



English Housing Survey – Important Figures

The latest headline report of the English Housing Survey contains an enormous amount of relevant and interesting information. In relation to the private rented sector (PRS) it also demonstrates the growth and development which has taken place in the last few years.

[The full report and accompanying data tables can be found here.](#)

The following 2015-16 figures are updates to everyday figures used by the NLA and industry stakeholders. We have included last year's figures for comparison.

Key Findings

The private rented sector remains larger than the social rented sector:

- In 2015-16, the private rented sector accounted for 4.5 million or 20% of households. The social rented sector accounted for 3.9 million households or 17% of households. There was no change in the size of either sector between 2014-15 and 2015-16.

Over the last decade, the number of families in the private rented sector has increased; the number of families in the social rented sector has decreased:

- Between 2005-06 and 2015-16, the proportion of households in the private rented sector with children increased from 30% to 36%. Given the sizeable growth in the overall number of private renters over this period, this six percentage point increase equates to about 945,000 more households in the private rented sector with children.

The average length of time private renters have lived at their current address continues to rise, from 4 years to 4.3 years between 2014-15 and 2015-16.

Housing Tenure

Tenure	Number of Households		Percentage of Households	
	2014-15	2015-16	2014-15	2015-16
PRS	4.3 million	4.5 million	19%	19.9%
Owner-occupier	14.3 million	14.3 million	63.6%	62.9%
Social rented	3.9 million	3.9million	17.4%	17.2%

Housing Benefit / LHA

Tenure	Percentage Households in Receipt		Percentage Working Households in Receipt	
	2014-15	2015-16	2014-15	2015-16
PRS	26.6%	23.7%	17.5%	12.8%
Social rented	62.5%	58.8%	29.4%	28.9%

Households

<u>Tenure</u>	<u>Rent/Mortgage as % of household income (including HB)</u>		<u>Avg. Rent</u>		<u>Avg. Length in Current Property</u>	
	2014-15	2015-16	2014-15	2015-16	2014-15	2015-16
PRS	36.4%	35%	£179pw	£184pw	4.0 years	4.3 years
Owner-occupier	17.3%	17.7%	n/a	n/a	17.5 years	17.8 years
Social rented	29.2%	28.2%	£99pw	£101pw	11.4 years	11.6 years

<u>Tenure</u>	<u>Couples (w or w/o children)</u>		<u>Lone parents</u>	
	2014-15	2015-16	2014-15	2015-16
PRS Households	45.8%	49.3%	13.3%	13.5%

Stock

<u>Tenure</u>	<u>Number of Dwellings (and %)</u>		<u>Non-decent</u>		<u>Percentage dwellings with F&G ratings (EPC)</u>		<u>Avg. SAP rating</u>	
	2014-15	2015-16	2014-15	2015-16	2014-15	2015-16	2014-15	2015-16
PRS	4.6 million	4.7m (20.1%)	28.6%	28.5%	7.5%	6.3%	59.7	60.2
Owner-occupier	14.8 million	14.8m (62.7%)	18.6%	18.3%	6%	5.2%	59.7	60.5
Social rented	4 million	4m (17.2%)	14.3%	13%	1.2%	0.8%	65.6/67.1 (LA/HA)	67

Stock Profile

<u>Dwelling Age</u>	<u>Owner Occupier (percentage)</u>		<u>PRS (percentage)</u>		<u>Social Rented (percentage)</u>	
	2014-15	2015-16	2014-15	2015-16	2014-15	2015-16
pre 1919	19.7%	20.3%	33.1%	34%	6.7%	6.2%
1919-44	18.2%	17.7%	16%	16.1%	12%	11.7%

1945-64	18.6%	19.1%	11.1%	11.1%	30.3%	29.8%
1965-80	20.5%	19.6%	15.3%	15.1%	26.1%	27.1%
1981-90	7.8%	7.9%	6.9%	7.1%	9.2%	8.3%
post 1990	15.2%	15.4%	17.6%	16.5%	15.8%	16.8%

<u>Dwelling Type</u>	2014-15	2015-16	2014-15	2015-16	2014-15	2015-16
end terrace	9.4%	8.8%	11.1%	11%	14.4%	10.1%
mid terrace	17.9%	17.5%	24.9%	25.5%	19.5%	19.6%
small terraced house	7.9%	6.8%	16.4%	16%	11.8%	9.5%
medium/large terraced house	18.9%	19.2%	19.2%	20.1%	16.5%	19%
all terraced houses	26.8%	26%	35.6%	36.1%	28.3%	28.5%
semi-detached house	29.3%	30.6%	16.6%	16.4%	17.6%	25.6%
detached house	25.2%	25.1%	6.7%	5.2%	0.5	16.8%
bungalow	10.5%	10.3%	3.7%	4.2%	10.4%	9.1%
converted flat	1.6%	1.4%	11.3%	11%	2.9%	3.6%
purpose built flat, low rise	6%	6%	21.8%	23.9%	34.7%	14.7%
purpose built flat, high rise	0.6%	0.6%	4.4%	10.2%	3.6%	1.8%

<u>Deprived Local Areas</u>	2014-15	2015-16	2014-15	2015-16	2014-15	2015-16
most deprived 10% of areas	5.4%	5.2%	11.2%	11.3%	26.6%	26.8%
2-5th	33%	34.1%	49%	47.1%	54.4%	54.3%
6-9th	48.4%	47.1%	33.3%	36.5%	17.3%	17.4%
least deprived 10% of areas	13.2%	13.5%	6.5%	5.1%	1.7%	1.4%

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