

Table 23a English housing conditions: the Decent Homes Standard

Thousands

Tenure	1996			2001			2003			2004		
	Decent	Non Decent	All	Decent	Non Decent	All	Decent	Non Decent	All	Decent	Non Decent	All
Social sector												
Local authority	1,600	1,869	3,469	1,637	1,174	2,812	1,485	972	2,457	1,519	816	2,335
Housing association	493	448	941	952	472	1,424	1,154	467	1,621	1,228	437	1,665
All social sector	2,092	2,318	4,410	2,589	1,647	4,236	2,639	1,439	4,078	2,748	1,252	4,000
Private sector												
Owner-occupied	8,391	5,535	13,927	10,483	4,316	14,798	10,993	4,207	15,201	11,213	4,066	15,279
Private rented	752	1,246	1,998	1,072	1,101	2,172	1,157	1,048	2,205	1,340	994	2,334
All private sector	9,144	6,781	15,925	11,554	5,416	16,970	12,151	5,255	17,406	12,553	5,060	17,613
Of which vulnerable households in the private sector:												
Owner-occupied	880	929	1,809	1,285	784	2,069	1,506	722	2,228	1,617	691	2,308
Private rented	196	504	701	256	356	623	277	335	612	347	342	689
All private sector vulnerable	1,076	1,483	2,509	1,542	1,151	2,692	1,783	1,056	2,839	1,963	1,033	2,996
All tenures	11,236	9,099	20,335	14,143	7,063	21,207	14,790	6,694	21,484	15,301	6,312	21,613

Source: English House Condition Survey 2004: Headline Report, ODPM 2006

Notes: Decent homes are those that meet the fitness standard; are in a reasonable state of repair; have reasonably modern facilities and services and provide a reasonable degree of thermal comfort.

Vulnerable households are defined as households in receipt of at least one of the principal means tested or disability related benefits, including tax credits. Precise definitions vary from year to year, reflecting reforms to the new range of tax credits introduced since 2001. No estimates are included for households that are eligible for, but do not claim, benefits or tax credits.

Table 23b English housing conditions: the Decent Homes Standard

Percentages

Tenure	1996			2001			2003			2004		
	Decent	Non Decent	All	Decent	Non Decent	All	Decent	Non Decent	All	Decent	Non Decent	All
Social sector												
Local authority	46.1	53.9	100.0	58.2	41.7	100.0	60.4	39.6	100.0	65.1	34.9	100.0
Housing association	52.4	47.6	100.0	66.9	33.1	100.0	71.2	28.8	100.0	73.8	26.2	100.0
All social sector	47.4	52.6	100.0	61.1	38.9	100.0	64.7	35.3	100.0	68.7	31.3	100.0
Private sector												
Owner-occupied	60.2	39.7	100.0	70.8	29.2	100.0	72.3	27.7	100.0	73.4	26.6	100.0
Private rented	37.6	62.4	100.0	49.4	50.7	100.0	52.5	47.5	100.0	57.4	42.6	100.0
All private sector	57.4	42.6	100.0	68.1	31.9	100.0	69.8	30.2	100.0	71.3	28.7	100.0
Of which vulnerable households in the private sector:												
Owner-occupied	48.6	51.4	100.0	62.1	37.9	100.0	67.6	32.4	100.0	70.1	29.9	100.0
Private rented	28.0	71.9	100.0	41.1	57.1	100.0	45.3	54.7	100.0	50.4	49.6	100.0
All private sector vulnerable	42.9	59.1	100.0	57.3	42.8	100.0	62.8	37.2	100.0	65.5	34.5	100.0
All tenures	55.3	44.7	100.0	66.7	33.3	100.0	68.8	31.2	100.0	70.8	29.2	100.0