

## EHS Results Published

The first results from the 2009-10 English Housing Survey (EHS) were published on 24 February 2011.

The report, *EHS 2009-10 Headline Report*, can be found at:

### [EHS Reports - Housing - Communities and Local Government](#)

This Bulletin provides some key findings from the report and brings users up to date with other progress on the survey.

## EHS Headline Report 2009-10

The report is split into two sections. The first focuses on the profile of households including trends in tenure and the demographic and economic characteristics of households. It also covers rents and housing benefit for both social and private renters, recent movers, mortgage difficulties, and overcrowding and under-occupation. Results are presented for '2009-10' and are based on fieldwork carried out between April 2009 and March 2010 on a sample of 17,042 households. This is referred to as the 'full household sample'.

Section two provides an overview of the housing stock in England including the age, size, and type of home and presents measures of living conditions. This includes: energy efficiency of the housing stock; decent homes; the Housing Health and Safety Rating System; homes affected by damp and mould and disparities in living conditions for particular groups of vulnerable households. Results presented for '2009' are based on fieldwork carried out between April 2008 and March 2010 (a mid-point of April 2009). The sample comprises 16,150 occupied or vacant dwellings where a physical inspection was carried out and includes 15,512 cases where an interview with the household was also secured. These are referred to as the 'dwelling sample' and the 'household sub-sample'.

Data underpinning the charts in this Bulletin can be found in the (referenced) tables in the Headline Report.

## Key findings

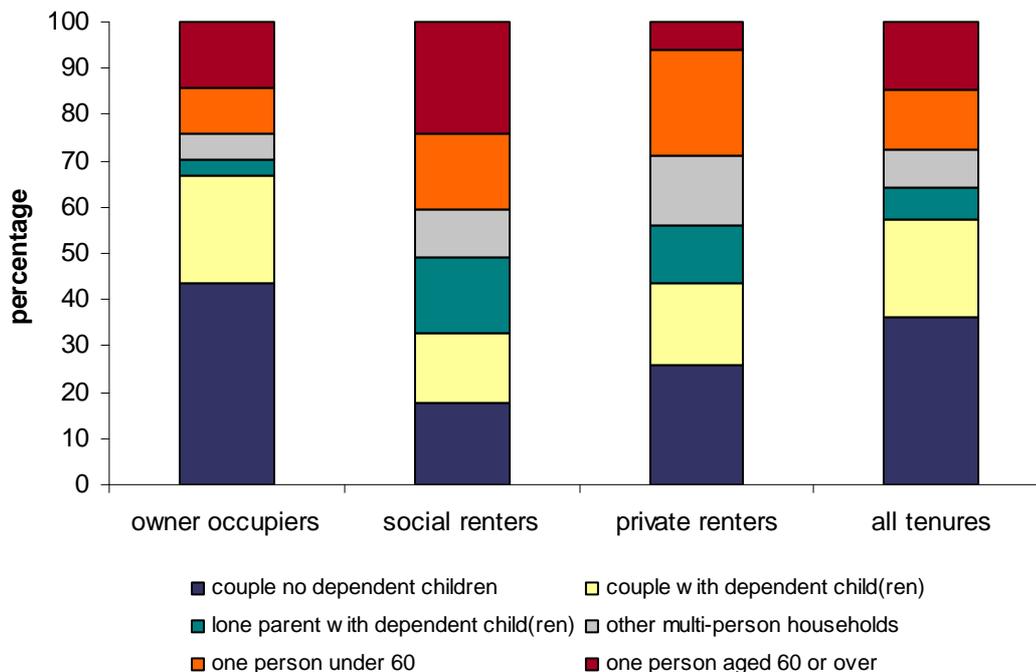
### Household type

Couples with no dependent children were the most common type of household in 2009-10, 36% of all households, Figure 1. This was also the most common household type in owner occupation (44%) and in the private rented sector (26%). However, in the social rented sector the most common type of household was a single person aged 60 or over, almost a quarter of

all households in this sector (24%). Lone parent households were more common in the rented sectors than in owner occupation: 16% of social renters and 12% of private renters were lone parents with dependent children, compared to only 3% of owner occupiers.

Around two-fifths (41%) of households in the social rented sector were one-person households, compared to just under a quarter (24%) of owner occupiers and 29% of private renters. There was little difference between the three main tenures in the average (mean) number of persons per household: 2.4 persons in owner occupation; 2.2 persons in the social rented sector; and 2.3 persons in the private rented sector.

**Figure 1: Household type within tenure, 2009-10**



Base: all households

Note: the underpinning data are presented in Table 2

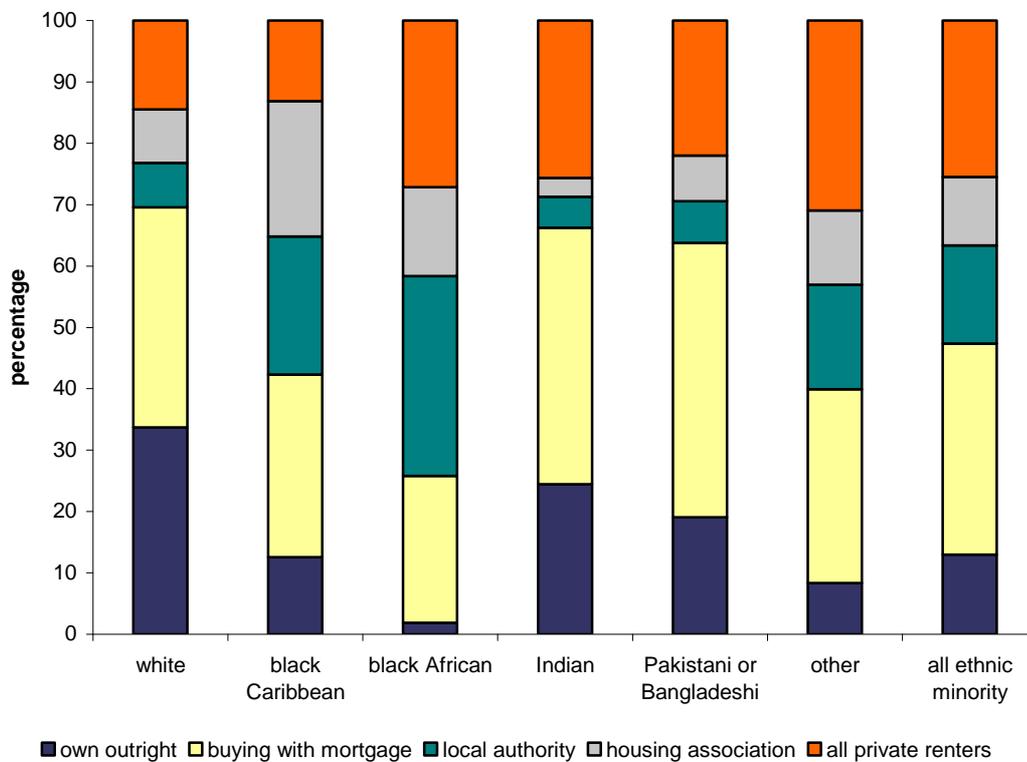
Source: English Housing Survey, full household sample

## Demographic and economic characteristics

Figure 2 shows the tenure breakdown within the different ethnic groups. Households with white, Indian and Pakistani or Bangladeshi Household Reference Persons (HRPs) were more likely to be owner occupiers than black households. Around 70% of white households were owner occupiers compared to 26% of black African and 42% of black Caribbean households.

A quarter (25%) of all ethnic minority households lived in the private rented sector compared to 14% of white households. Only 8% of Indian households were social renters. Black households were much more likely to be social renters, 45% of black Caribbean and 47% of black African households lived in the social rented sector.

**Figure 2: Tenure within ethnic group, 2009-10**



**Base: all households**  
**Note: the underpinning data are presented in Annex Table 2**  
**Source: English Housing Survey, full household sample**

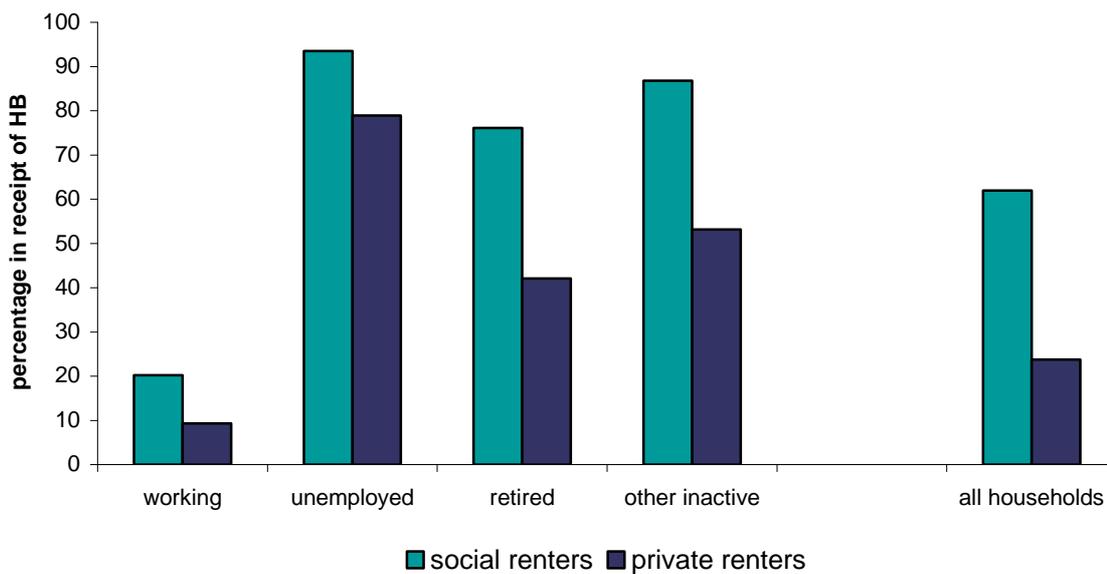
## Housing Benefit

Around one fifth (20%) of households with an HRP in employment in the social rented sector received HB compared to 9% of such households in the private rented sector. Households with an unemployed HRP were highly likely to be in receipt of HB: 94% of such households in the social rented sector and 79% in the private rented sector, Figure 3.

As might be expected, the average annual gross income (HRP and partner) of households in receipt of HB was much lower than that of households that did not receive HB: £10,600

compared to £22,500 in the social rented sector; and £12,000 compared to £33,900 in the private rented sector.

**Figure 3: Proportion of renters in receipt of Housing Benefit by economic status of HRP and tenure, 2009-10**



Base: all renters

Note: the underpinning data are presented in Annex Table 4

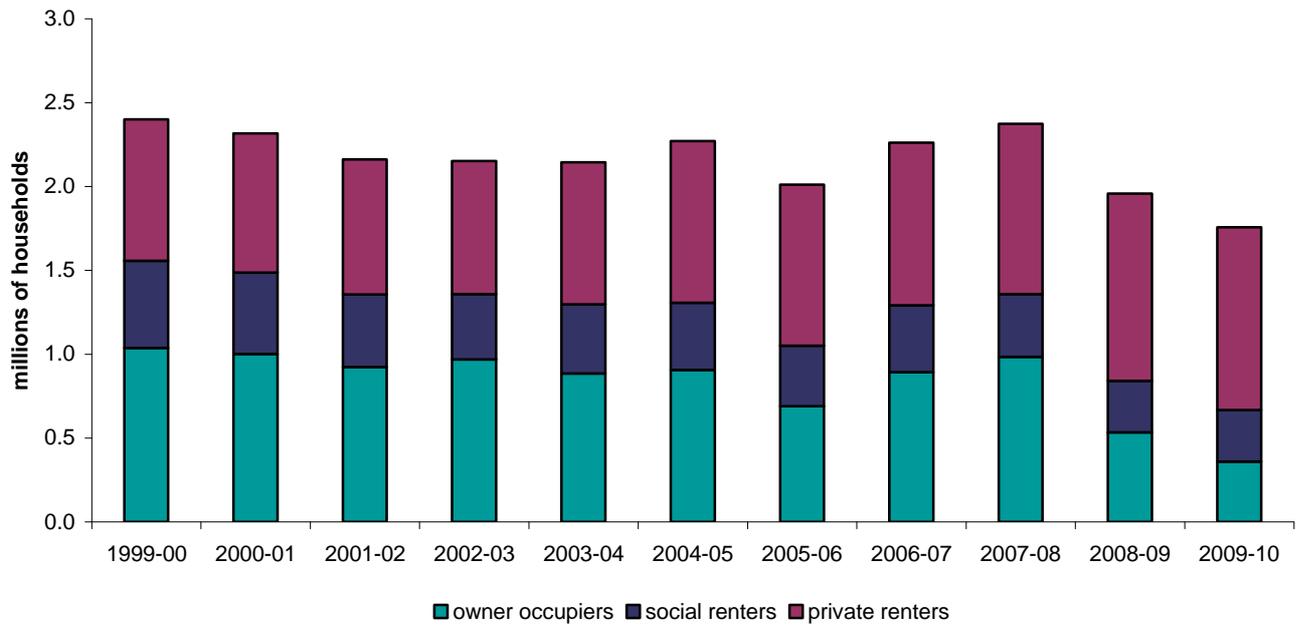
Source: English Housing Survey, full household sample

### Trends in recent movers

Figure 4 illustrates the changing pattern of moving households, by the tenure they moved to, over the period 1999-00 to 2009-10. In 2009-10, 1.8 million households had moved into their current accommodation during the previous 12 months. This was a fall of 200,000 from the previous year, following the 400,000 drop previously seen between 2007-08 and 2008-09.

The reduction in the number of movers was due to the drop in the number of owner-occupiers moving; 360,000 in 2009-10 compared to 534,000 in 2008-09. In the rental sectors the number of moves remained steady with 308,000 households moving in the social rented sector and 1.1 million in the private rented sector.

**Figure 4: Trends in moving households by current tenure, 1999-00 to 2009-10**

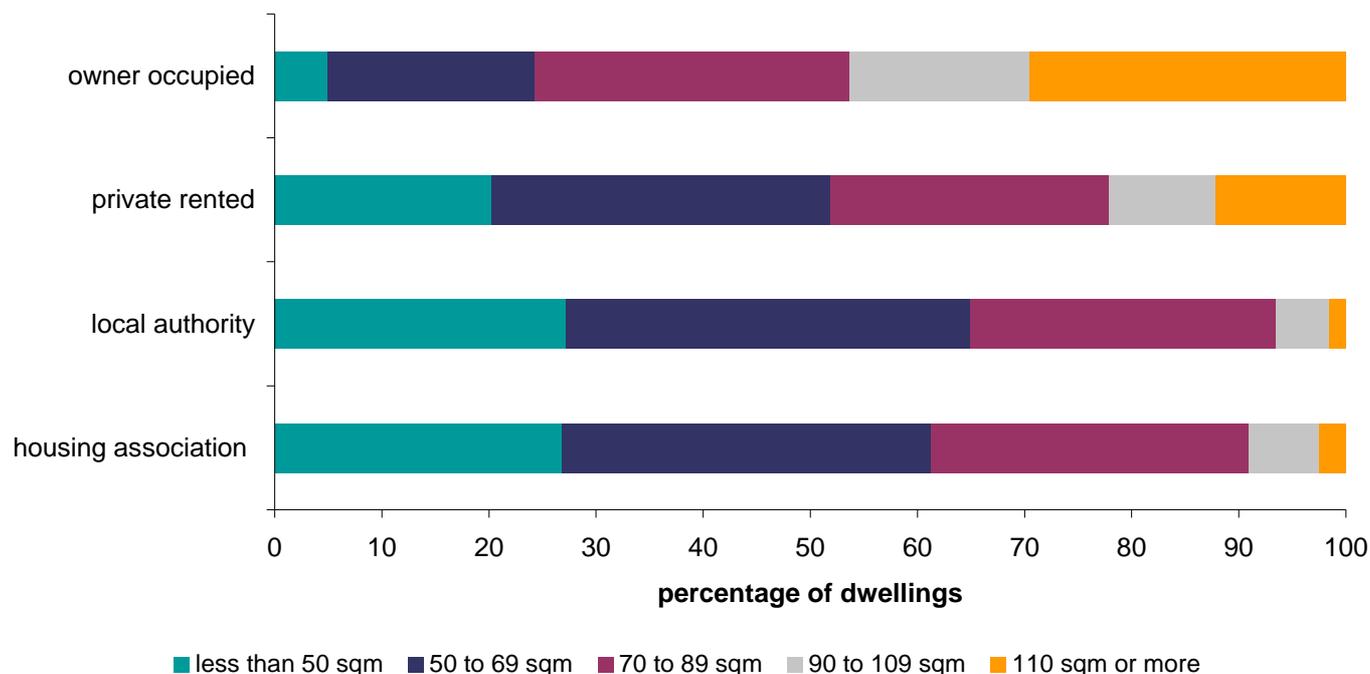


**Base:** households resident less than one year  
**Note:** the underpinning data are presented in Annex Table 5  
**Source:** English Housing Survey, full household sample

## Stock Profile

The average (mean) total usable floor area of dwellings in 2009 was 91m<sup>2</sup>. Dwellings in the owner occupied stock were most likely to be larger than 110m<sup>2</sup>; 30% compared to 12% of the privately rented stock and 2% of social sector homes, Figure 5. In contrast 65% of local authority homes and 61% of housing association homes were smaller than 70m<sup>2</sup> compared with 52% and 24% of the private rented and owner occupied sector respectively.

**Figure 5: Usable floor area by tenure, 2009**



Base: all dwellings

Note: underpinning data are presented in Annex Table 7

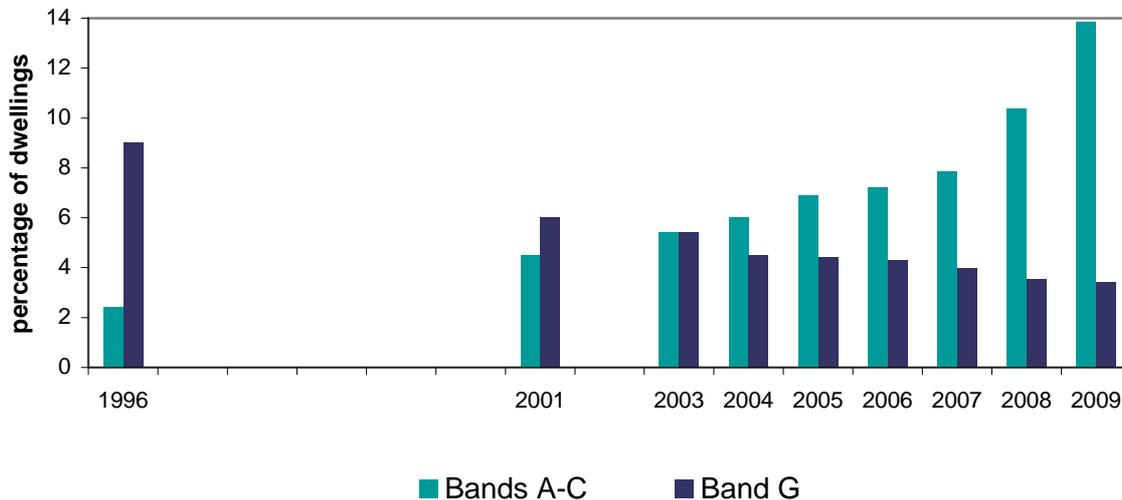
Source: English Housing Survey, dwelling sample

## Energy efficiency

There was a large increase in the proportion of dwellings achieving the highest Energy Efficiency Rating (EER) Bands; in 2009 14% (3.1 million) of dwellings achieved the highest EER Bands A to C<sup>1</sup>, around six times the 2% (0.5 million) in 1996, Figure 6. The proportion of dwellings in the lowest EER Band G fell by nearly a third, from 9% to 3% over the same period. The majority of dwellings (71%) continued to be in the EER Bands D or E.

<sup>1</sup> EER Bands are used in the Energy Performance Certificate (EPC). The Certificate provides, among other indicators, an energy efficiency rating for the dwelling on a scale from A-G (where A is the most efficient and G the least efficient).

**Figure 6: Energy Efficiency Rating (EER) Bands, England, 1996-2009**



Base: all dwellings

Note: underpinning data are presented in Annex Table 16

Source: English House Condition Survey 1996 to 2007, English Housing Survey 2008 to 2009, dwelling sample

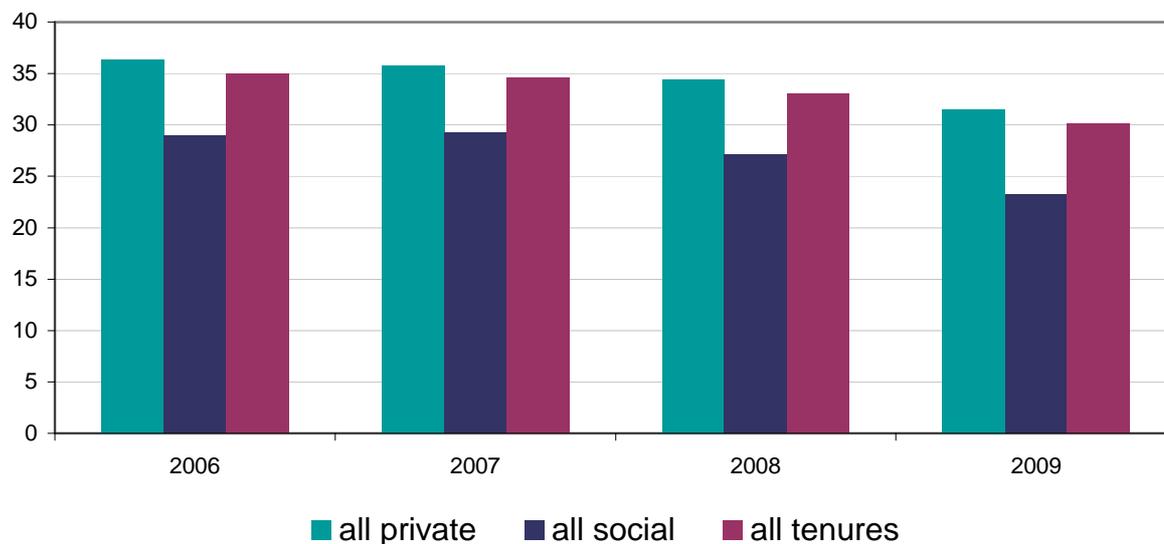
## Decent homes

Housing conditions improved in all tenures with the greatest progress occurring in the social sector, Figure 7, where non-decent homes fell from 1.1 million (29%) in 2006 to 880 thousand (23%) in 2009.

Between 2008 and 2009 the number of non-decent dwellings in the private sector fell by around 450 thousand, from 6.3 million to 5.8 million. While the proportion of non-decent homes in the private rented sector fell (44% to 41%), the number of non-decent dwellings did not, due to the general increase in size of the sector<sup>2</sup>.

<sup>2</sup> Most of the increase in the number of non-decent private rented dwellings between 2007 and 2008 was a result of changes to the grossing of the dwelling sample compared with the previous EHCS. Applying an EHCS-style grossing the 2008 figure would have been 1,281,000. For more details see the technical annex to the 2008-09 Headline Report.

**Figure 7: Percentage of dwellings non-decent in private and social sectors, 2006-2009**



Base: all dwellings

Note: underpinning data are presented in Table 16 of the Headline Report

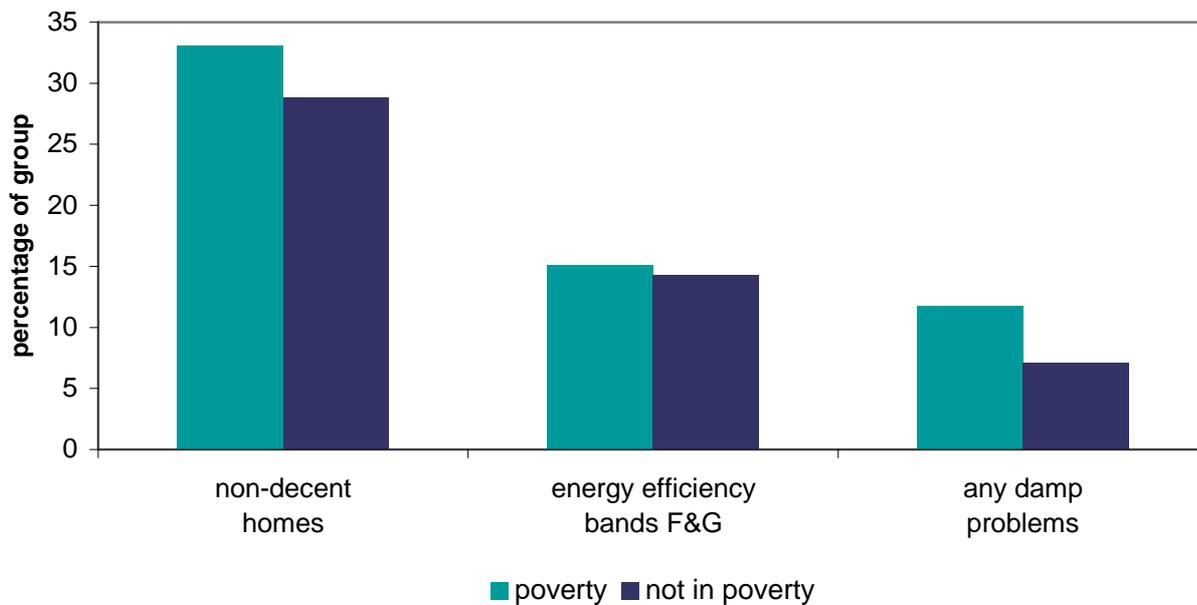
Source: English House Condition Survey 1996-2007, English Housing Survey 2008 to 2009 dwelling sample

### Disparities in living conditions

In 2009 households living in poverty were more likely to be living in poor housing conditions, Figure 8. A third (33%) of households living in poverty were living in non-decent homes compared to 28% of those not living in poverty. Similarly damp was also more prevalent in poor households, where 12% lived with damp problems compared with just 7% of households not living in poverty.

However, in terms of energy efficiency, there was little difference between poor and other households in the percentage living in 'cold' homes. While 15% of poor households lived in homes in energy efficiency bands F&G, 14% of households not living in poverty lived in band F&G properties.

**Figure 8: Households living in poor conditions by poverty, 2009**



Base: all households

Note: underpinning data are presented in Table 19 of the Headline Report

Source: English Housing Survey, household sub-sample

## Future EHS Reporting

Following the publication of the 2009-10 Headline Report, two detailed reports are planned for summer 2011. One will focus on household related issues (2009-10), the other on the condition and energy performance of the housing stock (2009). These publications will be followed by updates to the associated EHS web tables.

## EHS progress

### Fieldwork 2010-11

Response rates for the 2010-11 fieldwork are similar to those of previous years. Additional topics covered in the household interview include repair bills faced by leaseholders of ex LA/HA flats; owner occupiers' expectations regarding the value of their home and mortgage interest rates. The module on fires in the home is also being run again this year.

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## **EHS 2011-12**

We would like to thank everyone who took time to respond to the detailed consultation exercise in August/September 2010 on proposals arising from a cost review of the 2011-12 survey. These responses have helped shape future developments. A summary of the responses and the Department's response to these can be found at

<http://www.communities.gov.uk/publications/housing/ehsreviewresponse>

We are implementing a number of the proposals. These include a 20-25% reduction of the sample size; a shorter household interview; streamlining the surveyor briefing programme and stopping the collection of independent property valuations. Development work is on track and fieldwork will continue uninterrupted from April 2011 with target achieved samples of 13,300 household interviews and 6,200 physical property inspections.

We are introducing a new module of questions on recent movers awareness of the Energy Performance Certificate, how this impacts on their choice of home and the energy related improvements they or their landlord/freeholder have been undertaking.

The energy and climate change information collected through the physical survey is also being enhanced through the inclusion of additional questions on orientation of the property; thickness of cavity walls; angle of roof pitch; if space for roof panels; and an expanded question on exposure to collect more information about over- shading. This data will become available for use for the 2012 housing stock results.

We also plan to update the way the survey estimates the energy efficiency of the housing stock by introducing the SAP 2009 methodology for 2010 reporting (current estimates are based on the 2005 SAP methodology). These results will become available early 2012 and will include details of any changes in estimates arising from adopting the 2009 methodology.

A summary of changes to both the interview and physical surveys will be posted on the web for the start of fieldwork in April.

We continue to work with the EHS Advisory Group in developing the survey and the minutes and papers of the meeting held in November can be found at:

[http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousingsurvey/ehsusers/ehsenqageusers/](http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousingurvey/ehsusers/ehsenqageusers/)

## **EHS Website**

The EHS web pages have been redesigned to improve the information available to survey users. All the latest findings and a range of supporting materials are now available including a

full set of EHS Technical Advice Notes to support users of the reports and data sets which can be found at

<http://www.communities.gov.uk/publications/housing/ehstechnicaladvicenotes>

## **EHS 2008-09 Live Tables**

A full set of EHS Household Live Tables for 2008-09 are now available. These supplement information in the EHS Household Report and its associated annex tables published in October. Some tables also contain data from past years collected by the Survey of English Housing (SEH) or the Labour Force Survey (LFS), thus providing information on change over time. Tables to supplement information in the 2008 Housing Stock Report are also available at the link below:

<http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousing/ehstables/>

A lookup table has been added to the SEH Live Tables page to help users of the former SEH locate equivalent EHS tables where these are available. See Excel file at link below.

<http://www.communities.gov.uk/housing/housingresearch/housingsurveys/surveyofenglishhousing/sehlivatables>

## **The Private Landlord Survey**

Fieldwork for the Private Landlord Survey was completed successfully in June 2010 with interviews achieved with over 1,000 private landlords. Questions focused on the landlord's property portfolio, their attitudes to property management and securing tenants; property acquisition; awareness of government initiatives relating to the Private Rented Sector including the HHSRS and HMO licensing. Data cleaning and validation is now underway and results will be published in 2011.

## **Revisions to data**

Users should be aware that some revisions have recently been made to the published 2008 EHS results. All revisions and the action taken are detailed on the EHS Revisions log available at link below:

<http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousing/ehsusers/ehsrevisionspolicy/>

## **EHS Data sets and analysis**

EHS data sets are available from the UK Data Archive (UKDA).

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<http://www.esds.ac.uk/government/ehs/>

The anonymised SPSS data sets include the raw data collected in the field plus weighting factors and all the key derived measures used in reporting including those relating to Fuel Poverty. User documentation is provided. Data sets are available free to any non-profit making organization or academic researcher and can be provided in alternative formats. Commercial organizations may be required to pay a small registration fee.

The datasets are being supported at the UKDA by the Economic and Social Data Service. For those users not familiar with the EHS or SPSS analysis, additional help is provided through the various resources the ESDS provide. These include teaching databases and workbooks. ESDS are hoping to run an initial workshop on Housing and the Environment later in the year with a particular focus on the EHS. Details will be made available on both the ESDS and DCLG EHS web sites.

We are also in the process of depositing the EHS data sets complete with geographic identifiers at the UKDA's Secure Data Service. These disclosive data sets would be available to registered researchers only and under secure conditions to enable linkage with other data sets for secondary analysis for bona fide research purposes.

Bespoke analysis can continue to be commissioned via the Building Research Establishment who will be able to discuss your requirements and undertake analyses to meet your particular needs. Please contact DCLG in the first instance – see details in the Contacts section at the back of this Bulletin.

Additionally, EHCS data sets from 2003 to 2007 are available from the UKDA together with associated Fuel Poverty variables. The data sets include full user documentation and key variables from 1996 and 2001 to support time series analysis. SEH and SEH15 data sets are also available

<http://www.esds.ac.uk/Lucene/Search.aspx>

## **Contacts**

The EHS Bulletin will be published regularly giving summaries of findings, updates on progress, outlining methodological issues and setting out plans for analysing and disseminating results. If you would like to be added to our electronic mailing list for the Bulletin, want further information on the surveys or have any comments to make, please contact the project team.

## **English Housing Survey**

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# EHS Bulletin

Issue 3: English Housing Survey Bulletin  
A newsletter for users of the English Housing Survey

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