

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		2014		2015		2016	
	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	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	1,414	671	1,359	625	1,411	390	1,486	289	1,403	276	1,408	244	1,403	221
Housing association	493	448	952	472	1,228	437	1,414	436	1,386	463	1,507	444	1,649	368	1,750	292	2,058	302	2,112	281	2,148	290
All social sector	2,092	2,318	2,589	1,647	2,748	1,252	2,805	1,131	2,801	1,134	2,866	1,069	3,060	758	3,236	581	3,461	578	3,520	525	3,552	511
Private sector																						
Owner-occupied	8,391	5,535	10,483	4,316	11,213	4,066	11,738	3,704	10,126	5,316	10,166	4,842	11,060	3,800	11,781	3,002	12,009	2,748	12,060	2,694	11,904	2,912
Private rented	752	1,246	1,072	1,101	1,340	994	1,556	1,055	1,392	1,219	1,847	1,449	2,327	1,379	2,754	1,365	3,264	1,311	3,393	1,350	3,553	1,301
All private sector	9,144	6,781	11,554	5,416	12,553	5,060	13,294	4,759	11,518	6,535	12,013	6,291	13,387	5,179	14,535	4,367	15,273	4,059	15,453	4,044	15,457	4,213
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	14,319	7,669	14,879	7,360	16,449	5,937	17,771	4,947	18,734	4,637	18,974	4,569	19,008	4,724

Source: Ministry of Housing, Communities & Local Government (and predecessor departments) English House Condition Survey Headline Reports Table DT3101 and English Housing Survey Headline and Housing Reports.

Notes: 1. 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 new 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.

2. Data for 2006 & 2008 are based on the SAP05 measure of energy efficiency, 2010 and 2012 are based on SAP09 whilst data from 2013 to 2016 are based on SAP12.

3. 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 tax credits introduced since 2001.

4. No estimates are included for households that are eligible for, but do not claim, those means-tested or disability-related benefits, or tax credits. Estimates for vulnerable households in non-decent homes are no longer provided.

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		2014		2015		2016	
	Decent	Non-decent	Decent	Non-decent	Decent	Non-decent	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	67.8	32.2	68.5	31.5	78.3	21.7	83.7	16.3	83.6	16.4	85.2	14.8	80.3	13.6
Housing association	52.4	47.6	66.9	33.1	73.8	26.2	76.4	23.6	75.0	25.0	77.2	22.8	81.7	18.3	85.7	14.3	87.2	12.8	88.3	11.7	73.2	11.9
All social sector	47.4	52.6	61.1	38.9	68.7	31.3	71.3	28.7	71.2	28.8	72.8	27.2	80.1	19.9	84.8	15.2	85.7	14.3	87.0	13.0	78.6	12.6
Private sector																						
Owner-occupied	60.2	39.7	70.8	29.2	73.4	26.6	76.0	24.0	65.6	34.4	67.7	32.3	74.4	25.6	79.7	20.3	81.4	18.6	81.7	18.3	80.3	19.7
Private rented	37.6	62.4	49.4	50.7	57.4	42.6	59.6	40.4	53.3	46.7	56.0	44.0	62.8	37.2	66.9	33.1	71.4	28.6	71.5	28.5	73.2	26.8
All private sector	57.4	42.6	68.1	31.9	71.3	28.7	73.6	26.4	63.8	36.2	65.6	34.4	72.1	27.9	76.9	23.1	79.0	21.0	79.3	20.7	78.6	21.4
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	65.1	34.9	66.9	33.1	73.5	26.5	78.2	21.8	80.2	19.8	80.6	19.4	80.1	19.9

Source: As for Table 23a.