

Table 23a English housing conditions: the Decent Homes Standard

Thousands

Tenure	1996			2001			2003			2004			2006		
	Decent	Non-decent	All	Decent	Non-decent	All	Decent	Non-decent	All	Decent	Non-decent	All	Decent	Non-decent	All
Social sector															
Local authority															
Housing association	1,600	1,869	3,469	1,637	1,174	2,812	1,485	972	2,457	1,519	816	2,335	1,391	695	2,086
All social sector	493	448	941	952	472	1,424	1,154	467	1,621	1,228	437	1,665	1,414	436	1,850
	2,092	2,318	4,410	2,589	1,647	4,236	2,639	1,439	4,078	2,748	1,252	4,000	2,805	1,131	3,936
Private sector															
Owner-occupied	8,391	5,535	13,927	10,483	4,316	14,798	10,993	4,207	15,201	11,213	4,066	15,279	11,738	3,704	15,442
Private rented	752	1,246	1,998	1,072	1,101	2,172	1,157	1,048	2,205	1,340	994	2,334	1,556	1,055	2,611
All private sector	9,144	6,781	15,925	11,554	5,416	16,970	12,151	5,255	17,406	12,553	5,060	17,613	13,294	4,759	18,053
Of which vulnerable households in the private sector:															
Owner-occupied	880	929	1,809	1,285	784	2,069	1,506	722	2,228	1,617	691	2,308	1,767	675	2,442
Private rented	196	504	701	256	356	623	277	335	612	347	342	689	378	336	714
All private sector vulnerable	1,076	1,483	2,509	1,542	1,151	2,692	1,783	1,056	2,839	1,963	1,033	2,996	2,145	1,012	3,157
All tenures	11,236	9,099	20,335	14,143	7,063	21,207	14,790	6,694	21,484	15,301	6,312	21,613	16,099	5,890	21,989

Source: English House Condition Survey 2006: Headline Report, CLG 2008.

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.

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, benefits or tax credits.

The figures for 2006 in this table use a consistent definition of decent homes. In 2006 EHCS also introduced a measure that replaced the statutory unfit component of decent homes with a new statutory standard.

Table 23b English housing conditions: the Decent Homes Standard

Percentages

Tenure	1996			2001			2003			2004			2006		
	Decent	Non-decent	All	Decent	Non-decent	All	Decent	Non-decent	All	Decent	Non-decent	All	Decent	Non-decent	All
Social sector															
Local authority	46.1	53.9	100.0	58.2	41.7	100.0	60.4	39.6	100.0	65.1	34.9	100.0	66.7	33.3	100.0
Housing association	52.4	47.6	100.0	66.9	33.1	100.0	71.2	28.8	100.0	73.8	26.2	100.0	76.4	23.6	100.0
All social sector	47.4	52.6	100.0	61.1	38.9	100.0	64.7	35.3	100.0	68.7	31.3	100.0	71.3	28.7	100.0
Private sector															
Owner-occupied	60.2	39.7	100.0	70.8	29.2	100.0	72.3	27.7	100.0	73.4	26.6	100.0	76.0	24.0	100.0
Private rented	37.6	62.4	100.0	49.4	50.7	100.0	52.5	47.5	100.0	57.4	42.6	100.0	59.6	40.4	100.0
All private sector	57.4	42.6	100.0	68.1	31.9	100.0	69.8	30.2	100.0	71.3	28.7	100.0	73.6	26.4	100.0
Of which vulnerable households in the private sector:															
Owner-occupied	48.6	51.4	100.0	62.1	37.9	100.0	67.6	32.4	100.0	70.1	29.9	100.0	72.4	27.6	100.0
Private rented	28.0	71.9	100.0	41.1	57.1	100.0	45.3	54.7	100.0	50.4	49.6	100.0	52.9	47.1	100.0
All private sector vulnerable	42.9	59.1	100.0	57.3	42.8	100.0	62.8	37.2	100.0	65.5	34.5	100.0	68.0	32.0	100.0
All tenures	55.3	44.7	100.0	66.7	33.3	100.0	68.8	31.2	100.0	70.8	29.2	100.0	73.2	26.8	100.0