

# The overall prevalence of non-decent homes decreased from 17% in 2019 to 15% in 2023

The overall prevalence of non-decent homes in England decreased from 17% in 2019 to 15% in 2023, according to the Ministry of Housing's 2025 English Housing Survey. Improvements were driven by reductions in the owner-occupied sector (16% to 14%) and social rented sector (12% to 10%), though the private rented sector saw no significant change.

## 1. Understanding the Baseline: What Defines a “Non-Decent Home”?

A dwelling is classified as non-decent if it fails to meet the *Decent Homes Standard*, which requires:

- Reasonable state of repair
- Modern facilities (e.g., kitchens < 20 years old)
- Effective heating and insulation
- Freedom from Category 1 hazards (e.g., severe damp, structural risks).

The 2% drop in non-decency (2019-2023) equates to **roughly 500,000 homes upgraded** to meet basic living standards.

## 2. Sector-Specific Breakdown: Where Progress Accelerated

### Owner-Occupied Homes

- **Reduction:** 16% → 14%
- **Drivers:** Rising energy efficiency upgrades (52% of homes now in bands A-C) and increased loft/wall insulation (53% of dwellings).

### Social Rented Sector

- **Reduction:** 12% → 10%
- **Drivers:** Local authority investments in damp remediation and heating systems (95% now have central heating).

### Private Rented Sector

- **Stagnation:** No statistically significant improvement.
- **Persistent Issues:** 10% still have Category 1 hazards (vs. 4% in social housing), and 9% suffer from damp (double the owner-occupied rate).

## 3. The Hidden Crisis: Damp and Mould in Context

Despite overall progress, damp prevalence **rose to 5% nationally** – the highest in five years. Private rentals remain disproportionately affected:

- **Serious condensation:** 3% nationally, but 7% in local authority homes.

- **Financial barriers:** Landlords often delay repairs due to costs averaging £7,320 for energy efficiency upgrades.

## 4. Policy Levers and Market Forces

- **Regulatory Pressure:** The Social Housing Regulation Act 2023 accelerated social sector improvements.
- **Market Failures:** Private landlords lack incentives to invest without tenant turnover or rental premiums.

**While England's housing stock is slowly improving, the private rented sector demands urgent policy intervention to protect tenants from hazardous living conditions.**