

Table 23 English housing conditions: the Decent Homes Standard

Thousands and percent

Tenure	Decent Homes (Unfitness-based)								Decent Homes (HHSRS-based)											
	1996		2001		2004		2006		2006/07		2015/16		2019/20		2021/22		2022/23		2023/24	
	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	1,403	276	1,386	215	1,395	140	1,389	177	1,388	191
Housing association	493	448	952	472	1,228	437	1,414	436	1,387	463	2,057	302	2,207	289	2,186	240	2,312	254	2,341	240
All social sector	2,092	2,318	2,589	1,647	2,748	1,252	2,805	1,131	2,801	1,135	3,461	578	3,593	504	3,580	380	3,713	431	3,753	431
Private sector																				
Owner-occupied	8,391	5,535	10,483	4,316	11,213	4,066	11,738	3,704	10,126	5,316	12,009	2,748	13,068	2,549	13,420	2,035	14,003	2,223	14,006	2,337
Private rented	752	1,246	1,072	1,101	1,340	994	1,556	1,055	1,392	1,219	3,265	1,311	3,605	1,095	3,334	990	3,824	1,035	3,855	1,031
All private sector	9,144	6,781	11,554	5,416	12,553	5,060	13,294	4,759	11,518	6,535	15,273	4,059	16,673	3,644	16,754	3,025	17,761	3,258	17,814	3,368
All tenures	11,236	9,099	14,143	7,063	15,301	6,312	16,099	5,890	14,319	7,670	18,734	4,637	20,266	4,148	20,335	3,406	21,406	3,689	21,528	3,799
Percentage of dwellings within group																				
Social sector																				
Local authority	46	54	58	42	65	35	67	33	68	32	84	16	87	13	91	9	89	11	88	12
Housing association	52	48	67	33	74	26	76	24	75	25	87	13	88	12	90	10	90	10	91	9
All social sector	47	53	61	39	69	31	71	29	71	29	86	14	88	12	90	10	90	10	90	10
Private sector																				
Owner-occupied	60	40	71	29	73	27	76	24	66	34	81	19	84	16	87	13	86	14	86	14
Private rented	38	62	49	51	57	43	60	40	53	47	71	29	77	23	77	23	79	21	79	21
All private sector	57	43	68	32	71	29	74	26	64	36	79	21	82	18	85	15	85	16	84	16
All tenures	55	45	67	33	71	29	73	27	65	35	80	20	83	17	86	14	85	15	85	15

Source: Ministry of Housing, Communities & Local Government English Housing Survey 2023 to 2024 (Annex Table 1.4) and earlier versions of the time-series data.

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 (HHSRS) replaced the fitness standard as one of the components of the Decent Homes Standard.

3. Figures for 2010/11 and other years can be found in previous editions of this table.

4. Data for 2006/07 & 2008/09 are based on the SAP05 measure of energy efficiency, 2010/11 and 2012/13 are based on SAP09, whilst data from 2013/14 are based on SAP12.

5. Housing association and local authority estimates prior to 2008/09 are not wholly reliable as large numbers of HA tenants reported that they are LA tenants. Figures from 2008 include an adjustment for this.

6. Figures for 2020/21 and 2021/22 should be treated with caution. The figures are partly extrapolated from earlier-year data as the pandemic precluded full internal inspections. Figures for other years can be found in previous editions of this table.