

Housing need in the era of human rights

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ASSOCIATION OF LOCAL AUTHORITY CHIEF HOUSING OFFICERS

: Core and variant estimates of households and people that fall short of adequate housing

	Households		Population	
	Number	Percent	Number	Percent
Central estimate of adequate housing	1,832,000	74	3,771,000	69
Variant 1: EPC Band E and below	1,154,000	47	2,271,000	42
Variant 2: 30% affordability ratio	1,750,000	71	3,608,000	66
Variant 3: EPC Band E and 30% affordability ratio	1,021,000	41	2,014,000	37
Total households /population (2018)	2,477,000	100	5,438,000	100

All figures rounded to the nearest 1,000

Note: Total Households based on SHCS 2018 and total population based on NRS 2018 population estimates

1,239,000 households fail on a single criterion

547,000 households fall short of being adequately housed for two or more reasons

For variant 3, the number of households with their own home that appear to fall short of being adequately housed for two or more reasons falls to 218,000 households. This equates to 9% of all households. and 23% of households that fall short of being adequately housed.

In our view, the estimates show that our current approach to measuring housing need is too narrow and that we pay too little attention to the wide spectrum of unacceptable housing conditions many individuals and families currently experience. They also show that whilst it is the most extreme form of failing, homelessness is by no means the only human rights failing in terms of adequate housing.

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<http://alacho.org/what-we-do/reports/>



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**THE RIGHT TO ADEQUATE HOUSING: ARE WE
FOCUSING ON WHAT MATTERS?**

**A DISCUSSION PAPER COMMISSIONED BY THE ASSOCIATION
OF LOCAL AUTHORITY CHIEF HOUSING OFFICERS**

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