



Ministry of Housing,
Communities &
Local Government



English Housing Survey

Households Report, 2017-18



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Introduction and main findings

1. The English Housing Survey (EHS) is a national survey of people's housing circumstances and the condition and energy efficiency of housing in England. It is one of the longest standing government surveys and was first run in 1967.
2. This report is split into two chapters. The first examines the characteristics of households who live in high rise flats (i.e. in a block with six or more storeys) and how this differs from those who live in other types of dwellings (including houses and low rise flats).
3. The second chapter explores whether an individual's well-being varies according to the type and condition of dwelling in which they live, e.g. do people who live in houses have higher or lower well-being than people who live in flats? It does this using the average life satisfaction scores. A number of measures of housing condition are examined including the Decent Homes Standard, HHSRS Category 1 hazards, damp, disrepair and energy efficiency. It also examines the extent to which well-being varies by tenure.

Main findings

One in five households live in flats, most commonly in blocks of three storeys or less. A relatively small number of households live in high rise flats.

- In 2017-18, most households lived in houses (80% or 18.4 million). Households living in flats (20% or 4.7 million) most commonly lived in blocks of three storeys or less (14% or 3.3 million). The proportion of all households living in flats in blocks of four to five, six to nine or 10 or more storeys was comparatively small: 4% (908,000), 1% (250,000) and 1% (193,000) respectively.

Certain groups are more likely to live in high rise flats than others, e.g. renters more so than owners, younger people more so than older people, black, Asian and minority ethnic households more so than white households, and those who live in the most deprived areas.

- 1% of owner occupiers lived in a high rise flat, compared with 3% of private renters and 4% of social renters.
- 5% of those aged 16 to 24 and 4% of those aged 25 to 34 lived in a high rise flat compared with 1% each of those aged 65 to 74 and 75+.
- In general, households with a black, Asian or minority ethnic household reference person (HRP¹) were more likely to live in a high rise flat, e.g. 3% of households with an Asian HRP and 7% with a black HRP lived in a high rise flat compared with 1% of households with a white HRP.

¹ The HRP is the 'householder' in whose name the accommodation is owned or rented (see the glossary for further information).

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- 4% of those in the most deprived areas live in high rise flats, compared with less than 1% of those in the least deprived areas.

Owner occupiers had, on average, higher levels of well-being than renters. Relatedly, those who live in houses had, on average, higher well-being than those who live in low rise flats. However, well-being was not lower among those who live in high rise flats.

- In 2017-18, average (mean) well-being (life satisfaction) was 7.7 (out of ten), although this varied by tenure. The average life satisfaction score was higher for owner occupiers (8.0), than the average for private (7.4) and social (7.2) renters.
- Those who lived in houses had, on average, higher well-being (7.8) than those who lived in low rise flats of three storeys or less (7.3) or four to five storeys (7.4). Meanwhile, those who lived in high rise flats had a higher average life satisfaction score (7.6) than those who lived in flats of three storeys or less (7.3).
- For owner occupiers, well-being did not vary by dwelling type, but this was not the case for private renters. Private renters living in high rise flats had higher average life satisfaction (8.1), than all other private renters, including those living in houses (7.4).

Those who lived in homes that met the Decent Homes Standard had, on average, higher life satisfaction than those who lived in non-decent homes. Though this was not the case for social renters, for whom there was no relationship between house condition and well-being.

- Overall, those who lived in homes that met the Decent Homes Standard had, on average, higher life satisfaction (7.8) than those who lived in non-decent homes (7.5). While this was observed in the private sector (average life satisfaction score of 7.9 for those in decent homes compared with 7.6 for those in non-decent homes) in the social sector, well-being did not vary according to whether or not the home was decent.

Acknowledgements and further queries

4. Each year the English Housing Survey relies on the contributions of a large number of people and organisations. The Ministry for Housing, Communities and Local Government (MHCLG) would particularly like to thank the following people and organisations, without whom the 2017-18 survey and this report, would not have been possible: all the households who gave up their time to take part in the survey, NatCen Social Research, the Building Research Establishment (BRE) and CADS Housing Surveys.
5. This report was produced by Justin Allen and Helen Garrett at BRE in collaboration with NatCen Social Research and MHCLG.
6. If you have any queries about this report, would like any further information or have suggestions for analyses you would like to see included in future EHS reports, please contact ehs@communities.gov.uk.

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Households

Most households live in houses.
One in five live in flats, most commonly
in blocks of three storeys or less.



Owner occupiers had, on average,
higher levels of well-being than renters.



Those who lived in houses had, on average,
higher well-being than those who lived in flats.

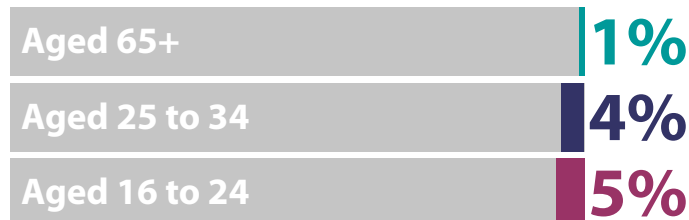


Some groups are more likely to live
in high rise flats than others.

Renters more so than owners



Younger people more so than older



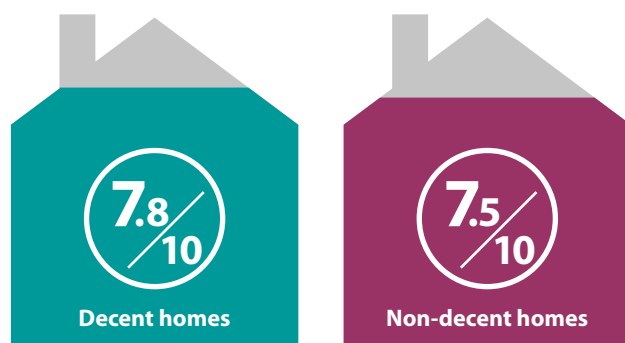
Black and minority ethnic more so than white households



Most deprived areas more so than least deprived areas



Those who lived in homes that met the
Decent Homes Standard had, on average,
higher well-being than those who lived
in non-decent homes.



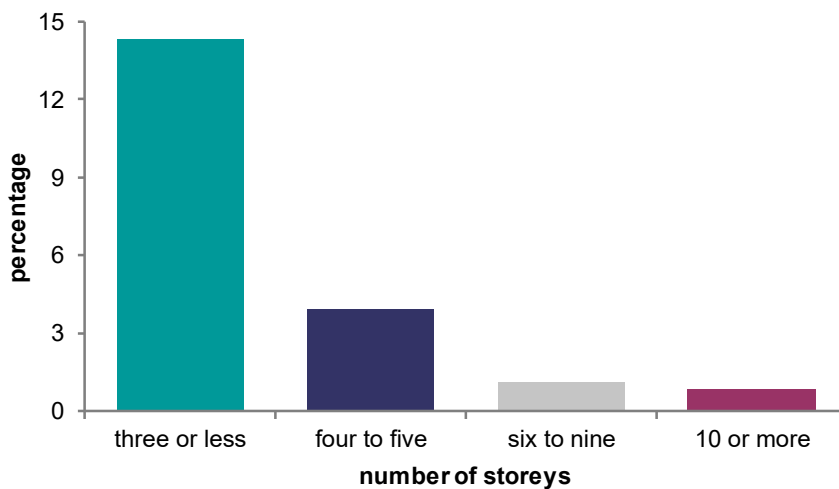
Chapter 1

Profile of households

- 1.1 This chapter examines the characteristics of households, including those who live in high rise flats and how these differ. For the purpose of this report, a high rise flat is a dwelling in a block of six or more storeys; these flats are predominantly in purpose built blocks. Where sample sizes permit, the analysis covers two types of high rise flats: those in blocks of six to nine storeys, and those in blocks of 10 or more storeys. It also covers two types of low rise flats: those in blocks of three storeys or less and those in blocks of four to five storeys.
- 1.2 The chapter focuses on some of the groups protected by existing equality legislation²; age, sex, ethnicity, and households containing someone with a long-term illness or disability. It also examines wider household characteristics such as the prevalence of overcrowding, household type, socio-economic status, income, the relative level of deprivation of the area in which different types of dwellings are located.
- 1.3 As the number of households living in high rise flats is relatively small, the analysis is based on data collected over three years (2015-16, 2016-17 and 2017-18), but for ease of reporting is referred to as '2017-18'.
- 1.4 Overall, most households lived in houses (80% or 18.4 million). Households living in flats (20% or 4.7 million) most commonly lived in blocks of three storeys or less (14% or 3.3 million). The proportion of all households living in blocks of four to five, six to nine or 10 or more storeys was comparatively small; 4% (908,000), 1% (250,000) and 1% (193,000) respectively, Annex Table 1.1 and Figure 1.1.

² The following characteristics are protected characteristics under The Equality Act 2010: age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, marriage and civil partnership and pregnancy. The English Housing Survey does not collect data on all of these groups.

Figure 1.1: Proportion of households living in flats, by type of block, 2017-18



Base: all households

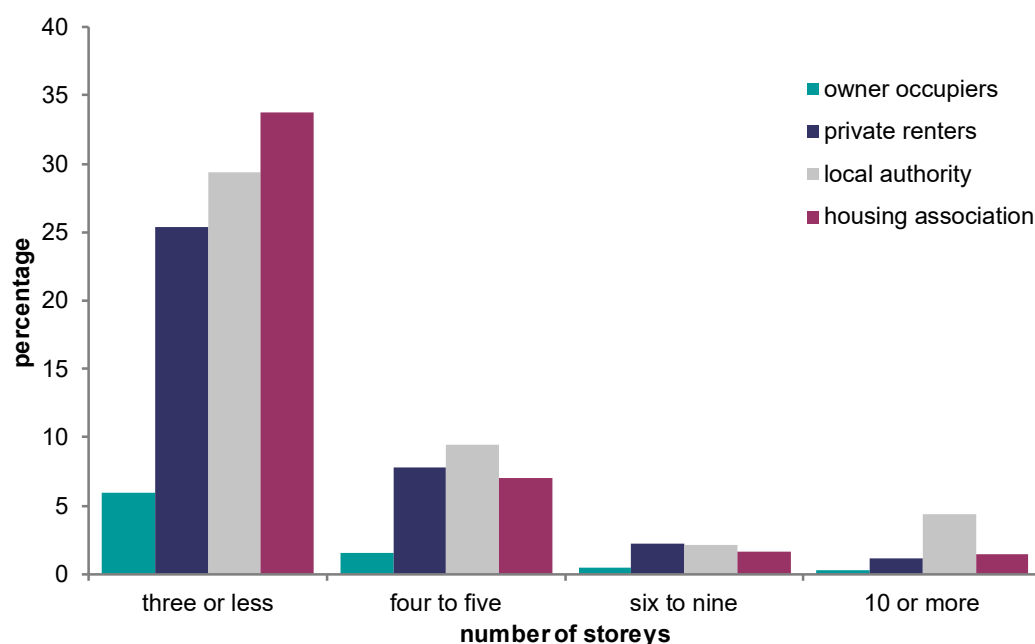
Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, household sub-sample

Tenure

1.5 Owner occupiers were far more likely than renters to live in a house and much less likely to live in a flat (of any kind). Some 92% of owner occupiers lived in a house compared with 63% of private renters and 55% of social renters. Meanwhile, 1% of owner occupiers lived in a high rise flat, compared with 3% of private renters and 4% of social renters, Annex Table 1.1 and Figure 1.2.

Figure 1.2: Proportion of households living in flats, by type of block and tenure, 2017-18



Base: all households

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, household sub-sample

Demographic and economic characteristics

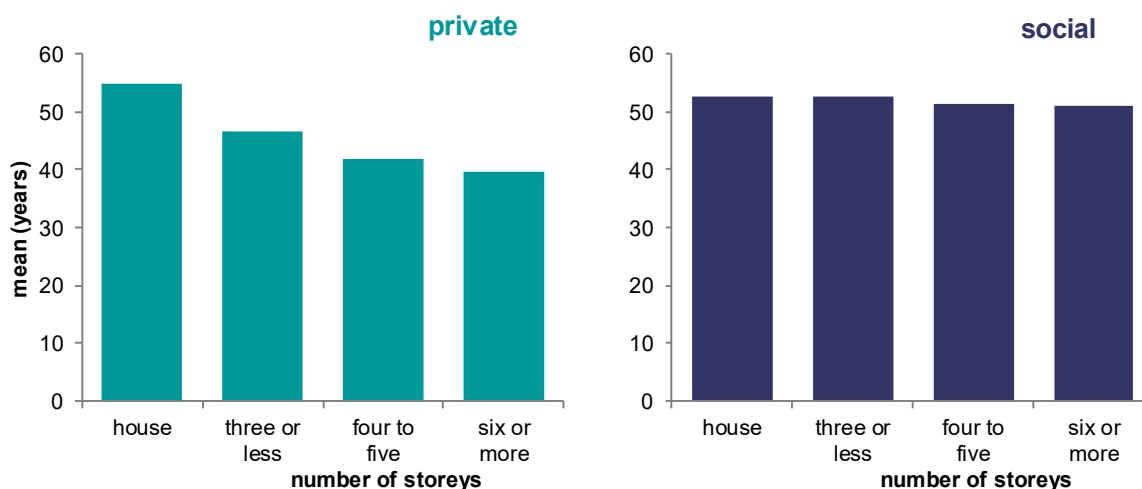
1.6 In this section, the demographic and economic profile of the household reference person (HRP) is explored in more detail. The HRP is the 'householder' in whose name the accommodation is owned or rented (see the glossary for further information).

Age

1.7 Those who live in flats tend to be younger than those who live in houses. The average (mean) age of the HRP in houses was 54.5 years, compared with 49.0 years for flats in blocks of three storeys or less, 45.1 years for four to five storeys, 42.3 years for six to nine storeys and 46.4 years for 10 or more storeys, Annex Table 1.4.

1.8 The overall trend for the average age of the HRP by dwelling type was similar for households living in the private sector, for example, the mean age of those in houses was 54.8 years compared with 39.5 years for those living in all high rise flats. Among social renters, however, the average age of the HRP was more similar across all types of dwelling, Figure 1.3.

Figure 1.3: Average age of HRP, by dwelling type and tenure, 2017-18



Base: all households

Note: underlying data are presented in Annex Table 1.4

Source: English Housing Survey, household sub-sample

1.9 Households with a HRP under 45 years of age, and particularly where the HRP was under 25 years, were less likely to live in a house and much more likely to live in a flat (of any kind) than those aged 45 and over. For example, over half (54%) of households with a HRP aged 16 to 24 lived in a house and 5% lived in a high rise flat, compared with 84% and 1% respectively where the HRP was aged 75 and over, Annex Table 1.1.

1.10 In the private sector the findings tended to mirror those for all households, but among social renters, there were less marked differences in the likelihood of each age group living in a house or a flat irrespective of the number of storeys in the block. The exception was for social renters aged 16 to 24 years; 63% lived in a flat compared with under half of other age groups. However, the youngest households aged 16 to 24 were still equally as likely to live in high rise flats as households aged 75 years or over, Annex Tables 1.2 and 1.3.

1.11 Analysis was also undertaken on the age of the oldest person in the household and the findings were very similar as those for the age of the HRP. While not described in detail here, the full analysis can be found in Annex Table 1.4.

Sex

1.12 Households with a male HRP were slightly more likely to live in a house, and less likely to live in a low rise flat in a block of three storeys or less than households with a female HRP, although there was no difference in the relative likelihood of living in other types of flats. Among households with a male HRP, 81% lived in a house and 13% lived in a flat in a block of three storeys or less, compared with 78% and 16% respectively of female HRPs.

This was observed in the private sector but not in the social sector, Annex Tables 1.1 and 1.2.

- 1.13 In the social rented sector, households with a female HRP were notably more likely to live in a house (60%) and less likely to live in a block of flats of three storeys or less (27%), than households with a male HRP (49% and 38% respectively). For both tenures, there were no differences in the likelihood of male or female HRPs living in higher blocks of flats, Annex Tables 1.2 and 1.3.

Ethnicity

- 1.14 Generally speaking, households with a white HRP were more likely to live in a house and less likely to live in a flat, including high rise flats, than households with a HRP from an ethnic minority background.
- 1.15 Households with a white (82%) or Asian (75%) HRP were more likely to live in a house than households with a other ethnic minority (52%) or black (48%) HRP. In contrast, just 1% of white HRP households lived in high rise flats, compared with 3% of Asian and 7% each of black and other ethnic minority HRP households, Annex Table 1.1.
- 1.16 The findings were slightly different for social renters. Although white HRP social renters were generally more likely to live in a house and less likely to live in flats in blocks above three storeys, there were no differences in the likelihood of any minority ethnic group living in flats in blocks of three or less storeys, Annex Table 1.3.

Disability and long-term illness

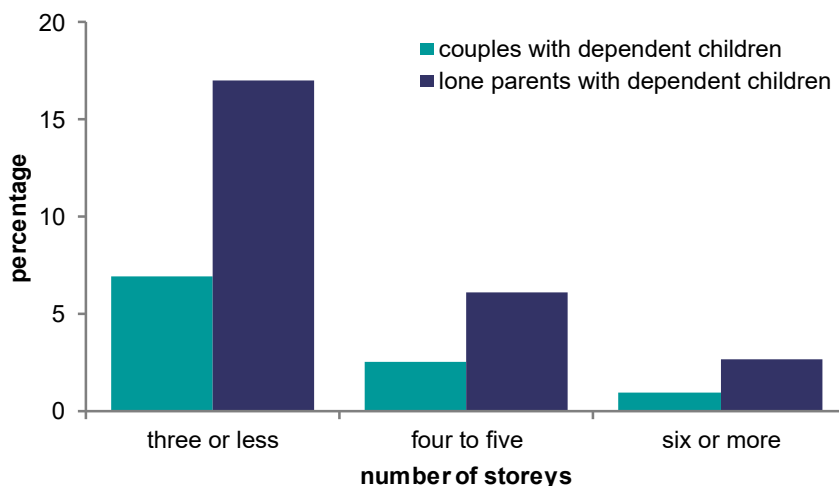
- 1.17 There were some differences in the likelihood of living in each dwelling type according to whether the household included someone with a long-term illness or disability. Households with someone who had a long-term illness or disability were more likely to live in low rise flats in blocks of three storeys or less (15%), and less likely to live in a flats in a block of either four to five (3%) or six to nine storeys (less than 1%), compared with other households (14%, 4% and 1% respectively). There was, however, no difference in the likelihood of living in a house or high rise flats in blocks of 10 or more storeys between either type of household, Annex Table 1.1
- 1.18 Households with a wheelchair user³ were generally no more or less likely to live in low or high rise flats, than households with no wheelchair user, Annex Table 1.1.

³ Includes households where at least one member of the household uses a wheelchair inside and/or outside their home.

Household type

- 1.19 The main focus of this section is on households with dependent children and whether they were more or less likely to live in high rise flats.
- 1.20 In general, households with at least one dependent child were less likely to live in a flat than households with no dependent children. Overall, 14% of households with dependent children lived in flats, including 1% who lived in high rise flats. The proportions for households without dependent children were 23% and 2% respectively, Annex Table 1.1.
- 1.21 While in the private sector, households with dependent children were less likely to live in a flat (of any kind), this was not the case for such households in the social rented sector. Social renters with dependent children were just as likely as those without children to live in blocks of four or more storeys (including high rises), Annex Tables 1.2 and 1.3.
- 1.22 There were some variations between couples and lone parents with dependent children. Couples with dependent children were among the least likely household type to live in flats (10%), while around a quarter of lone parents with dependent children (26%) resided in flats. Lone parents were notably more likely to live both low rise (23%) and high rise flats (3%) than couples with dependent children (9% and 1% respectively), Figure 1.4.

Figure 1.4: Proportion of households with dependent children living in flats, by type of block, 2017-18



Base: all households with dependent children

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, household sub-sample

- 1.23 Single person households aged under 60, were generally more likely to live in flats (49%), particularly those in blocks of four or more storeys (13%), than any other household types, Annex Table 1.1.

Economic status and income

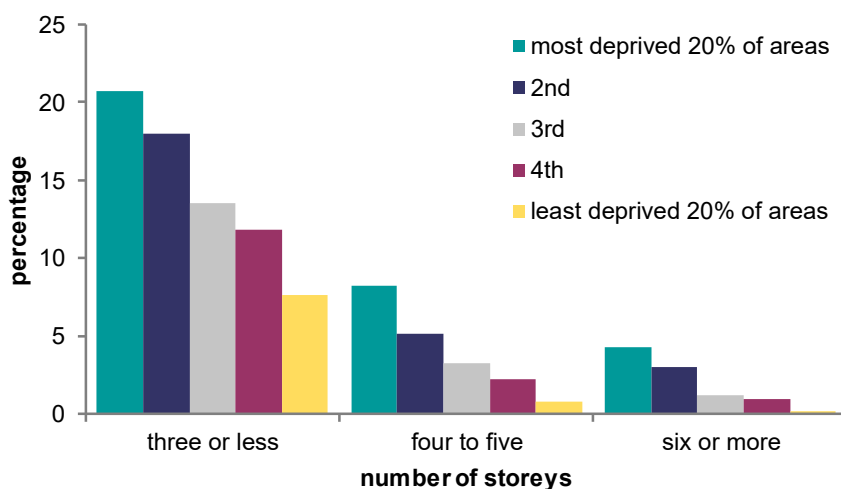
- 1.24 There were some variations in the likelihood of living in each type of home by economic status. For example, households with a retired HRP and those households in full-time or part-time work were less likely to live in a flat than other households (unemployed, full-time education, and other inactive households), Annex Table 1.1.
- 1.25 Those in full-time employment were just as likely to live in high rise flats, as those in part-time employment, without employment or other inactive households. Although the data suggest that those in full-time education were the most prevalent group living in blocks of four or more storeys, many of these differences were not statistically significant.
- 1.26 Overall, those with lower incomes were slightly less likely to live in a house and more likely to live in a three or less storey block than other households. Around three quarters (77%) of households with relatively low incomes lived in a house, and 18% lived in flats in blocks of three or less storeys compared with 80% and 14% respectively of other households, Annex Table 1.1.
- 1.27 In the social sector, households with less income were less likely to live in flats in blocks of four to five storeys (6%) than other households (9%), Annex Tables 1.2 and 1.3.

Deprivation

- 1.28 Households in the 20% most deprived areas of England⁴, were more likely to live in flats (of any kind), than households living in all other areas, bar those households in the 2nd quintile of most deprived areas, who were equally likely to live in high rise flats.
- 1.29 Among households in the 20% most deprived areas, 67% lived in a house, 21% resided in a three or less storey block, 8% in a four to five storey block and 4% in a high rise flat. In marked contrast, among those in the 20% least deprived areas, 91% lived in a house, 8% lived three or less storey block, 1% lived in a four to five storey block and less than 1% lived in a high rise flat, Figure 1.5.

⁴ Based on IMD 2015. See the glossary for further information.

Figure 1.5: Proportion of households living in flats, by area level deprivation and type of block, 2017-18



Base: all households

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, household sub-sample

1.30 Further area-level analysis (based on ACORN) can be found in Annex Tables 1.1, 1.2 and 1.3.

Household size and overcrowding⁵

1.31 The average (mean) size of households living in houses was 2.5 people, higher than both low rise and high rise flats (which each have an average household size of 1.8 and 1.9 people respectively), which is not surprising as houses are generally bigger, Annex Table 1.1.

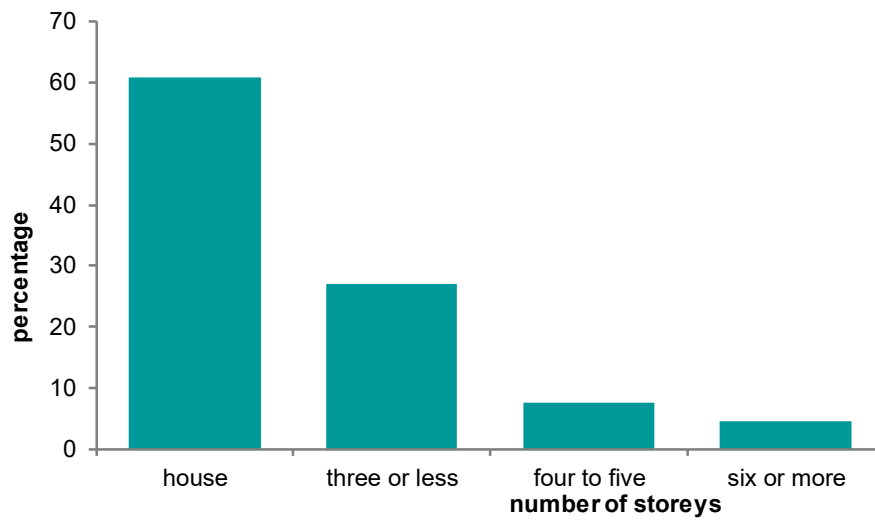
1.32 In 2017-18, approximately 708,000⁶ households lived in an overcrowded home. Six in ten (61%) overcrowded households lived in houses. The remainder lived in flats (35% in low rise flats; 5% in high rise flats)⁷, Figure 1.6.

⁵ A household is overcrowded if it has fewer bedrooms available than the number needed according to the bedroom standard. See glossary for further information.

⁶ The number of overcrowded households reported here differs from the EHS 2017-18 Headline Report (746,000). The headline report figure is based on all households that had taken part in the EHS interview survey. The numbers reported in this report are based on households that had taken part in both the EHS interview and physical surveys.

⁷ Percentages do not sum to 100% due to rounding.

Figure 1.6: Distribution of overcrowded households, by dwelling type, 2017-18



Base: all overcrowded households

Note: underlying data are presented in Annex Table 1.1

Source: English Housing Survey, household sub-sample

Chapter 2

Well-being

- 2.1 This chapter examines whether an individual's well-being varies according to the type and condition of dwelling in which they live, e.g. do people who live in houses have higher or lower well-being than people who live in flats? This is done using the average life satisfaction scores provided as part of the interview survey⁸. A number of measures of housing conditions are examined: Decent Homes Standard, HHSRS Category 1 hazards, damp, disrepair and energy efficiency. It also examines the extent to which well-being varies by tenure.
- 2.2 Throughout the chapter there is a focus on the average life satisfaction score among those who live in high rise flats (flats in a block of six or more storeys) and whether this differs from those who live in houses and low rise flats. As the number of households living in high rise flats is relatively small, as in the previous chapter, the analysis is based on data collected over three years (2015-16, 2016-17 and 2017-18), but for ease of reporting is referred to as '2017-18'.

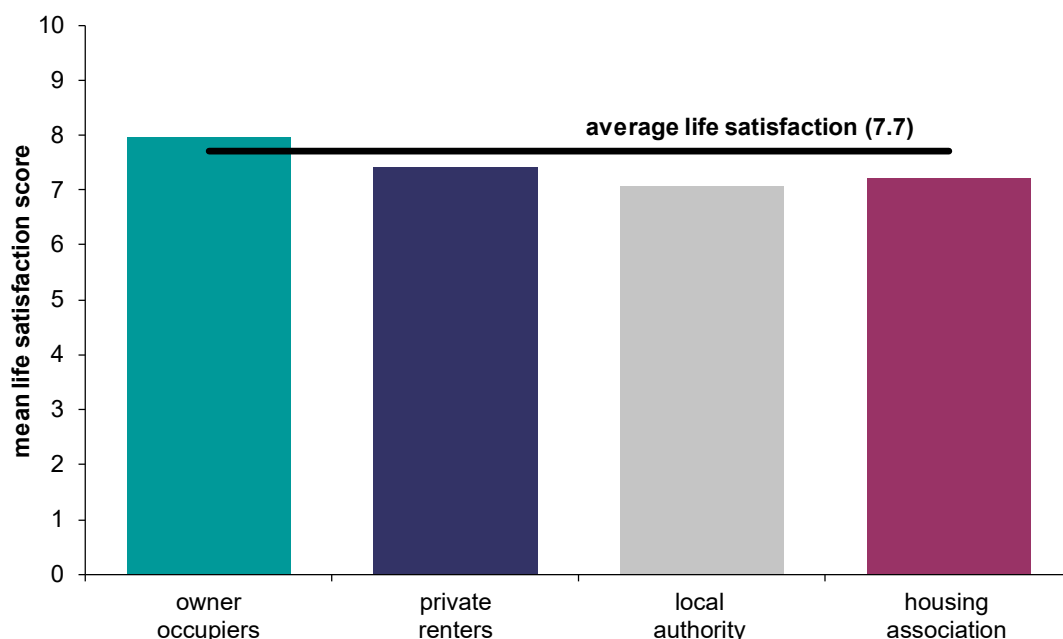
Tenure

- 2.3 In 2017-18, average (mean) life satisfaction was 7.7⁹ (out of ten), although this varied by tenure. The average life satisfaction score was highest for owner occupiers (8.0), higher than the average for private (7.4) and social (7.2) renters, Figure 2.1.

⁸ There are four measures of personal well-being in the English Housing Survey. The analysis in this chapter is based on one of these questions: *Overall, how satisfied are you with your life nowadays?* Respondents are asked to give their answers on a scale of 0 to 10 where 0 is 'not at all' and 10 is 'completely'. Results are presented as an average score out of 10 and referred to throughout this report as 'life satisfaction'.

⁹ This score is different from that reported in the EHS 2017-18 Headline Report. This is because Headline Report findings are based on a single year of data. Analysis in this report is based on three years of data.

Figure 2.1: Mean life satisfaction score, by tenure, 2017-18



Base: all household reference persons

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, household sub-sample

2.4 The findings may suggest that there is a direct relationship between life satisfaction and tenure. There are however, important differences in the types of households that typically live in each tenure and these differences may be related to life satisfaction. For example, social renters are more likely to be unemployed or 'other inactive' (which includes long-term carers and those with a long-term illness or disability) than owner occupiers and private renters¹⁰.

Dwelling type

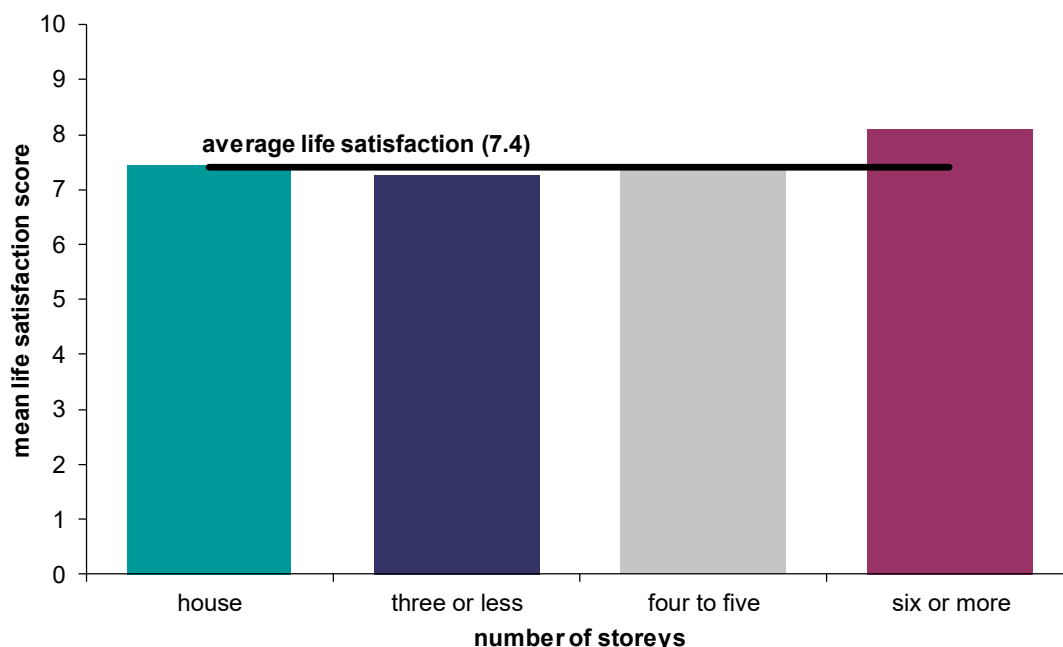
2.5 The average life satisfaction score varied by dwelling type. Those who lived in houses had, on average, higher well-being (7.8) than those who lived in low rise flats in blocks of three storeys or less (7.3) or four to five storeys (7.4). Meanwhile, those who lived in high rise flats had a higher average life satisfaction score (7.6) than those who lived in low rise blocks of flats of three storeys or less (7.3), Annex Table 2.1.

2.6 For owner occupiers, well-being did not vary by dwelling type, but this was not the case for private renters. Private renters living in high rise flats had higher

¹⁰ English Housing Survey Headline Report, 2017-18: <https://www.gov.uk/government/statistics/english-housing-survey-2017-to-2018-headline-report> (AT1.3 and AT1.23). The predictors of well-being were explored in more detail in the English Housing Survey Housing and Well-being Report, 2014: <https://www.gov.uk/government/statistics/english-housing-survey-2014-housing-and-well-being-report>.

average life satisfaction (8.1), than all other private renters, including those living in houses (7.4), Figure 2.2.

Figure 2.2: Mean life satisfaction score of private renters, by dwelling type, 2017-18



Base: all household reference persons in the private rented sector
Note: underlying data are presented in Annex Table 2.1
Source: English Housing Survey, household sub-sample

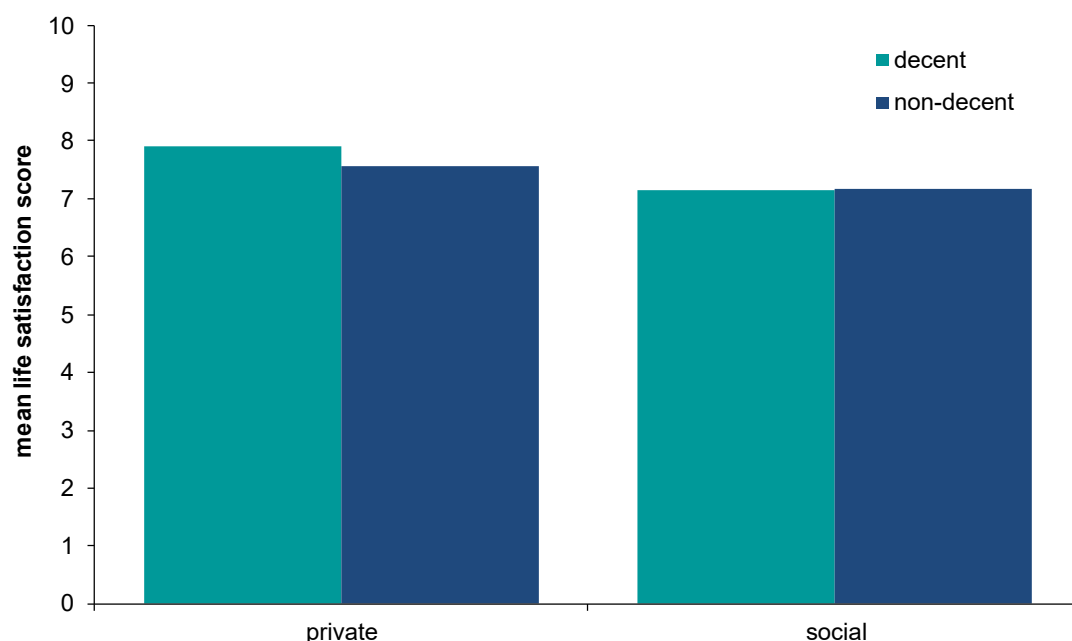
2.7 The findings for social renters were more similar to owner occupiers with one exception; life satisfaction was higher, on average, for social renters living in houses (7.2) than those living in flats located in blocks of three storeys or less (7.0).

Decent Homes¹¹

2.8 Overall, those who lived in homes that met the Decent Homes Standard had, on average, higher life satisfaction (7.8) than those who lived in non-decent homes (7.5). While this was observed in the private sector (average life satisfaction score of 7.9 for those in decent homes compared with 7.6 for those in non-decent homes) in the social sector, well-being did not vary according to whether or not the home was decent, Figure 2.3.

¹¹ See the glossary for more detail on the Decent Homes Standard.

Figure 2.3: Mean life satisfaction score, by decent homes and tenure, 2017-18



Base: all household reference persons
Note: underlying data are presented in Annex Table 2.1
Source: English Housing Survey, household sub-sample

2.9 On average, those living in houses and low rise flats had higher life satisfaction if their home met the Decent Homes Standard than those living in non-decent homes of the same type. This was not the case for those living in high rise flats where average life satisfaction was similar for decent and non-decent homes¹², Annex Table 2.2

HHSRS¹³

2.10 Analysis was also undertaken according to whether the home had a HHSRS Category 1 hazard. The findings were similar to those found for decent homes, and overall, those living in homes with a Category 1 hazard reported lower average life satisfaction (7.5) than those living in homes without such hazards (7.7). While not described in detail here, the full analysis can be found in Annex Tables 2.1 and 2.2.

Damp

2.11 Overall, those who lived in homes without damp problems had a higher average life satisfaction than those who lived in homes with damp problems (7.7 compared with 7.3). As the number of people who lived in homes with

¹² Apparent differences are not statistically significant.

¹³ See the glossary for more detail on the HHSRS.

damp problems was relatively small (897,000 or 4% of homes¹⁴), no further analysis is reported here, Annex Table 2.1.

Disrepair

- 2.12 To provide comparative levels of disrepair for each tenure, the following analysis uses standardised basic repair costs in square metres (£/m²)¹⁵.
- 2.13 Overall, those who lived in homes that did not require any repairs had, on average, higher life satisfaction (7.9) than those who lived in homes with disrepair. Similarly, those with repair costs greater than zero but less than £20/m² reported higher life satisfaction (7.7), than those with higher repair costs; £20-£35/m² (7.5), £35/m² or over (7.4). A similar pattern was observed across all tenures. However, social renters with no repair costs did not have a higher average life satisfaction score than those with repair costs greater than zero but less than £20/m², Annex Table 2.1.
- 2.14 Those with no repair costs who lived in houses, low rises of three storeys or less or four to five storeys had higher average life satisfaction scores than those with repair costs in the same types of dwelling. However, the level of disrepair did not significantly impact life satisfaction for those living in high rise flats¹⁶, Annex Table 2.2.

Energy efficiency rating (EER/SAP bands)¹⁷

- 2.15 This section examines whether an individual's well-being varies according to the energy efficiency of the home in which they live. Energy efficiency is assessed using the SAP energy efficiency rating (EER) bands A to C, D, E and F or G.
- 2.16 Overall there was no difference in reported life satisfaction between the EER bands. This was true for owner occupiers and social renters. However, the trend was different for private renters. Private renters living in the most energy efficient homes with an A to C rating, had, on average, higher life satisfaction (7.7) than those who lived in less energy efficient homes. In contrast, those who lived in homes with the poorest energy efficiency (EER bands F or G) reported lower life satisfaction (6.7) than all other HRPs, Annex Table 2.1.
- 2.17 Overall the energy efficiency rating of the homes did not significantly impact on life satisfaction according to the type of home. There was one notable exception; those in low rise flats in blocks of three or less storeys had markedly lower life satisfaction, on average, if they lived in the least energy

¹⁴ English Housing Survey Headline Report, 2017-18: <https://www.gov.uk/government/statistics/english-housing-survey-2017-to-2018-headline-report> (AT2.4).

¹⁵ See the glossary for more detail on how repair costs are calculated.

¹⁶ The apparent differences among those who live in high rise flats are not statistically significant.

¹⁷ See the glossary for more detail on SAP and EER bands.

efficient homes (EER bands F or G) (6.3 compared with around 7.4 for other EER ratings), Annex Table 2.2.

Technical notes and glossary

Technical notes

1. Results for this report are based on data collected over three survey years (2015-16, 2016-17 and 2017-18) but which, for ease of reporting, are referred to as 2017-18. All 18,017 households included in the sample took part in a face-to-face interview and had a physical inspection of their property. Vacant dwellings and households which only took part in the interview survey were excluded from the analysis. Throughout the report, this is referred to as the 'household sub-sample'.
2. The reliability of the results of sample surveys, including the English Housing Survey, is positively related to the unweighted sample size. Results based on small sample sizes should therefore be treated as indicative only because inference about the national picture cannot be drawn. To alert readers to those results, percentages based on a row or column total with unweighted total sample size of less than 30 are italicised. To safeguard against data disclosure, the cell contents of cells where the cell count is less than 5 are replaced with a "u".
3. Where comparative statements have been made in the text, these have been significance tested to a 95% confidence level. This means we are 95% confident that the statements we are making are true.
4. Additional annex tables, including the data underlying the figures and charts in this report are published on the website: <https://www.gov.uk/government/collections/english-housing-survey> alongside many supplementary live tables, which are updated each year but are too numerous to include in our reports. Further information on the technical details of the survey, and information and past reports on the Survey of English Housing and the English House Condition Survey, can also be accessed via this link.

Glossary

Basic repair costs: 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. See Chapter 5, Annex 5 of the Technical Report for more information about how these are calculated and assumptions made.

Bedroom standard: The 'bedroom standard' is used by government 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.

Households are said to be overcrowded if they have fewer bedrooms available than the notional number needed. Households are said to be under-occupying if they have two or more bedrooms more than the notional needed.

Category 1 hazard: The most serious type of hazard under the Housing Health and Safety Rating System (HHSRS). Where such a hazard exists the dwelling fails to reach the statutory minimum standard for housing in England.

Decent home: A home that meets all of the following four criteria:

- it meets the current statutory minimum standard for housing as set out in the Housing Health and Safety Rating System (HHSRS – see below).
- it 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).
- it 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).
- it 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*, Department for Communities and Local Government, June 2006¹⁸.

Dwelling: A unit of accommodation which may comprise one or more household spaces (a household space is the accommodation used or available for use by an individual household). A dwelling may be classified as shared or unshared. A dwelling is shared if:

¹⁸ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

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- the household spaces it contains are 'part of a converted or shared house', or
 - not all of the rooms (including kitchen, bathroom and toilet, if any) are behind a door that only that household can use, and
 - there is at least one other such household space at the same address with which it can be combined to form the shared dwelling.

Dwellings that do not meet these conditions are unshared dwellings.

The EHS definition of dwelling is consistent with the Census 2011.

Dwelling type: Dwellings are classified, on the basis of the surveyor's inspection, into the following categories:

- **small terraced house:** a house with a total floor area of less than 70m² forming part of a block where at least one house is attached to two or more other houses. The total floor area is measured using the original EHS definition of useable floor area, used in EHS reports up to and including the 2012 reports. That definition tends to yield a smaller floor area compared with the definition that is aligned with the Nationally Described Space Standard and used on the EHS since 2013. As a result of the difference between the two definitions, some small terraced houses are reported in the 2014 Housing Supply Report as having more than 70m².
- **medium/large terraced house:** a house with a total floor area of 70m² or more forming part of a block where at least one house is attached to two or more other houses. The total floor area is measured using the original EHS definition of useable floor area which tends to yield a small floor area compared with the definition used on the EHS since 2013.
- **end terraced house:** a house attached to one other house only in a block where at least one house is attached to two or more other houses.
- **mid terraced house:** a house attached to two other houses in a block.
- **semi-detached house:** a house that is attached to just one other in a block of two.
- **detached house:** a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.).
- **bungalow:** a house with all of the habitable accommodation on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses.
- **converted flat:** a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (such as corner shops).

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- **purpose built flat, low rise:** a flat in a purpose built block less than six storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes.
 - **purpose built flat, high rise:** a flat in a purpose built block of at least six storeys high.

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

- **working full-time/part-time:** full-time work is defined as 30 or more hours per week. Part-time work is fewer 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).
- **unemployed:** this category covers people who were registered unemployed or not registered unemployed but seeking work.
- **retired:** this category includes all those over the state pension age who reported being retired as well as some other activity. For men the SPA is 65 and for women it is 60 if they were born before 6th April 1950. For women born on or after the 6th April 1950, the state pension age has increased incrementally since April 2010¹⁹.
- **full-time education:** education undertaken in pursuit of a course, where an average of more than 12 hours per week is spent during term time.
- **other inactive:** all others; they include people who were permanently sick or disabled, those looking after the family or home and any other activity.

On occasions, **full-time education** and **other inactive** are combined and described as **other economically inactive**.

Energy efficiency rating (EER)/SAP bands: The 1-100 EER/SAP 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 (i.e. the most efficient band) and Band G rating represents high energy costs (the least efficient band). The break points in SAP (see below) used for 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)

¹⁹ For further information see: www.gov.uk/browse/working/state-pension

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- Band G (1–20)

Ethnicity: Classification according to respondents' own perceived ethnic group.

Ethnic minority background is used throughout the report to refer to those respondents who do not identify as White.

The classification of ethnic group used in the EHS is consistent with the 2011 Census. Respondents are classified as White if they answer one of the following four options:

- English / Welsh / Scottish / Northern Irish / British
- Irish
- Gypsy or Irish Traveller
- Any Other White background

Otherwise, they are classified as being from an ethnic minority background.

Full-time education: Full-time education is education undertaken in pursuit of a course, where an average of more than 12 hours per week is spent during term time.

Household: One person or a group of people (not necessarily related) who have the accommodation as their only or main residence, and (for a group) share cooking facilities and share a living room or sitting room or dining area.

The EHS definition of household is slightly different from the definition used in the 2011 Census. Unlike the EHS, the 2011 Census did not limit household membership to people who had the accommodation as their only or main residence. The EHS included that restriction because it asks respondents about their second homes, the unit of data collection on the EHS, therefore, needs to include only those people who have the accommodation as their only or main residence.

Household reference person (HRP): The person in whose name the dwelling is owned or rented or who is otherwise responsible for the accommodation. In the case of joint owners and tenants, the person with the highest income is taken as the HRP. Where incomes are equal, the older is taken as the HRP. This procedure increases the likelihood that the HRP better characterises the household's social and economic position. The EHS definition of HRP is not consistent with the Census 2011, in which the HRP is chosen on basis of their economic activity. Where economic activity is the same, the older is taken as HRP, or if they are the same age, HRP is the first listed on the questionnaire.

Household type: The main classification of household type uses the following categories; some categories may be split or combined in different tables:

- couple no dependent child(ren)
- couple with dependent child(ren)
- couple with dependent and independent child(ren)

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- couple with independent child(ren)
 - lone parent with dependent child(ren)
 - lone parent with dependent and independent child(ren)
 - lone parent with independent child(ren)
 - two or more families
 - lone person sharing with other lone persons
 - one male
 - one female

Housing Health and Safety Rating System (HHSRS): 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 assessment²⁰ 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 1,000 or more) are considered to pose Category 1 hazards. Local authorities have a duty to act where Category 1 hazards are present, and 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 Conditions²¹ for a list of the hazards covered.

Indices of deprivation: the English indices of deprivation 2015 are based on 37 separate indicators, organised across seven distinct domains of deprivation which are combined, using appropriate weights, to calculate the Index of Multiple Deprivation 2015 (IMD 2015). The seven domains are:

- Income deprivation
- Employment deprivation
- Health deprivation and disability
- Education, skills and training deprivation

²⁰ <https://www.gov.uk/government/collections/housing-health-and-safety-rating-system-hhsrs-guidance>

²¹ <https://www.gov.uk/government/publications/english-housing-survey-technical-advice>

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- Crime
 - Barriers to housing and services
 - Living environment deprivation

This is an overall measure of multiple deprivation experienced by people living in an area and is calculated for every Lower layer Super Output Area (LSOA), or neighbourhood, in England. Every such neighbourhood in England is ranked according to its level of deprivation relative to that of other areas²².

Long-term limiting illness: This is consistent with the core definition of disability under the Equality Act 2010. A person is considered to have a disability if they have a long-standing illness, disability or impairment which causes substantial difficulty with day-to-day activities.

Overcrowding: Households are said to be overcrowded if they have fewer bedrooms available than the notional number needed according to the bedroom standard definition. See bedroom standard.

Tenure: In this report, households are typically grouped into three broad categories known as tenures: owner occupiers, social renters and private renters. The tenure defines the conditions under which the home is occupied, whether it is owned or rented, and if rented, who the landlord is and on what financial and legal terms the let is agreed.

- **owner occupiers:** households in accommodation which they either own outright, are buying with a mortgage or as part of a shared ownership scheme.
- **social renters:** this category includes households renting from Local Authorities (including Arms' Length Management Organisations (ALMOs) and Housing Action Trusts) and Housing Associations, Local Housing Companies, co-operatives and charitable trusts.

A significant number of Housing Association tenants wrongly report that they are Local Authority tenants. The most common reason for this is that their home used to be owned by the Local Authority, and although ownership was transferred to a Housing Association, the tenant still reports that their landlord is the Local Authority. There are also some Local Authority tenants who wrongly report that they are Housing Association tenants. Data from the EHS for 2008-09 onwards incorporate a correction for the great majority of such cases in order to provide a reasonably accurate split of the social rented category.

- **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).

²² <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

In accordance with the Statistics and Registration Service Act 2007 the United Kingdom Statistics Authority has designated these statistics as National Statistics, signifying that they are fully compliant with the Code of Practice for Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

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