



## English Housing Survey Advisory group information

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10. Paper - EHS progress update
11. Paper - 2011 survey forward look



**EHSAG 1-3**

## English Housing Survey advisory group proposals

Paper presented to group and proposals adopted

### **A. Terms of reference**

1. To provide a forum for the exchange of information between CLG and external users of the survey.
2. To advise CLG on external users' information needs and current and planned uses of the survey.
3. To obtain external users' views and expert advice on proposed survey developments, dissemination plans and future direction of the survey.
4. To facilitate and encourage external use of the EHS survey results and data sets.

Advice from the group would feed into CLG decision making on the management, design, content and reporting of the survey.

### **B. Membership**

DECC - fuel poverty team  
DECC - energy efficiency/climate change team  
DWP  
Office for Disability Issues  
Child Poverty Unit  
Homes and Communities Agency  
Academic members  
Joseph Rowntree Foundation  
Shelter  
UK Data Archive  
English Heritage  
Office for National Statistics  
Building Research Establishment

Tenant Services Authority  
National Housing Federation

**C. Frequency of meetings**

It is proposed the group meets twice a year at CLG under the chairmanship of either Grant Fitzner (Chief Analyst) or Meg Green the Deputy Director of Housing Analysis and Surveys division. The EHS project team members and other interested CLG analysts will also participate.



## English Housing Survey Advisory Group membership list

### **EHS Advisory Group**

#### **External members:**

Adnan Tayabali	HCA
Alex Fenton	Uni Cambridge
Sharon E Bolton	UKDA
Andy Brittan	DWP
Susan Donaldson	DECC
David Savage	ONS
Glen Bramley	Herriot Watt
Gavin Smart	NHF
Julie Rugg	York
Kathleen Kelly	JRF
Laura Adelman	Child poverty unit
Kershaw Ashley	DWP/ODI
Liam Reynolds	Shelter
Lucinda Devine	TSA
Seok-joo Rhee	English Heritage
Simon Nicol	BRE
Stephen Gibbons	LSE
Steve Wilcox	York
Damon Wingfield	DECC



## English Housing Survey advisory group 1<sup>st</sup> meeting 7 October 2009

### Discussion and action points

#### Present

Grant Fitzner (Chair)	CLG	Simon Nicol	BRE
Kathleen Kelly	JRF	Stephen Gibbons	LSE
Damon Wingfield	DECC	Adnan Tayabali	HCA
Liam Reynolds	Shelter	Meg Green	CLG
Julie Rugg	Univ York	Janet Dougharty	CLG
Seok-joo Rhee	English Heritage	Maria O'Beirne	CLG
Susan Donaldson	DECC	Terry McIntyre	CLG
Alex Fenton	Univ Cambridge	David Wall	CLG
Liz Smy	UKDA	Barbara Rose	CLG
Andy Brittan	DWP		
Lucinda Devine	TSA		
Giles Horsfield	ONS		
Glen Bramley	Herriott Watt		

#### Introductions

1. The chairman welcomed members and looked forward to working with them in the future to build a strong external user community for the EHS. Members provided a brief summary of their uses of the current SEH and EHCS.

#### Draft dissemination strategy (EHSAG1-2)

2. Members welcomed the proposals particularly to deposit data at the VML and to set up an information and advice service for users.
3. Suggestions for other approaches CLG could consider to build the user community included:
  - Running internal training courses (like the Home Office on the crime survey) to promote secondary analysis.
  - Involving the Housing Studies Association (e.g. for organising conferences)

- Explore the Economic and Social Data Service - Government service at Manchester University that supports users of major government surveys.
- Possible input into the “Housing Handbook” that the Chartered Institute of Housing (CIH) are currently compiling.
- Encouraging use of survey as a sampling frames for subsequent secondary surveys - subject to appropriate consents from respondents.
- Encouraging wider academic use of the survey through a small grants scheme.
- Hosting a regular academic conference.
- Set up an accredited training programme particularly for the physical survey.
- ESRC programme where academics can be funded for placements in Government to gain experience and undertake a particular piece of work.
- ESRC - Understanding Population Trends and Processes (UPTAP) an initiative to build capacity in secondary data analysis. Complements the activities of the ESRC National Centre for Research Methods by commissioning fellowships and capacity building projects.
- Developing the signposting and support for tables posted on the CLG website.
- Developing capacity for geographic linkage by including geographic identifiers on data sets where sufficient safeguards were in place.
- Consider including rolling sample weights for 2-3 years for detailed analysis.
- Clarify in the consultation paper re: provision of grossing weights.

**Members would be alerted to when the final consultation document was available on the web (end October) and be invited to comment formally.**

***Action: CLG/members***

### **Forward look (EHSAG1-1)**

4. The immediate interests of members voiced were:
  - English Heritage interested in EPC analysis - re: current project they are undertaking on the energy performance of pre-1919 stock.
  - Glen Bramley - aspirations of concealed households e.g. adult children wanting to get on property ladder; source of finance for deposits (some questions already present).
  - Could academics bid for questions to go in the rotating module?
  - Cambridge Uni - house purchase finance; access to mortgage finance.
  - JRF - potential for retro-fitting energy efficiency measures to the existing stock.
5. Members agreed that priority should be given to questions with a clear link to housing related issues rather than general attitudinal questions regarding for example household finances and debt.

**Members were invited to send any detailed comments on the 2010/11 survey as soon as possible and not later than end of October. Copies of current questionnaires available from BR**

***Action: all members***

**Terms of reference/membership (EHSAG1-3)**

6. The draft terms of reference were agreed.
7. Possible additional members included NHF, CIH; Housing Studies Assoc., The Rent Service.
8. Two meetings a year were considered appropriate:
  - March - CLG and members update on progress.
  - September - update and forward look for next year.

**CLG to circulate proposed date for next meeting as early as possible**

***Action: CLG***

CLG 9.10.09



## **EHSAG1-1**

# English Housing Survey 2010-11 forward look

1. This note sets out current thinking regarding changes to the content of the EHS for 2010-11. We will be discussing requirements internally with colleagues during October to establish any changes to CLG information needs.
2. Members views are invited at this stage so they can form part of our final assessment of what changes should be implemented. Decisions need to be taken by end of October for the physical survey and end of November for the interview survey.

## **Household interview**

3. The EHS current interview length is 45-50 minutes. This is viewed as the maximum advisable length if we are to maintain both a good overall response to the interview survey and not deter respondents from agreeing to the follow inspection of their property – where levels of consent are already under pressure.
4. The interview brings together key items from the former SEH and EHCS questionnaires and also includes a 'rotating module' which covers topics of emerging policy interest and/or where data is not needed on a continuous basis.
5. In 2008-09 this rotating module took the form of a 3-4 minute module on fire hazards and outbreaks of fire. This was replaced in 2009-10 by a set of questions on mortgage and rent arrears, repossessions and mortgage insurance. At this stage we are expecting there will on-going interest within CLG in retaining these questions into 2010-11. In addition we are actively considering a small set of additional questions on housing finance covering issues such as house price expectations, mortgage rate expectations and borrowing/credit conditions.

6. As part of our review we will be considering whether any blocks of questions currently in the main questionnaire can be dropped or asked on a rotating basis – in order to make room for new topics. Currently however there are no obvious candidates.

## Physical survey

7. The survey has been through a major transition phase over the last three years because of the move from the statutory fitness standard to the new housing health and safety rating system. We have also introduced changes to enable us to closely replicate the RDSap methodology and to allow the calculation of carbon emissions and the potential for improving the energy performance of the stock. New questions were added on new data We therefore feel the survey content needs to 'stabilise' as much as possible next year to enable surveyors to thoroughly familiarise themselves with these new demands.
  8. One agreed change for next year is for surveyors to collect gas and electricity meter readings. A second set of readings will be taken as part of the DECC follow-up survey that is to run in 2011 to enable actual energy consumption to be calculated. This information, in conjunction with the wider EHS data set, will provide a much sounder basis to assumptions about heating regimes and consumption which underpin our energy modelling.
  9. We will be discussing with policy colleagues shortly how the survey can be used to meet growing demands for information on the longer term impacts of climate change and sustainability of the housing stock. There is particular interest in risks around over heating, water efficiency of homes, improved information on the scope for retro-fitting adaptations to improve the sustainability of the existing stock and flood risks and resilience.
- 10. Members' views are invited on:**
- a. both short and longer term plans for the survey
  - b. any perceived information gaps that they feel this survey should be addressing and /or modifications to existing questions to make them more effective.

HAS/CLG

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# **The English Housing Survey**

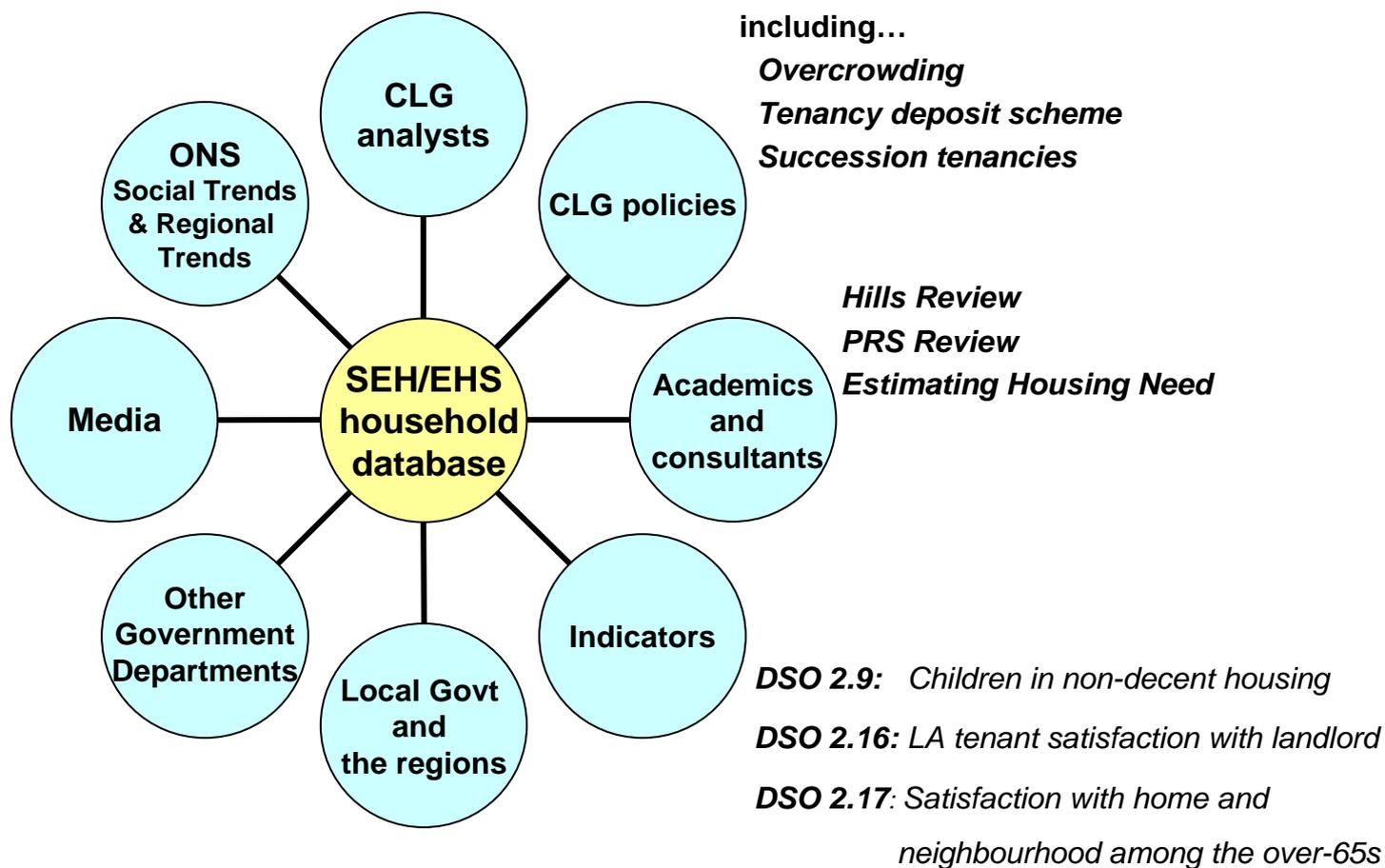
## **Household reporting and dissemination**

**David Wall**

# Continuity with the SEH

- The Survey of English Housing (SEH) ran for 15 years, from April 1993 to March 2008.
- A flexible means of meeting the housing information needs of CLG and the wider community.
- *Housing in England 2007/08*, published in September, based on the findings of the final SEH for 2007/08.
- *15 years of the SEH* report also published and database available Autumn 2009
- EHS maintains high level of continuity in terms of content and coverage

## Users of SEH/EHS household data



# Precision gains for household reporting

- Under the IHS the EHS interview sample has been cut by about 2,100 households (11%) compared to the SEH. The physical survey sample size is unchanged from the EHCS.
- However, because the EHS sample is unclustered this will mean there are actual gains in precision relative to current SEH estimates. ONS have calculated the 'break-even sample cut' for selected characteristics for an 11% cut in overall sample size, for example the break-even sample cut for:
  - One-person households: 29%
  - Householders resident in their homes for less than a year: 33%
  - The number of local authority HRPs in employment: 11%
- The physical survey sample size cannot be reduced because most of the variance comes from surveyor variability rather than the impact of clustering.

## Interview Survey – what has changed ?

- Initial consultation with users helped prioritise topics.
- Key topics from both surveys are covered in the EHS but not always in same detail (or continuously); eg second homes; lettings; attitude questions reduced.
- Some social capital questions dropped – covered in Citizenship Survey
- Some less critical topics dropped eg responsibility for repairs; spare bedrooms; details of home purchasing
- Some topics to be collected in the EHS on a rotating basis eg succession tenancies; fire statistics

## Household Reporting topics

- **tenure and household characteristics**
- **overcrowding**
- **difficulties in paying mortgages/rent**
- **household composition by tenure**
- **second homes**
- **buying aspirations**
- **first time buyers**

*.... and emerging policy topics*

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# The English Housing Survey

## Survey methodology and background

**Barbara Rose**

## The English Housing Survey

- New survey launched in April 2008
- First results early 2010
- Major new initiative for CLG
- Brings together two previous CLG surveys
  - **The Survey of English Housing (SEH) 1993-2008**
  - **The English House Condition Survey (EHCS) 1971– 2008**

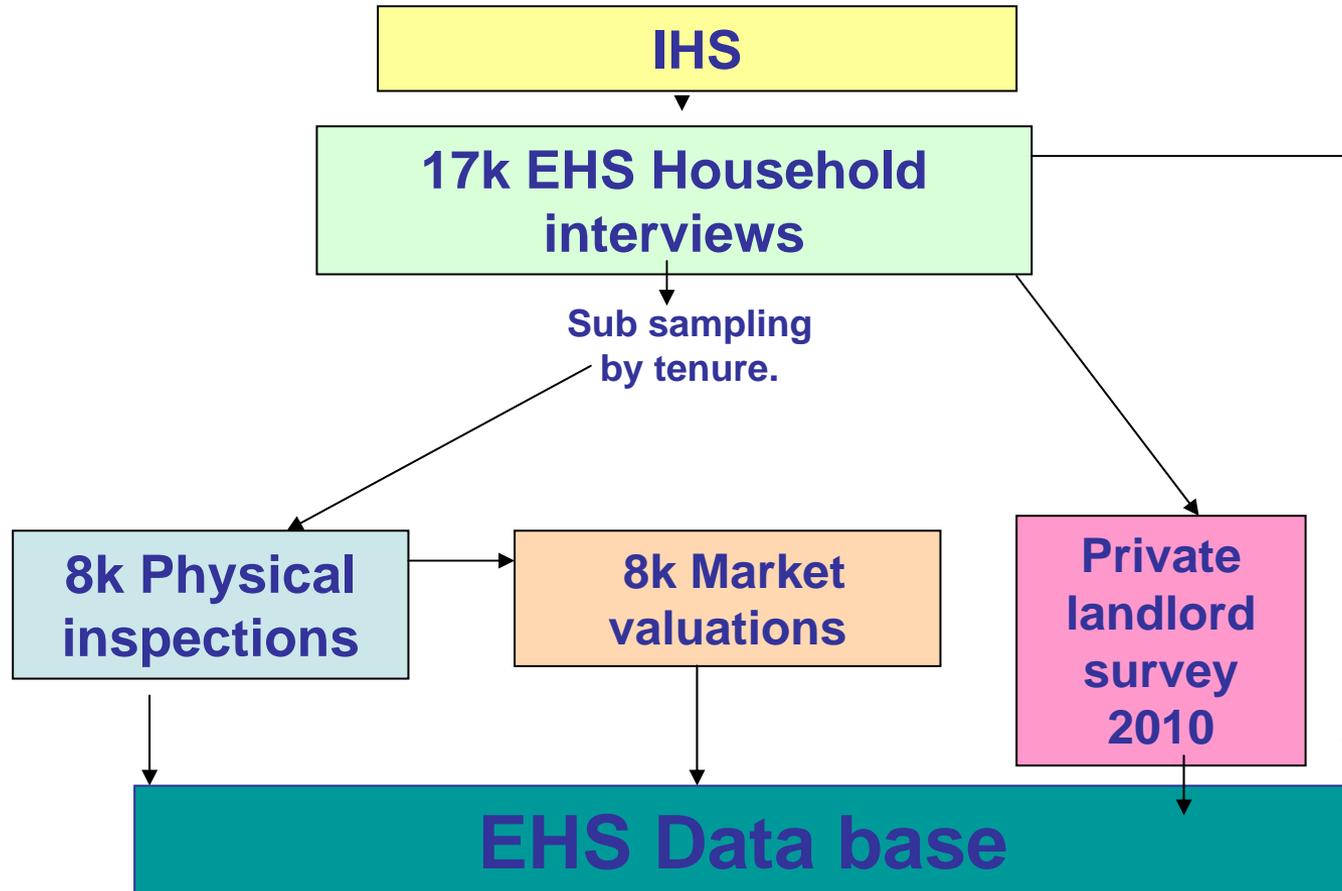
## Core requirements of the EHS

- A large interview sample to match the accuracy of the SEH
- A smaller ‘physical survey’ sample to match the accuracy of the EHCS
- To continue to collect all the essential information needed by Government for monitoring targets and developing policy

## Key challenges

- To develop an interview of manageable length
- To minimise discontinuities in existing time series and methodology
- To deliver cost savings

## Structure of new EHS



## Sampling and response rates

- Random unclustered sample drawn from PAF
- 60% response to interview achieved 08/09
- Random sub-sampling by tenure for eligibility for the physical survey
- Vacant dwellings remain eligible for the physical survey
- Response to physical survey challenging

## Weighting strategy

- Combines key elements of SEH and EHCS
- Adjustments made for non-contact/non-response at both interview and physical
- Control to population estimates by age sex & region and to LFS HH totals by tenure and region
- Paired sample - controlled to interview sample HH totals ; dwelling controls under discussion.
- From 09/10, two-tier weighting linked to IHS controls

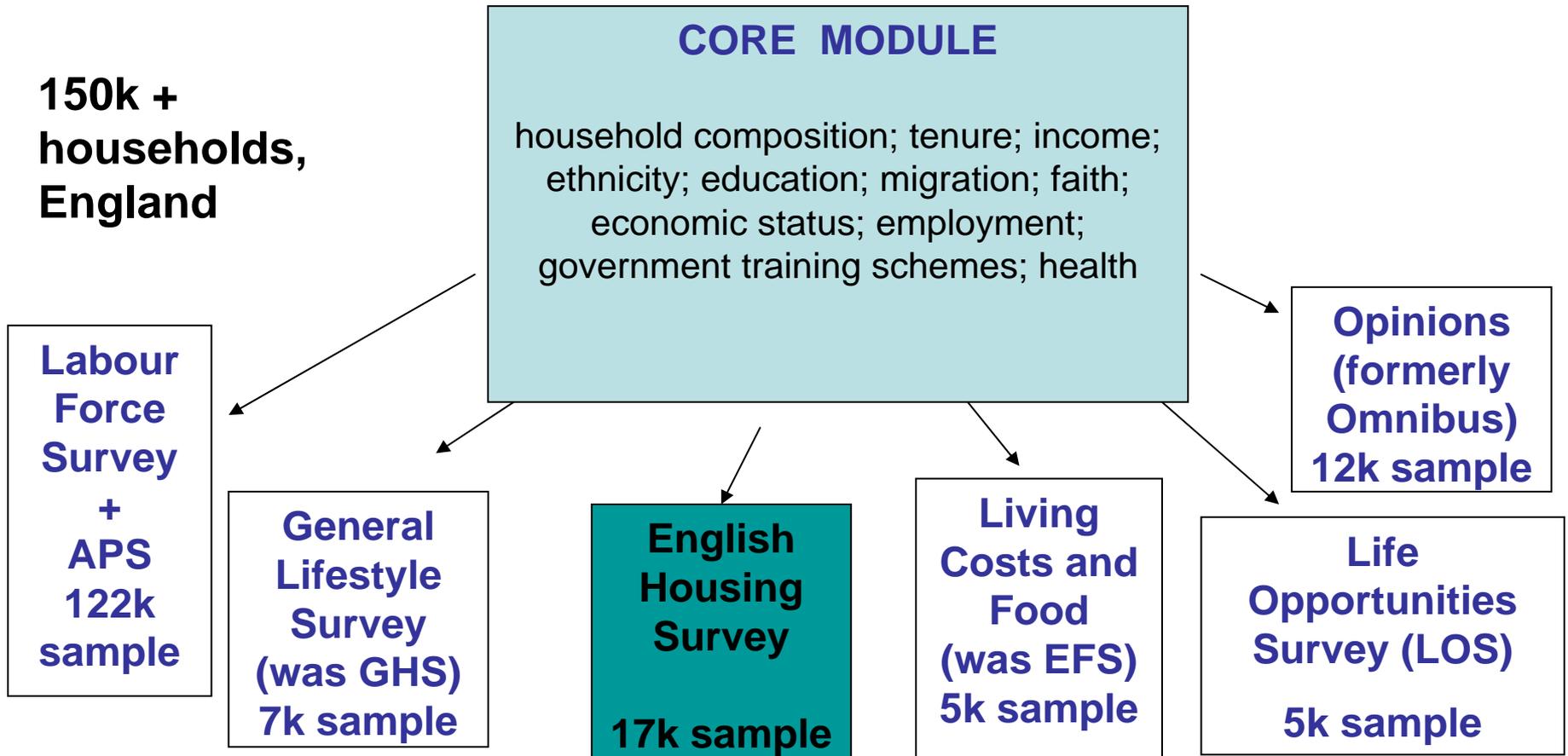
## Achieved sample by tenure for 2008/09

	Achieved Interview Sample	Achieved 'Paired sample'  (ie interview / physical / valuation - including vacants)
Owner occupied	12,268	4,079
Social rented	3,224	2,540
Private rented	2,199	1,353
<b>Total</b>	<b>17,691</b>	<b>7,972</b>

# EHS – part of ONS Integrated Household Survey

- Major new survey being rolled out by ONS
- Combines a number of their in-house surveys (and the EHS) in a single module-based survey;
- Very large ‘unclustered’ sample delivering results down to LA level;
- Economies of scale - management & fieldwork.

# Structure of the IHS



## Interview Survey - what information is collected ?

### IHS Core - topics for all household members:

- Household composition / ethnicity / nationality / faith
- Tenure / accommodation type / length of residence / former residence
- Educational qualifications
- Working status / job details / looking for work
- Health / smoking
- Household income - banded

## Interview Survey - What information is collected?

### Housing specific topics:

- Accommodation type
- Housing history
- Buying aspirations
- Rents/HB/tenancy type
- Mortgages
- Ownership type/funding
- Tenancy deposits
- Waiting lists
- Detailed sources of income for HRP/partner
- Second homes
- Satisfaction with landlord, home, neighbourhood
- Damp problems
- Work done to the home
- Adaptations have and those still needed
- and
- Rotating module

# Rotating module

## Concept retained from the SEH

### – 2008/09

- Fires in the home

### – 2009/10

- Mortgage and rent arrears
- Succession tenancies
- Repossessions

### – 2010/11

- To be agreed autumn 2009
- Extra questions on housing expectations being considered

## Physical Survey - What information is collected ?

- **Construction type/age and dimensions**
- **State of repair, disrepair, defects and actions required to remedy**
- **Primary and secondary heating sources – both space and water heating**
- **Kitchen and bathroom amenities**
- **Loft inspection**
- **Insulation including CWI**
- **Accessibility for disabled people**
- **Score major health and safety hazards**
- **Electrical system**
- **Exterior plot**
- **Assessment of local environmental quality and**
  - **Market valuation**

## Derived measures

Raw data collected by interviewers and surveyors will continue to be used within a number of models to create derived indicators including:

- Floor space and property dimensions
- Energy efficiency rating (SAP and EPC)
- HHSRS rating
- Overcrowding indicators
- Household income by sources
- Repair costs
- Decent home indicators
- Wider range of energy indicators being developed including CO2 emissions and energy costs; RDSap

## Benefits to users

- More joined up analytical service
- Precision gains - same or higher data accuracy particularly for the interview data
- Cost savings for the Department
- High level of consistency in data content across the main government surveys
- EHS now part of an important wider government survey initiative
- IHS Core data will be available for sub-regional analysis

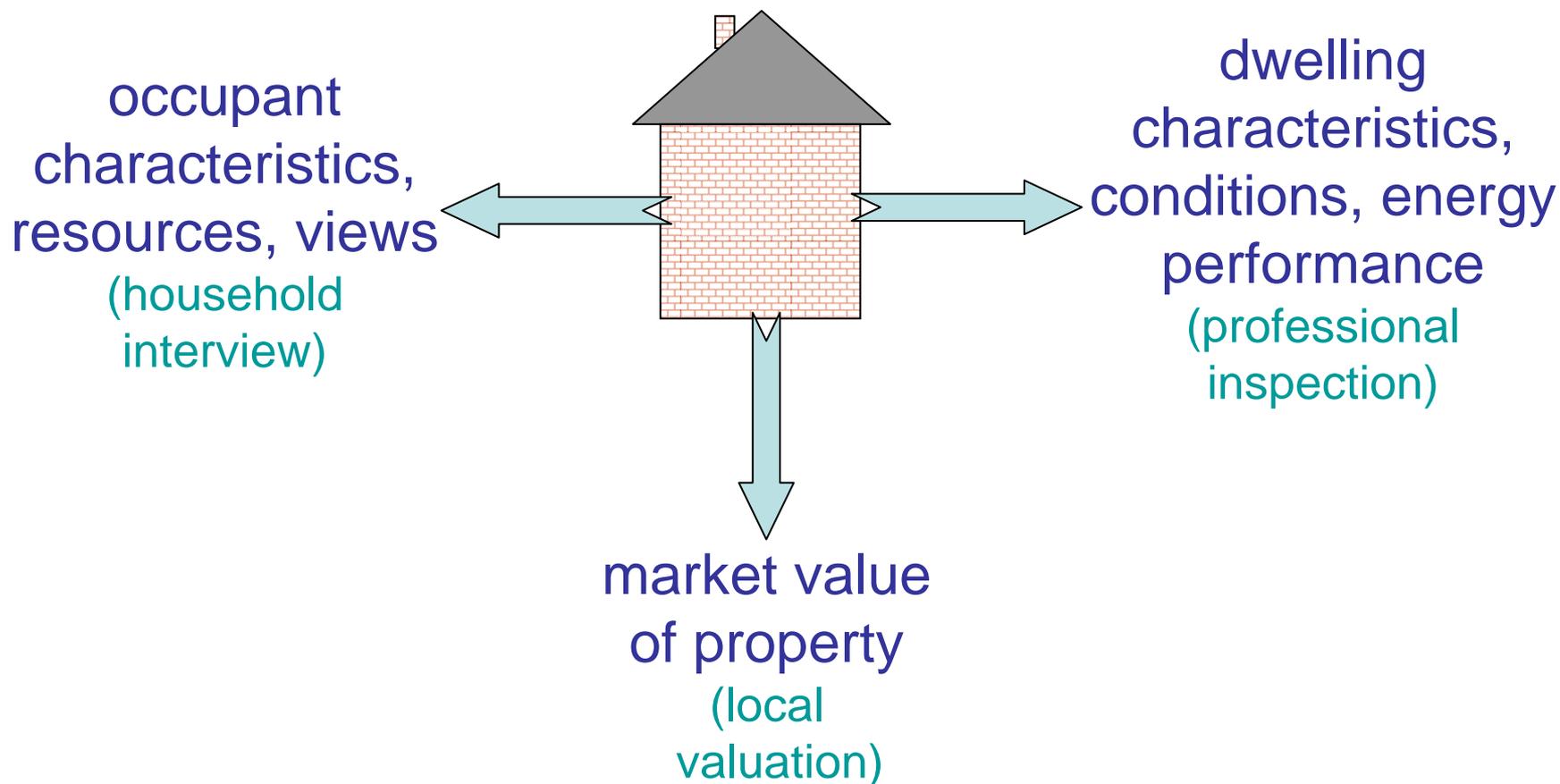


# The English Housing Survey

Housing Stock reporting

Terry McIntyre

EHS Housing Stock sample is 3 linked surveys for each home selected ....



# Generic questions we ask of the Housing Stock data:

answers to one question can be directly related to answers to another

- What is the home like?
  - type, age, size etc
- How 'adequate' is it
  - decency, health and safety hazards, disrepair, energy performance, accessibility, amenities, security
- What action is necessary to make it so?
- How much that would cost?
- What is the value of the property?
- Where is the home situated?
  - type of neighbourhood, urban-rural location, deprivation of area etc
- What is the neighbourhood like?
  - profile, physical upkeep, vandalism etc
- What is the tenure of the home?
- Who lives there?
  - household composition, age, ethnicity, disability etc
- What are their resources?
  - income, employment status, equity
- What are their views?
  - home and neighbourhood (satisfaction, perceived problems)

# Prime uses CLG make of the Housing Stock survey

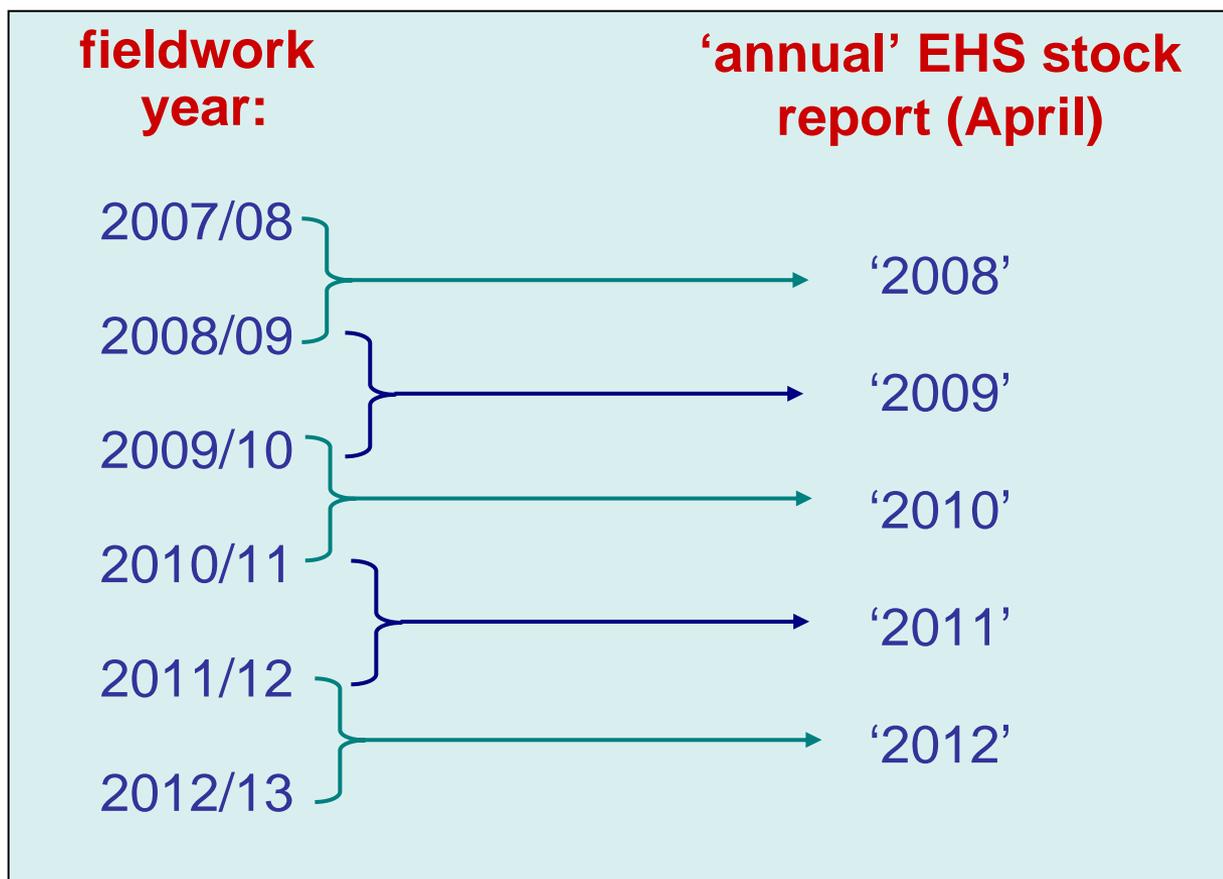
- Policy development
  - standards and intervention options
  - where support (stock or households) is most needed/beneficial
  - what it would cost
- Needs indexes/resource allocations
  - modelling regional/local distribution of problems/costs
- Formal progress monitoring
  - Department Strategic Objectives
  - broader indicators used across government
- Planned/regular reporting
  - annual CLG publications (reports, data, documentation, user guide)
  - contributing to publications of other Departments/organisations
- Responsive evidence
  - reviews, briefings, parliamentary questions etc
- Ad hoc information
  - enquiries (CLG, central and local government)
  - limited support for non-government users (BRE tabling service)

# Regular publications using EHS Housing Stock findings

- CLG – housing conditions and energy performance
  - EHS Housing Stock Report (formerly EHCS Annual Report)
  - EHS Headline Report
  - Autumn Performance Report/Dept Annual Report/Housing Statistics Report
  - CLG (live) tables
- DECC – fuel poverty and energy consumption/climate change
  - Fuel Poverty Statistics
  - Energy Use in Homes (BRE)
- Cross government equalities/poverty indicators that are published
  - DoH, DWP, DCSF, ODI (eg children, pensioners, ethnic minorities, disability)
- DEFRA
  - Sustainable Development indicators
  - National Rodent Survey
- ONS regular publications
  - Social Trends

## EHS Housing stock reporting base

EHS stock reports are based on two fieldwork years combined, and presented in terms of their mid-point:



# Broader audiences/users

## CLG/central government

policy development and monitoring, needs assessment and resource distribution

## housing professionals

national reports for own involvement in housing programmes

## academic interests

data and reports for own analytical work

## ONS/international organisations

regular statistical tables for trends/comparisons

## regional/ local govt

national reports for benchmarks, modelling local level indicators for strategies and targeting

## special interest organisations

compiling detailed information on particular issues (eg energy, children, elderly, disabled)

## business interests/ consultants

highly detailed tables related to eg specific marketing strategies





## English Housing Survey advisory group 2<sup>nd</sup> meeting 9 June 2010

### Discussion and action points

#### Present

Damon Wingfield	DECC	Simon Nicol	BRE
Lawrence Clark	DECC	Meg Green	CLG (chair)
Liam Reynolds	Shelter	John Denman	CLG
Seok-joo Rhee	English Heritage	Terry McIntyre	CLG
Andy Brittan	DWP	Anne Beesley	CLG
Lucinda Devine	TSA	Barbara Rose	CLG
Gavin Smart	NHF		

### Action points from meeting on 7 October 2009

1. There were no outstanding issues.

### EHS progress update

#### Progress on reporting (EHSAG 2-1)

2. Annual reports will comprise the headline report published in February 2010 and the forthcoming household and housing stock reports to be published September/October.
3. Liam Reynolds asked about the source of data being used for analysis of overcrowding; Meg Green explained that CLG were now using a much larger combined EHS-LFS dataset in place of SEH data which would support some sub-regional analysis.
4. Gavin Smart asked for quantification of the change in private sector rents due to changing the calculation basis from tenancy groups to households.  
**Action: CLG**

### Progress on EHS (EHSAG2-2)

5. There had been relatively low response to the consultation exercise on the dissemination strategy; this was taken as general acceptance of the proposals.
6. The user engagement strategy and revisions policy were both nearly finalised.
7. EHS data would be made available via the UKDA Economic and Social Data Service; users would still be able to access datasets from the SEH and EHCS.  
**Action: CLG**
8. CLG would consider whether to update SEH15, depending on feedback from UKDA on level of use.  
**Action: CLG**
9. A bespoke EHS analysis service would be available from BRE following publication of the annual reports.

### 2011 Survey

10. The content of the core question set was being reviewed to meet Eurostat requirements. First Integrated Household Survey results were expected in September.
11. It was proposed rotating modules for 2011 would include an enhanced work done module focusing on energy efficiency issues, and a disabled adaptations module extended to cover all disabled persons in the household. Future topics could include health and housing related issues and accidents and would be considered as part of a strategic review of the survey for 2012.
12. Members discussed:
  - the collection of temperature data. This will be included in the one-off energy follow-up survey being run by DECC in 2011. The results of this will enable BRE to update their energy models. DECC mentioned findings from a survey on internal temperatures and effect on occupants' behaviour in the Building Research and Information journal. DECC to update on follow-up survey at next meeting.  
**Action: DECC**
  - Mapping conservation areas onto EHS data was not straightforward as complete information was not held centrally by English Heritage.
  - How well work done on properties matches work needed, and people's tendency to value visible improvements over repairs. Members were asked for suggestions for additional around these issues.  
**Action: Members**

### **National Statistics status**

13. Evidence was being provided to UKSA, and assessment was expected to take place over the next couple of months. Advisory Group members would be contacted by the UKSA for their views on the survey outputs. DECC reported that their users had already been contacted by UKSA.

### **EHS cost review and consultation (EHSAG2-4)**

14. A comprehensive cost review has been held of the survey with the aim of delivering a 20 per cent – 25 per cent cost saving. A user consultation exercise was being proposed on the cost saving measures shortly and members would be alerted when this went live.

15. Proposed cost-saving measures included cutting the sample size; reducing data content; dropping the Market Value Survey; reducing surveyor training costs.

16. Members felt that the consultation proposals were sensible, and were well researched and presented. Issues discussed included whether cuts to surveyor training and proposed shift to regional briefings would impact on measurement error. This was seen as low-risk.

**CLG to arrange next meeting in October to coincide with publication of reports.**

CLG 18/6/10



**EHSAG2-1**

## 2008-09 Annual Household and Housing Stock Reports update

1. This note outlines proposals for the publication of the first set of EHS annual reports.
2. The 2008-09 EHS headline report was published February 2010, including core findings from the full household sample (2008-09) and dwelling sub-sample (combining 2007-08 data from the EHCS and 2008-09 EHS data).
3. We are planning to produce two complementary annual reports for September/October 2010 based respectively on the full household sample and the dwelling sub-sample. These will be accompanied by a launch event to which government and external users will be invited.

### **Annual household report**

4. The 2008-09 EHS *Household Report*, currently being prepared, will be broadly similar to the preceding *Housing in England* reports, which were based largely on data from the Survey of English Housing. However, there will be some differences in presentation, structure and content. This first household report will be considerably shorter overall. The last SEH report ran to 208 pages, and included a large number of tables. The reduction in length is intended to simplify production and allow space for the possible addition of special topics in future years.
5. There will be a change of presentational style compared with the SEH, with more charts and graphs and fewer tables within the body of each chapter. Larger tables will be moved to the end of each chapter. This approach is in line with that used in past EHCS reports and to be used for the EHS stock report. The formatting of charts and tables is being improved to deliver greater clarity and will be applied consistently across both household and stock reports.
6. The structure of the report will also be a little different. While covering most of the same topics as the SEH reports, the social renters and private renters chapters are being merged into a single chapter. In addition, all results on new households and households who have moved recently will be brought together into one chapter instead of some information on movers being dispersed among three tenure-specific chapters as in the SEH.

7. There are some changes in the way data are being analysed and presented:
- For second homes, we will continue to present a three-year moving average because of sample size issues but will now focus on the total number of second homes instead of the total number of households with at least one second home.
  - Private renting: the EHS analysis will be based on PRS households. In the SEH reports, analysis was based on total numbers of private renting tenancies as opposed to private renting households, the difference being that in some households there can be two or three tenancies. This has an impact on average rents - average rent per PRS household is slightly higher than the previous average rent per PRS tenancy.
  - Overcrowding: as with second homes, previous overcrowding estimates were based on a three-year moving average. For 2008-09 CLG commissioned the inclusion of a 'bedrooms' question in the Labour Force Survey. We are now able to derive estimates of overcrowding using a huge sample based on a specially constructed combined EHS-LFS dataset, so from 2008-09 we can publish estimates based on just the most recent year's data. The overcrowding section will be expanded relative to 2007-08 SEH.
  - Income: previously we used income data from DWP's Family Resources Survey in any tabulations involving income. For EHS reporting we will be using EHS-based income estimates prepared using methodology originally developed by BRE for the EHCS.
  - Other variables: SEH reports often used data from the Labour Force Survey (because of its larger sample); examples are economic activity; ethnicity; some analyses of housing tenure. For EHS reporting we will use EHS data for these variables.

### **Annual housing stock report**

8. The focus of the stock report is on its condition and energy performance. The reporting will follow a similar approach to the previous EHCS reports, with continued increasing focus on energy performance and wider sustainability issues where possible.
9. Analysis carried out for the headline report indicated some discontinuity within the EHS dwelling sub-sample from previous EHCS estimates in the size of the private rented sector (this arose from an improvement in the approach to grossing estimates). However on measures such as the incidence of poor conditions and energy efficiency (whole stock and by tenure) differences arising from the new survey design appeared slight. We are checking for any further discontinuities within the detailed analysis for the annual report and will flag anything significant within the publication.

10. We envisage the report covering the following chapters:

### **Housing stock**

This will involve going back to a more fundamental description of the existing housing stock, looking at: a) the basic construction and fabric of dwellings (walls, roofs, windows) that have implications for durability and thermal performance; and b) how these different construction/fabric characteristics vary by age, general type and location of housing stock; and c) how the (older) stock has improved/modified since its original construction.

### **Amenities**

This will look at a range of issues related to the suitability of the stock to modern needs and purposes. It will cover key amenities the home provides (e.g. the age, size layout and condition of kitchens, bathrooms and WCs); the level of security offered by doors and windows; how accessible the home is for people with mobility problems. It will also cover 'external' amenities related to living in the property: e.g. parking difficulties and the adaptation of the plot to meet parking needs; general condition of the immediate built environment around the property

### **Condition**

Disrepair is a key indicator of the infrastructural health of the housing stock, reflecting the balance of investment against ongoing deterioration. This will look at the amount of disrepair in the housing stock, how it is distributed by tenure, dwelling and area characteristics and change since 1996. The chapter will additionally look at key health and safety related problems of dampness, electrical wiring and effective ventilation (the latter being a one of the emerging adaptation issues - the housing stock's capacity to be able to deal in a sustainable manner with a growing problem of excessive heat in summer).

### **Energy measures**

Energy efficiency is dependent in the first instance on the basic design and construction features of the housing stock, but can be improved through a (growing) range of heating and insulation measures. This chapter looks at trends in these improvements since 1996 by tenure, dwelling and area characteristics, indicating where most progress has been made and where most room for improvement remains. The emphasis of this chapter remains on established retrofitting measures while take up of new/other technologies (solid wall insulation, photovoltaic and solar panels etc) remains far too low for sample survey monitoring and analysis.

### **Energy performance**

The energy performance of the housing stock can be measured through a range of indicators related to the energy performance certificate (efficiency rating, carbon emissions, costs and fuel consumption). This first part of this chapter provides an assessment of the whole stock based on these measures and how the energy efficiency of housing has changed over

time. It looks at the distribution of the best and worst stock by these different indicators of performance. The second part focuses on the potential and cost to upgrade the stock (based on cost effective established measures that would be recommended through the EPC), identifying the stock with most potential for improvement and the resulting level of performance that could be achieved if those recommendations were acted upon.

### **Disparities**

How poor conditions (cold homes, poor conditions) are distributed among households. The general theme is the role of poverty in increasing people's likelihood of living in poor housing. One particular focus will be on households that are vulnerable to poor conditions on account of their age (infants, elderly) or disability and the extent to which poverty increases the likelihood of their exposure to poor conditions. Another is ethnicity.

11. As with the EHCS annual reports, the publication will include a set of standard tables detailing key measures by household, dwelling and area characteristics. Detailed web tables will also be provided.

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## **EHSAG2-2**

# English Housing Survey: EHS progress update

1. This note summarises progress on aspects of the EHS other than the production of reports (covered in paper EHSAG2-1).

### **Fieldwork**

2. Fieldwork for 2009-10 was completed on schedule, with the targets of 17,000 interviews and 8,200 paired cases both achieved. The data will now be validated and weighted up.
3. Fieldwork for 2010-11 is now under way.

### **Dissemination strategy feedback**

4. The draft EHS Dissemination Strategy was issued for consultation in early November 2009. This set out the proposals for annual headline, household, stock and technical reports, as referred to in paper EHSAG2-1, and for the publication of supporting web tables, the provision of public datasets, and the setting up of an information and advisory service.
5. A relatively small number of responses were received to the consultation. This was accepted as a positive sign indicating that the dissemination proposals were generally acceptable. The finalised dissemination strategy is now being drawn up. This will be deposited on the website, and the Housing Surveys Team is pressing ahead with its implementation. The user engagement strategy and revisions policy are in an advanced stage of development.
6. One of the proposals in the consultation document was the setting up of an information and advisory service for the EHS. CLG have decided against pursuing this option for the time being, on grounds of cost, and instead will be making use of the Economic and Social Data Service (ESDS), as outlined below.
7. CLG have also decided that, instead of producing a full technical report each year, containing a considerable amount of repeated information, we will publish a series of shorter technical advice notes on key aspects of the

survey methodology e.g. sampling and weighting; data modelling. These will be updated when there are any significant changes to report.

### **Web tables**

8. Both the SEH and EHCS maintained a number of supporting tables on the CLG website, with the majority of these relating to the SEH. The review of the SEH tables is virtually complete, and most will continue to be published under the EHS. The EHCS web tables will be reviewed once the content of the stock report has been finalised.
9. Pre-existing tables will indicate the serial number of the previous SEH/EHCS table, and an index is being compiled to provide full cross-referencing between the SEH/EHCS tables and the new EHS tables. A small number of tables will be updated to take account of changes in the coverage of some questions, and where necessary these will have footnotes to explain the differences. Some new tables are also being created to reflect changing reporting needs.
10. It is planned to publish the 2008-09 EHS web tables as soon as possible after the publication of the household and stock reports later this year.

### **Release of public datasets and support for users**

11. The EHCS public dataset was released directly by CLG on a CD, available on request. The dataset was also deposited at the UK Data Archive (UKDA) in 2008 and has been updated annually since. The SEH dataset was released solely through the Data Archive
12. The EHS public dataset will be available through the UKDA only, and will be deposited as an ESDS Government survey, under the heading of Major Studies. It will probably consist of two separate components: the annual full interview survey (17,000 cases), and the two-year rolling dwelling sub-sample (8,000 x2).
13. The benefit to users of using the ESDS is that it provides an extensive support service. As well as providing FAQs, mailing lists and helpdesk support, they may also run workshops and training in the use of the datasets, and tools for accessing and manipulating data. Some types of user will be charged for this service. ESDS also maintain a register that will allow CLG to see who is accessing the data and for what it is being used. CLG expect to deposit the 2008-09 data by October this year and will continue to provide updated datasets to the archive annually.
14. In addition users will be able to commission bespoke analysis from the Building Research Establishment on a cost-recovery basis. They are able to offer expert guidance and can discuss how the survey can be used to meet individual information needs.
15. Users will still be able to send queries to the CLG EHS external email address, with any specific issues that they may have, but CLG will normally only cover short analysis requests from external users in-house.

16. We also plan to deposit the EHS data sets complete with detailed geographic identifiers via the ONS Virtual Microdata Laboratory or a similar facility offered at the UKDA. These facilities give researchers access to sensitive information in a secure environment so that confidentiality requirements are met. The 2008/09 data set should be available by the end of 2010 subject to internal resources and discussions with the VML.

### **Private landlord survey (PLS)**

17. The PLS is conducted every few years, and offers an opportunity to private landlords identified through the main EHS to comment on their experience of being landlords. The previous PLS took place in 2006. The 2010 survey content is broadly the same as in 2006 but the Office for Disability Issues has sponsored some new questions on the Disability Discrimination Act.
18. The 2010 PLS is just concluding. Face to face interviewing has been proceeding well, although a little slower than expected. The ONS Telephone Unit was used to conduct a mop-up exercise of about 200 cases, and the final response rate will be around 59 per cent with an achieved sample of about 1,060 cases; this compares well with a 55 per cent response rate in 2006.

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## EHSAG2-3

### 2011 EHS forward look

1. This note outlines preliminary proposals for the content of the 2011-12 survey.
2. Advisory Group members' views are invited on our current development plans and the proposed arrangements for rotating modules. Final decisions need to be taken by end of October for the physical survey and end of November for the interview survey.

#### Household interview survey

##### **a) Core questions for the integrated housing survey**

3. ONS are currently reviewing the content of the 'core' questions that are common across all the integrated housing survey (IHS) component surveys including the EHS, to meet Eurostat requirements. They are looking at the possibility of introducing questions on self-declared labour status, country of citizenship at time of data collection and net monthly income and additional questions on educational qualifications. Other core questions could be cut back. Any changes would come into effect from January 2011 for other IHS surveys and in April 2011 on the EHS although implementation may be staged. We will keep users informed of the outcome of these discussions via the EHS Bulletin and Advisory Group papers.

##### **b) Rotating modules**

4. The EHS current interview length is 45-50 minutes. This is viewed as the maximum advisable length if we are to maintain a good overall response to the interview survey, ensure good data in those responses, and not deter respondents from agreeing to the follow up physical survey. It is also a ceiling with regard to cost considerations.
5. The main opportunity for making significant changes to the household interview is through its 'rotating modules' - where space is provided to address topics of emerging policy interest or where information is not needed on an annual basis.
6. Recent modules for the household interview have comprised:

- **Fires (hazards and occurrence).** Included in 2008-09 and 2010-11 with an ongoing requirement to update the Department's fire statistics every two to three years.
  - **Mortgage and rent arrears; Repossessions.** Included in 2009-10 and 2010-11 in response to the economic downturn and may be retained on a more permanent basis.
  - **Perceptions of the housing market and borrowing/credit availability/conditions.** Included in 2010-11 and may be retained for next year.
  - **Leaseholders.** Included in 2010-11. We also introduced a short module on repair bills faced by leaseholders of flats where the freeholder is a LA/HA. This is likely to be dropped for 2011-12.
  - **Succession tenancies.** May be cut back or dropped in 2011-12.
7. In order to provide greater flexibility for the interview survey, some topics previously covered annually have now been reorganised to operate on a rotating basis. These are:
- **Work done to the home.** Annual but limited questions on improvements carried out to the home were dropped for 2010-11 in recognition of the need to develop a better module of questions more responsive to information needs on energy improvements being carried out. This information would complement parallel longitudinal information on energy improvements planned for the DECC Energy Follow-up Survey for a sub-sample of 2010-11 EHS respondents. In order to benefit from linkage to the physical survey assessment of energy performance these questions will need to be asked for two successive years.
  - **Disability-related adaptations to the home.** These questions enable overall needs for mobility related adaptations to be assessed and form the basis for modelling options for supporting people with such needs (e.g. through disabled facilities grant). This information is not needed annually so the detailed questions on adaptations present/needed required for this assessment were dropped for 2010-11 and re-introduced for 2011/12. The standard questions on the presence of anyone with such needs and the suitability of the accommodation will continue to be asked annually. We propose to revisit the routing for the more detailed questions so that when re-introduced next year they are asked in relation to all disabled persons in the household - and not just about the person with the most severe mobility problems as formerly. This will provide a more complete assessment of total household need.
8. Additionally there is a recognised need to augment the detailed housing health and safety (HHSRS) assessment provided by the physical survey with more detailed questions on **health, health related behaviours and accidents** in the household interview. These would need to be asked in two successive years to provide best linkage with the physical survey assessment.
9. The proposed new modules of need to be staggered to work within interview length and cost parameters for survey. Another consideration for

timing is the likely substantial development work required for a new health module of questions. The proposed approach is set out below, which can be kept under review to meet changing priorities.

### Household interview: proposed schedule of rotating modules

2011-12	2012-13	2013-14	2014-15
		Fire	
Work done	Work done		
Disability			Disability
	Health	Health	

### Physical survey

10. As reported for the last meeting of the Advisory Group (EHSAG1-1) surveyors are currently (2010-11) collecting **gas and electricity meter readings** which will provide a baseline for the DECC Energy Follow-up Survey during 2011 and will enable actual energy consumption to be calculated. This will improve the evidence base on **heating regimes and consumption** which underpin our energy modelling for housing.
11. The key area for development is the energy performance of the housing stock - specifically our capacity to capture information on the **presence and effectiveness** of a wider range of energy measures than is currently achieved.
12. Current analysis and reporting focuses on the uptake of cost effective/mainstream energy measures - take up of measures to date, current performance, and, following the approach developed for the energy performance certificate, model the level of performance that could be achieved in principle if cost effective improvements are carried out where they are absent.
13. We are also collecting information on the presence of newer/non-mainstream technologies (**solid wall insulation** and, from 2009-10, **photovoltaic and solar panels** and **wind turbines**). However analysis and reporting of these will be dependent, for a sample survey, on actual take up in homes. We are assuming analysis will be very limited in the short term.
14. For 2011-12 we are looking to:
  - collect information to enable us to better assess where there are **difficulties in insulating** lofts (low pitched roofs) and cavity walls (narrow cavities and exposure to driving rain) to improve our understanding of how much of the housing stock can be readily improved through these otherwise cost effective retrofit measures
  - assess whether the property has **suitable roofing** (including orientation and shading) for ) on which **photovoltaic and solar panels** can be sited
  - explore possibilities for being able to map on to the sample information about whether the dwelling lies within a conservation area, which may

create problems in installing certain types of energy improvement measures

15. Beyond immediate plans for 2011-12 we are looking more broadly on how we can gather sufficiently reliable and consistent data on the **potential for installing effective** renewable/micro-generation technologies (e.g. also covering ground heat pumps), solid wall insulation and area based heating systems. We are also considering how best to assess homes at risk from **overheating**.

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