

English Housing Survey 2020-21

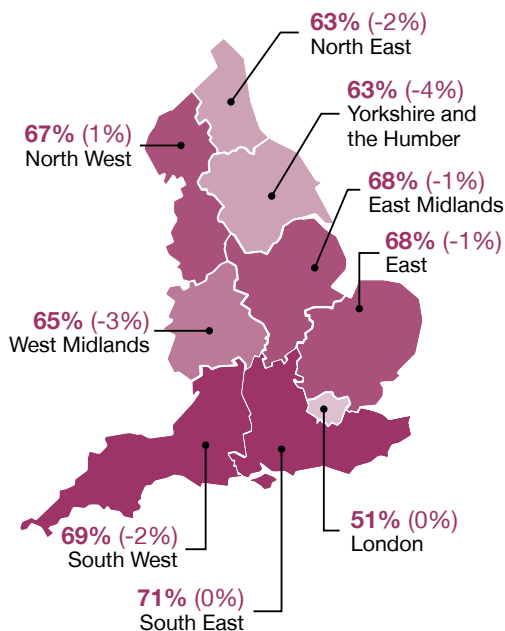
Regional Housing Trends

The Government's 'Levelling Up the United Kingdom' White Paper, outlines the aspiration to end geographical inequality. On housing, this involves increasing home ownership and reducing the number of non-decent homes. This fact sheet looks at how these issues vary by region.



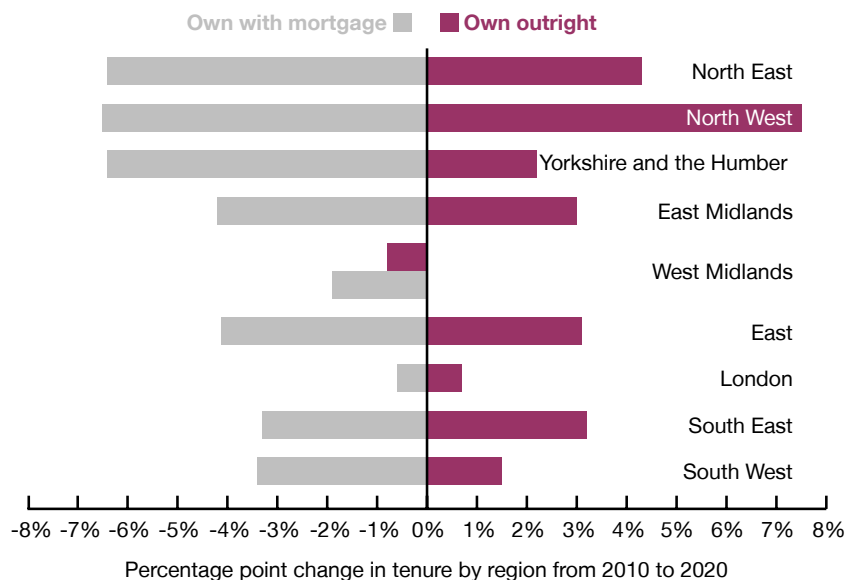
Just under two thirds (65%) of households in England are owner occupiers.

Proportion of home ownership (change since 2010-11).



While the overall home ownership rate has not changed in recent years, the proportion of outright owners has increased while those buying with a mortgage has decreased.

In 2020, 35% of households owned their home outright (up from 32% in 2010) and 30% had a mortgage (down from 34%). Between 2010 and 2020, these changes were seen in most regions.

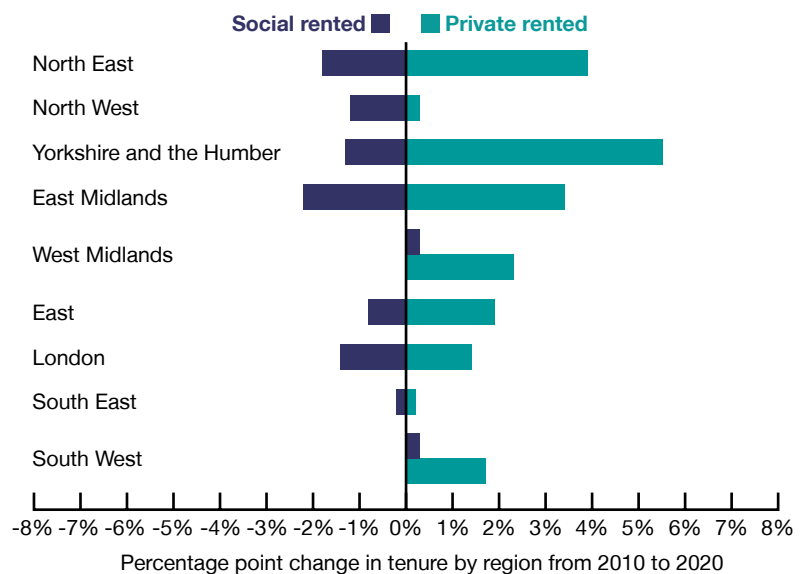


In the last decade, the number of households in the private rented sector has increased in all regions but mainly decreased in the social rented sector.

Yorkshire and the Humber had the greatest change in private renting, while the East Midlands had the greatest change in social renting.

Since 2010, tenure patterns have been similar across all regions, with London and the North East more likely to have social rented dwellings than all other regions.

London remains the region with the greatest proportion of privately rented dwellings.

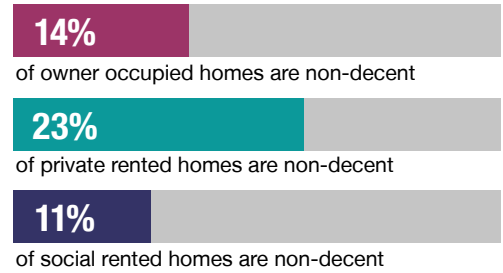
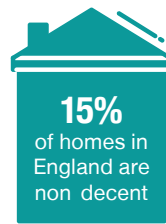


Housing quality

A key indicator of housing quality is whether a home meets the Decent Homes Standard. A decent home is one that:

- Meets the statutory minimum standard for housing
- Is in a reasonable state of repair
- Has reasonably modern facilities and services
- Provides a reasonable degree of thermal comfort

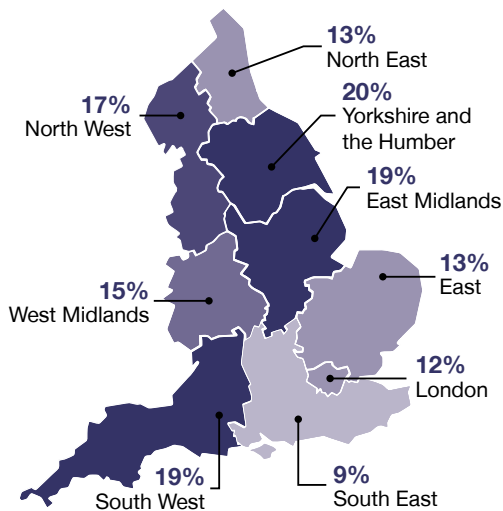
3.5 million occupied homes do not meet the Decent Homes Standard.



Many factors influence housing quality. For example: tenure, dwelling age, dwelling type, the relationship between local housing and labour markets, economic growth and investment.

Dwellings located in the South East were less likely to fail the decent homes standard.

Proportion of non-decent homes:



Yorkshire and the Humber had one of the highest proportions of non-decent dwellings, particularly among the private rented sector and a relatively high proportion of terraced homes.



Homes in the South West were more likely to be non-decent than many other regions in both 2010 and 2020, reflecting the relatively higher proportion of older homes; these tended to be less well insulated and have a higher prevalence of disrepair and Category 1 hazards.



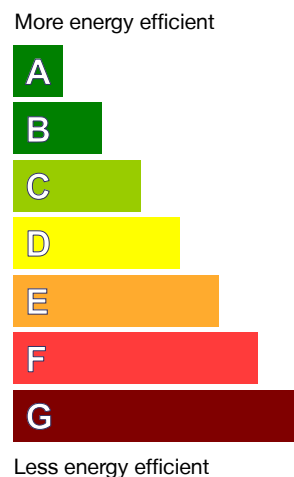
London's housing stock profile is very different to other regions, with a higher proportion of flats and rented accommodation. Despite having a high proportion of older homes, the relative economic prosperity of the capital will have contributed to its low non-decency rate.



The South East generally had a relatively high proportion of newer homes compared with northern regions, which may have contributed to its lower prevalence of non-decency.

There is a strong relationship between the energy efficiency of the home and its overall housing quality.

London and the South East had the highest proportion of A to C rated dwellings, reflecting their low proportions of non-decent dwellings.



More A to C rated dwellings can be found in London and the South East.

Regions with the most energy efficient homes also had fewer non-decent and damp homes.

