

English Housing Survey 2018-19

Size of English homes

Usable floor area is the internal floor area within the footprint of the dwelling. It includes all rooms, the area under internal partition walls, circulation space and stairs. Loft space is included if habitable, and has fixed stair access. Integral garages and balconies are excluded.



Dwelling type

The average total floor area of a dwelling was 94m².



97m²

Semi-detached



65m²

Converted flats



149m²

Detached



58m²

Purpose-built flats



88m²

Terraced



77m²

Bungalows

Tenure

On average, owner occupied dwellings were larger than rented dwellings.

108m²

Owner occupied dwellings

(111m² for houses and 67m² for flats)

75m²

Private rented dwellings

(85m² for houses and 59m² for flats)

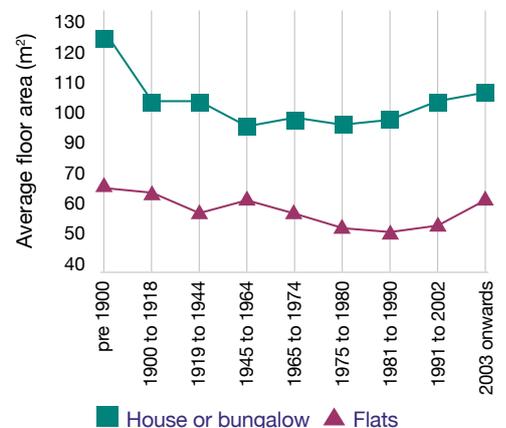
66m²

Social sector dwellings

(74m² for houses and 55m² for flats)

Dwelling age

Overall, newer homes were not smaller than older homes. Older dwellings were significantly more likely to have been converted and/or extended since originally built.



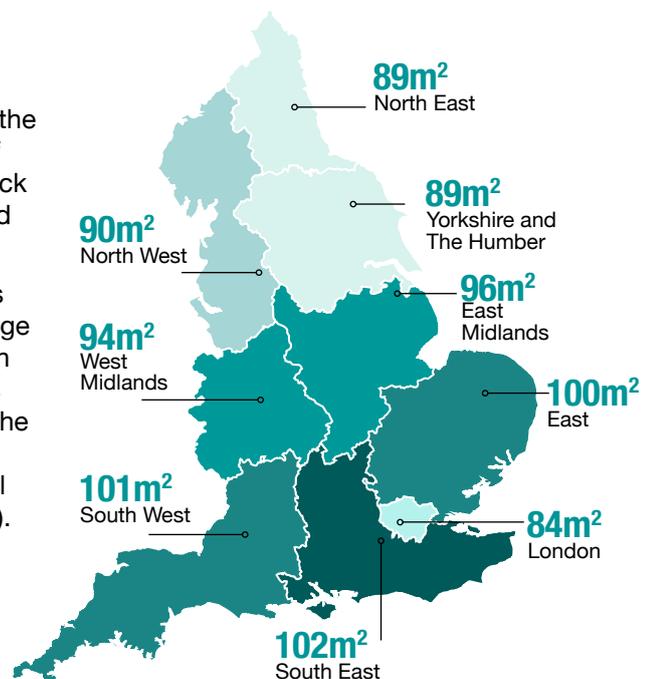
Region

Dwellings in London had the smallest average floor area (84m²), likely due to the higher prevalence of flats (49% of the stock in London comprised of flats).

Homes in rural areas were larger on average (123m²) than those in city and urban areas (80m²) likely due to the higher proportion of houses (95% of rural homes were houses).

Homes in suburban areas were 91m² on average.

Average floor area by region



Note: for additional data on the size of English homes, see the annex tables published alongside this fact sheet.



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Plot size

The EHS records a number of details relating to the land immediately surrounding a dwelling, referred to as the dwelling's plot. The plot may be private (exclusive access) or shared. The plot may consist of hard landscaping, soft landscaping, or a combination. **83%** had a private plot (for the sole use of the dwelling), and a further **15%** had a plot shared with other dwellings. **2%** (374,000) had no private or shared plot.

Dwelling type

Almost all houses (99%) had private plots while most flats (74%) had shared plots.

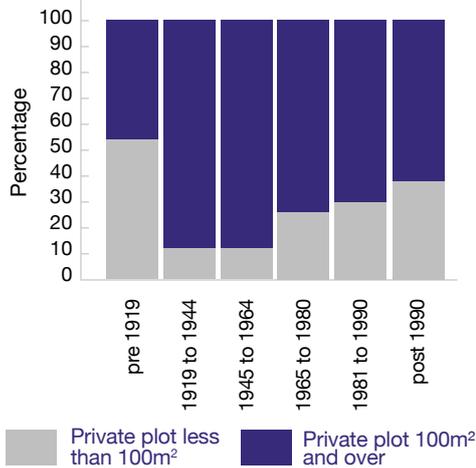
Among houses, terraced homes were most likely to have the smallest private plots (more than half had plots less than 100m²).

Detached houses were most likely to have large private plots (97% had plots of 100m² and over).

Private plots 100m² and over



Plot size by dwelling age



Dwelling age

Homes built before 1919 were most likely to have smallest private plots (54% were less than 100m²).

Homes built between 1919 to 1944 and 1945 to 1964 were most likely to have a private plot, and these were generally the largest (86% to 87% of these were 100m² and over).

Those built after 1990 were least likely to have a private plot (72%) and in recent years an increasing proportion were built with smaller plots.

Tenure

Owner occupied dwellings were more likely to have private plots (94%) than other tenures and these were most likely to be larger (78% were 100m² and over).

Private rented homes were more likely to have private plots (69%) than social rented homes but these were more likely to be smaller (51% were less than 100m²).

Social rented homes were the least likely to have a private plot (62%). However, some 60% of social rented homes with private plots were 100m² and over.



Region

Dwellings in London (61%) were much less likely to have a private plot than other regions (87%).

Where private plots existed, they were more likely to be smaller in the North East and London (40% and 42% respectively were less than 100m²) than in other regions.

