



Survey of English Housing Provisional Results: 2003–04



The Survey of English Housing (SEH) is a continuous household survey carried out for the Office of the Deputy Prime Minister by the National Centre for Social Research. The SEH provides important housing data on owner occupation and on the social and private rented sectors. This preview presents some of the key findings from the 2003–04 survey. These results are *provisional results*, not final results (the population used for grossing was the estimated 2002 population not the population in 2003). When final results for the 2003–04 survey are published later this year the results can be expected to be very similar to those given in this bulletin, *but not identical*.

Figures for 2001–02 and later years have been grossed using population estimates that reflect the results of the 2001 Census. Figures for 2000–01 and earlier years have not yet been revised to reflect the results of the Census. In tables that show SEH grossed estimates as time series the discontinuity is indicated by a horizontal line.

housing

Key Findings

- In recent years the modest growth in the number of owner occupier households has reflected the increase in the number of households that own outright, now 6.0 million, since the number of households buying with a mortgage has not been increasing. Overall 14.4 million households (71%) were owner occupiers, 3.9 million (19%) rented from the social sector (the Council or a Registered Social Landlord) and 2.1 million (10%) rented privately. Registered Social Landlords (RSLs) include Housing Associations, charitable trusts, co-operatives and Local Housing Companies. (See Section 1)
- In 2003–04 there were 12.6 million owner occupier households living in freehold houses/bungalows, 1.0 million in leasehold flats/maisonettes and 700 thousand in leasehold houses. (See Section 2)
- In 2003 only 9% of new mortgages were endowment mortgages, and the same percentage were both interest only and repayment; 71% were repayment mortgages and 5% were interest only with no linked investment. The increase in the proportion of new mortgages that are both interest only and repayment may reflect a tendency to take out such mortgages to replace endowment mortgages in cases where the endowment mortgage is no longer expected to cover the original loan. (See Section 3)
- 2.1 million households had moved in the year prior to interview, but the number of moves was around 2.6 million because some households had moved more than once. The percentage of households resident for less than one year varied markedly with tenure; 53% for those renting furnished accommodation as compared to 2% of outright owners. 46% of households had lived at the same address for 10 years or more, with 25% for 20 years or more. (See Section 4)
- For new households the most common reason for moving was to live independently or to buy (41%) followed by marriage/cohabitation. For continuing households the most common reason for moving was to get different sized accommodation (24% of households; 19% to obtain larger accommodation and 5% “downsizing”); this was followed by “to live in a better area” and job related reasons (11% in each case). (See Section 5)
- 60% of Irish households are owner occupiers as compared to 72% for the white population as a whole, and 55% for BME (black and minority ethnic) households. (See Section 8)
- While the overall percentage of overcrowded households is small (2.4%) it rises to 6.1% in London. At the England level the social rented sector has the highest percentage of overcrowding, 4.9%. Overcrowding increases rapidly with household size, so that 18.6% of households with 5 or more members are overcrowded in England as a whole, but this rises to 31% in London. In the social rented sector 32% of households with 5 or more members are overcrowded. (See Section 10)
- In 2003–04, 62% of social sector tenants were receiving Housing Benefit, this was similar to the percentage in recent years. The percentage of private sector tenants (21%) was the lowest since the Survey of English Housing started in 1993-94. NB Administrative data show that more private tenants receive Housing Benefit than are identified in the SEH. (See Section 16)
- The average rent paid by social sector tenants receiving Housing Benefit was £61 per week before Housing Benefit, and £9 per week after Housing Benefit. The corresponding figures for the private rented sector were £89 per week before HB and £18 after Housing Benefit. (See Section 17)
- The new ODPM experimental index of private rents shows that in 2003 rents were 5.8% higher than in 2002, and this rate of increase was similar to the trend over the previous four years. (See Section 18)
- In 2003–04, 65% of Council tenants and 75% of RSL tenants were very or fairly satisfied with their landlord. This compares with 77% for the private rented sector. In recent years satisfaction rates for RSL and private tenants have tended to be similar, and substantially higher than for Council tenants. (See Section 19)
- When asked what aspects of their local area they would like to see improved, 38% of respondents mentioned opportunities and facilities for children and young people, 31% crime and vandalism, 31% local amenities, parks and leisure facilities, 28% public transport services. These findings are very similar to those for the previous two years. (See Section 20)
- While the increase in the number of English households with a second home in England has been relatively modest, there has been a strong upward trend in the number of households with a second home outside Great Britain. In 2003–04, 295 thousand English households had a second home in England, 25 thousand a second home elsewhere in Great Britain, and 177 thousand a second home outside Great Britain. (See Section 21)

1. Trends in tenure

The proportion of owner occupied households, which had been rising strongly since the early 1950s, grew slowly in the 1990s and is now virtually static. (The increase shown below in 2003–04 was mainly the result of rounding.) In recent years the modest growth in the in the number of owner occupier households has reflected the increase in the number of households that own outright, since the number buying with a mortgage has not been increasing.

The proportion of council tenants fell from 30% in 1981 to 12% in 2003–04. This reflects both “Right to buy” purchases by tenants and the direct transfer of council dwellings to Registered Social Landlords (RSLs). [See definitions.] The number of households in the social sector reached a peak in 1981 and has since declined by 1.6 million.

In 2003–04 2.1 million households were renting privately. Despite the popularity of “buy to let” mortgages in recent years the rate of expansion of the private rented sector remains very modest. This sector is examined in more detail later in this bulletin.

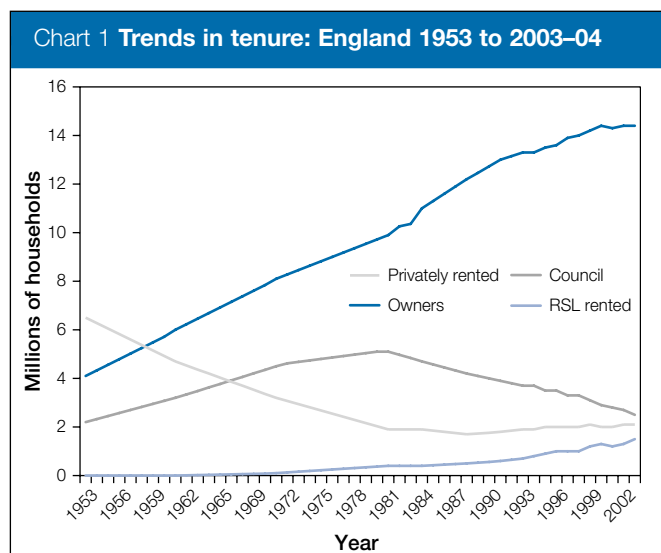


Table 1: Households by tenure: England 1953 to 2003–04

Year	Tenure		All	Social Rented		All	Private Rented		All	Total
	Owned outright	Buying with a mortgage		Council	RSL		Unfurnished	Furnished		
<i>thousands</i>										
1953 ¹			4,110			2,240			6,490	12,840
1961 ¹			5,990	3,240		3,240			4,690	13,920
1971 ¹			8,060	4,500	140	4,640			3,240	15,940
1981	4,313	5,546	9,860	5,095	365	5,461	1,486	419	1,904	17,225
1984	4,590	6,399	10,990	4,660	374	5,034	1,419	501	1,920	17,945
1988	4,834	7,414	12,248	4,246	460	4,706	1,218	484	1,702	18,656
1991	4,795	8,255	13,050	3,872	564	4,436	1,236	588	1,824	19,309
1997–98	5,281	8,659	13,940	3,333	987	4,320	1,335	656	1,991	20,250
1998–99	5,377	8,691	14,027	3,324	1,028	4,352	1,396	648	2,044	20,423
1999–00	5,542	8,665	14,207	3,137	1,161	4,298	1,450	649	2,099	20,603
2000–01	5,579	8,858	14,437	2,941	1,279	4,220	1,376	627	2,003	20,660
2001–02	5,830	8,456	14,286	2,784	1,240	4,023	1,407	553	1,960	20,269
2002–03	5,882	8,504	14,386	2,740	1,255	3,995	1,489	574	2,063	20,445
2003–04 ²	5,965	8,484	14,449	2,452	1,450	3,903	1,505	630	2,135	20,487
<i>percentages</i>										
1953 ¹			32			18			50³	100
1961 ¹			43			23			34³	100
1971 ¹			51	28	1	29			20	100
1981	25	32	57	30	2	32	9	2	11	100
1984	25	36	61	26	2	28	8	3	11	100
1988	25	40	66	23	2	25	7	3	9	100
1991	25	43	68	20	3	23	6	3	9	100
1997–98	26	43	69	16	5	21	6	3	10	100
1998–99	26	43	69	16	5	21	7	3	10	100
1999–00	27	42	69	15	6	21	7	3	10	100
2000–01	27	43	70	14	6	20	7	3	10	100
2001–02	29	42	70	14	6	20	7	3	10	100
2002–03	29	42	70	13	6	20	7	3	10	100
2003–04 ²	29	41	71	12	7	19	7	3	10	100

Sources: 1981 to 1991: Labour Force Survey (LFS) Housing Trailers. 1993–94 onwards: Survey of English Housing (SEH), Office of the Deputy Prime Minister

Notes:

¹ Derived from figures for England & Wales. It has been assumed that the percentage in each tenure in England was the same as for England & Wales as a whole.

² Data for 2003–04 are provisional.

³ Includes a small proportion (under 1 per cent of all households) renting from RSLs.

2. Type of ownership

The proportion of owner occupiers living in freehold houses/bungalows has been gradually increasing in recent years while the proportion living in leasehold properties, whether houses or flats, has been falling. In 2003–04 there were 12.6 million households in freehold house/bungalows, 700 thousand in leasehold houses and 1.0 million in leasehold flats.

Chart 2: Type of ownership freehold or leasehold:
2003–04

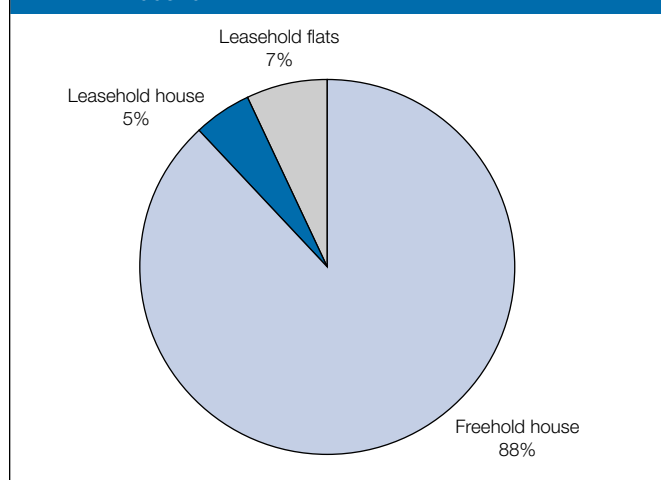


Table 2: Whether household owns accommodation freehold or leasehold:¹
1994–95 to 2003–04

<i>England</i>					
Year	House or bungalow		Flat or maisonette ²		Total
	Freehold	Leasehold	Leasehold		
<i>thousands</i>					
1994–95	11,295	869	1,065		13,230
1995–96	11,496	834	1,083		13,413
1996–97	11,494	888	1,117		13,498
1997–98	11,884	831	1,118		13,834
1998–99	12,030	866	1,059		13,955
1999–00	12,325	806	936		14,067
2000–01	12,500	772	1,032		14,304
2001–02	12,449	690	1,005		14,144
2002–03	12,474	760	1,022		14,257
2003–04 ³	12,596	709	1,023		14,329
<i>percentages</i>					
1994–95	85	7	8		100
1995–96	86	6	8		100
1996–97	85	7	8		100
1997–98	86	6	8		100
1998–99	86	6	8		100
1999–00	88	6	7		100
2000–01	87	5	7		100
2001–02	88	5	7		100
2002–03	87	5	7		100
2003–04 ³	88	5	7		100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ Excludes other types of accommodation, such as caravans and boats.
In general different forms of ownership apply to these types of accommodation.

² About a quarter of the owners of leasehold flats are also joint freeholders of the building.

³ Data for 2003–04 are provisional.

3. Type of mortgage

In recent years there has been a very strong movement away from endowment mortgages, and in favour of repayment mortgages. The increase in the proportion of new mortgages that are both interest only and repayment may reflect a tendency to take out such mortgages to replace endowment mortgages in cases where the endowment policy is no longer expected to cover the original loan. The growth in the proportion of new mortgages that are interest only with more than one linked investment may also be a response to anticipated shortfalls on endowment policies. There has also been a marked growth in the proportion of new mortgages that are interest only with no linked investment. Many lenders no longer insist on an investment vehicle being set up before granting a loan, and with lower interest rates the cost reduction, in terms of monthly payments, as compared to a repayment mortgage increases (both in absolute terms and, more markedly, in percentage terms).

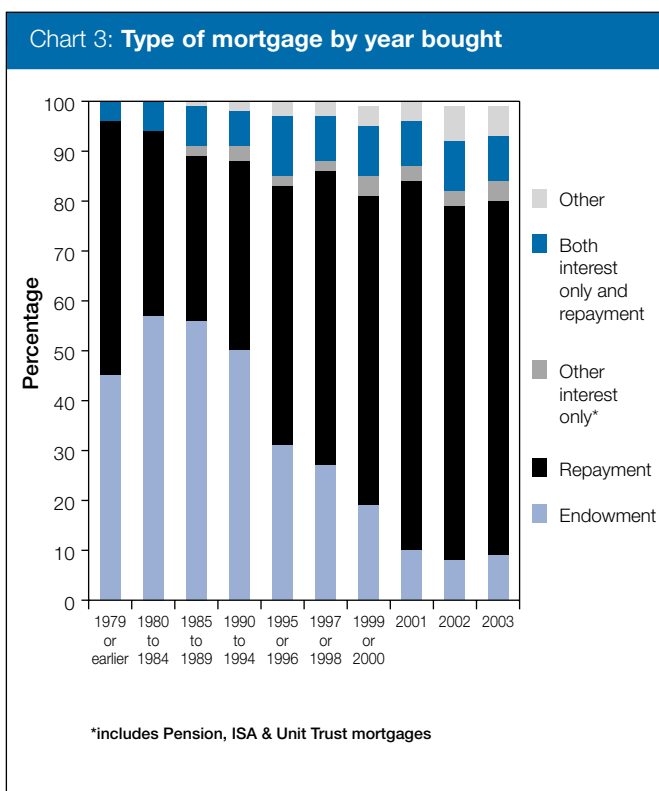


Table 3: Type of mortgage by year started

England 2003–04 (provisional)

percentages

When mortgage started	Type of mortgage ¹								
	Endowment mortgage	Repayment mortgage	Pension mortgage	PEP, ISA or Unit Trust mortgage	Both an interest only and repayment mortgage	Interest only with more than one linked investment mortgage	Interest only with no linked investment mortgage	Other type of mortgage	Total
1979 or earlier	45	51	0	0	4	0	0	0	100
1980 to 1984	57	37	0	0	6	0	0	0	100
1985 to 1989	56	33	1	0	8	1	1	1	100
1990 to 1994	50	38	1	1	7	1	1	0	100
1995 or 1996	31	52	0	1	12	1	2	0	100
1997 or 1998	27	59	0	1	9	1	2	1	100
1999 or 2000	19	62	1	1	10	3	2	2	100
2001	10	74	0	1	9	2	3	1	100
2002	8	71	1	0	10	2	5	2	100
2003 ²	9	71	0	1	9	3	5	1	100
Total	26	59	0	1	9	2	3	1	100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ See definitions at end of this bulletin.

² Includes a small number of mortgages that started in the first 3 months of 2004.

4. Length of residence

In 2003–04, 2.1 million households (10%) had been resident at their current address for less than one year. (The number of moves in the year before interview was greater than this, around 2.6 million, because some households had moved more than once. See Chart 5 for the main reasons given for moving.) The percentage of households resident for less than one year varied markedly with tenure: 53% of those renting furnished accommodation had been resident for less than one year, in contrast to 2% of outright owners. 46% of households had lived at the same address for 10 years or more, with 25% having lived at the same address for 20 years or more.

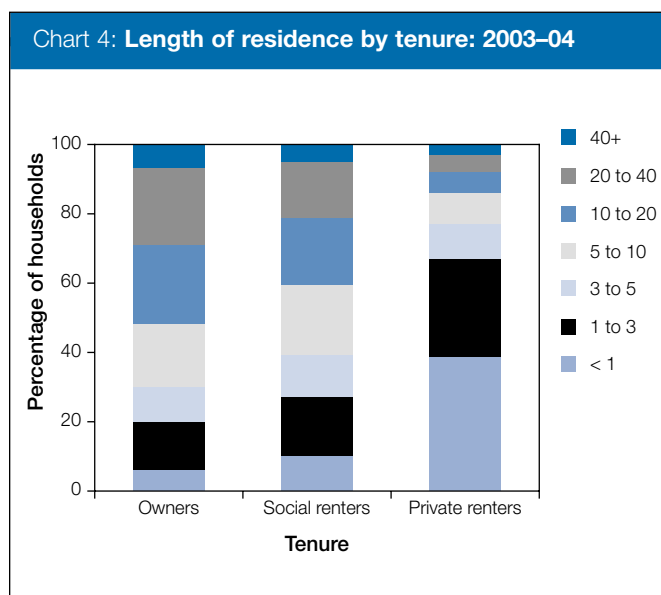


Table 4: Length of residence: households by tenure by length of residence of HRP¹

England 2003–04 (provisional)

Tenure	Length of residence of household reference person								Total
	Less than 1 year	1 year, less than 3	3 years, less than 5	5 years, less than 10	10 years, less than 20	20 years, less than 40	40 years or more		
<i>thousands</i>									
Owned outright	140	371	314	600	1,286	2,349	905	5,965	
Buying with a mortgage	743	1,608	1,181	1,967	2,085	831	69	8,484	
All owners	884	1,980	1,495	2,567	3,371	3,180	973	14,449	
Rented from:									
council	247	384	270	473	482	442	154	2,452	
RSL	163	293	211	313	260	175	35	1,450	
All social rented	409	677	482	787	742	616	189	3,903	
Rented privately:									
unfurnished	505	435	167	153	98	93	54	1,505	
furnished	335	177	51	30	21	12	4	630	
All rented privately	840	612	217	184	119	105	58	2,135	
All tenures	2,132	3,270	2,194	3,537	4,232	3,901	1,220	20,487	
<i>percentages</i>									
Owned outright	2	6	5	10	22	39	15	100	
Buying with a mortgage	9	19	14	23	25	10	1	100	
All owners	6	14	10	18	23	22	7	100	
Rented from:									
council	10	16	11	19	20	18	6	100	
RSL	11	20	15	22	18	12	2	100	
All social rented	10	17	12	20	19	16	5	100	
Rented privately:									
unfurnished	34	29	11	10	7	6	4	100	
furnished	53	28	8	5	3	2	1	100	
All rented privately	39	29	10	9	6	5	3	100	
All tenures	10	16	11	17	21	19	6	100	

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister
Note: Unknowns have been pro-rated.

5. Recent movers

Moving households had most frequently moved within the owner occupied sector (556 thousand) or within the privately rented sector (506 thousand). Just over half of all moves were either within, to or from the privately rented sector (506+278+333 thousand), showing how important this sector is in facilitating mobility within the housing market. In 2003–04, 45% of new households moved into the private rented sector, 34% became owner occupiers, and 21% social renters.

For continuing households the most common reason for moving was to get different sized accommodation (24% of households moved for this reason, 19% to obtain larger and 5% to obtain smaller accommodation); this was followed by “to live in a better area” and job related reasons (11% in each case). In contrast for new households the most common reason was to live independently or to buy (41%), followed by marriage/cohabitation (17%).

Chart 5: Main reasons for moving. Household reference persons resident for less than one year: 2003–04

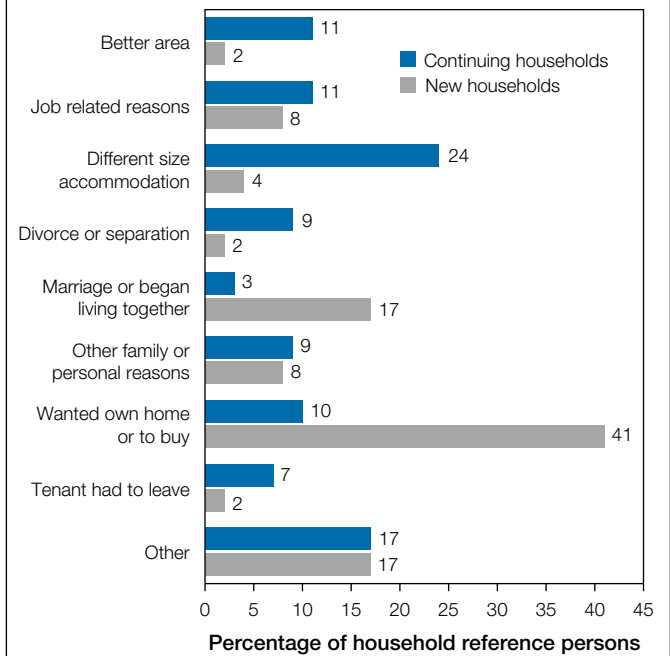


Table 5: Households resident under one year¹ : previous tenure by current tenure

England 2003–04 (provisional)

Current tenure	Previous tenure								Total
	New household	Owner occupied			Social Rented			All Private rented	
		Owned outright	Buying with a mortgage	All	Council	RSL	All		
Owned outright	4	93	31	124	1	1	2	10	140
Buying with a mortgage	116	34	398	432	10	6	16	179	743
All owners	1121	126	429	556	11	7	18	189	884
Rented from:									
council	49	6	11	17	122	9	131	49	247
RSL	24	8	16	24	31	44	74	41	163
All social rented	73	14	27	41	153	53	206	89	409
Rented privately:									
unfurnished	84	14	82	97	18	14	32	293	505
furnished	77	7	26	33	6	6	12	213	335
All rented privately	160	21	108	130	24	19	43	506	840
All tenures	354	162	565	727	188	79	267	785	2,132
Owned outright	3	66	22	88	1	1	1	7	100
Buying with a mortgage	16	5	54	58	1	1	2	24	100
All owners	14	14	49	63	1	1	2	21	100
Rented from:									
council	20	3	4	7	49	4	53	20	100
RSL	15	5	10	14	19	27	46	25	100
All social rented	18	3	7	10	37	13	50	22	100
Rented privately:									
unfurnished	17	3	16	19	4	3	6	58	100
furnished	23	2	8	10	2	2	3	64	100
All rented privately	19	3	13	15	3	2	5	60	100
All tenures	17	8	26	34	9	4	13	37	100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ The reference person had been resident less than 1 year. Households that moved more than once therefore the number of moves in a 12 month period is greater than the number of recently moving households shown here.

Note: Unknowns have been pro-rated.

6. Household type

Couples with no dependent children were the most common type of household (37%) in 2003–04. 83% of these owned their own home, including 43% who owned outright.

A further 28% of households were one person households. These were most common in the social rented sector (43%) and the private rented sector (36%). The number of one female person households was nearly one third greater than the number of households consisting of one male person.

Traditional families (ie. couples with dependent children) accounted for only 22% of households. Lone parent households with dependent children were 7% of households, and other multi-person households (mainly “sharers”) a further 7%. (“Other multi-person households” were particularly common among renters of furnished accommodation.)

Chart 6: Household Type. All households 2002–03

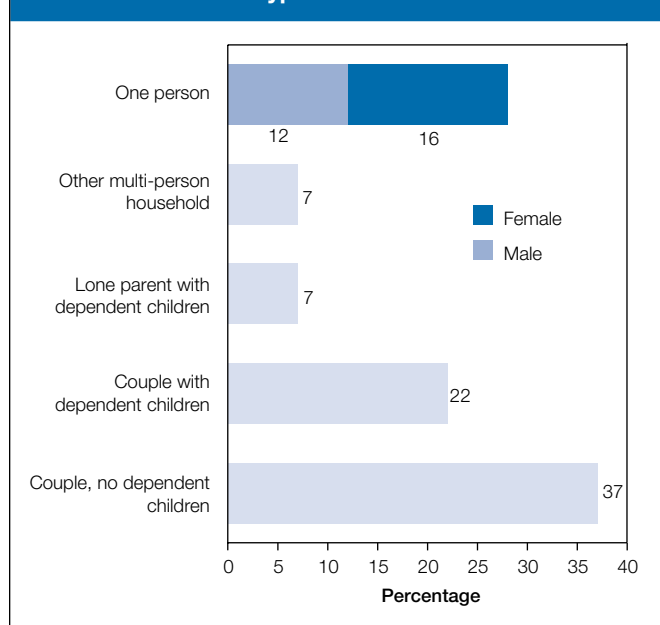


Table 6: Household type by tenure

England 2003–04 (provisional)

Tenure	Household type							Total
	Couple, no dependent children	Couple, with dependent children	Lone parent with dependent children	Other multi-person household	One Male	One Female	All one person households	
<i>thousands</i>								
Owned outright	3,198	351	67	357	599	1,395	1,993	5,965
Buying with a mortgage	2,998	3,285	415	377	814	596	1,410	8,484
All owners	6,195	3,636	481	733	1,413	1,991	3,404	14,449
Rented from:								
council	457	322	394	186	451	642	1,093	2,452
RSL	262	228	295	93	247	326	573	1,450
All social rented	719	550	689	279	698	968	1,666	3,903
Rented privately:								
unfurnished	435	252	165	140	271	242	513	1,505
furnished	128	41	30	180	169	80	249	630
All rented privately	563	293	195	320	441	322	763	2,135
All tenures	7,478	4,479	1,365	1,333	2,551	3,281	5,832	20,487
<i>percentages</i>								
Owned outright	54	6	1	6	10	23	33	100
Buying with a mortgage	35	39	5	4	10	7	17	100
All owners	43	25	3	5	10	14	24	100
Rented from:								
council	19	13	16	8	18	26	45	100
RSL	18	16	20	6	17	22	39	100
All social rented	18	14	18	7	18	25	43	100
Rented privately:								
unfurnished	29	17	11	9	18	16	34	100
furnished	20	7	5	29	27	13	40	100
All rented privately	26	14	9	15	21	15	36	100
All tenures	37	22	7	7	12	16	28	100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

7. Number of people in the household

In 2003–04 the mean household size was 2.4 persons. The mean for households buying with a mortgage was 2.8, while the mean size for households renting from the council was 2.1 and for outright owners 2.0. These differences tend to reflect the high proportion of older people among outright owners and social renters and of middle aged people with dependent children among households buying with a mortgage.

Chart 7: Number of people in the household by tenure: 2003–04

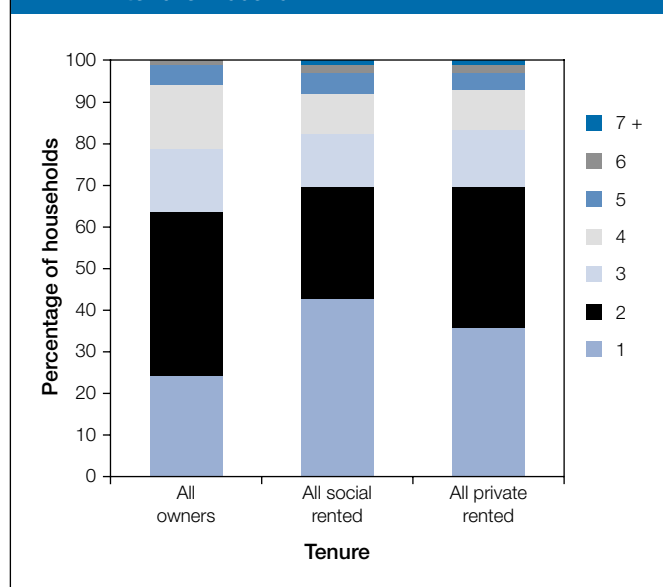


Table 7: Number of people in the household by tenure

England										
Number of people in the household	Tenure									
	Owner occupied			Social Rented			Private Rented			Total
	Owned outright	Buying with a mortgage	All	Council	RSL	All	unfurnished	furnished	All	
<i>mean number of persons in household</i>										
1981	2.2	3.3	2.8	2.6	2.0	2.6	2.3	2.0	2.2	2.7
1991	2.0	2.9	2.6	2.3	2.0	2.2	2.1	2.1	2.1	2.4
2003–04	2.0	2.8	2.5	2.1	2.2	2.1	2.2	2.2	2.2	2.4
2003–04	<i>thousands</i>									
One	1,993	1,410	3,404	1,093	573	1,666	513	249	763	5,832
Two	2,944	2,627	5,571	686	382	1,068	541	194	735	7,374
Three	576	1,662	2,238	284	229	513	227	74	302	3,052
Four	305	1,919	2,224	219	164	383	142	62	204	2,811
Five	97	650	747	114	71	185	54	29	84	1,016
Six	34	173	206	39	22	61	23	10	33	300
Seven or more	16	44	60	16	10	26	4	11	15	101
Total	5,965	8,484	14,449	2,452	1,450	3,903	1,505	630	2,135	20,487
2003–04	<i>percentages</i>									
One	33	17	24	45	39	43	34	40	36	28
Two	49	31	39	28	26	27	36	31	34	36
Three	10	20	15	12	16	13	15	12	14	15
Four	5	23	15	9	11	10	9	10	10	14
Five	2	8	5	5	5	5	4	5	4	5
Six	1	2	1	2	2	2	2	2	2	1
Seven or more	0	1	0	1	1	1	0	2	1	0
Total	100	100	100	100	100	100	100	100	100	100

Source: 1981 and 1991: Labour Force Survey (LFS) Housing Trailers, Department of the Environment 2003–04: Survey of English Housing (SEH), Office of the Deputy Prime Minister.

8. Ethnic group

In 2003–04, 8% of all households in England were BME (black and minority ethnic) households ie. the reference person was from a BME group. The BME population has a younger age distribution than the white population, hence the percentage of BME households is higher among younger groups (Chart 8 (a)).

Table 8 is based on data for three years in order to provide more reliable estimates. The table shows that there are marked differences in tenure between ethnic groups. Indian households are more likely to be owner occupiers than any other ethnic group including whites. Pakistani households are as likely to own as whites, but the percentage buying with a mortgage is higher and the percentage owning outright is lower. Bangladeshi and Black Caribbean households are less likely to be owners, and more likely to be in social housing. Separate figures are given for the tenure of Irish households. Compared with white households as a whole, Irish households are less likely to be owners and more likely to be renting. (see Chart 8 (b))

Chart 8a: Households with BME reference person by age group 2003–04

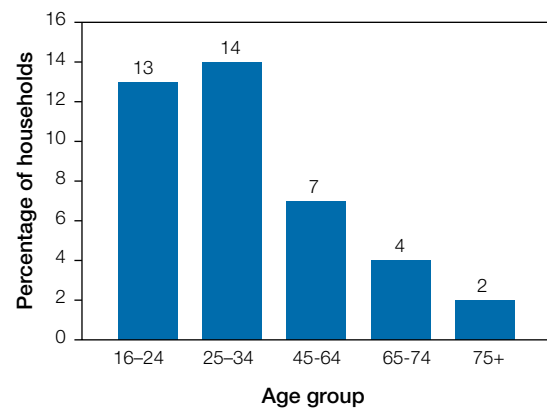


Chart 8b: Tenure by ethnic group of household reference person: 2003–04

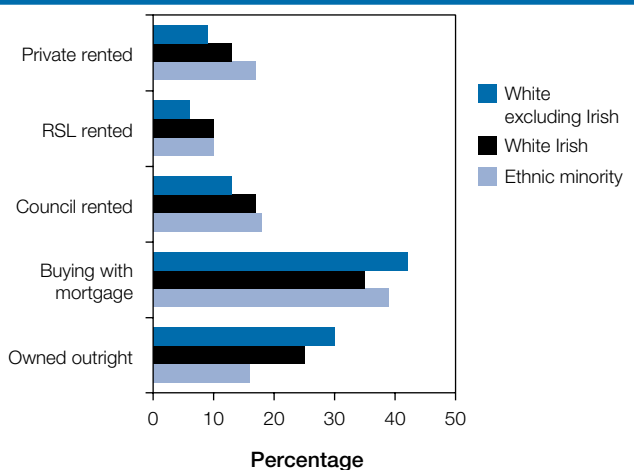


Table 8: Tenure by ethnic group (of household reference person)

England 2001–02 to 2003–04 (provisional)

Ethnic group	Tenure			Social Rented			Private Rented			Total
	Owner occupied		All	Council	RSL	All	unfurnished	furnished	All	
	Owned outright	Buying with a mortgage								
White	5,643	7,890	13,533	2,390	1,160	3,550	1,340	447	1,787	18,870
of which Irish	70	98	168	47	27	75	24	13	37	280
Black Caribbean	31	88	118	60	40	100	12	8	20	238
Indian	83	165	249	15	10	25	16	20	36	310
Pakistani	40	82	122	14	7	21	15	11	26	170
Bangladeshi ¹	5	16	21	25	8	33	4	2	6	59
Other or mixed	90	240	330	155	90	245	80	98	178	753
All BME groups	249	591	840	269	155	424	127	138	266	1,530
All	5,892	8,481	14,374	2,659	1,315	3,974	1,467	586	2,053	20,400
	<i>percentages</i>									
White	30	42	72	13	6	19	7	2	9	100
of which Irish	25	35	60	17	10	27	9	5	13	100
Black Caribbean	13	37	50	25	17	42	5	3	8	100
Indian	27	53	80	5	3	8	5	6	12	100
Pakistani	24	48	72	8	4	13	9	7	15	100
Bangladeshi ¹	9	26	35	42	13	55	7	3	10	100
Other or mixed	12	32	44	21	12	33	11	13	24	100
All BME groups	16	39	55	18	10	28	8	9	17	100
All	29	42	70	13	6	19	7	3	10	100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ Sampling errors larger than for other groups because of small size & clustering of the Bangladeshi population.

Note: Unknowns have been pro-rated.

10. Overcrowding and under-occupancy

One measure of overcrowding is the difference between the number of bedrooms needed to avoid undesirable sharing (the “bedroom standard”, see definition in Notes at the end of this bulletin) and the number of bedrooms that the household actually has. Table 10 shows the percentage of overcrowded households in each region, and in each tenure by household size. In addition the percentage of under-occupying households is shown (under-occupation being defined as two or more bedrooms above the “bedroom standard”).

While the overall percentage of overcrowded households in England is small (2.4%) it rises to 6.1% in London. At the England level the social rented sector has the highest percentage of overcrowding, 4.9%. It will be seen that overcrowding increases rapidly with household size, so that 18.6% of households with 5 or more members are overcrowded in England as a whole, but this rises to 31% in London. Similarly 32% of social rented sector households with 5 or more members are overcrowded.

Under-occupation is more common than overcrowding in all tenures but declines with household size. For households of 5 or more, overcrowding is more common than under-occupation in all sectors, and most regions.

Table 10: Percentage of households overcrowded/under-occupying: by household size and by region, tenure

England mean 2001–02 to 2003–04 (provisional)

Tenure	Number of persons in household							
	One or two		Three or four		Five or more		Total	
	Over-crowded ¹	Under-occupying ²	Over-crowded ¹	Under-occupying ²	Over-crowded ¹	Under-occupying ²	Over-crowded ¹	Under-occupying ²
	<i>per cent</i>							
Government Office Region								
North East	0.2	42.1	2.4	17.1	17.9	7.0	1.8	32.9
North West	0.1	48.1	2.4	15.9	16.2	7.8	1.9	36.0
Yorkshire and the Humber	0.1	45.4	2.2	17.6	18.0	10.7	1.8	35.5
North	0.1	46.1	2.3	16.7	17.1	8.7	1.8	35.3
East Midlands	0.3	50.3	1.7	18.1	13.2	10.3	1.5	38.7
West Midlands	0.2	50.7	2.3	16.0	21.9	9.3	2.4	37.4
Midlands	0.3	50.6	2.0	16.9	18.2	9.7	2.0	38.0
East	0.2	48.5	1.8	22.5	12.5	9.9	1.4	38.5
London	1.7	32.3	8.0	12.8	31.3	8.8	6.1	24.5
South East	0.2	49.1	1.9	23.4	14.6	14.7	1.7	39.3
South West	0.2	49.2	1.5	21.6	12.8	13.6	1.4	39.6
South	0.6	44.5	3.6	19.8	19.5	11.6	2.8	35.0
England	0.4	46.1	2.9	18.3	18.6	10.4	2.4	35.7
Owners	0.1	58.7	1.3	23.1	14.1	13.4	1.4	44.7
Social renters	1.0	16.9	7.7	1.8	31.8	0.9	4.9	12.1
Private renters	1.2	22.3	8.1	7.1	21.7	10.6	4.2	17.9
All tenures	0.4	46.1	2.9	18.3	18.6	10.4	2.4	35.7

¹ One or more bedrooms below the “bedroom standard”

² Two or more bedrooms above the “bedroom standard”

For a definition of “bedroom standard”, see the notes section at the end of this bulletin.

11. Economic status

In 2003–04, 93% of household reference persons who were buying on a mortgage were working. For private renters the percentage was 70%, and for social renters the percentage was 31%. In the case of households that were outright owners the percentage of household reference persons working was 33%, but in this tenure 62% were retired. Overall more than a quarter of household reference persons were retired with the lowest percentages for households buying with a mortgage and furnished renters.

43% of unemployed household reference persons were renting from the social sector, as were more than half of “other inactive” household reference persons. In the social sector the percentage that were economically inactive but not retired was higher than in other tenures and similar to the percentage working; overall nearly two thirds of household reference persons were economically inactive.

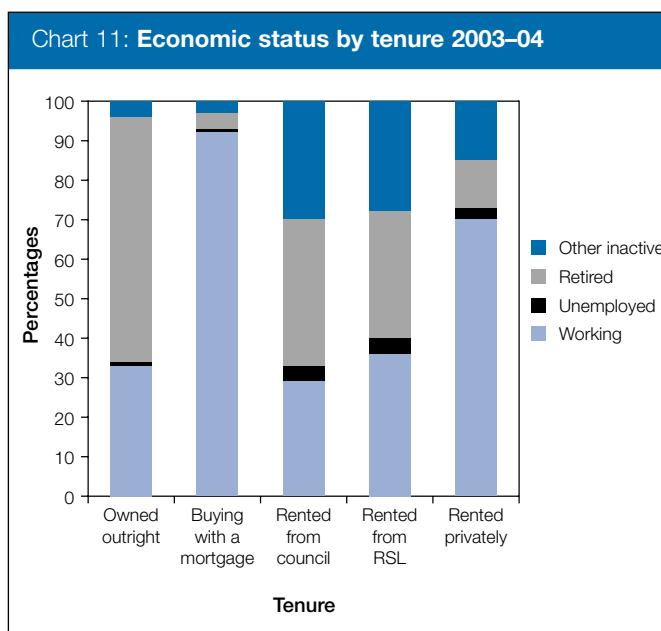


Table 11: Households: by economic status of household reference person by tenure

England 2003–04 (provisional)

Tenure	Economic status of household reference person						Total
	Working			Unemployed	Retired	Other inactive	
	Full time	Part time	Total				
<i>thousands</i>							
Owned outright	1,494	462	1,956	41	3,714	254	5,965
Buying with a mortgage	7,351	506	7,857	78	303	246	8,484
All owners	8,846	968	9,813	120	4,016	500	14,449
Rented from:							
council	491	208	700	89	938	726	2,452
RSL	354	163	517	52	463	419	1,450
All social rented	846	371	1,217	141	1,400	1,145	3,903
Rented privately:							
unfurnished	907	122	1,029	42	219	215	1,505
furnished	396	67	463	28	35	105	630
All rented privately	1,304	188	1,492	70	254	319	2,135
All tenures	10,995	1,527	12,522	331	5,670	1,964	20,487
<i>percentages</i>							
Owned outright	25	8	33	1	62	4	100
Buying with a mortgage	87	6	93	1	4	3	100
All owners	61	7	68	1	28	3	100
Rented from:							
council	20	8	29	4	38	30	100
RSL	24	11	36	4	32	29	100
All social rented	22	10	31	4	36	29	100
Rented privately:							
unfurnished	60	8	68	3	15	14	100
furnished	63	11	73	4	5	17	100
All rented privately	61	9	70	3	12	15	100
All tenures	54	7	61	2	28	10	100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

Note: unknowns have been pro-rated.

12. Number of persons in work

The economic status of the household reference person cannot give a complete picture of the economic position of the household as other members of the household may also be in employment.

The proportion of households with nobody in work was 62% for social renters, and 59% for outright owners, the latter figure reflecting the relatively high average age of householders in this tenure group. In contrast 61% of households buying on a mortgage have two or more people in work as compared to 35% of private renters, and 12% of social renters. Households privately renting furnished accommodation had the highest proportion with three or more people in employment (12%) reflecting the high proportion of adults “sharing” in this tenure group.

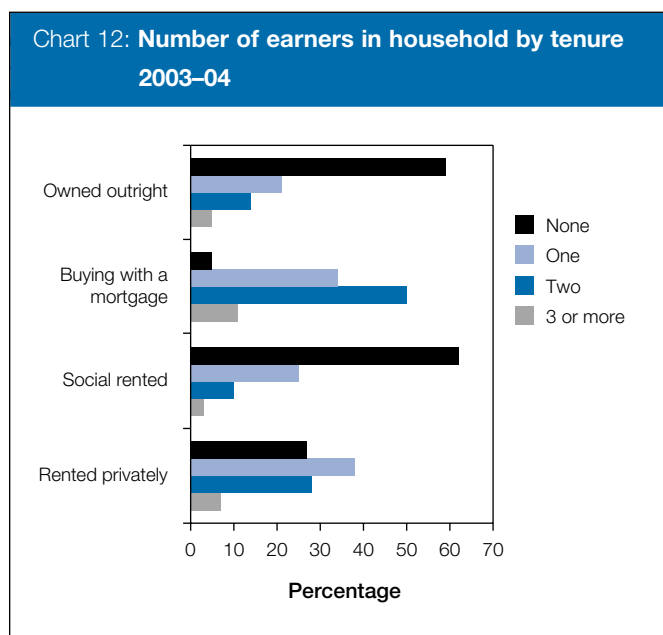


Table 12: Households: Tenure by number of persons working in household

England 2003–04 (provisional)

Tenure	Number of persons in work in household					Total
	None	One	Two	Three or more		
	<i>thousands</i>					
Owned outright	3,536	1,275	860	293	5,965	
Buying with a mortgage	436	2,855	4,266	927	8,484	
All owners	3,973	4,130	5,126	1,220	14,449	
Rented from:						
council:	1,589	585	217	60	2,452	
RSL	848	395	162	45	1,450	
All social rented	2,438	980	379	105	3,903	
Rented privately:						
unfurnished	426	573	434	73	1,505	
furnished	156	237	159	79	630	
All rented privately	581	810	592	151	2,135	
All tenures	6,992	5,920	6,098	1,477	20,487	
	<i>percentages</i>					
Owned outright	59	21	14	5	100	
Buying with a mortgage	5	34	50	11	100	
All owners	27	29	35	8	100	
Rented from:						
council	65	24	9	2	100	
RSL	58	27	11	3	100	
All social rented	62	25	10	3	100	
Rented privately:						
unfurnished	28	38	29	5	100	
furnished	25	38	25	12	100	
All rented privately	27	38	28	7	100	
All tenures	34	29	30	7	100	

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

13. Year property built

The proportion living in accommodation built before 1965 is 63% for households living in houses and bungalows, compared with 55% for those living in flats and maisonettes. This relationship also applies within each of the three main tenures: owners, social sector renters, private renters. In each tenure the proportion living in accommodation built before 1965 is higher for those in houses and bungalows than for those in flats and maisonettes.

Comparing tenures, the private rented sector has the oldest stock, with 40% of households in accommodation built before 1919, compared with 7% of social sector households and 21% of owning households. Within the social sector the RSL stock is substantially newer than the council stock (see Chart 13).

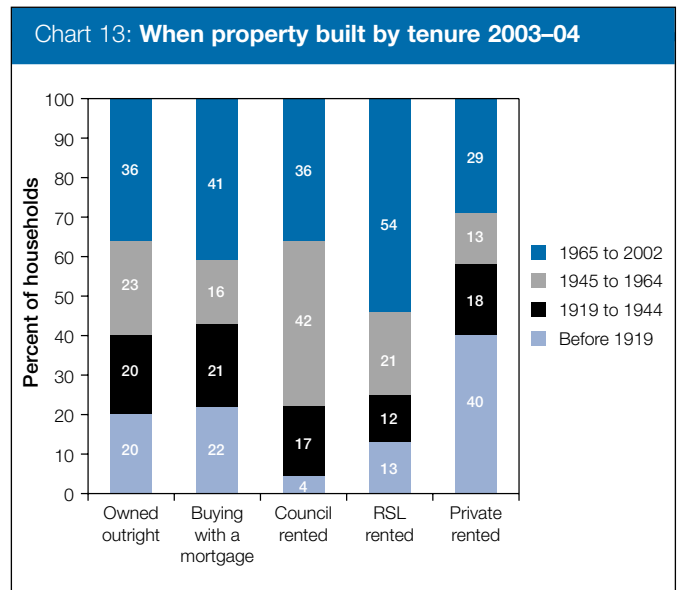


Table 13: Households: type of accommodation by tenure by year property built

England 2003–04 (provisional)

Type of Accommodation and tenure	Year property built					Total
	Before 1919	1919 to 1944	1945 to 1964	1965 to 1984	1985 or later	
<i>thousands</i>						
House or Bungalow						
All owners	2,783	2,836	2,641	3,222	1,900	13,381
All social sector tenants	128	453	863	533	300	2,278
All rented privately	480	245	189	193	149	1,256
All tenures	3,391	3,534	3,693	3,948	2,349	16,915
Flat or maisonette						
All owners	291	107	136	266	209	1,009
All social sector tenants	159	145	480	620	219	1,623
All rented privately	364	143	87	144	129	868
All tenures	814	394	702	1,031	557	3,499
All types of accommodation¹						
All owners	3,084	2,946	2,778	3,506	2,135	14,449
All social sector tenants	288	598	1,343	1,154	520	3,903
All rented privately	846	388	276	342	282	2,135
All tenures	4,219	3,932	4,398	5,002	2,936	20,487
<i>percentages</i>						
House or bungalow						
All owners	21	21	20	24	14	100
All social sector tenants	6	20	38	23	13	100
All rented privately	38	20	15	15	12	100
All tenures	20	21	22	23	14	100
Flat or maisonette						
All owners	29	11	13	26	21	100
All social sector tenants	10	9	30	38	13	100
All rented privately	42	16	10	17	15	100
All tenures	23	11	20	29	16	100
All types of accommodation¹						
All owners	21	20	19	24	15	100
All social sector tenants	7	15	34	30	13	100
All rented privately	40	18	13	16	13	100
All tenures	21	19	21	24	14	100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ Including caravans, houseboats and other types of accommodation.

Note: unknowns have been pro-rated.

14. Type of accommodation

Some 82% of households live in houses or bungalows (72% in houses, 10% in bungalows). Living in flats or maisonettes is much more common amongst renters than owners (41% of social renters and 37% of private renters live in flats or maisonettes compared with 7% of owners). 31% of owners live in detached houses, compared to only 2% of social renters and 10% of private renters.

Chart 14: Type of accommodation 2003–04

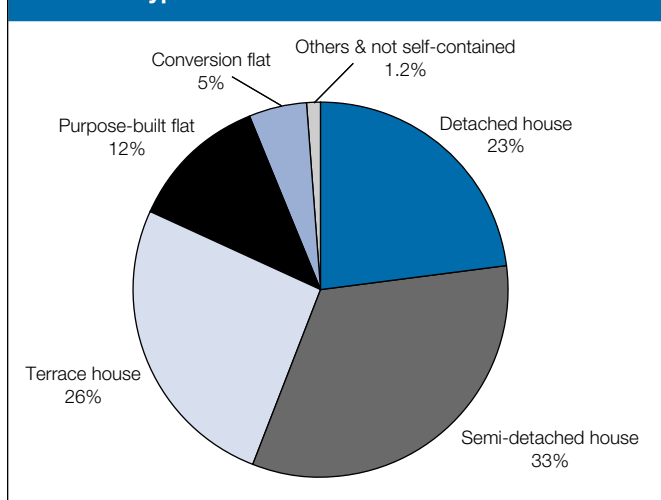


Table 14: Households: by type of accommodation and whether self-contained by tenure

England 2003–04 (provisional)

Tenure	Type of accommodation										Total	
	Self contained							Not self-contained		Other		
	House or bungalow ¹				Flat or maisonette			Caravan/ mobile home/ house-boat				
	Detached	Semi-detached	Terrace	All	Purpose-built	Conversion	All					
<i>thousands</i>												
Owned outright	2,177	2,070	1,250	5,497	301	83	385	42	7	34	5,965	
Buying with a mortgage	2,274	3,146	2,405	7,826	385	231	616	2	8	32	8,484	
All owners	4,451	5,217	3,656	13,323	686	315	1,001	45	15	66	14,449	
Rented from:												
council	36	730	676	1,443	921	66	987	0	0	23	2,452	
RSL	25	339	462	826	477	141	618	0	2	4	1,450	
All social sector tenants	62	1,069	1,138	2,269	1,398	206	1,605	0	2	27	3,903	
Rented privately:												
unfurnished	191	310	462	963	256	245	501	5	1	36	1,505	
furnished	28	92	154	274	136	164	300	1	1	54	630	
All rented privately	219	402	616	1,237	392	409	801	6	2	90	2,135	
All tenures	4,732	6,688	5,409	16,829	2,476	930	3,406	51	19	182	20,487	
<i>percentages</i>												
Owned outright	36	35	21	92	5	1	6	1	0	1	100	
Buying with a mortgage	27	37	28	92	5	3	7	0	0	0	100	
All owners	31	36	25	92	5	2	7	0	0	0	100	
Rented from:												
council	1	30	28	59	38	3	40	0	0	1	100	
RSL	2	23	32	57	33	10	43	0	0	0	100	
All social sector tenants	2	27	29	58	36	5	41	0	0	1	100	
Rented privately:												
unfurnished	13	21	31	64	17	16	33	0	0	2	100	
furnished	4	15	24	44	22	26	48	0	0	9	100	
All rented privately	10	19	29	58	18	19	37	0	0	4	100	
All tenures	23	33	26	82	12	5	17	0	0	1	100	

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ Includes following numbers (000's) of bungalows in all tenures: detached 1,060; semi-detached 705; terrace 276; total 2,041. Figure for terrace bungalows includes 52 thousand who have been reclassified from flats to terrace bungalows.

15. Use of a garden

In 2003–04, 85% of households had the use of a garden, a further 5% had a patio or yard and 1% a roof terrace or large balcony. The proportion having a garden was highest among owner occupiers at 92%, compared with 71% for social renters and 63% for private renters. It was only 54% among private tenants of furnished accommodation.

Chart 15: Use of garden by tenure 2003–04

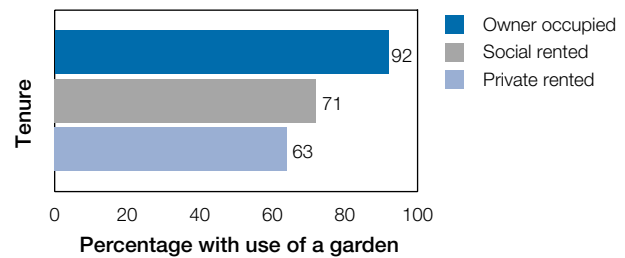


Table 15: Households: by whether have use of a garden by tenure

England 2003–04 (provisional)

Tenure	Have				Total
	garden	patio or yard	roof terrace or large balcony	none of the above	
<i>thousands</i>					
Owned outright	5,573	228	46	118	5,965
Buying with a mortgage	7,769	396	61	259	8,484
All owners	13,342	624	107	376	14,449
Rented from:					
council	1,758	78	85	531	2,452
RSL	1,003	81	33	333	1,450
All social sector tenants	2,761	159	118	864	3,903
Rented privately:					
unfurnished	1,007	173	32	293	1,505
furnished	337	98	25	169	630
All rented privately	1,345	271	57	462	2,135
All tenures	17,448	1,054	282	1,703	20,487
<i>percentages</i>					
Owned outright	93	4	1	2	100
Buying with a mortgage	92	5	1	3	100
All owners	92	4	1	3	100
Rented from:					
council	72	3	3	22	100
RSL	69	6	2	23	100
All social sector tenants	71	4	3	22	100
Rented privately:					
unfurnished	67	11	2	19	100
furnished	54	16	4	27	100
All rented privately	63	13	3	22	100
All tenures	85	5	1	8	100

Source: ODPM Survey of English Housing (SEH), Office of the Deputy Prime Minister

16. Housing Benefit

In 2003–04, 2.4 million tenants in the social sector and 430 thousand tenants in the private sector said that they were receiving Housing Benefit. The percentage of social sector tenants receiving Housing Benefit (62%) was similar to that in recent years, but the percentage of private sector tenants (21%) was the lowest since data was first collected by the Survey of English Housing in 1993–94. (NB Administrative data shows that more private tenants receive Housing Benefit than are identified in the SEH.)

Chart 16: Trends in tenancies receiving Housing Benefit: 1993–4 to 2003–04

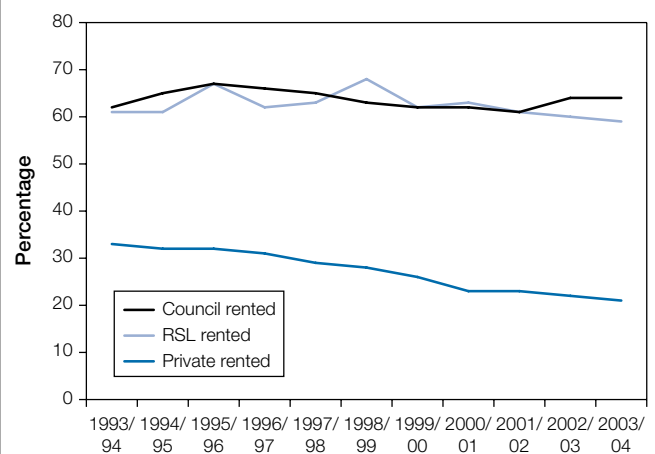


Table 16: Tenancies receiving Housing Benefit

England				
Year	Tenure			Private rented
	Social rented Council	RSL	All	
<i>thousands</i>				
1993–94	2,250	440	2,690	583
1994–95	2,371	464	2,835	565
1995–96	2,316	607	2,923	647
1996–97	2,288	627	2,914	628
1997–98	2,141	623	2,763	568
1998–99	2,081	691	2,772	542
1999–00	1,921	715	2,636	534
2000–01	1,828	799	2,627	452
2001–02	1,684	747	2,431	422
2002–03	1,740	743	2,483	432
2003–04 ¹	1,565	846	2,410	427
<i>percentages</i>				
1993–94	62	61	62	33
1994–95	65	61	64	32
1995–96	67	67	67	32
1996–97	66	62	65	31
1997–98	65	63	64	29
1998–99	63	68	64	28
1999–00	62	62	62	26
2000–01	62	63	63	23
2001–02	61	61	61	23
2002–03	64	60	62	22
2003–04 ¹	64	59	62	21

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ Data for 2003–04 are provisional.

NB For the private sector percentages relate to all tenancies paying rent

17. Rent after Housing Benefit

In 2003–4 the mean rent paid by social sector tenants receiving Housing Benefit was £61 per week before Housing Benefit and £9 per week after HB. The corresponding figure for private tenants was £89 per week before HB and £18 per week after HB. Thus in 2003–04 the private rented sector mean rent after HB was nearly twice the corresponding figure for the social rented sector, whereas in 1993–04 the mean PRS rent after HB was only one third greater.

Table 17: **Rent paid before and after deduction of Housing Benefit: tenancies receiving Housing Benefit**

<i>England</i>									<i>£ a week</i>
Year	Rent¹								
	Social rented sector						Private rented		
	Council		RSL		All		Mean	Median	
	Mean	Median	Mean	Median	Mean	Median			
									<i>£ per week</i>
Rent¹ before deduction of Housing Benefit									
1993–94	35	33	43	38	36	33	59	50	
2002–03	54	50	68	62	58	54	86	75	
2003–04 ²	56	52	71	65	61	55	89	78	
Rent¹ after deduction of Housing Benefit									
1993–94	6	3	8	0	7	3	9	1	
2002–03	9	0	12	0	10	0	17	5	
2003–04 ²	9	0	10	0	9	0	18	5	

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ The rents are based on tenancies receiving Housing Benefit.

² Data for 2003–04 are provisional.

18. Private rented sector

Table 18(b), which deals exclusively with private renters, is presented in terms of tenancies rather than households. These terms are defined in the Notes section at the end of this bulletin, as are the tenancy types.

The long term decline of the private rented sector reached a low point in the late 1980s, after which it increased to about 2¼ million tenancies in 1995–96 and has remained at about this level since then.

In January 1989 the 1988 Housing Act introduced Assured and Assured Shorthold tenancies (see Notes section) and ended the creation of new regulated tenancies. Assured Shorthold has now become the most common form of tenancy, accounting for 63% of all private tenancies in 2003–04. The number and proportion of regulated tenancies declined during the 1990s, and in 2003–04 they were only 6% of all tenancies.

In 2003–04 the method of deriving tenancy type was changed. This means that the estimated number of each type of tenancy in 2003–04 is not strictly

comparable with the numbers for earlier years. This methodological change was probably the main reason for the sharp fall in the number of Assured tenancies and the increase in the number of Assured Shorthold tenancies, (as no new regulated tenancies were created the apparent increase in the number of regulated tenancies reflects sampling variation).

The mean rent for all assured tenancies in 2003–04 was £119 a week. The mean for Assured Shorthold tenancies was £121 a week and for other assured tenancies £87 a week.

Table 18(a) shows the new ODPM experimental index of private rents. This index, which was first published in April 2004 (see Housing Statistics Summary No.20), is based on rent levels for Assured and Assured Shorthold tenancies, the main “free market” tenancy types. The series shows that despite a small fall in Quarter 2 of 2003, rent levels are continuing to exhibit more or less the same upward trend as over the previous four years. In 2003 rents were 5.8% higher than in 2002.

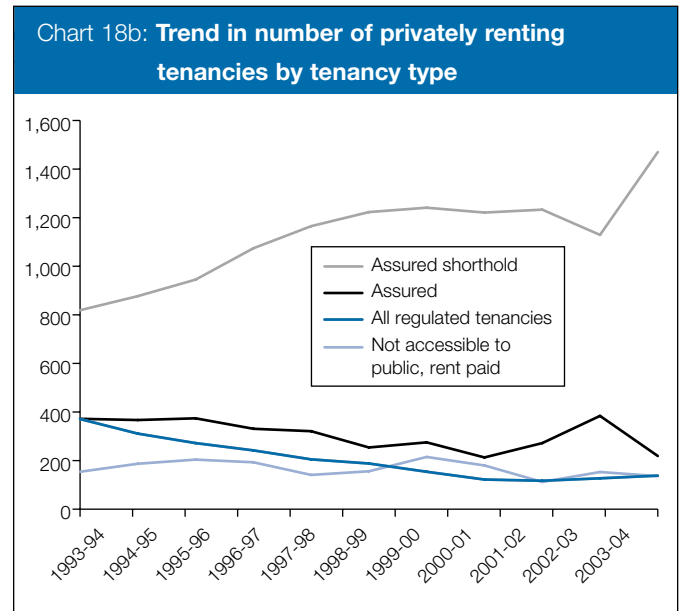
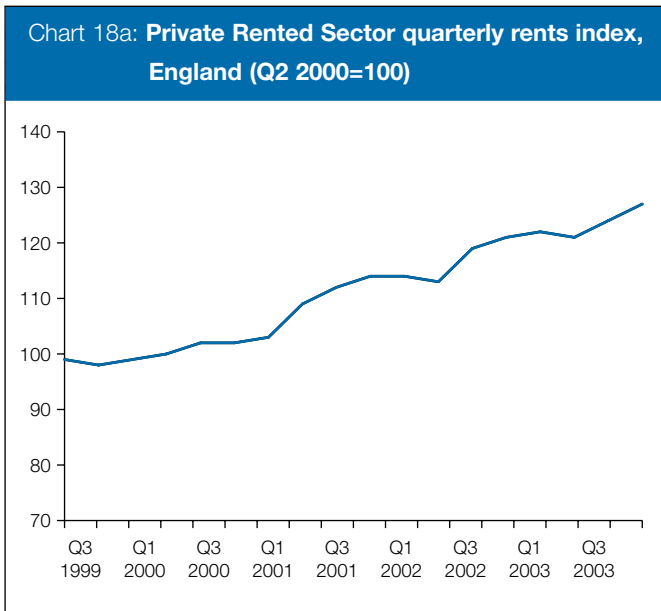


Table 18a: PRS experimental quarterly rents index, England (Q2 2000=100)

Year	Quarter	Index
1999	Q3	99
1999	Q4	98
2000	Q1	99
2000	Q2	100
2000	Q3	102
2000	Q4	102
2001	Q1	103
2001	Q2	109
2001	Q3	112
2001	Q4	114
2002	Q1	114
2002	Q2	113
2002	Q3	119
2002	Q4	121
2003	Q1	122
2003	Q2	121
2003	Q3	124
2003	Q4	127

Table 18b: Private renting tenancies and rents: by tenancy type

Year	Tenancy type		All assured	Regulated		All	Not accessible to public		Resident landlord ¹	Other	Total ¹
	Assured	Assured shorthold		rent registered	rent not registered		rent paid	rent free			
<i>thousands</i>											
1988	..	..	..	472	599	1,071	239	269	109	127	1,814
1990	357	143	500	322	268	590	228	254	89	125	1,787
1993-94	372	819	1,191	224	146	371	154	225	166	24	2,132
1994-95	367	877	1,244	172	139	311	187	244	181	30	2,197
1995-96	374	945	1,319	167	105	272	204	223	209	26	2,254
1996-97	331	1,074	1,406	128	114	242	193	223	198	18	2,280
1997-98	321	1,165	1,486	121	84	205	141	208	178	38	2,255
1998-99	254	1,223	1,478	107	81	188	156	231	169	25	2,247
1999-00	275	1,241	1,517	79	75	154	215	229	151	40	2,305
2000-01	213	1,221	1,434	62	60	122	180	202	192	56	2,186
2001-02	272	1,233	1,505	66	51	117	112	196	162	38	2,129
2002-03	384	1,129	1,514	67	59	127	153	201	176	51	2,221
2003-04 ^{2,3}	219	1,470	1,689	58	80	138	136	211	162	13	2,350
<i>percentages</i>											
1988	..	..	..	26	33	59	13	15	6	4	100
1999-00	12	54	66	3	3	7	9	10	7	2	100
2000-01	10	56	66	3	3	6	8	9	9	3	100
2001-02	13	58	71	3	2	5	5	9	8	2	100
2002-03	17	51	68	3	3	6	7	9	8	2	100
2003-04 ^{2,3}	9	63	72	2	3	6	6	9	7	1	100
<i>£ a week</i>											
1988	..	..	..	18	33	26	28		22	*	27
1990	58	63	59	24	33	28	28		33	*	40
1993-94	60	82	75	31	32	32	43		40	*	62
1996-97	66	94	88	42	36	39	62		46	*	76
1999-00	87	94	93	58	44	52	79		61	*	86
2003-04 ^{2,3}	97	122	119	61	53	57	83		70	*	110

Sources: 1988 and 1990: Private Renters' Survey, Department of the Environment
1993-94 onwards: Survey of English Housing (SEH), Office of the Deputy Prime Minister

* Figure not shown because sample size insufficient

¹ From 1993-94 onwards, figures include lodgers within owner occupier and social renting households. They numbered 85,000 in 1993-94.

² Data for 2003-04 are provisional.

³ The distribution of, and the rents for, tenancy types in 2003-04 have been affected by questionnaire changes.

⁴ Rents exclude any payments for water charges and services which are included in the payment to the landlord. The rent free tenancies are excluded from the calculation of average rents.

19. Tenants' satisfaction with landlord

In 2003–04, 65% of council tenants and 75% of RSL tenants were very, or fairly, satisfied with their landlord, giving an overall average for the social sector of 68% which was the same as in 2002–03 and 2001–02. This compares with 77% for the private rented sector.

Satisfaction among council tenants declined during the 1990s but this trend appears to have come to a halt. Among RSL tenants satisfaction declined between the mid 1990s and 2000–01 but may have stabilised at a level which is substantially higher than for council tenants. There has been little change in recent years in the level of satisfaction among private tenants.

Chart 19: Satisfaction with landlord by tenure 2003–04

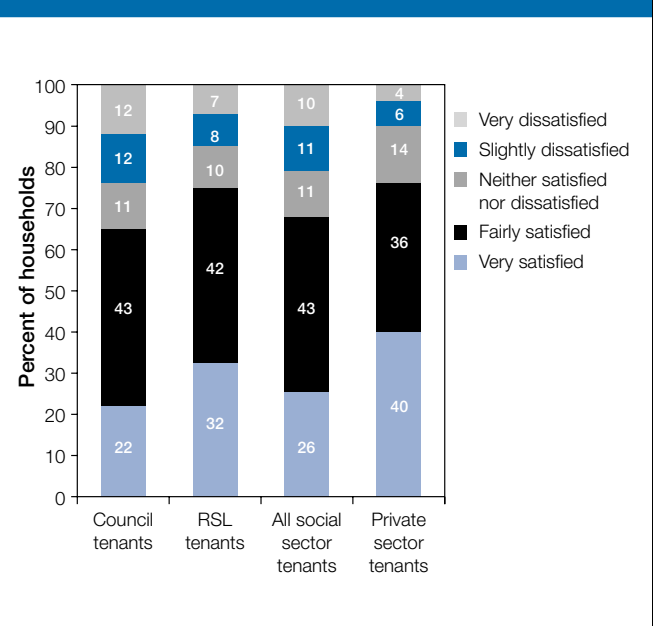


Table 19: Social and privately renting households: by satisfaction with landlord

England								
Tenure	Satisfaction with landlord						All dissatisfied	Total
	Very satisfied	Fairly satisfied	All satisfied	Neither satisfied nor dissatisfied	Slightly dissatisfied	Very dissatisfied		
<i>percentages</i>								
Council tenants								
1994–95 ¹	35	45	80	7	7	7	14	100
1995–96 ²	32	43	76	7	9	9	17	100
1997–98	33	46	78	8	7	6	13	100
1999–00	23	48	71	11	11	8	18	100
2000–01	24	43	67	11	12	11	22	100
2001–02	22	42	64	12	12	12	23	100
2002–03	23	43	66	12	12	10	22	100
2003–04 ³	22	43	65	11	12	12	25	100
RSL tenants								
1994–95 ¹	52	33	85	7	5	3	9	100
1995–96 ²	49	34	83	7	6	4	10	100
1997–98	46	40	86	6	5	3	8	100
1999–00	38	40	78	7	9	6	14	100
2000–01	36	38	73	11	9	7	16	100
2001–02	32	44	76	8	8	8	16	100
2002–03	34	40	74	11	9	7	16	100
2003–04 ³	32	42	75	10	8	7	15	100
All social sector tenants								
1994–95 ¹	38	43	80	7	7	6	13	100
1995–96 ²	35	41	77	7	8	8	16	100
1997–98	36	44	80	8	7	5	12	100
1999–00	27	46	73	10	10	7	17	100
2000–01	27	41	69	11	11	9	20	100
2001–02	25	43	68	11	11	10	21	100
2002–03	26	42	68	12	11	9	20	100
2003–04 ³	26	43	68	11	11	10	21	100
Private sector tenants								
1994–95 ¹	48	33	81	8	5	6	11	100
1995–96 ²	52	32	84	7	5	4	9	100
1997–98	51	29	80	8	7	5	11	100
1998–99	53	29	82	8	5	4	9	100
1999–00	45	34	80	9	7	5	11	100
2000–01	44	34	78	12	6	5	10	100
2001–02	41	34	75	13	6	5	12	100
2002–03	44	35	79	11	5	5	10	100
2003–04 ³	40	36	77	14	6	4	10	100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ Question was only asked in October–March of 1994–95

² Question was only asked in April–September of 1995–96

³ Data for 2003–04 are provisional.

20. Improvements to the local area

The four aspects of their area that householders most commonly wished to see improved in 2003–04 were: opportunities and facilities for children and young people (38%), crime and vandalism (31%), local amenities, parks and leisure facilities (31%), public transport services (28%). These results were virtually the same as in 2002–03. By comparison with the mid 1990s there was much less concern about the availability of jobs.

Chart 20: Main aspects of their area that households would like to see improved

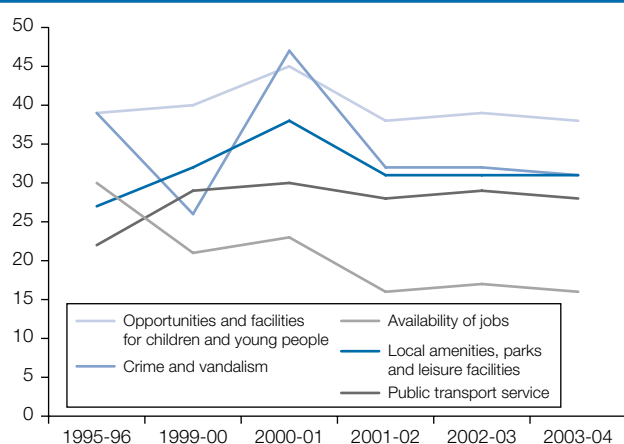


Table 20: Households: by desired improvements to the local area

England 2003–04 (provisional)

Aspect	1995–96	1999–00	2000–01	2001–02 ¹	2002–03	2003–04 ¹
	percentages ²					
Opportunities and facilities for children and young people	39	40	45	38	39	38
Crime and vandalism	39	26	47	32	32	31
Local amenities, parks and leisure facilities	27	32	38	31	31	31
Public transport service	22	29	30	28	29	28
Shopping and commercial facilities	14	23	26	21	21	21
Local health services	11	15	20	18	18	19
Quality of environment	17	18	25	18	18	18
Availability of jobs	30	21	23	16	17	16
Amount and quality of housing	12	12	14	12	15	16
Schools and colleges	8	9	10	9	9	10
None of these	18	16	8	16	15	15
All households	100	100	100	100	100	100

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ Data for 2003–04 are provisional.

² Percentages sum to more than 100 as respondents were allowed to select more than one aspect of the area.

21. Second Homes

Table 21 shows the estimated number of English households with second homes. While the estimates vary from year to year due to sampling variation, it will be seen that in recent years there has been a strong upward trend in the number of households with second homes outside Great Britain. The increase in the number of households with second homes in England has been relatively modest, and if second homes held solely as an investment are excluded, the number has not increased at all.

Table 21: Households with a second home ¹						
Main residence in England						England
Year	Number of households with a second home ¹ (those held solely as an investment included)			Number of households with a second home ¹ (those held solely as an investment excluded)		
	England	Other GB	Outside GB	England	Other GB	Outside GB
<i>thousands</i>						
1994–95	215	23	91	168	23	89
1995–96	185	18	116	154	17	111
1996–97	201	28	138	164	26	132
1997–98	224	25	122	184	25	118
1998–99	248	29	116	205	28	113
1999–00	228	45	130	173	39	124
2000–01	243	28	139	182	27	135
2001–02	204	30	157	149	29	147
2002–03	256	39	155	175	37	144
2003–04	295	25	177	208	20	165

Source: Survey of English Housing (SEH), Office of the Deputy Prime Minister

¹ Excluding second properties that are the main residence of another household or that are held solely because owner is in the process of selling or intends to sell shortly.

Notes

About the Survey

The SEH is designed to yield a nationally representative sample of households in England, and in the period April 2003 – March 2004 interviews were achieved in 19,406 households. The sample was selected in two stages: first a sample of postcode sectors was selected from the Postcode Address File (PAF), then a sample of addresses was selected within each of these sectors.

The interviews are normally carried out, with the household reference person or with their partner, in their home. A laptop computer is used to store the questionnaire and also the data collected. Interviews take around 25 minutes, although interviews with private renters can be longer.

Definitions

Bedroom Standard

'Bedroom standard' is used 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 allowed 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 informants; bedrooms not actually in use are counted unless uninhabitable.

Household

A household is defined as one person or a group of people who have the accommodation as their only or main residence and (for a group) either share at least one meal a day or share the living accommodation, that is, a living room or sitting room.

Household reference person

From April 2001 the SEH in common with other Government surveys replaced the traditional concept of the "head of the household" by "household reference person". The household reference person is defined as a "householder" (that is a person in whose name the accommodation is owned or rented). For households with *joint* householders, it is the person with the *highest income*; if two or more householders have exactly the same income, the *older* is selected. Thus the household reference person definition, unlike the old head of household definition, no longer gives automatic priority to male partners.

Tenancies

The main types are listed below

Assured and Assured Shorthold Tenancies

Under the 1988 Housing Act, all tenancies starting after the 14th January 1989 are Assured (including Assured Shorthold) unless they fall into one of the excluded categories, for example business lettings or lettings by resident landlords. Before March 1997, tenants had to be given a notice in writing to say that a tenancy was an Assured Shorthold. From March 1997, the rules changed and all new tenancies were Assured Shortholds unless the agreement specifically stated that they were not. Assured Shorthold lettings are for a fixed period of six months or more. The landlord can regain possession of the property six months after the start of the tenancy provided that two months notice is given. In the case of an Assured letting the tenant has the right to remain in the property unless the landlord can prove grounds for repossession. The landlord does not have an automatic right to repossess the property when the tenancy comes to an end.

Regulated tenancies

In general these are tenancies that began before January 1989, since before that date most private tenancies were regulated lettings, unless they fell into one of the excluded categories. A few lettings after that date will also be regulated tenancies. With a regulated letting either the landlord or the tenant can apply to the Rent Officer for a registration of a fair rent. The registered rent then becomes the maximum that the landlord can legally charge. The landlord cannot evict the tenant without a possession order from the courts and this can only be granted in certain circumstances.

Tenancies not accessible to the public

Tenancies not accessible to the public are mostly lettings by employers to their employees, and rent-free lettings to friends or relatives of the landlord in private houses or flats. Accommodation in halls of residence and student accommodation on campus is excluded from the survey (on the grounds that they are classed as communal establishments) but other lettings in houses or flats off campus by universities and colleges to their students are included and come into this category. Being inaccessible to the public is not a legal category as such but most of the groups listed may be outside the Rent Act or Housing Act with regards to security of tenure.

Resident landlord lettings

Resident landlord lettings are tenancies where the landlord lives in the same building. This includes converted houses where they live in different parts of the same property (however long ago it was converted). In a purpose built block the landlord and tenant must live in the same flat for the letting to qualify as a resident landlord letting. Thus some tenants with a resident landlord have a self-contained flat within the landlord's house. Others are lodgers renting just one or two rooms and sharing amenities such as the bathroom or kitchen with the landlord.

Reporting on the 2003–04 survey

The main results of the 2003–04 survey will be published later in 2004 on the ODPM website <http://www.odpm.gov.uk/seh>

It is intended to publish a printed report early in 2005.

Further Information

A Survey of English Housing home page can be found on the ODPM web site at:
<http://www.odpm.gov.uk/seh>

The ODPM publishes free information leaflets on a range of housing topics. For a copy of the Housing Publications Order Form, and further copies of this summary, please contact:

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