
A newsletter for users of Communities and Local Government's Housing Surveys: Survey of English Housing; English House Condition Survey; and forthcoming English Housing Survey.

This is the first edition of a bulletin from the Housing Communities Analysis Division of Communities and Local Government for users of the Department's national housing surveys. It is a newsletter to keep users up to date with progress and results from: The Survey of English Housing (SEH); English House Condition Survey (EHCS); and the forthcoming English Housing Survey (EHS) which will bring together the SEH and the EHCS into a single survey of households and dwellings.

This newsletter will replace the current EHCS Bulletin but it is being sent to all those on the current EHCS Bulletin mailing list. This first edition:

- announces the publication of *Housing in England 2005/06*, the annual report from the SEH
- reports on developments with the EHCS and its reporting timetable
- updates users on progress in developing the EHS.

Survey of English Housing

***Housing in England 2005/06*, the annual report from the Survey of English Housing is now available.**

This builds on the 2005/06 Provisional Report (published November 2006) and provides a more detailed account of housing in England. It is based principally on data from the SEH but also uses some data from the Labour Force Survey and the Family Resources Survey.

The report provides key indicators relating to housing *and* households – such as trends in tenure; comparisons of age and income across different tenures; and information on second homes and on overcrowding.

All SEH information, including results and reports, can be found on the Communities and Local Government web site at: www.communities.gov.uk/seh .

Key Findings

Tenure

In 2006 there were 14.6 million (70 per cent) owner-occupying households, 3.7 million (18 per cent) social renters and 2.5 million (12 per cent) private renters. The proportion of owner occupiers and renters in London differs from the rest of the country. Owner occupation in London in 2006 was 56 per cent, social renting 24 per cent and private renting 19 per cent.

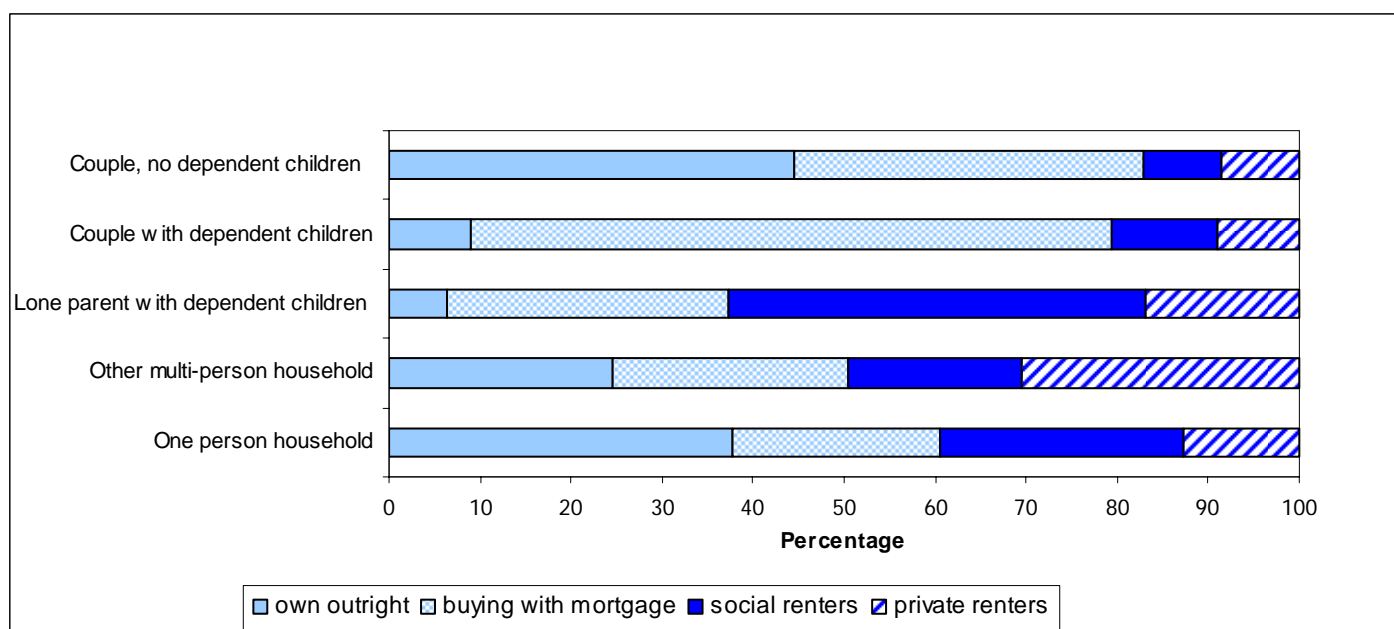
Amongst owner occupiers, 92 per cent of householders buying on a mortgage were working compared to only 36 per cent of outright owners. Fifty-eight per cent of outright owners were retired, compared to only 3 per cent of mortgagors. In the private rented sector 69 per cent of householders were working and 11 per cent retired. Six per cent of social renting householders were unemployed, 33 per cent were retired and 30 per cent were economically inactive for other reasons.

Figure 1 shows the breakdown of household type by tenure in 2006, based on data from the Labour Force Survey. The most common type of household in England in 2006 was a *couple with no dependent children*, accounting for 36 per cent of all households. Of these households, 83 per cent owned their own home, and 45 per cent owned outright.

Households with dependent children accounted for 29 per cent of all households, of which 22 per cent were couples and 7 per cent lone parents. Seventy-nine per cent of *couples with dependent children* lived in their own homes, 9 per cent owning outright and 71 per cent buying with a mortgage. By contrast only 37 per cent of *lone parents with children* were owner occupiers; whilst 46 per cent of them were social renters.

One person households was another important category (28 per cent of all households). Sixty-one per cent of these households were owner occupiers, 27 per cent were social renters and 13 per cent private renters. Finally, *other multi-person households* (mainly “sharers”) accounted for just 7 per cent of all households.

Figure 1: Household type by tenure, 2006



Source: Labour Force Survey (ONS)

New and recently moving households

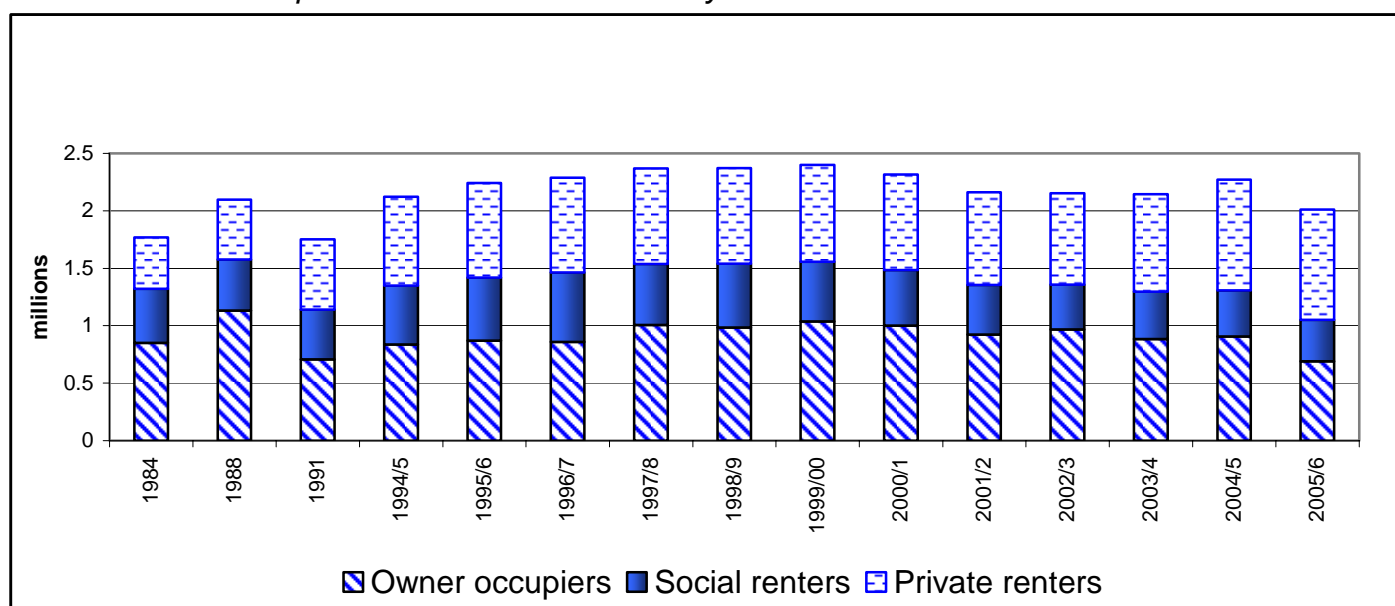
Two million households moved in the twelve month period prior to 2005/06, the lowest number since 1991. Of these, 363,000 were newly-formed households, of whom 23 per cent moved into social renting, 23 per cent into owner occupation and 55 per cent into private renting. The number of new households formed each year has declined by 30 per cent since 1993/94 when over 500,000 new households were formed.

Overall, movement into and within the owner occupied sector was at its lowest level (690,000 or 34 per cent of all moves), while the *proportion* moving into private renting was at its highest (48 per cent or 960,000).

Figure 2 illustrates the changing pattern of moving households by tenure since 1984.

Figure 2: Trends in number of moving households by current tenure, 1984 to 2005/06

Household reference persons resident less than a year



Source: Survey of English Housing

Households in deprived areas

Table 1 shows that households living in the most deprived areas of England were much less likely to be owner occupiers (36%) than those in other areas (73%). Consequently, those in the most deprived areas were more likely to be social renters than those in other areas (50% compared with 15%). Private renting, however, varied little between the most deprived and all other areas (14% and 12% respectively).

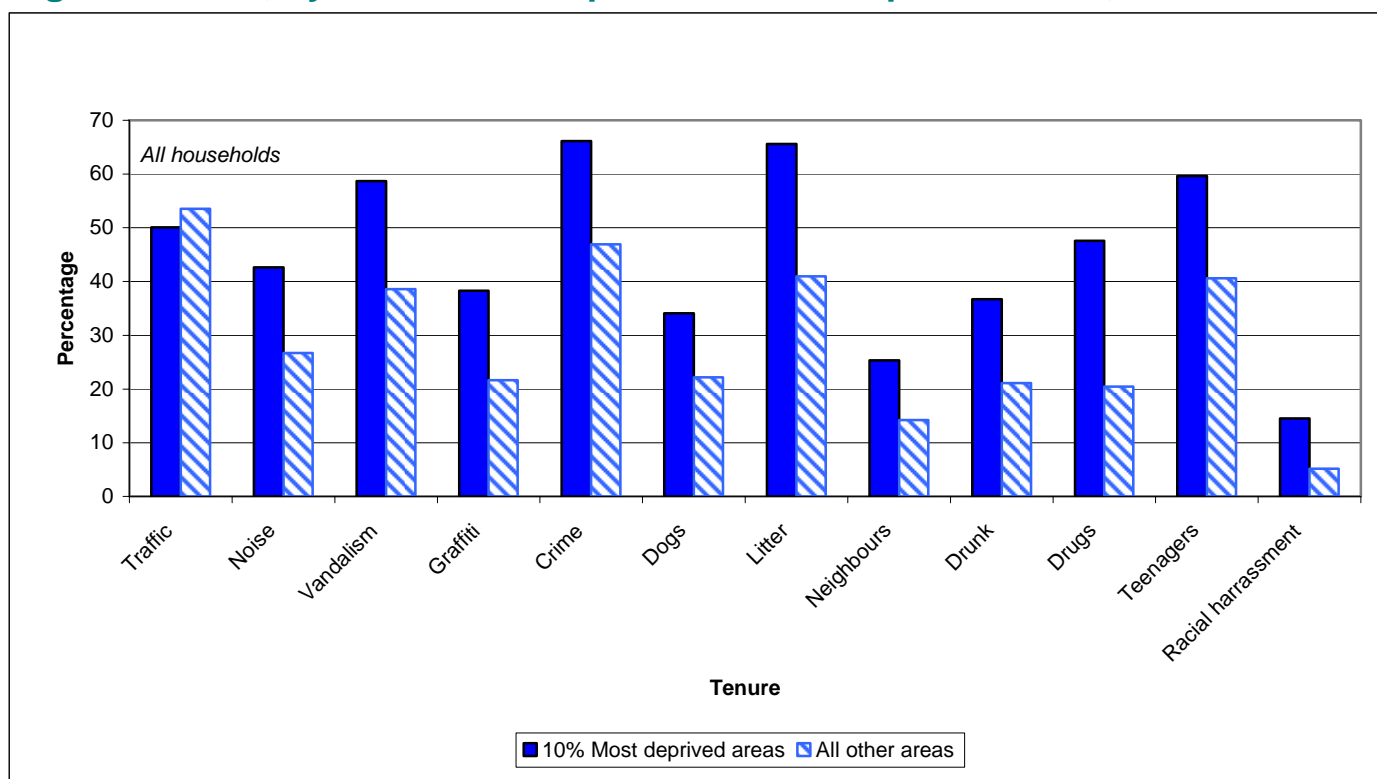
Table 1: Households by tenure and whether or not in the 10 per cent most deprived areas, 2005-06

	owner occupiers	social renters	private renters	all tenures
				<i>thousands</i>
No. of h/holds in 10% most deprived areas	780	1,085	301	2,166
No. of households in all other areas	13,775	2,779	2,196	18,750
Total number of households	14,555	3,864	2,497	20,916
				<i>percentages</i>
Households in 10% most deprived areas	36	50	14	100
Households in all other areas	73	15	12	100
All households	70	18	12	100
				<i>percentages</i>
Households in 10% most deprived areas	5	28	12	10
Households in all other areas	95	72	88	90
	100	100	100	100

Source: Survey of English Housing

Survey respondents were asked about a series of social problems in their local area. Figure 3 illustrates that for all issues except traffic, those living in the 10% most deprived areas were more likely than those in other areas to say that there was a problem.

Figure 3: Proportion of households seeing particular problems in their neighbourhood, by whether in 10 per cent most deprived areas, 2005-06



Source: Survey of English Housing

Current progress

Data from the 2006/07 survey is now being analysed. The final year of SEH fieldwork (2007/08) is currently being undertaken and this will be completed in March 2008. In April 2008 fieldwork will begin for the new English Housing Survey which will replace the SEH and the EHCS.

Future SEH publications

There will be four further SEH publications and the provisional timetable for publication is given in the table below. All datasets will be made available via the ESRC data archive.

Publication	Expected Date
SEH Preliminary Results 2006/07	November 2007
Housing in England 2006/07	Summer 2008
SEH Preliminary Results 2007/08	November 2008
Housing in England 2007/08	Summer 2009

English House Condition Survey

The 2005 Annual report (published in June 2007) presented a detailed account of living conditions in England. As well as a profile of the housing stock the report covers a number of key policy areas including: decent homes; energy efficiency of the housing stock; quality of the local environment; and disparities in living conditions. The 2005 EHCS Technical Report is now also available on the website. A set of standard tables providing results since 2001 is available on the survey's website. The tables are arranged around the main policy themes presented in the report.

2006 headline findings will be available in January 2008, followed by a detailed annual report in the spring. The 2006 results will include the first results for the Housing Health and Rating System (HHSRS). The HHSRS is replacing fitness as one of the four components of the Decent Home standard. Reporting of 2006 EHCS Decent Homes results will include a comparison of estimates using both fitness and the HHSRS.

The data (in SPSS format), and associated documentation can be obtained free of charge by contacting the EHCS team, e-mail: ehcs@communities.gov.uk. A CD is available which contains the 2003 and 2004 datasets together with key variables for 1996 and 2001 to support time series analysis. A preliminary dataset for 2005 is also available.

All EHCS information, including results and reports, can be found on the Communities and Local Government web site at: www.communities.gov.uk/ehcs.

English Housing Survey

From April 2008 the EHCS and the SEH will be merged to create the English Housing Survey (EHS). Data for the survey will be collected through the ONS Integrated Household Survey (IHS) using an unclustered sample. Detailed work has been undertaken to develop the new household questionnaire. This was piloted as part of the IHS trials during June and July. Feedback and results from the pilot have been positive and have provided valuable information about the overall length of the interview and its acceptability to respondents.

Much of the detailed technical work associated with merging the surveys, and development of the analytical and reporting processes, is now underway. Issues associated with minimising the discontinuities between the new and the current surveys are being addressed and opportunities offered by the new survey are being explored.

The content of the physical survey will continue largely unchanged from the EHCS. Work on introducing automated data collection for the physical survey is progressing well and the system is expected to go live in April 2008.

An EHS web page has been launched to keep users up to date with progress. This contains a Questions and Answers section which provides more detailed information on the transition, the background and reasons for the merger. All three housing surveys can be found on the Communities and Local Government website at:

www.communities.gov.uk/housing/housingresearch/housingsurveys/

Contacts

The Housing Surveys Bulletin will be published regularly, giving summaries of findings, updates on progress, outlining methodological issues and setting out plans for analysing and disseminating results. If you would like to be added to our electronic mailing list for the Bulletin, want further information on the surveys or have any comments to make, please contact:

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