

Table 23 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		2016		2018		2019	
	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	Decent	Non-decent
Number of dwellings (000s)																								
Social sector																								
Local authority	1,600	1,869	1,637	1,174	1,519	816	1,391	695	1,415	671	1,359	625	1,411	390	1,486	289	1,403	276	1,403	221	1,396	212	1,386	215
Housing association	493	448	952	472	1,228	437	1,414	436	1,387	463	1,507	444	1,649	368	1,750	292	2,057	302	2,148	290	2,188	278	2,207	289
All social sector	2,092	2,318	2,589	1,647	2,748	1,252	2,805	1,131	2,801	1,135	2,866	1,069	3,061	759	3,236	581	3,461	578	3,552	511	3,583	490	3,593	504
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	11,904	2,912	12,653	2,641	13,068	2,549
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	3,265	1,311	3,553	1,301	3,623	1,182	3,605	1,095
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	13,388	5,179	14,535	4,366	15,273	4,059	15,457	4,213	16,276	3,823	16,673	3,644
All tenures	11,236	9,099	14,143	7,063	15,301	6,312	16,099	5,890	14,319	7,670	14,879	7,360	16,449	5,937	17,771	4,947	18,734	4,637	19,008	4,724	19,859	4,313	20,266	4,148
Percentage of dwellings within group																								
Social sector																								
Local authority	46	54	58	42	65	35	67	33	68	32	68	32	78	22	84	16	84	16	86	14	87	13	87	13
Housing association	52	48	67	33	74	26	76	24	75	25	77	23	82	18	86	14	87	13	88	12	89	11	88	12
All social sector	47	53	61	39	69	31	71	29	71	29	73	27	80	20	85	15	86	14	87	13	88	12	88	12
Private sector																								
Owner-occupied	60	40	71	29	73	27	76	24	66	34	68	32	74	26	80	20	81	19	80	20	83	17	84	16
Private rented	38	62	49	51	57	43	60	40	53	47	56	44	63	37	67	33	71	29	73	27	75	25	77	23
All private sector	57	43	68	32	71	29	74	26	64	36	66	34	72	28	77	23	79	21	79	21	81	19	82	18
All tenures	55	45	67	33	71	29	73	27	65	35	67	33	73	27	78	22	80	20	80	20	82	18	83	17

Source: Ministry of Housing, Communities & Local Government (and predecessor departments) English House Condition Survey and from 2008 English Housing Survey.

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.

2. In 2006 the Housing Health and Safety Rating System replaced the fitness standard as one of components of the Decent Homes standard. Data for both definitions are provided for 2006.

3. Data for 2006 & 2008 are based on the SAP05 measure of energy efficiency, 2010 and 2012 are based on SAP09 whilst data after 2012 are based on SAP12.

4. Housing association and local authority estimates prior to 2008 are not wholly reliable as large numbers of HA tenants reported that they are LA tenants. Figures from 2008 include an adjustment for this.