



Ministry of Housing,
Communities &
Local Government



English Housing Survey

Headline Report, 2019-20



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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. This report provides the findings from the 2019-20 survey.
2. This report is split into two sections. The first, on households, covers tenure (owner occupation and the social and private rented sectors) and the demographic and economic characteristics of the people who live in the three tenures. It then explores how affordability varies between tenures and how this has changed over time; buying expectations among renters; average mortgage and rental costs; the extent to which private and social renters claim Housing Benefit to help meet the cost of their rent; and rates of mortgage and rent arrears. Rates of overcrowding and under-occupation by tenure are then examined, followed by analysis of well-being and loneliness and the extent to which this varies by tenure.
3. The second section, on homes, provides an overview of the housing stock in England including: the age, size, and type of home; energy efficiency of the housing stock; decent homes; homes affected by damp and mould; and smoke alarms. Additional annex tables provide further detail to that covered in the main body of the report.
4. This is the first release of data from the 2019-20 survey. The report will be followed up with a series of more detailed topic reports in July 2021.

Main findings

While owner occupation rates did not increase between 2018-19 and 2019-20, rates are up from 2016-17.

- Of the estimated 23.8 million households in England, 15.4 million or 65% were owner occupiers in 2019-20, unchanged from 2018-19 but an increase from 63% in 2016-17. The last time 65% of households were owner occupiers was 2012-13.
- Since 2013-14 there have been more outright owners than mortgagors (i.e. households with a mortgage). In 2019-20, 35% of households were outright owners while 30% were buying with a mortgage.
- The increase in owner occupation between 2016-17 and 2019-20 can be explained by an increase in owner occupation outside of London (65% to 67%) and an increase in mortgagors in London (from 22% to 26%).

The proportion of households in the private rented sector has decreased since 2016-17 but did not change between 2018-19 and 2019-20.

- In 2019-20, the private rented sector accounted for 4.4 million or 19% of households in England, unchanged from 2018-19, but lower than in 2016-17 (20%). This is largely explained by a decrease in the proportion of households in the private rented sector outside of London from its peak of 19% in 2016-17 to 17% in 2019-20. Renting is more prevalent in London and 28% of households lived in the private rented sector in 2019-20.

The proportion of households in the social rented sector has not changed for more than a decade.

- The social rented sector, at 4.0 million households (17%), is still the smallest tenure, following a long downward trend which stabilised over the last decade or so. The composition of the social sector has changed over the last decade. In 2009-10, the social rented sector accounted for 17% of households with 9% (1.9 million) renting from housing associations and 8% (1.7 million) renting from local authorities. In 2019-20, 10% (2.4 million) rented from housing associations, and 7% (1.6 million) from local authorities.

Overcrowding remains at the highest rate seen in the social rented sector and has reached its highest level in the private rented sector.

- In 2019-20, 9% of social renters and 7% of private renters lived in overcrowded accommodation. Overcrowding is less prevalent among owner occupiers, 1% of whom live in overcrowded accommodation.
- In the social rented sector, overcrowding has increased from 8% in 2017-18 to its current rate of 9% of households, the highest it has been since 1995-96 when data collection began.
- Overcrowding also increased in the private rented sector, from 6% in 2017-18 to 7% in 2019-20, also the highest it has been since 1995-96.
- The number and proportion of overcrowded households in the owner occupied sector has remained relatively stable over the last 20 years or so.

Over the last 20 years, under-occupation – i.e. having two or more spare bedrooms – increased for owner occupiers and declined for renters. However, under-occupation has increased in the social rented sector in recent years.

- Between 1999-00 and 2019-20 the proportion of owner occupiers living in under-occupied accommodation increased from 43% to 52%. Over the same time period, under-occupation in the social rented sector decreased from 12% to 10% and in the private rented sector from 19% to 15%. However, between 2018-19 and 2019-20, the proportion of social renters living in under-occupied accommodation increased from 8% to 10%. No such increase was observed in the private rented sector.

In general, social renters have lower levels of well-being and are more likely to be lonely than home owners and private renters.

- Personal well-being remained relatively high in 2019-20 and the average life satisfaction score was 7.7 (out of ten), although this varied by tenure and social renters scored lower across all well-being measures. Social renters also had higher levels of anxiety, scoring 3.2 (out of ten) compared with 2.9 for private renters and 2.5 for owner occupiers.
- Overall, 6% of HRP¹s reported that they were lonely often or always. This varied by tenure with social renters more likely to report that they were often or always lonely (12% compared with 4% of owner occupiers and 5% of private renters).

On average, owner occupied homes are larger and are more likely to have outside space than rented homes.

- The average (mean) usable floor area of dwellings in 2019 was 95m². Homes in the social sector tended to be smaller (66m²) than homes in the private rented sector (76m²). Owner occupied homes (108m²) were, on average, larger than social and private rented homes.
- The majority (83%) of dwellings in England had a private plot (for the sole use of the dwelling)² and a further 16% had a plot shared with other dwellings. The remaining 1% did not have a plot at all. This varied widely by tenure.
- A greater proportion of homes in the private rented sector did not have a plot (5% compared with 1% of social homes and 0.5% of owner occupied homes). Meanwhile, shared plots were most prevalent in the social sector: 37% of social homes had a shared plot, compared with 28% of homes in the private rented sector and 6% of owner occupied homes. Most (93%) owner occupied dwellings had a private plot, compared with 67% of homes in the private rented sector and 62% of homes in social rented sector.

There remains a lower proportion of non-decent homes in the social sector than in the private rented and owner occupied sectors.

- In 2019, 12% of dwellings in the social rented sector failed to meet the Decent Homes Standard. This is lower than the proportion of private rented (23%) and owner occupied (16%) homes.

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

² The English Housing Survey 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.

Over the last decade, the proportion of homes with HHSRS Category 1 hazards has declined across all tenures.

- In 2019, 10% of the housing stock had a HHSRS Category 1 hazard, down from 21% in 2009. Such hazards are more prevalent in the private rented sector (13%) than the owner occupied (10%) or social rented sectors (5%).
- While the private rented sector had the highest proportion of homes with a Category 1 hazard, there was a notable decrease in the proportion of stock with such hazards, from 28% in 2009 to 13% in 2019.

The energy efficiency of the English housing stock has continued to improve.

- The energy efficiency of the English housing stock continued to improve. In 2019, the average SAP rating of English dwellings was 65 points, up from 63 points in 2019. This was evident in all tenures apart from local authority dwellings where there was no significant increase.
- The social sector remains more energy efficient than the private sector. In the social rented sector, the majority of dwellings (61%) were in EER bands A to C, compared with 38% of private rented sector dwellings and 36% of owner occupied dwellings.

Acknowledgements and further queries

5. Each year the English Housing Survey relies on the contributions of a large number of people and organisations. The Ministry of Housing, Communities and Local Government (MHCLG) would particularly like to thank the following people and organisations, without whom the 2019-20 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.
6. This report was produced by the EHS team at MHCLG. If you have any queries about it, 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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Section 1

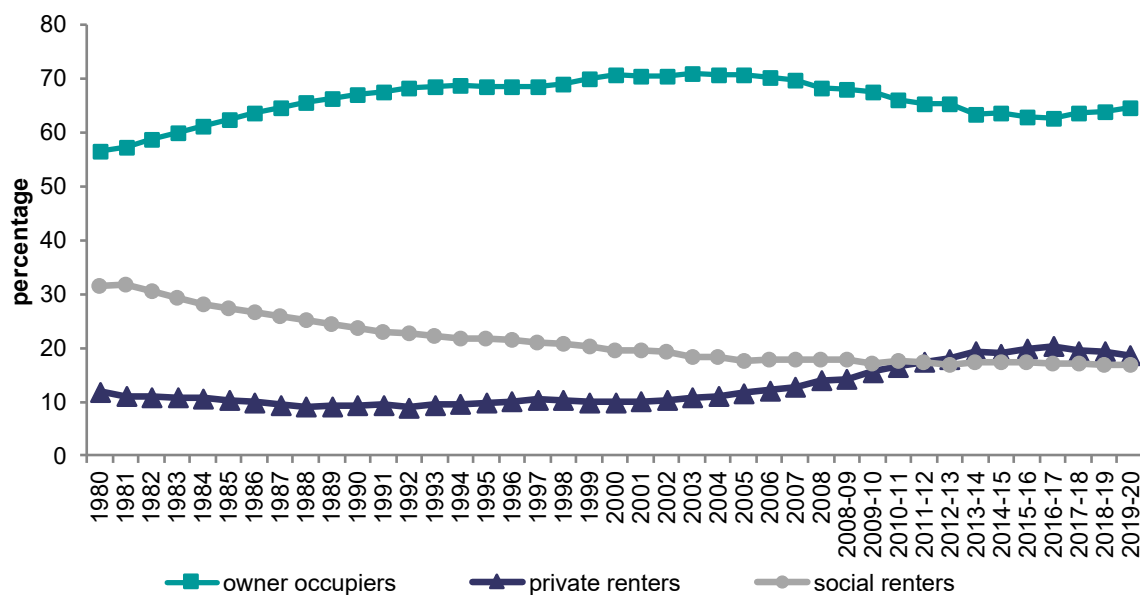
Households

- 1.1 There are three main housing tenures in England: owner occupation and the private and social rented sectors. Owner occupation includes households that own their home outright and households that have a mortgage. The social rented sector includes both local authority and housing association homes.
- 1.2 This section compares the demographic characteristics of the people who live in these three different tenures, how affordability varies between the sectors, and how this varies by region and has changed over time. It also describes the characteristics of first time buyers, including details on how they funded the purchase of their first home.
- 1.3 It then explores housing costs, the extent to which private and social renters claim Housing Benefit to help meet the cost of their rent, and whether households are in rent or mortgage arrears. Savings and buying expectations are then explored. Rates of overcrowding and under-occupation by tenure are then examined, followed by analysis of loneliness and well-being and the extent to which this varies by tenure.

Trends in tenure

- 1.4 In 2019-20, there were an estimated 23.8 million households in England living in self-contained accommodation, Annex Table 1.1. This figure excludes those living in institutional accommodation such as nursing homes or halls of residence.
- 1.5 **Owner occupation** remained the largest tenure group, with 15.4 million households, representing 65% of all households in 2019-20, unchanged from 2018-19 but an increase from 63% in 2016-17, Figure 1.1.
- 1.6 Owner occupation is made up of two distinct groups: outright owners and those buying with a mortgage (referred to throughout this report as 'mortgagors'). Since 2013-14 there have been more outright owners than mortgagors and in 2019-20, 35% of households were outright owners while 30% were buying with a mortgage. The increase in the number and proportion of outright owners is at least partly explained by population ageing, with large numbers of 'baby boomers' reaching retirement age, paying off their mortgages and moving into outright ownership.

Figure 1.1: Trends in tenure (proportions), 1980 to 2019-20



Base: all households

Note: underlying data are presented in Annex Table 1.1

Sources:

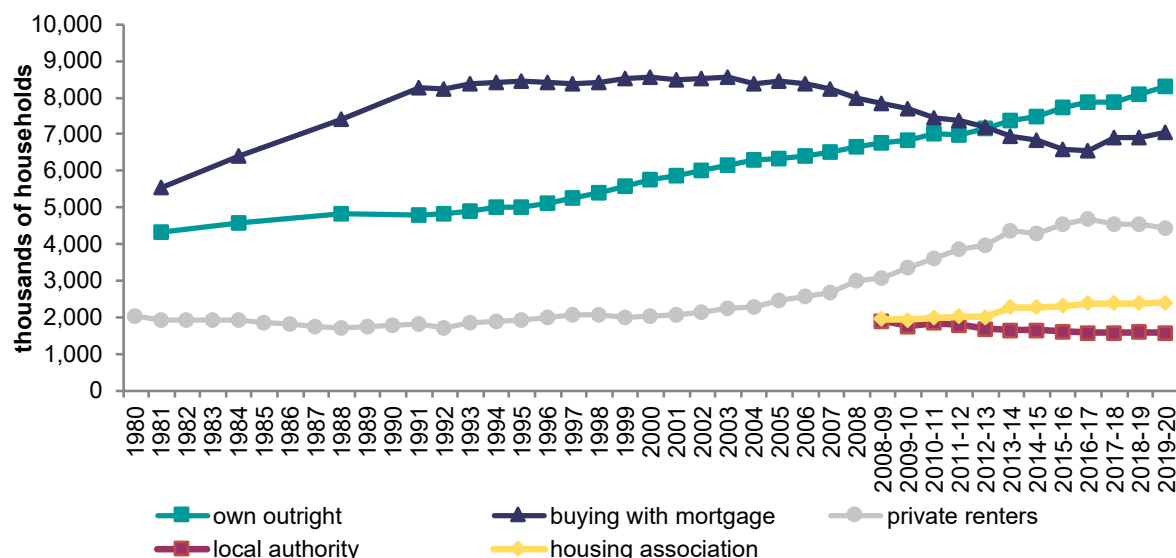
1980 to 1991: DOE Labour Force Survey Housing Trailer;

1992 to 2008: ONS Labour Force Survey;

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

- 1.7 In 2019-20, the **private rented sector** accounted for 4.4 million or 19% of households, no change from 2018-19, but lower than in 2016-17 (20%). Throughout the 1980s and 1990s, the proportion of private rented households was steady at around 9% to 11%. While the sector has doubled in size since the early 2000s, the rate has remained around 19% or 20% since 2013-14.
- 1.8 The **social rented sector**, at 4.0 million households (17%), is the smallest tenure, following a long downward trend which stabilised over the last decade or so.
- 1.9 The composition of the social sector has changed in the last decade. In 2009-10, the social rented sector accounted for 17% of households with 9% (1.9 million) renting from housing associations and 8% (1.7 million) renting from local authorities. In 2019-20, 10% (2.4 million) rented from housing associations, and 7% (1.6 million) from local authorities, Figure 1.2.

Figure 1.2: Trends in tenure (thousands of households), 1980 to 2019-20



Base: all households

Notes:

1) underlying data are presented in Annex Table 1.1

2) separate housing association/local authority estimates are not available prior to 2008-09. This is because a large number of HA tenants wrongly report that they are LA tenants; most commonly because their home used to be owned by the council but had transferred to a housing association. Since 2008-09, an adjustment has been made for this.

Sources:

1980 to 1991: DOE Labour Force Survey Housing Trailer;

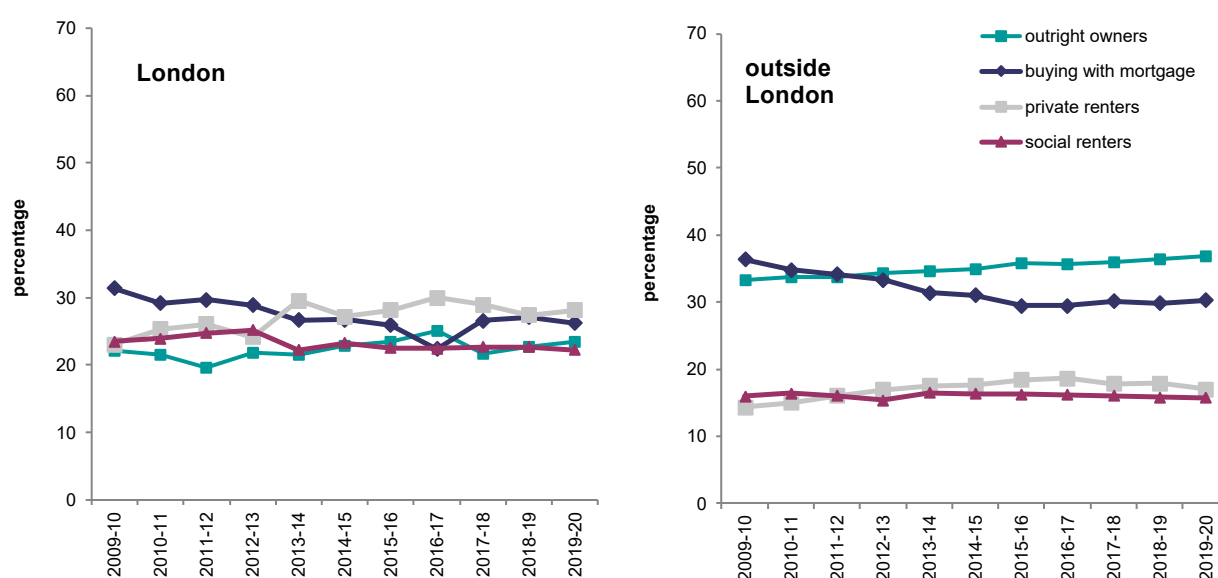
1992 to 2008: ONS Labour Force Survey;

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

- 1.10 When compared with the other English regions, London has a very different tenure profile. Renting was more prevalent and owner occupation (both buying with mortgage and outright owners) was less prevalent in London than in the rest of England.
- 1.11 Over the last ten years, the size of the private rented sector increased inside and outside of London: in London from 23% of households in 2009-10 to 28% in 2019-20, and outside of London from 14% to 17%. Though outside of London, the private rented sector declined in recent years from its peak of 19% in 2016-17. The proportion of households in the social rented sector did not change in either area, Figure 1.3.
- 1.12 Over the same period, there was a decline in the proportion of mortgagors both inside and outside of London. In London, the proportion of mortgagors declined from 31% in 2009-10 to 26% in 2019-20. In the rest of England, the proportion of mortgagors declined from 36% to 30% over the same period. Though in London, the proportion of mortgagors has increased from its lowest point of 22% in 2016-17.

- 1.13 The proportion of outright owners remained stable in London between 2009-10 and 2019-20, but there was an increase in outright owners in the rest of England, from 33% to 37%.
- 1.14 Taken together, the increase in the proportion of outright owners outside London and the increase in the proportion of mortgagors in London has contributed to the overall increase in the rate of owner occupation in England between 2016-17 and 2019-20.

Figure 1.3: Trends in tenure, London and outside London, 2009-10 to 2019-20



Base: all households
Note: underlying data are presented in Annex Table 1.2
Source: English Housing Survey, full household sample

Demographic and economic characteristics

- 1.15 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

- 1.16 Not surprisingly, outright owners were concentrated among the older age bands, while mortgagors were typically in the middle age bands. In 2019-20, 63% of outright owner households had a HRP aged 65 or over, while 59% of households with a mortgage had a HRP aged 35-54. About two thirds (67%) of households in the private rented sector had a HRP aged under 45 years.
- 1.17 This variation by age was less apparent in social rented households, where 18% of households had a HRP aged 16-34, 17% aged 35-44 and 22% aged

45-54. The most prevalent group in the social rented sector were households with a HRP aged 65 or over (26%), Annex Table 1.3.

- 1.18 In 2019-20, 56% of those aged 35-44 were owner occupiers, down from 67% in 2009-10. The decline in the proportion of owner occupiers over this period was due to the decline in households with a mortgage (from 60% to 49%). The apparent increase in the proportion of mortgagors aged 35-44 from its lowest point of 46% in 2016-17 is not statistically significant.
- 1.19 While owner occupation remains the most prevalent tenure for this group, there was a considerable increase in the proportion of 35-44 year olds in the private rented sector (from 17% in 2009-10 to 27% in 2019-20). While the proportion of 35-44 year olds who are social renters fluctuated between years, it has not changed over the longer term and, between 2009-10 and 2019-20, remained between 16% and 19%, Annex Table 1.4.
- 1.20 Those under 35 have always been overrepresented in the private rented sector. In 2003-04, 21% of those aged 25-34 lived in the private rented sector. By 2013-14 this had increased to 48%. However, since then there has been a steady decrease in those aged 25-34 living in the private rented sector, to 42% in 2019-20. There was a corresponding increase in the proportion of owner occupiers aged 25-34 from 36% in 2013-14 to 41% in 2019-20, meaning there are equal proportions of owner occupiers and private renters within this age group, Annex Table 1.4.
- 1.21 Over the last decade, there was an increase in the number and proportion of people aged 55-64 living in the private rented sector, from 7% in 2009-10 to 10% in 2019-20). Over the same period there was a decrease in the proportion of owner occupiers aged 55-64 from 78% to 74%.
- 1.22 Over the last ten years, the rate of owner occupation increased among those aged 65 and over. In 2009-10, 76% of those aged 65 and over were owner occupiers. By 2019-20, this had increased to 80%. The majority of owner occupiers of this age are outright owners and it's the increase in outright owners (from 71% to 74%) that has resulted in the overall increase in owner occupation among this age group.

Household type

- 1.23 Household type varied widely by tenure. Reflecting their older age profile, outright owner households were predominately couples with no dependent children (45%) and lone female households (22%). While lone males were more likely to be private renters than owner occupiers, lone females were more likely to be owner occupiers, Annex Table 1.3.
- 1.24 Couples with and without dependent children predominate among mortgagors, while the social rented sector had the highest proportion of single

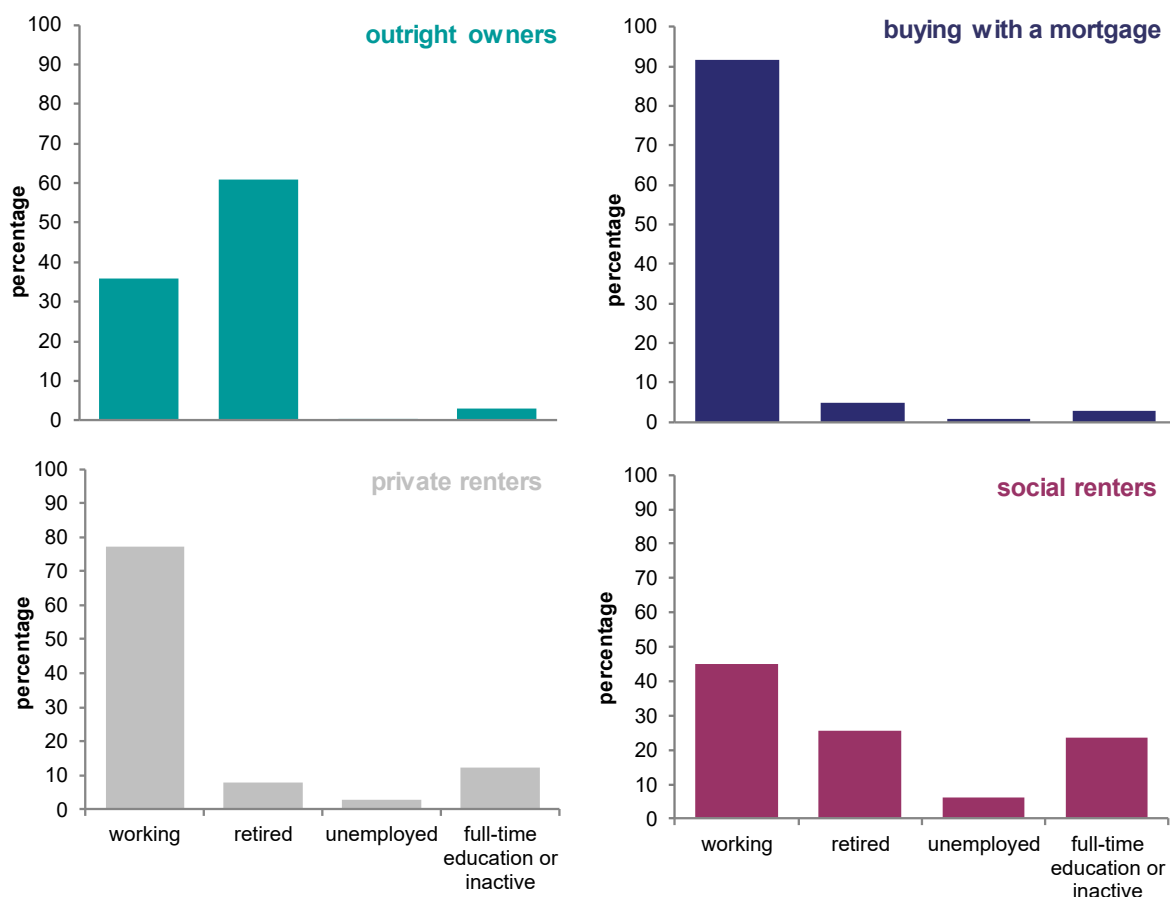
person households. Almost a quarter (23%) of social renters were lone females, 18% were lone males.

- 1.25 Not surprisingly, the proportion of households with children varied by tenure. Some 45% of households buying with a mortgage had dependent children compared with just 8% of outright owners. In comparison, 36% of private renters and 34% of social renters had dependent children, Annex Table 1.5.
- 1.26 Over the past decade, there was an increase in the proportion of households with children in the private rented sector, from 31% in 2009-10 to 36% in 2019-20. Between 2009-10 and 2019-20, the number of households with dependent children in the private rented sector increased by about 547,000. Over the same period there has been little difference in the proportions of households with children in the social rented sector.
- 1.27 The proportion of households consisting of a lone person sharing with other lone persons (house sharers) was higher in the private rented sector (10%) than among owner occupiers (1%) and social renters (2%), Annex Table 1.3.

Economic status and income

- 1.28 In 2019-20, 61% of households that owned outright had a retired HRP, consistent with the older age profile of this group. Over a third (36%) of outright owners were working (either full- or part-time). In contrast, most (92%) mortgagors were working, with 83% in full-time work and 9% in part-time work. Just 5% of mortgagors were retired, Figure 1.4.
- 1.29 Over three quarters (77%) of private renters were working, with two thirds (67%) in full-time work and 10% in part-time work. Smaller proportions of private renters were retired (8%), in full-time education (4%), or unemployed (3%).
- 1.30 Among social renters, 45% were working, with 31% in full-time work and 14% in part-time work. A quarter (25%) of social renters were retired. Around a quarter (24%) were in full-time education or 'inactive', a group which includes those who have a long-term illness or disability and those who were looking after the family or home.

Figure 1.4: Economic activity of HRP, by tenure, 2019-20



Base: all households

Note: underlying data are presented in Annex Table 1.3

Source: English Housing Survey, full household sample

1.31 Social renters were concentrated in the lower income quintiles (47% were in the lowest income quintile; 24% in the second lowest) while mortgagors were concentrated in the highest income quintiles (38% were in the top income quintile; 27% in the second highest). This is not surprising given the economic status of the two groups. Private renters and outright owners were fairly evenly spread across the quintiles.

Disability and long-term illness

1.32 Over half (54%) of households in the social rented sector had one or more household members with a long-term illness or disability. For private renters, this figure was one quarter (25%). While 31% of owner occupied households had one or more household members with a long-term illness or disability this varied between mortgagors and outright owners. Reflecting their older age profile, 39% of households who owned outright contained someone with a disability, compared to 21% of those buying with a mortgage.

Internet access

1.33 Overall, 90% of households in England had internet access at home. This varied by tenure. In 2019-20, 93% of owner occupiers and 92% of private renters reported that they had internet access at home. Among owner occupiers, the proportion of mortgagors that had internet access (98%) was higher than those who owned their home outright (88%). Owner occupiers and private renters were more likely to have internet access at home than social renters (79%), Annex Table 1.3.

First time buyers

1.34 In 2019-20, there were around 827,000 first time buyers in England, 100,000 more compared to last year in 2018-19. That is, buyers who had bought a home for the first time in the last three years and had not owned a property previously, Annex Table 1.6³. These figures fluctuate year on year due to small sample size, particularly in London. In 2019-20, these figures broadly aligned with UK Finance data on first time buyers⁴.

Age

1.35 In 2019-20, the average age of first time buyers was 32 years. In London, the average age of first time buyers was higher at 34 years, compared to 32 years in the rest of England, Annex Table 1.7.

Household type

1.36 In 2019-20, 45% of first time buyer households were couples without dependent children; 31% were couples with dependent children, while 19% were one person households, Annex Table 1.8.

Income and mortgage type

1.37 With an average (mean) deposit of £42,433 (£23,600 median), it is not surprising that 62% of first time buyers were in the upper two income quintiles, Annex Tables 1.8 and 1.9⁵.

1.38 Of those first time buyers who had a mortgage, nearly all (99%) had a repayment mortgage. Approximately 47% of first time buyers with a mortgage had a repayment period of 30 years or more and 49% had a 20-29 year

³ First time buyers are households that have purchased a property that is their main home in the last three years. A three year threshold is used to ensure that the sample is large enough for analysis.

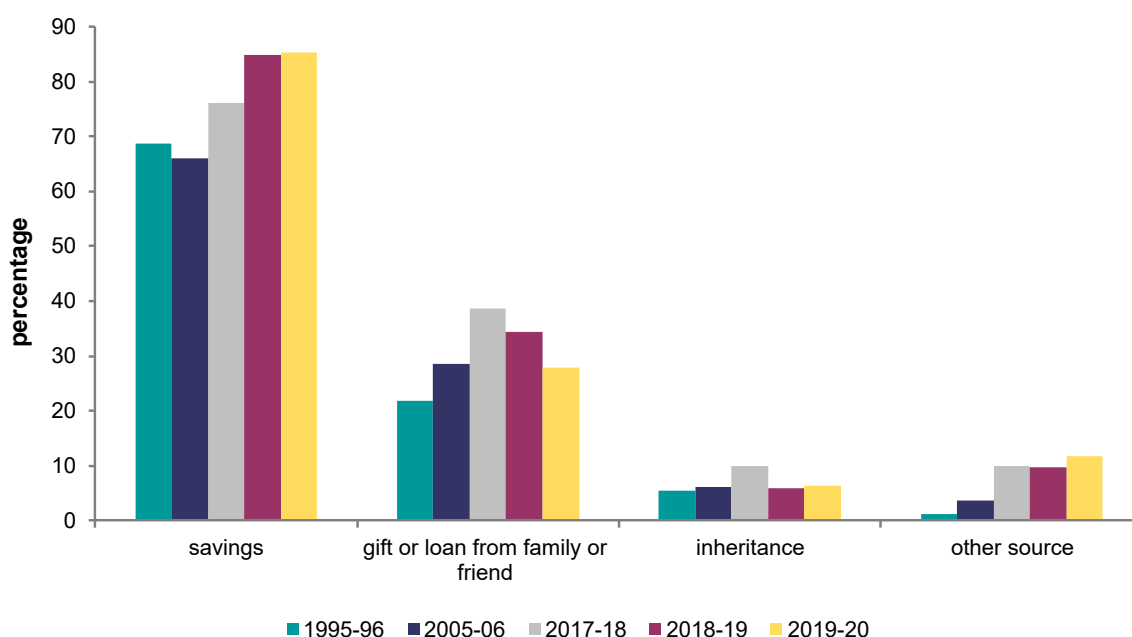
⁴ UK Finance data on first time buyers can be found <https://www.ukfinance.org.uk/data-and-research/data/mortgages/regional-lending-trends>

⁵ Cases where the respondent paid a deposit amount of 0% or 100% of their purchase price have been excluded.

mortgage. A small proportion (4%) had a 1-19 year mortgage, Annex Table 1.9. These proportions are consistent with 2018-19.

- 1.39 Some 71% of first time buyers paid a deposit of less than 20% of the purchase price of their property. A small proportion (7%) bought their first home outright.
- 1.40 Most first time buyers (85%) funded the purchase of their first home with savings, 28% reported receiving help from family or friends while 6% used an inheritance as a source of deposit. Between 2017-18 and 2019-20, the proportion of first time buyers using savings to purchase their first home increased (from 76% to 85%), whereas the proportion receiving a gift or loan from family or friends decreased from 39% to 28% over the same period, Figure 1.5.
- 1.41 Whilst 39% of first time buyers reported buying the property in their name only, three fifths (60%) of buyers bought their first home jointly with a partner or spouse. This is higher than the proportion that reported buying jointly with a partner (49%) in 2018-19.

Figure 1.5: Source of deposit for recent first time buyers, 1995-96, 2005-06, 2017-18, 2018-19 and 2019-20



Base: all recent first time buyers

Notes:

- 1) more than one answer could be given
- 2) underlying data are presented in Annex Table 1.9

Sources: English Housing Survey, full household sample

Housing costs

Mortgage costs

- 1.42 In 2019-20, the average (mean) mortgage payment was £182 per week, a £9 increase from £173 in 2018-19, Annex Table 1.10.
- 1.43 In 2019-20, mortgage payments were higher in London (£263) than outside of London (£170). Since 2009-10, the average weekly mortgage payment in London increased by £67 from £196 to £263. Over the same period the average weekly mortgage payment outside of London increased by £36, from £134 to £170.

Rents

- 1.44 In 2019-20, the average (mean) rent (excluding services but including Housing Benefit) for households in the social sector was £103 compared with £201 per week in the private rented sector⁶, a difference of £98 per week, Annex Table 1.11.
- 1.45 Social and private rents are higher in London than outside of London. Moreover, the gap between social and private rents is greater in London than it is in the rest of England. In 2019-20, the average private rent in London was £342 per week, more than twice the average rent outside London (£159 per week). Between 2017-18 and 2019-20 there was a £30 increase in private rent in London, from £312 to £342 per week.
- 1.46 Social renters in London paid, on average, £138 per week compared with £95 per week outside of London.

Affordability

- 1.47 In this section, affordability is explored. A simple measure of housing affordability has been derived by calculating the average proportion of income spent on housing. The proportion of income spent on mortgage payments (both the repayment element and the interest element) is compared with the proportion spent on rents in the social and private rented sectors. Housing-related costs, such as water and fuel bills, insurance, maintenance costs and council tax are not included in calculation. Income is taken to be the gross

⁶ There are differences in the methodology of the English Housing Survey compared with ONS experimental quarterly Index of Private Housing Rental Prices (IPHRP). The English Housing Survey average weekly private rents over time reflect changes in price, quality and composition of the private rented stock. In contrast, the IPHRP specifically excludes both changes in composition and quality to ensure only pure price change is captured. See: <http://www.ons.gov.uk/ons/rel/hpi/index-of-private-housing-rental-prices/index.html> for more information.

weekly household income, including and excluding benefits. Outright owners are excluded from this analysis as they have no mortgage costs.

- 1.48 Two different calculations are made: one based on the household income (i.e. the income of all the members of the household), and another based on HRP and partner income only (irrespective of whether there are other adults in the household). For both measures it is not known which members of the household contribute to the rent or mortgage. For the household measure, it is assumed that all household members contribute to the rent or mortgage; for the HRP and partner measure, it is assumed that only the HRP and partner contribute.
- 1.49 On average, those buying their home with a mortgage spent 18% of their household income on mortgage payments, whereas rent payments were 27% for social renters and 32% of household income for private renters. Excluding Housing Benefit, the average proportion of income spent on rent was 34% for social renters and 37% for private renters, Annex Table 1.12 and Figure 1.6.

Figure 1.6: Mortgage/rent as a proportion of household income (including and excluding Housing Benefit), by tenure, 2019-20



Base: all households making mortgage or rent payments

Notes:

- 1) underlying data are presented in Annex Table 1.12
- 2) excludes households without a mortgage (i.e. outright owners), those with part-mortgage and part-rent (i.e. shared owners) and zero rent households
- 3) includes income from all household members irrespective of whether or not they contribute to the rent or mortgage

Source: English Housing Survey, full household sample

- 1.50 Between 2010-11 and 2019-20, the proportion of household income that mortgagors spent on their mortgage did not change. The proportion of

household income (including Housing Benefit) that private renters spent on their rent decreased from 35% to 32%. In the same period, the proportion of household income (including Housing Benefit) that social renters spent did not change, Annex Table 1.12.

- 1.51 When HRP and partner income is used, mortgagors spent, on average, 19% of their income on mortgage payments, whereas rent payments were 29% of income for social renters and 38% of joint income for private renters. Excluding Housing Benefit, the average proportion of income spent on rent was 38% for social renters and 44% for private renters.

Mortgage and rent arrears

- 1.52 In 2019-20, 35,000 (less than 1%) mortgagors reported being in arrears. The proportion of mortgagors reporting being in arrears has remained at or below 2% since 2011-12, Annex Table 1.13.
- 1.53 Whilst most mortgagors reported no difficulty keeping up with mortgage payments (96%), 3% reported finding it rather difficult and 1% found it very difficult to keep up with mortgage payments, Annex Table 1.15.
- 1.54 In 2019-20, 3% of private renters reported being in rent arrears at the time of interview, and 5% reported that they had fallen behind with rent payments in the 12 months prior. Social renters were more likely to report being in rent arrears: 11% reported that they were currently in arrears, and 11% reported that they had fallen behind with payments in the 12 months prior to the interview, Annex Table 1.14.
- 1.55 In 2019-20, 27% of private renters and 27% of social renters reported finding it either fairly or very difficult to afford their rent. Social renters were more likely than private renters to report finding it very difficult to afford their rent (9% of social renters and 7% of private renters), Annex Table 1.16.

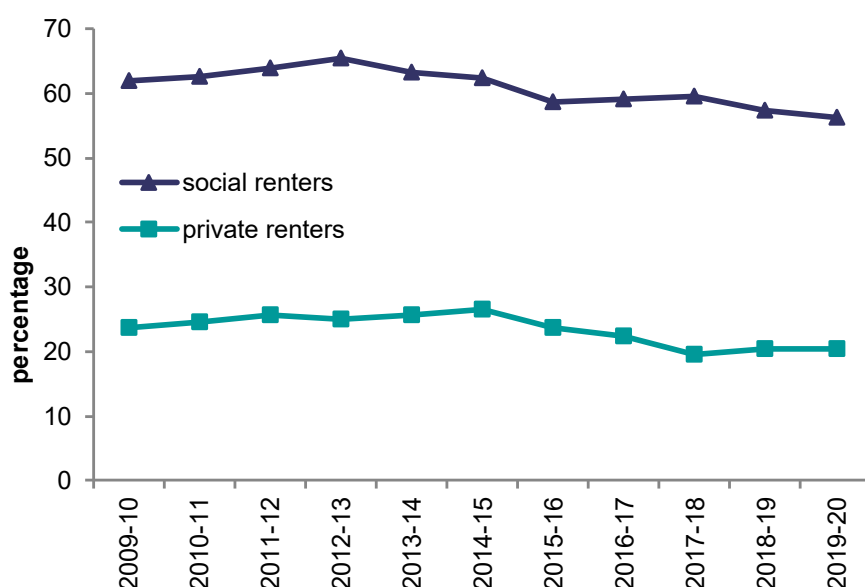
Housing Benefit

- 1.56 Housing Benefit is a means-tested benefit provided by the state to low income households living in the two rented sectors. The benefit is usually administered by the local authority in which the rented property is located.

This section compares take up of Housing Benefit by households in the social and private rented sectors⁷.

- 1.57 In 2019-20, 56% (2.2 million households) of social renters and 20% (901,000 households) of private renters received Housing Benefit to help with the payment of their rent, Annex Table 1.17.
- 1.58 Between 2009-10 and 2019-20, the proportion of private renters in receipt of Housing Benefit decreased from 24% to 20%, Figure 1.7.
- 1.59 Among social renters, the proportion in receipt of Housing Benefit also decreased between 2009-10 and 2019-20, from 62% to 56%.

Figure 1.7: Percentage of private and social renters in receipt of Housing Benefit, 2009-10 to 2019-20



Base: all renting households

Note: underlying data are presented in Annex Table 1.17

Source: English Housing Survey, full household sample

- 1.60 Social renters in receipt of Housing Benefit received an average of £81 per week, lower than the average amount received by private renters (£113). The average amount of Housing Benefit received by private renters decreased from £119 per week in 2018-19 to £113 in 2019-20. Between 2009-10 and 2019-20, the average weekly amount of Housing Benefit received increased

⁷ Housing Benefit figures include both Housing Benefit and the housing support portion of Universal Credit. Benefit receipt is reported on a household level, and households will be counted as in receipt of benefit if at least one person in the household receives support for housing costs. More than one person in the household could be in receipt of benefit. EHS figures may differ from those published by the Department of Work and Pensions, because we define households differently. For more information, please see the Glossary.

for the social rented sector from £67 per week, however for private rented sector the increase from £112 per week was not statistically significant.

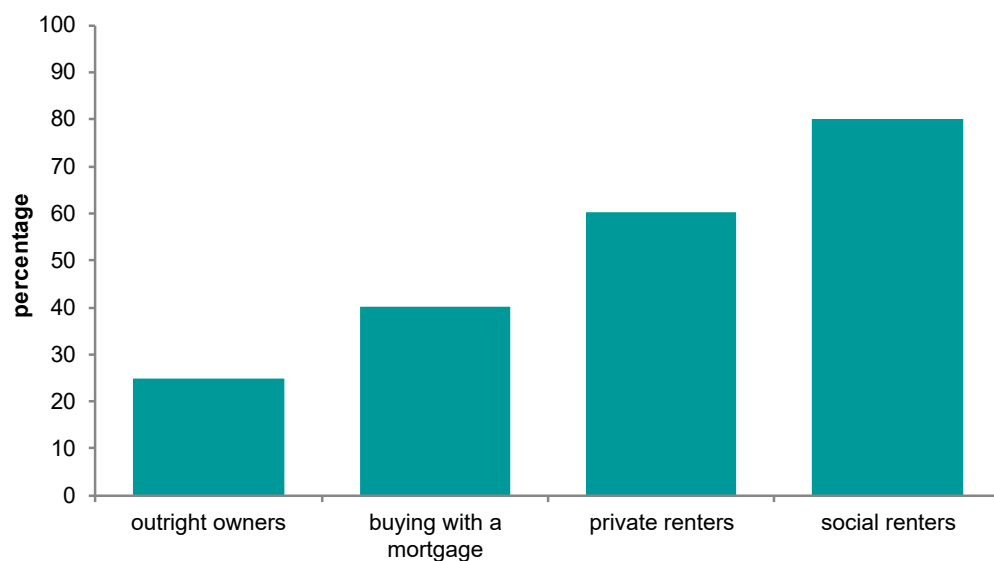
Housing Benefit, by economic status

- 1.61 Between 2009-10 and 2019-20, the proportion of working social renters in receipt of Housing Benefit increased from 20% to 27%, Annex Table 1.18.
- 1.62 Over the same time period, there was no change in the proportion of working private renters in receipt of Housing Benefit (the change from 9% to 11% is not a statistically significant increase).

Savings

- 1.63 In 2019-20, 45% of households in England had no savings. Social renters were most likely to report having no savings (80%), followed by private renters (60%) and owner occupiers (32%). Among owner occupiers, 40% of mortgagors had no savings compared with 25% of outright owners, Annex Table 1.19 and Figure 1.8.

Figure 1.8: Proportion of households without savings, by tenure, 2019-20



Base: all households

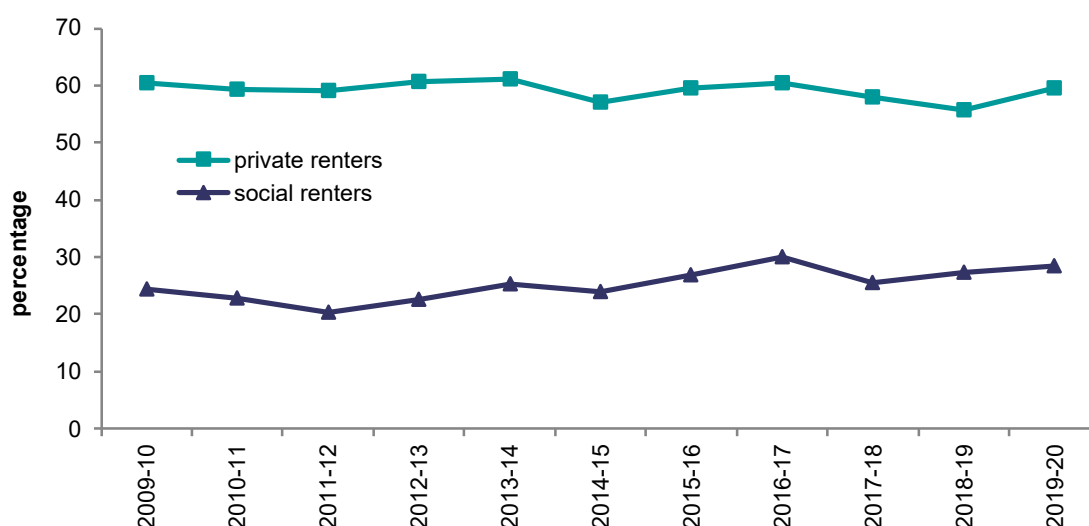
Note: underlying data are presented in Annex Table 1.19

Source: English Housing Survey, full household sample

Future buying expectations

- 1.64 In 2019-20, 59% of private renters (2.5 million households) and 28% of social renters (1.1 million households) said they expected to buy a property at some point in the future, Annex Table 1.20.
- 1.65 Between 2018-19 and 2019-20, there was an increase from 56% to 59% of private renters who expected to buy. While no such increase was observed among social renters, there was an increase over the longer term and between 2011-12 and 2019-20 the proportion of social renters who expect to buy increased from 20% to 28%, Annex Table 1.21 and Figure 1.9.

Figure 1.9: Percentage of private and social renters who expect to buy, 2009-10 to 2019-20



Base: all renting households

Note: underlying data are presented in Annex Table 1.21

Source: English Housing Survey, full household sample

- 1.66 Among social renters who expected to buy, 59% of local authority tenants and 42% of housing association tenants expected to buy their current home, Annex Table 1.20.
- 1.67 Renters who expected to buy a home were also asked how long they thought it would be before they would do so. In 2019-20, 27% of private renters and 18% of social renters said they expected to buy within two years. Meanwhile, 38% of private renters and 48% of social renters expecting to buy thought that it would be five years or more before they did so.

Length of time in current accommodation and tenure

- 1.68 In 2019-20, owner occupiers had lived at their current address for an average of 17.4 years. Not surprisingly, outright owners lived in their current home for

longer than mortgagors (23.8 years compared with 10.0 years), Annex Table 1.22.

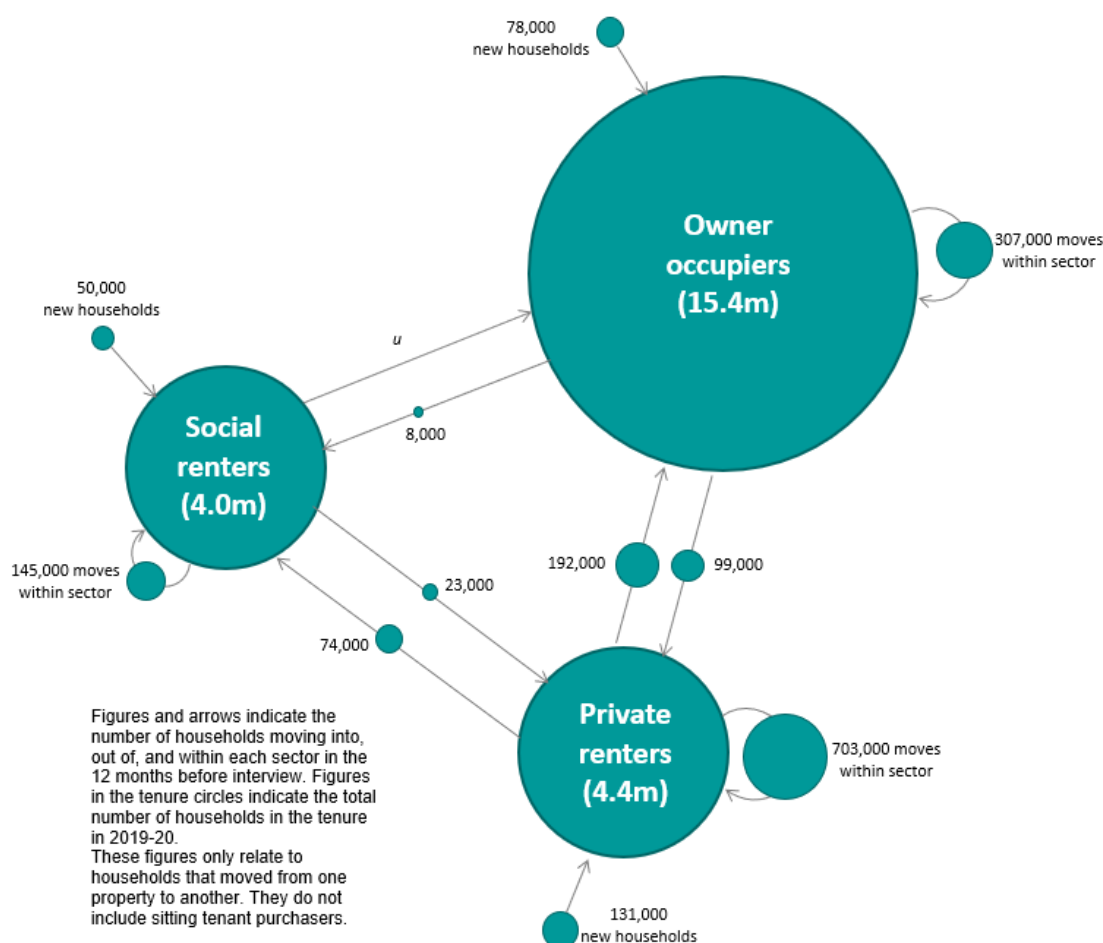
- 1.69 There has been a decrease in the average number of years that owner occupiers have spent in their current address, from 18.1 years in 2018-19 to 17.4 years in 2019-20. This decrease is largely driven by outright owners, with the average length of time in their current address decreasing from 24.7 years in 2018-19 to 23.8 years in 2019-20.
- 1.70 While social renters lived at their current address for an average of 12.2 years, this masks variation between local authority and housing association renters. Households that rent from local authorities lived at their current address for 13.3 years, higher than housing association renters, where the average was 11.4 years.
- 1.71 Private renters had, on average, lived in their current home for 4.3 years and in the private rented sector for 8.1 years, Annex Table 1.22. For private renters who had been resident for less than 1 year in 2019-20, 74% were in private rented housing previously, whereas of social renters who had been residents for less than a year, only 52% were previously tenants of social housing, Annex Table 1.23.

Household moves

- 1.72 In 2019-20, 1.8 million households had moved home in the previous 12 months. Fewer than the number that had moved in 2018-19 (2.1 million). Of these, 258,000 were new households, 1.2 million (64%) were moves within tenure and the remaining 396,000 were moves between tenures, Annex Table 1.23.
- 1.73 The greatest number of household moves occurred within, into or out of the private rented sector. In total, 703,000 households moved within the tenure (from one privately rented home to another) and 131,000 new households moved into the private rented sector. There were 122,000 moves into the sector from other tenures, of which 81% (99,000) were from owner occupied households. There were 266,000 moves out of the sector, with 72% (192,000) of these moving to owner occupied accommodation, Figure 1.10.
- 1.74 There was much less movement in the social rented sector. In 2019-20, 145,000 households moved from one social rented property to another and 50,000 new households moved into the sector. There were 82,000 households that moved into the sector from other tenures, 74,000 of which were from the private rented sector. Around 23,000 households left the social rented sector to move to the private rented sector.

1.75 In the owner occupied sector, 307,000 households moved within the tenure and 78,000 new households were created. There were 192,000 households that moved into the tenure from the private rented sector. Around 108,000 households moved out of the sector, with 92% of these (99,000) moving to the private rented sector⁸.

Figure 1.10: Household moves, by tenure, 2019-20



Base: household reference persons resident less than a year

Notes:

- 1) underlying data are presented in Annex Table 1.23
- 2) a small number of cases with inconsistent responses have been omitted
- 3) survey cannot identify the number of households which have ended
- 4) u indicates sample size too small for reliable estimate

Source: English Housing Survey, full household sample

Overcrowding and under-occupation

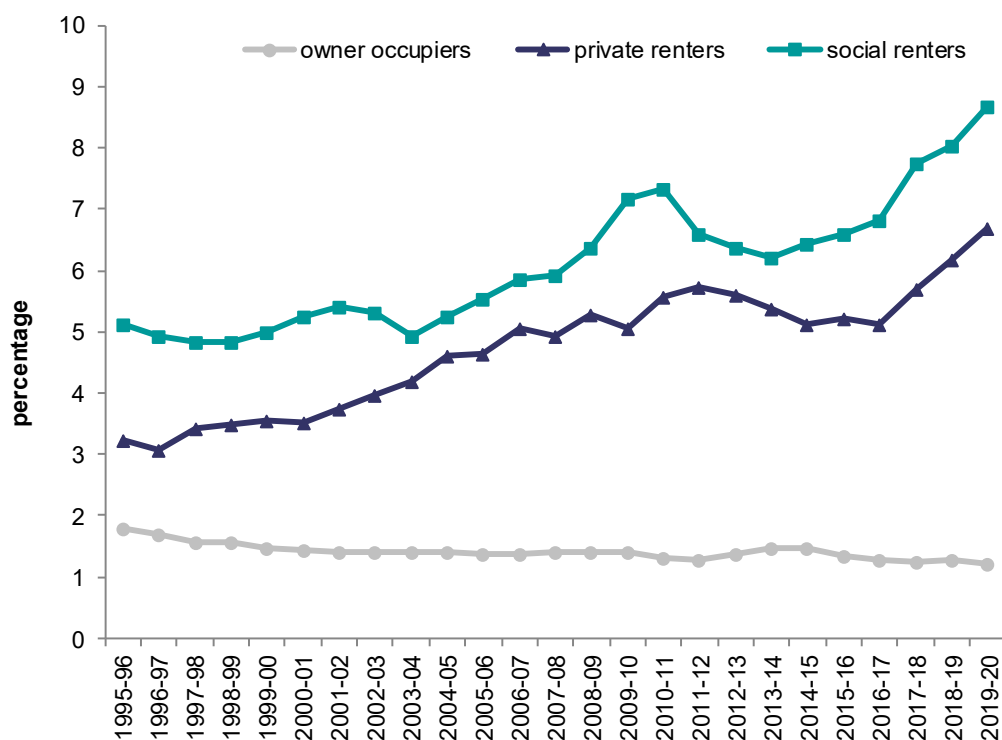
1.76 Levels of overcrowding and under-occupation are measured using the bedroom standard (see glossary). This is essentially the difference between

⁸ The 578,000 moves into and within the owner occupied sector represent only household moves, and do not capture buy-to-let or second home purchases, property transfer transactions or sitting tenant purchases.

the number of bedrooms needed to avoid undesirable sharing (given the number, ages and relationship of the household members) and the number of bedrooms actually available to the household.

- 1.77 Since the number of overcrowded households included in each survey year is too small to enable reliable overcrowding estimates for any single year, data from the three most recent survey years were combined to produce the overcrowding estimates in this section.
- 1.78 The overall rate of overcrowding in England in 2019-20 was 4%, with approximately 829,000 households living in overcrowded conditions, unchanged from 2018-19 but an increase from 3% or 682,000 in 2016-17, Annex Table 1.24.
- 1.79 Overcrowding was more prevalent in the rented sectors than for owner occupiers. In 2019-20, 1% of owner occupiers (183,000 households) were overcrowded compared with 9% of social renters (344,000) and 7% of private renters (302,000). Overcrowding was more prevalent in the social rented sector than in the private rented sector.
- 1.80 In the social rented sector, overcrowding has increased from 8% in 2017-18 to its current rate of 9% of households, the highest it has been since 1995-96 when data collection began. Overcrowding also increased in the private rented sector, from 6% in 2017-18 to 7% in 2019-20, also the highest it has been since 1995-96. The number and proportion of overcrowded households in the owner occupied sector has remained relatively stable over the last 20 years or so, Figure 1.11.

Figure 1.11: Overcrowding, by tenure, 1995-96 to 2019-20



Base: all households

Notes:

- 1) data are based on three year averages, which are the average of the three years up to and including the labelled date
- 2) underlying data are presented in Annex Table 1.24

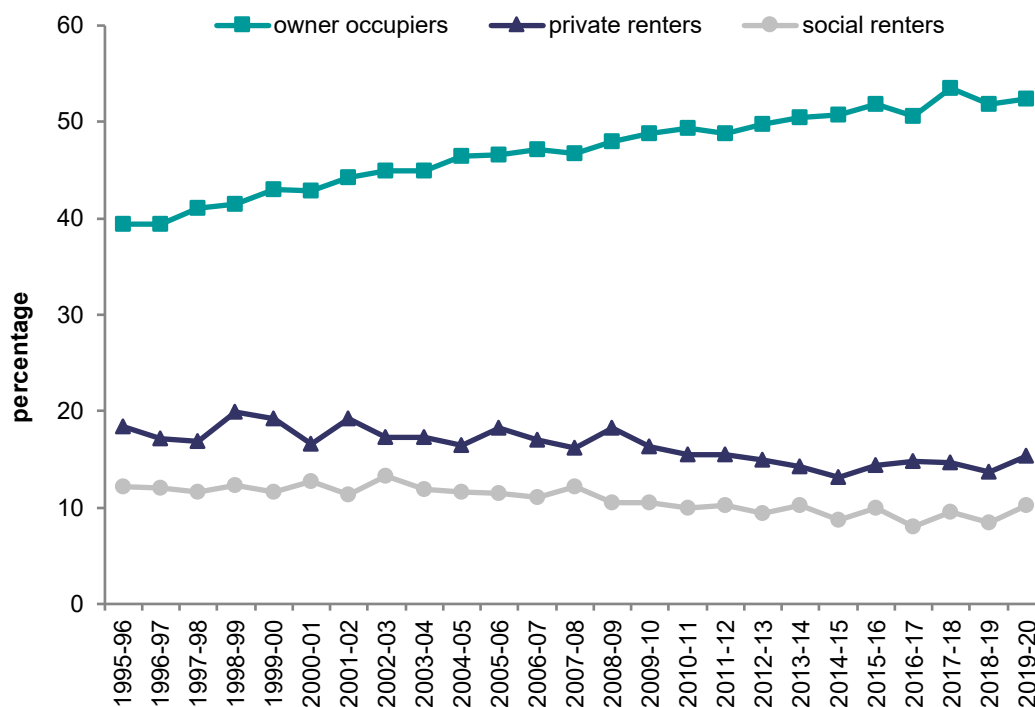
Sources:

- 1995-96 to 2007-08: Survey of English Housing;
- 2008-09 onwards: English Housing Survey, full household sample

- 1.81 The overall rate of under-occupation in England in 2019-20 was 38% with around 9.1 million households living in under-occupied homes (i.e. with two or more spare bedrooms), Annex Table 1.25.
- 1.82 Under-occupation was much more prevalent among owner occupiers than in the rented sectors. Over half (52%) of owner occupied households (8.0 million households) were under-occupied in 2019-20 compared with 15% of private rented (682,000) and 10% of social rented (406,000) households.
- 1.83 The overall number and proportion of under-occupied households in England increased between 1995-96 (when data collection began on this measure) and 2019-20 from 31% (6.2 million households). This was driven mainly by an increase in under-occupied homes in the owner occupied sector from 39% (5.3 million households) in 1995-96 to 52% (8.0 million households) in 2019-20, Figure 1.12.
- 1.84 In contrast, the proportion of under-occupied households in the social rented sector decreased over this period from 12% in 1995-96 to 8% in 2018-19,

then increased in 2019-20 to 10%. Under-occupation among private renters decreased between 1995-96 and 2019-20 (from 18% to 15%).

Figure 1.12: Under-occupation, by tenure, 1995-96 to 2019-20



Base: all households

Note: underlying data are presented in Annex Table 1.25

Sources:

1995-96 to 2007-08: Survey of English Housing

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

Well-being and loneliness

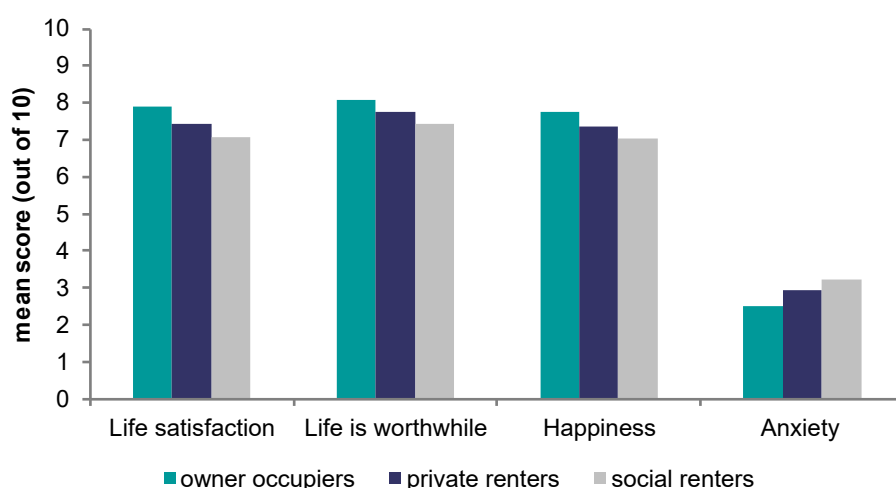
1.85 In the EHS, well-being is measured using the following four measures of personal well-being:

- Overall, how satisfied are you with your life nowadays? Referred to as 'life satisfaction'
- Overall, how anxious did you feel yesterday? Referred to as 'anxiety'
- Overall, to what extent do you feel the things you do in your life are worthwhile? Referred to as 'life is worthwhile'
- Overall, how happy did you feel yesterday? Referred to as 'happiness'

For all questions, respondents are asked to give their answers on a scale of 0 to 10 where 0 is 'not at all' and 10 is 'completely'⁹. These questions have been included in the EHS since 2013-14.

- 1.86 Loneliness is measured by asking respondents how often they feel lonely. Those who report they are lonely often or always are the focus of this chapter¹⁰. This question was included in the EHS for the first time in 2019-20.
- 1.87 Personal well-being remained relatively high in 2019-20 and the average life satisfaction score was 7.7 (out of ten), although this varied by tenure. Average life satisfaction among owner occupiers was nearly one point higher than for those living in the social rented sector (7.9 compared with 7.1). Owner occupiers were also less anxious than social renters scoring 2.5 (compared with 3.2) and private renters (2.9), Annex Table 1.26.

Figure 1.13: Well-being, by tenure, 2019-20



Base: all household reference person

Note: underlying data are presented in Annex Table 1.26

Source: English Housing survey, full household sample.

- 1.88 These findings may lead to the conclusion that the relationship between life satisfaction and tenure is direct. However, there were important differences between the types of household that typically live in each tenure, and these differences may be related to life satisfaction. For example, social renters were more likely to be unemployed or 'other inactive' (this includes long-term sick or carers) than owner occupiers or private renters, Annex Tables 1.3.

⁹ These questions are the standard well-being questions developed by the Office for National Statistics (ONS) for the Measuring National Well-being Programme which aims to produce accepted and trusted measures on well-being in the UK. See here for further information: <http://www.ons.gov.uk/peoplepopulationandcommunity/well-being>.

¹⁰ This loneliness question is from the National Indicators of Loneliness and is a standard question used to measure loneliness. See here for further information: <https://www.gov.uk/government/statistics/national-measures-of-loneliness>.

1.89 Overall, 6% of HRPs reported that they were lonely often or always. This varied by tenure with social renters more likely to report that they were often or always lonely (12% compared with 4% of owner occupiers and 5% of private renters), Annex Table 1.27.

Section 2

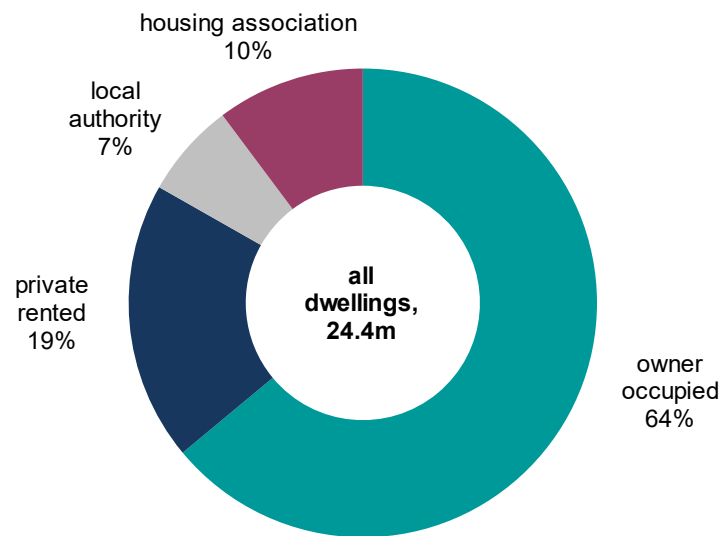
Housing stock

- 2.1 This section begins with an overall profile of the English housing stock, including the age, type and size of dwellings by tenure and whether homes have outside space. It then reports on house condition, including the prevalence of damp and the extent to which the English housing stock meets the Decent Homes Standard.
- 2.2 The energy efficiency of the English housing stock is then explored, followed by a section on smoke and carbon monoxide alarms.
- 2.3 Results reported in this section are mostly based on the physical survey, which relates to physical dwellings, both occupied or vacant. This is different to the household sample (reported in the first part of this report), which excludes vacant dwellings. Results in this section of the report are presented for '2019' and are based on fieldwork carried out between April 2018 and March 2020 (a mid-point of April 2019, see the Technical notes section of the report for more details).

Stock profile

- 2.4 In 2019, there were an estimated 24.4 million dwellings in England, including both occupied and vacant homes. Of these, 15.6 million (64%) were owner occupied, 4.7 million (19%) were private rented, 1.6 million (7%) were local authority and 2.5 million (10%) were housing association homes, Figure 2.1 and Annex Table 2.1.

Figure 2.1: Dwellings, by tenure, 2019



Base: all dwellings

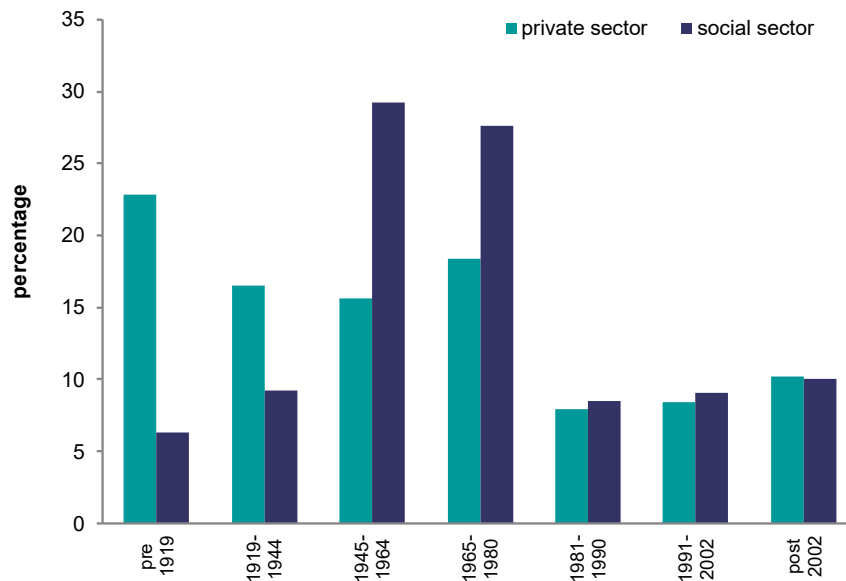
Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

Dwelling age

- 2.5 The age of dwellings varied by tenure. The private sector had the highest proportion of older dwellings with 23% built before 1919, compared with 6% within the social sector, Figure 2.2 and Annex Table 2.1.
- 2.6 Within the social sector, most (72%) of the local authority housing stock was built between 1945 and 1980, compared with 47% of housing association homes. Just 11% of local authority stock was built after 1980, compared with 38% of housing association homes, Annex Table 2.1.

Figure 2.2: Dwelling age, by tenure, 2019



Base: all dwellings

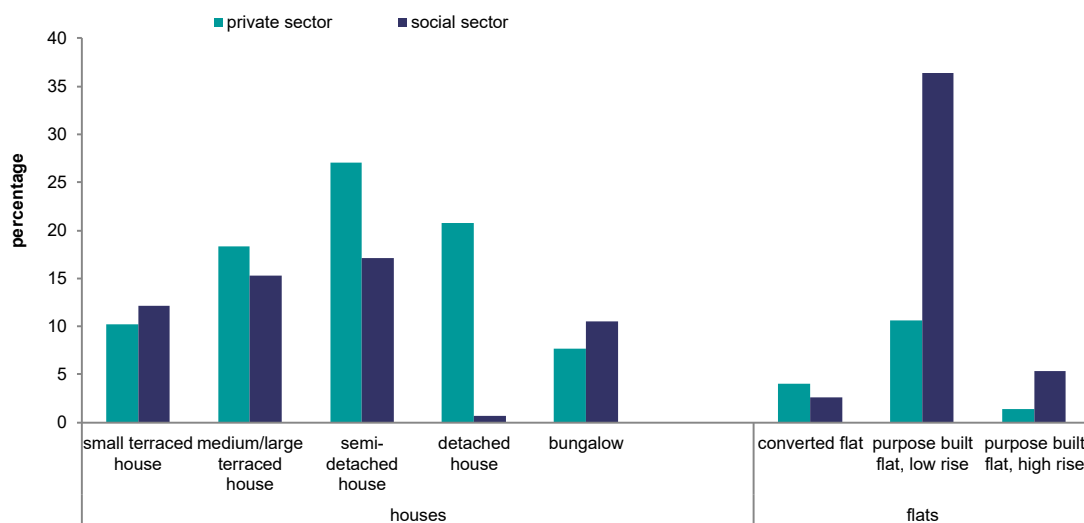
Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

Dwelling type

2.7 The majority of private sector dwellings were houses and bungalows (84% compared with 56% of social sector stock). There were very few detached houses in the social sector (under 1%), and more purpose built high rise flats (36%, compared to 11% in the private sector), Figure 2.3.

Figure 2.3: Dwelling type, by tenure, 2019



Base: all dwellings

Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

2.8 In 2019, high rise purpose built flats made up 2% of the stock (499,000 dwellings). Such flats were more prevalent in local authority (9%) than housing association (3%) stock. In the private sector, 1% of owner occupied dwellings and 4% of dwellings in the private rented sector were high rise purpose built flats, Annex Table 2.1.

2.9 The private rented sector had a comparatively high proportion of converted flats (12% compared with 3% of social rented and 2% of owner occupied stock) while the social rented sector had a comparatively high proportion of low rise purpose built flats (36% compared with 25% of private rented and 6% of owner occupied stock), Annex Table 2.1.

Dwelling size

2.10 The average (mean) usable floor area of dwellings in 2019 was 95m². Homes in the social sector tended to be smaller (66m²) than homes in the private rented sector (76m²). Owner occupied homes (108m²) were, on average, larger than social and private rented homes, Annex Table 2.1.

2.11 9% of dwellings in the social rented sector had a usable floor area of 90m² or over, in contrast with 21% of homes in the private rented sector and 54% of owner occupied homes, Figure 2.4 and Annex Table 2.1.

Figure 2.4: Usable floor area, by tenure, 2019



Base: all dwellings

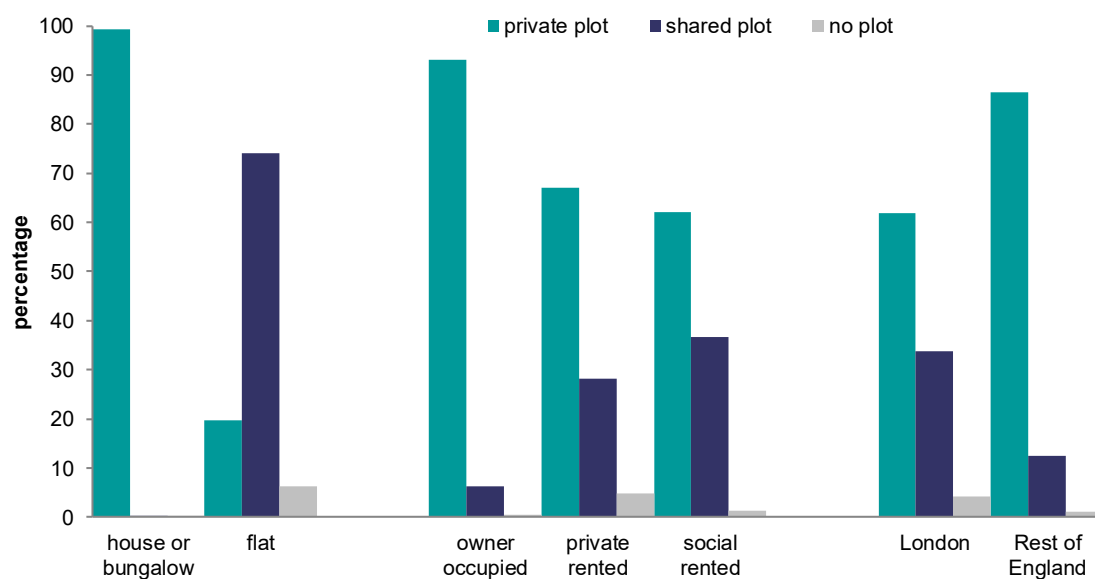
Note: underlying data are presented in Annex Table 2.1

Source: English Housing Survey, dwelling sample

Plots and outside space

- 2.12 The English Housing Survey 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.
- 2.13 The majority (83%) of dwellings in England had a private plot (for the sole use of the dwelling) and a further 16% had a plot shared with other dwellings. 1% (366,000) had no private or shared plot, Annex Table 2.2.
- 2.14 Almost all houses had private plots (99%) while most flats had shared plots (74%) Figure 2.5.
- 2.15 Owner occupied dwellings were more likely to have private plots than other tenures (93%). Private rented homes were more likely to have private plots (67%) than social rented homes (62%).
- 2.16 Dwellings in London (62%) were much less likely to have a private plot than all other regions (86%).

Figure 2.5: Presence of plot, by dwelling type, tenure and region, 2019



Base: all dwellings

Note: underlying data are presented in Annex Table 2.2

Source: English Housing Survey, dwelling sample

House condition

Decent homes

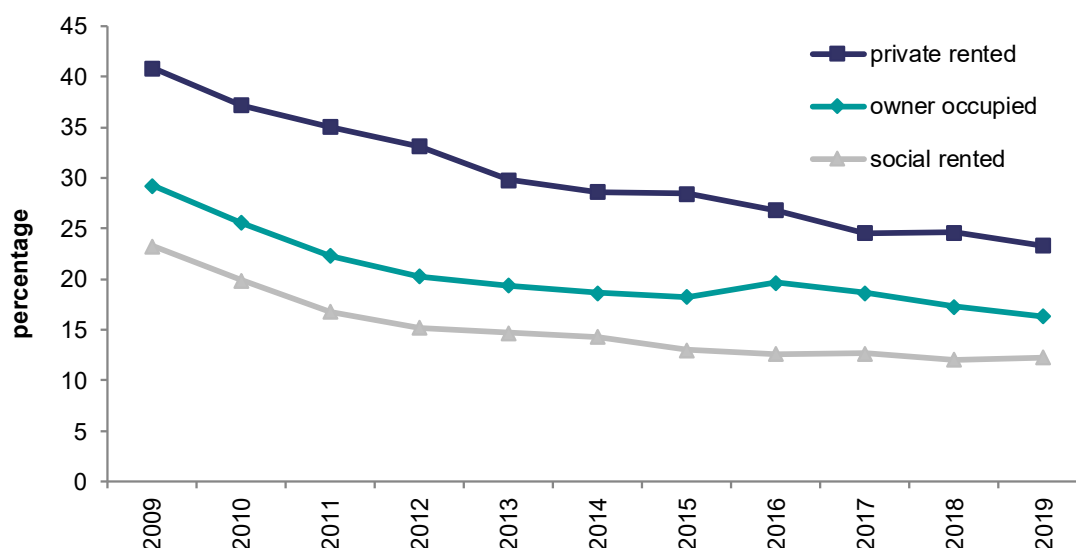
2.17 For a dwelling to be considered 'decent' under the Decent Homes Standard it must:

- meet the statutory minimum standard for housing (the Housing Health and Safety System (HHSRS) since April 2006), homes which contain a Category 1 hazard under the HHSRS are considered non-decent
- provide a reasonable degree of thermal comfort
- be in a reasonable state of repair
- have reasonably modern facilities and services

2.18 In 2019, 17% or 4.1 million homes failed to meet the Decent Homes Standard, down from 30% or 6.7 million homes in 2009, Annex Table 2.3.

2.19 Private rented dwellings had the highest proportion of non-decent homes (23%) while the social rented sector had the lowest (12%). Among owner occupied homes, 16% failed to meet the Decent Homes Standard in 2019, Figure 2.6.

Figure 2.6: Non-decent homes, by tenure, 2009 to 2019



Base: all dwellings

Notes:

1) 2010-2012 uses SAP09

2) 2013-2019 uses SAP12

3) in 2018 RdSAP changed to version 9.93 and improvements were made to the modelling

4) underlying data are presented in Annex Table 2.3

Source: English Housing Survey, dwelling sample

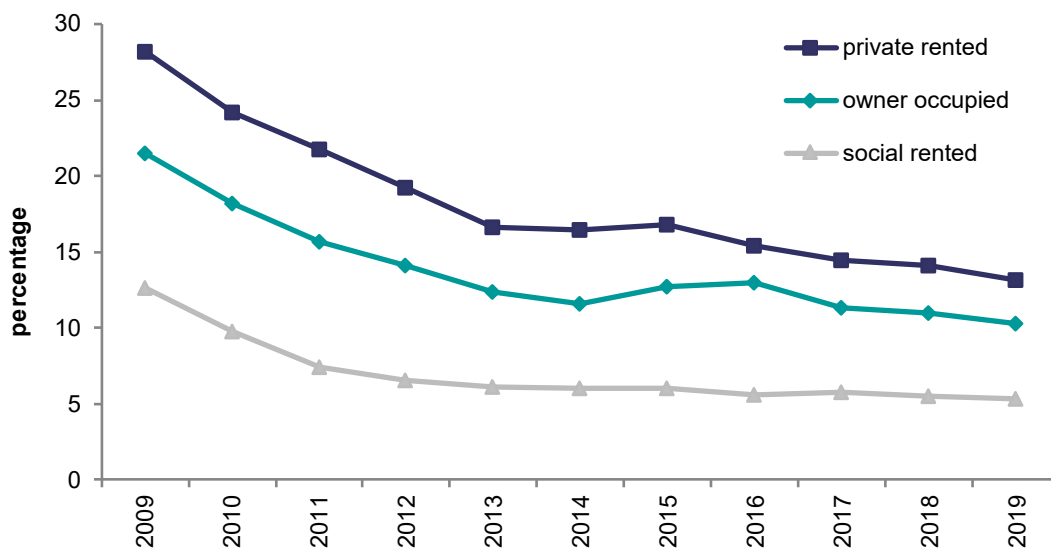
2.20 Local Authority Housing Statistics (LAHS), published alongside this report, show that the number and proportion of non-decent local authority homes has

increased slightly, with local authorities reporting that 5% of local authority homes did not meet the Decent Homes Standard in 2020 (compared to 4% in 2019). The LAHS figures show a significantly lower proportion of non-decent homes because only the properties that local authorities have been made aware of (e.g. after a property is vacated or if the tenant raises an issue) are included in the count. Cases where tenants have refused improvement work are also excluded¹¹.

Housing Health and Safety Rating System (HHSRS)

- 2.21 The HHSRS is a risk-based assessment that identifies hazards in dwellings and evaluates their potential effects on the health and safety of occupants and their visitors, particularly vulnerable people. The most serious hazards are called Category 1 hazards and where these exist in a home, it fails to meet the statutory minimum standard for housing in England.
- 2.22 In 2019, 10% of the housing stock had a HHSRS Category 1 hazard, down from 21% in 2009. Such hazards are more prevalent in the private rented sector (13%) than owner occupied housing stock (10%) and the social rented sector (5%), Figure 2.7.

Figure 2.7: Homes with Category 1 hazards, by tenure, 2009 to 2019



Base: all dwellings

Note: underlying data are presented in Annex Table 2.4

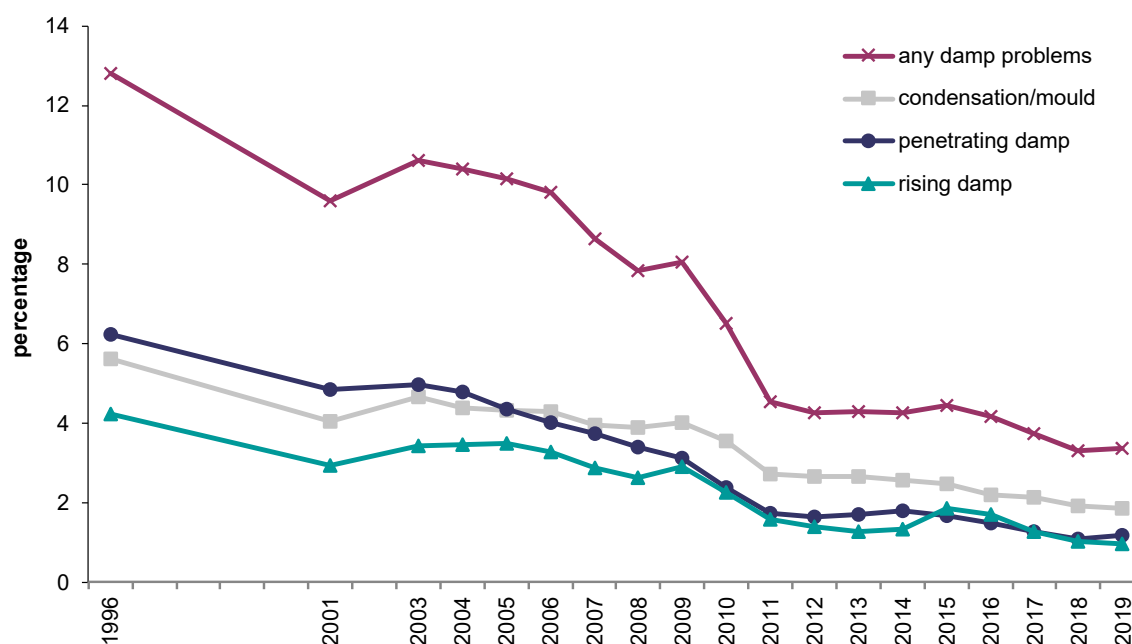
Source: English Housing Survey, dwelling sample

¹¹ See Live tables on dwelling stock (including vacants) Table 119: stock of non-decent homes England 2001-2020 for further details: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>. Following last years' consultation, section F of LAHS will be published alongside the report.

Damp

2.23 In 2019, 820,000 homes (3%) had problems with damp, down from 2.6 million (13%) homes in 1996. The incidence of damp has declined in the past decade, from 8% in 2009 to 3% in 2019, but the rate of decline has slowed since 2011, Figure 2.8 and Annex Table 2.5.

Figure 2.8: Damp problems, 1996 to 2019



Base: all dwellings

Note: underlying data are presented in Annex Table 2.5

Sources:

1996-2007: English House Condition Survey, dwelling sample;

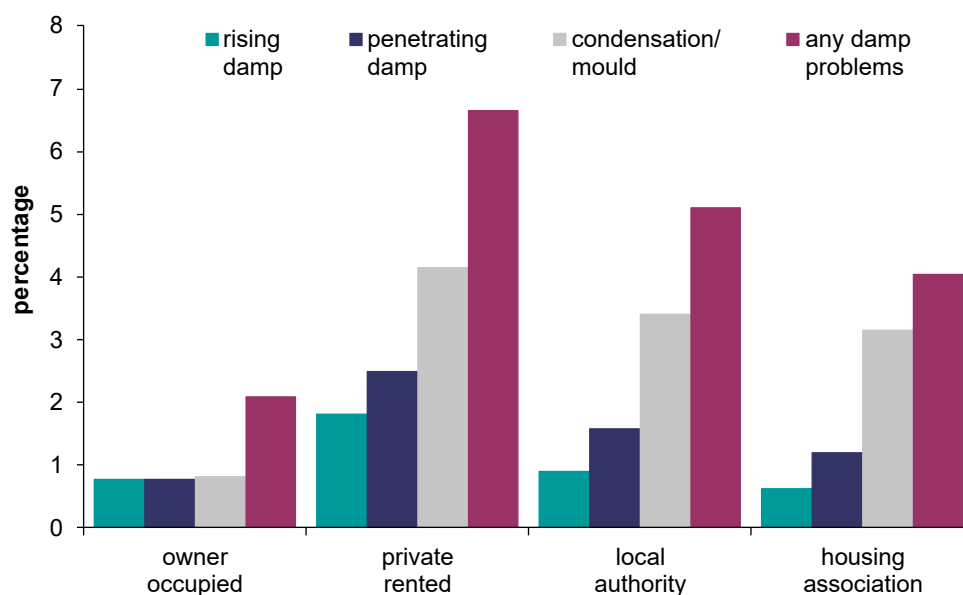
2008 onwards: English Housing Survey, dwelling sample

2.24 In 2019, 2% of homes had problems with condensation and mould; 1% were affected by rising damp; 1% by penetrating damp, Annex Table 2.5.

2.25 Damp problems were more prevalent in the rented sectors. Some 7% of private rented dwellings had some type of damp problem, compared with 4% of social rented dwellings and 2% of owner occupied dwellings, Figure 2.9 and Annex Table 2.6.

2.26 Private rented dwellings were, on average, older and therefore more likely to have defects to the damp proof course, roof covering, gutters, or down pipes, which could lead to problems with rising or penetrating damp affecting at least one room in the property.

Figure 2.9: Damp problems, by tenure, 2019



Base: all dwellings

Note: underlying data are presented in Annex Table 2.6

Source: English Housing Survey, dwelling sample

Energy efficiency

Energy efficiency rating

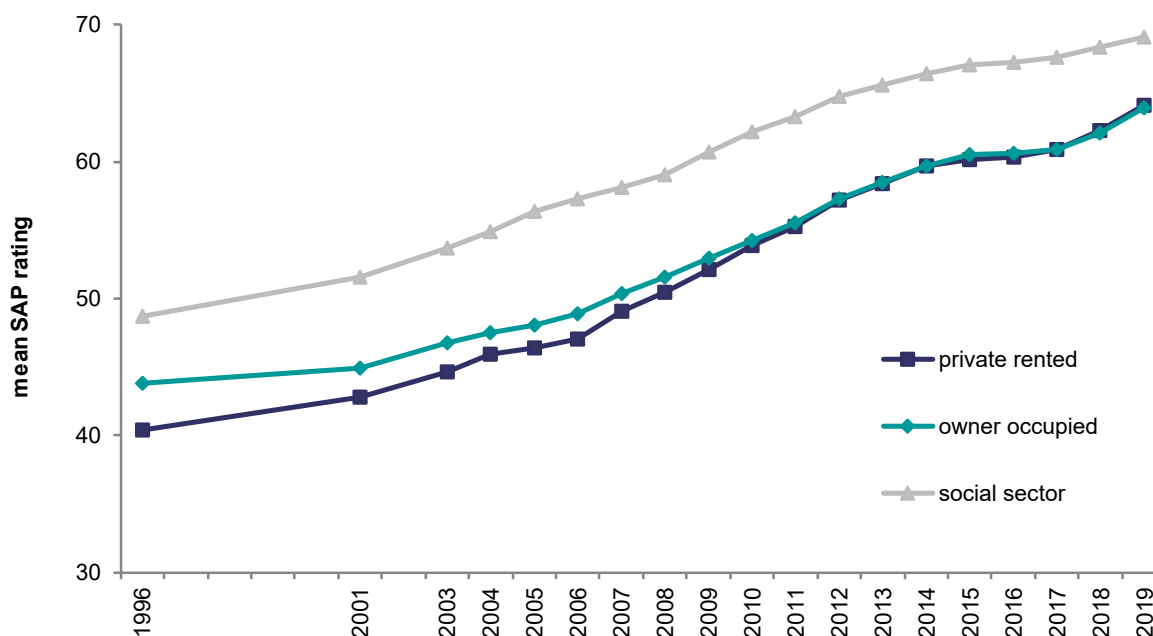
2.27 The Government's Standard Assessment Procedure (SAP) is used to monitor the energy efficiency of homes. It is an index based on calculating annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly inefficient) to 100 (highly efficient with 100 representing zero energy costs). Findings presented in this report were calculated using Reduced Data SAP (RdSAP) version 9.93.

2.28 The energy efficiency of the English housing stock continued to improve. In 2019, the average SAP rating of English dwellings was 65 points, up from 45 points in 1996, Annex Table 2.7. This longer term upward trend was evident in all tenures. The average SAP rating of English dwellings increased from 63 in 2018 to 65 in 2019. This was evident in all tenures apart from local authority dwellings where there was no significant increase.

2.29 In 2019, social stock had an average SAP rating of 69, higher than private sector stock which had an average SAP rating of 64. The social sector was more energy efficient than the private sector, in part due to wider use of solid wall insulation, Annex Table 2.14, but also because of dwelling type. In particular, the social sector contained a higher proportion of flats compared to private sector, which have less exposed surface area (external walls and

roofs) through which heat can be lost, than detached or semi-detached houses, Annex Table 2.1.

Figure 2.10: Mean SAP rating, by tenure, 1996 to 2019



Base: all dwellings

Notes:

1) 2010-2012 uses SAP09

2) 2013-2019 uses SAP12

3) in 2018 RdSAP changed to version 9.93 and improvements were made to the modelling. The full effect of this is seen in 2019 and is estimated to increase SAP by 0.7 SAP points, compared to 2017

4) underlying data are presented in Annex Table 2.7

Sources:

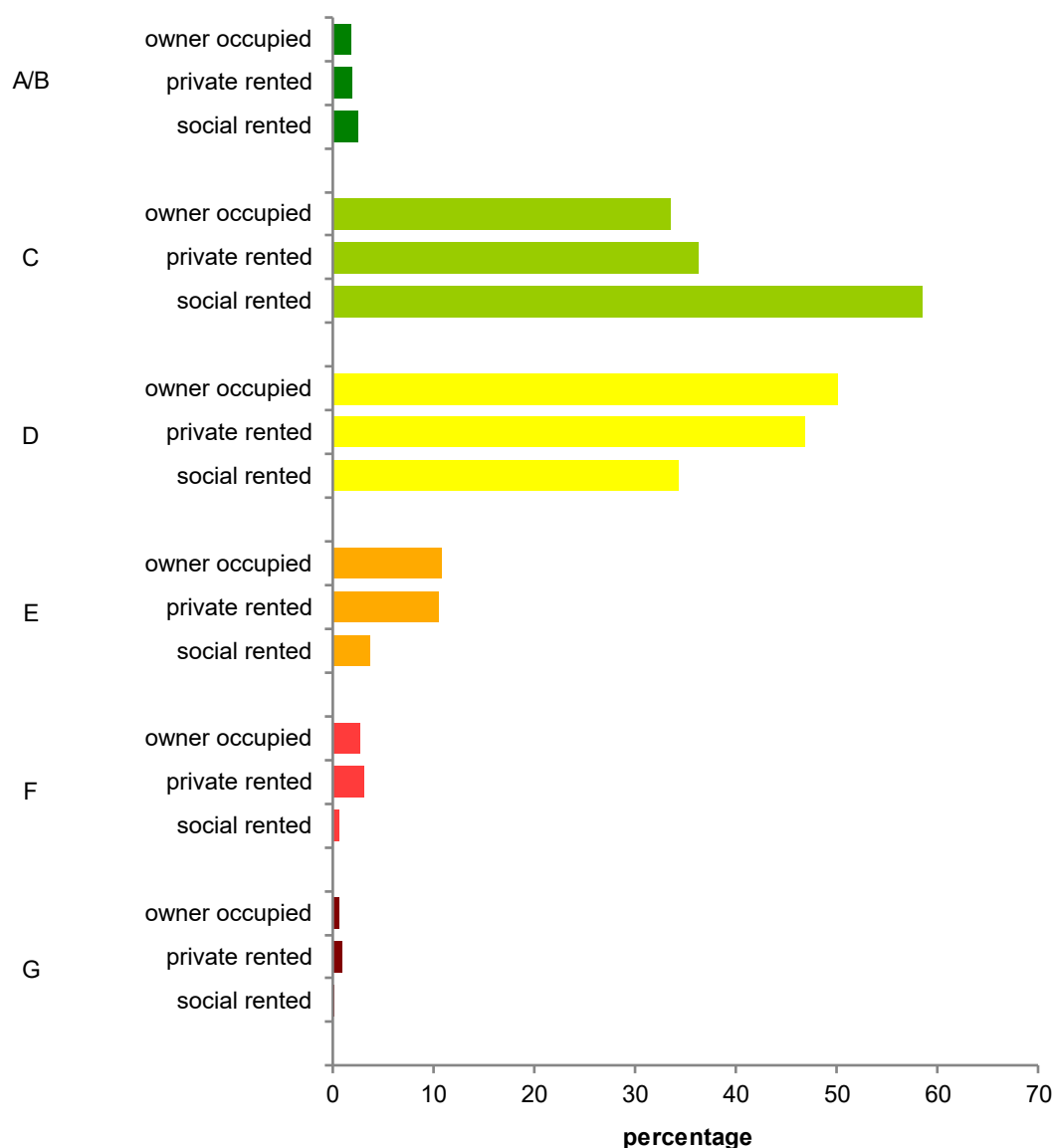
1996 to 2007: English House Condition Survey, dwelling sample;

2008 onwards: English Housing Survey, dwelling sample

2.30 The proportion of dwellings in the highest SAP energy efficiency rating (EER) bands A to C increased considerably between 2009 and 2019, from 12% to 40%. Over the same period, the proportion of dwellings in the lowest F and G bands fell from 12% to 3%. In 2019, the majority of dwellings (85%) were in EER bands C or D, compared with 56% in 2009, Annex Table 2.8.

2.31 Although the average SAP ratings for owner occupied and private rented dwellings were similar (Figure 2.10), the distribution across the EER bands varied. In particular, there was a greater proportion of owner occupied homes in band D (50% compared with 47% of private rented sector dwellings). In the social rented sector, the majority of dwellings (61%) were in EER bands A to C, compared with 38% of private rented sector dwellings and 36% of owner occupied dwellings, Figure 2.11.

Figure 2.11: Energy efficiency rating bands, by tenure, 2019



Base: all dwellings

Notes:

- 1) based on SAP12
- 2) in 2018 RdSAP changed to version 9.93 and improvements were made to modelling
- 3) underlying data are presented in Annex Table 2.8

Source: English Housing Survey, dwelling sample

2.32 There are two key methods of increasing the energy efficiency of existing dwellings: upgrading the dwelling’s heating system and increasing insulation.

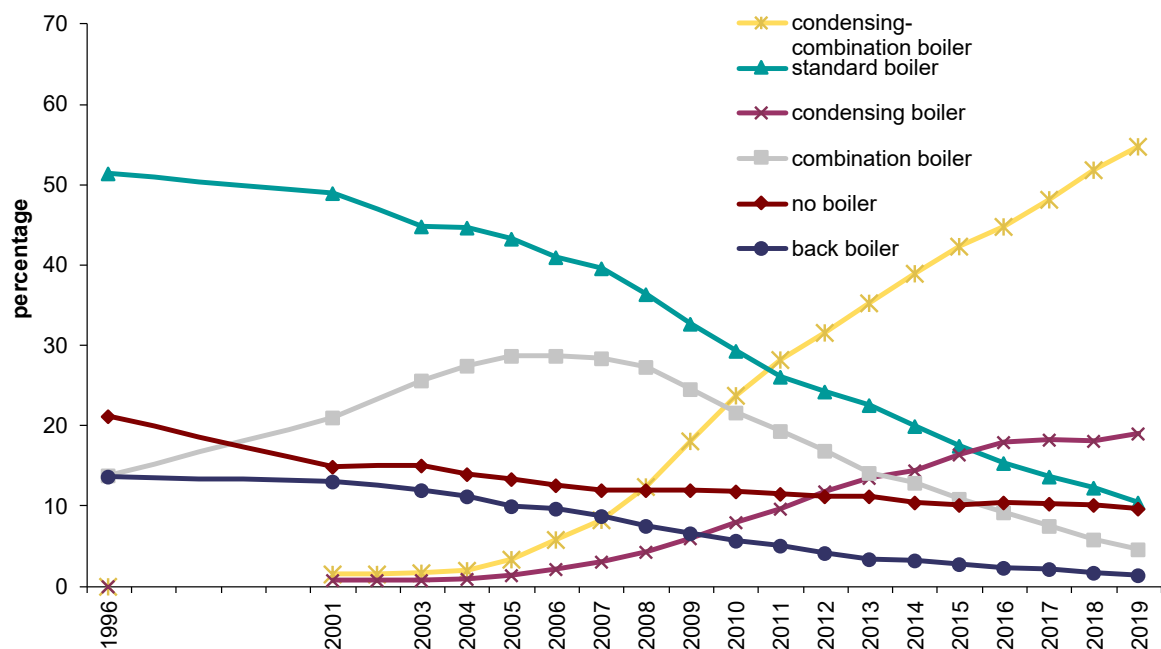
Heating system

2.33 Between 1996 and 2019, the proportion of homes with central heating increased (from 80% to 93%) while the proportion of homes with room heaters as their main heating source – the least cost-effective and most inefficient method of heating – decreased from 12% to 3%. The proportion of homes with storage heaters also decreased over this period from 8% to 5%, Annex Table 2.9.

2.34 In 2019, owner occupied and local authority homes had the highest proportion of homes with central heating (both 95%); private rented (86%) and housing association homes had the lowest (89%). The proportion of dwellings in the private rented sector with fixed room heaters were higher than in other tenures (6% compared to 2% of owner occupied dwellings and 2% of dwellings in the social rented sector), Annex Table 2.10.

2.35 Condensing boilers are generally the most efficient boiler type and since the mid-2000s have been mandatory for new and replacement boilers. As expected, the proportion of dwellings with condensing or condensing-combination boilers has increased considerably since 2001. In 2001, just 2% of homes had these boiler types. By 2019, this had increased to 74%, Figure 2.12 and Annex Table 2.11.

Figure 2.12: Boiler types, 1996 to 2019



Base: all dwellings

Notes:

1) condensing and condensing-combination boilers were rare in 1996, so data collection did not start until 2001

2) underlying data are presented in Annex Table 2.11

Sources:

1996-2007: English House Condition Survey, dwelling sample;

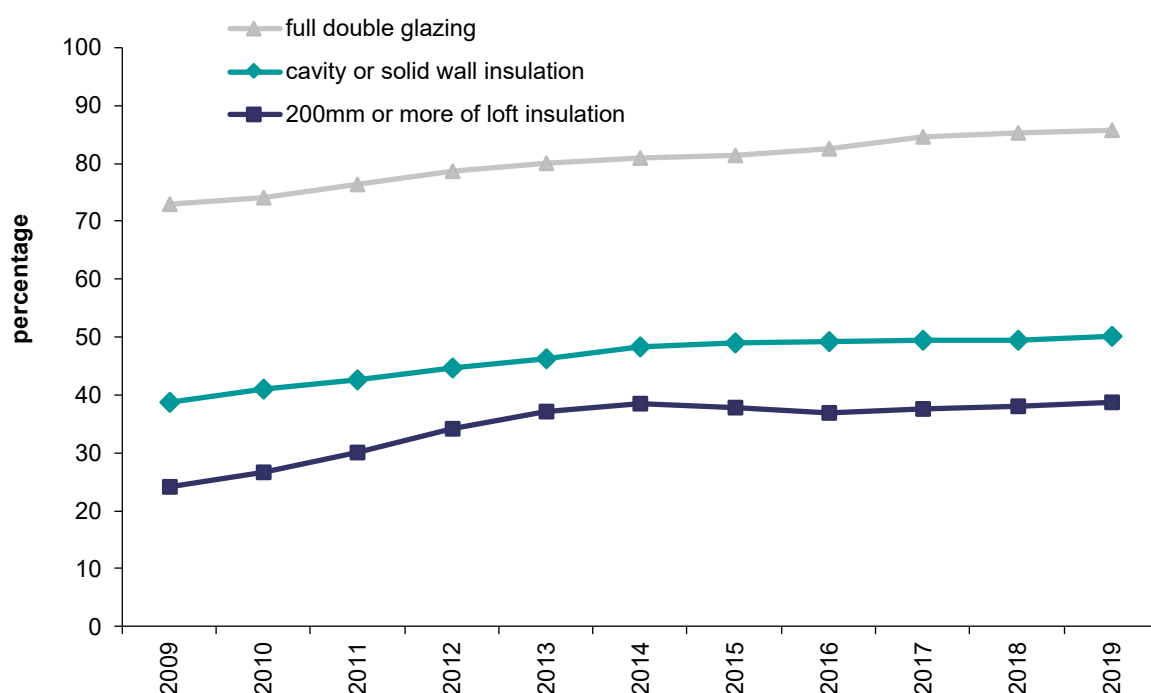
2008 onwards: English Housing Survey, dwelling sample

2.36 Older, less energy efficient boiler types were more prevalent in the private sector. In 2019, 13% of owner occupied dwellings and 9% of private rented dwellings had a standard boiler, compared with 3% of social sector dwellings, Annex Table 2.12.

Insulation

- 2.37 The second main method of increasing a dwelling's energy performance is by increasing insulation. Standard insulation measures include cavity or solid wall insulation, loft insulation and double glazing.
- 2.38 In 2019, 86% of homes in England had full double glazing, up from 73% of homes in 2009. Half (50%) had cavity or solid wall insulation (up from 39% in 2009) and 39% had 200mm or more of loft insulation (up from 24% in 2009), Figure 2.13 and Annex Table 2.13.

Figure 2.13: Insulation measures, 2009 to 2019



Base: all dwellings

Notes:

1) percentages are based on all dwellings, including those with no loft or other wall type

2) underlying data are presented in Annex Table 2.13. See footnotes in this table for further detail on methodology for cavity and solid wall insulation

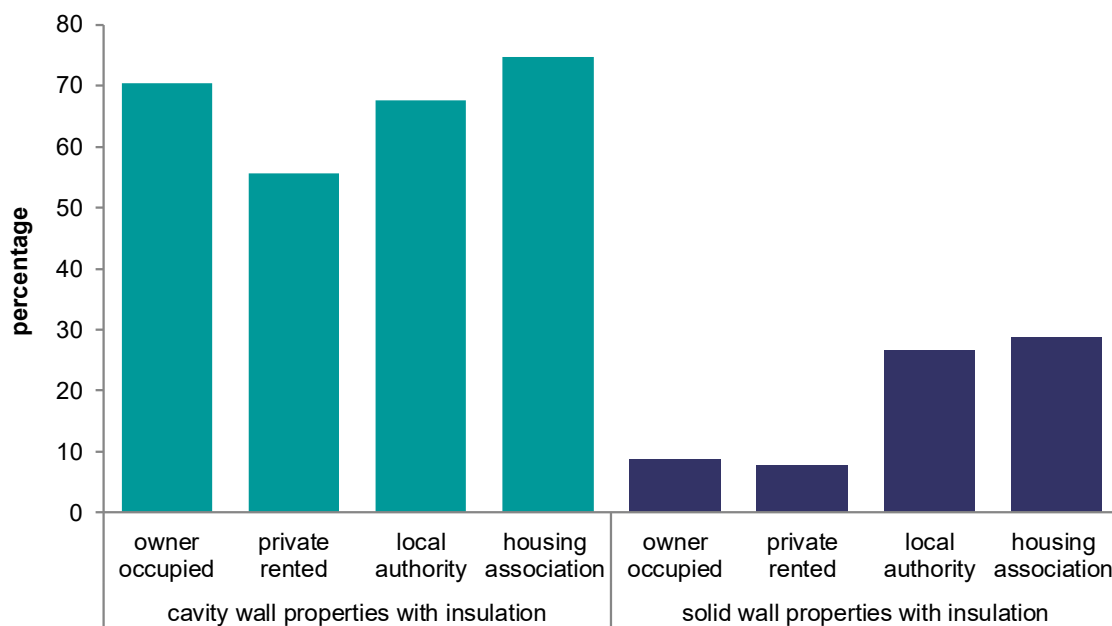
Source: English Housing Survey, dwelling sample

- 2.39 The increase in wall insulation across the stock was mostly driven by an increase in the prevalence of insulated cavity walls. Taking dwellings with predominantly cavity or solid walls separately, 68% of dwellings with predominantly cavity walls had insulation installed compared with only 11% of dwellings with predominantly solid walls, Annex Table 2.14.
- 2.40 Solid wall insulation is either applied externally (e.g. insulated board attached to the external face with a render finish), changing the appearance or the dwelling, or internally (e.g. insulated plasterboard fitted to the external walls

inside each room, with a plaster finish), somewhat reducing floor size. It can also be more expensive than cavity wall insulation.

- 2.41 Among dwellings with solid walls, the social rented sector had a higher proportion with solid wall insulation (28%) than the private sector (8%), Figure 2.14.
- 2.42 Among dwellings with cavity walls, the private rented sector had a lower proportion of dwellings with cavity insulation (56%) than the other tenures (for example, 70% of owner occupied dwellings and 72% of social rented sector dwellings).

Figure 2.14: Wall insulation, by main wall type and tenure, 2019



Base: dwellings with predominantly cavity walls (green); dwellings with predominantly solid walls (blue)

Note: underlying data are presented in Annex Table 2.14

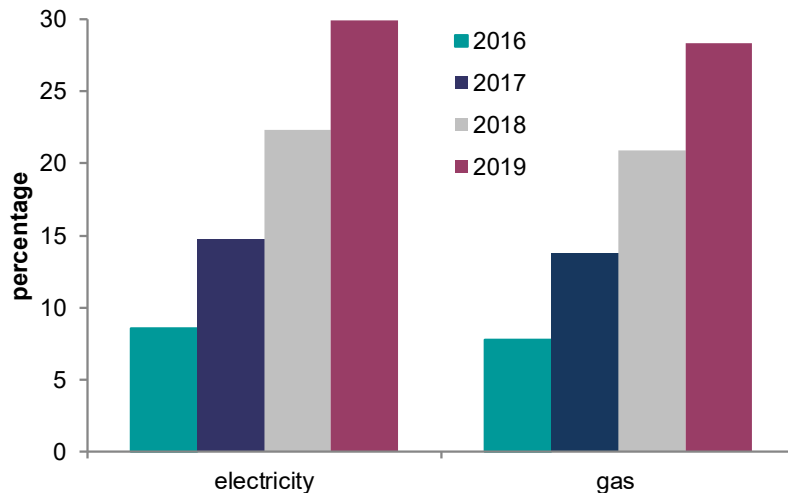
Source: English Housing Survey, dwelling sample

Smart meters

- 2.43 The rollout of smart meters is an essential national infrastructure upgrade that will make the country’s energy system more efficient and flexible, helping to deliver net zero emissions by 2050. Smart meters are the next generation of gas and electricity meters and offer a range of new functions. For example, they can tell residents how much energy they are using in pounds and pence via an In-Home Display. Smart meters communicate directly with the energy supplier, which avoids manual meter reads and provides customers with accurate bills. The English Housing Survey now captures information on the presence of gas and electricity smart meters.

2.44 In 2019, 30% of dwellings with mains electricity had an electricity smart meter and 28% of dwellings with mains gas supply had a gas one, up from 22% and 21% respectively in 2018, Figure 2.15 and Annex Table 2.15¹².

Figure 2.15: Dwellings with a smart meter, 2016 to 2019



Base: all dwellings with mains electricity or mains gas

Note: underlying data are presented in Annex Table 2.15

Source: English Housing Survey, dwelling sample

2.45 The proportion of homes with smart meters increased across all tenures. As in previous years, a lower proportion of homes in the private rented sector had smart meters than owner occupied or social homes. For example, 21% of homes in the private rented sector had an electricity smart meter in 2019, compared with 32% of owner occupied and social rented homes. A similar pattern was observed for gas smart meters.

Subjective overheating

2.46 The English Housing Survey includes a subjective measure for gauging whether residents feel that any part of their home gets uncomfortably hot and, if so, which parts. The EHS also collects data on the potential risk of harm from excessively high indoors temperatures as part of the HHSRS. Due to the small numbers of dwellings meeting this threshold these figures are not reported here.

¹² The EHS results are broadly in line with smart meter statistics from the Department for Business, Energy and Industrial Strategy (BEIS). The latest BEIS data shows that 16.7 million smart meters (or 32% of all meters) were operated in smart mode on 30 September 2020. Differences between EHS and BEIS statistics are likely to reflect the different time periods for data collection and the definition of smart meters (EHS surveyors may not differentiate between the most modern 'SMETS-compliant' smart meters and 'smart-type meters' or between meters operating in smart and non-smart mode). See BEIS Smart Meters Quarterly Report to end September 2020 Great Britain for further information: <https://www.gov.uk/government/statistics/smart-meters-in-great-britain-quarterly-update-september-2020>

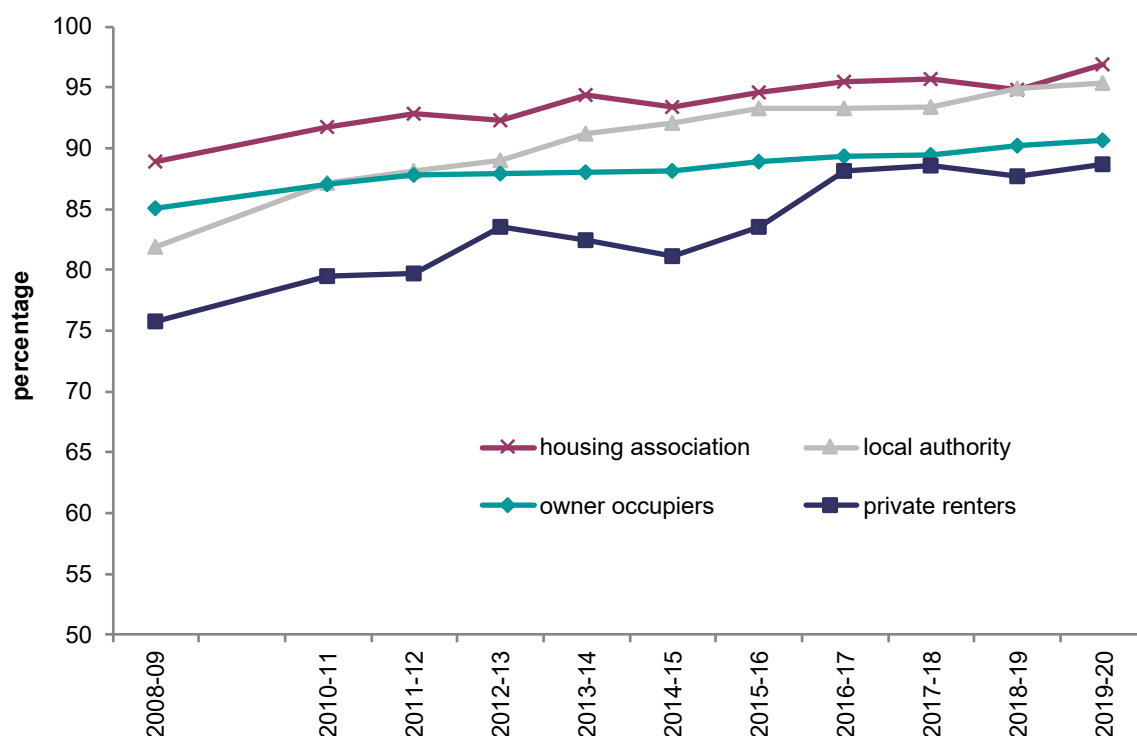
-
- 2.47 In 2019, 7% of residents reported that at least one part of their home got uncomfortably hot. Owner occupiers were more likely to report that at least part of their home got uncomfortably hot (8%) than social renters (6%) and private renters (6%), Annex Table 2.16.
- 2.48 Residents in more recently built homes were more likely to report overheating than those in older homes. In 2019, 11% of residents in homes built from 2003 onwards reported that at least one part of their home got uncomfortably hot, compared to homes built in 1990 or earlier (all between 6% and 7%).

Smoke and carbon monoxide alarms

Smoke alarms

- 2.49 In 2019-20, 91% of households had at least one working smoke alarm. The proportion of households with working smoke alarms varied depending on tenure. Social tenants were most likely to have at least one working smoke alarm (96%), compared with 91% of owner occupiers, and 89% of private renters, Annex Table 2.17.
- 2.50 Between 2014-15 and 2019-20, the proportion of households with a working smoke alarm increased from 88% to 91%. This increase was observed across all tenures. Between 2018-19 and 2019-20 there was an increase in the proportion of social rented homes with a working smoke alarm from 95% to 96%. Within the social rented sector, there was an increase from 95% to 97% of housing association homes with a working smoke alarm over the same period, Figure 2.16.

Figure 2.16: Households with at least one working smoke alarm, by tenure, 2008-09 to 2019-20



Base: all households

Notes:

1) data were not collected in 2009-10

2) underlying data are presented in Annex Table 2.17

Source: English Housing Survey, full household sample

2.51 While the proportion of homes with smoke alarms has increased in recent years, over a fifth of households (22%) reported that they had never tested their smoke alarm, Annex Table 2.18¹³.

2.52 In 2019-20, 31% of private renters and 26% of social renters reported that they had never tested their smoke alarm, higher than the proportion of owner occupiers who had never tested their smoke alarm (19%).

Carbon monoxide alarms

2.53 In 2019, 44% of all dwellings had a carbon monoxide alarm, up from 42% in 2018, Annex Table 2.19.

2.54 Dwellings with a solid fuel burning appliance, such as a coal fire or wood burning stove, were more likely (52%) to have a carbon monoxide alarm than dwellings with no solid fuel appliance (43%).

¹³ This was explored in more detail in the 2014-15 Smoke Alarms in English Homes Report <https://www.gov.uk/government/statistics/english-housing-survey-2014-to-2015-smoke-alarms-in-english-homes-report>.

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- 2.55 From October 2015, private sector landlords were required to install a carbon monoxide alarm in any room containing a solid fuel burning appliance. They were also required to ensure the alarm was working at the beginning of each new tenancy.
- 2.56 In 2019, 47% of private rented sector dwellings with a solid fuel appliance had a carbon monoxide alarm. Because so few dwellings have a solid fuel appliance it is not possible to make meaningful cross tenure comparisons. The small sample of dwellings with solid fuel also means that the apparent increase in the proportion of private rented sector dwellings with a solid fuel appliance that had a carbon monoxide alarm (from 42% in 2018 to 47% in 2019) is not statistically significant.

Technical notes, data quality and glossary

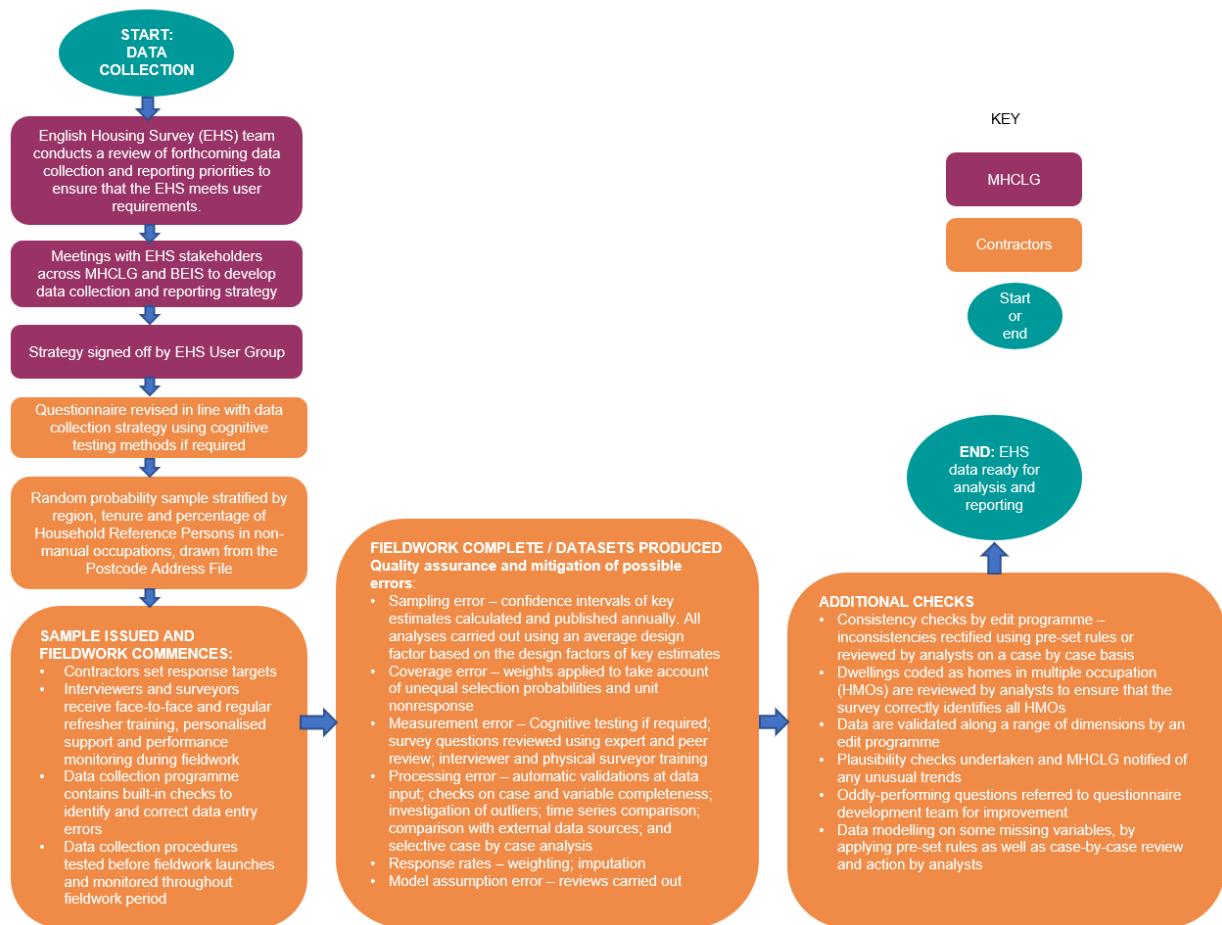
Technical notes

1. Results for the first section of this report, on households, are presented for '2019-20' and are based on fieldwork carried out between April 2019 and March 2020 on a sample of 13,332 households. Throughout the report, this is referred to as the 'full household sample'.
2. Results in the second section of the report, which relate to the physical dwelling, are presented for '2019' and are based on fieldwork carried out between April 2018 and March 2020 (a mid-point of April 2019). The sample comprises 12,300 occupied or vacant dwellings where a physical inspection was carried out. Throughout the report, this is referred to as the 'dwelling sample'.
3. 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".
4. 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.
5. 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 (in the summer) 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.

Data quality

6. A full account of data quality procedures followed to collect and analyse English Housing Survey data can be found in the Quality Report, which is published alongside this report. A summary of the quality assurance processes for data collection and reporting are provided below in two flowcharts (one on data collection, one on reporting). An accessible version of each flowchart is also provided.

Quality assurance flowchart: data collection



Quality assurance flowchart: data collection (accessible version)

1. English Housing Survey (EHS) team conducts a review of forthcoming data collection and reporting priorities to ensure that the EHS meets user requirements.
2. Meetings with EHS stakeholders across MHCLG and BEIS to develop data collection and reporting strategy
3. Strategy signed off by EHS User Group
4. Questionnaire revised in line with data collection strategy using cognitive testing methods if required
5. Random probability sample stratified by region, tenure and percentage of Household Reference Persons in non-manual occupations, drawn from the Postcode Address File
6. Sample issued and fieldwork commences:
 - Contractors set response targets
 - Interviewers and surveyors receive face-to-face and regular refresher training, personalised support and performance monitoring during fieldwork

-
- Data collection programme contains built-in checks to identify and correct data entry errors
 - Data collection procedures tested before fieldwork launches and monitored throughout fieldwork period

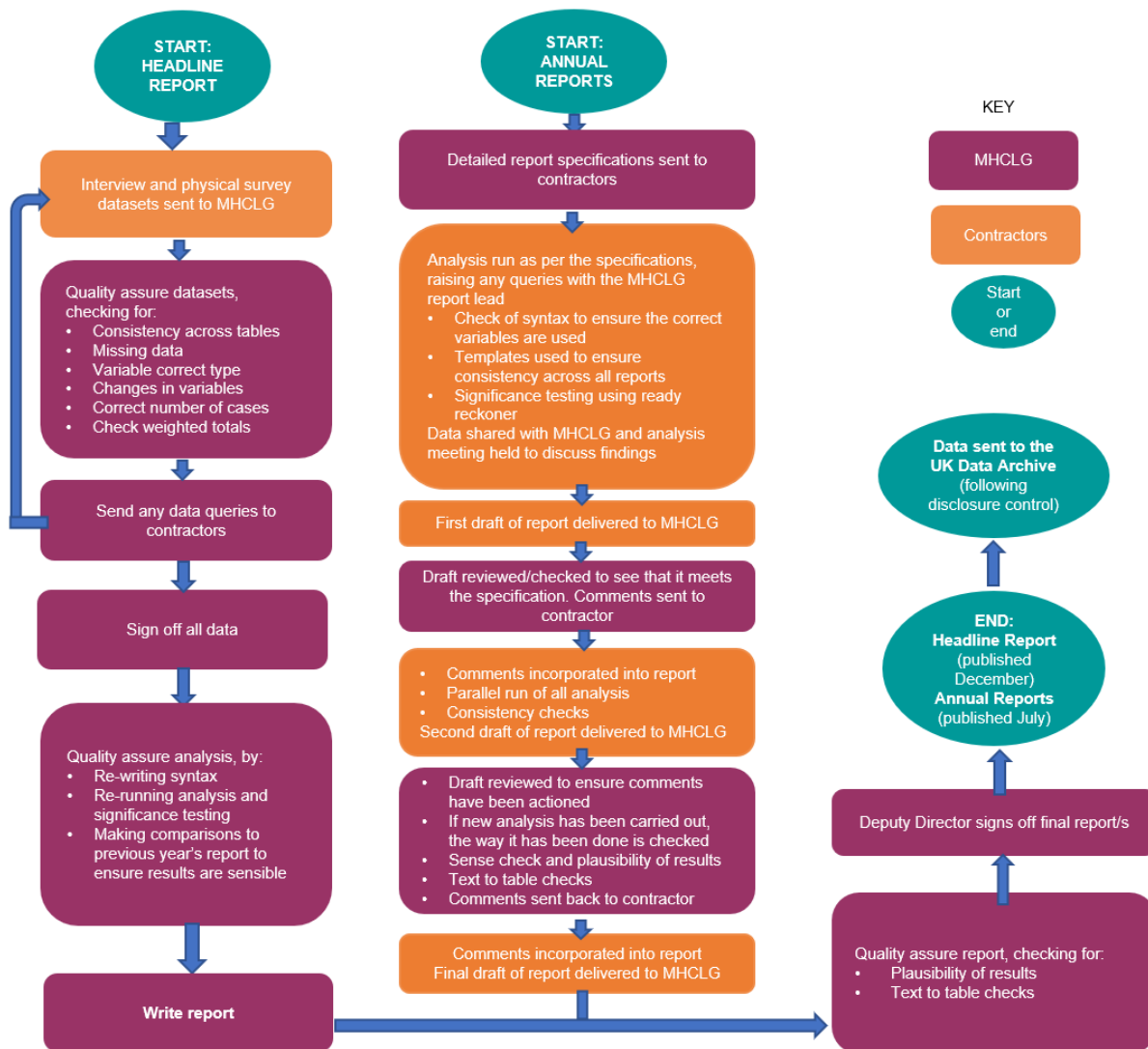
7. Fieldwork complete / Datasets produced. Quality assurance and mitigation of possible errors:

- Sampling error – confidence intervals of key estimates calculated and published annually. All analyses carried out using an average design factor based on the design factors of key estimates
- Coverage error – weights applied to take account of unequal selection probabilities and unit nonresponse
- Measurement error – Cognitive testing if required; survey questions reviewed using expert and peer review; interviewer and physical surveyor training
- Processing error – automatic validations at data input; checks on case and variable completeness; investigation of outliers; time series comparison; comparison with external data sources; and selective case by case analysis
- Response rates – weighting; imputation
- Model assumption error – reviews carried out

Additional checks:

- Consistency checks by edit programme – inconsistencies rectified using pre-set rules or reviewed by analysts on a case by case basis
- Dwellings coded as homes in multiple occupation (HMOs) are reviewed by analysts to ensure that the survey correctly identifies all HMOs
- Data are validated along a range of dimensions by an edit programme
- Plausibility checks undertaken and MHCLG notified of any unusual trends
- Oddly-performing questions referred to questionnaire development team for improvement
- Data modelling on some missing variables, by applying pre-set rules as well as case-by-case review and action by analysts
- Ready for analysis and reporting

Quality assurance flowchart: reporting



Quality assurance flowchart: reporting (accessible version)

Headline Report

1. Interview and physical survey datasets sent to MHCLG
2. Quality assure datasets, checking for:
 - Consistency across tables
 - Missing data
 - Variable correct type
 - Changes in variables
 - Correct number of cases
 - Check weighted totals
3. Send any data queries to contractors
4. Sign off all data
5. Quality assure analysis, by:
 - Re-writing syntax

-
- Re-running analysis and significance testing
 - Making comparisons to previous year's report to ensure results are sensible
6. Write report
 7. Quality assure report, checking for:
 - Plausibility of results
 - Text to table checks
 8. Deputy Director signs off final report
 9. Publication (December)
 10. Data sent to the UK Data Archive (following disclosure control)

Annual Report

1. Detailed report specifications sent to contractors
2. Analysis run as per the specifications, raising any queries with the MHCLG report lead
 - Check of syntax to ensure the correct variables are used
 - Templates used to ensure consistency across all reports
 - Significance testing using ready reckoner
 - Data shared with MHCLG and analysis meeting held to discuss findings
3. First draft of report delivered to MHCLG
4. Draft reviewed/checked to see that it meets the specification. Comments sent to contractor
5. Comments incorporated into report
 - Parallel run of all analysis
 - Consistency checks
 - Second draft of report delivered to MHCLG
6. Draft reviewed to ensure comments have been actioned
 - If new analysis has been carried out, the way it has been done is checked
 - Sense check and plausibility of results
 - Text to table checks
 - Comments sent back to contractor
7. Comments incorporated into report
8. Final draft of report delivered to MHCLG
9. Quality assure report, checking for:
 - Plausibility of results
 - Text to table checks
10. Deputy Director signs off final report/s
11. Publication July
12. Data sent to the UK Data Archive (following disclosure control)

Glossary

Arrears: If the HRP or partner are not up to date with rent or mortgage payments they are considered to be in arrears.

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.

Boiler type: The report covers a number of boiler types:

- **standard:** provides hot water or warm air for space heating with the former also providing hot water via a separate storage cylinder.
- **back:** located behind a room heater and feeds hot water to a separate storage cylinder. They are generally less efficient than other boiler types.
- **combination:** provides hot water or warm air for space heating and can provide hot water on demand negating the need for a storage cylinder, therefore requiring less space.
- **condensing:** standard and combination boilers can also be condensing. A condensing boiler uses a larger, or dual, heat exchanger to obtain more heat from burning fuel than an ordinary boiler, and is generally the most efficient boiler type.

Damp and mould: There are three main categories of damp and mould covered in this report:

- **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.

- **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.
- **condensation or mould:** caused by water vapour generated by activities like cooking and bathing condensing on cold surfaces like windows and walls. Virtually all dwellings have some level of condensation. Only serious levels of condensation or mould are considered as a problem in this report, namely where there are extensive patches of mould growth on walls and ceilings and/or mildew on soft furnishings.

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*, Ministry of Housing, Communities and Local Government, June 2006¹⁴.

Dependent children: Any person aged 0 to 15 in a household (whether or not in a family) or a person aged 16 to 18 in full-time education and living in a family with his or her parent(s) or grandparent(s). It does not include any people aged 16 to 18 who have a spouse, partner or child living in the household.

Double glazing: This covers factory made sealed window units only. It does not include windows with secondary glazing or external doors with double or secondary

¹⁴ <https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance>

glazing (other than double glazed patio doors, which are surveyed as representing two windows).

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:

- 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 age: The date of construction of the oldest part of the building.

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 usable 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 usable 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).
 - **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 2010¹⁵.
- **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**.

¹⁵ For further information see: www.gov.uk/browse/working/state-pension

Energy efficiency rating (EER, also known as SAP rating): A dwelling's energy costs per m² of floor area for standard occupancy of a dwelling and a standard heating regime and is calculated from the survey using a simplified form of SAP. The energy costs take into account the costs of space and water heating, ventilation and lighting, less cost savings from energy generation technologies. They do not take into account variation in geographical location. The rating is expressed on a scale of 1-100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents zero net energy cost per year. It is possible for a dwelling to have an EER/SAP rating of over 100 where it produces more energy than it consumes, although such dwellings will be rare within the English housing stock.

The detailed methodology for calculating SAP to monitor the energy efficiency of dwellings was updated in 2012 to reflect developments in the energy efficiency technologies and knowledge of dwelling energy performance. These changes in the SAP methodology were relatively minor compared with previous SAP methodology updates in 2005 and 2009. It means, however that a SAP rating using the 2009 method is not directly comparable to one calculated under the 2012 methodology, and it would be incorrect to do so. All SAP statistics used in reporting from 2013 are based on the SAP 2012 methodology and this includes time series data from 1996 to the current reporting period (i.e. the SAP 2012 methodology has been retrospectively applied to 1996 and subsequent survey data to provide consistent results in the 2013 and following reports).

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)
- Band G (1–20)

First time buyer: First time buyers are defined as households that have purchased a property that is their main home in the last three years, and in which neither the HRP or partner have previously owned a property. It includes households who have purchased their property outright as well as those who are buying with the help of a mortgage or loan.

Gross income of the HRP and partner: The gross annual income of the HRP and partner from wages, pensions, other private sources, savings and state benefits.

This does not include any housing related benefits or allowances. This measure is divided by 52 to calculate weekly income. Income is presented in quintiles throughout this report (see income quintiles definition – below).

Gross household income: The gross annual income of all adults living in a household from wages, pensions, other private sources, savings and state benefits. This does not include any housing related benefits or allowances. This measure is divided by 52 to calculate weekly income. Income is presented in quintiles throughout this report (see income quintiles definition – below).

Heating system: There are three main types of heating covered in this report:

- **central heating system:** most commonly a system with a gas fired boiler and radiators which distribute heat throughout the dwelling (but also included in this definition are warm air systems, electric ceiling/underfloor and communal heating). It is generally considered to be a cost effective and relatively efficient method of heating a dwelling. Communal systems use heat generated in a centralized location for residential space and water heating. This could be from: a central boiler using any fuel which supplies a number of dwellings; waste heat from power stations distributed through community heating schemes; or heat from a local CHP (combined heat and power) system.
- **storage heaters:** predominately used in dwellings that have an off-peak electricity tariff. Storage heaters use off-peak electricity to store heat in clay bricks or a ceramic material, this heat is then released throughout the day. However, storage heating can prove expensive if too much on peak electricity is used during the day.
- **room heaters:** this category includes all other types of heaters such as fixed gas, fixed electric or portable electric heaters. This type of heating is generally considered to be the least cost effective of the main systems and produces more carbon dioxide emissions per kWh.

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)
- 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 Benefit: A benefit that is administered by local authorities, which is designed to assist people who rent their homes and have difficulty meeting their housing costs. Council tenants on Housing Benefit receive a rent rebate which means that their rent due is reduced by the amount of that rebate. Private and social housing tenants usually receive Housing Benefit (or rent allowance) personally, although sometimes it is paid direct to the landlord.

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 assessment¹⁶ 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.

¹⁶<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/housing-health-and-safety-rating-system-hhsrs-guidance>

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 Conditions¹⁷ for a list of the hazards covered.

Income quintiles: All households are divided into five equal groups based on their income (i.e. those in the bottom 20%, the next 20% and so on). These groups are known as quintiles. These can be used to compare income levels of particular groups to the overall population.

Insulation: There are two main types of insulation covered in this report:

- **wall insulation**

cavity walls: where a dwelling has external walls of predominantly cavity construction, it is defined as having cavity wall insulation if at least 50% of the cavity walls are filled with insulation. This could have been fitted during construction or retrospectively injected between the masonry leaves of the cavity wall.

solid walls: where a dwelling has external walls of predominantly masonry solid construction, it is defined as having solid wall insulation if at least 50% of the solid walls are fitted with insulation. This could be applied either externally (e.g. insulated board attached to the external face with a render finish) or internally (e.g. insulated plasterboard fitted to the external walls inside each room, with a plaster finish).

other walls: these are any dwellings with predominantly non-cavity or masonry solid walls (e.g. timber, metal or concrete frames). If at least 50% of the walls are fitted with insulation, the dwelling is defined as having other wall insulation.

- **loft insulation:** the presence and depth of loft insulation is collected for all houses and top-floor flats. Insulation could be found between joists above the ceiling of the top floor of the dwelling or between the roof timbers where the loft has been converted to a habitable space. Where insulation could not be observed, information was taken from the householder or from imputed estimates based on the age and type of the dwelling.

¹⁷https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/211302/Housing_and_Neighbourhood_Conditions.pdf

Insulation – new cavity wall insulation variable: For the 2015 Headline Report, the English Housing Survey introduced a new measure of cavity wall insulation (variable wins95x). This new measure incorporates more up-to-date information regarding the insulation of buildings built since 1991 and aligns the English Housing Survey methodology to a common method for calculating energy efficiency of buildings.

In compliance with new Building Regulations, an increasing proportion of dwellings built in 1991 or after with cavity walls had insulation fitted at the time of construction (known as 'as built' cavity wall insulation), although compliance could also be achieved through other techniques. The non-intrusive survey undertaken in the EHS would not always be able to identify as built insulation, and the Survey has to assume that these properties have insulation. To align with current RdSAP methodology and to improve our methodology, the English Housing Survey has for 2015 data introduced a new variable, which assumes that properties built in 1995 or after has as built insulation. This is the assumption used in the RdSAP model, which in turn reflects that cavity wall insulation was not used as often as previously thought to comply with the new Building Regulations in the early 1990s.

In the earlier variable (wins90x), properties built in 1991 or after were assumed to be insulated, as it was thought builders used cavity wall insulation to comply with the new Building Regulations. Due to changes in data collection the new variable can only be taken back to 2008. Trends from earlier reports hold, though the exact numbers produced by the new variable are lower (as properties built in 1991 up to 1995 without evidence of retrofitted cavity wall insulation are no longer assumed to be insulated).

Loneliness: Respondents are asked how often they feel lonely, with the response options, 'Often or Always', 'Some of the time', 'Occasionally', 'Hardly ever', 'Never'.

New household: Where neither the household reference person (HRP) nor their spouse/partner occupied the HRP's previous permanent accommodation, in either of their names. The EHS does not differentiate between previous accommodation within England and outside of England (including abroad).

Non-dependent children: any person aged over 18 or those aged 16-18 who are not in full-time education living in a family with his or her parent(s) or grandparent(s).

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.

Plot: 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 (shared access, for example where a block of flats have a shared garden). The plot may consist of hard landscaping (e.g. concrete,

tarmac, paving, gravel), soft landscaping (e.g. lawn, flower/vegetable beds), or a combination.

Private accommodation: The majority of homes in all three tenures, excluding hotels, bed and breakfast accommodation and institutional residences such as student halls, army barracks and care homes. The EHS only covers private accommodation.

Standard Assessment Procedure (SAP): The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings. The SAP is used to calculate the energy efficiency rating (EER) of dwellings, also known as the SAP rating. The EER is an index based on calculated energy 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). It is possible for a dwelling to have a rating of over 100 where it produces more energy than it consumes, although such dwellings will be rare within the English housing stock.

Reduced Data SAP (RdSAP) was introduced in 2005 as a lower cost method of assessing the energy performance of existing dwellings. RdSAP is used in the calculation of the energy ratings on the Energy Performance Certificate, a document which is required every time a home is put up for sale or rent. Since the 2015 survey, the EHS has provided a number of indicators on energy performance calculated using an approach which is in line with RdSAP 2012 version 9.92, since then a newer version has been released (version 9.93). In 2018 the methodology moved to using RdSAP version 9.93, which includes updated U-Values for cavity, solid and stone walls, both insulated and uninsulated, between age bands A and E. In addition to this methodological change, there have also been a number of improvements made to the energy model, such as aligning the calculation of ventilation parameters with RdSAP conventions and incorporating more detailed data into the modelling of water heating parameters. These updates were applied to dwellings from the 2018/19 EHS survey, making the 2019 combined year dataset the first dataset with these changes applied to both years. As such the full effect of this is seen in 2019 and is estimated to increase SAP by 0.7 SAP points, compared to 2017.

Social housing rents: Most social housing rents are calculated according to 'rent restructuring' policy, introduced in 2001. The overall intention of the policy was that similar properties in similar areas should have similar levels of rents. The formula calculates rents for each individual property based on 30% of the relative property values at 1999 levels, 70% on relative local earnings and the size of the property. The formula rent had been increased annually at the rate of Retail Price Index inflation at the previous September + 0.5% until 2015-16 when it was increased by CPI +1%.

In 2012, the Government introduced Affordable Rent as another main type of social housing rents, which can be set at up to 80% of the market rate of the property, inclusive of service charges.

Between 2016-17 and 2019-20, social housing rents will be reduced by 1% a year, for 4 years except from supported housing, almshouses, community land trusts and fully mutual housing co-ops which will be excepted during the first year.

There is also a different arrangement for rents for intermediate rent properties (which falls within the statutory definition of social housing).

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).

Under-occupation: Households are said to be under-occupying their property if they have two or more bedrooms more than the notional number needed according to the bedroom standard definition. See bedroom standard.

Usable floor area: The total usable internal floor area of the dwelling as measured by the surveyor, rounded to the nearest square metre. A new modelling approach adopted since the 2013 report uses assumptions aligned with the Nationally Described Space Standard which was published as part of the Housing Standards Review. It excludes integral garages, balconies, stores accessed from the outside only and the area under external walls. The area remaining represents the total of all room areas, hallways and circulation space including cupboards and stairs. The area under internal partition walls is also included. Loft space is not included unless the

loft is habitable, with a fixed stair in place to access it. Dwellings are also grouped into the following five categories:

- less than 50m²
- 50 to 69m²
- 70 to 89m²
- 90 to 109m²
- 110m² or more.

Vacant dwellings: The assessment of whether or not a dwelling is vacant is made at the time of the interviewer's visit. Clarification of vacancy is sought from neighbours. Both properties in between lets and those that are vacant for a longer period are classified as vacant on the EHS. Surveyors are required to gain access to vacant dwellings and undertake full inspections.

Well-being: There are four measures of personal well-being in the EHS, to which respondents are asked to give their answers on a scale of 0 to 10 where 0 is 'not at all' and 10 is 'completely'.

- Overall, how satisfied are you with your life nowadays?
- Overall, to what extent do you feel the things you do in your life are worthwhile?
- Overall, how happy did you feel yesterday?
- Overall, how anxious did you feel yesterday?

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 UK Statistics Authority 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.

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