
EHS Results Published

Detailed findings from the English Housing Survey were published on 5th July 2012. The reports, English Housing Survey Household Report 2010-11 and English Housing Survey Homes Report 2010 together with supporting annex tables can be found at:

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

This bulletin provides some key findings from both reports and brings users up to date with other progress on the survey.

EHS Household Report 2010-11

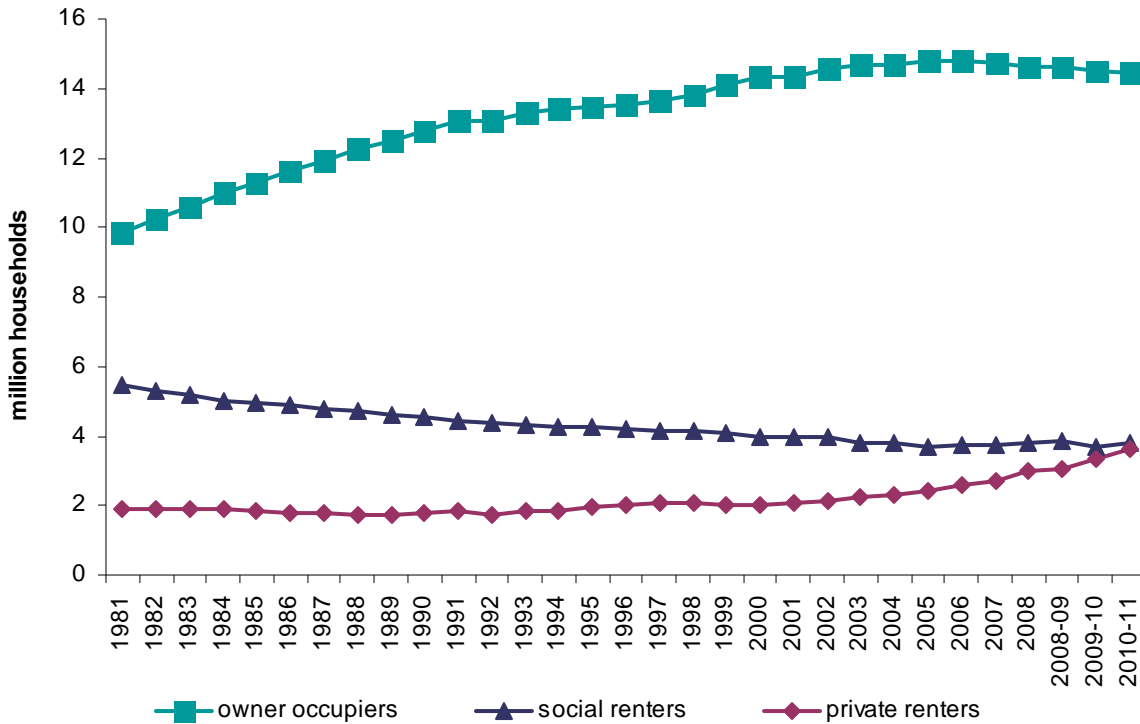
The Household Report is based on the full interview sample of 17,556 cases and presents comprehensive analysis across each of the sectors and for different household groups including changing tenure patterns, overcrowding and under occupation, second homes, rents and mortgages.

Household size and tenure

The largest tenure type in 2010-11 was owner occupation, with 14.45 million households (66%), down from 14.52 million (67%) in 2009-10. This continued the slight downward trend from a peak of 14.79 million (71%) in 2005, Figure 1.

The number of private rented households has increased from 2.00 million (10%) in 1999 to 3.62 million (17%) in 2010-11. The number of households in the social rented sector has remained relatively stable over this period, and was 3.83 million (17% of all households) in 2010-11.

Figure 1: Trends in tenure, 1981 to 2010-11



Base: all households

Sources:

1981 to 1991: DOE Labour Force Survey Housing Trailer;

1992 to 2008: ONS Labour Force Survey;

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

The average household size for all households was 2.3 persons, though this varied by tenure. Households who were buying with the help of a mortgage had an average household size of 2.8 persons, with an average of 1.9 persons per household for those who owned their property outright.

First time buyers

A first time buyer was defined as someone who had never owned a property before and who had bought their current home within the previous three years. The EHS compares first time buyers with 'other recent purchasers' (households who purchased their home up to 3 years before but who were not first time buyers) and 'longer term homeowners' (those who had bought their current home more than three years ago).

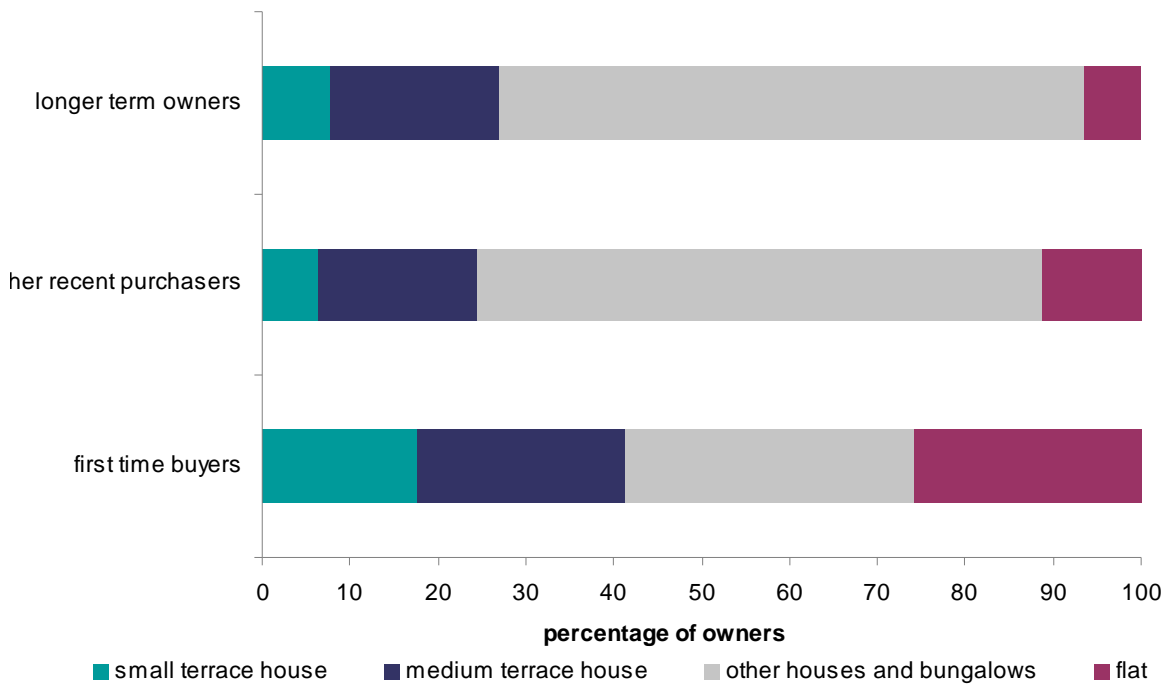
Whilst 68% of first time buyers were in the 16-34 age group, this age group accounted for just 7% of other homeowners. Over half of longer term owners (54%) were aged over 55, compared to just 5% of first time buyers.

The majority of first time buyers were in full time employment (88%). In comparison, 53% of longer term owners and 70% of other recent movers were working full time. Longer term owners were more likely to be retired (35%) compared to first time buyers and recent purchasers.

First time buyers were much more likely to occupy flats and less likely to occupy bungalows, detached or semi-detached houses than all other owners..Some 26% of first time buyers lived in flats compared with 11% of other recent purchasers and 6% of other owners. A third (33%) of first time buyers lived in semi-detached or detached houses or bungalows, compared with 64% of other recent owners and 66% of longer term owners, Figure 2..

First time buyers were less likely to have a garage than both other groups (25% compared with 53-56%). Some 38% of first time buyers relied on street parking or had no parking provision, compared with 20% of longer term owners and 18% of other recent purchasers.

Figure 2: Types of dwellings occupied by type of ownership, 2008-09 to 2010-11



Base: all owner occupied households

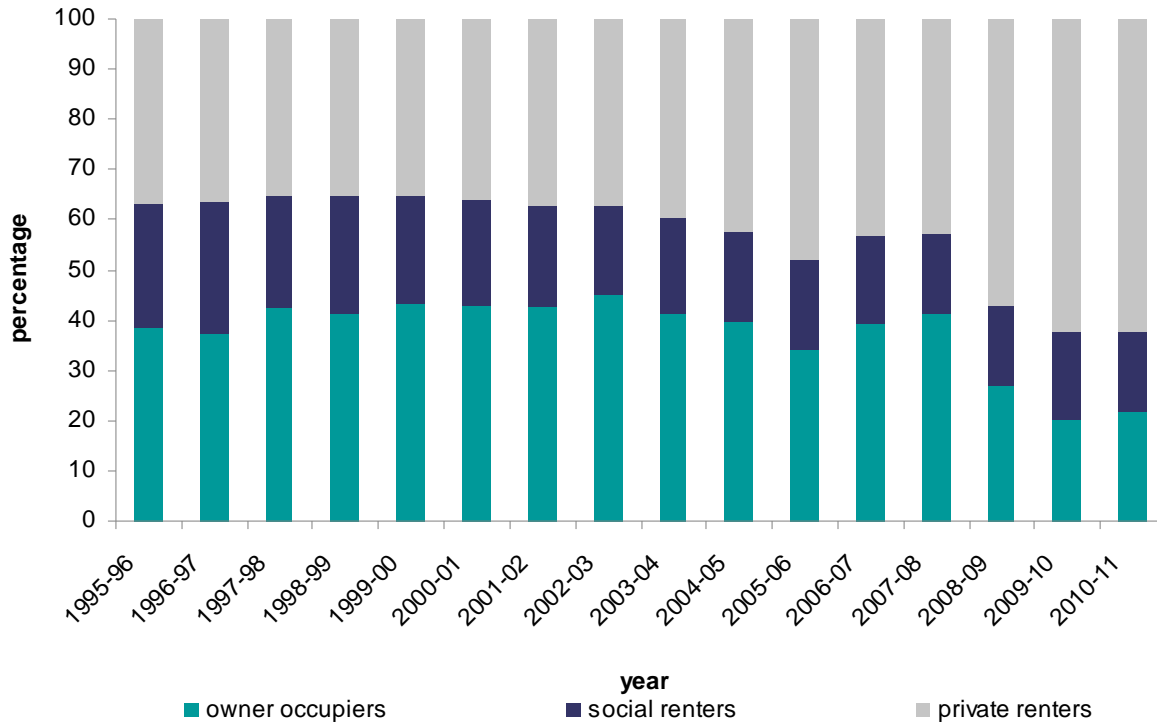
Notes: a small number of cases classified as first time buyers acquired their property as part of a divorce settlement, inherited it or had it as a gift.

Source: DCLG English Housing Survey, 2008-09 to 2010-11, household sub-sample

Moving households

In 2010-11 there were 2 million households who were recent movers, representing an increase of 200,000 in the number of such movers from 2009-10. By far the largest group of recent movers were private renters, who represented 62% of this group. Owner occupiers were 22% of recent movers, and just 16% were social renters, Figure 3.

Figure 3: Trends in moving households by current tenure, 1995-96 to 2010-11



Base: households resident less than a year

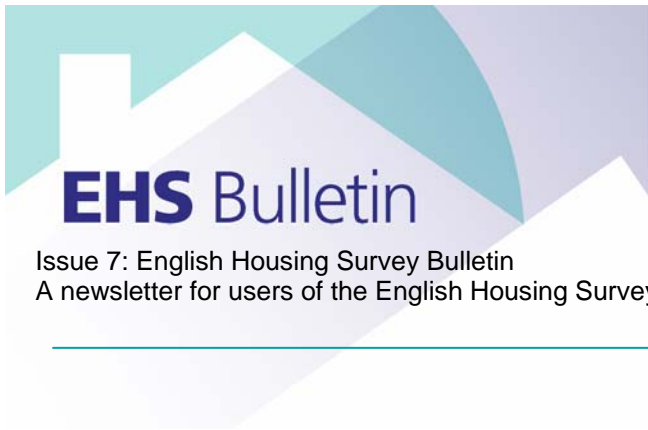
Sources:

1995-96 to 2007-08: Survey of English Housing;

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

EHS Homes Report 2010

This report presents detailed findings on the changing profile, condition and energy performance of the stock. Results are based on inspections of 16,670 dwellings by surveyors, and on interviews conducted at the 16,047 of these dwellings that were occupied, between April 2009 and March 2011. Findings are presented in terms of the fieldwork mid-point reference date of April 2010.



EHS Bulletin

Issue 7: English Housing Survey Bulletin
A newsletter for users of the English Housing Survey



Stock profile

In 2010, there were 22.4 million dwellings in England. Some 66% of these were owner occupied and the rest were rented, split approximately evenly between the private rented sector (17%) and social rented sector (17%). There were slightly more housing association dwellings (2 million) than local authority dwellings (1.8 million).

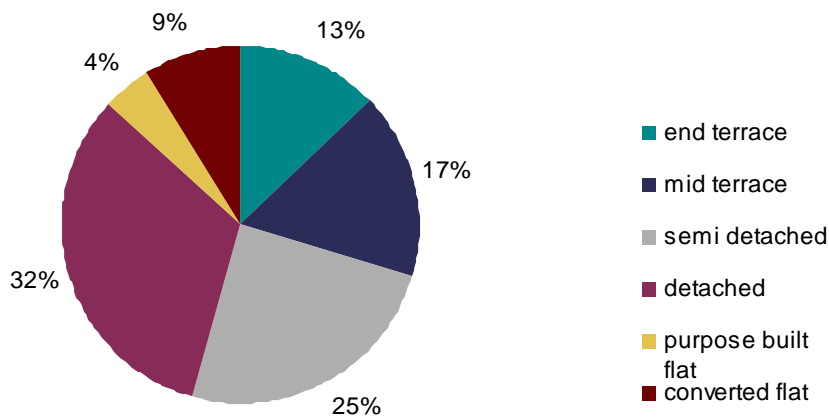
Some 940 thousand dwellings were vacant at the time of the survey. The majority of these (83%) were in the private sector and 37% of vacant homes were flats.

Security and safety

Almost 4 million dwellings (18%) had one or more Category 1 hazards in 2010. The most common types of Category 1 hazards were related to falls, affecting 10% of all dwellings, followed by excess cold (7%). Other Category 1 hazards were far less common; just 4% of dwellings had Category 1 hazards relating to one or more of the remaining 21 hazards covered by the survey.

Category 1 hazards were less common in purpose built flats, and these dwellings accounted for just 4% of the total expenditure required to reduce Category 1 hazards to an acceptable level. Almost one third (32%) of all expenditure was required to undertake work to detached homes. Although converted flats made up 4% of the total housing stock, they required 9% of all expenditure, Figure 5.. These flats had a higher incidence of Category 1 hazards relating to falls on stairs and steps owing to dwelling design.

Figure 5: Profile of expenditure required to remedy Category 1 hazards to an acceptable level of risk, by dwelling type,



Base: all dwellings with Category 1 HHSRS hazards
Source: English Housing Survey, dwelling sample

Energy

Previous reports have used the SAP05 methodology for energy efficiency comparisons, but this report uses the updated SAP09, originally published in 2010. The majority of the raw EHS data collected and used in the calculation is the same so the difference between the two sets of figures is due to different assumptions and values used in SAP09. Box 1 summarises the main differences between the two methods

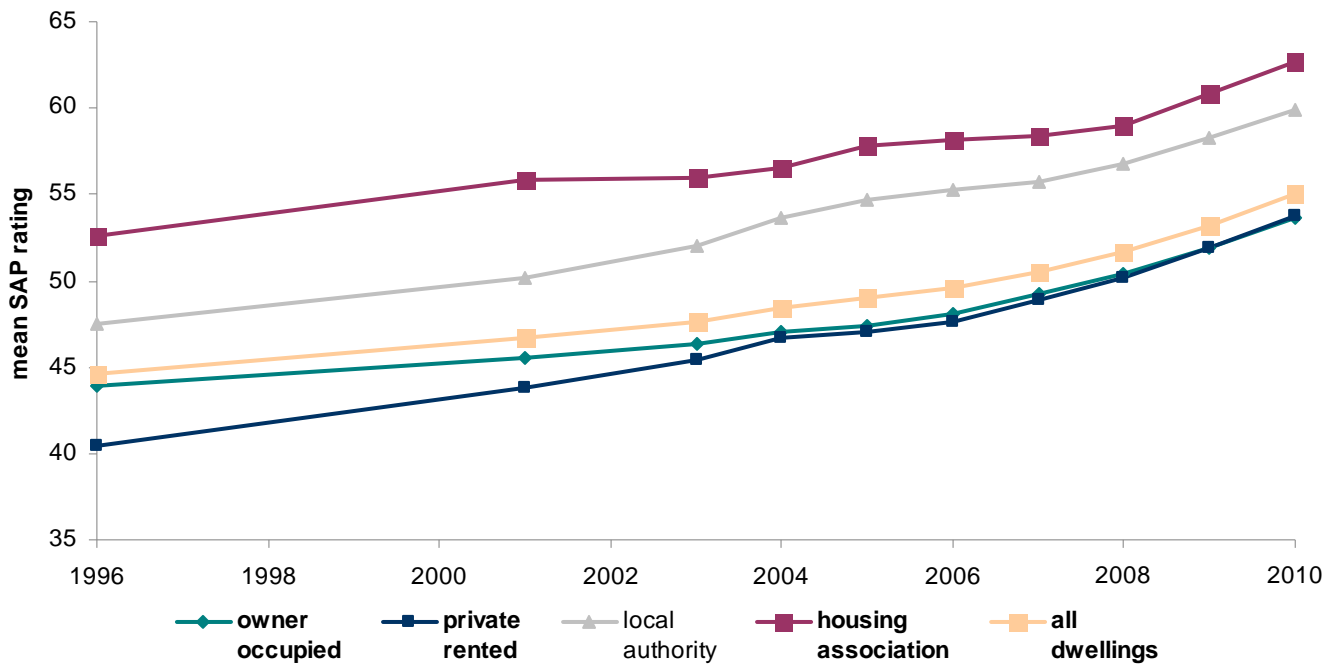
Box 1: Key differences between SAP05 and SAP09

- Energy used for domestic hot water has been revised;
- Weather data has been updated;
- CO₂ emissions factors have been updated using the latest available data;
- The calculation of boiler efficiency from test data has been amended;
- Internal heat gains have been revised.

The average energy efficiency rating for the whole housing stock (using SAP09) has increased from 45 in 1996 to 55 in 2010. The average SAP rating has increased in all tenures since 1996. The largest increase was in the private rented sector, where the average SAP rating increased by 13 SAP points; this sector has gone from having the lowest average rating to having an

almost identical average rating to that for owner occupied homes, figure 6. This is partly because of changes in the composition of the sector, with a much higher proportion of newer homes. Housing association dwellings have consistently had the highest average SAP rating, reaching 63 in 2010, eight SAP points above the stock average. However, local authority homes have gradually moved closer to parity with them in terms of energy efficiency. In part, this is attributable to the programme of stock transfers to housing associations, the transferred stock generally being less energy efficient.

Figure 6: Energy efficiency, average SAP rating by tenure, 1996 - 2010

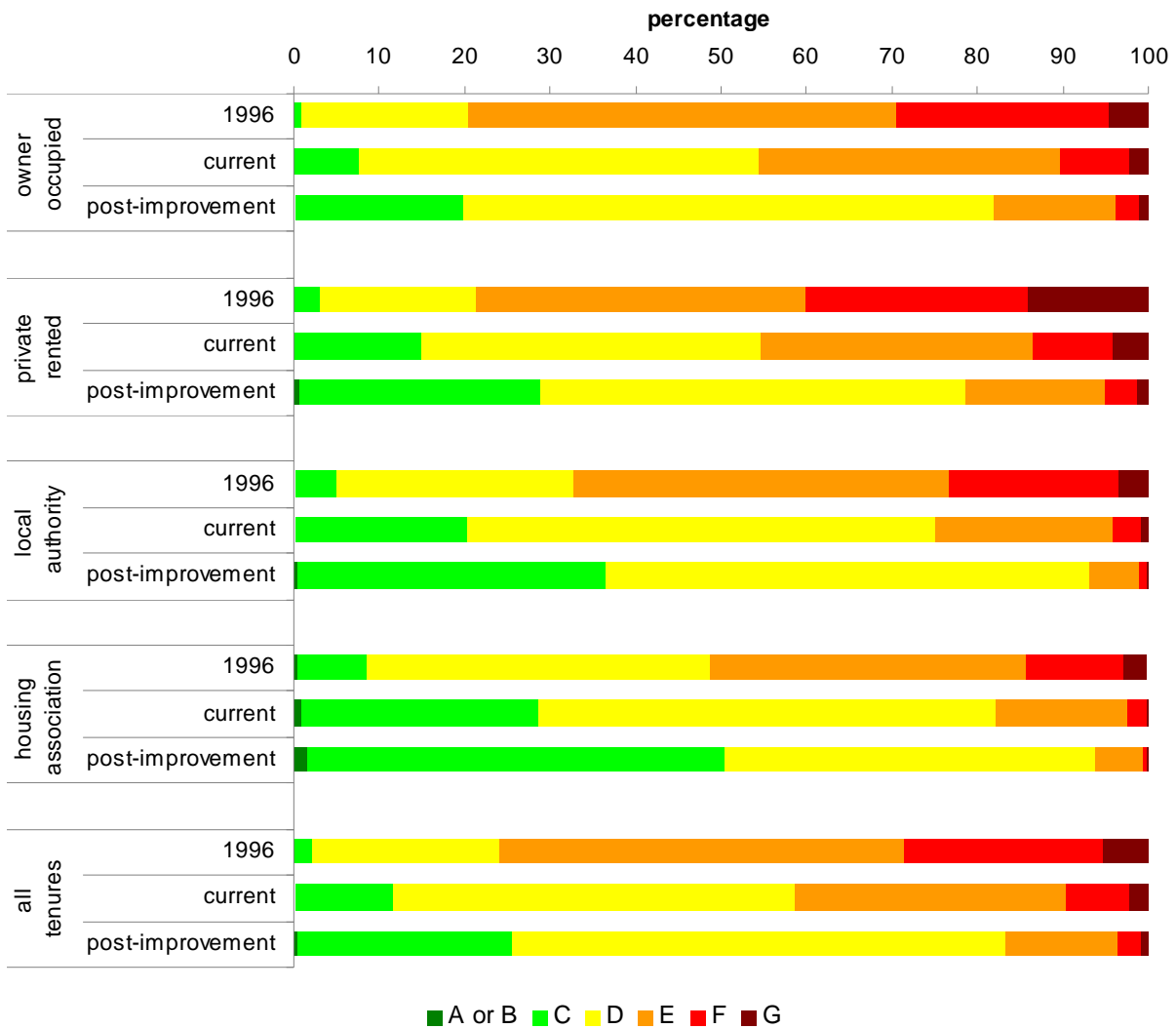


Base: all dwellings

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

From 1996 to 2010 there were substantial improvements in energy efficiency. Applying the full range of cost effective EPC measures would further increase the percentage of dwellings in Bands A to C to 25% (calculated using the SAP 2009 methodology) and reduce the percentage in the least efficient Bands E to G to 17%, Figure 6 Most (93%) of these homes that would still be in bands E-G would be in the private sector and 54% would have been built before 1919. Some 51% of housing association dwellings would be in Bands A to C and the proportion of owner occupied dwellings in the most inefficient Bands E to G would fall from 46% to just 18% of the sector.

Figure 7: Percentage of dwellings in each Energy Efficiency Rating Band by tenure – 1996, current and post-improvement performance, 2010



Base: all dwellings

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

EHS progress

Fieldwork

Survey fieldwork for the 2012-13 Survey has begun with our new contractor consortium headed by NatCen Social Research. As in 2011-12, the interview survey will be conducted with all householders in the sample (around 13,300 households per year), and the physical survey, involving an inspection by qualified surveyors, will be conducted with a sub-sample of around 6,200 properties per year. Provisional response rates, for Quarter 1, are currently lower than this time last year.

User Feedback

Thank you to those users who replied to our survey. There is still opportunity to complete the survey, sharing your views on the EHS data and outputs, and we welcome your views. The survey can be found on the following webpage:

<https://www.surveymonkey.com/s/ZLVHMQP>

EHS 2010-11 Live Tables

A full set of EHS Household Live Tables for 2010-11 are now available. These supplement information in the EHS Household Report and its associated annex tables. 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.

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

EHS Data sets and analysis

Two separate EHS data sets are now being released via the UK Data Archive (UKDA):

- The EHS 2010–11 annual Household Data set
- The 2010 EHS Housing Homes set covering the period April 2010 to March 2011,

The anonymised SPSS data sets will include the raw data collected in the field plus all the key derived measures used in reporting including those relating to Fuel Poverty. User documentation will also be provided. Data sets should be available from July.

The datasets will be held at the UKDA under the Economic and Social Data Service site, where large scale government surveys can be accessed. For those users not familiar with SPSS analysis, additional help is provided through the various resources the ESDS provide. These include teaching databases and workbooks. In addition to these resources, further support is provided via online data analysis, external links to statistics and mailing lists about upcoming workshops.

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

Secure Data Services (SDS)

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Geographical identifiers are also being published via the secure data service facility available at the UK Data Archive.

These data will only be available via the SDS, a facility which allows approved users to access data which is considered potentially disclosive under usual rules of access, and enables them to conduct analysis with it in a secure remote environment.

Users will be asked to sign a SDS user agreement and will need to complete specific training before using the service. There are restrictions placed on how the data are used and published.

Users should be aware that EHS data are designed to be representative at the national and regional level only, and because of this and the limitations imposed by sample size, data cannot be used to produce reliable estimates at lower geographical levels such as for individual local authorities.

The service is open to researchers at UK institutions of higher or further education, who will be subject to a User agreement and a shared code of practice. Access to person-level information held by the SDS will be given to an ONS-Approved Researcher or an ESRC-Accredited Researcher. In each case access is determined by (a) whether the individual is a fit and proper person and (b) the purpose for which access is requested.

The link below details how to become an approved researcher.

<http://securedata.data-archive.ac.uk/member>



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Any analysis or output undergoes a Statistical Disclosure Control (SDC) process to ensure that individual respondents or households cannot be identified. Data are available to academic researchers only and **access will not permit any commercial use of this service.**

Bespoke analysis using published EHS data can also 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.

<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.

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