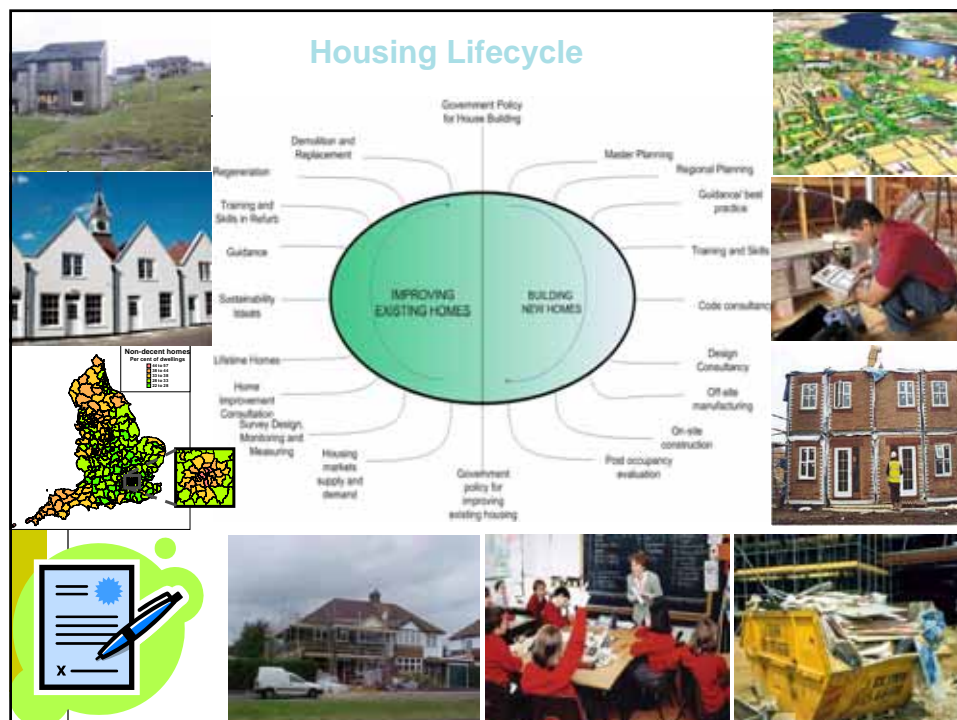




BRE: The Purpose of Creating the English Housing Survey

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HOUSING

Part of the BRE Trust





The English Housing Survey (EHS)

- Longest running national housing survey (since 1967)
- Owned by **DCLG**, delivered by BRE, ONS, NatCen and MMBL
- **BRE** provides: methodology; survey tools; training; complex data modelling and analysis; reporting; policy support to Government.
- **ONS/NatCen** provides 13,300 household interviews pa.
- **MMBL** provide 6,200 physical inspections pa.
- Key results published annually (DCLG web site)
- Dataset used within and outside government.
- BRE also provides support to Scottish, Welsh and Northern Ireland surveys.
- **Purpose:** EHS provides the Government with information for the development of housing policies directed at the repair, improvement, and energy efficiency of the housing stock of all tenures.



History of the English Housing Survey

- **1967/1971** EHS – the first audit of conditions in the private sector. Used to inform Slum Clearance potential, unfit homes, Intermediate Grants.
- **1976/1981** – informed private sector renewal programmes, including Group Repair, Enveloping, Housing Action Areas
- **1986/1991** – informed Neighbourhood Renewal Assessment methodology, Mandatory Grants for unfit homes, Estates Renewal.
- **1996/2001** – Informed development of new HHSRS PSR and HRA budgets for local authorities.
- **2002-2012** – New focus on monitoring Decent Homes programme in social housing, Energy Efficiency and Fuel Poverty
- **2012 +** Increased focus on performance against energy efficiency targets, carbon emissions, Green Deal





Information collected in the EHS

- Age, type, tenure, size, storeys, material, construction
- Amenities and services
- Repair costs
- Improvement costs
- Health, safety and security
- Heating and energy efficiency
- Local environment
- Household composition
- Household income
- Value and equity



The English housing stock

- 22 million homes
- 52 million people
- 50%+ of homes over 50 years old, 22% over 100 years old
- 100,000 new homes provided each year, just 20,000 demolished.
- Homes will have to last 1,000 years at current rates of clearance.
- 99.9% are around from one year to the next

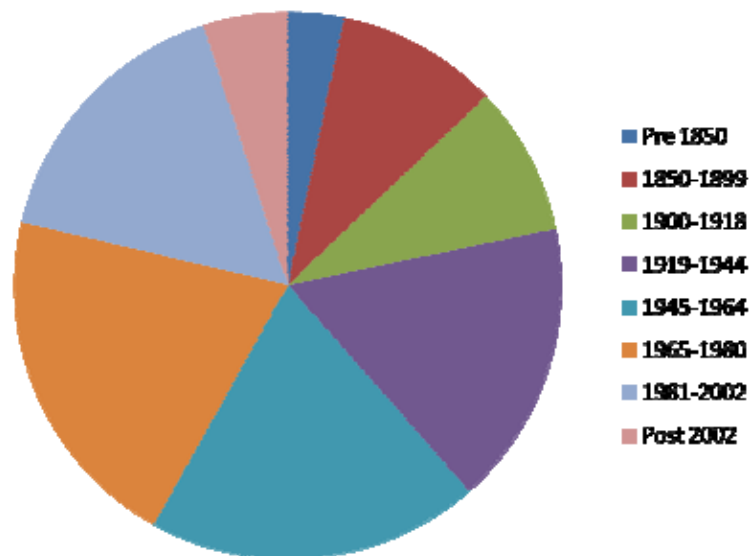


**WE ARE STUCK WITH THE HOUSING STOCK WE HAVE GOT
SO WE HAD BETTER MAKE THE BEST OF IT!**

The English housing stock



Dwelling age: England 2010



bre 5 million pre 1919 homes in England (22% of stock)

- There are 750,000 historic (pre 1850) homes in England
- Another 2.2 million Victorian homes (1850-1899)
- Another 2.0 million Edwardian homes (1900-1918)



bre Housing of the future?



bre

Typical semi' – the house of the future?



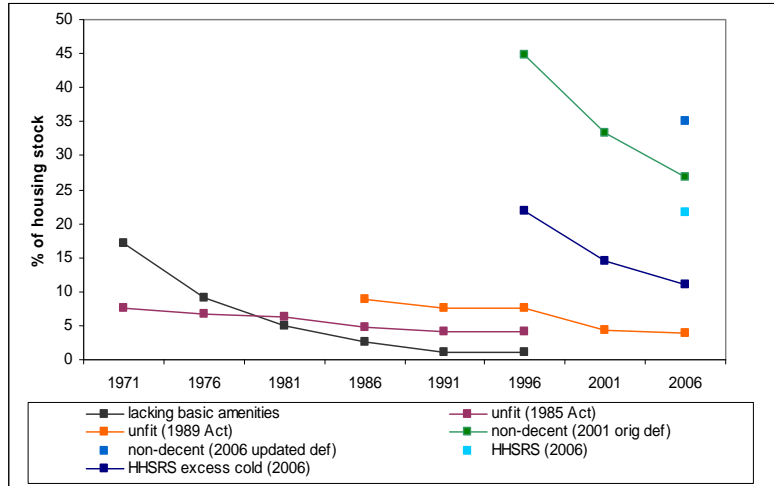
bre

Victorian terraced housing



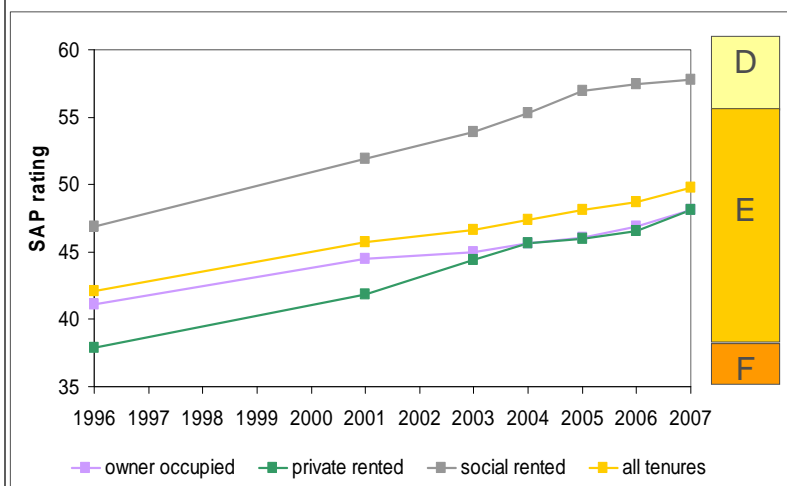
English housing stock: changing standards over time

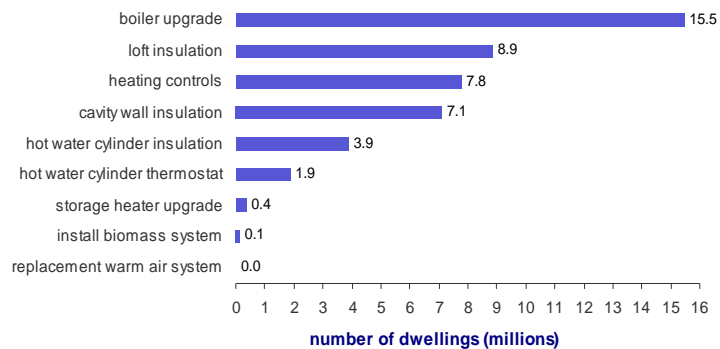
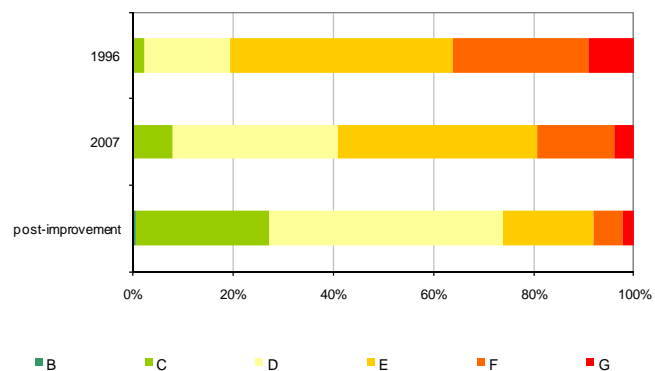
DCLG English House Condition Survey 2007



Average SAP by tenure 1996 - 2007

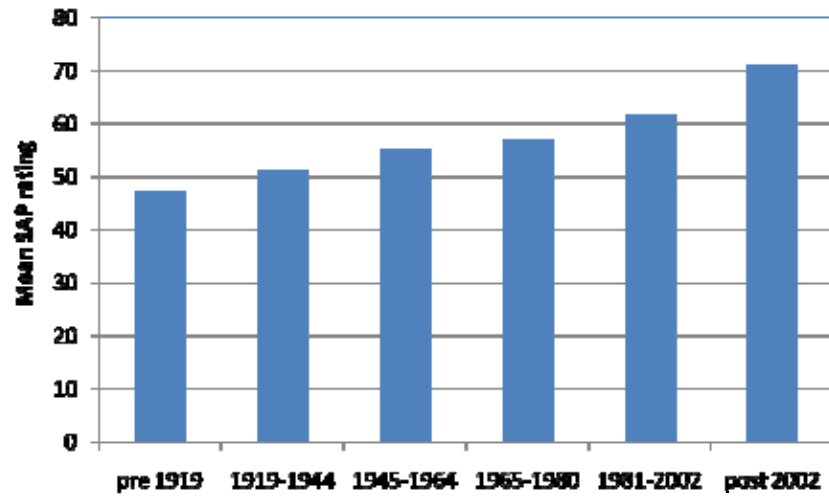
DCLG English House Condition Survey 2007



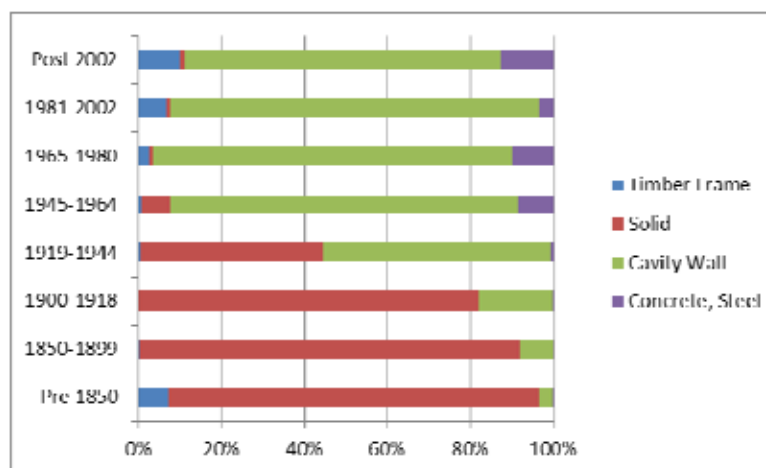
Number of dwellings that would benefit from the improvement measure, 2007**Distribution of homes by EER Bands, 1996, 2006 and post-improvement scenario**



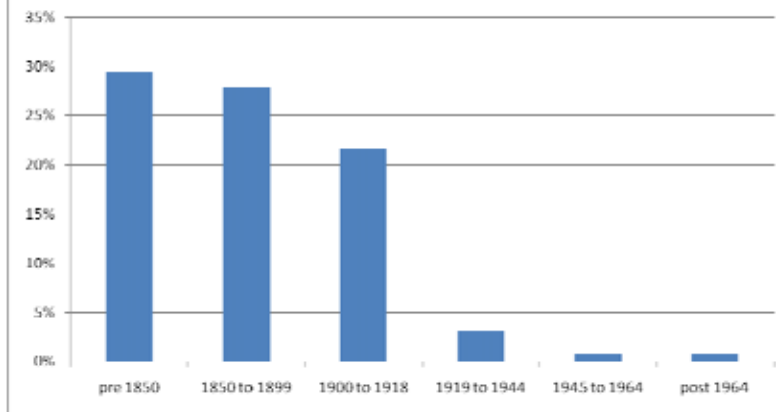
Average SAP by dwelling age: EHS 2010



Dwelling age by wall type



**Proportion of dwellings with any sash windows
by age**

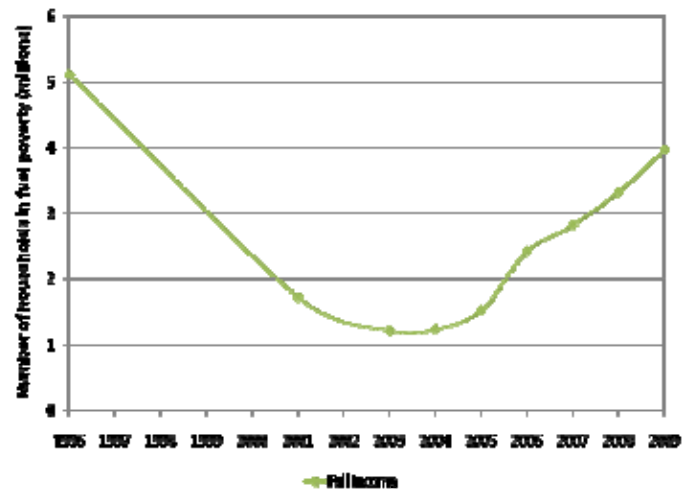


Average basic repair costs by age 2010

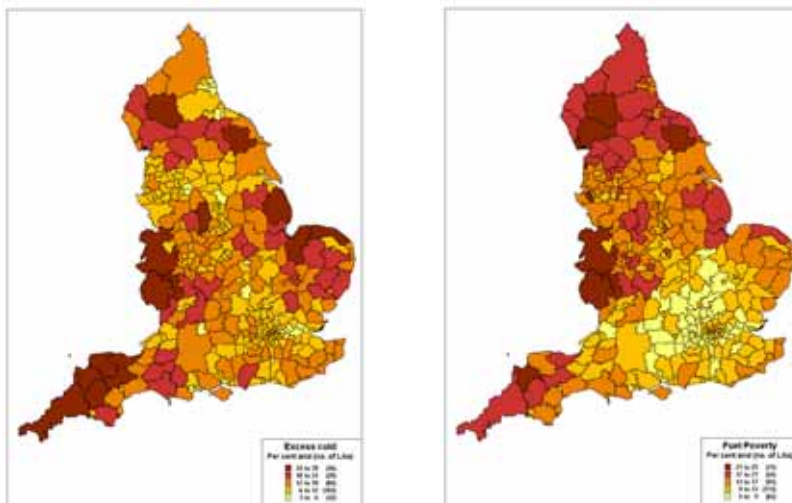
Mean basic repairs £

– Pre 1850	£4,208
– 1850-1899	£2,549
– 1900-1918	£2,543
– 1919-1944	£1,847
– 1945-1964	£1,333
– 1965-1980	£757
– 1981-2002	£469
– 2002-2010	£123
– All ages	£1,418

Fuel Poverty time series



England – energy efficiency vs fuel poverty 2007





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A photograph of a two-story brick house with a grey roof and a white car parked in front. The house has several windows with white frames and a white door. The car is a light blue or silver hatchback.

After: condensing gas boiler and radiators for space and water heating, top-up loft insulation, full double glazing. Same occupant.

- Cost of upgrade = £3,528
- SAP = 59
- Annual fuel cost = £461
- Household not in fuel poverty
- CO2 emissions = 4,666 kg pa
- HHSRS Band F
- Cost savings to NHS pa = £528
- Payback to NHS = 5.1 years

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BRE Victorian Terrace (House 2)

SAP before = 41

SAP after = 83

Work includes:

- Internal insulation (front)
- External insulation (rear)
- Floor insulation
- Loft insulation
- MVHR unit
- Condensing boiler
- Double glazing







