

**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		2016		2017		2018	
	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
<b>Social sector</b>																								
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	1,403	221	1,376	239	1,396	212
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	2,148	290	2,180	277	2,188	278
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	3,552	511	3,556	516	3,583	490
<b>Private sector</b>																								
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	12,272	2,817	12,653	2,641
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	3,553	1,301	3,614	1,175	3,623	1,182
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	15,457	4,213	15,885	3,992	16,276	3,823
<b>Of which vulnerable households in the private sector:</b>																								
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	-	-	-	-	-	-	-	-	-	-
<b>All tenures</b>	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	19,008	4,724	19,442	4,508	19,859	4,313

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. 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 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 after 2012 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 tax credits introduced since 2001.
  4. Estimates for vulnerable households in non-decent homes are no longer provided.
  5. MHCLG now advise that estimates prior to 2008 for housing associations and local authorities are not reliable as a large number of HA tenants wrongly reported that that they are LA tenants. Since 2008/09, an adjustment has been made for this.

**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		2016		2017		2018	
	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
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	80.3	13.6	85.2	14.8	86.8	13.2
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	73.2	11.9	88.7	11.3	88.7	11.3
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	78.6	12.6	87.3	12.7	88.0	12.0
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	80.3	19.7	81.3	18.7	82.7	17.3
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	73.2	26.8	75.5	24.5	75.4	24.6
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	78.6	21.4	79.9	20.1	81.0	19.0
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	80.1	19.9	81.2	18.8	82.2	17.8

Source: As for Table 23a.