

Table 23 English housing conditions: the Decent Homes Standard

Tenure	Decent Homes (Unfitness-based)								Decent Homes (HHSRS-based)											
	1996		2001		2004		2006		2006		2010		2014		2018		2019		2020	
	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	1,411	390	1,403	276	1,396	212	1,386	215	1,325	218
Housing association	493	448	952	472	1,228	437	1,414	436	1,387	463	1,649	368	2,057	302	2,188	278	2,207	289	2,119	299
All social sector	2,092	2,318	2,589	1,647	2,748	1,252	2,805	1,131	2,801	1,135	3,061	759	3,461	578	3,583	490	3,593	504	3,444	517
Private sector																				
Owner-occupied	8,391	5,535	10,483	4,316	11,213	4,066	11,738	3,704	10,126	5,316	11,060	3,800	12,009	2,748	12,653	2,641	13,068	2,549	12,869	2,457
Private rented	752	1,246	1,072	1,101	1,340	994	1,556	1,055	1,392	1,219	2,327	1,379	3,265	1,311	3,623	1,182	3,605	1,095	3,239	1,008
All private sector	9,144	6,781	11,554	5,416	12,553	5,060	13,294	4,759	11,518	6,535	13,388	5,179	15,273	4,059	16,276	3,823	16,673	3,644	16,108	3,465
All tenures	11,236	9,099	14,143	7,063	15,301	6,312	16,099	5,890	14,319	7,670	16,449	5,937	18,734	4,637	19,859	4,313	20,266	4,148	19,552	3,982
Percentage of dwellings within group																				
Social sector																				
Local authority	46	54	58	42	65	35	67	33	68	32	78	22	84	16	87	13	87	13	86	14
Housing association	52	48	67	33	74	26	76	24	75	25	82	18	87	13	89	11	88	12	88	12
All social sector	47	53	61	39	69	31	71	29	71	29	80	20	86	14	88	12	88	12	87	13
Private sector																				
Owner-occupied	60	40	71	29	73	27	76	24	66	34	74	26	81	19	83	17	84	16	84	16
Private rented	38	62	49	51	57	43	60	40	53	47	63	37	71	29	75	25	77	23	79	21
All private sector	57	43	68	32	71	29	74	26	64	36	72	28	79	21	81	19	82	18	83	17
All tenures	55	45	67	33	71	29	73	27	65	35	73	27	80	20	82	18	83	17	84	16

Source: Department of Levelling Up, Housing and Communities (and predecessor departments) English House Condition Survey and from 2008 English Housing Survey (EHS).

- 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.
 5. Figures for 2009, 2012, 2016 and other years can be found in previous versions of this table.
 6. Figures for 2020 should be treated with caution. The sample excludes vacant dwellings and figures partly extrapolated from EHS trends as the pandemic precluded a full internal inspection.