



English Housing Survey

Headline report 2009–10





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Department for Communities and Local Government
Eland House
Bressenden Place
London
SW1E 5DU
Telephone: 030 3444 0000
Website: www.communities.gov.uk

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Tel: 030 0123 1124
Fax: 030 0123 1125

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Acknowledgements

The English Housing Survey (EHS) is dependent on a number of people and organisations involved in the survey's design, management, data collection, processing and analysis. The Department for Communities and Local Government would like to thank in particular:

The Office for National Statistics (ONS) who manage the EHS on behalf of the Department. ONS undertake the household interviews and the subsequent data validation and creation of derived analytical measures. It also has responsibilities for the sampling and weighting of the data sets and for the running of the Market Value Survey. ONS are also involved in the production of tables and analytical reports.

Miller Mitchell Burley Lane (MMBL) who undertake the visual inspection of the properties working in partnership with ONS. MMBL employ and manage a large field force of professional surveyors who work in close co-operation with the ONS interviewers to maximise response rates and deliver high quality data.

The Building Research Establishment (BRE) which is the development partner of the Department for the EHS. BRE helps develop the physical survey questionnaire and surveyor training materials, and delivers the surveyor training sessions. The BRE also had responsibility for developing and implementing a new automated data collection and validation process for the physical survey. It is involved in analysing the data and developing and running models to create the key measures and analytical variables for the survey, and reporting the findings.

The Valuation Office Agency (VOA) who provide market valuations for a sub-sample of the EHS properties and information on the local area and housing market.

The interviewers and surveyors who collect information from households and carry out the visual inspection.

The households who take part in the survey.

The Department's staff who manage and work on the survey.

Introduction

1. In April 2008 the English House Condition Survey was integrated with the Survey of English Housing to form the English Housing Survey (EHS). This report provides the headline findings from the second round of reporting of the EHS.
2. The report is split into two sections. The first focuses on the profile of households including trends in tenures 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. 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 in England. This includes: energy efficiency of the housing stock; decent homes; the Housing Health and Safety Rating System; and homes affected by damp and mould. This section also looks at disparities in living conditions for particular groups of vulnerable households. There are a number of additional tables presented in an annex which provide further detail to that covered in the main body of the report.
3. Headline findings from the survey are published as soon as they are available each year followed by more detailed results later in the year.
4. Results for households (not in relation to the physical condition of the home) are presented for '2009–10' and are based on fieldwork carried out between April 2009 and March 2010 of a sample of 17,042 households. This is referred to as the '**full household sample**' throughout the report.
5. Results which relate to the physical dwelling are presented for '2009' and are based on fieldwork carried out between April 2008 and March 2010 (a mid-point of April 2009). The sample comprises of 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**' respectively throughout the report.
6. Information including technical details about the survey can be accessed via this link www.communities.gov.uk/housing/housingresearch/housingsurveys/ Information and past reports on the Survey of English Housing and the English House Condition Survey can also be accessed via this link.
7. If you have any queries about this report or would like any further information please contact ehs@communities.gsi.gov.uk
8. **Responsible Statistician:** Meg Green, Deputy Director of Housing Analysis and Surveys Division. Contact via ehs@communities.gsi.gov.uk

Key findings

- There has been a decrease in the number of owner occupied households from a peak of 14.8 million in 2005 and 2006 to 14.5 million in 2009–10. In contrast the number of households renting privately has risen by 1.0 million since 2005, from 2.4 million to 3.4 million in 2009–10.
- Couples with no dependent children were the most common type of household (36%) and the most common type of owner occupiers (44%) in 2009–10. 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.
- Social renters paid on average (mean) £75 per week rent in 2009–10 and private renters paid £153 per week. Around 62% of social renters received Housing Benefit (HB) compared to 24% of private renters.
- In 2009–10, 1.8 million households had moved into their current accommodation in the previous 12 months. This was 200,000 less than in 2008–09, and 600,000 less than in 2007–08. The reduction was almost all in the owner-occupied sector.
- The energy efficiency of the housing stock continued to improve, with the average SAP rating increasing from 42 to 53 between 1996 and 2009. The rented sectors – private and social – improved more than the owner occupied sector.
- Some 6.7 million homes (30%) were non-decent in 2009. Overall, social sector homes were in better condition than private sector homes with 23% being non-decent compared to 31%.
- Around 1.8 million dwellings had damp problems in 2009. Privately rented dwellings were more likely to experience damp problems than dwellings in other tenures, 15%, compared to 8% in the owner occupied sector and 10% in the social sector.
- 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.

Section 1

Households

1.1 Results for households are presented for '2009–10' and are based on fieldwork carried out between April 2009 and March 2010 of a sample of 17,042 households. This is referred to as the **'full household sample'** throughout the report.

Trends in tenure

1.2 In 2009–10 there were an estimated 21.6 million households in England living in private accommodation, that is, excluding those living in institutional accommodation such as nursing homes or halls of residence.

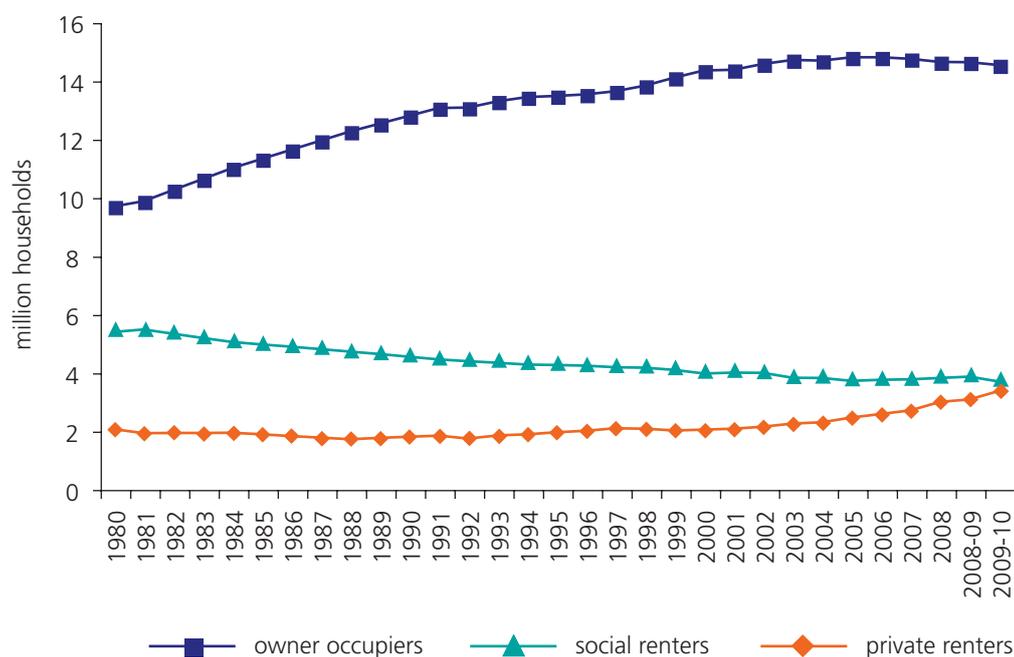
Table 1: Trends in tenure, 1999 to 2009–10

all households

	owner occupiers	social renters	private renters	all tenures
	<i>thousands of households</i>			
1999	14,091	4,072	2,000	20,163
2000	14,339	3,953	2,029	20,320
2001	14,358	3,983	2,062	20,403
2002	14,559	3,972	2,131	20,662
2003	14,701	3,804	2,234	20,739
2004	14,677	3,797	2,284	20,758
2005	14,791	3,696	2,445	20,932
2006	14,790	3,736	2,566	21,092
2007	14,733	3,755	2,691	21,178
2008	14,628	3,797	2,982	21,407
2008–09	14,621	3,842	3,067	21,530
2009–10	14,525	3,675	3,355	21,554
	<i>percentages</i>			
1999	69.9	20.2	9.9	100.0
2000	70.6	19.5	10.0	100.0
2001	70.4	19.5	10.1	100.0
2002	70.5	19.2	10.3	100.0
2003	70.9	18.3	10.8	100.0
2004	70.7	18.3	11.0	100.0
2005	70.7	17.7	11.7	100.0
2006	70.1	17.7	12.2	100.0
2007	69.6	17.7	12.7	100.0
2008	68.3	17.7	13.9	100.0
2008–09	67.9	17.8	14.2	100.0
2009–10	67.4	17.0	15.6	100.0

Sources: 1999 to 2008 – ONS Labour Force Survey; 2008–09 onwards – English Housing Survey, full household sample

Figure 1: Trends in tenure, 1980 to 2009–10



Base: all households

Note: underpinning data are presented in Annex Table 1

Sources: 1980 to 2008 ONS Labour Force Survey

2008–09 onwards English Housing Survey, full household sample

- 1.3 Owner occupation was the largest tenure, with 14.5 million households, 67.4% of all households, but there had been a slight fall from 67.9% of all households in 2008–09. This fall in the number of owner occupiers continued the trend that began in 2007, Table 1 and Figure 1.
- 1.4 There were 3.7 million (17.0% of) households in the social rented sector and 3.4 million in the private rented sector in 2009–10. The proportion of households living in the private rented sector has been rising in recent years and this trend continued with 15.6% of households renting privately in 2009–10.

Demographic and economic characteristics

- 1.5 Table 2 and Annex Table 2 give estimates of the numbers and percentages of households by a range of demographic characteristics. Data on age, economic status and ethnicity all relate to the household reference person (HRP).
- 1.6 Outright owners were concentrated in the older age groups, with over half (58%) of them aged 65 or over, reflecting the likelihood that the majority of this group once had mortgages and had paid them off. Of those owner occupiers buying with a mortgage, 63% were in the 35 to 54 age range.

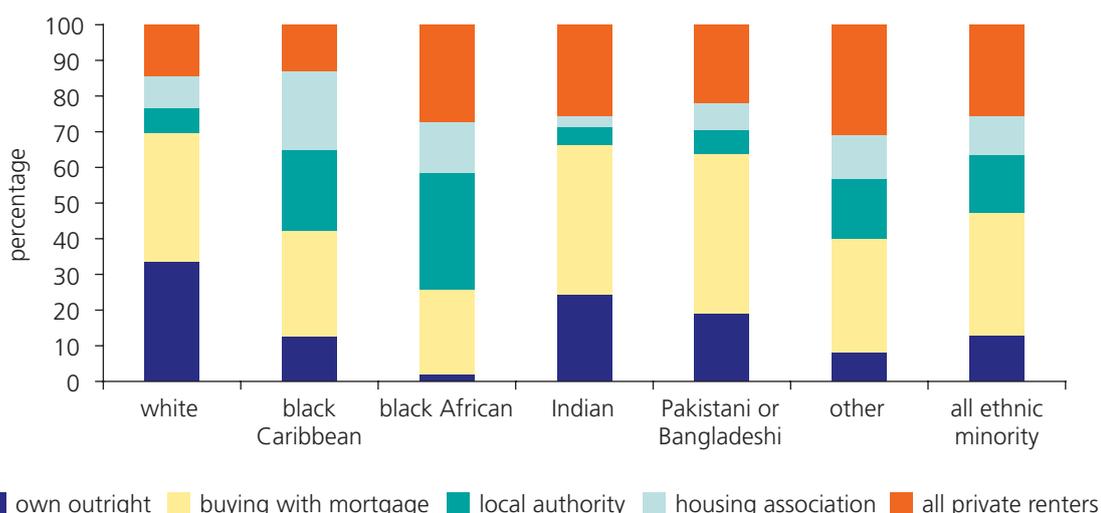
Table 2: Demographic and economic characteristics, 2009–10

<i>all households</i>	own outright	buying with mortgage	all owner occupiers	local authority	housing association	all social renters	all private renters	all tenures
<i>thousands of households</i>								
age of HRP								
16–24	11	106	118	78	115	193	518	829
25–34	75	1,412	1,487	264	276	540	1,161	3,189
35–44	297	2,559	2,855	351	339	689	730	4,275
45–54	773	2,284	3,057	292	332	624	455	4,135
55–64	1,742	1,036	2,778	263	282	545	234	3,557
65 or over	3,929	300	4,229	498	586	1,083	258	5,570
all ages	6,828	7,697	14,525	1,745	1,930	3,675	3,355	21,554
economic status of HRP								
full-time work	1,792	6,420	8,212	403	457	860	2,022	11,095
part-time work	542	508	1,050	178	173	352	290	1,692
retired	4,199	320	4,519	557	642	1,199	263	5,981
unemployed	68	143	211	163	160	323	222	756
full-time education	5	18	23	22	23	46	188	256
other inactive	223	287	510	421	474	895	371	1,776
all households	6,828	7,697	14,525	1,745	1,930	3,675	3,355	21,554
ethnicity of HRP								
white	6,551	6,962	13,513	1,404	1,692	3,096	2,811	19,419
black Caribbean	36	85	121	64	63	127	37	286
black African	6	77	83	104	46	151	87	320
Indian	110	189	299	23	14	37	116	452
Pakistani or Bangladeshi	63	148	211	22	25	47	72	330
other	62	236	298	127	90	217	231	747
all ethnic minority	277	734	1,012	341	238	579	544	2,135
all ethnicities	6,828	7,697	14,525	1,745	1,930	3,675	3,355	21,554
household type								
couple no dependent children	3,638	2,689	6,327	320	326	646	861	7,835
couple with dependent child(ren)	446	2,912	3,358	263	291	554	604	4,516
lone parent with dependent child(ren)	83	422	505	300	305	605	413	1,523
other multi-person households	435	405	840	203	171	374	512	1,726
one person under 60	352	1,091	1,443	277	326	603	758	2,804
one person aged 60 or over	1,874	177	2,051	382	512	894	206	3,150
all household types	6,828	7,697	14,525	1,745	1,930	3,675	3,355	21,554
household size								
one	2,226	1,268	3,494	659	837	1,496	964	5,954
two	3,400	2,390	5,791	492	475	968	1,199	7,957
three	639	1,624	2,263	263	270	533	603	3,399
four	410	1,697	2,107	173	207	380	379	2,866
five	109	548	656	99	89	188	134	979
six or more	45	170	214	59	50	109	76	399
all household sizes	6,828	7,697	14,525	1,745	1,930	3,675	3,355	21,554
<i>mean number of persons per household</i>	2.0	2.8	2.4	2.3	2.2	2.2	2.3	2.4
<i>sample size</i>	5,672	5,950	11,622	1,440	1,649	3,089	2,331	17,042

Source: English Housing Survey, full household sample

- 1.7 Half of all private renters were aged under 35 with half a million (15% of private renters) aged 16 to 24 and 1.2 million (35%) aged 25 to 34. Only 8% of private renters were aged 65 or over. This is a different picture to the social rented sector, in which only 734,000, one-fifth (20%) of HRP were aged under 35. Around 5% of social renters were aged 16 to 24, and 15% were 25 to 34, while 29% were aged 65 or over.
- 1.8 In 2009–10, 90% of mortgagors were working, 83% in full-time work and 7% working part-time, and only 4% were retired. In contrast, 61% of those who owned outright were retired. Unemployment was highest in the social rented sector, 9% compared to 7% of private renters and only 1% of owner occupiers. The social rented sector also contained a much higher proportion of 'other inactive' than the other two main tenures: 24% of social renters compared to 11% of private renters and 4% of owner occupiers.
- 1.9 One-tenth of all households in England in 2009–10 had an ethnic minority HRP. There were notable differences however by tenure: 16% of both social renters and private renters were from ethnic minorities compared to 7% of owner occupiers.
- 1.10 Figure 2 shows the tenure breakdown within the different ethnic groups. Households with white, Indian and Pakistani or Bangladeshi HRP 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.

Figure 2: Tenure within ethnic group, 2009–10



Base: all households

Note: underpinning data are presented in Table 2

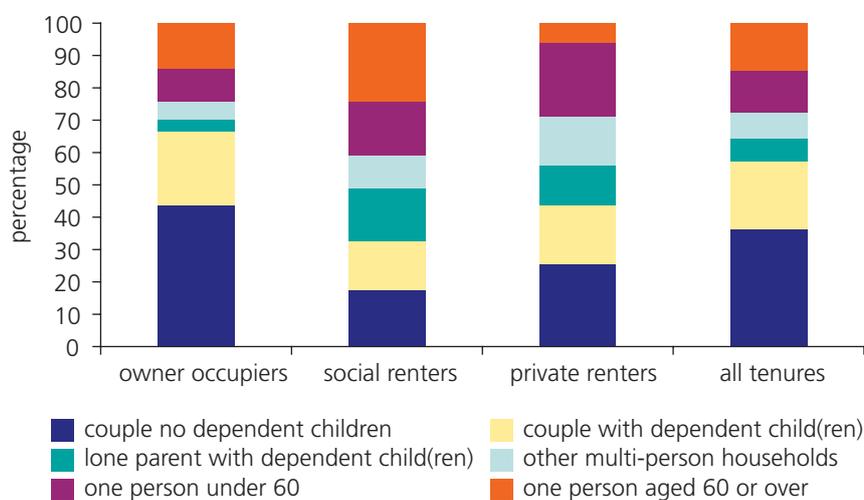
Source: English Housing Survey, full household sample

- 1.11 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.

- 1.12 Couples with no dependent children were the most common type of household in 2009–10, 36% of all households, Figure 3. 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.
- 1.13 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 3: Household type within tenure, 2009–10



Base: all households

Note: underpinning data are presented in Annex Table 2

Source: English Housing Survey, full household sample

Rents

- 1.14 Just over seven million households were renting their homes in 2009–10 and the social sector accounted for just over half of these renters (52%), with nearly 3.4 million households renting from a private landlord (48% of all renting), Table 3.

Table 3: Households in the rental sectors, 2009–10*all renting households*

	thousands of households	% within sector	% of all renters	sample size
social rented sector				
local authority	1,745	47.5	24.8	1,440
housing association	1,930	52.5	27.5	1,649
all social renters	3,675	100.0	52.3	3,089
private rented sector				
market renters ¹	2,478	73.9	35.3	1,701
non-market renters paying rent ²	433	12.9	6.2	298
non-market renters rent free ²	189	5.6	2.7	147
unknown tenancy type	254	7.6	3.6	185
all private renters	3,355	100.0	47.7	2,331
all renters	7,030		100.0	5,420

Notes:**1) with assured or assured shorthold tenancies****2) with private tenancies not available on the open market****Source: English Housing Survey, full household sample**

- 1.15 Around 2.5 million (three-quarters of) households in the private rented sector were 'market renters' (that is, they indicated they had an assured or assured shorthold tenancy agreement with their landlord). Another 622,000 had another type of tenancy including 189,000 who did not pay rent (for example renting from family or friends, or with accommodation tied to their employment). There were also 254,000 households privately renting who were unable to identify the type of tenancy they had.
- 1.16 Rents (excluding services but including any amount met through Housing Benefit) increased a little between 2008–09 and 2009–10 in both the social and private rented sectors, Table 4. The average private rented sector weekly rent was around twice that of households living in social housing (£156 compared to £75). This partly reflects the difference in the type of properties in the sectors, with the private rented sector having a much wider and more varied range of stock and the social sector having a higher proportion of purpose-built flats (see Annex Table 7).
- 1.17 Households renting from local authorities were paying rents a little lower than their counterparts renting from housing associations (£71 compared to £79). Within the private rented sector 'market rents' were markedly higher than 'non-market rents' (£162 compared to £136 per week).

Table 4: Mean and median weekly rents net of services, 2008–09 and 2009–10*all households paying rent*

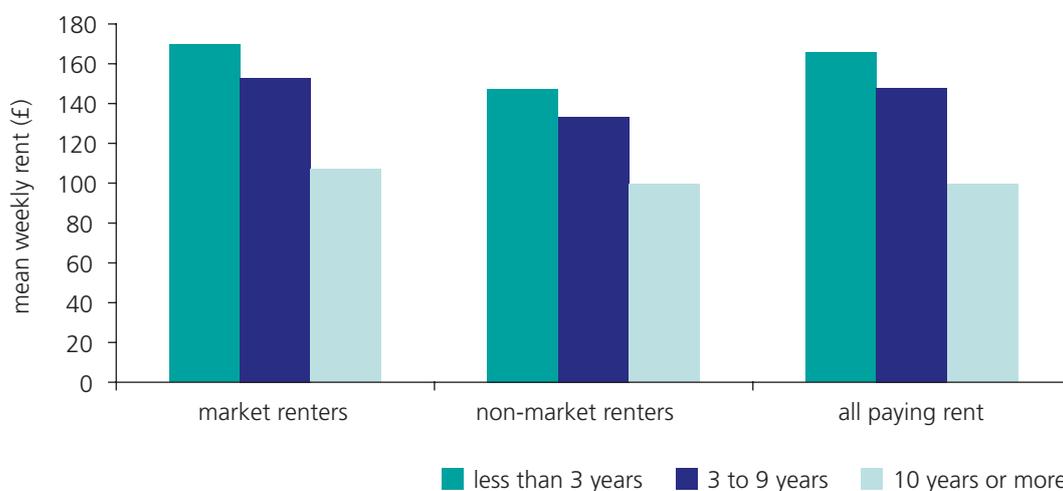
	2008–09		2009–10	
	mean	median	mean	median
social rented sector¹				<i>£ per week</i>
local authority	66	64	71	67
housing association	75	72	79	76
all social renters	71	68	75	72
private rented sector				
market renters ²	160	138	162	137
non-market renters paying rent ³	129	100	136	106
all with known tenancy type	155	133	158	133
with unknown tenancy type	123	112	132	120
all private renters paying rent	153	130	156	133

Notes:**1) not compatible with previous SEH estimates due to methodological changes****2) with assured or assured shorthold tenancies****3) with private tenancies not available on the open market****Source: English Housing Survey, full household sample**

1.18 In contrast with social housing, private rented sector rents are also influenced by households' length of residence – an important factor in a dynamic sector where two thirds of households have been resident less than three years (see Table 7). Market renters resident less than three years were on average paying weekly rent of £170 compared to £153 for those resident for three to nine years and £107 for those resident ten years or more, Figure 4 (see Annex Table 3).

1.19 This suggests that private sector rents for dwellings that house tenants with established tenure tend not to increase year on year as much as those let to new tenants. The average rent figures presented in Table 4 above therefore do not measure the 'market' and 'non-market' rents being charged for **new lets** occurring in 2008–09 and 2009–10, as the calculations on which they are based include all relevant households in each group regardless of their length of residence.

Figure 4: Private rented sector rents by tenancy type and length of residence, 2009–10



Base: all private rented sector households paying rent

Notes:

- 1) rents exclude payments for services but include any amount paid through Housing Benefit
- 2) market renters are households with assured or assured shorthold tenancies
- 3) non-market renters are households with private tenancies not available on the open market in 2009–10
- 4) underpinning data are presented in Annex Table 3

Source: English Housing Survey, full household sample

Housing benefit

1.20 In 2009–10, just over three-fifths (62%) of social renters and nearly a quarter (24%) of private renters received Housing Benefit (HB) to help with the payment of their rent, Table 5 and Figure 5. This is a noticeable rise from 2008–09 when an estimated 59% of social renters and 19% of private renters received HB.

Table 5: Receipt of Housing Benefit, 2008–09 and 2009–10

all renting households

	2008–09			2009–10		
	whether receives HB		total	whether receives HB		total
	yes	no		yes	no	
	<i>thousands of households</i>					
social renters	2,269	1,573	3,842	2,276	1,399	3,675
private renters	598	2,469	3,067	797	2,558	3,355
	<i>percentages</i>					
social renters	59.1	40.9	100.0	61.9	38.1	100.0
private renters	19.5	80.5	100.0	23.7	76.3	100.0

Source: English Housing Survey, full household sample

1.21 Table 6 looks only at those households in receipt of Housing Benefit. For such households in the social rented sector, the average (mean) rent before receipt of HB was £73 per week. The average amount of HB received was £67 per week. The average rent after HB, that is the amount of rent not covered by HB, was therefore £6 per week.

1.22 In the private rented sector, the average (mean) rent before HB (for those in receipt of HB) was £149 per week and the average amount of HB received was £112 per week. Private renters in receipt of HB therefore had to pay on average a further £37 per week towards their rent.

Table 6: Rent and Housing Benefit, households in receipt of Housing Benefit, 2009–10

households in receipt of HB

	mean rent before HB	mean amount of HB	mean rent after HB
			<i>£ per week</i>
social renters	73	67	6
private renters	149	112	37

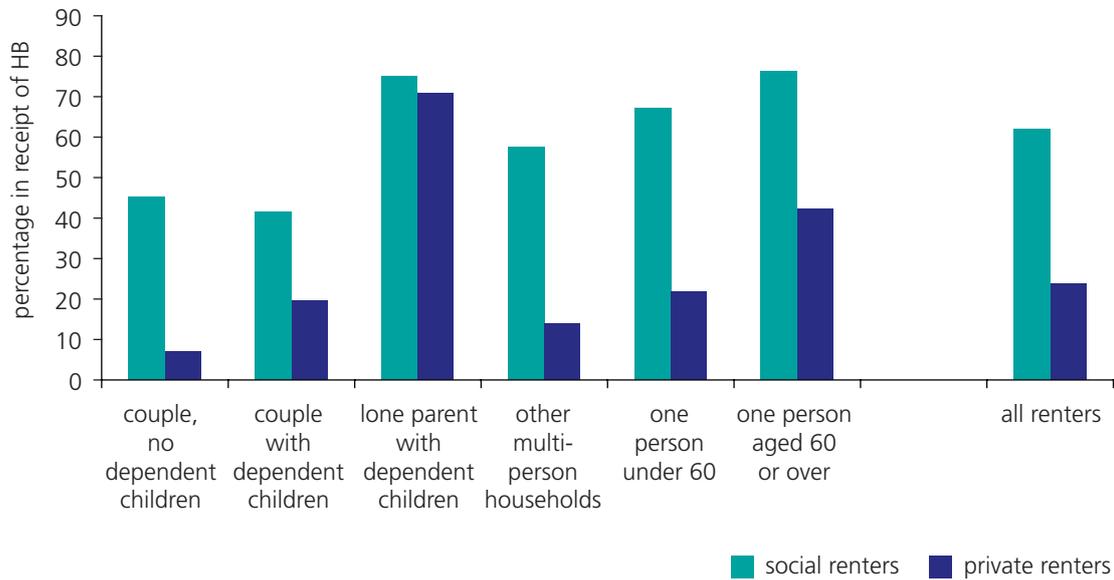
Source: English Housing Survey, full household sample

1.23 The majority of lone parents with dependent children in the rental sectors received HB: 75% of social renters and 71% of private renters. The picture was different however for couples with dependent children, with 41% of such households in the social rented sector receiving HB compared to only 20% in the private rented sector, Figure 5.

1.24 There were over four times as many single person households aged 60 or over in the social sector as in the private rented sector, 894,000 compared to 206,000. Around three-quarters of such one-person social renters (76%) received HB compared to 42% of such households in the private rented sector.

1.25 Around two-thirds (67%) of single person households aged under 60 in the social sector received HB, three times the proportion in the private rented sector (22%).

Figure 5: Proportion of renters in receipt of Housing Benefit by household type and tenure, 2009–10



Base: all renters

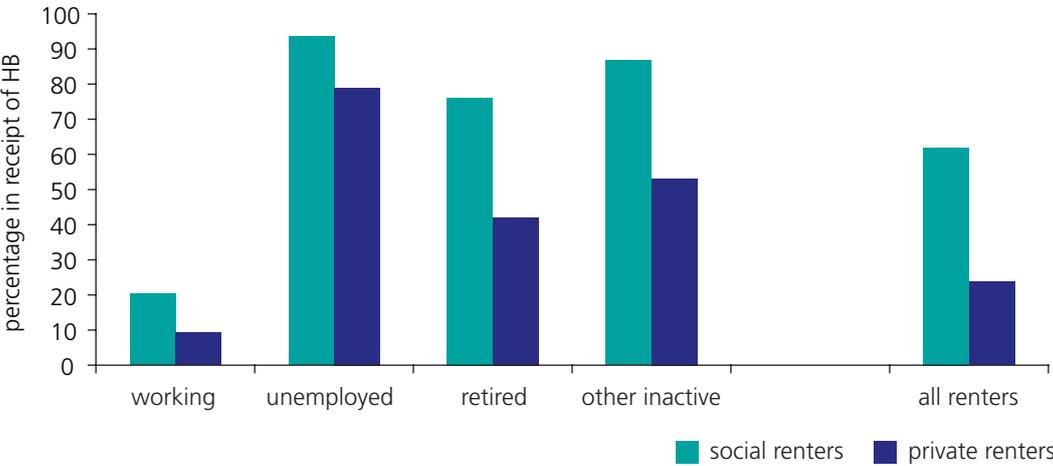
Note: underpinning data are presented in Annex Table 4

Source: English Housing Survey, full household sample

1.26 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 6.

1.27 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 6: Proportion of renters in receipt of Housing Benefit by economic status of HRP and tenure, 2009–10



Base: all renters
Note: underpinning data are presented in Annex Table 4
Source: English Housing Survey, full household sample

Moving households

- 1.28 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.
- 1.29 Note that previous accommodation refers to the HRP’s previous *permanent* accommodation and thus 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.

Length of residence in current accommodation

- 1.30 This section covers all households, and looks at the length of time they had lived at their current address. This does not reflect the complete length of time that residents will spend in their accommodation, only the length of time to date at the time of the interview. As Table 7 shows, there are considerable differences between tenures.

Table 7: Length of residence in current home by tenure, 2009–10

all households

	1 years less than 1 year	1 years but less than 2 years	2 years but less than 3 years	3–4 years	5–9 years	10–19 years	20–29 years	30+ years	total	mean	median
	<i>thousands of households</i>									<i>years</i>	<i>years</i>
owner occupiers	360	478	975	1,511	2,772	3,375	2,395	2,649	14,515	16.4	12.0
social renters	308	253	285	407	838	822	401	357	3,672	11.6	8.0
private renters	1,089	664	467	468	317	192	78	72	3,346	3.8	1.0
all tenures	1,757	1,395	1,727	2,386	3,927	4,389	2,874	3,078	21,533	13.6	9.0
	<i>percentages</i>										
owner occupiers	2.5	3.3	6.7	10.4	19.1	23.2	16.5	18.3	100.0		
social renters	8.4	6.9	7.8	11.1	22.8	22.4	10.9	9.7	100.0		
private renters	32.5	19.8	14.0	14.0	9.5	5.7	2.3	2.1	100.0		
all tenures	8.2	6.5	8.0	11.1	18.2	20.4	13.3	14.3	100.0		
<i>sample size</i>	<i>1,279</i>	<i>1,019</i>	<i>1,283</i>	<i>1,806</i>	<i>3,142</i>	<i>3,539</i>	<i>2,369</i>	<i>2,591</i>	<i>17,028</i>		

Note: excludes a small number of non-response cases

Source: English Housing Survey, full household sample

1.31 Almost one-third (33%) of private renters had lived in their accommodation for less than one year, and a further 20% for more than one year but less than two years. Only 10% of private renters had lived in their current home for ten years or more.

1.32 In contrast, over half of owner-occupiers (58%) and 43% of social renters had been in their home for ten or more years. Only 2% of owner-occupiers and 8% of social renters had been in their homes for less than one year.

Trends in recent movers

1.33 Figure 7 and Annex Table 5 illustrate 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.

1.34 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 7: Trends in moving households by current tenure, 1999–00 to 2009–10



Base: households resident less than one year

Note: underpinning data are presented in Annex Table 5

Source: 1999–00 to 2007–08 Survey of English Housing, 2008–09 onwards English Housing Survey, full household sample

1.35 Table 8 shows that there were 296,000 new households in 2009–10, 70% of which (208,000) became private renters. Only 40,000 new households became owner-occupiers, compared to 72,000¹ in 2008–09, and 48,000 became social renters.

1.36 Most households who moved did so to accommodation within the same tenure as the one they had left: 53% of previous owner-occupiers; 77% of previous social renters; and 81% of previous private renters.

1.37 There was a rise in the proportion of previous owner-occupiers who moved to the private rented sector, 42% in 2009–10 compared to 31% in 2008–09.

¹ See Table 4.2 in English Housing Survey Household Report 2008–09 www.communities.gov.uk/documents/statistics/pdf/1750765.pdf

Table 8: Previous tenure by current tenure of moving households, 2009–10

households resident less than a year

current tenure	previous tenure				total
	new HRP	owner occupiers	social renters	private renters	
	<i>thousands of households</i>				
owner occupiers	40	212	10	97	358
social renters	48	22	184	54	308
private renters	208	168	45	658	1,080
all tenures	296	402	239	809	1,747
	<i>percentages</i>				
owner occupiers	13.5	52.6	4.2	11.9	20.5
social renters	16.1	5.5	76.9	6.7	17.6
private renters	70.4	41.8	18.9	81.3	61.9
all tenures	100.0	100.0	100.0	100.0	100.0
<i>sample size</i>	<i>199</i>	<i>318</i>	<i>192</i>	<i>563</i>	<i>1,272</i>

Note: excludes a small number of households with unknown previous tenure

Source: English Housing Survey, full household sample

Mortgage difficulties

- 1.38 In 2009–10 an estimated 455,000 households (2% of all households) had members who had at some time in the past given up a home due to difficulties in paying the mortgage. Of those households, 160,000 were currently owner occupiers, however there may have been changes in household composition since the home was given up, Table 9.
- 1.39 Around 37% of those who had given up a home had sold the home in order to avoid getting into arrears with the mortgage. A further 22% had got into arrears and sold the home in order to avoid court action by their lender. Similar proportions, 21% and 20% respectively, had either left voluntarily allowing the lender to take over the property or left because the mortgage lender got a court order.
- 1.40 Table 10 gives an indication of how recently or otherwise homes had been given up due to mortgage difficulties. Just over a fifth (22%) of such events had occurred twenty or more years previously, that is, in 1989 or earlier. A quarter of cases (25%) had occurred from 2005 onwards.

Table 9: Mortgage difficulties with a previous home, 2009–10

all households

	current tenure			all households
	owner occupiers	social renters	private renters	
household member had given up a home due to mortgage difficulties¹	<i>thousands of households</i>			
yes	160	169	126	455
no	14,360	3,506	3,228	21,095
all households	14,520	3,675	3,355	21,550
	<i>percentages</i>			
yes	1.1	4.6	3.8	2.1
no	98.9	95.4	96.2	97.9
all households	100.0	100.0	100.0	100.0
reason gave up home²	<i>thousands of households</i>			
sold to avoid getting into arrears with the mortgage	68	48	53	169
sold due to mortgage arrears avoiding court action by lender	26	48	25	100
left voluntarily, and the mortgage lender took it over	36	31	26	93
left because the mortgage lender got a court order	27	42	20	89
all reasons	157	169	125	450
	<i>percentages</i>			
sold to avoid getting into arrears with the mortgage	43.5	28.3	42.5	37.5
sold due to mortgage arrears avoiding court action by lender	16.7	28.6	20.4	22.2
left voluntarily, and the mortgage lender took it over	22.7	18.4	21.1	20.6
left because the mortgage lender got a court order	17.1	24.8	16.1	19.7
all reasons	100.0	100.0	100.0	100.0

Notes:

1,2) excludes a very small number of non-response cases

Source: English Housing Survey, full household sample

Table 10: When home given up due to mortgage difficulties, 2009–10

households with member(s) who had given up home¹

year home given up	<i>thousands of households</i>
1989 or earlier	100
1990 to 1994	93
1995 to 1999	70
2000 to 2004	79
2005 onwards	113
all dates	455

	<i>percentages</i>
1989 or earlier	22.0
1990 to 1994	20.4
1995 to 1999	15.4
2000 to 2004	17.3
2005 onwards	24.8
all dates	100.0

Notes:

1) due to difficulties with paying the mortgage

Source: English Housing Survey, full household sample

Overcrowding and under-occupation

- 1.41 Levels of overcrowding and under-occupation are measured using the ‘bedroom standard’ (see Glossary). Essentially this is the difference between the number of bedrooms needed to avoid undesirable sharing (given the number, ages and relationships of the household members) and the number of bedrooms actually available to the household.
- 1.42 The number of bedrooms available to households, by tenure, in 2009–10 is shown in Table 11. The overall average (mean) number of bedrooms was 2.8 but there were some differences by tenure: owner-occupiers had on average 3.0 bedrooms; social renters had 2.1 bedrooms; and private renters had 2.4 bedrooms.
- 1.43 While 28% of social renters and 18% of private renters had only one bedroom available, only 3% of owner-occupiers were in this category. In contrast however, around a quarter (26%) of owner-occupiers had four or more bedrooms compared to only 3% of social renters and 11% of private renters.

Table 11: Number of bedrooms by tenure, 2009–10

all households

	number of bedrooms available to household					all	mean number of bedrooms
	one	two	three	four	five or more		
	<i>thousands of households</i>						
owner occupiers	463	3,100	7,215	2,924	820	14,522	3.0
social renters	1,028	1,294	1,240	101	12	3,675	2.1
private renters	612	1,329	1,035	272	107	3,355	2.4
all households	2,103	5,723	9,490	3,296	940	21,552	2.8
	<i>percentages</i>						
owner occupiers	3.2	21.3	49.7	20.1	5.7	100.0	
social renters	28.0	35.2	33.7	2.7	0.3	100.0	
private renters	18.2	39.6	30.9	8.1	3.2	100.0	
all households	9.8	26.6	44.0	15.3	4.4	100.0	

Source: English Housing Survey, full household sample

- 1.44 The number of overcrowded households interviewed in each survey year is too small to enable reliable overcrowding estimates for a single year. Consequently data from the three most recent years have been combined to produce the estimates discussed in this section.² The overall rate of overcrowding in England in 2009–10 (3-year average 2007–08 to 2009–10) was 2.9%, with an estimated 630,000 households living in overcrowded conditions, Table 12. Overcrowding rates differed considerably by tenure: 1.4% of owner occupiers (204,000 households); 7.1% of social renters (273,000); and 5.4% of private renters (152,000).
- 1.45 Around 7.9 million households were estimated to be under-occupying their accommodation in 2009–10, that is, they had at least two bedrooms more than they needed according to the bedroom standard. The rate of under-occupation was much higher in the owner-occupied sector than in the rental sectors: 47.9% of owner occupiers were under-occupying compared to only 11.1% of social renters and 16.9% of private renters.
- 1.46 A further 7.6 million households (35.3%) had one bedroom more than they needed under the bedroom standard; 5.3 million of these were owner occupiers; 1.1 million were social renters and 1.1 million were private renters.
- 1.47 Figure 8 and Annex Table 6 show the trends in overcrowding by tenure and for England (all tenures) over the period 1995–96 to 2009–10. The rate of overcrowding among owner occupiers has changed little over the last ten years, around 1.4% of all households in the sector. In the private rented sector the rate of overcrowding has risen over this period from around 3.5% to around 5% for the last four years. The social rented sector has seen a rise in overcrowding from around 5% to around 7% over this period.

² The figures for 2008–09 on overcrowding and under-occupation published in the 2008–09 EHS headline and annual reports came from a combined LFS-EHS dataset and it was our original intention to publish figures based on the Integrated Household Survey dataset (containing LFS, EHS and a small number of other government surveys) for 2009–10. However initial appraisal of results shows some small inconsistencies between these overlapping but distinct samples for successive years' estimates. In this report we have therefore reverted to using the previously established three-year moving average based on SEH and EHS data to provide an indicator of overall trends on a consistent basis.

Table 12: Overcrowding and under-occupation by tenure, three-year average 2007–08 to 2009–10

all households

	difference from bedroom standard				total
	overcrowded	at standard	1 above standard	under-occupied	
	<i>thousands of households</i>				
owner occupiers	204	2,032	5,342	6,958	14,536
social renters	273	2,007	1,124	423	3,827
private renters	152	1,256	1,084	506	2,999
all tenures	630	5,295	7,550	7,888	21,362
	<i>percentages</i>				
owner occupiers	1.4	14.0	36.7	47.9	100.0
social renters	7.1	52.4	29.4	11.1	100.0
private renters	5.1	41.9	36.2	16.9	100.0
all tenures	2.9	24.8	35.3	36.9	100.0

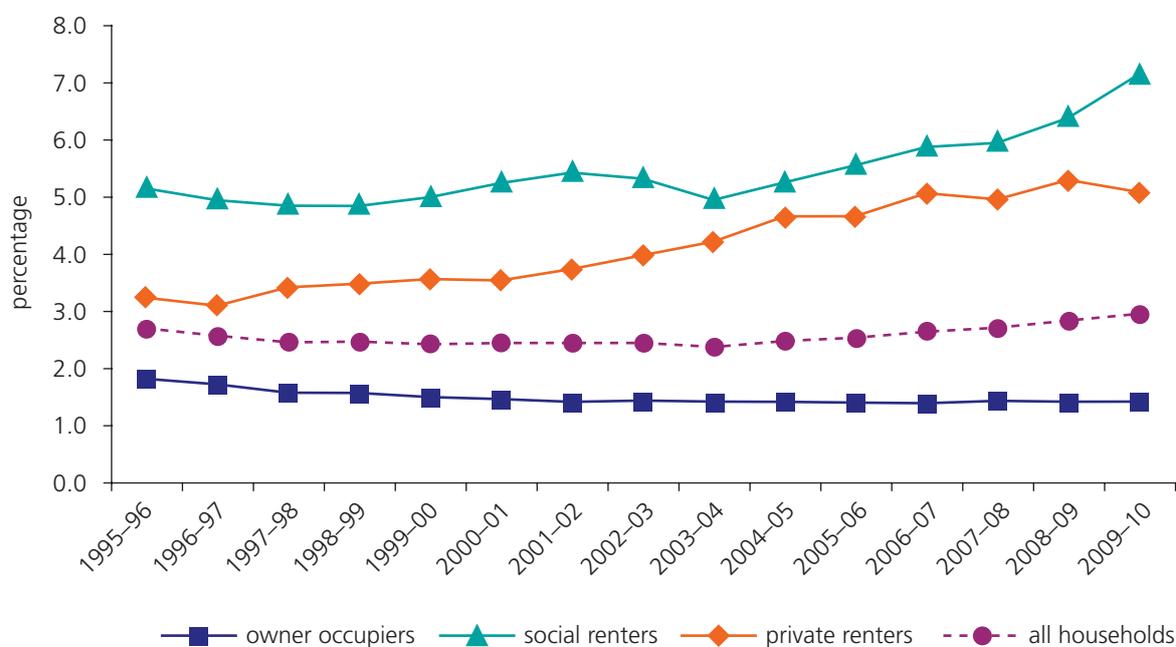
Notes:

Overcrowding and under-occupation are measured using the bedroom standard.

Details of the bedroom standard can be found in the Glossary at the end of this report.

Source: 3 year average based on 2007–08 SEH data and 2008–09 & 2009–10 EHS data

Figure 8: Trend in overcrowding rates by tenure, three year moving average 1995–96 to 2009–10



Notes:

1) three year averages are the average of the three years up to and including the labelled date

Source: Survey of English Housing up to and including 2007–08; English Housing Survey 2008–09 onwards

2) underpinning data are presented in Annex Table 6

Section 2

Housing stock

- 2.1 Results in this section use two years' data to enable more detailed analysis. This combined sample is referred to as the 2009 EHS 'dwelling sample', reflecting the April 2009 mid-point for fieldwork carried out from April 2008 to March 2010. The sample comprises of 16,150 occupied or vacant dwellings where a physical inspection was carried out. This is referred to as the **'dwelling sample'** throughout the report. There are 15,512 cases where as well as a physical inspection, an interview with the household was also secured. This is referred to as the **'household sub-sample'**.

Stock profile

- 2.2 In 2009 there were around 22.3 million dwellings, Table 13. Of these, 18.6 million dwellings (83% of the stock) were in the private sector which comprised 15.0 million owner occupied and 3.6 million privately rented dwellings. The remaining 3.8 million dwellings (17% of the stock) made up the social sector with 1.8 million owned by local authorities and 2.0 million owned by housing associations.

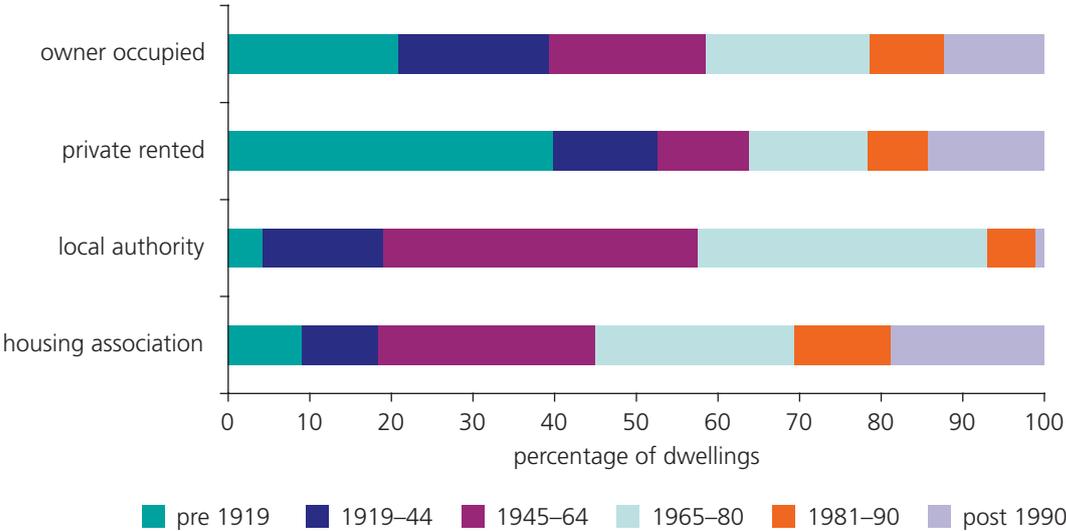
Table 13: Stock Profile, 2009
all dwellings

	private sector			social sector			all dwellings in group
	owner occupied	private rented	all private sector	local authority	housing association	all social sector	
<i>thousands of dwellings</i>							
dwelling age							
pre 1919	3,111	1,429	4,540	76	178	254	4,794
1919–44	2,779	460	3,239	268	182	450	3,689
1945–64	2,877	403	3,280	700	524	1,224	4,504
1965–80	2,987	519	3,506	642	484	1,126	4,631
1981–90	1,372	267	1,640	108	234	342	1,981
post 1990	1,837	509	2,346	19	369	389	2,735
dwelling type							
end terrace	1,543	377	1,920	220	276	496	2,416
mid terrace	2,680	865	3,545	320	439	759	4,304
small terraced house	1,229	537	1,765	170	213	383	2,148
medium/large terraced house	2,947	682	3,629	278	394	672	4,301
all terraced	4,176	1,219	5,395	448	607	1,055	6,450
semi-detached house	4,494	560	5,055	320	352	672	5,727
detached house	3,497	282	3,779	5	15	20	3,799
bungalow	1,513	149	1,662	172	219	390	2,052
converted flat	287	520	808	23	69	92	900
purpose built flat, low rise	918	782	1,700	691	645	1,336	3,036
purpose built flat, high rise	78	75	152	154	65	219	371
floor area							
less than 50 m ²	740	724	1,464	493	529	1,022	2,487
50 to 69 m ²	2,889	1,139	4,028	683	679	1,362	5,390
70 to 89 m ²	4,406	930	5,335	517	585	1,102	6,438
90 to 109 m ²	2,506	359	2,864	91	129	220	3,084
110 m ² or more	4,422	436	4,859	28	50	78	4,937
type of area							
city centre	306	345	650	57	84	141	792
other urban centre	2,166	1,028	3,194	544	403	947	4,141
suburban residential	9,286	1,725	11,011	1,095	1,215	2,309	13,320
rural residential	2,015	237	2,252	87	214	301	2,553
village centre	660	116	777	23	47	70	846
rural	530	136	667	6	10	16	683
deprived local areas							
most deprived 10% of areas	830	384	1,215	559	493	1,051	2,266
2–5th	5,185	1,728	6,913	1,029	980	2,009	8,922
6–9th	7,098	1,227	8,325	207	458	665	8,990
least deprived 10% of areas	1,849	248	2,097	18	41	59	2,157
occupancy status							
occupied	14,537	3,159	17,696	1,749	1,888	3,637	21,333
vacant	426	429	855	63	84	147	1,002
total	14,963	3,588	18,551	1,812	1,972	3,784	22,335
<i>sample size</i>	<i>8,397</i>	<i>2,798</i>	<i>11,195</i>	<i>2,325</i>	<i>2,630</i>	<i>4,955</i>	<i>16,150</i>

Source: English Housing Survey, dwelling sample

2.3 There were marked differences in the age profile of stock across the four tenures, Figure 9. While the owner occupied stock was fairly evenly distributed across the age bands the private rented sector proportionately had the oldest stock, with 40% of dwellings built before 1919. Of the local authority stock three-quarters (75%) of dwellings were built between 1945–1980 and the housing association sector had the highest proportion of post 1990 dwellings (19%).

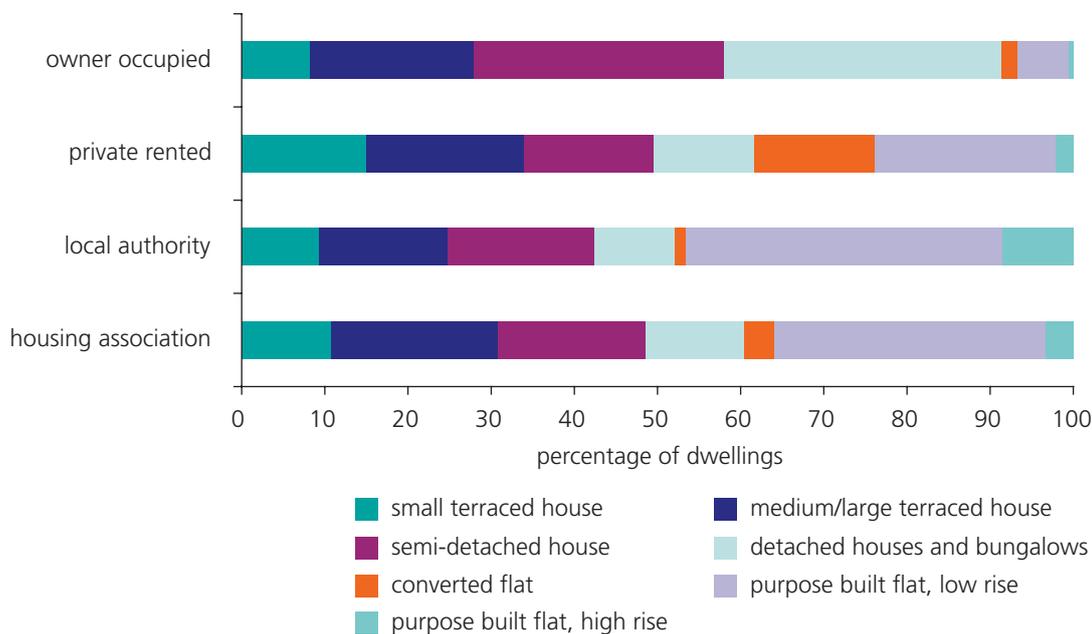
Figure 9: Age of housing stock by tenure, 2009



Base: all dwellings
Source: English Housing Survey, dwelling sample

2.4 Houses made up 81% of the housing stock in 2009 but again the profile varied between tenures, Figure 10. Over 91% of owner occupied dwellings were houses, mostly semi-detached or detached, while in the private rented sector 61% were houses, mostly terraced. Converted flats were most common in the private rented sector, 15% compared to less than 5% in the other three tenures. Almost half (47%) of local authority dwellings and around a third (36%) of housing association dwellings were purpose-built flats compared to just 24% of those privately rented and 7% owner occupied.

Figure 10: Dwelling type by tenure, 2009

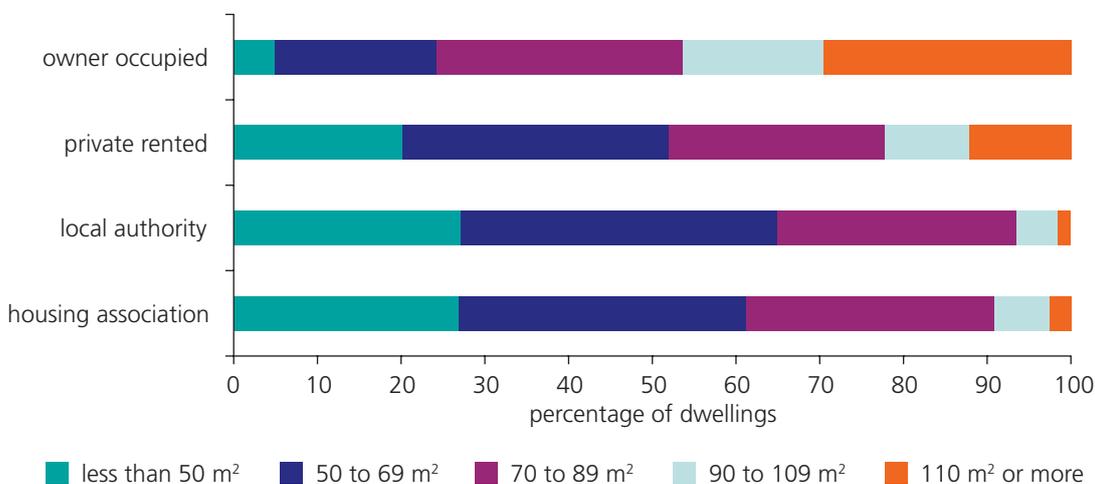


Base: all dwellings

Source: English Housing Survey, dwelling sample

2.5 The average (mean) total usable floor area of dwellings in 2009 was 91m². Dwellings in the owner occupied stock were most likely to be larger than 110m², 30% compared to 12% of the privately rented stock and 2% of social sector homes, Figure 11. In contrast 65% of local authority homes and 61% of housing association homes were smaller than 70m² compared with 52% and 24% of the private rented and owner occupied sector respectively.

Figure 11: Usable floor area by tenure, 2009



Base: all dwellings

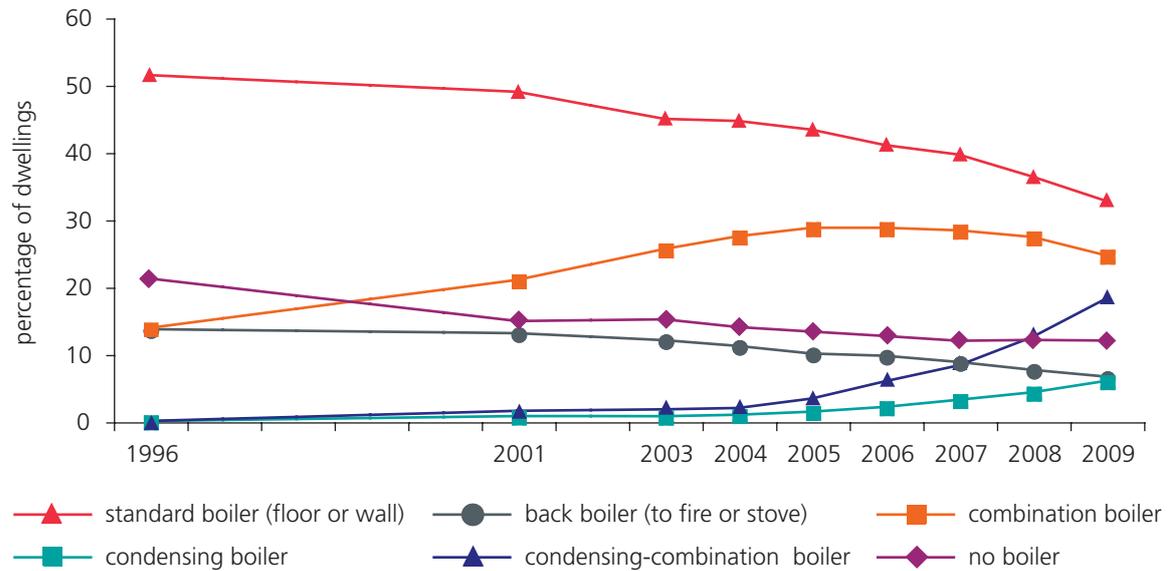
Source: English Housing Survey, dwelling sample

Energy performance

Heating and insulation measures

- 2.6 Key ways of increasing the energy efficiency of existing dwellings are improvements to their heating systems and levels of insulation. For heating, the type of heating system, boiler in use and the fuel used are all related to its performance
- 2.7 Central heating was the predominant main heating system, present in 20.0 million dwellings (89% of the housing stock) in 2009, see Annex Table 8. This was followed by storage heaters, present in 1.7 million (7% of) dwellings and room heaters in 0.7 million dwellings (3%). Central heating is generally considered to be the most cost effective and relatively efficient method of heating whereas room heaters tend to be the least cost effective and relatively inefficient method of heating.
- 2.8 In 2009, 92% of owner occupied dwellings had central heating systems, compared to 88% of social and 80% of private rented dwellings, see Annex Table 9. In part this reflects the higher proportion of flats in the rented sectors compared with owner occupation, with 23% of flats using storage heaters.
- 2.9 Condensing boilers are generally the most efficient boiler type and are now mandatory for new and replacement boilers (for gas fired boilers since 2005, for oil fired boilers since 2007). Although the less efficient standard and back boilers were decreasing in use even prior to these requirements, the percentage of dwellings with combination boilers consequently fell from a peak of 29% in 2006 to 25% in 2009, Figure 12. The percentage of dwellings with condensing and, particularly, condensing-combination boilers continued to increase, and in 2009 almost a quarter of the stock (5.4 million dwellings) had one of these types of boiler.
- 2.10 For a dwelling to provide optimum energy performance, a high level of thermal insulation needs to be present alongside an efficient heating system. Standard insulation measures include cavity wall insulation, loft insulation and double glazing which have all improved in the stock since 1996, Figure 13.
- 2.11 In 2009, 15.4 million dwellings (69%) had external walls of cavity construction and 7.7 million of these (34% of all dwellings) had cavity wall insulation, Figure 13. Some 16.3 million dwellings (73%) had full double glazing with an additional 2.8 million (13%) being more than half double glazed. Around 5.4 million dwellings (24%) had 200mm or more of loft insulation.

Figure 12: Boiler types, 1996 to 2009

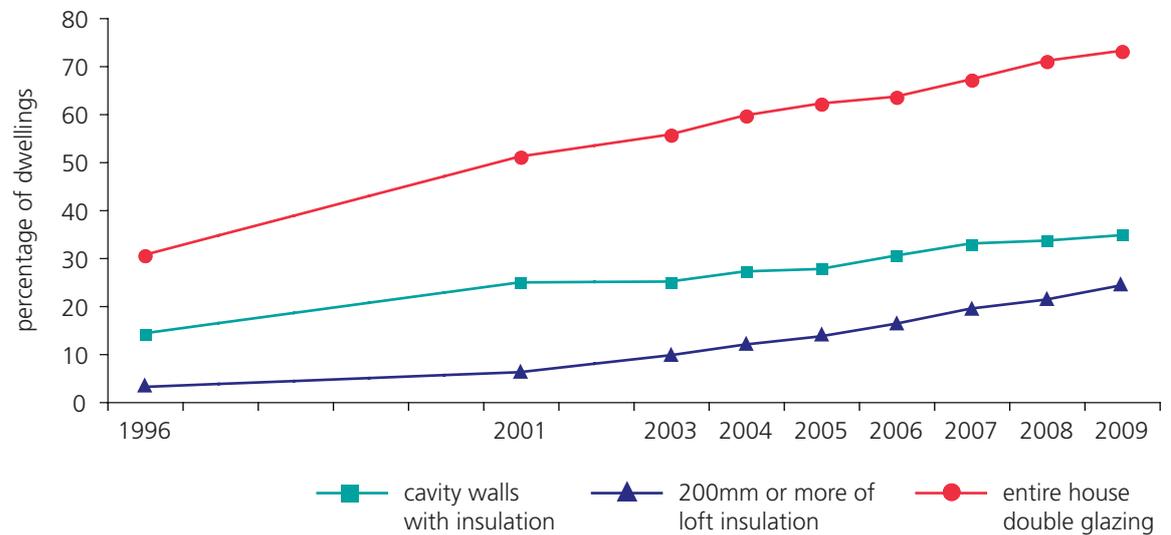


Base: all dwellings

Notes: underpinning data are presented in Annex Table 10

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

Figure 13: Insulation measures, 1996 to 2009



Base: all dwellings

Notes:

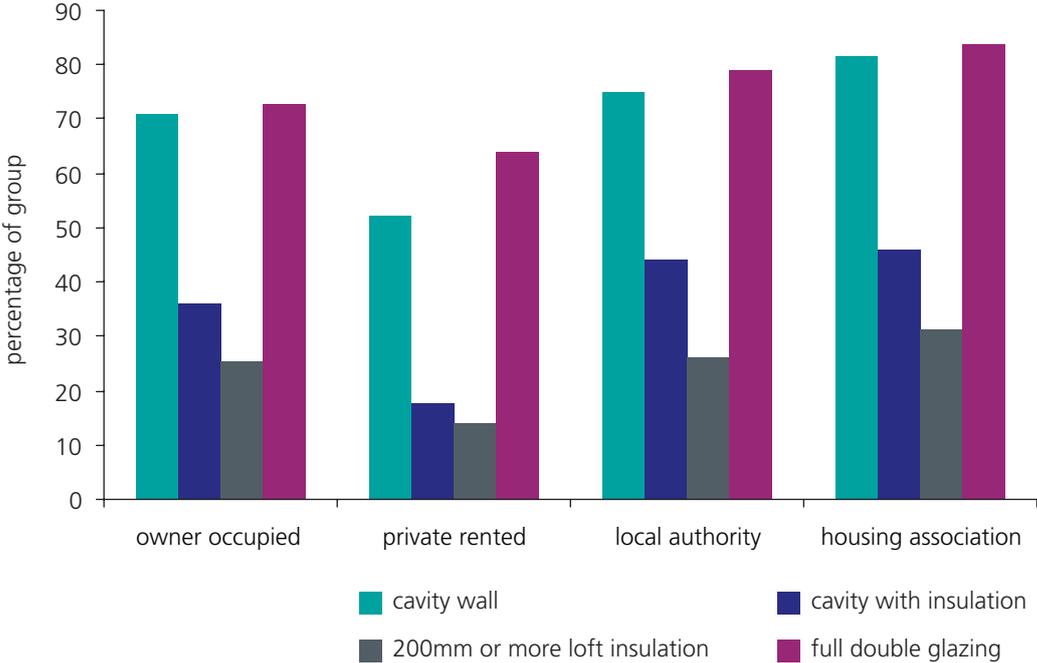
1) Percentages are based on all dwellings, including those with no loft or no cavity walls. Only 88% of all dwellings have lofts, and 69% have cavity walls (see Annex Tables 13 and 14).

2) underpinning data are presented in Annex Table 12

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

2.12 In 2009 the social rented sector had the greatest proportion of dwellings with cavity wall insulation (local authority 44%, housing association 46%), 200mm or more of loft insulation (local authority 26%, housing association 31%) and full double glazing (local authority 79%, housing association 84%), whereas the private rented sector had the lowest proportion of all three standard insulation measures; cavity wall insulation (18%), 200mm or more of loft insulation (14%) and full double glazing (64%), Figure 14.

Figure 14: Percentage of dwellings with efficient insulation measures by tenure, 2009



Base: all dwellings
Notes: underpinning data are presented in Annex Tables 13, 14 & 15
Source: English Housing Survey, dwelling sample

Energy efficiency rating

2.13 The energy efficiency of the housing stock continued to improve; between 1996 and 2009 the average SAP rating of a dwelling increased by 11 SAP points from 42 to 53, Table 14. The social sector was on average more energy efficient than the private sector and saw an improvement in its average SAP rating of 14 points (from 47 to 61). The private rented sector saw a similar level of improvement, albeit from a lower baseline (from 38 to 52). The owner occupied sector saw less improvement (10 SAP points).

Table 14: Energy efficiency, average SAP rating by tenure, 1996 to 2009

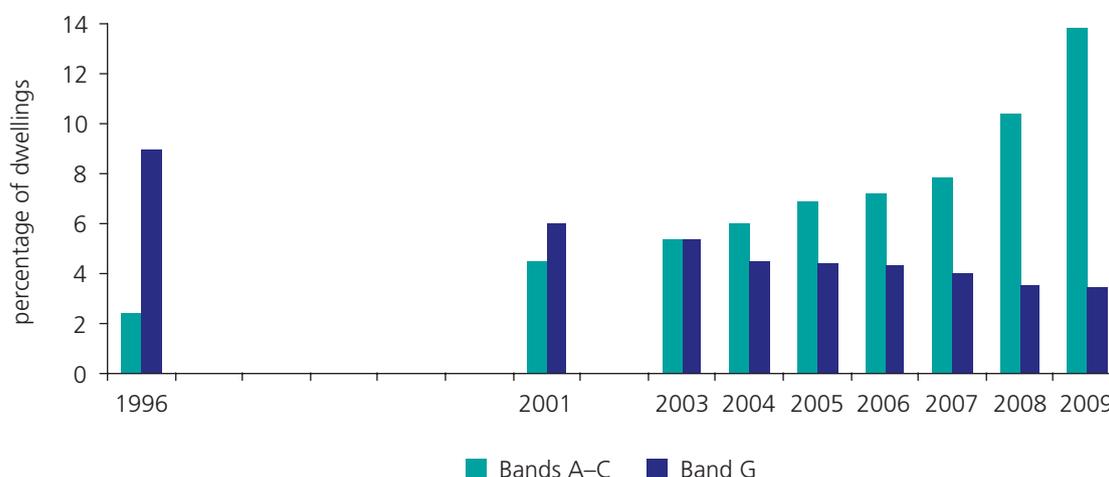
all dwellings

	1996	2001	2003	2004	2005	2006	2007	2008	2009
owner occupied	41.1	44.4	45.0	45.6	46.1	46.9	48.1	49.6	51.3
private rented	37.9	41.9	44.4	45.7	46.0	46.6	48.1	50.2	51.9
all private	40.7	44.1	44.9	45.6	46.1	46.8	48.1	49.7	51.4
local authority	45.7	49.6	52.0	53.9	55.3	55.8	56.2	58.0	59.6
housing association	50.9	56.4	56.7	57.3	58.9	59.3	59.5	60.3	62.4
all social	46.8	51.9	53.9	55.3	56.9	57.4	57.8	59.2	61.1
all tenures	42.1	45.7	46.6	47.4	48.1	48.7	49.8	51.4	53.1

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

2.14 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 C³, around six times the 2% (0.5 million) in 1996, Figure 15. 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.

Figure 15: Energy Efficiency Rating Bands A–C and G, 1996 to 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 onwards, dwelling sample

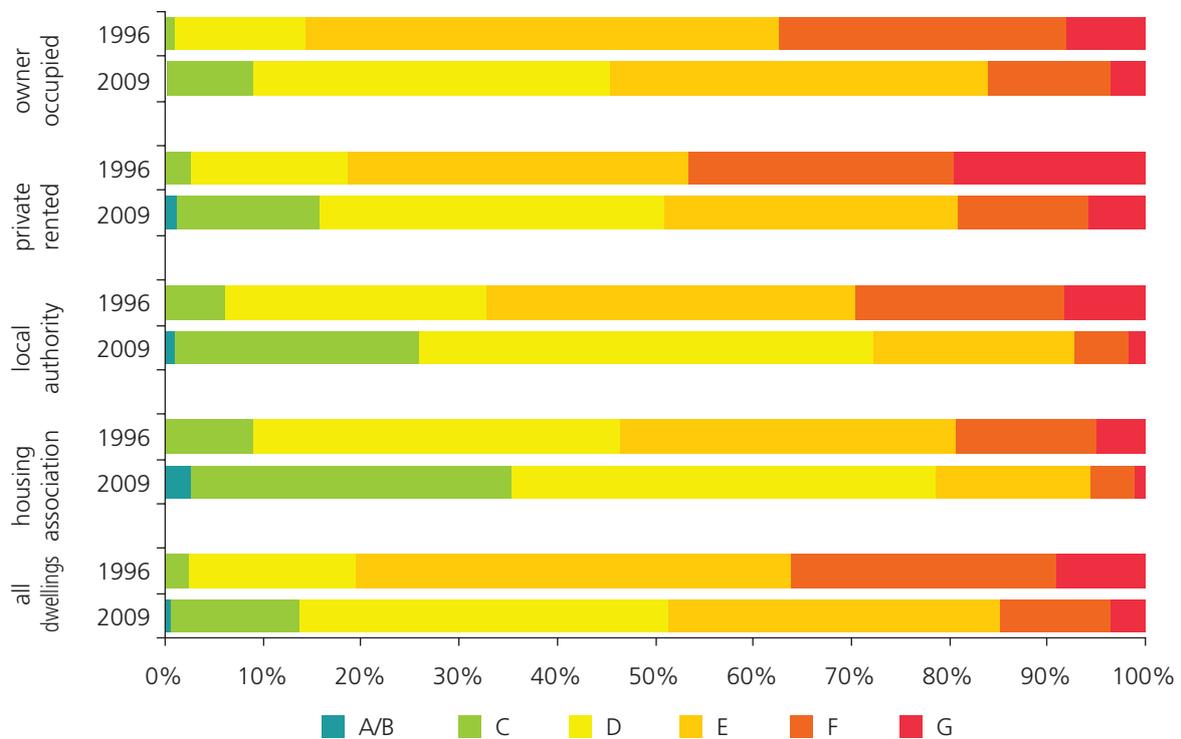
2.15 Between 1996 and 2009 there were substantial improvements in energy efficiency, with the number and proportion of dwellings in the most efficient EER Bands A to C increasing in all tenures, Figure 16. In 2009, the social sector had the highest proportion of dwellings in the highest EER Bands A to C

³ 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).

(35% of housing association and 26% of local authority dwellings). Perhaps surprisingly, the private rented sector had proportionally more dwellings in these EER Bands than the owner occupied sector (16% compared to 9%).

2.16 All of the tenures saw the percentage of dwellings in inefficient EER Bands F and G more than halve between 1996 and 2009. In 2009, local authority (7%) and housing association (6%) dwellings had the lowest percentage of dwellings in the least efficient EER Bands F and G, compared to 16% of owner occupied and 19% of private rented dwellings.

Figure 16: Energy Efficiency Rating Bands – performance by tenure, 1996 and 2009



Base: all dwellings

Notes: underpinning data are presented in Annex Table 17

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

Housing conditions

Housing Health and Safety Rating System

2.17 In 2009, 4.7 million (21% of) dwellings had one or more Category 1 hazards present⁴, Table 15. The most common types of Category 1 hazards were related to falls (falls on stairs, falls on the level, falls between levels and falls associated with baths), affecting 12% of dwellings followed by excess cold affecting 8%.

Table 15: Housing Health and Safety Rating System hazards, 2009

all dwellings

	percentage of dwellings	number of dwellings (000s)
excess cold	8.0	1,788
falls	12.0	2,674
other hazards	4.6	1,038
one or more Category 1 hazards	21.1	4,706

Note: estimates are based on 26 hazards covered by the survey

Source: English Housing Survey, dwelling sample

Decent Homes

- 2.18 In 2009, 6.7 million dwellings (30%) failed to meet the decent homes standard. Privately rented dwellings had the highest incidence of non-decency of the four tenures, 41%, while in the owner occupied sector 29% failed to meet the standard. Conditions were better in the social sector where 20% of housing association and 27% of local authority dwellings were non-decent.
- 2.19 The number of non-decent homes fell by a million between 2006 and 2009, from 7.7 million to 6.7 million, Table 16. Housing conditions improved in all tenures with the greatest progress occurring in the social sector, Figure 17, where non-decent homes fell from 1.1 million (29%) in 2006 to 880,000 (23%) in 2009.
- 2.20 Between 2008 and 2009 the number of non-decent dwellings in the private sector fell by around 450,000, from 6.3 million to 5.8 million. While there was a decrease in the proportion of non-decent homes in the private rented sector, (44% to 41%), the number of non-decent dwellings did not decrease, due to the general increase in size of the sector⁵.

⁴ This is the number with one or more of the 26 hazards covered by the EHS since 2008. Note that only 15 hazards are considered in the survey estimates for housing that meets the minimum standard (HHSRS) criterion for Decent Homes. Some 4.5 million homes have one or more of the Decent Homes 15 Category 1 hazards present (that is the additional 11 hazards increases the number of all dwellings with one or more Category 1 hazards by 195,000).

⁵ 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.

Table 16: Non-decent homes by tenure, 2006 to 2009

all dwellings

	2006	2007	2008	2009
			<i>thousands of dwellings</i>	
owner occupied	5,335	5,304	4,842	4,377
private rented ¹	1,223	1,244	1,449	1,465
all private	6,558	6,548	6,291	5,842
local authority	676	652	625	491
housing association	465	486	444	389
all social	1,142	1,138	1,069	880
all tenures	7,700	7,686	7,360	6,722
			<i>percentage of tenure</i>	
owner occupied	34.6	34.1	32.3	29.3
private rented ¹	46.8	45.4	44.0	40.8
all private	36.3	35.8	34.4	31.5
local authority	32.4	32.8	31.5	27.1
housing association	25.2	25.5	22.8	19.7
all social	29.0	29.2	27.2	23.2
all tenures	35.0	34.6	33.1	30.1

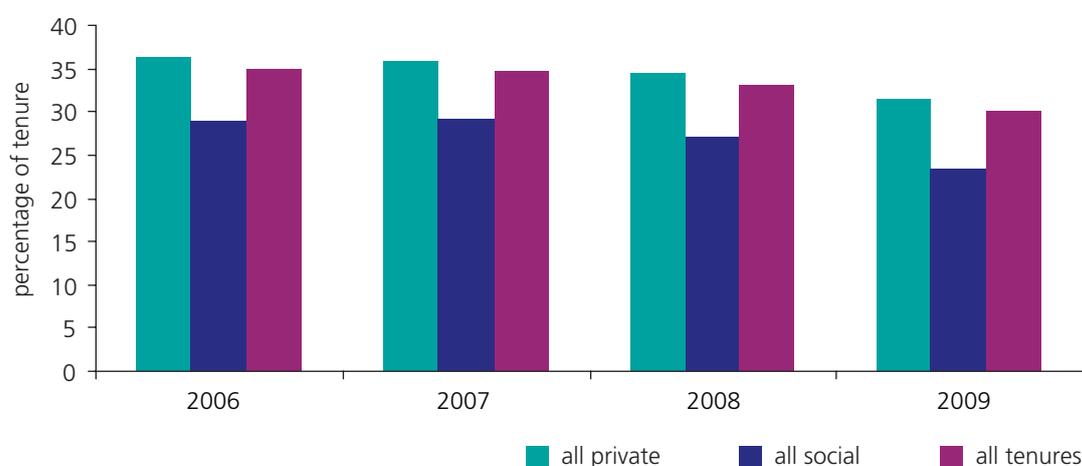
Notes:

1) 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.

2) The Decent Homes standard is based on four criteria, including the need to meet the minimum standard for housing. All EHS estimates of whether a dwelling meets the minimum standard under Decent Homes are based on 15 hazards in order to maintain consistency with EHCS estimates for 2006 and 2007.

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

Figure 17: Percentage of dwellings non-decent in private and social sectors, 2006 to 2009



Base: all dwellings

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

2.21 Failure to meet the minimum standard (the presence of one or more Category 1 HHSRS hazards) was the most common reason for failing the decent homes standard; 20% of all dwellings (67% of all non-decent) failed this criterion,⁶ Table 17. This is particularly the case for private sector dwellings where hazards were present in 22% of dwellings compared to 11% of social sector dwellings.

Table 17: Homes failing decent homes criteria by tenure, 2009

all dwellings

	minimum standard (HHSRS)	thermal comfort	repair	modern facilities	all non-decent
	<i>thousands of dwellings</i>				
owner occupied	3,106	1,418	825	365	4,377
private rented	971	603	338	163	1,465
all private	4,077	2,021	1,164	527	5,842
local authority	243	149	118	118	491
housing association	191	147	74	45	389
all social	434	296	192	163	880
all tenures	4,511	2,317	1,356	691	6,722
	<i>percentage of tenure</i>				
owner occupied	20.8	9.5	5.5	2.4	29.3
private rented	27.1	16.8	9.4	4.5	40.8
all private	22.0	10.9	6.3	2.8	31.5
local authority	13.4	8.2	6.5	6.5	27.1
housing association	9.7	7.5	3.8	2.3	19.7
all social	11.5	7.8	5.1	4.3	23.2
all tenures	20.2	10.4	6.1	3.1	30.1

Note: The 'minimum standard' is based on 15 HHSRS hazards to maintain consistency with previous years' decent homes reporting. Figures on the minimum standard are not consistent with the EHS estimate of the HHSRS at Table 15.

Source: English Housing Survey, dwelling sample

⁶ The 'minimum standard' is based on 15 HHSRS hazards to maintain consistency with previous years' decent homes reporting. Figures on the minimum standard are not consistent with the EHS estimate of the HHSRS at Table 15.

Damp dwellings

2.22 The proportion of dwellings with damp problems has reduced from 13% in 1996 to 8% in 2009, Table 18.

Table 18: Dwellings with damp problems in one or more rooms, 1996 to 2009

all dwellings

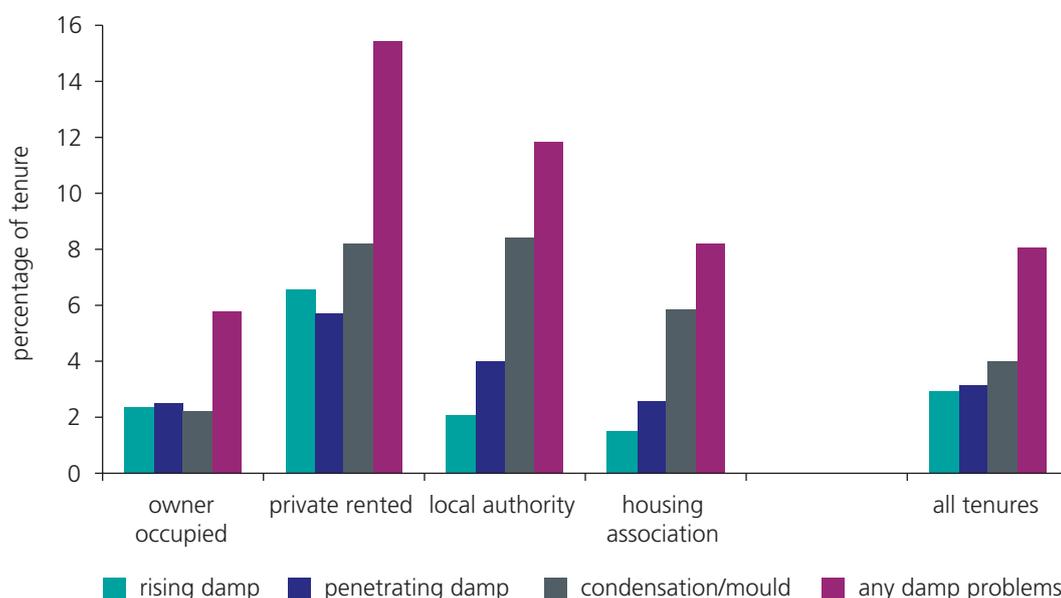
	rising damp	penetrating damp	condensation/mould	any damp problems
	<i>thousands of dwellings</i>			
1996	858	1,271	1,145	2,601
2001	625	1,032	860	2,032
2003	740	1,066	1,003	2,283
2004	750	1,035	951	2,251
2005	759	952	941	2,210
2006	724	886	947	2,158
2007	640	833	881	1,916
2008	584	759	865	1,746
2009	651	701	895	1,799
	<i>percentage of dwellings</i>			
1996	4.2	6.3	5.6	12.8
2001	2.9	4.9	4.1	9.6
2003	3.4	5.0	4.7	10.6
2004	3.5	4.8	4.4	10.4
2005	3.5	4.4	4.3	10.1
2006	3.3	4.0	4.3	9.8
2007	2.9	3.8	4.0	8.6
2008	2.6	3.4	3.9	7.8
2009	2.9	3.1	4.0	8.1

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

2.23 Privately rented dwellings were more likely to experience damp problems than dwellings in other tenures, Figure 18. Privately rented dwellings were more likely to be older stock and therefore experience problems with rising or penetrating damp due to defects in the damp proof course, roof covering, gutters and down pipes, which would affect at least one room in the property.

2.24 In the social sector, damp problems were more likely to be caused by serious condensation and mould growth rather than by rising damp, however local authority dwellings were more likely to experience these problems than housing association dwellings (8% and 6% respectively).

Figure 18: Percentage of dwellings with damp problems by tenure, 2009



Base: all dwellings

Note: underpinning data are presented in Annex Table 18

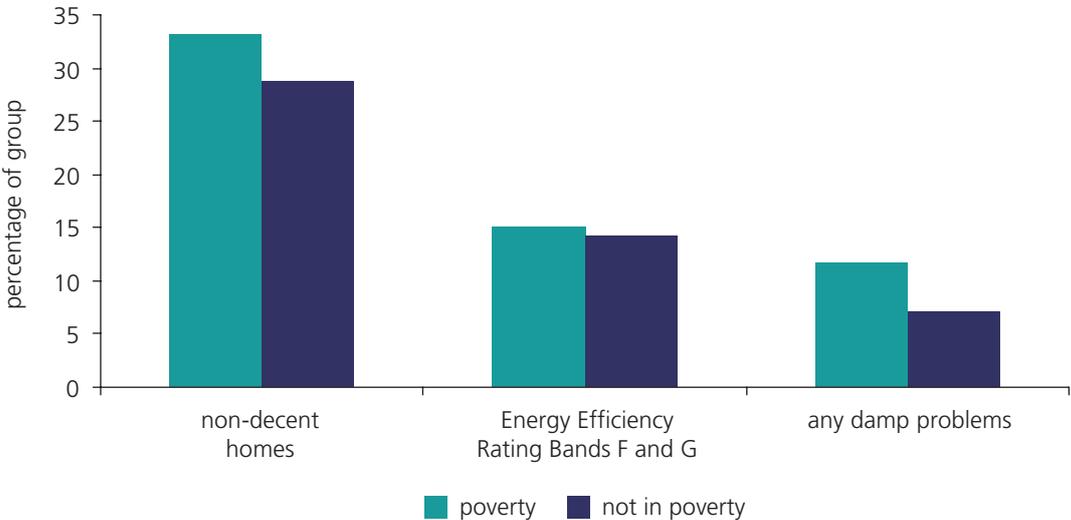
Source: English Housing Survey, dwelling sample

Disparities in housing conditions

2.25 In 2009 households living in poverty were more likely to be living in poor housing conditions, Figure 19. 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.

2.26 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 Rating Bands F and G, 14% of households not living in poverty lived in EER Bands F and G properties.

Figure 19: Households living in poor conditions by poverty, 2009



Base: all households
Source: English Housing Survey, household sub-sample

2.27 Table 19 considers households with people who are more likely to be vulnerable to poor conditions (those aged 60 years or more, children and anyone with a long term illness or disability⁷). Older households in poverty were most likely to be living in the most energy inefficient homes, Bands F and G (22% compared to 15% of all poor households and 14% of all households), Table 19. Poor households with children were most likely to be living in damp homes (15% compared to 12% of all households in poverty and 8% of all households). Poor households with older people or with a long term illness or disability were most likely to be living in non-decent homes (34% compared to 30% of all households).

⁷ There is considerable overlap between households with older people and those including someone with a long term illness or disability, 55% of the latter include one or more people aged 60 years or more.

Table 19: Households by poor living conditions and poverty, 2009

		non-decent homes	EER Bands F&G	any damp	all households in group
<i>thousands of households</i>					
children	poverty	355	115	177	1,148
	not in poverty	1,260	533	385	4,977
	all	1,614	648	561	6,125
older people	poverty	528	336	116	1,556
	not in poverty	1,819	1,073	309	6,172
	all	2,347	1,409	426	7,727
long term illness/disabled	poverty	518	243	174	1,520
	not in poverty	1,396	675	325	4,799
	all	1,914	918	499	6,319
all households	poverty	1,242	567	440	3,755
	not in poverty	5,122	2,535	1,252	17,780
	all	6,364	3,102	1,693	21,535
<i>percentages</i>					
children	poverty	30.9	10.0	15.4	100.0
	not in poverty	25.3	10.7	7.7	100.0
	all	26.4	10.6	9.2	100.0
older people	poverty	34.0	21.6	7.5	100.0
	not in poverty	29.5	17.4	5.0	100.0
	all	30.4	18.2	5.5	100.0
long term illness/disabled	poverty	34.1	16.0	11.4	100.0
	not in poverty	29.1	14.1	6.8	100.0
	all	30.3	14.5	7.9	100.0
all households	poverty	33.1	15.1	11.7	100.0
	not in poverty	28.8	14.3	7.0	100.0
	all	29.6	14.4	7.9	100.0

Notes:

Household groups are not mutually exclusive, some overlap will occur:

1) households with children are those that include at least one person aged under 16

2) households with older people are those that include at least one person aged 60 or over

3) long term illness/disabled households are those where the respondent indicates at least one person has a long-term illness or disability

Source: English Housing Survey, household sub-sample

Annex tables

Annex Table 1: Trends in tenure, 1980 to 2009–10

all households

	owner occupiers	social renters	private renters	all tenures
				<i>thousands of households</i>
1980	9,680	5,378	2,043	17,101
1981	9,860	5,460	1,910	17,230
1982	10,237	5,317	1,913	17,467
1983	10,613	5,173	1,917	17,703
1984	10,990	5,030	1,920	17,940
1985	11,305	4,949	1,866	18,119
1986	11,619	4,868	1,811	18,298
1987	11,934	4,787	1,757	18,477
1988	12,248	4,706	1,702	18,656
1989	12,515	4,616	1,743	18,874
1990	12,782	4,526	1,783	19,092
1991	13,050	4,436	1,824	19,310
1992	13,069	4,371	1,724	19,164
1993	13,280	4,317	1,833	19,430
1994	13,429	4,257	1,869	19,555
1995	13,467	4,245	1,939	19,652
1996	13,522	4,218	1,995	19,735
1997	13,629	4,170	2,078	19,877
1998	13,817	4,148	2,063	20,028
1999	14,091	4,072	2,000	20,163
2000	14,340	3,953	2,028	20,320
2001	14,359	3,983	2,061	20,403
2002	14,559	3,972	2,131	20,662
2003	14,701	3,804	2,234	20,739
2004	14,678	3,797	2,283	20,758
2005	14,791	3,696	2,445	20,932
2006	14,791	3,737	2,565	21,092
2007	14,733	3,755	2,691	21,178
2008	14,628	3,797	2,982	21,407
2008–09	14,621	3,842	3,067	21,530
2009–10	14,525	3,675	3,355	21,554

see Annex Table 1 (continued) for percentages

Sources:

1999 to 2008 ONS Labour Force Survey

2008–09 onwards English Housing Survey, full household sample

Annex Table 1 (continued): Trends in tenure, 1980 to 2009–10

all households

	owner occupiers	social renters	private renters	all tenures
				<i>percentages</i>
1980	56.6	31.4	11.9	100.0
1981	57.2	31.7	11.1	100.0
1982	58.6	30.4	11.0	100.0
1983	60.0	29.2	10.8	100.0
1984	61.3	28.0	10.7	100.0
1985	62.4	27.3	10.3	100.0
1986	63.5	26.6	9.9	100.0
1987	64.6	25.9	9.5	100.0
1988	65.7	25.2	9.1	100.0
1989	66.3	24.5	9.2	100.0
1990	67.0	23.7	9.3	100.0
1991	67.6	23.0	9.4	100.0
1992	68.2	22.8	9.0	100.0
1993	68.3	22.2	9.4	100.0
1994	68.7	21.8	9.6	100.0
1995	68.5	21.6	9.9	100.0
1996	68.5	21.4	10.1	100.0
1997	68.6	21.0	10.5	100.0
1998	69.0	20.7	10.3	100.0
1999	69.9	20.2	9.9	100.0
2000	70.6	19.5	10.0	100.0
2001	70.4	19.5	10.1	100.0
2002	70.5	19.2	10.3	100.0
2003	70.9	18.3	10.8	100.0
2004	70.7	18.3	11.0	100.0
2005	70.7	17.7	11.7	100.0
2006	70.1	17.7	12.2	100.0
2007	69.6	17.7	12.7	100.0
2008	68.3	17.7	13.9	100.0
2008–09	67.9	17.8	14.2	100.0
2009–10	67.4	17.0	15.6	100.0

Sources:

1999 to 2008 ONS Labour Force Survey

2008–09 onwards English Housing Survey, full household sample

Annex Table 2: Demographic characteristics, households in England, 2009–10

all households

	own outright	buying with mortgage	all owner occupiers	local authority	housing association	all social renters	all private renters	all tenures
	<i>percentages</i>							
age of HRP								
16–24	0.2	1.4	0.8	4.5	6.0	5.3	15.4	3.8
25–34	1.1	18.3	10.2	15.1	14.3	14.7	34.6	14.8
35–44	4.3	33.2	19.7	20.1	17.6	18.8	21.8	19.8
45–54	11.3	29.7	21.0	16.7	17.2	17.0	13.6	19.2
55–64	25.5	13.5	19.1	15.1	14.6	14.8	7.0	16.5
65 or over	57.5	3.9	29.1	28.5	30.4	29.5	7.7	25.8
all ages	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
economic status of HRP								
full-time work	26.3	83.4	56.5	23.1	23.7	23.4	60.3	51.5
part-time work	7.9	6.6	7.2	10.2	9.0	9.6	8.6	7.8
retired	61.5	4.2	31.1	31.9	33.3	32.6	7.8	27.7
unemployed	1.0	1.9	1.4	9.4	8.3	8.8	6.6	3.5
full-time education	0.1	0.2	0.2	1.3	1.2	1.2	5.6	1.2
other inactive	3.3	3.7	3.5	24.1	24.6	24.3	11.0	8.2
all households	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
ethnicity of HRP								
white	95.9	90.5	93.0	80.5	87.7	84.2	83.8	90.1
black Caribbean	0.5	1.1	0.8	3.7	3.3	3.5	1.1	1.3
black African	0.1	1.0	0.6	6.0	2.4	4.1	2.6	1.5
Indian	1.6	2.5	2.1	1.3	0.7	1.0	3.5	2.1
Pakistani or Bangladeshi	0.9	1.9	1.4	1.3	1.3	1.3	2.2	1.5
other	0.9	3.1	2.1	7.3	4.7	5.9	6.9	3.5
all ethnic minority	4.1	9.5	7.0	19.5	12.3	15.8	16.2	9.9
all ethnicities	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
household type								
couple no dependent children	53.3	34.9	43.6	18.3	16.9	17.6	25.7	36.3
couple with dependent child(ren)	6.5	37.8	23.1	15.1	15.1	15.1	18.0	21.0
lone parent with dependent child(ren)	1.2	5.5	3.5	17.2	15.8	16.5	12.3	7.1
other multi-person households	6.4	5.3	5.8	11.6	8.8	10.2	15.3	8.0
one person under 60	5.2	14.2	9.9	15.9	16.9	16.4	22.6	13.0
one person aged 60 or over	27.4	2.3	14.1	21.9	26.5	24.3	6.1	14.6
all household types	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
household size								
one	32.6	16.5	24.1	37.8	43.4	40.7	28.7	27.6
two	49.8	31.1	39.9	28.2	24.6	26.3	35.7	36.9
three	9.4	21.1	15.6	15.1	14.0	14.5	18.0	15.8
four	6.0	22.0	14.5	9.9	10.7	10.3	11.3	13.3
five	1.6	7.1	4.5	5.7	4.6	5.1	4.0	4.5
six or more	0.7	2.2	1.5	3.4	2.6	3.0	2.3	1.9
all household sizes	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<i>mean number of persons per household</i>	2.0	2.8	2.4	2.3	2.2	2.2	2.3	2.4

Source: English Housing Survey, full household sample

Annex Table 3: Mean weekly rents by tenure and tenancy type and by length of residence, 2009–10

all renters paying rent

	length of residence			all
	less than 3 years	3 to 9 years	10 years or more	
				<i>£ per week</i>
social rented sector¹				
local authority	69	72	71	71
housing association	80	79	78	79
all social renters	75	76	74	75
private rented sector				
market renters ²	170	153	107	162
non-market renters paying rent ³	147	133	100	136
unknown tenancy type	151	129	71	132
all private renters paying rent	166	148	100	156

Notes:

1) not compatible with previous SEH estimates due to methodological changes

2) with assured or assured shorthold tenancies.

3) with private tenancies not available on the open market

Source: English Housing Survey, full household sample

Annex Table 4: Characteristics of renters by tenure and whether receive Housing Benefit, 2009–10

all renting households

	social renters			private renters		
	receive HB		all	receive HB		all
	yes	no		yes	no	
<i>thousands of households</i>						
household type						
couple, no dependent children	292	355	646	61	800	861
couple with dependent children	230	324	554	119	486	604
lone parent with dependent children	454	151	605	292	121	413
other multi-person households	216	158	374	71	441	512
one person under 60	404	199	603	166	592	758
one person aged 60 or over	681	212	894	87	119	206
all households	2,276	1,399	3,675	797	2,558	3,355
economic status of HRP						
working	245	967	1,212	215	2,098	2,312
unemployed	302	21	323	175	47	222
retired	913	287	1,199	111	152	263
other inactive	816	124	940	297	262	558
all households	2,276	1,399	3,675	797	2,558	3,355
<i>percentages</i>						
household type						
couple, no dependent children	45.1	54.9	100.0	7.1	92.9	100.0
couple with dependent children	41.5	58.5	100.0	19.6	80.4	100.0
lone parent with dependent children	75.1	24.9	100.0	70.8	29.2	100.0
other multi-person households	57.7	42.3	100.0	13.9	86.1	100.0
one person under 60	67.1	32.9	100.0	21.9	78.1	100.0
one person aged 60 or over	76.2	23.8	100.0	42.3	57.7	100.0
all households	61.9	38.1	100.0	23.7	76.3	100.0
economic status of HRP						
working	20.2	79.8	100.0	9.3	90.7	100.0
unemployed	93.5	6.5	100.0	78.9	21.1	100.0
retired	76.1	23.9	100.0	42.1	57.9	100.0
other inactive	86.8	13.2	100.0	53.1	46.9	100.0
all households	61.9	38.1	100.0	23.7	76.3	100.0
<i>£ per annum</i>						
annual gross income (HRP and partner)	10,600	22,500	15,100	12,000	33,900	28,700
<i>sample size</i>	<i>1,952</i>	<i>1,137</i>	<i>3,089</i>	<i>624</i>	<i>1,707</i>	<i>2,331</i>

Source: English Housing Survey, full household sample

Annex Table 5: Trends in moving households by current tenure, 1999–00 to 2008–09

all households resident less than a year

	current tenure			all moving households
	owner occupiers	social renters	private renters	
				<i>thousands of households</i>
1999–00	1,038	520	842	2,400
2000–01	1,001	485	831	2,316
2001–02	924	432	805	2,162
2002–03	969	389	794	2,152
2003–04	885	412	847	2,144
2004–05	907	400	963	2,271
2005–06	690	360	960	2,011
2006–07	894	398	970	2,261
2007–08	985	374	1,014	2,374
2008–09	534	307	1,117	1,958
2009–10	360	308	1,089	1,757
				<i>percentages</i>
1999–00	43.3	21.7	35.1	100.0
2000–01	43.2	20.9	35.9	100.0
2001–02	42.8	20.0	37.2	100.0
2002–03	45.0	18.1	36.9	100.0
2003–04	41.3	19.2	39.5	100.0
2004–05	40.0	17.6	42.4	100.0
2005–06	34.3	17.9	47.7	100.0
2006–07	39.5	17.6	42.9	100.0
2007–08	41.5	15.8	42.7	100.0
2008–09	27.3	15.7	57.0	100.0
2009–10	20.5	17.5	62.0	100.0

Sources:

1999–00 to 2007–08: Survey of English Housing;

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

Annex Table 6: Trends in overcrowding by tenure, three year moving average 1995–96 to 2009–10

all households

	owner occupiers	social renters	private renters	all tenures
			<i>thousands of overcrowded households</i>	
1995–96	241	227	63	531
1996–97	230	219	62	511
1997–98	214	213	69	495
1998–99	216	212	70	498
1999–00	209	215	73	497
2000–01	206	224	72	503
2001–02	201	226	75	502
2002–03	204	216	80	501
2003–04	203	197	86	486
2004–05	203	206	102	511
2005–06	202	216	108	526
2006–07	200	229	125	554
2007–08	206	234	126	565
2008–09	203	251	145	599
2009–10	204	273	152	630
			<i>percentage overcrowded</i>	
1995–96	1.8	5.1	3.2	2.7
1996–97	1.7	4.9	3.1	2.6
1997–98	1.6	4.8	3.4	2.5
1998–99	1.6	4.8	3.5	2.5
1999–00	1.5	5.0	3.6	2.4
2000–01	1.5	5.2	3.5	2.4
2001–02	1.4	5.4	3.7	2.4
2002–03	1.4	5.3	4.0	2.4
2003–04	1.4	4.9	4.2	2.4
2004–05	1.4	5.2	4.6	2.5
2005–06	1.4	5.5	4.7	2.5
2006–07	1.4	5.9	5.1	2.7
2007–08	1.4	5.9	4.9	2.7
2008–09	1.4	6.4	5.3	2.8
2009–10	1.4	7.2	5.1	2.9

Note: three year averages are the average of the three years up to and including the labelled date

Sources: Survey of English Housing up to and including 2007–08; English Housing Survey 2008–09 onwards

Annex Table 7: Stock Profile 2009

all dwellings

	private sector			social sector			all dwellings in group
	owner occupied	private rented	all private sector	local authority	housing association	all social sector	
	<i>percentages</i>						
dwelling age							
pre 1919	20.8	39.8	24.5	4.2	9.0	6.7	21.5
1919–44	18.6	12.8	17.5	14.8	9.2	11.9	16.5
1945–64	19.2	11.2	17.7	38.6	26.6	32.3	20.2
1965–80	20.0	14.5	18.9	35.4	24.5	29.7	20.7
1981–90	9.2	7.5	8.8	5.9	11.9	9.0	8.9
post 1990	12.3	14.2	12.6	1.1	18.7	10.3	12.2
dwelling type							
end terrace	10.3	10.5	10.3	12.2	14.0	13.1	10.8
mid terrace	17.9	24.1	19.1	17.7	22.3	20.1	19.3
small terraced house	8.2	15.0	9.5	9.4	10.8	10.1	9.6
medium/large terraced house	19.7	19.0	19.6	15.4	20.0	17.8	19.3
all terrace	27.9	34.0	29.1	24.7	30.8	27.9	28.9
semi-detached house	30.0	15.6	27.2	17.6	17.9	17.8	25.6
detached house	23.4	7.9	20.4	0.3	0.8	0.5	17.0
bungalow	10.1	4.2	9.0	9.5	11.1	10.3	9.2
converted flat	1.9	14.5	4.4	1.3	3.5	2.4	4.0
purpose built flat, low rise	6.1	21.8	9.2	38.1	32.7	35.3	13.6
purpose built flat, high rise	0.5	2.1	0.8	8.5	3.3	5.8	1.7
floor area							
less than 50 m ²	4.9	20.2	7.9	27.2	26.8	27.0	11.1
50 to 69 m ²	19.3	31.7	21.7	37.7	34.4	36.0	24.1
70 to 89 m ²	29.4	25.9	28.8	28.5	29.7	29.1	28.8
90 to 109 m ²	16.7	10.0	15.4	5.0	6.5	5.8	13.8
110 m ² or more	29.6	12.2	26.2	1.5	2.5	2.1	22.1
type of area							
city centre	2.0	9.6	3.5	3.2	4.3	3.7	3.5
other urban centre	14.5	28.6	17.2	30.0	20.4	25.0	18.5
suburban residential	62.1	48.1	59.4	60.4	61.6	61.0	59.6
rural residential	13.5	6.6	12.1	4.8	10.8	7.9	11.4
village centre	4.4	3.2	4.2	1.2	2.4	1.8	3.8
rural	3.5	3.8	3.6	0.3	0.5	0.4	3.1
deprived local areas							
most deprived 10% of areas	5.5	10.7	6.5	30.8	25.0	27.8	10.1
2–5th	34.7	48.2	37.3	56.8	49.7	53.1	39.9
6–9th	47.4	34.2	44.9	11.4	23.2	17.6	40.2
least deprived 10% of areas	12.4	6.9	11.3	1.0	2.1	1.6	9.7
occupancy status							
occupied	97.2	88.0	95.4	96.5	95.8	96.1	95.5
vacant	2.8	12.0	4.6	3.5	4.2	3.9	4.5
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<i>sample size</i>	<i>8,397</i>	<i>2,798</i>	<i>11,195</i>	<i>2,325</i>	<i>2,630</i>	<i>4,955</i>	<i>16,150</i>

Source: English Housing Survey, dwelling sample

Annex Table 8: Heating Type, 1996 to 2009

all dwellings

	1996	2001	2003	2004	2005	2006	2007	2008	2009
	<i>thousands of dwellings</i>								
central heating	16,178	18,177	18,604	18,919	19,179	19,553	19,862	19,862	19,982
storage heater	1,643	1,600	1,587	1,616	1,609	1,532	1,552	1,641	1,673
fixed room/portable heater	2,515	2,001	1,294	1,078	993	904	776	736	680
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335
	<i>percentages</i>								
central heating	79.6	86.0	86.6	87.5	88.1	88.9	89.5	89.3	89.5
storage heater	8.1	7.6	7.4	7.5	7.4	7.0	7.0	7.4	7.5
fixed room/portable heater	12.4	9.5	6.0	5.0	4.6	4.1	3.5	3.3	3.0
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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

Annex Table 9: Main heating system by tenure, 2009

all dwellings

	central heating	storage heater	fixed room heating	portable heating only	all dwellings
	<i>thousands of dwellings</i>				
owner occupied	13,779	784	388	11	14,963
private rented	2,876	494	208	10	3,588
all private	16,656	1,278	595	21	18,551
local authority	1,621	158	32	1	1,812
housing association	1,705	237	29	1	1,972
all social	3,326	395	61	2	3,784
all tenures	19,982	1,673	656	23	22,335
	<i>percentages</i>				
owner occupied	92.1	5.2	2.6	0.1	100.0
private rented	80.2	13.8	5.8	0.3	100.0
all private	89.8	6.9	3.2	0.1	100.0
local authority	89.5	8.7	1.8	0.1	100.0
housing association	86.5	12.0	1.5	0.0	100.0
all social	87.9	10.4	1.6	0.1	100.0
all tenures	89.5	7.5	2.9	0.1	100.0

Source: English Housing Survey, dwelling sample

Annex Table 10: Boiler types, 1996 to 2009

all dwellings

	1996	2001	2003	2004	2005	2006	2007	2008	2009
	<i>thousands of dwellings</i>								
standard boiler	10,447	10,338	9,642	9,635	9,425	9,014	8,782	8,072	7,303
back boiler	2,773	2,759	2,580	2,409	2,181	2,131	1,944	1,688	1,472
combination boiler	2,810	4,431	5,492	5,934	6,254	6,312	6,287	6,082	5,498
condensing boiler	–	155	154	202	300	460	698	948	1,331
condensing-combination boiler	–	318	373	417	727	1,297	1,837	2,773	4,061
no boiler	4,305	3,140	3,244	3,016	2,894	2,775	2,642	2,676	2,669
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335
	<i>percentages</i>								
standard boiler	51.4	48.9	44.9	44.6	43.3	41.0	39.6	36.3	32.7
back boiler	13.6	13.0	12.0	11.1	10.0	9.7	8.8	7.6	6.6
combination boiler	13.8	21.0	25.6	27.5	28.7	28.7	28.3	27.3	24.6
condensing boiler	0.0	0.7	0.7	0.9	1.4	2.1	3.1	4.3	6.0
condensing-combination boiler	0.0	1.5	1.7	1.9	3.3	5.9	8.3	12.5	18.2
no boiler	21.2	14.9	15.1	14.0	13.3	12.6	11.9	12.0	11.9
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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

Annex Table 11: Boiler types by tenure, 2009

all dwellings

	standard boiler	back boiler	combination boiler	condensing boiler	condensing-combination boiler	no boiler	all dwellings
	<i>thousands of dwellings</i>						
owner occupied	5,634	917	3,634	986	2,551	1,242	14,963
private rented	806	149	1,060	127	683	762	3,588
all private	6,440	1,066	4,694	1,112	3,234	2,004	18,551
local authority	384	222	378	115	403	310	1,812
housing association	479	184	426	103	424	355	1,972
all social	863	406	804	219	827	665	3,784
all tenures	7,303	1,472	5,498	1,331	4,061	2,669	22,335
	<i>percentages</i>						
owner occupied	37.7	6.1	24.3	6.6	17.0	8.3	100.0
private rented	22.5	4.2	29.5	3.5	19.0	21.2	100.0
all private	34.7	5.7	25.3	6.0	17.4	10.8	100.0
local authority	21.2	12.2	20.8	6.4	22.2	17.1	100.0
housing association	24.3	9.3	21.6	5.2	21.5	18.0	100.0
all social	22.8	10.7	21.3	5.8	21.9	17.6	100.0
all tenures	32.7	6.6	24.6	6.0	18.2	11.9	100.0

Source: English Housing Survey 2009, dwelling sample

Annex Table 12: Insulation measures, 1996 to 2009

all dwellings

	1996	2001	2003	2004	2005	2006	2007	2008	2009
	<i>thousands of dwellings</i>								
insulated cavity walls	2,853	5,210	5,334	5,825	5,974	6,644	7,267	7,418	7,697
200mm or more of loft insulation	583	1,256	2,034	2,530	2,919	3,520	4,258	4,685	5,363
entire house double glazing	6,169	10,753	11,915	12,846	13,486	13,924	14,850	15,747	16,281
total	20,335	21,140	21,484	21,613	21,781	21,989	22,189	22,239	22,335
	<i>percentages</i>								
insulated cavity walls	14.0	24.6	24.8	27.0	27.4	30.2	32.7	33.4	34.5
200mm or more of loft insulation	2.9	5.9	9.5	11.7	13.4	16.0	19.2	21.1	24.0
entire house double glazing	30.3	50.9	55.5	59.4	61.9	63.3	66.9	70.8	72.9
total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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

Annex Table 13: Cavity wall insulation by tenure, 2009

all dwellings

	cavity with insulation	cavity uninsulated	other	all dwellings
	<i>thousands of dwellings</i>			
owner occupied	5,363	5,239	4,362	14,963
private rented	629	1,246	1,713	3,588
all private	5,992	6,485	6,074	18,551
local authority	797	558	457	1,812
housing association	908	700	363	1,972
all social	1,705	1,259	820	3,784
all tenures	7,697	7,744	6,894	22,335
	<i>percentages</i>			
owner occupied	35.8	35.0	29.1	100.0
private rented	17.5	34.7	47.7	100.0
all private	32.3	35.0	32.7	100.0
local authority	44.0	30.8	25.2	100.0
housing association	46.1	35.5	18.4	100.0
all social	45.1	33.3	21.7	100.0
all tenures	34.5	34.7	30.9	100.0

Source: English Housing Survey 2009, dwelling sample

Annex Table 14: Loft insulation by tenure, 2009

all dwellings

	no loft	no insulation	less than 50mm	50 up to 99mm	100 up to 149mm	150 up to 199mm	200mm or more	all dwellings
	<i>thousands of dwellings</i>							
owner occupied	739	449	406	2,838	4,813	1,944	3,775	14,963
private rented	792	179	60	895	881	281	500	3,588
all private	1,531	628	466	3,733	5,694	2,224	4,274	18,551
local authority	576	26	26	141	396	176	472	1,812
housing association	491	12	21	140	447	244	617	1,972
all social	1,066	38	47	281	843	420	1,088	3,784
all tenures	2,598	667	513	4,013	6,537	2,644	5,363	22,335
	<i>percentages</i>							
owner occupied	4.9	3.0	2.7	19.0	32.2	13.0	25.2	100.0
private rented	22.1	5.0	1.7	24.9	24.6	7.8	13.9	100.0
all private	8.3	3.4	2.5	20.1	30.7	12.0	23.0	100.0
local authority	31.8	1.4	1.4	7.8	21.9	9.7	26.0	100.0
housing association	24.9	0.6	1.1	7.1	22.7	12.4	31.3	100.0
all social	28.2	1.0	1.2	7.4	22.3	11.1	28.8	100.0
all tenures	11.6	3.0	2.3	18.0	29.3	11.8	24.0	100.0

Source: English Housing Survey 2009, dwelling sample

Annex Table 15: Extent of double glazing by tenure, 2009

all dwellings

	no double glazing	less than half	more than half	entire house	all dwellings
<i>thousands of dwellings</i>					
owner occupied	959	856	2,244	10,904	14,963
private rented	575	294	426	2,293	3,588
all private	1,533	1,150	2,670	13,197	18,551
local authority	241	55	84	1,432	1,812
housing association	190	60	71	1,651	1,972
all social	432	114	155	3,083	3,784
all tenures	1,965	1,265	2,825	16,281	22,335
<i>percentages</i>					
owner occupied	6.4	5.7	15.0	72.9	100.0
private rented	16.0	8.2	11.9	63.9	100.0
all private	8.3	6.2	14.4	71.1	100.0
local authority	13.3	3.0	4.6	79.0	100.0
housing association	9.7	3.0	3.6	83.7	100.0
all social	11.4	3.0	4.1	81.5	100.0
all tenures	8.8	5.7	12.6	72.9	100.0

Source: English Housing Survey 2009, dwelling sample

Annex Table 16: Energy Efficiency Rating (EER) Bands, 1996 to 2009

all dwellings

	1996	2001	2003	2004	2005	2006	2007	2008	2009
<i>thousands of dwellings</i>									
Band A/B (81–100)	2	27	22	21	29	35	35	77	140
Band C (69–80)	479	919	1,147	1,279	1,484	1,545	1,710	2,229	2,955
Band D (55–68)	3,471	4,881	5,404	5,775	6,043	6,555	7,316	7,865	8,380
Band E (39–54)	9,024	9,701	9,469	9,275	9,076	9,072	8,859	8,310	7,543
Band F (21–38)	5,521	4,415	4,284	4,281	4,201	3,838	3,389	2,972	2,550
Band G (1–20)	1,837	1,264	1,158	982	948	943	881	786	766
total	20,335	21,207	21,484	21,613	21,781	21,989	22,189	22,239	22,335
<i>percentages</i>									
Band A/B (81–100)	0.0	0.1	0.1	0.1	0.1	0.2	0.2	0.3	0.6
Band C (69–80)	2.4	4.3	5.3	5.9	6.8	7.0	7.7	10.0	13.2
Band D (55–68)	17.1	23.0	25.2	26.7	27.7	29.8	33.0	35.4	37.5
Band E (39–54)	44.4	45.7	44.1	42.9	41.7	41.3	39.9	37.4	33.8
Band F (21–38)	27.2	20.8	19.9	19.8	19.3	17.5	15.3	13.4	11.4
Band G (1–20)	9.0	6.0	5.4	4.5	4.4	4.3	4.0	3.5	3.4
total	100.0								

Note: SAP ratings for each EER Band in parenthesis

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

Annex Table 17: Energy Efficiency Rating Bands by tenure, 1996 and 2009

all dwellings

	Energy Efficiency Rating Band						total
	A/B	C	D	E	F	G	
	<i>thousands of dwellings</i>						
owner occupied							
1996	0	133	1,872	6,705	4,104	1,113	13,927
2009	25	1,336	5,429	5,779	1,884	508	14,963
private rented							
1996	0	51	322	693	543	389	1,998
2009	42	527	1,256	1,082	473	208	3,588
local authority							
1996	2	210	925	1,304	741	288	3,469
2009	20	448	843	371	102	29	1,812
housing association							
1996	0	85	352	322	134	47	941
2009	53	645	853	311	91	19	1,972
all tenures							
1996	2	479	3,471	9,024	5,521	1,837	20,335
2009	140	2,955	8,380	7,543	2,550	766	22,335
	<i>percentages</i>						
owner occupied							
1996	0.0	1.0	13.4	48.1	29.5	8.0	100.0
2009	0.2	8.9	36.3	38.6	12.6	3.4	100.0
private rented							
1996	0.0	2.6	16.1	34.7	27.2	19.5	100.0
2009	1.2	14.7	35.0	30.2	13.2	5.8	100.0
local authority							
1996	0.1	6.0	26.7	37.6	21.4	8.3	100.0
2009	1.1	24.7	46.5	20.5	5.6	1.6	100.0
housing association							
1996	0.0	9.1	37.4	34.3	14.3	5.0	100.0
2009	2.7	32.7	43.2	15.8	4.6	1.0	100.0
all tenures							
1996	0.0	2.4	17.1	44.4	27.2	9.0	100.0
2009	0.6	13.2	37.5	33.8	11.4	3.4	100.0

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

Annex Table 18: Dwellings with damp problems by tenure, 2009

all dwellings

	rising damp	penetrating damp	condensation/ mould	any damp problems
				<i>thousands of dwellings</i>
owner occupied	350	373	332	870
private rented	235	205	295	554
all private	585	578	626	1,423
local authority	37	72	153	214
housing association	29	50	115	162
all social	67	122	268	376
all tenures	651	701	895	1,799
				<i>percentage within tenure</i>
owner occupied	2.3	2.5	2.2	5.8
private rented	6.5	5.7	8.2	15.4
all private	3.2	3.1	3.4	7.7
local authority	2.1	4.0	8.4	11.8
housing association	1.5	2.6	5.8	8.2
all social	1.8	3.2	7.1	9.9
all tenures	2.9	3.1	4.0	8.1

Source: English Housing Survey, dwelling sample

Annex Table 19: Households living in decent homes, 2006 to 2009

all households

	number (000s)				percentage (%)			
	2006	2007	2008	2009	2006	2007	2008	2009
Decent homes:								
private vulnerable:								
owner occupied	1,543	1,575	1,428	1,482	63.0	64.9	65.3	68.0
private rented ¹	334	354	429	529	45.0	48.2	49.0	52.8
all private vulnerable	1,877	1,929	1,857	2,011	58.8	61.0	60.6	63.2
private non-vulnerable:								
owner occupied	8,418	8,531	8,494	8,881	66.4	66.7	68.3	71.7
private rented ¹	922	985	1,246	1,433	56.7	56.6	58.8	62.7
all private non-vulnerable	9,340	9,516	9,740	10,314	65.3	65.5	66.9	70.3
all owner occupied	9,961	10,106	9,922	10,363	65.8	66.4	67.8	71.1
all private rented	1,256	1,339	1,675	1,962	53.0	54.1	55.9	59.7
all private	11,217	11,445	11,597	12,325	64.1	64.7	65.8	69.0
all social	2,690	2,649	2,798	2,847	72.2	71.9	74.0	77.3
all households	13,907	14,094	14,395	15,172	65.5	65.9	67.2	70.4

Notes:

1) Most of the increase in the numbers of private rented households living in decent homes between 2007 and 2008 was a result of changes to the grossing of the household sub-sample compared to the previous EHCS. Applying an EHCS-style grossing, the 2008 figure would have been 1,425,000 rather than 1,675,000. For more details see technical annex to the 2008–09 Headline Report.

2) The Decent Homes standard is based on four criteria, including the need to meet the minimum standard for housing. All EHS estimates of housing meeting the minimum standard under Decent Homes are based on 15 hazards in order to maintain consistency with EHCS estimates for 2006 and 2007.

Source: English House Condition Survey 2006 to 2007, English Housing Survey 2008 onwards, household sub-sample

Glossary

Bedroom standard: The 'Bedroom standard' is used as an indicator of occupation density. A standard number of bedrooms is 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.

Damp and mould: Damp and mould falls into three main categories:

- a) **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.
- b) **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.
- c) **condensation or mould:** caused by water vapour generated by activities like cooking and bathing condensing on cold surfaces like windows and walls. Virtually all homes have some level of condensation occurring. Only serious levels of condensation or mould are considered as a problem in this report.

Decent home: is one that meets **all** of the following four criteria:

- a) meets the current **statutory minimum** standard for housing. From April 2006 the fitness standard was replaced by the Housing Health and Safety Rating System (HHSRS). Dwellings posing a Category 1 hazard are non-decent on this criterion based on an assessment of 15 hazards – see HHSRS definition for more detail.
- b) 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).
- c) 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).

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- d) 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 2006.

From 2006 the definition of decent homes was updated with the replacement of the Fitness Standard by the Housing Health and Safety Rating System (HHSRS) as the statutory criterion of decency. Estimates using the updated definition of decent homes are not comparable with those based on the original definition. Accordingly any change in the number of decent and non-decent homes will be referenced to 2006 only. Estimates for 1996 to 2006 using the original definition are available in the 2006 English House Condition Survey Headline and Annual Reports
www.communities.gov.uk/publications/housing/2006headlinereport
www.communities.gov.uk/publications/corporate/statistics/ehcs2006annualreport

Estimates from the EHS are based solely on whether a home meets the four stated requirements set out in the updated definition of decent home (see *A Decent Home: Definition and guidance for implementation*, Communities and Local Government, June 2006) and is an assessment of the property as observed by surveyors and subject to any limitations of the information they collect. These estimates do not take into account any practical considerations for making the home decent, the wishes of the occupants as to any necessary work being carried out, nor any planned action the owner may have for the property. In not taking into account such factors, the EHS estimates differ from social landlords' own statistical returns. These differences have been evaluated and are published on the Communities and Local Government website
www.communities.gov.uk/publications/housing/decenthomessocialsector

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

Deprived areas: The Neighbourhood Renewal Fund (NRF) aimed to enable England's most deprived local authorities to improve services, narrowing the gap between deprived areas and the rest of the country. From 2008, Working Neighbourhoods Fund (WNF) replaced NRF.

Economic activity

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

(a) **Working full-time/part-time**

Full-time work is defined as 30 or more hours per week. Part-time work is less 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).

(b) **Unemployed**

This category covers people who were registered unemployed or not registered unemployed but seeking work.

(c) **Retired**

This category includes all those over the SPA (65 years for men and 60 for women) who reported being retired as well as some other activity.

(d) **Full time students**

(e) **Other inactive**

All others; they include people who were permanently sick or disabled, those looking after the family or home and any other activity.

Energy Efficiency Rating (EER) Bands

The 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 (ie the most efficient band) and Band G rating represents high energy costs (the least efficient band). The break points in SAP used 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).

Housing Health and Safety Rating System (HHSRS): 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 in England and Wales. It replaced the Fitness Standard in April 2006.

The purpose of the HHSRS assessment 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 1000 or more) are considered to pose Category 1 hazards. Local authorities have a duty to act where Category 1 hazards are present local authorities 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 Conditions*⁸ for a list of the hazards covered. Therefore 2006 and 2007 HHSRS estimates are not directly comparable with those for 2008 onwards.

Estimates of decent homes will continue to be based on 15 hazards to maintain consistency with previous decent homes reporting and to avoid a break in the time series.

Household: A household is defined as one person or a group of people who have the accommodation as their only or main residence and (for a group) either share at least one meal a day or share the living accommodation, that is, a living room or sitting room.

Household membership: People are regarded as living at the address if they (or the informant) consider the address to be their only or main residence. There are, however, certain rules which take priority over this criterion.

- (a) Children aged 16 or over who live away from home for the purposes of work or study and come home only for the holidays are not included at the parental address under any circumstances.
- (b) Children of any age away from home in a temporary job and children under 16 at boarding school are always included in the parental household.
- (c) People who have been away from the address continuously for six months or longer are excluded.
- (d) People who have been living continuously at the address for six months or longer are included even if they have their main residence elsewhere.
- (e) Addresses used only as second homes are never counted as main residences.

Household reference person (HRP): The household reference person is defined as a “householder” (that is a person in whose name the accommodation is owned or rented). For households with joint householders, it is the person with the highest income; if two or more householders have exactly the same income, the older is selected. Thus the household reference person definition, unlike the old head of household definition, no longer gives automatic priority to male partners.

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

⁸ <http://www.communities.gov.uk/housing/housingresearch/housingsurveys/english housingsurvey/ehsusers/technicalbackground/>

Married/cohabiting couple with no children or with non-dependent child(ren) only

Married/cohabiting couple with dependent child(ren)

Lone parent family (one parent with 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.

SAP: is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP) and is used to monitor the energy efficiency of homes. It is an index based on calculated 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).

The method for calculating SAP was comprehensively updated in 2005. SAP data based on the 2005 methodology was first published in the 2005 EHCS Headline Report (January 2007). Any data published before that was based on the SAP 2001 methodology and is therefore inconsistent.

Tenure

- (a) Owner occupiers. Owner occupied accommodation, is accommodation which is either owned outright, being bought with a mortgage or being bought as part of a shared ownership scheme.
- (b) Social renters. This category includes households renting from:
 - Local Authority including Arms Length Management Organisations (ALMOs) and Housing Action Trusts;
 - Housing Associations, Local Housing Companies, co-operatives and charitable trusts.
- (c) 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).

Type of private letting: the following terms have been used in this report

- **Market renters** – households with assured or assured shorthold private tenancies. Under the 1988 Housing Act, all tenancies starting after the 14th January 1989 are Assured (including Assured Shorthold) unless they fall into one of the excluded categories, for example business lettings or lettings by resident landlords. Before March 1997, tenants had to be given a notice in writing to say that a tenancy was an Assured Shorthold. From March 1997,

the rules changed and all new tenancies were Assured Shortholds unless the agreement specifically stated that they were not. Assured Shorthold lettings are for a fixed period of six months or more. The landlord can regain possession of the property six months after the beginning of the tenancy provided that two months notice is given. In the case of an assured letting the tenant has the right to remain in the property unless the landlord can prove grounds for repossession. The landlord does not have an automatic right to repossess the property when the tenancy comes to an end.

- **Non-market renters** – households with all other types of private rental tenancies including those with rent-free tenancies and tied accommodation (that is tied to employment).

Usable floor area: total usable 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 partition walls.

Vulnerable households: are households in receipt of at least one of the principal means tested or disability related benefits:

income support, housing benefit, attendance allowance, disability living allowance, industrial injuries disablement benefit, war disablement pension, pension credit, child tax credit and working tax credit. For child tax credit and working tax credit the household is only considered vulnerable if the household has a relevant income of less than the threshold amount of £16,040.

The focus of the report is on vulnerable households in the private housing sector where choice and achievable standards are constrained by resources available to the household.

The survey has not been able to include two benefits listed in the decent homes guidance (*A Decent Home – the definition and guidance for implementation*, Communities and Local Government, June 2006), council tax benefit and income based job seekers allowance. Any households in receipt of only either of these two benefits will therefore be excluded from the survey's estimate of vulnerable households.

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