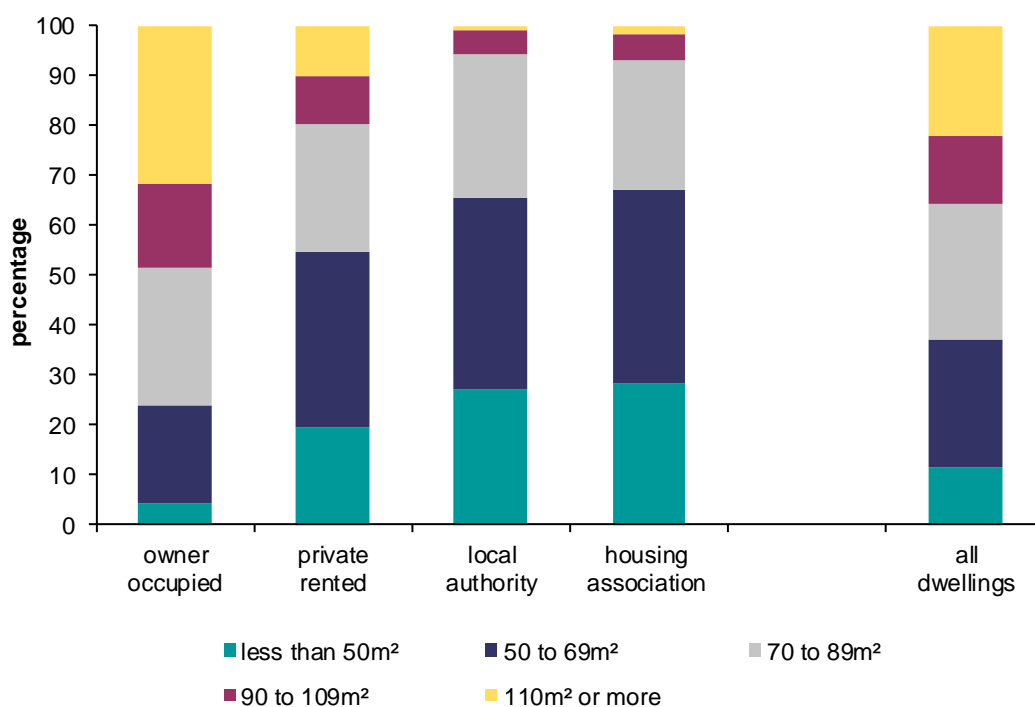
Base: all dwellings

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

- 2.7 The average (mean) usable floor area of dwellings in 2013 was 95m². Homes in the social sector tended to be smaller than homes in the private sector: the average usable floor area of homes in the social sector was 66m² compared with 78m² in the private rented sector.
- 2.8 Owner occupied homes (109m²) were larger than social and private rented homes, Table 2.1.
- 2.9 Three-fifths (59%) of homes in the social sector had a floor area of less than 70m² while a similar proportion (53%) of homes in the private rented sector had a floor area of 70m² or more, Figure 2.5.

Figure 2.5: Usable floor area, by tenure, 2013



Base: all dwellings

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

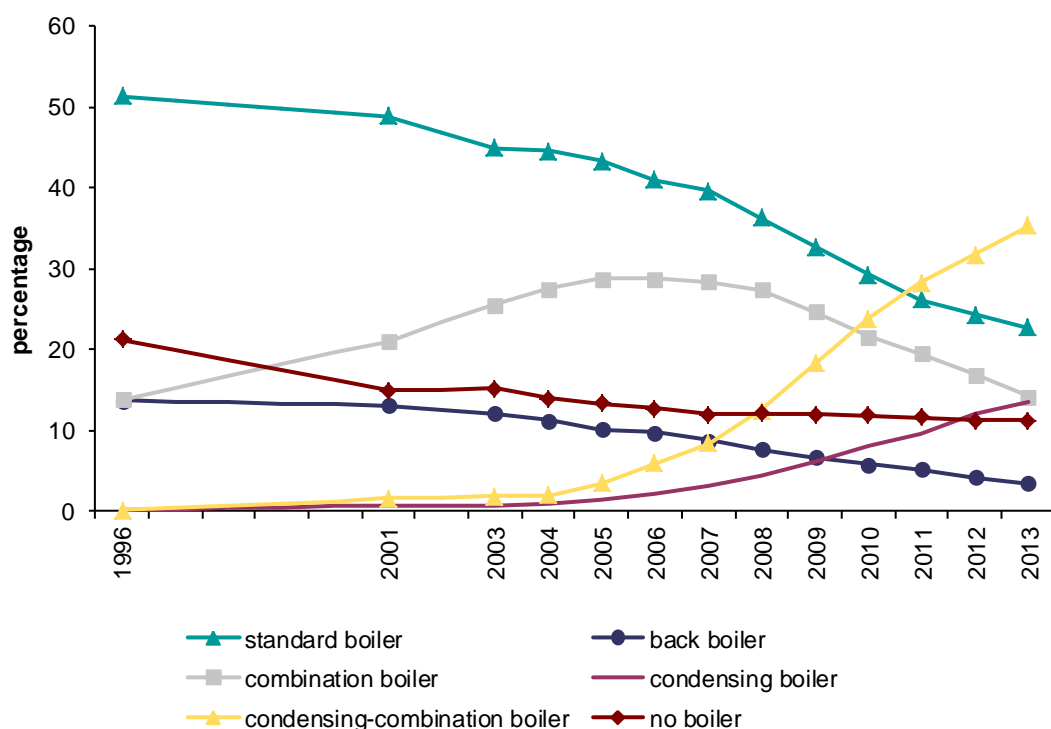
Energy efficiency

- 2.10 There are two key methods of improving the energy efficiency of existing dwellings: upgrading the dwelling's heating system and improving insulation.

Heating

- 2.11 In 2013 91% of all homes (21.1 million dwellings) had central heating, generally considered to be the most cost effective and efficient method of heating. A further 1.4 million dwellings (6%) had storage heaters as their main heating system, and 696,000 dwellings (3%) had room heaters, Annex Table 2.2.
- 2.12 Since 1996 there has been a steady increase in the proportion of homes with central heating (from 80% to 91% in 2013) while the proportion of homes with room heaters as their main heating source – the least cost-effective and most inefficient method of heating – has decreased from 12% to 3%. The proportion of homes with storage heaters has remained relatively steady over this period and was 6% in 2013.
- 2.13 In 2013 the private rented sector had the lowest proportion of homes with central heating at 83%, followed by housing association at 88%. Owner occupied and local authority homes had 94% and 93% respectively with central heating, Annex Table 2.2.
- 2.14 Condensing boilers are generally the most efficient boiler type and since the mid-2000s have been mandatory for new and replacement boilers. Therefore, as expected, the proportion of dwellings with condensing boilers has increased considerably since 2001, when just 2% of homes had condensing boilers, to around a half of homes (49%) in 2013 (11.3 million dwellings).
- 2.15 The 49% of homes with condensing boilers in 2013 is made up of 35% of homes with a condensing-combination boiler and 13% with a standard condensing boiler. The increase in condensing boilers has occurred alongside a steady decrease in standard and combination boilers, Figure 2.6.

Figure 2.6: Boiler types, 1996 to 2013



Base: all dwellings

Note: underlying data are presented in Annex Table 2.4

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

2.16 The older, less energy efficient boiler types were more prevalent in the private sector. In 2013, 27% of owner occupied dwellings and 17% of private rented dwellings had a standard boiler, compared with 12% of social sector dwellings, Annex Table 2.5.

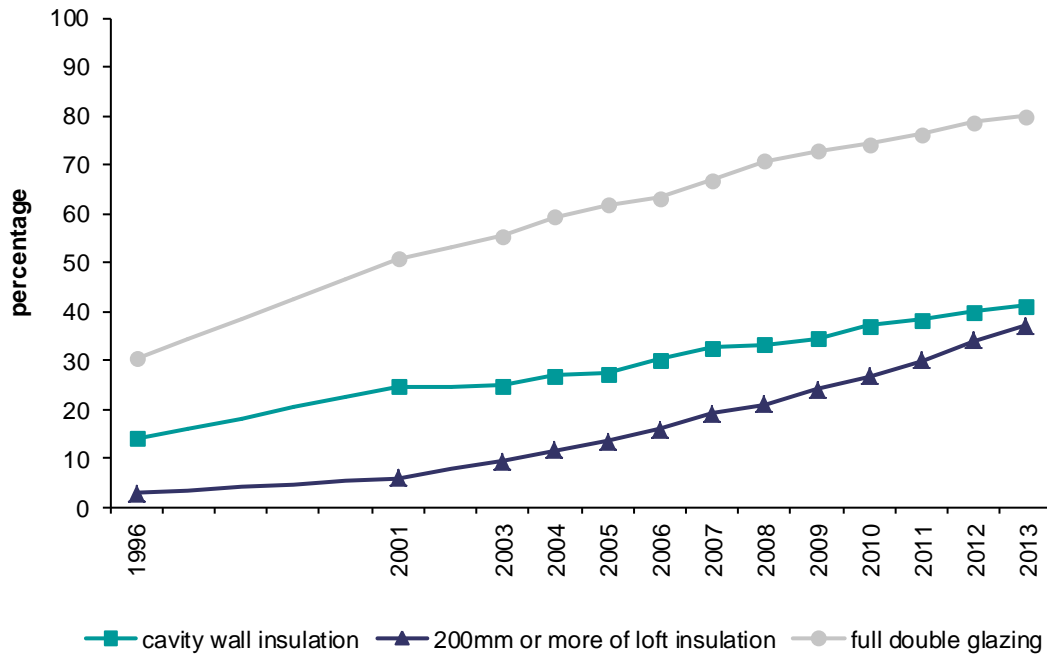
Insulation

2.17 The second main method of improving a dwelling's energy performance is by improving insulation. Standard insulation measures include cavity wall insulation, loft insulation and double glazing. Levels of all of these have increased considerably since 1996. This is likely to be due to government incentives such as the Decent Homes programme, set up to improve the condition of social housing, energy efficiency requirements on new build properties and an increased awareness of energy efficiency and ways to improve it.

2.18 In 2013 more than a third (37%) of dwellings had 200mm or more of loft insulation, up from just 3% of dwellings in 1996 (and 34% in 2012). Over the same period, the proportion of homes with cavity wall

insulation increased from 14% to 41% and the proportion of homes with full double glazing increased from 30% to 80%, Figure 2.7.

Figure 2.7: Insulation measures, 1996 to 2013



Base: all dwellings

Notes:

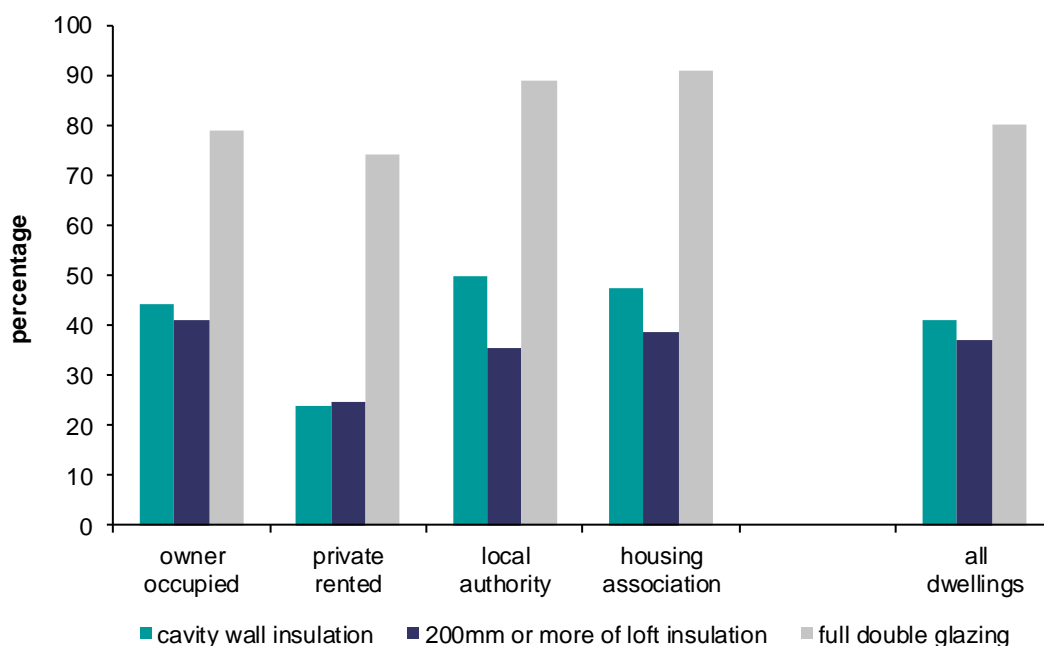
- 1) percentages are based on all dwellings, including those with no loft or no cavity walls. Only 87% of all dwellings have lofts, and 69% have cavity walls (see Annex Tables 2.6 and 2.7).
- 2) underlying data are presented in Annex Table 2.6

Sources:

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

- 2.19 Overall, 9.6 million dwellings had cavity wall insulation in 2013: 48% of homes in the social sector, 44% of owner occupied homes and 24% of those in the private rented sector. The lower prevalence of cavity wall insulation in the private rented sector was due in part to the higher proportion of dwellings with older non-cavity construction. Only 55% of private rented sector dwellings had cavity walls compared with more than 70% in the other tenures. The other types of wall structure include solid masonry, concrete, steel or timber, all of which are generally more difficult to insulate than cavity masonry walls, Annex Table 2.7.
- 2.20 Private rented sector dwellings were also less likely to have 200mm or more of loft insulation (25% compared with 37% of homes in the social sector and 41% of owner occupied homes) and full double glazing (74% compared with 79% of owner occupied dwellings and 90% of social sector dwellings), Figure 2.8.

Figure 2.8: Insulation measures, by tenure, 2013



Base: all dwellings

Note: underlying data are presented in Annex Tables 2.7, 2.8 and 2.9

Source: English Housing Survey, dwelling sample

Energy efficiency rating

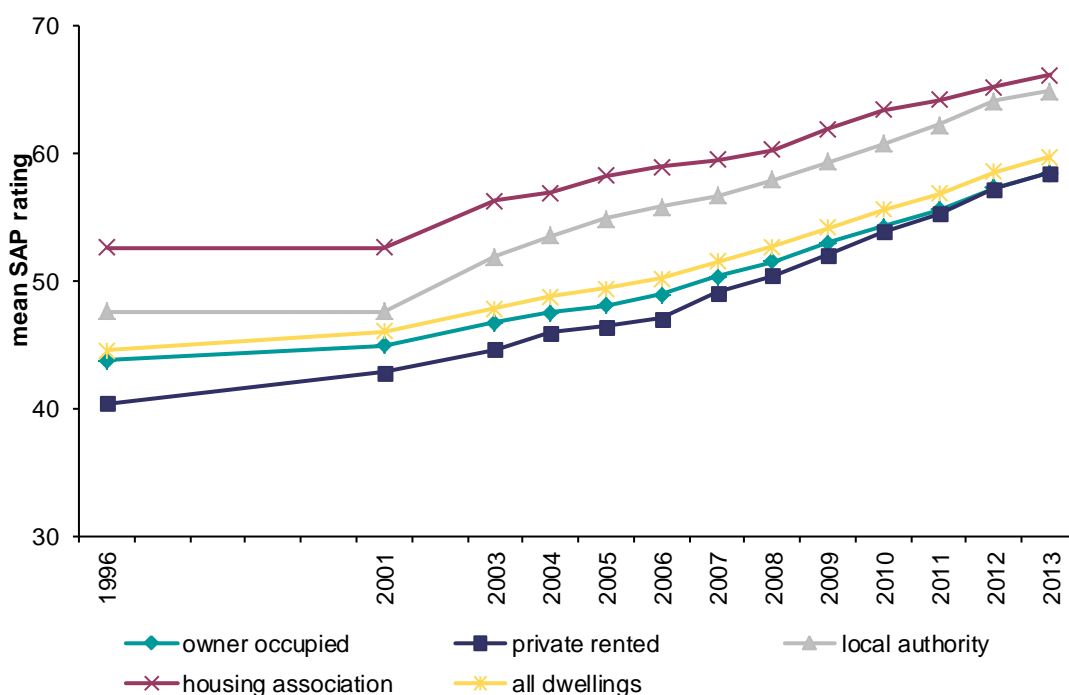
- 2.21 The Government's Standard Assessment Procedure (SAP) is used to monitor the energy efficiency of homes. It is an index based on calculating annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly inefficient) to 100 (highly efficient with 100 representing zero energy cost)¹¹.
- 2.22 The energy efficiency of the English housing stock has continued to improve and in 2013 the average SAP rating of English dwellings was 60 points, up from 45 points in 1996, Figure 2.9.
- 2.23 In general, the social sector was more energy efficient than the private sector, in part due to wider use of cavity insulation, but also because of dwelling type. In particular, the social sector contained a higher proportion of flats, which have less exposed surface area (external walls and roofs) through which heat can be lost, than detached or semi-detached houses, Annex Table 2.10.

¹¹ For more information about SAP methodology please see the glossary.

2.24 In 2013 housing association and local authority dwellings had similar average SAP ratings (66 and 65 respectively). However, local authority dwellings had a lower average SAP rating of 48 in 1996, and so improved at a faster rate between 1996 and 2013 than housing association dwellings which had an average SAP rating of 53 in 1996, Figure 2.9.

2.25 In 2013 the owner occupied and private rented stock had similar average SAP ratings (59 and 58 respectively). This is in contrast to 1996 when owner occupied stock was more energy efficient than private rented stock (average SAP rating of 44 compared with 40). In 2013 the private rented sector had a higher proportion of flats than owner occupied stock, but this was counteracted by the private rented dwellings having lower levels of insulation, to give the similar average SAP rating.

Figure 2.9: Mean SAP rating, by tenure, 1996 to 2013



Base: all dwellings

Note: underlying data are presented in Annex Table 2.10

Sources:

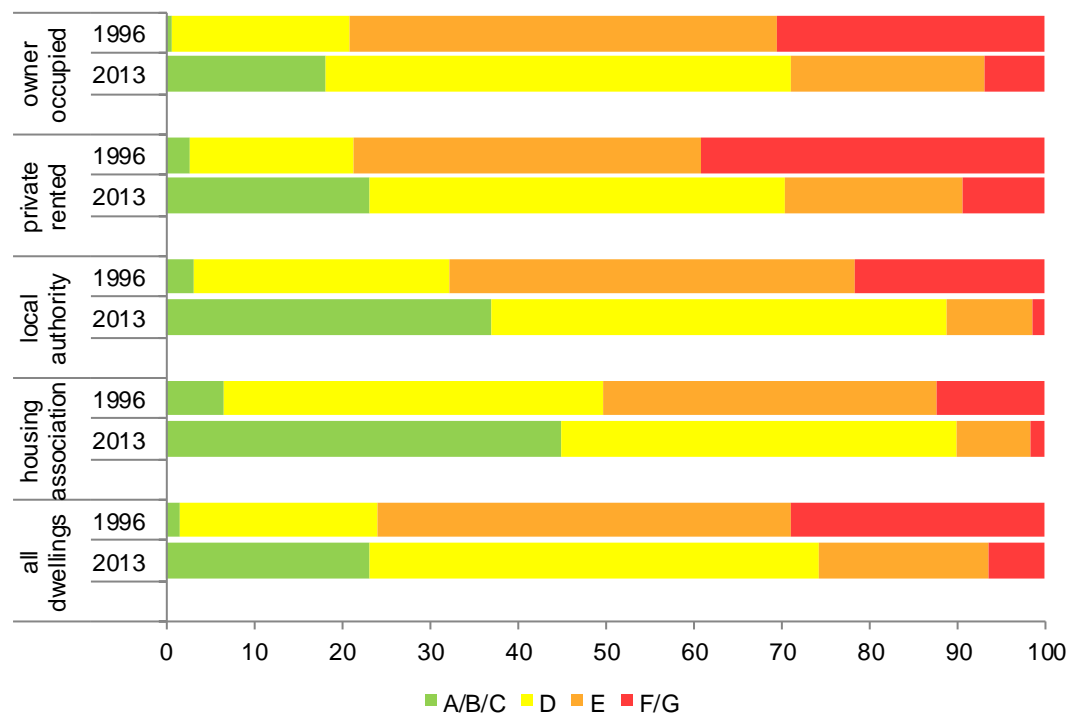
1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

-
- 2.26 The proportion of dwellings in the highest energy efficiency rating (EER)¹² bands increased considerably between 1996 and 2013. In 2013 23% of dwellings were in the highest A to C bands, compared with just 2% in 1996. There was also an increase of four percentage points compared to 2012 when 19% of dwellings were in the A to C bands, Annex Table 2.11.
- 2.27 In contrast, the proportion of dwellings in the lowest F and G bands fell from 29% to 6% between 1996 and 2013.
- 2.28 In 2013 the majority of dwellings (70%) were in EER bands D or E. This overall proportion has remained fairly similar since 1996, but the individual bands within it have changed, with the proportion in band D increasing and the proportion in band E decreasing. This, together with the increase in dwellings in bands A to C, shows that dwellings are steadily increasing in energy efficiency up through the rating bands, Figure 2.10.
- 2.29 The significant improvements in energy efficiency since 1996 resulted in the number and proportion of dwellings in the most efficient bands A to C increasing in all tenures. In 2013 the social sector had the largest proportion of dwellings in bands A to C (45% of housing association and 37% of local authority dwellings). The private rented sector had proportionally more dwellings in these EER bands than the owner occupied sector (23% compared to 18%). This is in part due to the fact that the private rented sector contains a much larger proportion of flats than the owner occupied sector and these flats, especially newer purpose built ones, tend to be more energy efficient than the average dwelling.
- 2.30 Across all tenures, the proportion of dwellings in the most inefficient bands F and G declined considerably between 1996 and 2013. In 2013 just 2% of social sector dwellings were in these bands (down from 20% in 1996), compared with 7% of owner occupied and 9% of private rented dwellings (down from 30% and 39% respectively).

¹² EER bands are used in the Energy Performance Certificate (EPC). The EPC provides, among other indicators, an energy efficiency rating for the dwelling on a scale from A to G, where A is the most efficient and G the least efficient. See the glossary for more information.

Figure 2.10: Energy efficiency rating bands, by tenure, 1996 and 2013



Base: all dwellings

Note: underlying data are presented in Annex Table 2.11

Sources:

1996: English House Condition Survey;

2012: English Housing Survey, dwelling sample

Decent homes

- 2.31 In 2013 a fifth (21%) of dwellings (4.8 million homes) failed to meet the decent homes standard¹³, a reduction of 2.9 million homes since 2006, when around a third (35%) of homes failed to meet the decent homes standard, Table 2.2.
- 2.32 The private rented sector had the highest proportion of non-decent homes (30%) in 2013 while the social rented sector had the lowest (15%). A fifth (19%) of owner occupied homes failed to meet the decent homes standard in 2013.
- 2.33 While housing conditions improved in all tenures between 2006 and 2013, the greatest improvement occurred in the social rented sector where the number of non-decent homes almost halved from 1.1 million (29%) in 2006 to 593,000 (15%) in 2013.

¹³ The decent homes standard is based on four criteria, of which one is the need to meet the minimum standard for housing. Estimates of whether this standard is met are based on 15 hazards in order to maintain consistency with survey estimates since 2006. See the glossary for further information.

2.34 Over the same period, the number of non-decent dwellings in the private sector fell by around 2.4 million, from 6.6 million to 4.2 million. This was driven by a decrease in the number of non-decent owner occupied homes. While there was a marked decrease in the proportion of private rented sector homes which were non-decent (from 47% to 30%), the absolute number of non-decent dwellings did not decrease due to the general increase in size of this sector.

Table 2.2: Non-decent homes, by tenure, 2006 to 2013

<i>all dwellings</i>								
	2006	2007	2008	2009	2010	2011	2012	2013
	<i>thousands of dwellings</i>							
owner occupied	5,335	5,304	4,842	4,377	3,784	3,292	3,002	2,862
private rented	1,223	1,244	1,449	1,465	1,381	1,407	1,365	1,331
all private	6,558	6,548	6,291	5,842	5,165	4,698	4,366	4,193
local authority	676	652	625	491	391	334	289	266
housing association	465	486	444	389	369	332	292	327
all social	1,142	1,138	1,069	880	760	666	581	593
all dwellings	7,700	7,686	7,360	6,722	5,925	5,364	4,947	4,785
	<i>percentages</i>							
owner occupied	34.6	34.1	32.3	29.3	25.5	22.3	20.3	19.4
private rented	46.8	45.4	44.0	40.8	37.3	35.0	33.1	29.8
all private	36.3	35.8	34.4	31.5	27.8	25.0	23.1	21.8
local authority	32.4	32.8	31.5	27.1	21.7	17.7	16.3	15.7
housing association	25.2	25.5	22.8	19.7	18.3	15.9	14.3	14.0
all social	29.0	29.2	27.2	23.2	19.9	16.6	15.2	14.7
all dwellings	35.0	34.6	33.1	30.1	26.5	23.6	21.8	20.6

Note: 2006 to 2009 estimates based on SAP05 methodology; 2010 to 2012 estimates based on SAP09 methodology; SAP12 methodology applied from 2013. The change in methodology does not make a significant difference to the estimates of non-decent homes. See the glossary and the 2012-13 Headline Report for more information

Sources:

2006 to 2007: English Housing Condition Survey
2008 onwards: English Housing Survey, dwelling sample

-
- 2.35 The Housing Health and Safety Rating System (HHSRS) is a risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties. The minimum safety standard¹⁴ component of decent homes is failed if one or more Category 1 HHSRS hazards are present.
- 2.36 Failing the minimum safety standard was the most common reason for not meeting decent homes criteria. Overall in 2013 12% of dwellings failed for this reason. Category 1 hazards were more prevalent in the private sector, with 12% of owner occupied dwellings and 16% of private rented sector dwellings failing the minimum safety standard, compared with 6% of social sector dwellings, Table 2.3.
- 2.37 Private rented sector dwellings were more than twice as likely than dwellings in other sectors to fail the decent homes standard due to poor thermal comfort (13% compared with 6% of both owner occupied and social dwellings) . Private rented sector dwellings also had a higher rate of disrepair (7% compared with 4% of owner occupied dwellings and 3% of social sector dwellings). Very few dwellings failed decent homes criteria on modern facilities, with 3% or less failure rate in all tenures.

¹⁴ The 'minimum standard' is based on 15 HHSRS hazards to maintain consistency with previous years' decent homes reporting. See the glossary for further information.

Table 2.3: Homes failing decent homes criteria, by tenure, 2013

all dwellings

	minimum standard (HHSRS)	thermal comfort	repair	modern facilities	all non- decent
<i>thousands of dwellings</i>					
owner occupied	1,796	912	636	210	2,862
private rented	735	596	304	140	1,331
private sector	2,531	1,508	939	350	4,193
local authority	123	64	77	48	266
housing association	113	161	59	45	327
social sector	236	226	136	93	593
all dwellings	2,767	1,734	1,075	443	4,785
<i>percentages</i>					
owner occupied	12.2	6.2	4.3	1.4	19.4
private rented	16.5	13.4	6.8	3.1	29.8
private sector	13.2	7.8	4.9	1.8	21.8
local authority	7.3	3.8	4.5	2.8	15.7
housing association	4.8	6.9	2.5	1.9	14.0
social sector	5.8	5.6	3.4	2.3	14.7
all dwellings	11.9	7.5	4.6	1.9	20.6

Note: The 'minimum standard' is calculated using SAP12 methodology, and is based on 15 HHSRS hazards to maintain consistency with previous years' decent homes reporting.
Source: English Housing Survey, dwelling sample

Damp

- 2.38 In 2013 about a million (999,000) homes (4%) had problems with damp, compared with 2.6 million (13%) homes in 1996. The most common damp problem was condensation and mould, affecting 618,000 (3%) homes, followed by 400,000 (2%) homes affected by penetrating damp and 294,000 (1%) by rising damp, Table 2.4.
- 2.39 Problems with condensation and mould have not decreased as quickly as other damp problems since 1996. This could be because there have been fluctuations and, more recently, increases in fuel costs since then, so households may have struggled to heat their homes adequately and been more reluctant to use extractor fans or to open windows for ventilation.

Table 2.4: Damp problems, 1996 to 2013

all dwellings

	rising damp	penetrating damp	condensation/ mould	any damp problems
	<i>thousands of dwellings</i>			
1996	858	1,271	1,145	2,601
2001	625	1,032	860	2,032
2003	740	1,066	1,003	2,283
2004	750	1,035	951	2,251
2005	759	952	941	2,210
2006	724	886	947	2,158
2007	640	833	881	1,916
2008	584	759	865	1,746
2009	651	701	895	1,799
2010	491	517	766	1,408
2011	359	393	620	1,037
2012	315	375	604	970
2013	294	400	618	999
	<i>percentages</i>			
1996	4.2	6.3	5.6	12.8
1997	2.9	4.9	4.1	9.6
1998	3.4	5.0	4.7	10.6
1999	3.5	4.8	4.4	10.4
2000	3.5	4.4	4.3	10.1
2001	3.3	4.0	4.3	9.8
2002	2.9	3.8	4.0	8.6
2003	2.6	3.4	3.9	7.8
2009	2.9	3.1	4.0	8.1
2010	2.3	2.4	3.5	6.5
2011	1.6	1.7	2.7	4.6
2012	1.4	1.7	2.7	4.3
2013	1.3	1.7	2.7	4.3

Note: dwellings may be counted in more than one column

Sources:

1996 to 2007: English House Condition Survey;

2008 onwards: English Housing Survey, dwelling sample

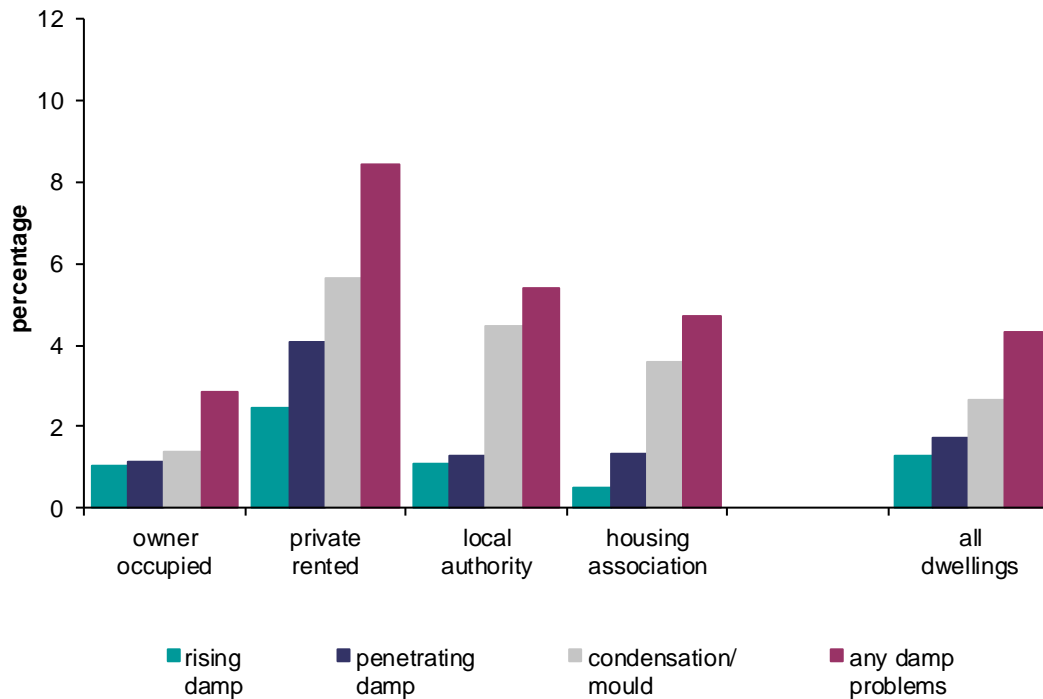
2.40 The incidence of damp varied by tenure. In particular, owner occupied dwellings were less likely to have any damp problems while all types of damp problems were more prevalent in private rented dwellings than in any other tenure.

2.41 Some 8% of private rented dwellings had some type of damp problem, compared with 5% of social rented dwellings, and 3% of owner occupied dwellings, Figure 2.11. Private rented dwellings were more likely to be older and therefore more likely to have defects to the damp proof course, roof covering, gutters or down pipes, which could lead to

problems with rising or penetrating damp affecting at least one room in the property.

2.42 Social sector homes and owner occupied dwellings had low levels of rising or penetrating damp (1%), but social sector dwellings were more likely to experience condensation and mould growth (4%) than owner occupied dwellings (1%).

Figure 2.11: Damp problems, by tenure, 2013



Base: all dwellings

Note: underlying data are presented in Annex Table 2.12

Source: English Housing Survey, dwelling sample

Fire and fire safety

2.43 This section looks briefly at the prevalence of smoke alarms, use of items which increase fire risks, and at households which had experienced a fire at their home in the two years prior to the survey. More detailed analyses will be included in the Fire and Fire Safety Report to be published later this year.

Smoke alarms

2.44 Smoke alarms were the most common type of fire safety equipment present in homes: 92% of households had at least one, although not all were in working order. Overall, 88% of households had at least one working smoke alarm in their home, Annex Table 2.14.

2.45 Fire safety experts recommend that households have at least one alarm per floor in their dwelling. Of all households with a smoke alarm, 69% of households had two or more, although in some households not all of these were working. Overall, 94% of households with alarms stated that all their alarms were in working order, while 4% of all households with alarms stated that none of the alarms they had were working, Table 2.5.

Table 2.5: Numbers of working alarms

all households with a smoke alarm

	no working alarm	at least one working alarm	total
	<i>thousands of households</i>		
one	606	5,921	6,526
two	255	9,687	9,942
three or more	69	4,251	4,319
all households	929	19,859	20,788
	<i>percentages</i>		
one	9.3	90.7	100.0
two	2.6	97.4	100.0
three or more	1.6	98.4	100.0
all households	4.5	95.5	100.0

sample size 12,314

Source: English Housing Survey, full household sample

2.46 Types of smoke alarm varied: whether working or not, the largest proportion of households (40%) had the type powered by a 1-year battery, while nearly 16% of households had one using a 10-year battery. Some 21% of alarms were mains powered, with a further 11% being powered by both battery and mains, Annex Table 2.14.

-
- 2.47 Other fire safety equipment frequently reported included fire extinguishers (18% of households) and fire blankets (10%). However, one in twenty households had no fire precautions at all (5%) and only 7% had had a fire drill or had a planned escape route, Annex Table 2.15.

Households with working smoke alarms

- 2.48 The proportion of households with working smoke alarms varied depending on household characteristics. Private renters were least likely to have at least one working smoke alarm (82%), compared with 88% of owner occupiers, 91% of local authority renters and 94% of households in housing association properties, Annex Table 2.16.
- 2.49 Households consisting of a couple with dependent children were most likely to have a working smoke alarm (91%), compared with households consisting of a single person aged under 60 (83%), the least likely.
- 2.50 Households with an unemployed household reference person (HRP) were the least likely to have a working smoke alarm (80%), compared to those where the HRP was employed or economically inactive (88%). Occupants of flats were also less likely to have alarms (84%) than those in houses (89%).

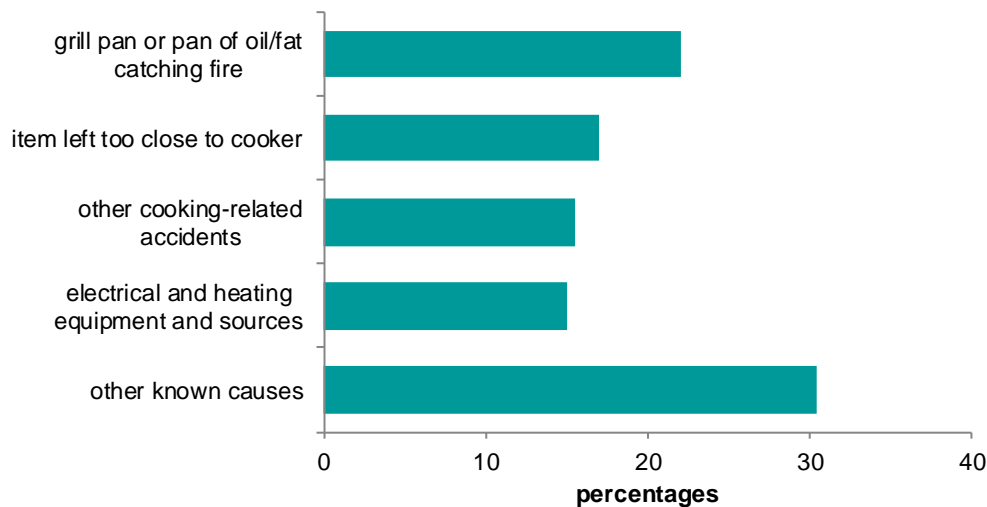
Fire incidents

- 2.51 The numbers of households reporting a fire incident at their home in the two years prior to the survey were quite small, so care should be taken when interpreting figures. However, some initial analyses are possible, and more will be included in the Fire and Fire Safety Report published later this year.
- 2.52 It is estimated that 385,000 households (1.7%) had had a fire in the previous two years. The incidence of fires was slightly higher among households who rent (2.4% for social renters) than owner occupiers (1.4%), Annex Table 2.17.
- 2.53 There was no observable relationship between whether or not a household had a working smoke alarm and whether or not they had experienced a fire at their home in the previous two years: the incidence of fires was the same in either case. However, fires were rather less common where the HRP was aged 60 or above (0.9%, compared with 2.1% for younger HRPs).

Causes of fires

2.54 When asked about the cause of their most recent fire, most of which started indoors, households' responses indicated that some 54% of fires were associated with cooking, with one in every five of these (22%) being due to a pan of oil/fat or a grill-pan catching fire. The remaining fires were due to diverse causes such as smoking, but none of these occurred in sufficient number for separate analysis, Figure 2.12 and Annex Table 2.18.

Figure 2.12: Cause of most recent fire



Base: all households where cause of fire known
Note: underlying data are presented in Annex Table 2.18
Source: English Housing Survey, full household sample

Appendix 1

Ordinary least squares regression

Methodology

- 1.1. Ordinary least squares regression has been used to assess which key housing and personal factors (independent variables) are statistically related to life satisfaction (the dependent variable).
- 1.2. Age, income, number of children and occupancy rating are all treated as scalar valued variables in the regression model.
- 1.3. The occupancy rating is equal to the number of bedrooms available to the household minus the number required under 'the bedroom standard'¹⁵. A negative number indicates overcrowding and a positive number under-occupation.
- 1.4. The model includes both the age of the hrp and a variable equal to the *square* of the age. Many studies find that life satisfaction is high in younger people and older people but dips strongly for those in middle age. This relationship is therefore non-linear and is best modelled in OLS regression using both an 'age' and an 'age-squared' variable.
- 1.5. The natural log of the gross joint income of hrp and partner is included in the model. Incomes in the population tend to follow a skewed distribution. Using a logarithmic function helps ensure that a small number of very high income people do not have undue influence on the results of the regression analysis.
- 1.6. The independent variables relating to gender, ethnicity, marital status, economic activity, health, tenure and dwelling type are all categorical variables. When using categorical variables in regression analysis one of the groups needs to be specified as the baseline group or 'reference category'. The model assigns a zero value to this group and all others are estimated relative to it.
- 1.7. For each categorical variable in this model the group with lowest life satisfaction was chosen as the baseline group so all other categories are then positive in relation to it, Table A1.

¹⁵ See Glossary.

Appendix Table 1: Life satisfaction OLS regression, 2013-14

all household reference persons

independent variables	parameter	significance
constant	3.10	0.00 *
gender		
<i>male</i>	<i>reference category</i>	
female	0.08	0.05 *
ethnicity		
<i>black</i>	<i>reference category</i>	
asian	0.16	0.23
other ethnicity	0.21	0.12
white	0.38	0.00 *
marital status		
<i>separated</i>	<i>reference category</i>	
couple	0.70	0.00 *
single	0.31	0.00 *
widowed	0.10	0.35
divorced	0.36	0.00 *
children		
number of dependent children	0.06	0.02 *
age		
age	-0.06	0.00 *
age-squared	0.00	0.00 *
income		
log joint income	0.27	0.00 *
economic status		
<i>unemployed or economically inactive</i>	<i>reference category</i>	
working full-time, not self-employed	0.66	0.00 *
working part-time, not self-employed	0.71	0.00 *
self-employed, full-time or part-time	0.81	0.00 *
retired	1.01	0.00 *
full time education	1.23	0.00 *
heath		
<i>long term ill/disabled and in a wheelchair</i>	<i>reference category</i>	
long term ill/disabled but not in a wheelchair	0.64	0.00 *
not long term ill or disabled	1.16	0.00 *

continued

all household reference persons

independent variables	parameter	significance
type of location		
<i>urban</i>	<i>reference category</i>	
rural	0.12	0.01 *
occupancy rating	0.05	0.03 *
tenure and dwelling type		
<i>private renter, flat</i>	<i>Reference category</i>	
outright owner, detached house	0.40	0.00 *
outright owner, semi-detached house	0.37	0.00 *
outright owner, terraced house	0.24	0.02 *
outright owner, flat	0.26	0.04 *
mortgagor, detached house	0.05	0.61
morgagor, semi-detached house	0.15	0.11
mortgagor, terraced house	0.19	0.03 *
mortgagor, flat	0.31	0.01 *
private renter, house	0.24	0.00 *
local authority, house	0.26	0.02 *
local authority, flat	0.28	0.01 *
housing association, house	0.30	0.00 *
housing association, flat	0.20	0.05

sample size

10,585

* indicates the result is significant at (or below) the .05 level

Notes:

1) Due to the larger sample size for outright owners and mortgagors, more detailed dwelling types could be included in the model for these tenure groups.

2) 'Other' types of accommodation were excluded from the analysis e.g. boats or caravans, therefore note the 'sample size' column will not add up to the number of 'all households'.

3) The life satisfaction question was asked of the household reference person only.

Source: English Housing Survey, full household sample

- 1.8. The OLS regression analysis was carried out on *standardised* weighted data. Standardisation involved scaling the household population weight (*aagfh13*) so that the sum of scaled weights (associated with cases in the regression model) equalled the sample size, 10,585.
- 1.9. This ensured that any relationships found would not be biased to the over-sampled groups or the very large weighted data sample size.
- 1.10. Although OLS regression can be used to explore associations between variables, it does not necessarily imply causation and results should be treated as indicative rather than conclusive.
- 1.11. The '*significance*' of a regression parameter is an indication of how reliably it has been estimated. Where parameters have significance equal to, or less than 0.05 they are treated as reliable and often said to be "significant at the 5% level".

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- 1.12. Where the regression analysis yields a parameter with significance greater than 0.05 that parameter value is treated as unreliable. For example, the parameter for 'housing association flats' (0.2) has significance equal to 0.054. As this is greater than 0.05 the parameter is treated as unreliable. This in turn means that 'housing association flats' have been found to have comparable life satisfaction to the reference category, 'private rented flats'.

Glossary

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

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

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

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

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

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

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

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- **combination:** provides hot water or warm air for space heating and can provide hot water on demand negating the need for a storage cylinder, therefore requiring less room.
 - **condensing:** standard and combination boilers can also be condensing. A condensing boiler uses a larger, or dual, heat exchanger to obtain more heat from burning fuel than an ordinary boiler, and is generally the most efficient boiler type.

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

- **rising damp:** where the surveyor has noted the presence of rising damp in at least one of the rooms surveyed during the physical survey. Rising damp occurs when water from the ground rises up into the walls or floors because damp proof courses in walls or damp proof membranes in floors are either not present or faulty.
- **penetrating damp:** where the surveyor has noted the presence of penetrating damp in at least one of the rooms surveyed during the physical survey. Penetrating damp is caused by leaks from faulty components of the external fabric e.g. roof covering, gutters etc. or leaks from internal plumbing, e.g. water pipes, radiators etc.
- **condensation or mould:** caused by water vapour generated by activities like cooking and bathing condensing on cold surfaces like windows and walls. Virtually all dwellings have some level of condensation. Only serious levels of condensation or mould are considered as a problem in this report, namely where there are extensive patches of mould growth on walls and ceilings and/or mildew on soft furnishings.

Decent home: A home that meets all of the following four criteria:

- it meets the current statutory minimum standard for housing as set out in the Housing Health and Safety Rating System (HHSRS – see below).
- it is in a reasonable state of repair (related to the age and condition of a range of building components including walls, roofs, windows, doors, chimneys, electrics and heating systems).
- it has reasonably modern facilities and services (related to the age, size and layout/location of the kitchen, bathroom and WC and any common areas for blocks of flats, and to noise insulation).
- it provides a reasonable degree of thermal comfort (related to insulation and heating efficiency).

The detailed definition for each of these criteria is included in *A Decent Home: Definition and guidance for implementation*, Communities and Local Government, June 2006¹⁶.

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

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

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

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

Dwellings that do not meet these conditions are unshared dwellings.

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

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

- **small terraced house:** a house with a total floor area of less than 70m² forming part of a block where at least one house is attached to two or more other houses.
- **medium/large terraced house:** a house with a total floor area of 70m² or more forming part of a block where at least one house is attached to two or more other houses.
- **end terraced house:** a house attached to one other house only in a block where at least one house is attached to two or more other houses.
- **mid-terraced house:** a house attached to two other houses in a block.
- **semi-detached house:** a house that is attached to just one other in a block of two.

¹⁶ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

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

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

- **working full-time/part-time:** full-time work is defined as 30 or more hours per week. Part-time work is fewer than 30 hours per week. Where more than one answer is given, 'working' takes priority over other categories (with the exception that all those over State Pension Age (SPA) who regard themselves as retired are classified as such, regardless of what other answers they give).
- **unemployed:** this category covers people who were registered unemployed or not registered unemployed but seeking work.
- **retired:** this category includes all those over the state pension age who reported being retired as well as some other activity. For men the SPA is 65 and for women it is 60 if they were born before 6th April 1950. For women born on or after the 6th April 1950, the state pension age has increased incrementally since April 2010¹⁷.
- **full-time education:** education undertaken in pursuit of a course, where an average of more than 12 hours per week is spent during term time.
- **other inactive:** all others; they include people who were permanently sick or disabled, those looking after the family or home and any other activity.

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

Energy efficiency rating: A dwelling's energy costs per m² of floor area for standard occupancy of a dwelling and a standard heating regime and is

¹⁷ For further information see: www.gov.uk/browse/working/state-pension

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

The detailed methodology for calculating SAP to monitor the energy efficiency of dwellings was updated in 2012 to reflect developments in the energy efficiency technologies and knowledge of dwelling energy performance. These changes in the SAP methodology were relatively minor compared with previous SAP methodology updates in 2005 and 2009. It means, however that a SAP rating using the 2009 method is not directly comparable to one calculated under the 2012 methodology, and it would be incorrect to do so. All SAP statistics used in reporting from 2013 are based on the SAP 2012 methodology and this includes time series data from 1996 to the current reporting period (i.e. the SAP 2012 methodology has been retrospectively applied to 1996 and subsequent survey data to provide consistent results in the 2013 and following reports).

Energy efficiency rating (EER) bands: The 1-100 SAP energy efficiency rating is also presented in an A-G banding system for an Energy Performance Certificate, where Band A rating represents low energy costs (i.e. the most efficient band) and Band G rating represents high energy costs (the least efficient band). The break points in SAP (see below) used for the EER Bands are:

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

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

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

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

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

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

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

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

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

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

The purpose of the HHSRS assessment¹⁸ is not to set a standard but to generate objective information in order to determine and inform enforcement decisions. There are 29 categories of hazard, each of which is separately rated, based on the risk to the potential occupant who is most vulnerable to that hazard. The individual hazard scores are grouped into 10 bands where the highest bands (A-C representing scores of 1,000 or more) are considered to pose Category 1 hazards. Local authorities have a duty to act where Category 1 hazards are present, and may take into account the vulnerability of the actual occupant in determining the best course of action. For the purposes of the decent homes standard, homes posing a Category 1 hazard are non-decent on its criterion that a home must meet the statutory minimum requirements.

The EHS is not able to replicate the HHSRS assessment in full as part of a large scale survey. Its assessment employs a mix of hazards that are directly assessed by surveyors in the field and others that are indirectly assessed from detailed related information collected. For 2006 and 2007, the survey (the then English House Condition Survey) produced estimates based on 15 of the 29 hazards. From 2008, the survey is able to provide a more comprehensive assessment based on 26 of the 29 hazards. See the EHS Technical Note on Housing and Neighbourhood Conditions¹⁹ for a list of the hazards covered.

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

- **wall insulation**

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

non-cavity walls: where a dwelling has not been defined as cavity walled, analysis is carried out on information regarding additional insulation

¹⁸ <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-health-and-safety-rating-system-hhsrs-guidance>

¹⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/211302/Housing_and_Neighbourhood_Conditions.pdf

applied either externally (e.g. insulated board attached to the external face with a render finish) or internally (e.g. insulated plasterboard fitted to the external walls inside each room, with a plaster finish). This is often referred to as solid wall insulation, but for reporting purposes any dwelling with non-cavity walls (e.g. timber, metal or concrete frames) are included in this analysis.

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

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

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

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

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

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

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

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

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

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

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

SAP: The energy cost rating as determined by Government's Standard Assessment Procedure (SAP) and is used to monitor the energy efficiency of dwellings. It is an index based on calculated energy costs for a standard heating regime and is expressed on a scale of 1 (highly inefficient) to 100 (highly efficient with 100 representing zero energy cost). It is possible for a dwelling to have a SAP rating of over 100 where it produces more energy than it consumes although such dwellings will be rare within the English housing stock.

The method for calculating SAP was comprehensively updated in 2005 and in 2009 with an update of a more minor nature in 2012. This new SAP 2012 methodology is used in the 2013 EHS report.

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

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

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

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

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

- **owner occupiers:** households in accommodation which they either own outright, are buying with a mortgage or are buying as part of a shared ownership scheme.
- **social renters:** this category includes households renting from Local Authorities (including Arms Length Management Organisations (ALMOs) and Housing Action Trusts) and Housing Associations, Local Housing Companies, co-operatives and charitable trusts.

A significant number of Housing Association tenants wrongly report that they are Local Authority tenants. The most common reason for this is that their home used to be owned by the Local Authority, and although ownership was transferred to a Housing Association, the tenant still reports that their landlord is the Local Authority. There are also some Local Authority tenants who wrongly report that they are Housing Association tenants. Data from the EHS for 2008-09 onwards incorporate a correction for the great majority of such cases in order to provide a reasonably accurate split of the social rented category.

- **private renters:** this sector covers all other tenants including all whose accommodation is tied to their job. It also includes people living rent-free (for example, people living in a flat belonging to a relative).

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

Usable floor area: The total usable internal floor area of the dwelling as measured by the surveyor, rounded to the nearest square metre. It excludes integral garages, balconies, stores accessed from the outside only and the area under external walls. The area remaining represents the total of all room

areas, hallways and circulation space including cupboards and stairs. The area under internal partition walls is also included. Loft space is not included unless the loft is habitable, with a fixed stair in place to access it. Dwellings are also grouped into the following five categories:

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

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

ISBN: 978-1-4098-4504-1