

EHS results published

Detailed findings from the English Housing Survey were published on 5 July 2011. The reports, *English Housing Survey Household Report 2009-10* and *English Housing Survey Housing Stock Report 2009* together with supporting annex tables can be found at:

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

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

EHS Household Report 2009-10

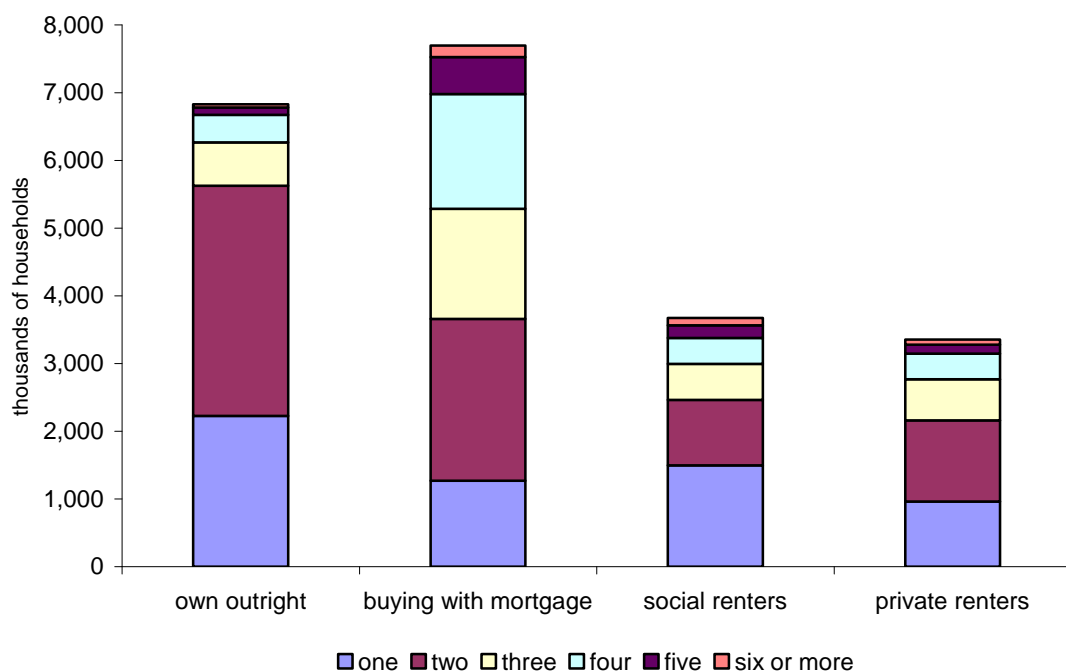
The Household Report is based on the full interview sample of 17,042 cases and presents comprehensive analysis across each of the sectors and for different household groups including changing tenure patterns, overcrowding and under occupation, second homes, rents and mortgages.

Household size and tenure

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 (Annex Table 1.3).

As might be expected, there was a higher proportion of one or two person households owning their home outright than buying with a mortgage. Over four-fifths (82%) of outright owners, 5.6 million households, were one or two person households compared to 48% (3.7 million) of mortgagors, Figure 1.

Figure 1: Household size by tenure, 2009-10



Base: all households

Note: underpinning data are presented in Annex Table 1.3

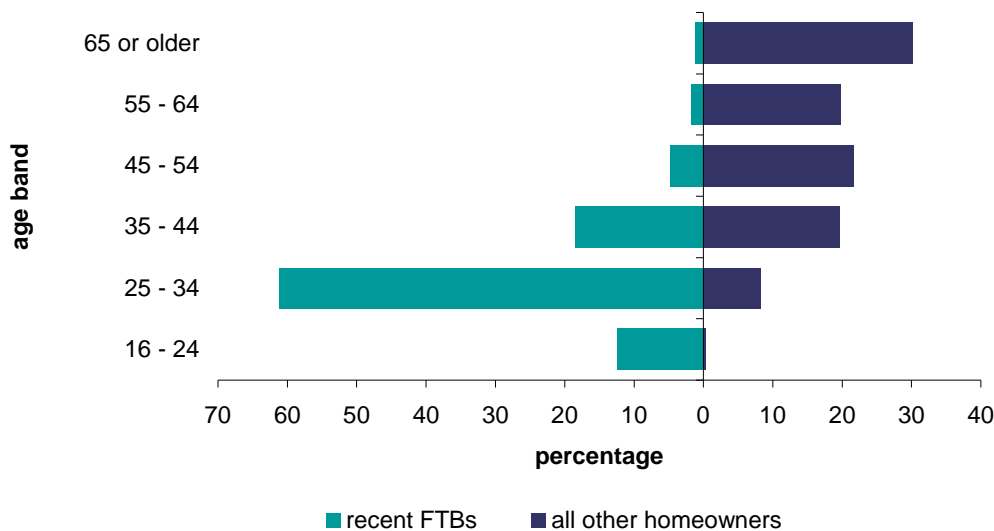
Source: English Housing Survey, full household sample

Recent first time buyers

A recent first time buyer is defined as someone who has never owned a property before and who has bought their current home within the previous three years. 'Other homeowners' are those who have owned another property previously, or bought their current home more than three years ago.

Of the 14.5 million owner occupier households, only 539,000 (4%) were classified as recent first time buyers; this compares with 693,000 (5%) in 2008-09. Of all recent first time buyers, 61% were aged 25 to 34; only 8% of other homeowners were in this age group. Nearly 92% of recent first time buyers were less than 45 years old, in contrast to just under 28% of other homeowners, Figure 2 and Annex Table 2.1.

Figure 2: Age of HRP by whether recent first time buyer, 2009-10



Base: all owner occupiers
Source: English Housing Survey, full household sample

Social and private renters

Table 1 provides a comparison of some key indicators for private and social tenants. Private tenants are generally younger than social tenants: while half of household reference persons (HRPs) who were private renters were aged under 35, only a fifth of social renter HRPs were in this age group.

The economic activity profile of social and private renters also differed: 60% of privately renting HRPs worked full time, more than twice the proportion of social renters in full time employment (23%). This is reflected in the difference in the average (mean) weekly gross income of the HRP and partner: private renters had a weekly income of £552, nearly twice the £291 weekly income of social renters.

However, social renters' mean weekly rent was less than half that of private renters, £75 compared with £156. Additionally, 62% of social renters received Housing Benefit compared with only 24% of private renters.

There was also a considerable difference in the length of time that social and private renters had lived in their current accommodation. Social renters had lived in their current home for an average (median) of eight years, but private renters for just one year.

Table 1: Comparison of social and private rented sectors, 2009-10

all renting households

indicator	social renters	private renters
size of sector (number of households)	3.7m	3.4m
proportion of household reference persons (HRPs) aged under 35	20%	50%
mean weekly gross income (HRP plus partner)	£291	£552
mean weekly rent ¹ (before housing benefit)	£75	£156
median length of time in current residence	8 yrs	1 yr
proportion of tenants receiving housing benefit	62%	24%
proportions of HRPs working full time	23%	60%

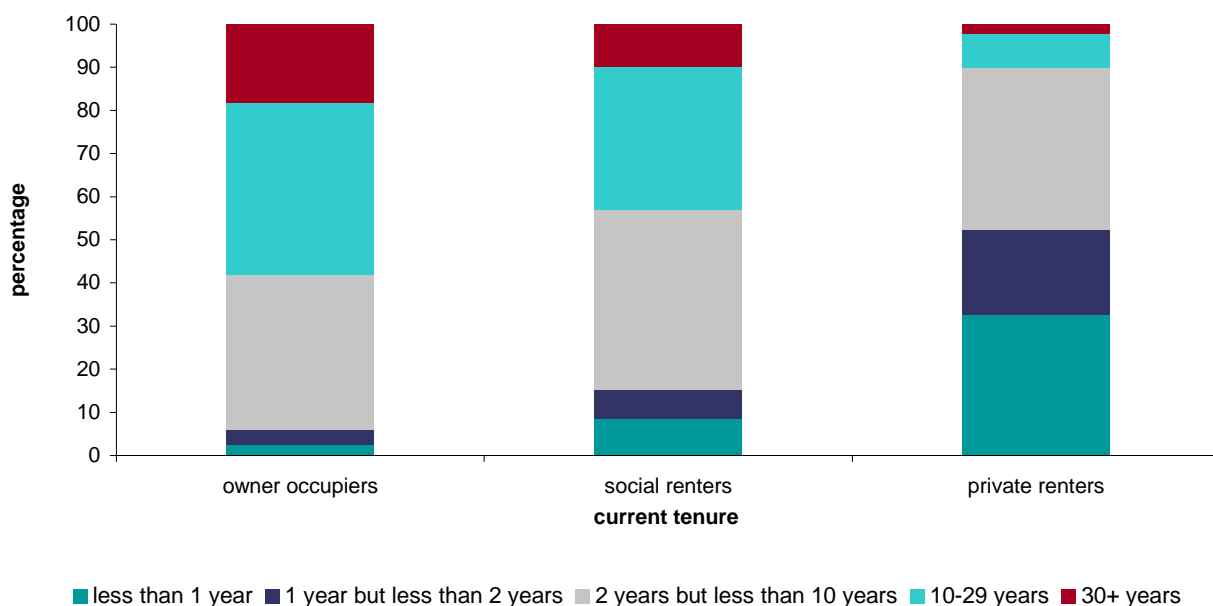
¹rent excluding services and rent-free cases

Source: English Housing Survey, full household sample

Moving households

Figure 3 shows the length of time that residents of different tenure types had spent at their current address, up until the date of interview. Private renters were most likely to have moved recently: 33% had lived in their current accommodation for less than one year, with a further 20% having lived there for less than two years. For owner occupiers and social renters, 6% and 15% respectively had lived in their accommodation for less than two years.

Figure 3: Length of residence in current home by tenure, 2009-10



Base: all households

Note: underpinning data are presented in Annex Table 4.1

Source: English Housing Survey, full household sample

EHS Housing Stock Report 2009

This report presents detailed findings on the changing profile, condition and energy performance of the stock. Results are based on inspections of 16,150 dwellings by surveyors, and on interviews conducted at the 15,512 of these dwellings that were occupied, between April 2008 and March 2010. Findings are presented in terms of the fieldwork mid-point reference date of April 2009.

Stock profile

In 2009, there were 22.3 million dwellings in England. Some 15.0 million (67%) were owner occupied, about one in six (16%) were privately rented and the remaining 17% was split fairly evenly between local authorities and housing associations.

Overall, there were 8.8 million (38%) dwellings in England that had been built before 1945; over half of these (4.8 million) were built before 1919.

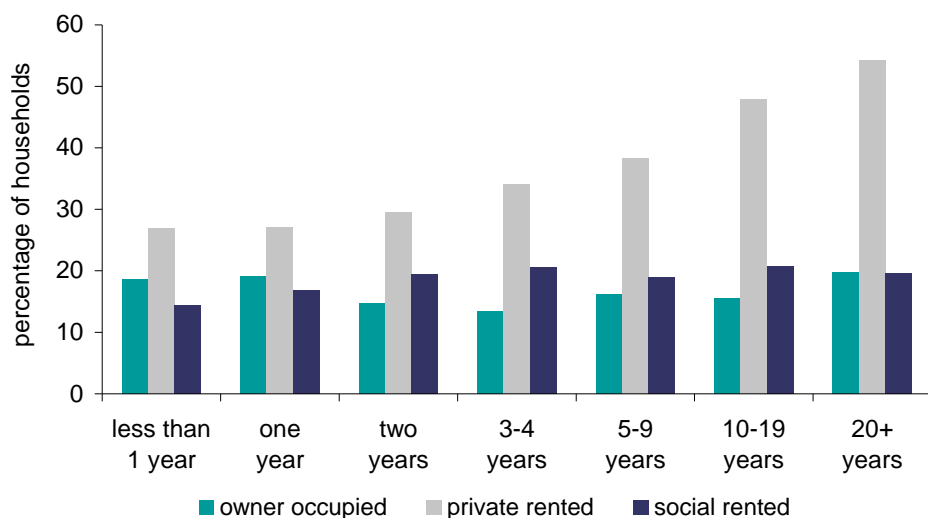
Dwelling condition

Without adequate ongoing maintenance, repair and replacement work dwellings will fall progressively further into disrepair over time. However there has been a significant reduction in the amount of disrepair since 2001 with the average basic¹ repair cost falling by around 37% from £19/ m² to £12/m² (both at 2001 prices). The largest reduction was evident in the private rented sector where costs fell by 50%; although this sector still had much higher average repair costs than other tenures in 2009.

In 2009, some 20% (4.2 million) of households lived in homes where a substantial level of disrepair was present (costing £20/m² or more or at least £1,800 for the average sized dwelling at 2009 prices). Overall privately renting households were much more likely to live in such homes (32% compared to 17% for owner occupiers and 19% for social renters). However the likelihood of private renters living in dwellings in substantial disrepair also increased markedly the longer they had been resident in their current home (from 27% for those resident for less than one year to 54% of those resident 20 years or more), Figure 4.

¹ Basic repairs include urgent work required in the short term to tackle problems presenting a risk to health, safety, security or further significant deterioration plus any additional work that will become necessary within the next five years. Costs are standardised for regions and tenures.

Figure 4: Percentage of households living in dwellings with repairs over £20/m² by length of residence and tenure, 2009



Base: all households

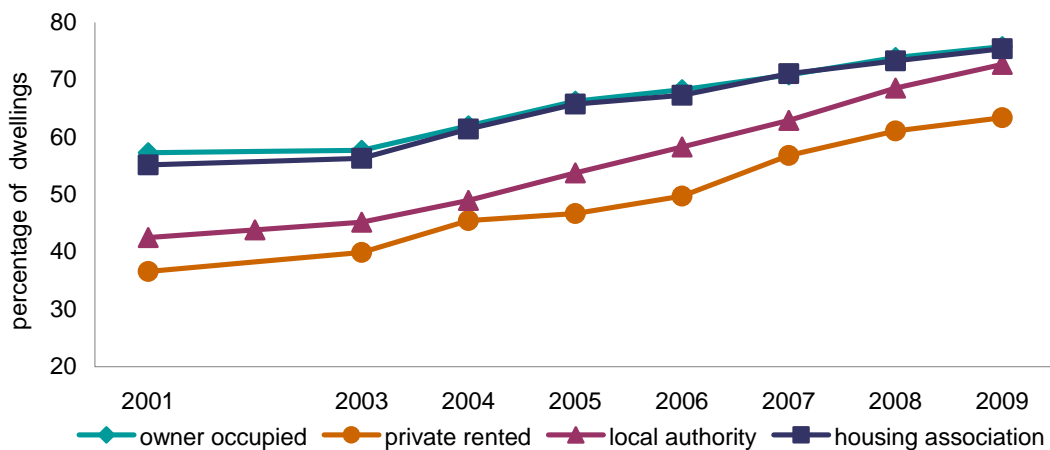
Note: underpinning data are presented in Annex Table 4.5

Source: English Housing Survey 2009, household sub-sample

Security and safety

The proportion of all dwellings with secure windows and doors has increased significantly over time from 53% in 2001 to 74% in 2009. This improvement was evident in all tenures but was most pronounced in the private rented and local authority sectors, Figure 5. Overall, differences between the tenures narrowed over this period.

Figure 5: Percentage of dwellings in each tenure with secure windows and doors 2001-2009



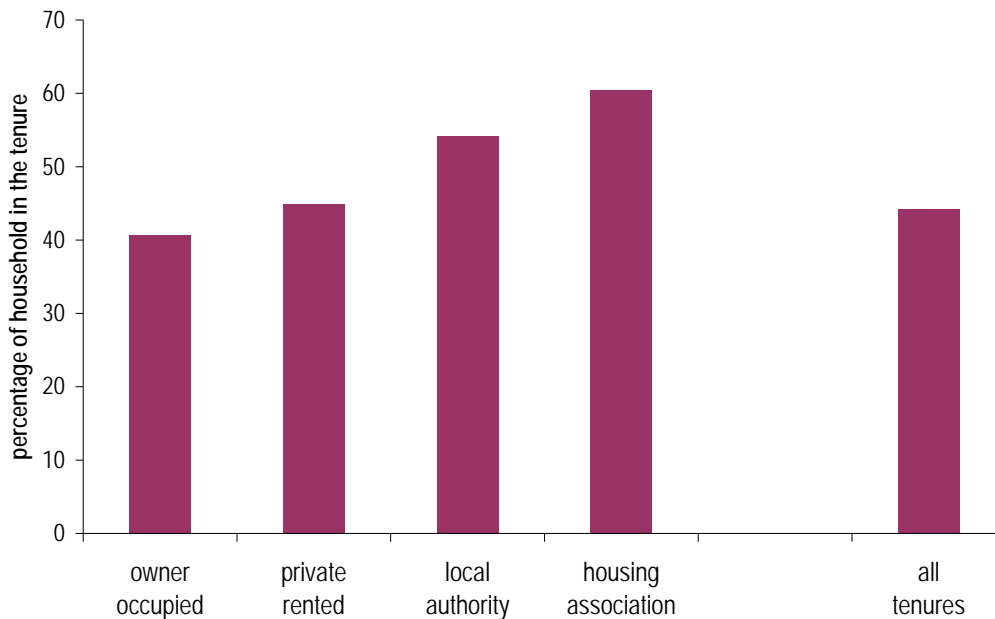
Base: all dwellings

Note: underpinning data are presented in Annex Table 3.4

Source: English House Condition Survey 2001 – 2007, English Housing Survey 2008 onwards, dwelling sample

In 2009, some 44% of households lived in homes with fully modern electrical wiring² although this varied between the tenures, Figure 6. Generally, households in the social rented sector were most likely to live in homes with these features, especially housing association tenants (60%). Owner occupied households were least likely to have modern wiring (41%).

Figure 6: Percentage of households in each tenure with fully modern wiring¹, 2009



Base: all dwellings

Note: underpinning data are presented in Table 5.3 of the Report

¹ Fully modern wiring is defined as dwellings where all of the following conditions were met: all wiring is PVC coated; all earthing is modern; consumer units are modern; Residual Current Devices (RCDs) are present (in consumer unit or separate); and Miniature Circuit Breakers (MCBs) are present

Source: English Housing Survey 2009, household sub-sample

Energy

The energy efficiency (SAP) rating for the housing stock increased steadily from 42 points in 1996 to 53 in 2009. Improvement was evident in all tenures, especially for local authority and private rented dwellings where the mean SAP rating rose by 14 points (from 46 to 60 and from 38 to 52 respectively). Based on the SAP methodology's standard assumptions regarding occupancy and heating of the stock, mean CO₂ emissions per dwelling were 6.0 tonnes/year. In 2009, some 19.3 million dwellings (86% of the housing stock) could benefit from at least one of the cost effective improvements recommended through the Energy Performance Certificate (EPC), Table 2. The measure that could benefit the largest number of dwellings was replacing the existing conventional central heating boiler with a condensing unit (13.4 million). At 2009

² Defined as dwellings where all of the following conditions were met for all wiring present: wiring is PVC coated; earthing is modern; consumer units are modern; Residual Current Devices (RCDs) are present (in consumer unit or separate); and Miniature Circuit Breakers (MCBs) are present.

prices, the mean cost of carrying out all cost effective improvements would be around £1,400 per improved dwelling, with a total cost in the region of £27bn.

Table 2: EPC recommended energy efficiency measures, 2009

all dwellings

	size of applicable group (000s)	number of dwellings (000s) that would benefit from the measure	percentage of applicable group
lower cost measures (less than £500)			
loft insulation	19,737	8,002	40.5
cavity wall insulation	15,441	6,152	39.8
hot water cylinder insulation	12,522	3,931	31.4
any lower cost measure	22,335	13,042	58.4
higher cost measures (more than £500)			
heating controls	19,627	6,563	33.4
boiler upgrade	19,431	13,415	69.0
storage heater upgrade	2,358	1,627	69.0
hot water cylinder thermostat	12,522	1,134	9.1
replacement warm air system	196	133	68.0
install biomass system	528	124	23.5
any higher cost measure	22,335	16,466	73.7
any lower or higher cost measure	22,335	19,255	86.2
mean cost of measures per improved dwelling (£)	-	£1,413	-
total cost of measures (£billion)	-	£27.20	-

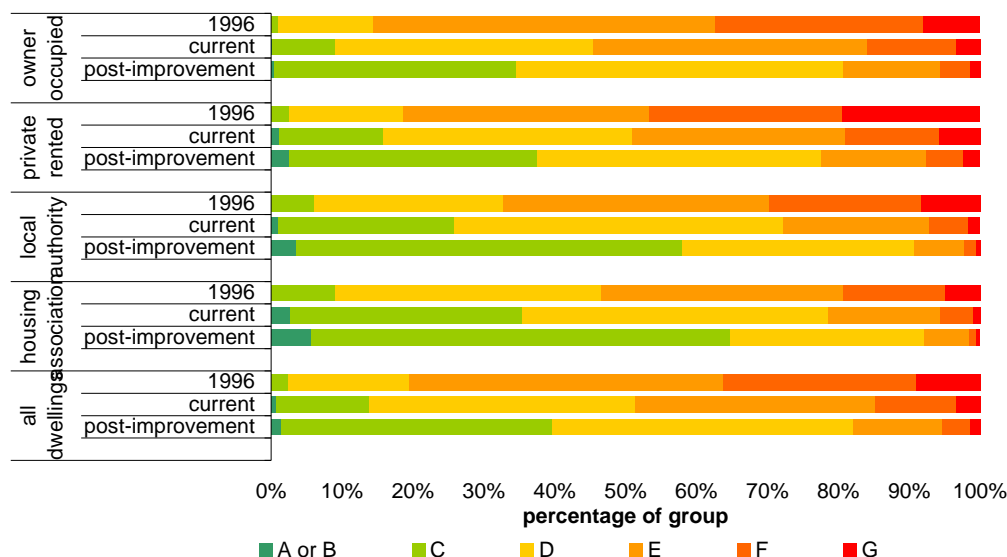
Note: improvement costs at 2009 prices

Source: English Housing Survey 2009, dwelling sample

If all cost effective improvement measures were installed, the mean energy efficiency (SAP) rating for the stock as a whole would rise by 10 points to 63. On the basis of this energy efficiency rating methodology, the improvement would equate to a potential 22% reduction in heating, lighting and ventilation costs of average fuel bills for households (at constant prices), CO₂ emissions falling on average by 1.4 tonnes/year across the whole stock and a total saving of 32 million tonnes of CO₂ per year (or 24% of total emissions accounted for by the housing stock).

If the full range of cost effective EPC measures were applied, the percentage of dwellings in Bands A to C would increase to almost 40% and the percentage in the least efficient Bands E to G would decrease to 18%, Figure 7. Some 65% of housing association dwellings would be in Bands A to C and the proportion of owner occupied dwellings in the most inefficient Bands E to G would fall from 55% to just 19% of the sector. This would be a similar level of improvement as was seen between 1996 and 2009.

Figure 7: Percentage of dwellings in each Energy Efficiency Rating Band by tenure – 1996, current and post-improvement performance, 2009



Base: all dwellings

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

EHS progress

National Statistics Accreditation

We are pleased to report that the UK Statistics Authority (UKSA) has confirmed the National Statistics designation of EHS outputs. The assessment report confirmation letter (report number 57) can be found on the UKSA website:

<http://www.statisticsauthority.gov.uk/assessment/assessment-reports/index.html>

Designation as National Statistics means that the statistics comply with the Code of Practice for Official Statistics. The EHS designation indicates that UKSA consider that the EHS statistics: meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

Fieldwork

Survey fieldwork for the 2011-12 Survey has got off to a good start, with provisional response rates slightly higher in quarter 1 than those of previous years. Following the technical consultation exercise on a number of cost review proposals (September 2010), the following

changes have been implemented in the field. These include a 20-25% reduction of the sample sizes; a shorter household interview; streamlining the surveyor briefing programme and stopping the collection of independent property valuations. The target for 2011-12 is to achieve samples of 13,300 household interviews and 6,200 property inspections.

A summary of changes to both the interview and physical shortly will be shortly posted on the website.

Future EHS

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

The Department is currently inviting tenders for the continued running of the EHS for three fieldwork years (commencing in April 2012) with an optional fourth year of fieldwork. Bids are due to be received on 4 July, followed by tender panels early August. The contract will be awarded in September 2011.

EHS Website

All the latest findings and a range of supporting material are available on the EHS website, including the EHS Technical Advice Note; update on survey methods and weighting for 2009-10.

<http://www.communities.gov.uk/housing/housingresearch/housingsurveys/englishhousingsurvey/ehsusers/technicalbackground/>

EHS 2009-10 Live Tables

A full set of EHS Household Live Tables for 2009-10 are now available. These supplement information in the EHS Household Report and its associated annex tables. Some tables also contain data from past years collected by the Survey of English Housing (SEH) or the Labour Force Survey (LFS), thus providing information on change over time.

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

EHS Data sets and analysis

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

- The EHS 2009–10 annual Household Data set
- The 2009 EHS Housing Stock Data set covering the period April 2009 to March 2010,

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

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

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

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

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

ESDS workshop

This took place at the University of Manchester in May and was an introduction to the UK Data Archive's large-scale government survey data that are available for re-analysis and teaching. The focus of the workshop was on data related to housing and/or the local environment. There was a hands-on computing session to explore the English Housing Survey data in Nesstar and start analysis in SPSS. A member of the EHS team was on hand to do a presentation and answer questions from the participants of the workshop, who found it a particularly useful exercise, speaking directly to someone who worked on the survey and get a real insider's view of the survey.

Contacts

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

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