

Issue 13: English Housing Survey Bulletin
A newsletter for users of the English Housing Survey



EHS 2013-14 Annual Reports published

Four 2013-14 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 16th of July.

These reports expand on statistics first released in February in the EHS Headline Report 2013-14 and cover a wide range of topics relating to both the physical condition of homes and the circumstances of the people who live in them.

Some of the key findings are:

Key findings

- In 2013-14 the proportion of households who owned their home outright was larger than the proportion who owned with a mortgage, the first time since Government records began in the early 1960s. Of the 14.3 million households (63%) who were owner occupiers, 6.9 million (31%) were mortgagors and 7.4 million households (33%) who owned outright.
- There were 4.4 million households in the private rented sector and 3.9 million households in the social rented sector, of whom 2.3 million households (10%) were renting from a housing association and 1.6 million (7%) were renting from a local authority.
- Private renters had the highest weekly housing costs, paying on average £176 per week in rent. Mortgagors paid an average of £153 per week in mortgage payments while mean weekly rents in the social housing sector were £98 for housing association tenants and £89 for local authority tenants.
- When considering the gross weekly income, including benefits, of all household members, the proportion of income spent on housing costs was 18% for mortgagors, 29% for social renters, and 34% for private renters.
- In 2013-14, there were 2.6 million households who were recent movers, the highest number since our records began in 1984. This was 11% of all households, the highest proportion since 2007-08.
- From 1996 to 2013, the total number of dwellings in England increased steadily from 20.3 million in 1996 to 23.3 million in 2013. Much of this was due to the notable growth in private rented housing which more than doubled in size from 2.0 million to 4.5 million (19% of the stock) over this period.

- Within the private rented sector, there was an increase in the proportion of dwellings in suburban residential areas, from 41% in 1996 to 51% in 2013 (from 800,000 to 2.3 million).
- There was an increase in the proportion of dwellings with a water meter from 34% in 2010 to 42% in 2013. Increased provision was evident among all tenures.
- There was an overall improvement in the visitability of English housing stock from 2007 to 2013, with the number of fully visitable homes increasing by around 86% from 744,000 to 1.4 million (3% of the stock to 6%).
- Average energy efficiency ratings (measured by the SAP rating) for all dwellings increased by 14 points from 46 in 2001 to 60 in 2013. The private rented and local authority sectors showed the largest increases in energy efficiency: average SAP rose by 16 and 15 points respectively.
- In 2013, around 16.3 million homes (70%) could theoretically benefit from at least one energy improvement measure such as improving loft insulation or a boiler upgrade.
- In the last two years, 385,000 households (1.7%) experienced one or more fires inside their home or on their property.
- In 2013/14, almost 2.5 million households (11%) either did not have a smoke alarm or only had a non-working one. Private renters (82%) were less likely than other tenures to have a working smoke alarm, whereas housing association households (94%) were most likely to have one.
- Between 2003-04 and 2013-14, there was an increase in the proportion of households with at least one working smoke alarm, from 80% to 88%. In addition, in 2013-14, 70% of all households with a working smoke alarm had two or more smoke alarms installed, a rise from 56% in 2003-04.

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

The most recent technical documentation is available on the DCLG website in the form of a Technical Report:

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



EHS Bulletin

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This includes seven chapters on:

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

An updated version of the Technical Report will be published in August 2015.

Revisions

Users will be notified of any revisions in the [revisions log](#) as soon as practical.

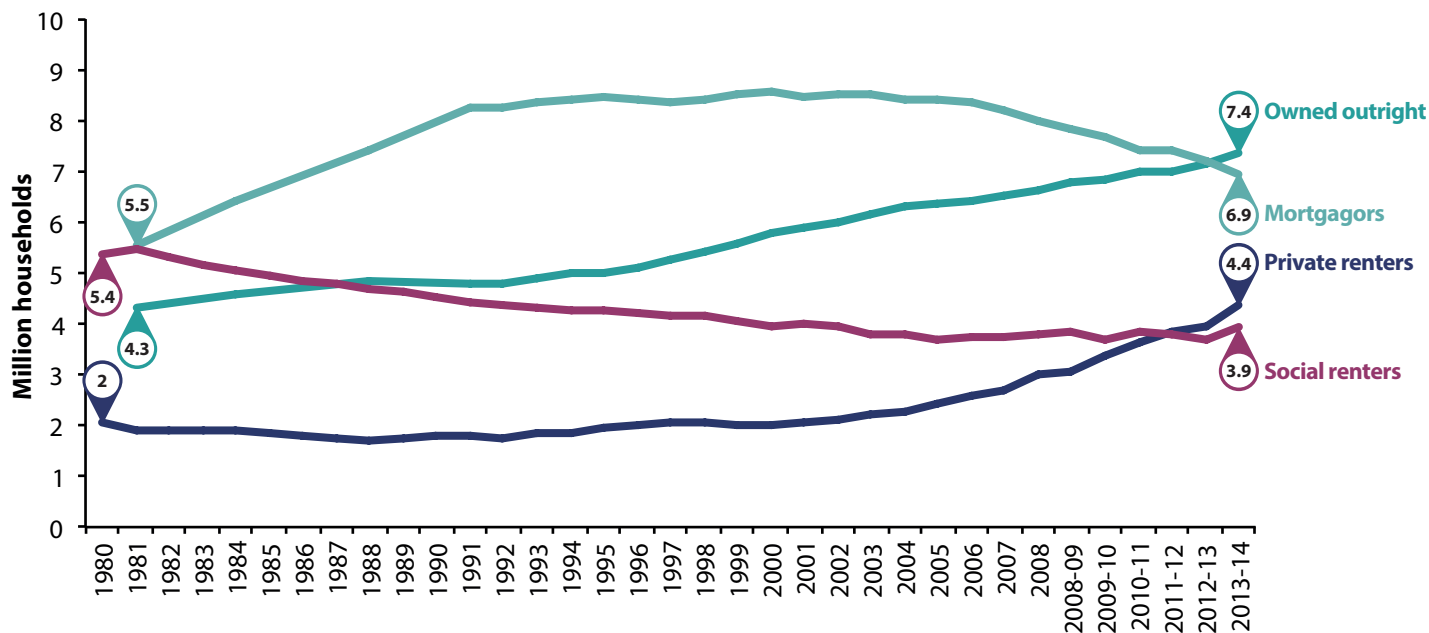
Infographics

A set of infographics covering some of the key findings are included here.

English Housing Survey 2013-14 – Household Report

In 2013-14, the proportion of households who owned outright was larger than the proportion who owned with a mortgage

Trends in tenure, 1980 to 2013-14



+5.5 million households Between 1980 and 2013-14, the number of households in England increased from 17.1 million to 22.6 million.

Tenure in 2013-14

Total: 100% 22.6 million



Owner occupiers
 63%
14.3 million



Private renters
 19%
4.4 million



Social renters
 17%
3.9 million

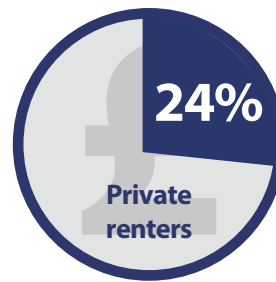
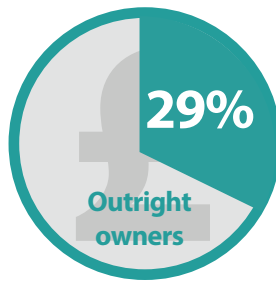
Please see main reports for more information:

www.gov.uk/government/publications/english-housing-survey-2013-to-2014-household-report

www.gov.uk/government/publications/english-housing-survey-2013-to-2014-headline-report

Household income*

Households buying with the help of a **mortgage** had the highest incomes. **3 in 5** (60%) had an income of **£700** or more per week



Social rented housing



In 2003-04, **31%** of social rented housing was rented to someone who was in employment, a **fifth** of whom were in receipt of housing benefit



By 2013-14, **37%** were in employment, and a **third** of these were in receipt of housing benefit

Private rented households



16-24 year olds

2003-04 **16%**

2013-14 **12%**



Aged between 25 and 44

2003-04 **56%**

2013-14 **58%**

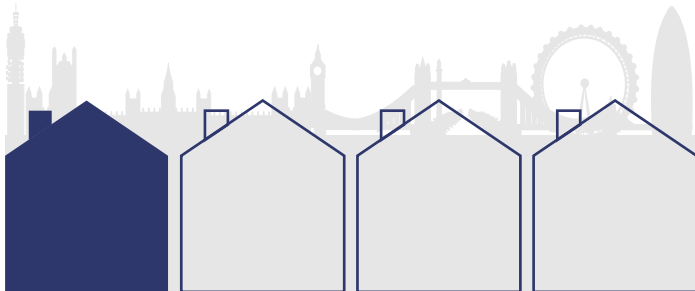


45-54 year olds

2003-04 **10%**

2013-14 **15%**

In 2013-14, almost **1 in 4** private rented households were located in London



In private rented sector



couple or lone parent households with dependent children

23%

2003-04

35%

2013-14

* Income of household reference person and partner

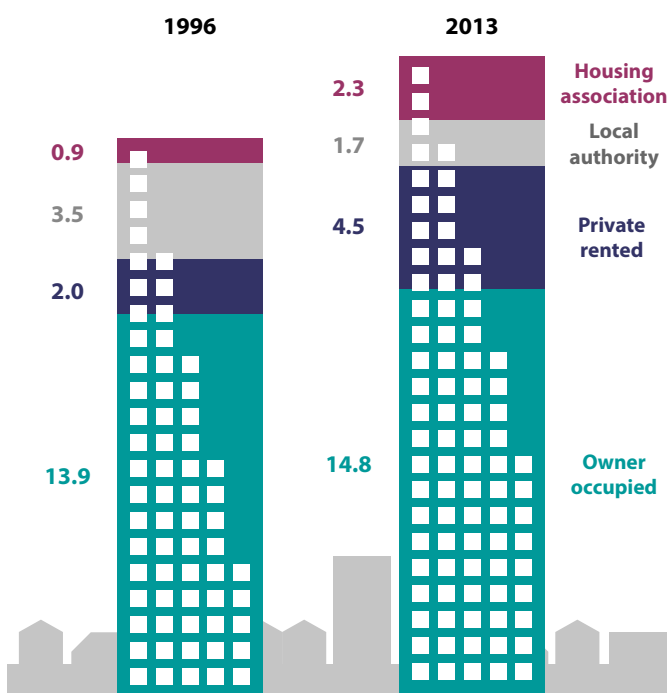
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Profile of English housing 2013

The total number of dwellings in England increased from 20.3 million in 1996 to 23.3 million in 2013. Much of this increase was due to growth in private rented housing.



Above figures in millions

The number of fully visitable¹ homes increased from 744,000 in 2007 to 1.4 million in 2013.

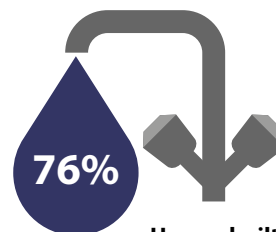


¹ enabling dwellings to be more accessible for people with disabilities, including wheelchair users. The four visitability features are: level access; flush threshold; sufficiently wide doors and circulation space; WC at entrance level.

Presence of water meters



Homes built before 1919



Homes built after 1990

Average usable floor area



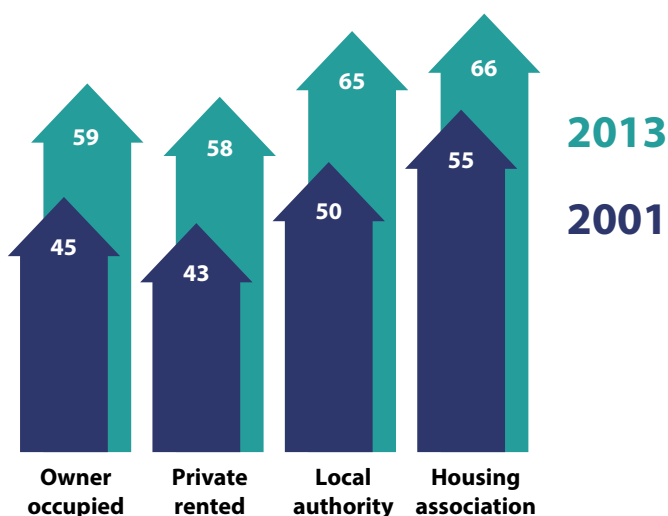
Average standardised basic repair costs²



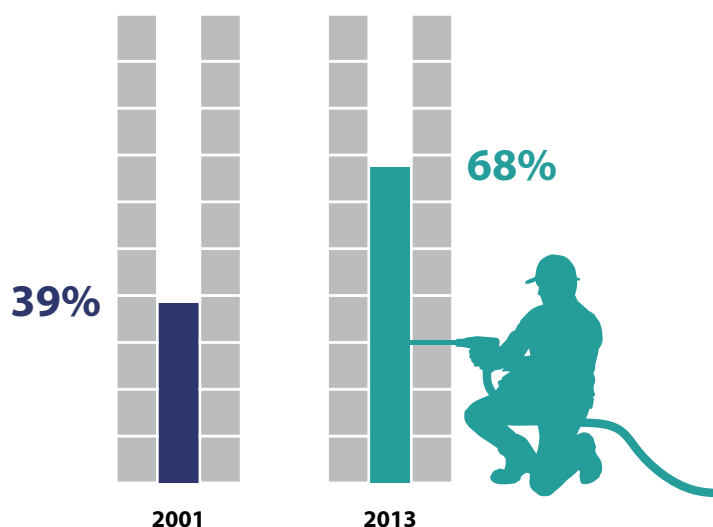
² a measure of disrepair which expresses costs in pounds per square metre of floor area (£/m²) based on prices for the East Midlands region

Energy Efficiency of English Housing 2013

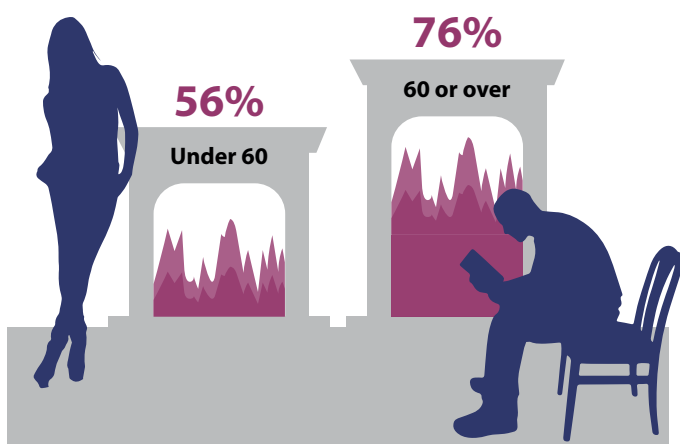
The private rented and local authority sectors showed the largest increases: average SAP* rose by 16 and 15 points respectively.



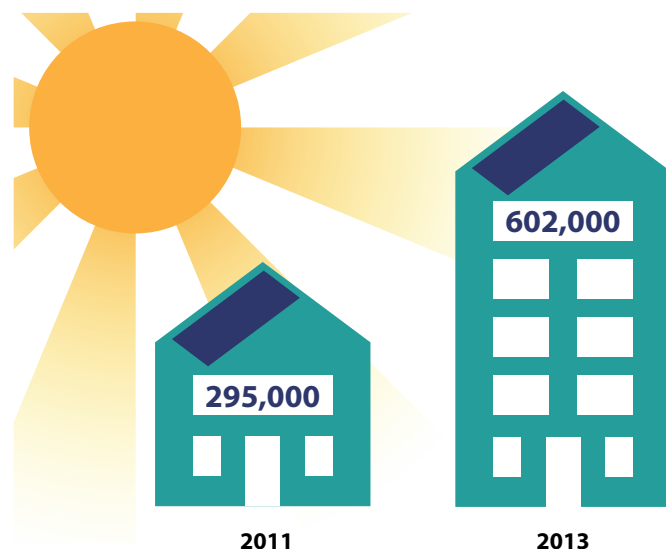
10.8 million homes (68%) were estimated to have cavity wall insulation in 2013, an increase from 5.8 million (39%) in 2001.



Households where the HRP was aged 60 years or over were more likely to have some form of secondary heating (76%), compared with households where the HRP was under 60 years (56%).



In 2013 an estimated 602,000 homes had some form of solar panel(s) for renewable energy, more than double the number in 2011 when around 295,000 had these.



*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 2013

1 in 60 households reported a fire within the previous 2 years.



Households with a **working** smoke alarm.

82%

Private
renters

88%

Owner
occupiers

91%

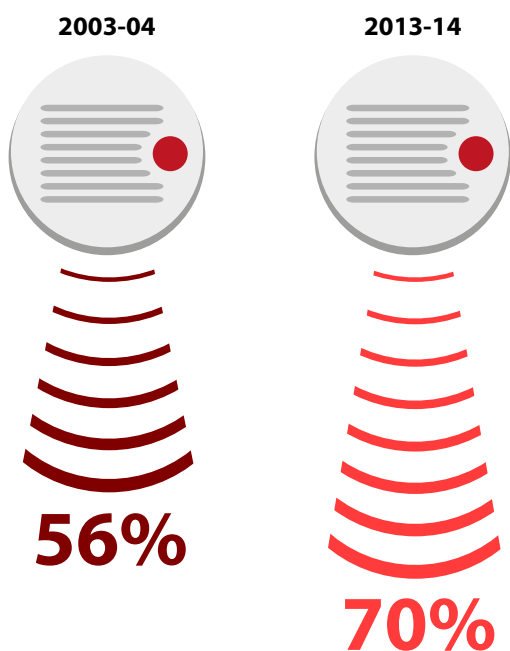
Local
Authority
tenants

94%

Housing
association
tenants



An increasing percentage of households owned more than one working smoke alarm.



Between 2003-04 and 2013-14, there was an increase in the proportion of households with at least one working smoke alarm, from 56% to 70%.

Private rented homes and homes built before 1919 were more likely to have a higher risk of fire.



In 2013 one million dwellings were assessed as having a higher risk of fire. Of the homes with a higher risk of fire, just under half (46%) were built before 1919, and one in three (29%) were in the private rented sector.

Further analysis of the 2013-14 EHS data

UK data archive

EHS users wishing to conduct further analysis of the 2013-14 EHS data should note that anonymised EHS datasets will be 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 will be available for download by registered users as soon as practical.

Secure Data Service

Once anonymised 2013-14 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 2014-15 English Housing Survey

The 2014-15 fieldwork ended in March 2015.

A headline report of 2014-15 EHS findings will be published in February 2016, followed by more detailed reports in the summer.

The future shape of the English Housing Survey

DCLG launched a public consultation on the future shape of the EHS in January. We have carefully considered the comments from all the respondents to the consultation and have decided that the most cost effective way forward for the survey is to keep an annual format with no pause in 2015-16.

Further details are in the Government response to the consultation published on Gov.uk on 16 July. The report can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/445729/Future_shape_of_the_English_Housing_Survey_government_response_to_the_consultation_v4_19_June_2015.pdf

The EHS and fuel poverty statistics

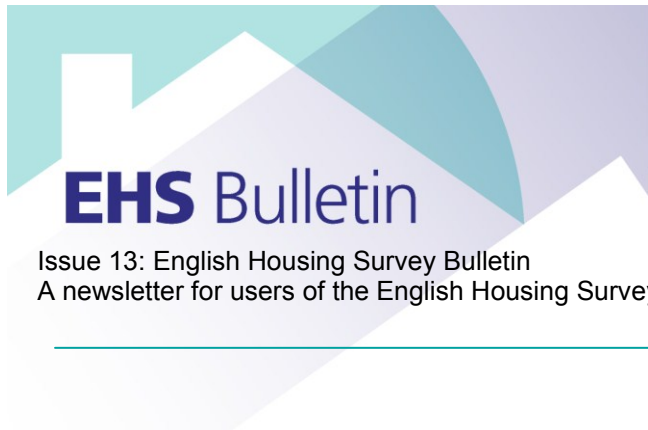
Users may be interested in the latest [Fuel Poverty statistics](#), recently published by our colleagues at DECC and which are derived from EHS data.

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 2013, the number of households in fuel poverty in England was estimated at 2.35 million, representing approximately 10.4 per cent of all English households. This is broadly unchanged from 2.36 million households in 2012 (a change of around 0.5 per cent).
- The depth and likelihood of being fuel poor increases markedly with lower SAP scores. In 2013, 31 per cent of households living in G rated properties were in fuel poverty, with an average fuel poverty gap of £1,274. This is compared to those living in properties with SAP ratings A-C where just two per cent were fuel poor and the average fuel poverty gap was £370.



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Team changes at DCLG

Anna Carlsson-Hyslop joined the EHS team in July 2015 as Database Manager (replacing Linda Bang).

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

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