

Table 23a English housing conditions: the Decent Homes Standard

Thousands

Tenure	Decent Homes (Unfitness-based)								Decent Homes (HHSRS-based)							
	1996		2001		2004		2006		2006		2008		2010		2012	
	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent
Social sector																
Local authority	1,600	1,869	1,637	1,174	1,519	816	1,391	695	1,410	676	1,359	625	1,405	396	1,486	289
Housing association	493	448	952	472	1,228	437	1,414	436	1,385	465	1,507	444	1,650	368	1,750	292
All social sector	2,092	2,318	2,589	1,647	2,748	1,252	2,805	1,131	2,794	1,142	2,866	1,069	3,055	764	3,236	581
Private sector																
Owner-occupied	8,391	5,535	10,483	4,316	11,213	4,066	11,738	3,704	10,107	5,335	10,166	4,842	11,086	3,774	11,781	3,002
Private rented	752	1,246	1,072	1,101	1,340	994	1,556	1,055	1,388	1,223	1,847	1,449	2,320	1,386	2,834	1,365
All private sector	9,144	6,781	11,554	5,416	12,553	5,060	13,294	4,759	11,495	6,558	12,013	6,291	13,407	5,160	14,615	4,366
Of which vulnerable households in the private sector:																
Owner-occupied	880	929	1,285	784	1,617	691	1,767	675	1,543	905	1,428	760	-	-	-	-
Private rented	196	504	256	356	347	342	378	336	334	408	429	447	-	-	-	-
All private sector vulnerable	1,076	1,483	1,542	1,151	1,963	1,033	2,145	1,012	1,877	1,313	1,857	1,207	2,195	1,056	-	-
All tenures	11,236	9,099	14,143	7,063	15,301	6,312	16,099	5,890	14,490	7,700	14,879	7,360	16,462	5,924	17,851	4,947

Source: English House Condition Survey Headline Reports; English Housing Survey Headline Reports.

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. From 2006 onwards the Decent Homes Standard was revised with the Housing Health and Safety Rating System replacing the fitness standard as one of components of the Decent Homes Standard. Data for both definitions are provided for 2006. 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, those means-tested benefits or tax credits.

Table 23b English housing conditions: the Decent Homes Standard

Percentages

Tenure	Decent Homes (Unfitness-based)								Decent Homes (HHSRS-based)							
	1996		2001		2004		2006		2006		2008		2010		2012	
	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent
Social sector																
Local authority	46.1	53.9	58.2	41.7	65.1	34.9	66.7	33.3	67.6	32.4	68.5	31.5	78.0	22.0	83.7	16.3
Housing association	52.4	47.6	66.9	33.1	73.8	26.2	76.4	23.6	74.8	25.2	77.2	22.8	81.8	18.2	85.7	14.3
All social sector	47.4	52.6	61.1	38.9	68.7	31.3	71.3	28.7	71.0	29.0	72.8	27.2	80.0	20.0	84.8	15.2
Private sector																
Owner-occupied	60.2	39.7	70.8	29.2	73.4	26.6	76.0	24.0	65.4	34.6	67.7	32.3	74.6	25.4	79.7	20.3
Private rented	37.6	62.4	49.4	50.7	57.4	42.6	59.6	40.4	53.2	46.8	56.0	44.0	62.6	37.4	66.9	33.1
All private sector	57.4	42.6	68.1	31.9	71.3	28.7	73.6	26.4	63.7	36.3	65.6	34.4	72.2	27.8	76.9	23.1
Of which vulnerable households in the private sector:																
Owner-occupied	48.6	51.4	62.1	37.9	70.1	29.9	72.4	27.6	63.0	37.0	65.3	34.7	-	-	-	-
Private rented	28.0	71.9	41.1	57.1	50.4	49.6	52.9	47.1	45.0	55.0	49.0	51.0	-	-	-	-
All private sector vulnerable	42.9	59.1	57.3	42.8	65.5	34.5	68.0	32.0	58.8	41.2	60.6	39.4	67.5	32.5	-	-
All tenures	55.3	44.7	66.7	33.3	70.8	29.2	73.2	26.8	65.3	34.7	66.9	33.1	73.5	26.5	78.2	21.8

Source: As for Table 23a.