

## **EHS 2012-13 Annual Reports published**

Four 2012-13 EHS Annual Reports – one on Households and the others on Homes, Energy Efficiency and Fire Safety, plus accompanying live tables - were published on the Department for Communities and Local Government (DCLG) website on the 23<sup>rd</sup> of July.

These reports expand on statistics first released in February in the EHS Headline Report 2012-13 and cover a wide range of topics relating to both the physical condition of homes and the circumstances of the people that live in them. These reports are the first to be produced with our new contractor consortium led by the National Centre for Social Research.

Some of the key findings are:

### **Key findings**

- In 2012-13, the private rented sector overtook the social rented sector to become the second largest tenure in England. Of the estimated 22.0 million households in England, 65% (14.3 million) were owner occupied, 18% (4.0 million) were privately rented and 17% (3.7 million) were socially rented.
- Some 3% of households in England were overcrowded in 2012-13: 1% of owner occupied households and 6% each of social and privately rented households were overcrowded.
- Two-thirds of social renters had waited less than a year before being allocated a home (66%). Less than one in ten social renters waited for longer than 5 years before being allocated a home (8%).
- In 2012-13, 61% of private renters and 23% of social renters stated that they expected to buy a property at some point in the future. Among social renters who expected to buy, the proportion who expected to buy their current home increased from 37% in 2011-12 to 44% in 2012-13.
- The energy efficiency of the English housing stock continued to improve: Energy efficiency for all tenure groups has increased between 2001 and 2012 (from an average SAP of 47 to 59) with the largest increases seen in private rented and local authority sectors.
- In 2012, 16.6 million dwellings (73% of the housing stock) could potentially have benefitted from at least one form of the energy improvement measures covered by an Energy Performance Certificate (EPC).

- The number of non-decent homes in England continued to decline. In 2012, 4.9 million dwellings (22%) failed to meet the decent homes standard, a reduction of some 2.8 million homes since 2006, when 35% of homes failed to meet the decent home standard.
- Between 2002-03 and 2012-13, the proportion of households with a working smoke alarm increased from 76% to 88%. In particular, the proportion of private rented and local authority households has gone up from 66% and 71% respectively to 83% and 89%.
- Half (51%) of homes built after 2002 had one or two bedrooms compared with 37% of older homes; 24% of homes built after 2002 had 3 bedrooms compared with 43% of older homes.

The full reports can be downloaded from the DCLG website:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/english-housing-survey>

## Updated technical documentation also published

Updated technical documentation has also been published on the DCLG website in the form of a [Technical Report](#). This includes seven chapters on:

1. Sampling
2. Questionnaires
3. Fieldwork
4. Response rates
5. Data processing
6. Weighting
7. Standard errors

## Revisions

An updated [revisions log](#) with revisions made up to the EHS Homes Report 2011 and EHS Headline Report 2012-13 have also been published.

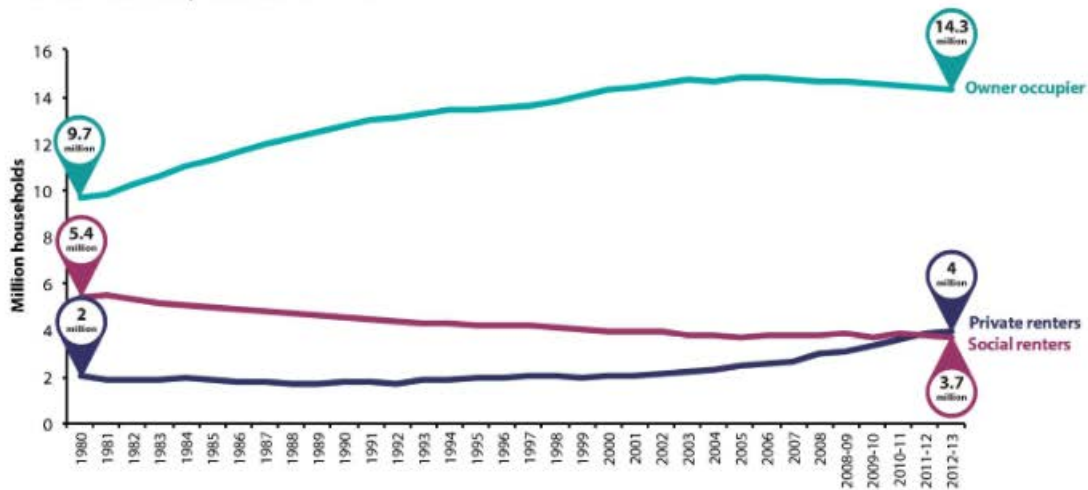
## Infographics

New to the report are a set of infographics covering some of the key findings. These are included here.



## English Housing Survey 2012-13 – Household Report

Trends in tenure, 1980 to 2012-13



**+4.9 million households** From 1980 to 2012-13, the number of households in England increased from 17.1 million to 22 million.

Between 1980 and 1991, there was a sharp increase in the number of households who owned their accommodation, in particular the number who were buying their home with a mortgage.

Between 1980 and 2002, the private rented sector remained relatively stable. However, since then it has doubled in size.

The decline in the size of the social rented sector began in the 1980s. For the first time in 2012-13, now has fewer households than the private rented sector.

### Tenure in 2012-13



**Owner occupiers**  
50% buying with a mortgage  
50% owned outright

**Social renters**  
54% rented through a housing association  
46% rented through the local authority

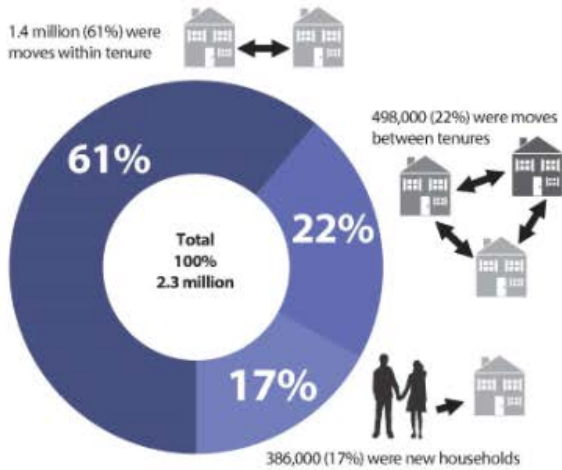
# EHS Bulletin

Issue 11: English Housing Survey Bulletin  
A newsletter for users of the English Housing Survey



## Movement between and within sectors 2012-13

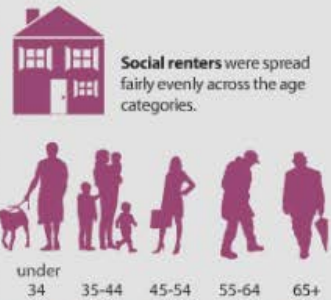
A total of 2.3 million households had moved home in the previous 12 months.



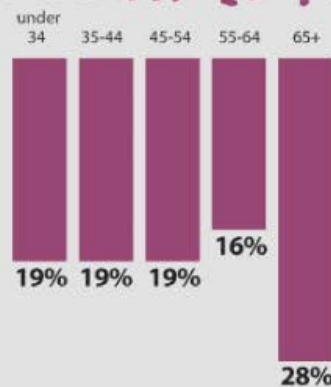
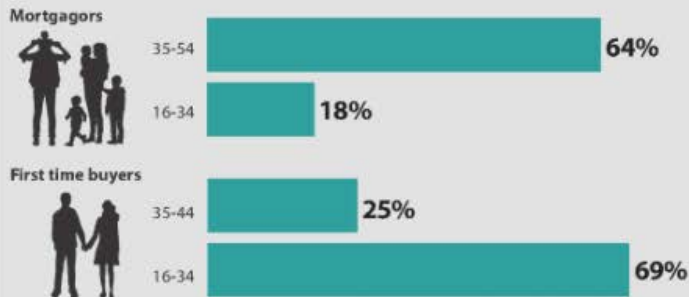
## Where recent movers moved to.



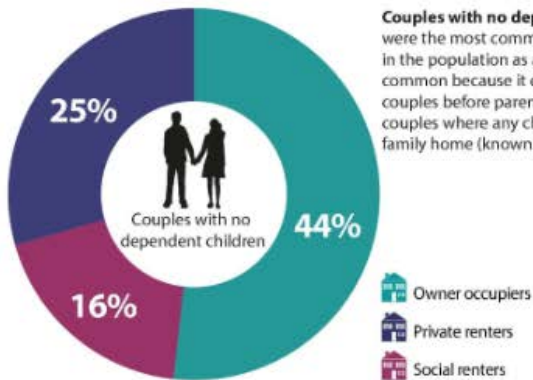
## Age by tenure



The high costs associated with buying a home, and the need to save for a deposit and take out a mortgage, means that it can be difficult for the youngest households to purchase a home.



## Household type

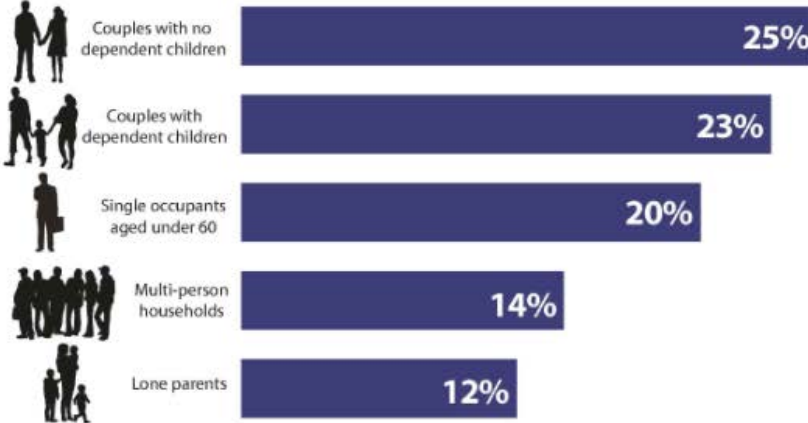


**Couples with no dependent children** were the most common household type in the population as a whole. This type is common because it covers both younger couples before parenthood and older couples where any children have left the family home (known as empty nesters).

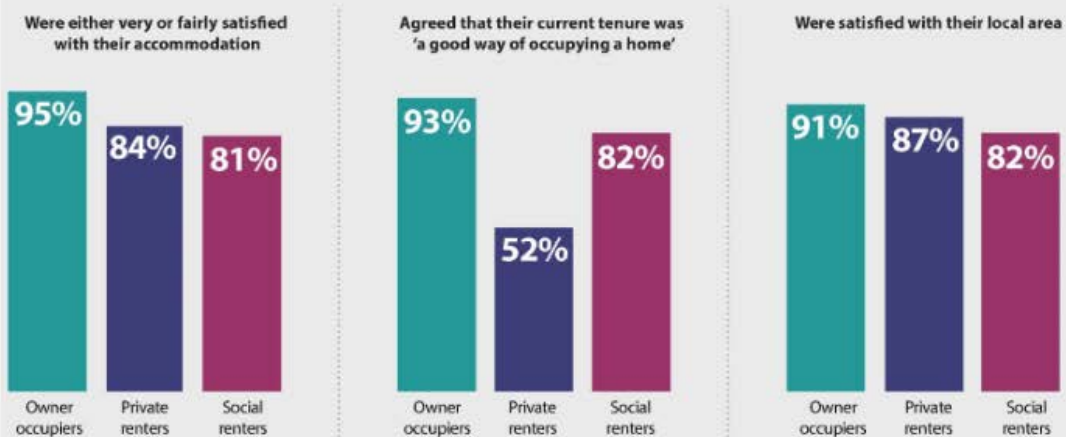
### Female-only households



### Private renters



## Satisfaction levels

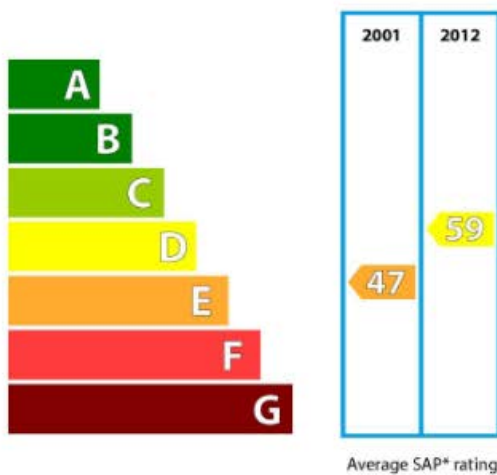






## Energy Efficiency of English Housing

Energy efficiency for all dwellings has increased between 2001 and 2012



Newer homes had lower average CO<sub>2</sub> emissions



73% of the housing stock could have benefitted from energy improvement measures. This could result in:



A potential 14% reduction in average fuel bills for all households



Average CO<sub>2</sub> emissions falling by almost 1 tonne/year per dwelling across the whole stock - a total saving of 21.2 million tonnes/year of CO<sub>2</sub> emissions (18% of total current emissions)



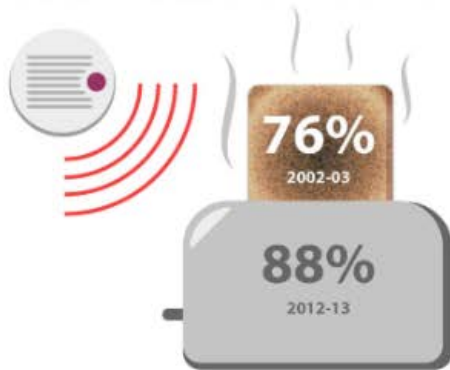
Increase the average SAP rating from 59 to 64

\*SAP is the Government's Standard Assessment Procedure for Energy Rating of Dwellings, where properties are scored between 1 and 100 based on energy costs associated with space heating, water heating, ventilation and lighting. A score of below 30 is considered very energy inefficient, while a score of 70 or more is considered very energy efficient.



## Fire and Fire Safety

Between 2002-03 and 2012-13, the proportion of households with a **working** smoke alarm increased from 76% to 88%

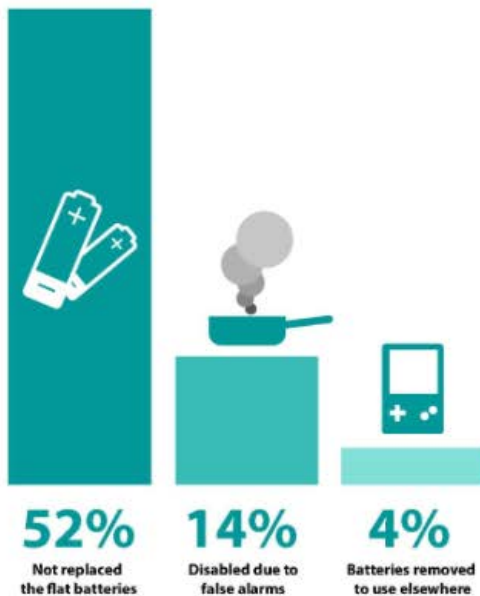


Households with a **working** smoke alarm

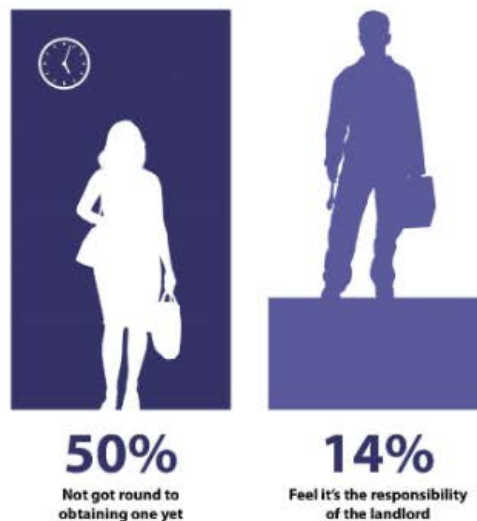
83% Private renters  
88% Owner occupiers  
89% Local Authority tenants  
92% Housing association tenants



In 2010-11, 744,000 households (3%) had a smoke alarm that did not work, of these:



In 2010-11, an estimated 1.9 million households (9%) did not have a smoke alarm installed, of these:





## Profile of English Housing

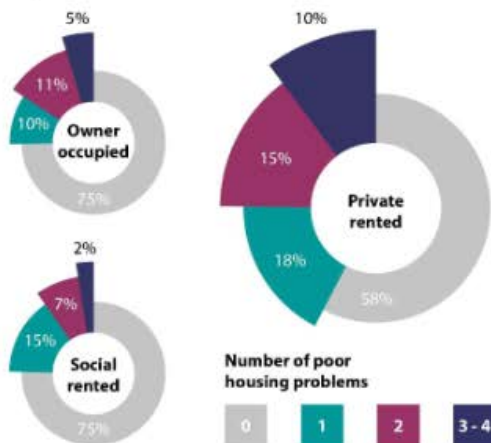
Number of bedrooms in dwellings built up to and including 2002 and after 2002



Type of dwellings built up to and including 2002 and after 2002



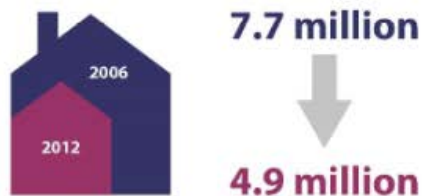
Poor housing problems are more prevalent in private rented homes



Between 2010 and 2012 the number of households with a water meter rose from 34% to 39%



The number of non-decent homes continued to decline from 35% in 2006 to 22% in 2012





## Further analysis of the 2012-13 EHS data

### UK data archive

EHS users wishing to conduct further analysis of the 2012-13 EHS data should note that anonymised EHS datasets have been submitted to the [UK Data Archive](#). These SPSS datasets include the key derived variables underlying the key measures used in both the headline and annual reports, including those relating to fuel poverty. Datasets and supporting user documentation are now available for download by registered users.

### Secure Data Service

Once anonymised 2012-13 data are published on the UK Data Archive, approved users will also be able to securely access geographical identifiers for this most recent dataset via the [secure data service](#) (SDS).

The SDS allows approved users to access data which is considered potentially disclosive under usual rules of access, and enables them to conduct analysis of it in a secure remote environment. Users will be asked to sign a SDS user agreement and will need to complete specific training before using the service. There are restrictions placed on how the data are used and published.

The service is open to researchers at UK institutions of higher or further education, who will be subject to a user agreement and a shared code of practice. Access to person-level information held by the SDS will be given to an ONS-Approved Researcher or an ESRC-Accredited Researcher. In each case access is determined by (a) whether the individual is a fit and proper person and (b) the purpose for which access is requested.

## The 2013-14 English Housing Survey

The 2013-14 fieldwork ended in March 2014. The final response rate was 60%.

A headline report of 2013-14 EHS findings will be published in February 2015, followed by more detailed reports in the summer.

Over the 4 waves of the experiment trialling new materials there was no significant difference in response between the respondents sent the survey materials and the new materials (new materials group 59.7%, old materials group 59.3%).

It was decided to roll out the new materials (i.e. leaflets, advance letters and postcard) for the whole sample as they look good, are clear and represent the study in a good light. The new style advance postcard was dropped however as there was no evidence that it improves response but it is quite costly and time consuming.

## Other news from the EHS team

### EHS Technical Advisory Group

The EHS Technical Advisory Group (TAG) met for the first time in June. The Group primarily discussed proposals for a revised weighting methodology on the EHS. The proposed methodology will both simplify the procedure and weight to dwelling count control totals so that the EHS aligns with official dwelling stock count estimates. The TAG advised that some further work was required on the methodology before a final decision on the weighting could be made. It is yet to be decided if any change to the current methodology will be adopted for 2013-14. A note of the meeting will be available on request.

### The EHS and fuel poverty statistics

Users may be interested in the latest [Fuel Poverty statistics](#), recently published by our colleagues at DECC and which are derived from EHS data.

Fuel poverty in England is measured by the Low Income High Costs definition, which considers a household to be fuel poor if:

- they have required fuel costs that are above average (the national median level)
- were they to spend that amount, they would be left with a residual income below the official poverty line.

#### Some Key Findings

- In 2012, the number of households in fuel poverty in England was estimated at around 2.28 million, representing approximately 10.4 per cent of all English households. This is a fall from 2.39 million households in 2011 (a reduction of almost 5%).
- The depth and likelihood of being fuel poor increases markedly with lower SAP scores. In 2012, 35 per cent of households living in G rated properties were fuel poor compared to only two and seven per cent living in A/B/C and D rated properties respectively.



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## Team changes at DCLG

The last year has seen more changes in the EHS team at DCLG. Suzanne Cooper has returned from maternity leave and is responsible for methodology and for managing the EHS contract and Reannan Rottier has left on maternity leave. Jeremy Barton is providing maternity cover for Reannan and will lead on analysis and reporting. Statisticians Jenny Collins, Carolyn Foxall and Hugh Mallinson and social researchers Linda Bang and Rachel Murphy make up the rest of the team.

## Keep in touch

We are always keen to hear about how the EHS data are being used so do keep in touch.

If you have any questions or comments about any of the topics covered in this bulletin or about the EHS more generally, please contact the EHS team: [ehs@communities.gov.uk](mailto:ehs@communities.gov.uk)

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