



## Overview and Scrutiny Committee

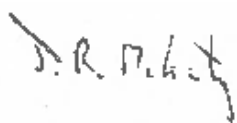
**Meeting: Monday, 26th February 2024 at 6.30 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP**

<b>Membership:</b>	Cllrs. Field (Chair), Pullen (Vice-Chair), Durdey (Spokesperson), Ackroyd, Campbell, Castle, Dee, Evans, Hilton, Hudson, Kubaszczyk, Morgan, O'Donnell, Sawyer, Wilson and Zaman
<b>Contact:</b>	Democratic and Electoral Services 01452 396126 <a href="mailto:democratic.services@gloucester.gov.uk">democratic.services@gloucester.gov.uk</a>

### AGENDA

<b>1.</b>	<b>APOLOGIES</b>  To note any apologies for absence.
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>  To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see agenda notes.
<b>3.</b>	<b>DECLARATION OF PARTY WHIPPING</b>  To declare if any issues to be covered in the Agenda are under party whip.
<b>4.</b>	<b>MINUTES (Pages 7 - 32)</b>  To approve as a correct record the minutes of the meetings held on 22 <sup>nd</sup> January 2024 and 5 <sup>th</sup> February 2024.
<b>5.</b>	<b>PUBLIC QUESTION TIME (15 MINUTES)</b>  The opportunity is given to members of the public to put questions the Chair provided that questions do not contravene the provisions set out Council Procedure Rule 10.01.  To ask a question at this meeting, please submit it to <a href="mailto:democratic.services@gloucester.gov.uk">democratic.services@gloucester.gov.uk</a> by 12 noon on Wednesday 21 <sup>st</sup> February 2024 or telephone 01452 396203 for support.  Questions and responses will be published at least 24 hours before the meeting. Supplementary questions may be put and answered during the meeting, subject to the relevant time limit.
<b>6.</b>	<b>PETITIONS AND DEPUTATIONS (15 MINUTES)</b>  The opportunity is given to members of the public to present a petition or deputation provided

	<p>that any such petition or deputation does not contravene the provisions set out Council Procedure Rule 11.01.</p> <p>To present a petition or deputation at this meeting, please provide the subject matter to <a href="mailto:democratic.services@gloucester.gov.uk">democratic.services@gloucester.gov.uk</a> by 12 noon on Wednesday 21<sup>st</sup> February 2024 or telephone 01452 396203 for support.</p>
<b>7.</b>	<p><b>ACTION POINT ITEM</b> (Pages 33 - 40)</p> <p>To note the outcomes of action points arising from previous meetings.</p>
<b>8.</b>	<p><b>PRIVATE SECTOR STOCK CONDITION SURVEY</b> (Pages 41 - 410)</p> <p>To consider the report of the Cabinet Member for Planning and Housing Strategy providing a summary of the Private Sector Stock Condition Survey that was undertaken for the Council in 2023, and presenting the options available to the Council to address the key conclusions set out in the survey report.</p>
<b>9.</b>	<p><b>FINANCIAL MONITORING QUARTER 3 REPORT</b></p> <p>To consider the report of the Cabinet Member for Performance and Resources presenting the Council's current financial position against the agreed budgets for the 2023/24 financial year, performance of the Council against certain key financial performance indicators, year-end forecasts, and the financial pressures on the Council during the 3<sup>rd</sup> Quarter ended 31<sup>st</sup> December 2023.</p> <p><b>TO FOLLOW.</b></p>
<b>10.</b>	<p><b>FUTURE OPPORTUNITIES FOR THE FLEECE</b> (Pages 411 - 420)</p> <p>To consider the report of the Leader of the Council and Cabinet Member for Environment seeking approval to enable Officers to explore a potential development option for the Fleece Hotel site (including Longsmith Street Carpark) with the Phoenix Village Project.</p>
<b>11.</b>	<p><b>2022-2024 COUNCIL PLAN SIX MONTH UPDATE</b> (Pages 421 - 440)</p> <p>To consider the report of the Leader of the Council seeking to update Members on the delivery of the activities as outlined in the Council Plan 2022-2024 to build a greener, fairer, better Gloucester.</p>
<b>12.</b>	<p><b>OVERVIEW AND SCRUTINY COMMITTEE WORK PROGRAMME AND COUNCIL FORWARD PLAN</b> (Pages 441 - 468)</p> <p>To receive the latest version of the Committee's work programme and the Council's Forward Plan.</p>
<b>13.</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>Monday 3<sup>rd</sup> June 2024 at 6.30pm in Civic Suite, North Warehouse.</p>



**Jon McGinty**  
**Managing Director**

**Date of Publication: Friday, 16 February 2024**

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## NOTES

### Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area.  For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with



whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, "securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

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For enquiries about Gloucester City Council's meetings please contact Democratic Services, 01452 396126, [democratic.services@gloucester.gov.uk](mailto:democratic.services@gloucester.gov.uk).

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### **Recording of meetings**

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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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## OVERVIEW AND SCRUTINY COMMITTEE

**MEETING** : Monday, 22nd January 2024

**PRESENT** : Cllrs. Field (Chair), Pullen (Vice-Chair), Durdey (Spokesperson), Ackroyd, Campbell, Castle, Dee, Evans, Hilton, Hudson, Hyman, O'Donnell, Sawyer, Wilson and Morgan

### **Others in Attendance**

Leader of the Council and Cabinet Member for Environment, Councillor Richard Cook

Cabinet Member for Performance and Resources, Councillor Hannah Norman

Cabinet Member for Communities and Neighbourhoods, Councillor Raymond Padilla

Cabinet Member for Culture and Leisure, Councillor Andrew Lewis

Cabinet Member for Planning and Housing Strategy, Councillor Stephanie Chambers

Head of Finance & Resources

Financial Services Manager

Democratic & Electoral Services Officer

**APOLOGIES** : Cllrs. Kubaszczyk and Zaman

### **82. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **83. DECLARATION OF PARTY WHIPPING**

There were no declarations of party whipping.

### **84. PUBLIC QUESTION TIME (15 MINUTES)**

There were no public questions.

### **85. PETITIONS AND DEPUTATIONS (15 MINUTES)**

There were no petitions nor deputations.

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**86. MONEY PLAN 2024-29 AND BUDGET PROPOSALS 2024-25**

- 86.1 The Leader of the Council and Cabinet Member for Environment, Councillor Cook, introduced the report, and explained that Members were being asked to review the Council's Money Plan for recommendation to Council and that the Overview and Scrutiny Committee were being asked to consider the information contained in the report and make any recommendations to Cabinet. He highlighted the fact that in accordance with section 25 of the Local Government Act (2003), the S151 officer was required to report on the robustness of the estimates of the calculations and the adequacy of the proposed financial reserves. Councillor Cook outlined the main objectives of the Money Plan, which were included at 4.2 in the report.
- 86.2 The Deputy Leader of the Council and Cabinet Member for Performance and Resources, Councillor Hannah Norman, noted that there was a tough economic climate nationally, with high inflation and cost of living pressures. She referred to 5.6 in the report (Local Government Finance Settlement 2024/25) which highlighted that there would be:
- An increase in the Revenue Support Grant of 6.62% which equated to an additional £17,000.
  - A reduction in the Services Grant of £125,000, and;
  - A new homes bonus grant of £811,000.
- 86.3 Councillor Norman stated that the opening position of 2024/25 showed a general fund balance of £500,000 with the General Fund returning to around 10% of the general budget by 2028/29. She stated that 2026/27 saw a drawdown from the Business Rate Reserve due to an expected business rate reset. Councillor Norman referred Members to Appendix 2 of the report which detailed the Budget Pressures and Efficiencies over the duration of the Money Plan and advised that homelessness prevention alongside inflation were two key pressures. She said in relation to income generation, the direct cremations that the Crematorium would offer, alongside the Food Docks opening would be two key drivers of income.
- 86.4 In relation to Appendix 3 (Budget Savings Programmes - 2024/25 & 2025/26) Councillor Norman informed Members that in her portfolio an estimated saving of £85,000 would be made owing to the relocation of staff from the Gateway to the office in Eastgate Shopping Centre. Further, the insourcing of parking enforcement was forecasted to save £25,000. She concluded by thanking all Cabinet members, and Officers who had assisted with the preparation of the Money Plan, particularly the Head of Finance & Resources.
- 86.5 The Chair thanked the Head of Finance & Resources for a clear and accessible report. He raised concerns in relation to the amount the Council were borrowing, particularly in relation to the Forum, and asked how confident the Council was that they were not overborrowing and would be financially secure. The Head of Finance & Resources stated that there would

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be a gap until the Forum development was completed as it could not generate income until then. He stated that although interest rates had unfortunately increased, the advice from Treasury advisors was that interest rates would come down.

- 86.6 The Chair referred to the Budget Pressures outlined in Appendix 2 and the expectation that interest costs would increase to £555,000 for 24/25. He asked whether the reason the interest figures were not included for 25/26 was because the Head of Finance & Resources was not yet aware of what the interest figures were likely to be for that year. In response, the Head of Finance & Resources noted that it was expected that interest rates would stabilise in 2025/26 and that they had included expected interest rate fall for 2026/27.
- 86.7 The Chair referred to the narrative at 5.7 stating that the New Homes Bonus was expected to reduce from £0.811 million in 2024/25 to £0 in 2025/26 and asked what the reason for this was. In response, the Head of Finance & Resources noted that the New Homes Bonus was a legacy grant and that the assumption was that the Council would not continue to receive it.
- 86.8 In response to a question from Councillor Wilson as to whether the Council were spending too much of the earmarked reserves, the Head of Finance & Resources replied that the Money Plan intended to capture when it was anticipated that the Council would use the earmarked reserves and the specific purpose they were allocated for.
- 86.9 Councillor Wilson noted that there would be an increase of around 3% for Council Tax and asked if that was the maximum permitted. In response, the S151 officer stated that district councils were restricted to a 2.99% (or a £5) increase.
- 86.10 In response to a question by Councillor Durdey regarding the 5% pay award, the Head of Finance & Resources stated that the 5% figure was an estimate based on all information they had.
- 86.11 Councillor Durdey asked what assumptions had been made in relation to inflation. In response, the S151 officer responded that the table in paragraph 7.2 of the Council report listed the major assumptions that had been made.
- 86.12 Councillor Hilton asked whether the Head of Finance & Resources had any proposals to reduce the predicted overspend in the proceeding months. In response the Head of Finance & Resources stated that there were plans to bring down the expected overspend. Councillor Norman further added that as soon as the overspend was highlighted, the Cabinet and Senior Officers came up with plans to reduce the predicted overspend. She emphasised that there were some events which were out of everyone's control, such as the COVID-19 pandemic, however, the Cabinet planned to bring forward a temporary accommodation programme to alleviate some of the pressures of the increased demand against supply for temporary accommodation.

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- 86.13 Councillor Hilton referred to the Earmarked Reserves at 14.4 and noted that the County Council included a narrative about what the earmarked reserves were proposed to be used for. He asked whether an additional narrative could be included for the earmarked reserves and whether there was a need to keep reserves for funds listed at £0. In response, the Head of Finance & Resources stated that they could add a narrative for what the earmarked reserves would be used for and that he would update the table to remove reserves for categories listed at £0.
- 86.14 In relation to the 2024-25 Fees and Charges at Appendix 6, Councillor Hilton observed that the Cabinet had increased car parking fees but that the report did not include the figure of increases for 2024/25. He asked whether certain charges were being increased by an unreasonable amount. In response, the Head of Finance & Resources, confirmed that the percentage increase would be added to the front of the report for the 2024/25 Fees and Charges and that the proposed increases had been based on inflation figures for the current financial year.
- 86.15 Councillor Wilson asked for further information regarding the estimated £190,000 savings from Ubico. Councillor Cook stated that Ubico had found efficiencies by not replacing staff members who had left their role which had in turn reduced the wage bill. He further advised that Ubico were increasing the number of bulky waste collections and that out-of-hours street cleaning would not continue, which would also result in savings.
- 86.16 In response to a further question from Councillor Wilson regarding the proposed £375,000 savings in 2025/26 for 'new technology', Councillor Norman stated that the Head of Transformation and Commissioning had been looking into budget efficiencies and whilst this process was in its infancy as he was relatively new to the role, it had been indicated that budget savings using technology could be made. She anticipated that there would be Cabinet reports with more detail around this in due course.
- 86.17 Councillor Durdey asked what savings were being made in regard to parking. In response, the Head of Finance & Resources stated that all savings in relation to parking were included on page 74 of the report and an estimated £25,000 would be saved by bringing parking enforcement in house.
- 86.18 Councillor Sawyer referred to the Capital Programme at Appendix 4 and the narrative in relation to improvements that would be made at GL1/Oxstalls. She asked for more detail about what the £8m investment would include. In response, the Head of Finance & Resources advised that the Head of Culture had commissioned a review of the buildings and what needed to be done with those assets.
- 86.19 In response to an additional question from Councillor Sawyer regarding the increased spending on GCC building improvements, the Head of Finance

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and Resources advised that this increase was largely for Brownfield remuneration works at St Oswalds.

86.20 Councillor Pullen asked whether the vacant positions at Ubico had been deleted or whether there was a process to replace them. Councillor Cook confirmed that the posts had not been deleted and no redundancies had been made, however Ubico had taken the decision not to replace persons who had left.

**Leader and Environment Portfolio**

86.21 Councillor Cook stated that there were 31.1 Full Time Employees (FTEs) in post with 1.0 vacancies. He said that the Council were continuing to face a tough inflationary environment which had led to financial pressures resulting from increased costs and stringent Local Government Financial Settlements. Councillor Cook highlighted that Ubico had found efficiency in service delivery and had therefore not needed to fill some vacant posts. He added that there was also a removal of additional out of hours Street Cleaning and an increase in Bulky waste service.

86.22 Councillor Cook asserted that the Council remained committed to tackling the climate crisis and achieving its net zero carbon targets. He stated that the Council would implement charging for replacement wheelie bins, which was expected to generate an annual income of £55,000, noting that this policy had been agreed in 2017 but had not been implemented.

86.23 Councillor Cook added that the Council would look to identify creative ways to finance the various projects that would need to come forward if and when the Council adopted the new Climate Change Action Plan. By way of example, he stated that he would bring forward a report to Cabinet in March proposing to increase the number of Electric Vehicle (EV) charging points in Council-owned car parks. Councillor Cook advised that all income streams within his portfolio continued to at least meet targets. He concluded by stating that the main priorities for his portfolio was to ensure that the City of Gloucester continued its positive regeneration, that they appropriately managed the City environment whilst actively taking steps to address climate change and the finances of the Council were managed to ensure it remained financially solvent in the uncertain climate.

86.24 The Chair asked whether the income generated from recycling remained relatively consistent. In response, Councillor Cook stated that it could fluctuate.

86.25 The Chair stated that it was his understanding that cardboard was the most valuable recyclable, and that, in extreme weather, wet cardboard could not be used. He asked whether the poor weather conditions had affected this income stream. In response, Councillor Cook stated that metal (particularly aluminium) was the most valuable asset in terms of recyclables. He advised that the Council could recycle damp cardboard.

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- 86.26 Councillor Pullen asked how much of an increase in income the Council anticipated by increasing bulky waste collections. In response, Councillor Cook stated that it was expected to increase by around 30%-40%. The S151 officer said that he believed that this would generate in the region of £15,000.
- 86.27 Councillor Pullen asked how the Council would impose the charge for replacement wheelie bins, particularly in situations where there may be mitigating circumstances. In response, Councillor Cook explained that each case would be evaluated on its individual merit and that the policy had been agreed in 2017.
- 86.28 Councillor Hilton questioned the decision to remove out of hours cleaning services, noting that out of hours periods were often when Gloucester struggled with litter the most. He asked what Councillor Cook meant by out of hours and asked if that included bank holidays. He further highlighted that wheelie bins sometimes broke and that he felt that it was unfair to charge residents if it was not their fault. Councillor Hilton asked whether the Council would be selling the bins at market value or above it to make a profit, and for assurance that residents would not be charged for ancillary bin replacements. Councillor Cook replied that there was no plan to charge residents for other replacement bins, that the fee was an admin and delivery fee. He also advised that residents could opt to replace a 240 litre bin with a 140 litre for free and that if residents chose this option, it would reduce their waste which would be positive for the environment.

**Performance and Resources Portfolio**

- 86.29 Councillor Norman stated that her portfolio had 120.6 FTE in post with 12.0 FTE vacancies (Total FTE: 132.6). She further added that this figure included 8 apprentices. She said that her portfolio included the following pressures:
- Costs of the upcoming 2024 Local elections (£70,000).
  - Increase in interest costs and minimum revenue provisions of £1.055 Million as a result of the interest rate increases during 2023-24 and the ongoing investment in the regeneration of the city centre.
  - The Public Sector Audit Appointments organisation had informed the Council that the external audit fees were increasing by £112,000 in response to the public sector audit challenges being faced nationally.
- 86.30 Councillor Norman stated that the relocation of the customer services team to office space owned by the Council within the Eastgate Centre from its current location at the Gateway was expected to generate savings of £85,000, and that other savings were expected on the conclusion of a review of the car parking provisions, including considerations around bringing the enforcement team in-house. These were expected to generate total savings of £25,000. She stated that The Food Dock regeneration on Commercial Road was completed in the final quarter of 2023 and that the Council's interest in the development would lead to an increased income stream



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estimated at £100,000 per annum. Councillor Norman advised that the crematorium had recently introduced a direct cremation facility that was expected to generate £50,000 of additional income, and that the Council had also been informed that the current funding position of the LGPS pension scheme would lead to expected future savings of £482,000.

86.31 Councillor Norman stated that she did not anticipate any changes to her portfolio.

86.32 The Chair noted that £70,000 had been allocated for elections, he asked if this was earmarked for local elections or whether it covered a general election. In response, the Deputy Leader stated that this was purely for local elections.

86.33 Councillor Pullen noted that the Council already owned the Gateway and asked how relocating customer service staff from there to the Eastgate Office would save £85,000. Councillor Norman responded that the savings would be derived from the reduction of operating costs.

86.34 Councillor Pullen asked if the Council planned to sell the Gateway. In response, the Deputy Leader stated that there was a Cabinet report in December that addressed this issue. She said various options had been considered, but that selling the Gateway seemed to be the most preferable. She stated that the relocation from the Gateway to Eastgate would take a few months as there was currently a contractor based in the Eastgate office space.

86.35 Councillor Pullen asked what would happen to the Gateway if they could not sell it and noted that it would still cost money to have the Gateway even if it was not being used. Councillor Norman stated that there would be some costs to owning the building, even if it was not being used. However, it was felt that the move would be good for all parties. She added that the market intelligence that the Council had received suggested that the building would be sold if it was placed on the market.

86.36 Councillor Wilson asked for clarification on what the minimum revenue service provision was. In response, the Head of Finance & Resources stated that it was a statutory requirement to put money aside from revenue budget to meet the costs of capital borrowing.

**Culture and Leisure Portfolio**

86.37 The Cabinet Member for Culture and Leisure, Councillor Lewis, stated that his portfolio had 43.3 FTE in post with 3.3 FTE vacancies (total 46.6), noting that zero hours workers were also hired when required. He said that during 2023-24, the Culture & Leisure team continued to be successful in their grant applications. Councillor Lewis advised that the works at the Museum to utilise the Museum Estate and Development Fund grant funding that was confirmed towards the end of 2022-23 were in progress. He said that the Culture team had continued to monitor and apply for the various Arts Sector

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funding sources that were available and this had led to further successful Heritage Lottery and Arts Council England grant applications to assist with the funding of various archaeological and archiving work respectively. He said that the Guildhall team had continued to develop and expand their programme following the successful application for Arts Council England National Portfolio Organisation funding for the 3 years from 2023-26. This along with the grant funded venue development in 2022-23 had seen positive trends in the income generation from the programmed activities.

- 86.38 Councillor Lewis advised that the Tall Ships Festival was due to return in 2024 and was currently in the late planning stages. In terms of leisure provision, he noted that the 2023-24 financial year had been dominated by the cost of living pressures arising from the high cost of energy, and this had caused Aspire Sports Cultural & Leisure Trust to enter administration. He said that the Council had rapidly engaged an interim contract with Freedom Leisure to operate the various leisure facilities within a capped budget of £30,000 per month. He said that consultants had been engaged to continue the longer-term contract procurement at a budgeted cost of £50,000.
- 86.39 Councillor Lewis stated that there were no new proposed budget savings in his portfolio for 2024-25. He said that The Culture team would continue to identify and implement ways of increasing the profitability of the commercial activities of the Council to support their cultural ambitions and the Council's budgets. Councillor Lewis further explained that the Council were still awaiting the outcome of an application that had been made to the Sports England capital grant fund for funding to put towards improving the energy efficiency of the GL1 leisure centre.
- 86.40 Councillor Lewis advised that there had not been any change in priorities in his portfolio as a result of the Draft Money Plan.
- 86.41 Councillor Lewis stated that the Council's vision to put Culture at the heart of Gloucester, which was agreed at the time they adopted the Cultural Strategy, remained. He stated that the priorities within his portfolio were to:
- Continue to grow the programme, the presence and audiences for Gloucester Guildhall and build on its first successful year as an Arts Council England's National Portfolio Organisation (NPO) and deliver the Guildhall Business Plan.
  - Grow back audiences for the Guildhall Cinema with a new model of programming in partnership with the Independent Cinema Office.
  - Complete the delivery of the MEND capital investment project at the Museum of Gloucester.
  - Continue to deliver the Museums Development Plan – including the vital work on collections care and removal of collections from the Folk of Gloucester and explore opportunities for storage solutions and seek additional funding opportunities.
  - Continue to grow the successful business and programme at Blackfriars Priory

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- Deliver a great festivals and events calendar including the Tall Ships Festival, with funding and Officer support from the city council, as well an effective and collaborative network of events organisers enhanced by Guildhall Presents events taking place around the city.
- Work in partnership with Gloucester Culture Trust in the submission of funding bids to support activity in Kings Square and more widely across the city.
- Use the assets of Visit Gloucester to promote the city and attract visitors to Gloucester as well as to inform residents of activity on their doorstep.
- Secure a long-term contract to manage the Council's leisure facilities and support the council's Sport and Physical Activity strategy 2023 – 2028.

86.42 The Chair noted that there was still £305,000 earmarked for Museum Bequest and asked for more detail on this. In response, the Cabinet Member for Leisure stated that these reserves were for the specific purpose of doing work on artefacts. He said that it had not been necessary to use it as they had received other grants which allowed them to carry out this work.

86.43 In response to a question from Councillor Wilson, the Cabinet Member for Leisure stated that he believed that the budget for Culture and Leisure when adjusted for inflation was similar to the previous year.

86.44 The Chair noted that there was a discussion at one point in regard to potentially purchasing the building next to the Guildhall to increase their space, he asked whether this was still planned. In response, the Cabinet Member for Culture and Leisure stated that this was discussed but it was decided that this would be unpractical and would not have represented value for money.

86.45 The Chair stated that the Guildhall put on excellent events but that it could not host larger concerts or events, owing to its size. He asked whether there were plans to make use of a venue in Gloucester that could hold larger concerts. In response, the Cabinet Member stated that there was no immediate plan for this, however, GL1 were working with the Guildhall in making changes to the main hall, which could theoretically be used for events in the future. He said that when music events were held there previously, there were issues, particularly with acoustics. This would need to be solved before any event took place, but that was not an impossibility that Gloucester would hold such events in the future.

**Communities and Neighbourhoods Portfolio**

86.46 The Cabinet Member for Communities and Neighbours, Councillor Padilla, confirmed that the current staffing levels were 21.6 FTE in post with 1.3 FTE vacancies (Total 22.9).

86.47 Councillor Padilla advised that during 2023-24, the Community Wellbeing team had continued to manage numerous grants received from the Government directly, or via the County Council and other partners. He stated

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that the Council received several grant income streams through the County Council, the Integrated Locality Partnership and the OPCC to deliver specific community support projects over the two years from 2023-25. These grants had enabled partnership working with local charitable agencies and support additional staff to be employed to support projects covering food equality, youth engagement, and serious youth violence prevention. Of the FTE, nine roles were currently funded from these grants providing the Council with the ability to ensure the continuation of the positive aspects of these services is achievable within the Council's finances. He said that Officers would continue to monitor requirements and explore affordable responses as the Council moved into 2024-25; alongside developing plans for the delivery of current Council and grant priorities such as providing warm spaces and addressing knife crime concerns within the constraints of the staff and financial resources available to do so.

86.48 Councillor Padilla stated that there were no specific savings targets within his portfolio for 2024-25, and that the Council would continue to work with the County Council, the Integrated Locality Partnership and the OPCC to deliver specific community support projects based on grants received from these bodies. He outlined the following main priorities for his portfolio:

- Continue to support asset-based approaches and community building.
- Develop further the work of Nightsafe and Daysafe.
- Continue to support Solace (Anti-Social Behaviour Partnership).
- Deliver on Council motions such as Knife Crime, Warm Spaces, City of Sanctuary
- Continue the food equality work through the Nourishing Gloucester partnership

86.49 The Chair asked Councillor Padilla if defibrillators were part of his portfolio and asked for more clarity on the £6,000 earmarked reserves for defibrillators. In response, Councillor Padilla confirmed that defibrillators were a part of his portfolio. He added that some defibrillators had been installed without the requirement for Council funding and that Community groups could request them.

86.50 The Chair asked how many defibrillators had been installed in Gloucester. In response, the Cabinet Member stated that he would make enquiries with the relevant Officers and that an answer would be provided to the Overview and Scrutiny Committee in due course.

86.51 Councillor Pullen asked if the Council directly funded Asset Based Community Groups (ABCD). In response the Cabinet Member for Neighbours and Communities stated that they did not directly fund ABCD groups directly but helped them to get started. The Head of Finance & Resources added that his understanding was that in regard to the CIC, the Council had provided some start-up funds. However, the intention was always for them to be self-funding once they were established.

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**Planning and Housing Strategy Portfolio**

86.52 The Cabinet Member for Planning and Housing Strategy, Councillor S. Chambers confirmed that there were 49 FTE in post with 7.6 FTE vacancies (Total 56.6)

86.53 She explained that the impact of the cost-of-living crisis and the high inflation rates over the past year had led to a significant increase in the demand for temporary accommodation. The increased demand had exceeded the accommodation that the Council had available to it and the overall annual budget for 2023-24 had therefore been exceeded. Councillor S. Chambers said that actions were being taken by Council Officers to alleviate the financial burden on the Council but in a way which still supported the needs of residents. This included the purchase of several properties to use for temporary accommodation purposes. She said that the statutory nature of many of the fees that could be charged by the planning service created consequential financial pressures when prices and salaries were rising at a faster rate. Councillor S. Chambers noted that Government had recently reviewed these charges and on 6th December 2023 enacted legislative amendments to increase planning application fees. The key changes of note being:

- An increase in planning application fees by 25% across the board, which will rise to 35% for major schemes.
- The provision for a 'free go' on application resubmissions will be removed.
- An annual rise in application fees linked to inflation (capped at 10% every April from 2025 onwards).

86.54 Councillor S. Chambers stated that the level and nature of planning applications received drove the extent of the work and the costs of the staff input required, noting that a forecast for planning income (applications, PPAs and pre-apps) was currently being finalised. She stated that Members needed to be mindful that the Council were not in control of the timing of planning submissions and therefore, this figure would be kept under continual review. Councillor S. Chambers noted that the Council intended to increase the pre-application and other discretionary planning related fees in line with the increases introduced by the Government to ensure the cost of providing these services would be covered by the fees paid by the beneficiary of the service. She said that an additional pressure of £30,000 had arisen within the Building Control shared service, which would be undertaking a review of its provision during 2024-25.

86.55 Councillor S. Chambers stated that there were no further savings being proposed in either the planning or the housing services. She stated that the Council would continue to bid for the various Government funding that was available and during the year it had received various grants that will deliver

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additional housing services for those in need. She stated that she was pleased to note that the Council had secured £100,000 of grant funding from government to enhance skills and knowledge across the place service, and this grant would start to be spent in 2024/25.

86.56 Councillor S. Chambers stated that there were no new income streams identified for her portfolio for the coming year. However, as noted previously, the ability to annually increase statutory planning fees in line with inflation has now been granted by the Government.

86.57 Councillor S. Chambers stated that her main priorities for 2024-25 would be:

- Pursuing a homes acquisition strategy to provide homes for those in need and reducing the financial cost of providing this vital service to the council
- Progressing the Cheltenham, Gloucester and Tewkesbury Joint Plan
- Assessment of major planning applications including:
  - Costco
  - Podsmead regeneration sites
  - St Oswald Housing Development
- Responding to international resettlement and addressing the local impacts through partnership working
- Facilitating the delivery of MoD homes for Afghan resettlement and supporting the integration of families
- Working in partnership with county colleagues to support the delivery of integration support for new refugees as they leave Home Office accommodation in Gloucester.
- Supported Housing Improvement Programme (SHIP) project: improving housing standards and auditing rent costs associated with supported housing schemes
- Accommodation for Ex-Offenders (AfEO) project: Securing affordable private rented accommodation for ex-offenders who are at risk of sleeping rough on leaving prison.
- Trajectories Project: Identifying and promoting future housing development opportunities.
- Accessibility Project: Increasing the provision of and promoting better design of accessible housing.
- Larger Homes Project: Finding solutions for households with a need for a larger home (5+ bedrooms).
- Pathways Project: Engaging with new housing providers to increase capacity of move-on accommodation within the homelessness pathway
- Private Sector Engagement Project: Securing private rented sector accommodation options for vulnerable residents
- Empty Homes Project: Working with empty home owners to bring homes back into use to support housing need.
- Reducing reliance on temporary accommodation, particularly B&Bs and thus reducing expenditure.
- Work in partnership to reduce rough sleeping using Rough Sleeper Initiative (RSI) funding.

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- New housing supply (in partnership with RPs and VCS) to reduce numbers of people in emergency temporary accommodation and increase capacity of move-on accommodation to support the homelessness pathway.
- Work in partnership with social care and health commissioners regarding the provision of specialist housing and related care to support Gloucester's housing needs.
- Creation of an in-house Home Improvement Agency to support residents requiring adaptations to live independently in their own homes.

86.58 The Chair referred to comments relating to the Podsmead regeneration scheme, and asked whether there would be a S106 for the Community Infrastructure Levy as part of the application. In response, Councillor S. Chambers stated that she was unsure at this point, and that the application would have to be judged when it came in.

86.59 Councillor Pullen noted that the Council had borrowed £5 million to acquire properties within the private sector. He asked how many properties the Council had bought and how confident were they that they would be able to purchase them quickly to get people housed and to make a budget saving in the longer term. The Head of Finance replied that it was his understanding that there were 6-7 properties that were being looked at currently and that one of them might be ready to be used by the end of March (2024).

86.60 Councillor Hilton asked how confident the Council was that they could stay in the new budget for housing and temporary accommodation. He noted that Members had challenged both MPs in the area (Gloucester and Tewkesbury) to help tackle the homelessness issue. He commented that the national cost of living crisis had led to a spike in homelessness cases and noted that this was putting the Council finances in a precarious position. Councillor Hilton further added that he was concerned that the Council's accounts from 2 years ago had not yet been audited. In response, The Head of Finance and Resources stated that Councillor Hilton was correct to highlight homelessness as an issue and that the requirement for temporary accommodation had become a national problem. He said that the budget included an extra £500,000 towards homelessness prevention. Councillor S. Chambers asserted that she was in frequent contact with the MP to work towards a solution to homelessness in Gloucester and advised that she would be in a meeting in London with him and persons from other local authorities to discuss solutions. She added that housing at every level needed to be looked at, including the addition of more affordable housing.

86.61 Councillor Dee asked if the Council had looked at the issue of long-standing empty homes. In response, Councillor S. Chambers stated that she had looked at this issue and that work had been undertaken with housing and council tax Officers to identify empty homes.

86.62 **RESOLVED** that the Overview and Scrutiny Committee **NOTE** the report.

## 87. DATE OF NEXT MEETING

**OVERVIEW AND SCRUTINY COMMITTEE  
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Monday 5<sup>th</sup> February 2024.

**Time of commencement: 6.30 pm hours**

**Time of conclusion: 8.05 pm hours**

**Chair**





## OVERVIEW AND SCRUTINY COMMITTEE

**MEETING** : Monday, 5th February 2024

**PRESENT** : Cllrs. Field (Chair), Pullen (Vice-Chair), Ackroyd, Campbell, Castle, Dee, Evans, Hilton, Hudson, Kubaszczyk, Morgan, Wilson, Zaman, A. Chambers and Tracey

### **Others in Attendance**

Leader of the Council and Cabinet Member for Environment, Councillor Richard Cook

Cabinet Member for Performance and Resources, Councillor Hannah Norman

Cabinet Member for Planning and Housing Strategy, Councillor Stephanie Chambers

Cabinet Member for Culture and Leisure, Councillor Andrew Lewis

Managing Director

Head of Culture and Leisure

Climate Change and Decarbonisation Lead

Housing Innovation Manager

Investment Manager

Democratic and Electoral Services Officer

**APOLOGIES** : Cllrs. Durdey, O'Donnell and Sawyer

### **88. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **89. DECLARATION OF PARTY WHIPPING**

There were no declarations of party whipping.

### **90. MINUTES**

**RESOLVED** – That the minutes of the meeting held on Monday 8<sup>th</sup> January were approved and signed by the Chair as a correct record.

### **91. PUBLIC QUESTION TIME (15 MINUTES)**

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There were no public questions.

**92. PETITIONS AND DEPUTATIONS (15 MINUTES)**

There were no petitions nor deputations.

**93. ACTION POINT ITEM**

**RESOLVED** – That the Overview and Scrutiny Committee **NOTE** the updates.

**94. LEASE OF LAND AT HEMPSTED MEADOW**

94.1 The Cabinet Member for Performance and Resources, Councillor Hannah Norman, introduced the report and explained that it outlined how the Council proposed to formalise a long-term lease for Hempsted Meadow. She reminded Members of the previous licensing arrangement and outlined the resolutions that Cabinet were being asked to approve, as set out in 2.2 of the report.

94.2 The Chair referred to Appendix 1 and asked for clarification on the map and site plans which Councillor Norman and the Investment Manager provided. The Investment Manager advised Members which areas of the map included grass and hard standing for the car park area, and noted that in order to accommodate toilets and office space on the site, the new leaseholder would look after a larger parcel of estate than the current arrangement.

94.3 Councillor Morgan queried whether there was a proposal to extend the lease to the land to the right of the access road which had been previously used for alternative purposes. The Investment Manager confirmed that the proposals covered the site included in Appendix 1 only, and the other parcels of the estate would be available for other leases or purposes, including events.

94.4 Councillor A. Chambers asked why the proposals for a long-term lease with regular break clauses were not in place previously. He further asked whether there would be joint break clauses within the new agreement. Councillor Norman advised that a license in respect of the site had been issued initially, following the hiatus where the land was used as a testing site during the Covid-19 pandemic. She expressed the view that now was the appropriate time to provide the license holder with the opportunity to continue to operate while the Council considered longer-term provision for the land. Councillor Norman also advised that the break clauses would need to be mutual.

94.5 In response to a further query from Councillor A. Chambers regarding the possibility of a replacement provider, Councillor Norman stated that there would be a competitive lease process and that the Council would be seeking a tenant who was committed to the site and financially stable.

94.6 In respect of the narrative at 3.6 and the fixed rate income, Councillor Wilson asked whether the proposed long-term lease arrangement would be index linked. Councillor Norman confirmed that this was the expectation however

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the valuation of the land would need to be considered for various uses to enable to Council to have the best possible consideration.

- 94.7 Councillor Wilson asked what the Council's powers would be in the event of another pandemic. The Investment Manager advised that pandemic clauses were now common in lease agreements, and if there were pandemic restrictions on trading in the future, it would likely be in the new tenant's best interest to work with the Council.
- 94.8 In response to a question from Councillor Pullen as to whether the new leaseholder would be able to sublease on the site, Councillor Norman advised that consideration would need to take place as part of the tender process.
- 94.9 Councillor Pullen referred to 3.4 in the report and the narrative concerning ground conditions. He asked whether any improvement works had been carried out and if so, what were the costs of these works. Councillor Norman explained that ground repairs had been needed prior to the pandemic and that the NHS had undertaken some repairs on the site. She noted that the Asset Management team would be looking at a maintenance schedule to improve the ground conditions.
- 94.10 In response to a query from Councillor Hilton regarding the control the Council would have over events on the site, Councillor Norman advised that the Council had the option to put restrictive covenants on the site if operators looked to operate outside of the lease agreement and that the police would also have the option to object to events. This said, Councillor Norman was open minded to proposals from potential tenants who wished to operate on the site.
- 94.11 Councillor Hilton agreed that the Council should be open minded but impressed his view that the Council should ensure that it kept some control when drafting the lease agreement. Councillor Norman confirmed that there was likely to be some stipulation in the competitive lease agreement. The Investment Manager noted that operators may also need to apply for a one-off license or planning permission for certain events.
- 94.12 In response to a query from Councillor Tracey as to whether the new leaseholder could sublet, Councillor Norman stated that it was her expectation that the new leaseholder would engage with the Council as landowner on such proposals.
- 94.13 In response to additional questions from Councillor Tracey, Councillor Norman advised that some events would require a license and the leaseholder or operator would need to adhere to the terms of that license. She noted that she had confidence that the Council's Officers and legal team would ensure that the Council was protected in this area. She also noted that the idea of a 15-year lease was to provide incentive for investment in the site, as potential leaseholders would require a longer-term business plan when bidding for the competitive lease. If there were additional requirements

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for events, she noted that it was likely that these would be handled through a license.

- 96.14 Councillor Hiton asked whether the lease would include a clause to protect the Council should the operator and any associated business be bought out. Councillor Norman confirmed that this could be worked in as part of the negotiation process.
- 96.15 Councillor Zaman asked whether the lease would include provision for repairs. The Investment Manager advised that this would generally be subject to negotiation with the leaseholder.
- 96.16 In response to a further question from Councillor Zaman as to whether Members could be provided with a copy of the lease, Councillor Norman advised that this would usually be a task delegated to Officers.

**RESOLVED** – That the Overview and Scrutiny Committee **NOTE** the report.

**95. CLIMATE CHANGE STRATEGY AND ACTION PLAN**

- 95.1 The Cabinet Member for Environment, Councillor Cook, introduced the report and explained that Cabinet was being asked to recommend to Council to resolve that the Climate Change Strategy be adopted and issued for public consultation. He reminded Members of the background of the strategy, which was outlined in paragraph 3 in the report, and advised that Section 4 of the Climate Change Strategy, provided in Appendix 1, outlined in significant detail how the Council intended to approach decarbonisation. Councillor Cook thanked WSP consultants and senior Officers for their efforts in producing the strategy, as well as Members who had provided comments and contributions.
- 95.2 The Chair expressed the view that the report was very detailed and made for good reading. He asked how the Council could best influence areas, such as transport and highways, which were not under its control but were considered to be significant drivers of emissions. The Climate Change and Decarbonisation Lead agreed that the Council was not the responsible authority for highways, however it was his hope that Officers would work collaboratively with colleagues in Gloucestershire County Council. He also noted that the Climate Leadership Gloucestershire group was key in driving collaboration between the District and County Councils. The Climate Change and Decarbonisation Lead further commented that the Council was leading by example, through its hybrid working model and green travel initiatives, and could use its assets to assist the highways authority, such as providing more electric vehicle charging points in car parks and promoting green infrastructure.
- 95.3 The Chair referred to the Council's ambition to plant more trees, and asked whether there would be provision for tree lined avenues as a requirement in

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new planning applications. The Climate Change and Decarbonisation Lead confirmed that developers were now required to include tree lined streets in planning applications, which also had public health and social value benefits. Councillor Cook further confirmed that under current planning legislation, developers were required to show how they would contribute to biodiversity net gain.

- 95.4 Councillor Pullen thanked Officers and Councillor Cook for the detailed report. He asked for further details as to how the Council proposed to consult on the Climate Change Strategy. He wondered that as the strategy was such an important piece of work for the city, whether consideration could be given to consulting through roadshows as well as the usual online consultation methods. Councillor Cook responded that the detail around how consultation would be undertaken was yet to be developed. The Climate Change and Decarbonisation Lead noted that as a District Council, the Council was more limited in funding than larger authorities but would look to improve consultation, particularly in its discussions with young people.
- 95.5 Councillor Pullen referred to the narrative in the report at 3.8 concerning Member engagement, and asked whether consideration could be given to a Member Briefing following the 2024 local elections to brief new Councillors on the Climate Change Strategy. Councillor Cook noted his agreement, and confirmed that this could be included as part of the new Council induction cycle.
- 95.6 Councillor Pullen expressed the view that the Climate Change Action Plan needed to be driven at the highest possible political level owing to the importance of the strategy. He commented that a designated Cabinet Member for Climate Change or a Member Champion would be best placed to drive this forward. Councillor Cook noted his agreement but commented that this would have to be a matter for the Council administration post-May elections.
- 95.7 Councillor Morgan queried whether the Climate Change Strategy ought to have been put out for public consultation as a draft document. Councillor Cook noted that the strategy was a live document and would incorporate any changes which the Council felt had merit. The Managing Director further explained that the Council was keen to avoid any further delay and wanted to publish the document for public consultation so as not to push the strategy into the new Council term following the upcoming local elections. The Climate Change and Decarbonisation Lead stated that the Council would be required to undertake biannual reviews of its progress.
- 95.8 Councillor Wilson observed that an evolving Climate Change Roadmap had the potential to be capital-intensive and asked whether the Council was aware of a steer from central Government in respect of long-term funding for such projects. Councillor Cook stated his agreement that additional funding would need be needed from central Government, and provided an overview of an initiative he was aware of where private sector businesses were working in partnership with the public sector to deliver climate change commitments. The Climate Change and Decarbonisation Lead asserted that

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there was a high degree of assumption that central Government would need to release capital investment in this area.

- 95.9 Councillor Hilton referred to the commitment of the Council to reach net zero across its functions by 2030 and noted that there was no detailed action plan in place as to how this would be achieved. He further noted that many residents in Gloucester would not be able to self-fund green improvements such as solar panels, and that Gloucester had an added challenge in that there were extensive conservation areas throughout the city. The Climate Change and Decarbonisation Lead confirmed that the Council had contributed to lobbying central Government to remove VAT on solar panels.
- 95.10 In response to additional comments from Councillor Hilton regarding the use of hydrogen fuel as an alternative green fuel, the Climate Change and Decarbonisation Lead noted that in relation to buses, the use of hydrogen fuel was not widely applied owing to the cost and electric vehicle batteries being much cheaper. He agreed that hydrogen fuel did have significant potential in industries such as heavy shipping.
- 95.11 In response to an additional question from Councillor Hilton, Councillor Cook clarified that 'HVO' was an acronym for Hydrotreated Vegetable Oil fuel.
- 95.12 Councillor A. Chambers queried why there was no reference to the Strategic Local Plan (SLP) in the report and Climate Change Strategy. The Climate Change and Decarbonisation Lead noted that this was an oversight and confirmed that the Council would need to develop within its planning policy framework when delivering the Climate Change Strategy.
- 95.13 Councillor A. Chambers asked for the Climate Change and Decarbonisation Lead's view on the proposed future housing development at Podsmead. The Climate Change and Decarbonisation Lead noted his understanding that the site had been scoped for additional tree planting, and that there was significant housing demand in Gloucester which needed to be balanced with the Council's green aspirations. The Managing Director reiterated that the developer would need to demonstrate biodiversity net gain as part of any planning application.
- 95.14 In response to a question from Councillor A. Chambers regarding the latest waste recycling rates in the city, Councillor Cook confirmed that the percentage of total waste recycled currently stood at around 43%.
- 95.15 In response to additional points from Councillor A. Chambers regarding what was meant by the GHH acronym at 4.9 in the report, the Climate Change and Decarbonisation Lead highlighted that the strategy document included a glossary of terms, and confirmed that minor text errors would be taken up with WSP consultants and amended prior to the document being put to public consultation.
- 95.16 Councillor A. Chambers asked how many electric vehicle charging points were available in Gloucester currently, and how many additional charging points were likely to be in place by 2023. Councillor Cook advised that a report concerning electric vehicle charging points was being brought to

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Cabinet in March. It was explained that Gloucestershire County Council were the responsible authority for on-street charging points, however if approved, phase 1 of the Council's electric vehicle plan provided for an additional 6-9 charging points, with phase 2 aiming to deliver 68 additional points in Council-owned car parks.

- 95.17 Councillor A. Chambers referred to the 4-step Process of Climate Mitigation Assessment at 3.1 in the strategy document and asked for an idea of expected timeframes. The Climate Change and Decarbonisation Lead explained that the strategy before the Committee was a strategic document which needed to be read in conjunction with a Climate Change Action Plan.
- 95.18 In response to concerns raised from Councillor A. Chambers regarding a previous tree planting initiative, the Climate Change and Decarbonisation Lead pointed to the challenges of unusual planting conditions as a result of extreme weather but acknowledged that woodland planting would be done differently in the future, through further coordination with the Open Spaces team.
- 95.19 Councillor Pullen proposed the following recommendations, which were agreed and approved by the Committee.

**RESOLVED** that the Overview & Scrutiny Committee **RECOMMENDS** that:

- (1) Consideration be given to undertaking consultation in the form of roadshows, as well as online consultation, with a particular focus on ascertaining the views of young people on the Climate Change Strategy.
- (2) A Member Briefing be offered to new Councillors on the Climate Change Strategy following the 2024 local elections.
- (3) The development of the Climate Change Action Plan be driven at the highest political level, either through a designated Cabinet Member for Climate Change or a Member Champion.

## **96. HOUSING AND HOMELESSNESS STRATEGY**

- 96.1 The Cabinet Member for Planning and Housing Strategy, Councillor Stephanie Chambers, and the Housing Innovation Manager delivered a presentation outlining the background of the Council's current Housing and Homelessness Strategy 2020-25 and the timeline for the production of the next Housing Strategy, which would be due for adoption in 2025. The Housing Innovation Manager explained that he was keen to seek the views of the Overview and Scrutiny Committee to scope this work, and that Officers would use the suggestions to prepare a draft strategy on which residents and stakeholders would be consulted towards the end of 2024. He confirmed that the Council aimed to adopt the new Housing strategy in Spring/Summer 2025.

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- 96.2 The Housing Innovation Manager suggested Members consider whether there was a case for a longer strategic strategy with annual action plan updates, whether the timeline of the strategy could be aligned with other corporate strategies, how the Council should monitor outcomes and how the Overview and Scrutiny Committee wished to be involved in such monitoring.
- 96.3 The Chair reminded Members of the recommendation of the Peer Review panel for the Overview and Scrutiny Committee to have more of a role in policy development, which was the idea of bringing this strategy forward to the Committee at the earliest stage of development.
- 96.4 Councillor Hilton asserted that more affordable homes were needed to meet the demand for housing in Gloucester, and that there was an additional challenge as there was very limited developable land available in Gloucester. He expressed the view that it would be useful for Officers to consider local brownfield sites and their potential for development into housing. Councillor Hilton felt that the Council needed to continue to lobby central Government through the Local Government Association (LGA) and that the Council should aim to provide appropriate accommodation alongside the prevalent houses of multiple occupation (HMOs).
- 96.5 Councillor Pullen suggested that the Overview and Scrutiny Committee consider establishing a Task and Finish Group to work with Officers to develop the new Housing Strategy. It was agreed that this could be a useful way forward and a future work consideration for the new Overview and Scrutiny Committee following the 2024 local elections.
- 96.6 Councillor Tracey noted her concerns about the number of empty homes in the city which could otherwise be used to meet the current housing demand.
- 96.7 Councillor A. Chambers noted that there would always be a need for HMOs in city provided that they met the necessary Council building regulations. He further commented that any issues with anti-social behaviour should be reported and dealt with via the correct route.

**RESOLVED** – That the Overview and Scrutiny Committee **NOTE** the presentation.

**97. LEISURE SERVICES UPDATE**

- 97.1 The Cabinet Member for Culture and Leisure, Councillor Andrew Lewis, introduced the Leisure Services Update Report which had been requested by the Overview and Scrutiny Committee following a previous update.
- 97.2 Councillor Hilton asked how much outstanding debt the former Aspire Leisure Trust owed the Council. Councillor Lewis confirmed that he would make follow up enquiries and that this information would be provided to Overview and Scrutiny Committee Members in due course,



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- 97.3 Councillor Pullen asked for clarification as to what was meant by the LTS acronym. The Head of Culture clarified that this referred to Learn to Swim.
- 97.4 Councillor Pullen referred to the current membership figure which stood at 450, compared to a pre-closure membership of 1,032. He asked how soon it was likely to be before membership reached pre-closure figures. Councillor Lewis advised Members that the situation was improving, and that the new provider was also attracting users from outside of Gloucester.
- 97.5 In response to a further query from Councillor Pullen regarding membership figures, Councillor Lewis reiterated that he was encouraged by the latest figures and he felt it was positive that membership had reached 450 just 9 weeks following the closure of Aspire.
- 97.6 Councillor Pullen expressed the view that free car parking in Asda for Freedom Leisure customers and staff was a good idea, and queried whether the use of the car park came at a cost to the Council. Councillor Lewis confirmed that it did not, and that Asda had become open to the idea due to the potential for increased footfall from Leisure service customers in store.
- 97.7 Councillor Castle referred to the narrative at paragraph 13 in the report, and asked what the Council's plans for investment were should it not succeed in its bid to Sport England for capital investment funding from the Swimming Pool Support Fund. The Head of Culture advised that a decision from Sport England was imminent, however the Council would still invest capital works on GL1 and Oxstalls in the event that it was not successful, and this would take place during the lifetime of the next permanent Leisure Services contract.
- 97.8 In response to a further query from Councillor Castle as to how much the Council planned to invest, the Head of Culture confirmed that the Council planned on putting forward £8m of capital investment over the course of a 10-15 year contract.
- 97.9 Councillor Castle referred to the successful PR figure of 71% in the Freedom Leisure performance report. She asked how this figure had been calculated. Councillor Lewis agreed to seek clarification from Freedom Leisure and it was agreed that this information would be circulated to the Overview and Scrutiny Committee in due course.
- 97.10 In response to a query from Councillor Wilson regarding which facilities had been reopened since the closure of Aspire Leisure, Councillor Lewis advised that all facilities had been reopened apart from the GL1 sauna.
- 97.11 In response to a question from Councillor Zaman regarding discounts for local leisure service users in Barton and Tredworth, the Head of Culture advised that the operator would be offering discounts for certain groups, but not for specific areas of the city.
- 97.12 Councillor Zaman asked whether leisure vacancies could be advertised within the Council's workforce. Councillor Lewis confirmed that vacancies

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were open to anyone to apply. The Head of Culture added that one of the conditions the Council considered when assessing tender applications was social value, and if an operator demonstrated a willingness to employ local people, it would increase their chances of being awarded the tender.

- 97.13 Councillor A. Chambers asked how many former Aspire staff had been re-employed by Freedom Leisure. Councillor Lewis advised that 86 out of 100 staff had been re-employed, with some former staff finding alternative employment.

**RESOLVED** – That the Overview and Scrutiny Committee **NOTE** the update.

**98. MUSEUM DEVELOPMENT PLAN UPDATE**

- 98.1 The Cabinet Member for Culture and Leisure, Councillor Andrew Lewis, introduced the Museum Development Plan Progress Update report and invited questions from Members.
- 98.2 The Chair asked whether the Council was confident that the Museum of Gloucester would retain its accreditation. Councillor Lewis confirmed that he was as confident as he could be.
- 98.3 In relation to the former Folk of Gloucester Museum decant, the Chair asked whether all of its collections were being decanted to the Museum of Gloucester. The Head of Culture confirmed that there were a large number of items belonging to the Museum of Gloucester which were still at the Folk of Gloucester Museum. He noted that there was previously a list of around 1000 objects which the Folk of Gloucester wished to retain, however the position had now changed and it was likely that all items would be decanted to the Museum of Gloucester.
- 98.4 In response to a further question from the Chair as to whether there were any security concerns around this collection, Councillor Lewis replied that he was not aware of security concerns from the Folk of Gloucester Museum.
- 98.5 Councillor Pullen referred to 8.4 in the report regarding discussions with the county Library service and asked for clarification that the building was in the ownership of the County Council rather than the City Council, to which Councillor Lewis confirmed that it was.
- 98.6 Councillor Pullen asked whether it would make sense for the museum to expand into the library building when it became vacant. Councillor Lewis advised that conversations regarding the future use of the space were ongoing with the County Council and confirmed that the library was due to relocate to the former Debenhams building towards the end of the year.
- 98.7 Councillor Hilton referred to 3.5 in the report regarding the accreditation renewal for the Museum of Gloucester. He asked what the deadline of the submission of returns was, and how onerous a task it would be for Officers. He also asked whether there would be any budgetary impact as a result of

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this process. The Head of Culture advised that the Council had not yet received a timeframe and that the submission could take several months to prepare. This said, he confirmed that the culture service had systems in place and that he did not believe it would require additional financial resource.

- 98.8 Councillor Tracey referred to surplus disposals and asked whether there were any opportunities to sell on some collections such as clothes and pottery. The Head of Culture explained that good collection management did require disposal, however in order to achieve accreditation, the museum needed to follow a designated process rather than opting to sell items at first instance. He noted that financially motivated sales could take place, however other options, such as decanting to other museums, should be considered first.
- 98.9 In response to a question from Councillor A. Chambers regarding collection digitisation and the prospect of an online portal, Councillor Lewis explained that collections needed to be recorded and catalogued properly and that a portal was a future ambition of the Council.
- 98.10 Councillor A. Chambers asked for an explanation as to what was meant by decolonisation project. The Head of Culture explained that this involved looking at the origins of collections and whether they were linked to colonialism and ensuring that the history of those items were put into context.
- 98.11 In response to a further question from Councillor A. Chambers, the Head of Culture confirmed that there was no intention to remove such artifacts from the city's collections.
- 98.12 In response to an additional question from Councillor A. Chambers regarding the prevalence of RAAC in the Museum of Gloucester, the Head of Culture advised that there was a small amount of RAAC present in a small area of the roof of the building. He advised that an initial assessment had confirmed that this was stable, and that as the Museum was currently undergoing MEND works, a structural engineer was investigating further and would establish whether any additional work needed to be undertaken.
- 98.13 Councillor Dee asked whether loan boxes for schools were still on offer. The Head of Culture advised that loan boxes were very popular and that sometimes schools tended to keep them longer than anticipated. He noted that the team were looking into improving the service going forward.
- 98.14 Councillor Lewis noted that the Head of Culture was shortly leaving the Council for an alternative role, and paid tribute to him for his work. The Chair reiterated thanks on behalf of the Overview and Scrutiny Committee to the Head of Culture.

**RESOLVED** – That the Overview and Scrutiny Committee **NOTE** the update.

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**99. OVERVIEW AND SCRUTINY COMMITTEE WORK PROGRAMME AND COUNCIL FORWARD PLAN**

**RESOLVED** – That the Overview and Scrutiny Committee **NOTE** the Work Programme.

**100. DATE OF NEXT MEETING**

Monday 26<sup>th</sup> February 2024 at Civic Suite, North Warehouse.

**Time of commencement: 6.30 pm hours**

**Time of conclusion: 9.03 pm hours**

**Chair**



## OVERVIEW AND SCRUTINY COMMITTEE

Monday 26<sup>th</sup> February 2024

### ACTION POINTS ARISING FROM PREVIOUS OVERVIEW AND SCRUTINY COMMITTEE MEETINGS

1. **Meeting Date:** Monday 22<sup>nd</sup> January 2024

**Agenda Item:** 6. Money Plan 2024-29 and Budget Proposals 2024-25

**Request(s):**

1) To confirm the total number of defibrillators currently in place across the city.

**Update(s):**

1) The City Council does not keep a register of defibrillators across the city. The information is publicly available through the following website:

<https://www.defibfinder.uk/>

The register is maintained and managed by the British Heart Foundation.

2. **Meeting Date:** Monday 5<sup>th</sup> February 2024

**Agenda Item:** 11. Leisure Services Update

**Request(s):**

1) For the Overview and Scrutiny Committee to receive clarification as to the total debt owed by the former Aspire Leisure Trust to the Council.

2) In relation to the Performance Report from Freedom Leisure, to clarify how the successful PR figure of 71% was calculated.

**Update(s):**

- 1) The amount listed as owed to the Council stands at £729,117.05
- 2) The metric is the percentage of PR articles that were published in the media against those that were submitted.



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## OVERVIEW AND SCRUTINY COMMITTEE

Monday 26<sup>th</sup> February 2024

### ACTION POINTS ARISING FROM COUNCIL NOTICES OF MOTION

1. **Meeting Date:** Council, Thursday 21<sup>st</sup> September 2023

**Notice of Motion: Building Inspections**

“This council notes that keeping the public and City Council employees safe while in council owned buildings is fundamental to all aspects of business.

This council notes concerns raised that buildings and structures owned by the council are not safe and notes concerns that there may be issues around the safety and maintenance of council assets and buildings.

As a result, the council will ensure the immediate inspection of all council owned and managed buildings which have not been inspected over the last six months to ensure the safety of those that use the building.

The inspections will include

- Fire inspection by a qualified Fire Inspector, including a review of fire doors
- Review asbestos inspections registers to ensure an up to date log of where asbestos is located and take appropriate action
- Structural surveys by a suitably qualified professional
- Review electrical inspections and maintenance records and take appropriate action.
- Review of PAT testing for all portable plug in devices owned by the Council and send a reminder to all lease holders of their obligation for PAT testing
- Review of GAS pipes and boilers maintenance records and take appropriate action

These inspections will be carried out within a minimum of 4 weeks of this motion being passed.

Any building concerns raised by the instructed professionals will be risk assessed to determine the appropriate course of action.

The city council will create a record on each building that has been inspected of the defects and the resolution to the said defect. Within 3 months of the inspection taking place and make this available for public inspection.”

**Update:**

All buildings that are owned and operated by us have been inspected and a number of actions identified in various areas. We are currently working through a programme to implement these and we have been supported by the Fire Officer and external consultants where appropriate to ensure that we are compliant.

For those buildings that we own but are operated by others we are working through an audit process to ensure they are aware of, and compliant with, their legal obligations under the terms of both statutory compliance and their tenancy arrangements.



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<b>Meeting:</b>	<b>Overview and Scrutiny Committee</b>	<b>Date:</b>	<b>26 February 2024</b>
	<b>Cabinet</b>		<b>6 March 2024</b>
<b>Subject:</b>	<b>Private Sector Stock Condition Survey</b>		
<b>Report Of:</b>	<b>Cabinet Member for Planning and Housing Strategy</b>		
<b>Wards Affected:</b>	<b>All</b>		
<b>Key Decision:</b>	<b>Yes</b>	<b>Budget/Policy Framework:</b>	<b>No</b>
<b>Contact Officer:</b>	<b>Neil Coles, Housing Innovation Manager</b>		
	<b>Email:</b>	<a href="mailto:neil.coles@gloucester.gov.uk">neil.coles@gloucester.gov.uk</a>	<b>Tel: 396534</b>
<b>Appendices:</b>	<ol style="list-style-type: none"> <li>1. Comparison of key datasets from the 2023 and 2011 Stock Condition Surveys</li> <li>2. Gloucester Private Sector Stock Condition Survey Report 2023</li> <li>3. Gloucester Private Sector Stock Condition Survey Report 2011</li> </ol>		

**FOR GENERAL RELEASE**

**1.0 Purpose of Report**

1.1 To provide a summary of the Private Sector Stock Condition survey that was undertaken for the Council in 2023 and discuss the options available to the Council to address the key conclusions set out in the survey report.

**2.0 Recommendations**

2.1 Overview and Scrutiny Committee is asked to consider the information contained in the report and make any recommendations to Cabinet.

2.2 Cabinet is asked to **RESOLVE** that:

- (1) The contents of the Private Sector Stock Condition Survey are noted.
- (2) The overarching conclusion set out in the Private Sector Stock Condition Survey report that the condition of housing stock across Gloucester is generally good compared with the national picture, is noted.
- (3) Despite the positive feedback on housing conditions, there remain pockets of poor housing across the city that impact on the health and well-being of residents across all tenures.
- (4) The improvement of housing standards since the previous Private Sector Stock Condition Survey in 2011 is noted.
- (5) The following recommendations to address the key conclusions set out in the survey report are agreed:

- a) The council will continue to target resources to maintain and improve housing standards and environmental issues in Barton and Tredworth.
  - b) Officers continue to work to bring empty homes back into use with a focus on empty dwellings in Kingsholm and Wotton, and Barton and Tredworth.
  - c) The Planning Committee will determine whether there is a business case for an Article 4 Direction to be introduced to manage the conversion of existing dwellings to small HMOs in one or more areas of the city
  - d) The council continues to support the Warm and Well Partnership to deliver energy efficiency advice and improvements to residents across Gloucester.
  - e) Officers explore opportunities to partner with an ethical low-cost loan organisation to deliver home repair and improvement loans (including Sharia complaint finance) to residents.
- (6) The high level of support and co-operation of households that agreed to participate in the Private Sector Stock Condition Survey is acknowledged.

### **3.0 Background and Key Issues**

- 3.1 Housing is a key determinant of health, and poor housing contributes to poor health.
- 3.2 The Council is obliged to review the housing conditions within the private sector housing stock in the city on a regular basis to inform its priorities in intervening to maintain and improve housing conditions.
- 3.3 The last private sector stock condition was undertaken in 2011 (Appendix 3) and housing conditions have improved significantly since then in line with the national picture with rates of non-decent homes reducing by 67% in Gloucester. Appendix 1 provides a comparison of the key datasets from the 2011 and 2023 Private Sector Stock Condition Surveys.
- 3.4 The Gloucester private sector stock condition survey was undertaken as part of a countywide programme of surveys that was procured jointly with Stroud District Council leading the procurement exercise. The surveys were funded using pooled health funding.
- 3.5 The survey involved surveying a statistically robust sample of 1,000 of the total 58,196 properties across the city with the data extrapolated to provide an accurate assessment of all homes across the city.
- 3.6 All surveys undertaken were chosen randomly from a full address list provided to the survey consultant and were completed anonymously. The council has no detail in respect of any of the inspections.
- 3.7 During the survey work only 73 households refused to participate in the survey which represents an exceptionally high participation rate from Gloucester residents.
- 3.8 To provide a greater level of detail in Barton and Tredworth, Kingsholm and Wotton, and Westgate wards, a greater number of surveys were undertaken in these wards

to enable data to be extrapolated in these areas in addition to the remainder of the city.

- 3.9 The survey assessed homes for the 29 hazards detailed within the Housing Health and Safety Rating System (HHSRS) which is the accepted methodology for assessing housing conditions. Any hazards identified are assessed as either Category 1 or Category 2 hazards, with Category 1 hazards presenting the greater risk of harm to occupiers than Category 2 hazards.
- 3.10 The survey also assessed whether homes met the current Decent Homes Standard, and the level of thermal efficiency. Anonymous household questionnaires also identified socio-economic details for households including information relating to any illnesses and disabilities that were present.
- 3.11 The Private Sector Stock Condition Survey report is included at Appendix 2.

### **Key Headlines from the Stock Condition Survey**

- 3.12 The key headlines detailed in the report are as follows:

#### **Age of housing stock**

- 3.12.1 The housing stock across the city predominantly dates from after the Second World War with just over a quarter of all homes built before 1945. Compared with the national average Gloucester has fewer pre-war homes and a considerably higher proportion of homes built after 1965.
- 3.12.2 The oldest housing stock is found within Barton and Tredworth where 58.1% of housing was built before 1919, with higher rates also found in Kingsholm and Wotton (26.9%) and Westgate (21.1%).

#### **Housing typology and tenure**

- 3.12.3 The housing across the city largely comprises houses (detached, semi-detached and terraced) and bungalows with only 13% of properties comprising purpose-built flats, and a further 2.5% of properties comprising flats in converted buildings.
- 3.12.4 There are a greater number of homes that are owner-occupied across Gloucester (70.6%) compared with nationally (68.2%) and similarly there are more homes rented through housing associations in Gloucester (12.1%) than nationally (10.8%). Conversely, there are fewer homes rented privately across Gloucester (17.1%) compared with nationally where 21.0% of homes are rented privately.
- 3.12.5 There are differences between the housing types that are found within each tenure group, with the owner-occupied sector having the fewest terraced homes and flats, and higher concentrations of flats and terraced homes being found in the private rented and housing association rented sectors.
- 3.12.6 The owner-occupied sector also shows a broad age range of housing stock, and interestingly the private rented sector shows a polarised age

profile with 45.2% of homes constructed post-1980 and 24.9% of homes built pre-1919.

- 3.12.7 Patterns of housing tenure vary across the city. Private rented accommodation accounts for 17.1% of all housing across the city, however this is focussed within Barton and Tredworth where 38.9% of stock is private rented, Westgate (where 30.4% of stock is private rented), and Kingsholm and Wotton (where 26.8% of stock is private rented) compared with the remainder of the city where 12.4% of housing stock is private rented.

### **Vacant homes**

- 3.12.8 The level of vacant homes across the city as a whole is comparable with the national picture, however 8.1% of homes in Kingsholm and Wotton have been long-term vacant (i.e. vacant over 6 months).

### **Houses in multiple occupation (HMOs)**

- 3.12.9 The survey identified 485 properties (0.9% of the total stock of occupied dwellings) that are in multiple occupation (i.e. being occupied as a house in multiple occupation (HMO)).
- 3.12.10 The highest rates of multiple occupation are found in Barton and Tredworth where 4.3% of homes are occupied as HMOs followed by Kingsholm and Wotton where 1.9% of properties are HMOs.

### **Household size**

- 3.12.11 Households across Gloucester are small in size, with two-thirds of households containing two or less individuals. Of the remaining households, only 6.0% have five or more persons.

### **Household demographics**

- 3.12.12 Households across the city show an ageing demographic profile when considering the Household Representative Person (HRP)<sup>1</sup> with 46.5% of households having a HRP aged over 55 and 17.3% of HRPs being under 35 years of age.
- 3.12.13 The average age of HRPs is significantly lower in the private rented sector (42 years) compared with the owner-occupied sector (55 years) and the social housing sector (55 years).
- 3.12.14 There are significantly more private rented sector households (33.9%) who have a HRP aged under 35 compared with the owner-occupied sector (13.2%) and social housing sector (14.5%).
- 3.12.15 Conversely, only 8.5% of HRPs in private rented accommodation are aged 65 or over, compared with 31.2% in the social housing sector and 31.9% in the owner-occupied sector.

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<sup>1</sup> HRP is defined as being the eldest economically active person in the household, then the eldest inactive person if there was no economically active person.



3.12.16 The majority of households (82.6%) are of white British or Irish ethnicity, with a further 6.2% being of other white ethnicity. The remaining 11.2% of households (6,301 households) are distributed across the range of Black and other ethnic minorities.

### **Household occupancy and overcrowding**

3.12.17 The majority of households across Gloucester (74.6%) are under-occupying their homes however 1,936 households (3.4%) are overcrowded. A smaller proportion of owner-occupied homes (1.9%) are overcrowded.

3.12.18 Levels of over-crowding are significantly higher in the social housing sector (7.0%) and private rented sector (6.7%).

3.12.19 Levels of over-crowding across all tenures are also significantly higher in Barton and Tredworth where 12.2% of households are over-crowded.

### **Housing mobility**

3.12.20 As expected there is a marked difference in housing mobility between the different housing tenures with 54.2% of owner-occupiers and 40.3 of social housing tenants having lived in their homes for over 10 years. In contrast 13.7% of private rented sector tenants have lived in their home for the same period.

3.12.21 Conversely, only 2.3% of owner-occupiers and 4.6% of social housing tenants intend to move home in the next 12 months compared with 10.0% of private rented tenants.

3.12.22 The rates of housing mobility are higher in Westgate where 35.8% of households have been resident for under two years, in Kingsholm and Wotton (34.1%) and Barton and Tredworth (27.2%). Across the remainder of the city 14.7% of households have been resident for under two years.

3.12.23 This disparity reflects the increased levels of private rented accommodation in these three wards and is also reflected in higher rates for the intention to move home within the next 12 months.

### **Household economic activity**

3.12.24 Almost two-thirds of households (65.3%) have a Household Representative Person who is in either full-time or part-time employment. Just over a quarter of households (26.8%) have a HRP who is retired, and 7.9% of households are either unemployed or otherwise economically inactive.

3.12.25 Just over 10,000 households (17.9%) have a household member in receipt of a means tested benefit, and 10% of households have disposable incomes lower than 60% of the median income across England (i.e. £19,380).

3.12.26 The information obtained during the survey suggests a median disposable income in Gloucester of £32,877, which compares with the median level for England of £32,200. The median disposable incomes in Gloucester are

higher in the owner-occupied and private rented sectors than the social housing sector.

- 3.12.27 There are lower rates of economic activity in the social housing sector with 12.5% of Household Representative Persons registered unemployed, and 18.7% are unable to work due to sickness or disability.
- 3.12.28 There are higher rates of households receiving a means tested benefit in both the social housing and private rented sectors, with the highest rate found in the social housing sector where 60.6% of housing association households being in receipt of a means tested benefit.
- 3.12.29 Similarly, there are higher proportions of low-income households in the social housing and private rented sectors with 36.8% of housing association households on low incomes, and 10.4% of private rented households on low incomes.
- 3.12.30 Across the City, household economic activity is lower in Barton and Tredworth than other areas with lower levels of employment, higher unemployment, higher incidence of ill-health unemployment and disability, and lower levels of retirement.
- 3.12.31 There is a higher proportion of low-income households in Barton and Tredworth where 24.2% of households are on a low income compared with an average across the whole of the city of 10.0%.

### **Housing Conditions**

- 3.12.32 The housing stock across the city is generally in good condition with 92.6% of dwellings meeting the decent homes standard. This compares with a national average of 85.3% of homes meeting the decent homes standard.
- 3.12.33 The remaining 4,120 dwellings (7.4%) failed the decent homes standard with 3.4% having Category 1 hazards as defined by the Housing Health and Rating System (HHSRS), and 4.3% being in other disrepair.
- 3.12.34 The cost of achieving the decent homes standard across the city's private sector housing is estimated at £26.19m or an average of £6,356 per dwelling. The cost of remedying all Category 1 hazards is estimated at £9.9m – an average cost of £5,307 per dwelling.
- 3.12.35 Unsurprisingly, the highest proportion of health and safety hazards were found in the oldest housing stock, with 26.6% of all dwellings built before 1919 having Category 1.
- 3.12.36 The highest proportion of hazards were found in the private rented sector, compared with the owner-occupied and social housing sectors with 7.7% of all dwellings in the private rented sector having Category 1 hazards compared with 2.7% of dwellings in the owner-occupied sector and 1.2% of social housing dwellings.
- 3.12.37 Across the City Category 1 hazards are more prevalent within Barton and Tredworth, Kingsholm and Wotton, and Westgate, with 29.3% of dwellings in Barton and Tredworth experiencing Category 1 hazards. Outside of

these three areas a small proportion of dwellings (0.2%) have Category 1 hazards across the remainder of the City.

- 3.12.38 The most prevalent Category 1 hazard across Gloucester is the hazard associated with falling on stairs which represents 84.6% of Category 1 hazards. The other notable hazards are excess cold (19.7%), dampness and mould growth (2.5%), crowding and space (1.6%) and falling between levels (1.2%).
- 3.12.39 Less serious Category 2 hazards are more prevalent than Category 1 hazards with a total of 25.5% of all dwellings exhibiting a Category 2 hazard.
- 3.12.40 The most common Category 2 hazard related to the hazard associated with entry by intruders which represents 57.3% of all Category 2 hazards. The other notable category 2 hazards are falling in level surfaces (51.1%), falling on stairs (11.1%), dampness and mould growth (3.7%), and fire safety (2.9%).
- 3.12.41 Category 2 hazards, are also over-represented in Barton and Tredworth, Kingsholm and Wotton, and Westgate compared with the remainder of the city. Category 2 hazards are also focussed in dwellings built before 1919 as well as those dwellings in both the private rented and social housing sectors.
- 3.12.42 The survey also considered disrepair present in the private sector housing stock as disrepair impacts directly on living conditions as well as the longer-term deterioration of dwellings. When considering the potential for building failure and/or replacement within the next 10 years, 14.5% of all dwellings are projected to require replacement gutters and downpipes, 14.3% replacement windows, 12.6% replacement roof coverings, and 7.5% replacement external doors.
- 3.12.43 As with the other housing standards concerns, disrepair is focussed on dwellings built before 1919 with 21.3% of dwellings failing the decent homes standard due to disrepair, and 23.7% of dwellings in Barton and Tredworth also fail due to disrepair.

### **Energy Efficiency**

- 3.12.44 The increases in energy costs over the last two years have highlighted the impact that home energy efficiency plays in household living standards. The survey considered dwelling SAP (standard Assessment Procedure) ratings where the most energy efficient dwellings have the highest score on a scale of 1-100.
- 3.12.45 SAP ratings are most commonly seen on Energy Performance Certificates that are required to be provided when letting or marketing a dwelling for sale. The SAP ratings are presented in bands A- G on the certificate.
- 3.12.46 Across Gloucester almost two-thirds of dwellings (66.5%) fall in the top energy efficiency bands (A, B, and C) which is a higher proportion than is the case nationally where 47.5% of dwellings fall in these bands. Similarly,

the proportion of dwellings in the lowest energy efficiency bands (E, F, and G) is lower than the national average.

- 3.12.47 Across the City there were limited variations in energy efficiency rating both in terms of tenure or location.
- 3.12.48 The key dwelling attributes influencing energy efficiency are that 98.5% of dwellings have central heating, 78.1% have 200mm or greater loft insulation (with 13.0% not requiring insulation due to being mid-storey flats with no roof space), 79.6% of dwellings with cavity walls have cavity wall insulation, and 98.8% of dwellings having double glazing to the majority of the dwelling.
- 3.12.49 Despite the generally high level of dwelling energy efficiency 1.5% of dwellings fail the decent homes standard due to poor thermal comfort. Higher levels of poor thermal comfort are found within the private rented and social housing sectors, as well as within older housing stock built before 1919.
- 3.12.50 The private rented sector sees a greater use of electric heating systems with 19.1% of dwellings in the sector having electric heating. This may be due to the higher proportion of flats in converted buildings found within the private rented sector. By comparison, only 2.5% of dwellings in the owner-occupied sector have electric heating systems.

### **Environmental conditions and liveability**

- 3.12.51 The survey considered potential environmental concerns within the vicinity of the home using the surveyor's professional assessment. This assessment considered a range of factors, including litter and rubbish, vandalism and graffiti, nuisance from street parking, air quality, noise from traffic and other transportation, as well as dwelling condition.
- 3.12.52 Environmental issues were considered to generally present a minor impact, and the notable concerns are the impact of street parking, litter and rubbish, heavy traffic, and dog fouling.
- 3.12.53 Overall 7.5% of dwellings were assessed as being located in areas experiencing major liveability concerns. The concerns related to poor visual quality, upkeep, traffic, as well as the presence of other major problems.
- 3.12.54 Environmental conditions were found to be below average in areas characterised by private rented accommodation and social housing, as well as housing built before 1919 and early post-war housing, terraced housing, and properties converted into flats.
- 3.12.55 There is a correlation between environmental conditions and housing condition, with 52% of non-decent homes situated in areas with poor or below average visual quality. Only 7.7% of decent homes were situated in these areas.
- 3.12.56 Environmental conditions are significantly worse in Barton and Tredworth, Kingsholm and Wotton, and Westgate. In Barton and Tredworth 38.9% of dwellings are situated in areas with poor or below average visual quality,

and both Westgate (14.0%) and Kingsholm and Wotton (11.9%) show higher than average impacts compared with the remainder of the City where 8.0% of dwellings are similarly affected, or the city average of 11.3% of dwellings in areas with poor visual quality.

### **Housing conditions and household circumstances**

- 3.12.57 Economically disadvantaged households (e.g., those on low incomes, or are in receipt of means tested benefits) are more likely to experience poor housing conditions with most cohorts of economically disadvantaged households being over-represented in those households living in non-decent homes.
- 3.12.58 Of particular note is the estimate that the 17.8% of all households who are in receipt of a means tested benefit account for 41.7% of household living in a non-decent home.
- 3.12.59 The exposure of vulnerable households to poor housing varies by tenure and area with almost one-third of vulnerable households living in the private rented sector (30.9%) living in a non-decent home. By comparison 22% of vulnerable households in the owner-occupied sector live in a non-decent home reducing to 7.2% in the social housing sector.
- 3.12.60 Just under half of vulnerable households living in Barton and Tredworth (47.0%) live in non-decent homes compared with 29.2% of those living in Kingsholm and Wotton, and 12.1% in Westgate. Across the rest of the city 7.1% of vulnerable households live in non-decent homes.

### **Fuel poverty**

- 3.12.61 A household is considered to be in fuel poverty if the dwelling's energy efficiency rating is Band D or lower, and the household's disposable income (after housing and fuel costs) is below the poverty line.
- 3.12.62 Just over one-third of all households (33.6%) live in a dwelling with an energy rating of Band D or lower, and fuel poverty has a particular impact on younger households and families.
- 3.12.63 Across Gloucester 12.2% of households are considered to be fuel poor compared with 13.2% nationally, and 10.8% in Gloucestershire.
- 3.12.64 Fuel poor households are particularly over-represented in the private rented sector (where 23.4% of households are fuel poor) and in those living in pre-1919 housing (where 31.7% of households are fuel poor). Fuel poverty is also significant in the social housing sector with 16.0% of households being fuel poor. By comparison 8.6% of owner-occupied households are fuel poor.
- 3.12.65 Fuel poverty is also driven by location with 34.2% of Barton and Tredworth households being fuel poor, and 21.1% of households in Kingsholm and Wotton. Within Westgate 7.8% of households are fuel poor, which is lower than the remainder of the city where 9.5% of households are fuel poor.

## **Housing and health**

- 3.12.66 Across Gloucester 15.5% of all households indicated that at least one member of the households was impacted by a long-term illness or disability.
- 3.12.67 The most common illness or disability resulted in mobility impairment in 57.2% of households affected by a long-term illness or disability. Three-quarters (75.5%) of all households affected by a long-term illness or disability stated they had a mobility problem with their dwelling.
- 3.12.68 Where households were affected by mobility problems the most common problems relate to climbing stairs, using bathroom facilities, and access to both the home and the garden.
- 3.12.69 The survey asked households for their views on the impact of the design and condition of their home on their health. A small proportion of households (2.6%) perceived a negative effect of their home on their health. Of those households, the proportion with negative perceptions increased where Category 1 hazards were present, or where the dwelling was non-decent.

## **Household's attitudes to their housing**

- 3.12.70 The survey sought occupier's views in their satisfaction with their housing to broadly mirror the surveyor's assessment of environmental condition set out earlier.
- 3.12.71 Over two-thirds (68.6%) of households are very satisfied with their current accommodation and only 2.2% expressed dissatisfaction with their home.
- 3.12.72 Due to the small sample size for this element it is difficult to draw conclusions on any drivers for these perceptions, however the data suggests that higher levels of dissatisfaction are found in the private rented sector and within Barton and Tredworth.
- 3.12.73 Almost two-thirds (65.4%) of households are very satisfied with their local area in which they live, however 4.9% are dissatisfied.
- 3.12.74 The majority of households (87.7%) consider that their local area has largely not changed over the last 5 years, with 2.1% considering the area to have improved, and 4.9% considering the area to have declined.
- 3.12.75 The variations in area dissatisfaction mirror the patterns of housing dissatisfaction and reflect less positive views among private rented and social housing tenants, as well as those living in dwelling built before 1919. Dissatisfaction is also high in Barton and Tredworth where 25.5% of households are dissatisfied with their area as well as residents of Westgate where 17.1% of residents are dissatisfied.
- 3.12.76 Households were also asked if they perceived any issues in their neighbourhood, and 15.0% stated they did.

- 3.12.77 The greatest perceived issues related to litter and fly tipping, and drug abuse and drug dealing, with lesser concerns related to unsocial behaviour and traffic noise.
- 3.12.78 Across the city 2.4% were victims of crime during the preceding 12 months, and 12.0% feel unsafe in their local area at night, with 0.2% feeling unsafe in their home at night. Just over one-tenth of households (10.7%) expressed that they had directly encountered anti-social behaviour (ASB).
- 3.12.79 Anti-social behaviour was more prevalent in Westgate where 34.9% of households had directly encountered ASB. Both Barton and Tredworth and Kingsholm and Wotton provided lesser concerns regarding ASB than the level across the city.

### **Repairs in the owner-occupied sector**

- 3.12.80 Less than one-tenth (9.6%) of owner-occupiers living in non-decent homes expressed dissatisfaction with their home. And 19.6% of owner-occupiers in non-decent homes intend to carry out major repairs or improvements in the next 5 years.
- 3.12.81 Where owner-occupiers intend to carry out repairs or improvements energy efficiency works (e.g., loft insulation, central heating renewal, replacement windows and doors) and external works are the most common works stated.
- 3.12.82 Perceive barriers to undertaking home improvement works included finding reliable contractors (19.9%) and accessing independent advice (15.8%). Only 6.4% of owner-occupiers stated that they would re-mortgage to fund works.
- 3.12.83 Almost half of owner-occupiers (46.1%) would be interested should the Council provide a list of building contractors, and 12.3% expressed an interest in affordable and low-cost loans for home repairs and improvements.

### **Views from the private rented sector**

- 3.12.84 Overall 47.2% of private tenants regarded their home to be in very good condition, and 5.6% regarded their dwelling to be in poor repair.
- 3.12.85 Of those who were aware 56.6% of all private tenants engage directly with their landlord and 33.7% deal with a property agent.
- 3.12.86 Over two-thirds of private sector tenants (36.7%) have informed their landlord or agent of outstanding repairs. Of these cases in 28.7% repairs remained outstanding.

## **Conclusions**

- 3.13 Housing conditions across Gloucester are generally good compared with the national picture, however this should not mask that there remain poor housing standards that impact on the health and well-being of residents across all tenures.

- 3.14 The findings of the stock condition survey are in the main unsurprising with the most concerning housing and environmental conditions associated with the oldest housing stock which is predominantly found in the wards closest to the city centre.
- 3.15 Many areas of the city where more modern housing stock is situated provides excellent housing conditions and high levels of satisfaction with both resident's housing and their local neighbourhoods.
- 3.16 Despite having the highest proportion of housing built after 1980, the private rented sector contains the poorest housing as a tenure. This is largely due to the high levels of older, terraced housing.
- 3.17 The social housing sector (when considered in its totality) contains the best housing conditions when comparing all tenures, however these homes are considered to have poorer visual environments and poorer environmental quality than both the private rented and owner-occupied tenures.
- 3.18 There are stark differences in housing conditions across the city both in terms of the age of housing stock and also the tenure profile. This is unsurprising given the historical focus on social housing development in satellite housing estates, and the attraction of lower-cost, older housing to private rented landlords.
- 3.19 These imbalances are being addressed by the market, as private landlords seek a higher-quality product to attract the cohort of private renters unable to access home ownership, while the continued development of social housing within new housing developments provides opportunities for new social housing to be located within mixed and balanced communities. The social housing sector is also investing in significant estate regeneration which will improve both housing conditions and resident perceptions of the local neighbourhood area.
- 3.20 The survey highlights a range of matters pertaining to the housing stock located within Barton and Tredworth. The council has committed significant resources to improve housing standards and environmental issues in Barton and Tredworth over the last two years through the work of the Barton and Tredworth taskforce. This work has become embedded into the day-to-day work of relevant services and this approach is to be continued.
- 3.21 The number of long-term empty homes has been identified as a particular concern within Kingsholm and Wotton and Barton and Tredworth. Officers have an active programme of investigating empty homes and this work will continue using the data from the survey to assist in targeting resources.
- 3.22 The private rented sector has contracted slightly since the 2011 Stock Condition Survey and Gloucester hasn't seen the same expansion in the private rented sector that has taken place across the country in the same period.
- 3.23 Since the last Stock Condition Survey, the proportion of dwellings in the private rented sector where Category 1 HHSRS hazards are found has halved.
- 3.24 Houses in multiple occupation (HMOs) are often perceived as a concern due to perceived proliferation in numbers and the potential impact that results from the loss of family homes in particular localities.



- 3.25 The Stock Condition Survey has determined the presence of HMOs across the city and within the three focus areas. The number of HMOs in the city is proportionately low with a total of 485 HMOs identified (0.9% of the total stock of occupied dwellings).
- 3.26 The highest rates of multiple occupation are found in Barton and Tredworth where 4.3% of homes are occupied as HMOs followed by Kingsholm and Wotton where 1.9% of properties are HMOs.
- 3.27 The low level of HMO incidence suggests that the perceived concerns associated with HMOs are more likely to relate to a small number of problems which may be creating anti-social behaviour in local neighbourhoods.
- 3.28 Where there are significant problems associated with the presence of large numbers of HMOs in an area the council has access to powers to seek to designate an area as an Additional HMO licensing area. Additional HMO Licensing enables councils to extend the application of licensing requirements on a wider range of HMOs than is the case through Mandatory HMO Licensing (which applies to larger HMOs occupied by 5 or more people).
- 3.29 Based on the evidence contained within the Stock Condition Survey, there is no evidence to suggest that the negative impacts from HMOs are sufficiently significant to warrant the direction of staffing resource to pursue a potential Additional HMO Licensing designation at the current time.
- 3.30 Despite the relatively small number of HMOs identified across the city, and the relatively low level of clustering within wards, there may be a case for the consideration of the introduction of an Article 4 Direction under planning legislation to withdraw permitted development rights for changes of use from dwelling houses (Use Class C3) to small HMOs (Use Class C4).
- 3.31 The incidence of fuel poverty across Gloucester has increased from 10.8% of households considered to be in fuel poverty in 2011 to 12.2% households today. While this is unsurprising given the sharp increases in energy costs over the last two years fuel poverty remains a priority challenge.
- 3.32 The council currently supports the delivery of energy efficiency advice and improvements through the Warm and Well Partnership<sup>2</sup> which utilises external funding to improve the energy efficiency of dwellings across the city targeted at the most vulnerable. The Stock Condition Survey data suggests that the council's continued support for the Warm and Well Partnership remains a high priority.
- 3.33 The proportion of households in Gloucester where at least one household member is affected by a limiting long-term illness or disability has reduced from 20.6% in 2011 to 15.5% today. However, this reduction is largely due to the 27% increase in occupied housing stock since 2011, and the number of households impacted has actually risen from 8,794 in 2011 to 9,094.

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<sup>2</sup> The Warm and Well Partnership includes all Gloucestershire district councils as well as South Gloucestershire Council and advice and interventions are provided by Severn Wye Energy Agency Ltd

- 3.34 The council is responsible for administering mandatory Disabled Facilities Grant (DFG) funding to assist residents to live independently in their homes through the provision of aids and adaptations to homes. Officers are currently working on implementing a new model for the delivery of DFG funding through an in-house home improvement agency that will provide a one-stop shop for residents to access adaptations for their home, and once established may be able to expand to include further areas where the need for support and assistance has been identified, for example home repairs and improvements for vulnerable owner-occupiers.
- 3.35 One area identified in the survey is the perceived challenges owner-occupiers face when considering undertaking repairs and improvements to their home. One of these is the access to low-cost loans, as many owner-occupiers while having their home as an asset they may not have sufficient income or savings to fund works, and as detailed in the survey report may be unable or unwilling to re-mortgage.
- 3.36 There are ethical loans organisations who work with councils to assist their residents access low-cost loans for a range of purposes including home repairs and improvements, and the findings from the Stock Condition Survey suggest that the council may wish to explore whether this may be an option locally.

#### **4.0 Social Value Considerations**

- 4.1 This report details the conditions across the housing stock in Gloucester and sets out the linkages between housing and arrange of socio-economic characteristics. This analysis enables an understanding of the areas that the council may choose to focus its resources to improve further improve housing standards and as a consequence reduce health inequalities for residents.

#### **5.0 Environmental Implications**

- 5.1 There are no environmental implications.

#### **6.0 Alternative Options Considered**

- 6.1 The option not to respond to the Stock Condition Survey report was dismissed.

#### **7.0 Reasons for Recommendations**

- 7.1 The recommendations respond to the key outcomes identified in the Stock Condition Survey report and aim to provide the opportunity for better outcomes for residents.

#### **8.0 Future Work and Conclusions**

- 8.1 On completion of the countywide house condition survey programme, an independent countywide report will be presented, combining the survey data from all six Gloucestershire district authorities.
- 8.2 The condition of the housing stock across Gloucester has improved considerably between 2011 and 2023 with the rate of non-decent homes reducing by two-thirds. There remain key areas of concern that require continued focus.

8.2 Officers will focus on the recommendations set out in this report to respond to the outcomes of the Stock Condition Report.

## **9.0 Financial Implications**

9.1 There are no financial implications associated with this report.

9.2 Any proposed changes to current council interventions will be subject to future agreement at which time any financial impact will be considered in full.

(Financial Services have been consulted in the preparation this report.)

## **10.0 Legal Implications**

10.1 There are no legal implications associated with this report. The survey assists Gloucester City Council to comply with the requirement under s3 of the Housing Act 2004 to keep the housing conditions in their area under review with a view to identifying any action that may need to be taken.

(One Legal have been consulted in the preparation this report.)

## **11.0 Risk & Opportunity Management Implications**

11.1 The recommendations set out in this report offer the potential for the council to use the Stock Condition Survey report positively to improve resident's homes, and hence their health and well-being.

11.2 The environmental quality of local neighbourhoods is linked to housing repair and conditions, and improvements that can be made to housing will inherently impact positively on the local areas.

## **12.0 People Impact Assessment (PIA) and Safeguarding:**

12.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact; therefore, a full PIA was not required.

## **13.0 Community Safety Implications**

13.1 None

## **14.0 Staffing & Trade Union Implications**

14.1 None

## **Background Documents:**

Appendix 1. Comparison of key datasets from the 2023 and 2011 Stock Condition Surveys

Appendix 2. Gloucester Private Sector Stock Condition Survey Report 2023

Appendix 3. Gloucester Private Sector Stock Condition Survey Report 2011

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## Appendix 1

### 1. Comparison of key datasets from the 2023 and 2011 Stock Condition Surveys

This table sets out comparisons of data to demonstrate the change in Gloucester's housing stock since the 2011 stock condition survey, as detailed in the 2023 stock condition survey. Some comparators are not available as the 2011 Survey did not specifically include social housing stock, or did not consider particular datasets.

Dataset	Stock condition survey data		Percentage point change since 2011	↑↓	
	2023	2011			
<b>Housing tenure</b>					
1.	Percentage of owner-occupied homes	70.6%	80.1%	9.5%	↓
2.	Percentage of private rented homes	17.1%	17.7%	0.6%	↓
3.	Percentage of social rented homes	12.1%	N/A	N/A	N/A
<b>Empty homes</b>					
4.	Percentage of long-term empty homes	1.0%	0.2%	0.8%	↑
<b>Houses in multiple occupation</b>					
5.	Percentage of HMOs in total housing stock	0.9%	N/A	N/A	N/A
<b>Household size</b>					
6.	Percentage of households containing 2 people or less	66.6%	67.3%	0.7%	↓
7.	Percentage of households containing 5 people or more	6.0%	N/A	N/A	N/A
<b>Household demographics</b>					
8.	Percentage of household representative person aged over 55	46.5%	48.3%	1.8%	↓
9.	Percentage of household representative person aged under 35	17.3%	14.3%	3.0%	↑
10.	Percentage of households of White British or Irish ethnicity	82.6%	94.5%	11.9%	↓
11.	Percentage of households representing minority ethnic backgrounds	11.2%	5.5%	5.7%	↑
<b>Household occupancy</b>					
12.	Percentage of households under-occupying homes	74.6%	77.3%	2.7%	↓
13.	Percentage of households over-crowded	3.4%	4.1%	0.7%	↓
14.	Percentage of households over-crowded in the social housing sector	7.0%	N/A	N/A	N/A

15.	Percentage of households over-crowded in the private rented sector	6.7%	10.7%	4.0%	↓
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<b>Household economic activity</b>					
16.	Percentage of household representative persons in full-time or part-time employment	65.3%	58.0%	7.3%	↑
17.	Percentage of household representative persons who are retired	26.8%	32.7%	5.9%	↓
18.	Percentage of households where a member is in receipt of a means-tested benefit	17.9%	15.0%	2.9%	↑
19.	Households with a disposable income lower than 60% of the median income across England	10.0%	2.1%	7.9%	↑
<b>Housing conditions</b>					
20.	Percentage of decent homes	92.6%	76.0%	16.6%	↑
21.	Percentage of non-decent homes	7.4%	24.0%	16.6%	↓
22.	Percentage of homes without Category 1 Hazards	96.6%	93.3%	3.3%	↑
<b>Energy efficiency and fuel poverty</b>					
23.	Percentage of dwellings with an energy efficiency rating of A, B, or C	66.5%	44.7%	21.8%	↑
24.	Percentage of dwellings with an energy efficiency rating of D or below	33.6%	55.2%	21.6%	↑
25.	Percentage of dwellings with central heating	98.5%	89.4%	9.1%	↑
26.	Percentage of dwellings with cavities with cavity wall insulation	79.6%	62.5%	17.1%	↑
27.	Percentage of households considered to be fuel poor	12.2%	10.8%	1.4%	↑
<b>Environmental conditions and liveability</b>					
28.	Percentage of dwellings assessed as being located in areas experiencing major liveability concerns	7.5%	N/A	N/A	N/A
<b>Housing and health</b>					
29.	Percentage of households with one or more members impacted by a long-term illness or disability.	15.5%	20.6%	5.1%	↓
<b>Household's attitudes to their housing</b>					
30.	Percentage of households who are very satisfied with their current accommodation	68.6%	78.3%	9.7%	↓
31.	Percentage of households expressing dissatisfaction with their home	2.2%	3.2%	1.0%	↓
<b>Repairs in the owner-occupied sector</b>					
32.	Percentage of owner-occupiers living in non-decent homes expressed dissatisfaction with their home	9.6%	N/A	N/A	N/A
<b>Views from the private rented sector</b>					
33.	Percentage of private tenants perceiving their home to be in very good condition	47.2%	52.0%	4.8%	↓
34.	Percentage of private tenants perceiving their home to be in poor repair	5.6%	N/A	N/A	N/A

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GLOUCESTER CITY COUNCIL  
CITY-WIDE HOUSE CONDITION SURVEY 2022/23

# Gloucester City Council

## REPORT OF SURVEY



Prepared on behalf of Gloucester City Council  
by



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August 2023

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## **SECTION 1: SURVEY BACKGROUND AND METHODOLOGY**

**Chapter 1: Introduction and Background to the Study**

**Chapter 2: Survey Method and Response**

**Chapter 3: The Measurement of Housing Conditions**

**Chapter 4: Survey Analysis and Reporting Framework**

## 1. INTRODUCTION AND BACKGROUND TO THE STUDY

1.1 The 2022/23 house condition survey was commissioned by Stroud District Council as part of a County-wide review involving the six Gloucestershire local authorities. While part of the wider review, the City of Gloucester survey also stands alone as a guide to housing conditions across all tenures in the City. The current survey also provides an important opportunity to examine changes in the condition of private sector housing since the last comparable survey conducted in 2011.

1.2 The aim of this report is to provide a targeted review of the main findings of the survey programme as they relate to the City of Gloucester, and to review the issues emerging as they impact on housing strategy. The report is in six main sections and covers:

- *Section 1: Survey Background and Methodology.*
- *Section 2: Housing Stock and Resident Households.*
- *Section 3: Housing Conditions.*
- *Section 4: Housing Conditions and Household Circumstances.*
- *Section 5: Comparative Housing Conditions; and*
- *Section 6: Conclusions.*

The position of the City of Gloucester in a County-wide context will be presented in an independent report on completion of the full survey programme across the six participating Local Authorities.

1.3 Technical appendices to the report outline key housing standards, definitions, and issues associated with the interpretation of statistical data generated by sample survey approaches.

1.4 The views expressed in this report are those of the consultants and do not necessarily reflect the views of Gloucester City Council.



## 2. SURVEY METHOD AND RESPONSE

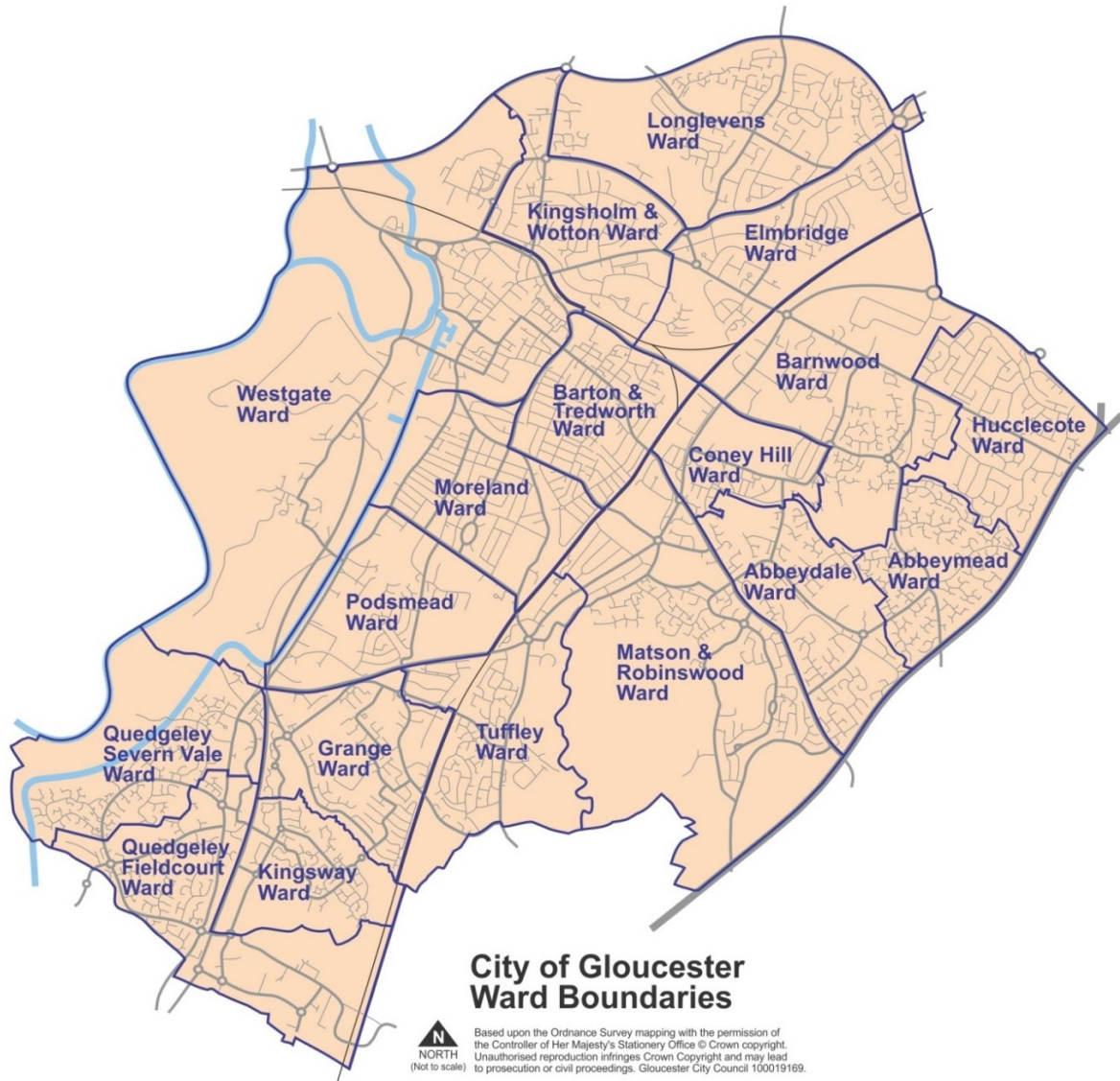
- 2.1 Local Authorities in England have a statutory requirement to periodically review housing conditions within their areas. Government guidance recommends the use of sample house condition survey techniques, normally applied at five yearly intervals. Gloucester City Council's last and previous house condition survey was completed in 2011. In moving forward, the current survey programme will allow Gloucester City Council to update historic stock condition data in line with changes taking place in the City's housing stock and household population since 2011. The study will support the update of Private Sector Housing Renewal Policies and will assist the Council to comply with its duties under the Housing Grants, Construction and Regeneration Act 1996, the Regulatory Reform (Housing Assistance) (England & Wales) Order 2002 and the Housing Act 2004. All tenure coverage within the survey will also permit a review of relative housing conditions across partner organisations in the Registered Social Landlord sector (RSLs).
- 2.2 The 2022/23 house condition survey was designed and implemented according to national guidelines. Housing stock address listings were provided by Gloucester City Council identifying residential properties across all tenures (Owner-Occupied, Private-Rented, RSL). Total housing stock at the time of survey was indicated at 58,196 dwellings.
- 2.3 To support sub-area reporting across the city a target sample size of 1,000 dwellings was agreed. Sample sizes were set to facilitate survey reporting both city-wide and for agreed sub-areas. Four sub-areas discussed in this report are:

- *Barton and Tredworth Ward.*
- *Kingsholm and Wotton Ward.*
- *Westgate Ward; and*
- *City Remainder.*

Sub-area selection better focused reporting across the city within the agreed survey sample size.

<b>TABLE 1: SUB-AREA COMPOSITION BY ELECTORAL WARD</b>		
<b>SURVEY SUB-AREA</b>	<b>ELECTORAL WARD</b>	<b>HOUSING STOCK</b>
<b>BARTON &amp; TREDWORTH</b>	Barton & Tredworth	4920
<b>KINGSHOLM &amp; WOTTON</b>	Kingsholm & Wotton	3425
<b>WESTGATE</b>	Westgate	5728
<b>CITY REMAINDER</b>	Abbeydale	2861
	Abbeymead	1560
	Barnwood	2799
	Coney Hill	1477
	Elmbridge	2693
	Grange	3159
	Hucclecote	4039
	Kingsway	2497
	Longlevens	4125
	Matson & Robinswood	4397
	Moreland	4383
	Podsmead	1538
	Quedgeley Fieldcourt	3332
Quedgeley Severn Vale	2643	
Tuffley	2620	
<b>TOTAL ALL WARDS</b>		<b>58196</b>

FIGURE 1: ELECTORAL WARD BOUNDARIES



2.4 To achieve the target sample size of 1,000 completed surveys a total sample of 2,000 addresses was issued representing a projected access rate of 50%. Against the target of 1,000 surveys, full condition, energy efficiency and household data was returned on 936 dwellings with full external condition information available on an additional 64 dwellings. Refusals were received from 73 households representing a refusal rate of 3.6%. The refusal rate is below typical response rates from a survey of this nature and is indicative of the high level of public cooperation with the survey programme. The completed sample size of 1,000 dwellings represents a large-scale and robust source of information on housing and household conditions both city-wide and at sub-area level. Completed sample distributions are illustrated in Table 2.

<b>TABLE 2: EFFECTIVE SAMPLE DISTRIBUTIONS BY HOUSING SECTOR</b>		
<b>HOUSING SECTOR</b>	<b>HOUSING STOCK</b>	<b>COMPLETED SAMPLE</b>
<b>SUB-AREA</b>	<b>Dwellings</b>	<b>Dwellings</b>
Barton & Tredworth	4920	215
Kingsholm and Wotton	3425	160
Westgate	5728	200
City Remainder	44123	425
<b>TENURE</b>		
Owner-Occupied	40361	593
Private-Rented	10682	251
Social-Rented	7074	156
<b>DWELLING TYPE</b>		
Detached House/Bungalow	11089	146
Semi-Det. House/Bungalow	23011	296
Terraced House/Bungalow	15105	286
Purpose-Built Flat	7531	228
Flat in Converted Building	1460	44
<b>DATE OF CONSTRUCTION</b>		
Pre-1919	7268	232
1919-1944	7660	98
1945-1964	8756	114
1965-1974	8405	114
1975-1980	3636	52
Post-1980	22471	390
<b>ALL SECTORS</b>	<b>58196</b>	<b>1000</b>

2.5 Information from surveyed dwellings and households has been extrapolated by statistical weights to represent total housing stock and households across the city. The use of these weights is essential to remove the disproportionate sample size bias towards the three selected wards and also to adjust for differential access and response rates. Weights are required for both dwelling and household data from the survey. In their simplest form dwelling weights are constructed as the inverse of the sampling fraction by dividing the total housing stock in each sample cell by the number of achieved full surveys. Thus, for a sample cell containing 1,500 dwellings and with a survey return of 125 surveys the weight applied would be  $1,500/125 = 12.0$ . Household weights while using the same principles are refined using additional data from the survey:

- *The removal of vacant dwellings to isolate the occupied housing stock.*

- *Conversion of occupied dwellings to households thus adjusting for multiple occupation; and*
- *The application of housing tenure, reflecting known differences in household composition across the main tenure groups.*

2.6 The survey generates a wide range of information on the condition of housing and on the circumstances and attitudes of its residents. Copies of the survey questionnaires are attached at Appendix C. The physical survey inspection has included general housing repair, the Decent Homes Standard, Housing Health and Safety Rating System (HHSRS) and domestic energy efficiency (RdSAP). Household interviews have included information on the socio-economic characteristics of households, special needs regarding illness and/or disability and household attitudes to housing and local community.

### 3. THE MEASUREMENT OF HOUSING CONDITIONS

3.1 The measurement of housing conditions has been conducted within the framework of the Decent Homes Standard. The Government's objective with this standard was to ensure that everyone has the opportunity of a Decent Home, promoting social cohesion, wellbeing, and self-dependence. A Decent Home is one that satisfies all the following four criteria:

- *It meets the current statutory minimum standard for housing.*
- *It is in a reasonable state of repair.*
- *It has reasonably modern facilities and services; and*
- *It provides a reasonable degree of thermal comfort.*

A full definition of this standard is attached in Appendix E.

3.2 MINIMUM STATUTORY STANDARDS. The Housing Act 2004 (Chapter 34) introduced a system for assessing housing conditions and enforcing housing standards. This system operates by reference to the existence of Category 1 or Category 2 hazards in residential premises as assessed within the Housing Health and Safety Rating System (HHSRS). For the purposes of the current survey the presence of Category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS bands A, B or C and accruing hazard scores of 1,000 points or more.

3.3 DISREPAIR. Many homes while not exhibiting Category 1 hazards may present evidence of disrepair which can threaten the structural integrity of the building, its wind and weatherproofing and the health and safety of the occupants. Identification of such homes provides an important indicator of housing stock 'at risk' of future physical deterioration. Definitions of disrepair have varied nationally over time. For the purposes of this survey, homes in disrepair are defined as those failing to meet Decent Homes repair criteria. A home is in disrepair under this definition if:

- *One or more key building components are old, and because of their condition need replacement or major repair; or*
- *Two or more secondary building components are old, and because of their condition need replacement or major repair.*

A full definition of building components, life expectancies and condition defects under the Decent Homes Standard is included in Appendix E.

3.4 ENERGY EFFICIENCY. Information on home energy efficiency was collected against the thermal comfort requirements of the Decent Homes Standard. Surveyed properties were also subjected to an energy efficiency audit within the RdSAP system (RdSAP 2012 V9.94). Decent Homes thermal comfort requirements are outlined fully in Appendix E. Key indicators available from the energy efficiency audit include:

- *EER (Energy efficiency rating).*
- *Carbon dioxide emissions (CO2).*
- *Energy running costs.*
- *EPC Bands; and*
- *Recommended energy improvements.*

Linkages between energy costs and household economic circumstances also permit the estimation of fuel poverty using current Low Income/Low Energy Efficiency (LILEE) definitions.

3.5 REPAIR AND IMPROVEMENT COSTS. Automated schedules of rates have been applied to condition data generated by the survey to assess potential investment needs within the housing stock. Key cost outputs include:

- |                                 |   |
|---------------------------------|---|
| a) <i>Patch Repair:</i>         | <i>Costs to address visible disrepair. Costs are based on a patch and mend approach, using like-for-like materials and with no guarantee of medium to long-term building integrity.</i> |
| b) <i>Comprehensive Repair:</i> | <i>Patch repair costs together with any additional works a prudent owner or landlord would complete to ensure a sound condition over a 10-year period.</i>                              |
| c) <i>Category 1 hazards:</i>   | <i>Costs to address Category 1 hazards within the HHSRS.</i>  |
| d) <i>Decent Homes:</i>         | <i>Costs to improve non-Decent homes.</i>   |

Survey costs are at Fourth quarter 2022 and are presented net of fees, preliminaries, and VAT. These will typically add up to 30% to net cost outputs.

## 4. SURVEY ANALYSIS AND REPORTING FRAMEWORK

4.1 The sample target of 1,000 completed surveys was designed to provide a hierarchy of reporting across the City of Gloucester including:

- *Survey reporting city-wide.*
- *Independent reporting for the selected sub areas including the 3 electoral wards (Barton & Tredworth, Kingsholm & Wotton, Westgate) and the city remainder; and*
- *Independent reporting for the main tenure groups including the owner-occupied, private-rented, and social-rented sectors.*

Guidance on the interpretation of statistical data from the survey and on associated sampling errors is provided in Appendices A and B.

4.2 The City of Gloucester is one of six local Authorities participating in the County-wide house condition survey programme. On completion of this programme an independent County report will be presented, combining the survey data from all six authorities.



## **SECTION 2: HOUSING STOCK AND RESIDENT HOUSEHOLDS**

**Chapter 5: The Characteristics and Distribution of City Housing Stock**

**Chapter 6: The Characteristics and Circumstances of Resident Households**

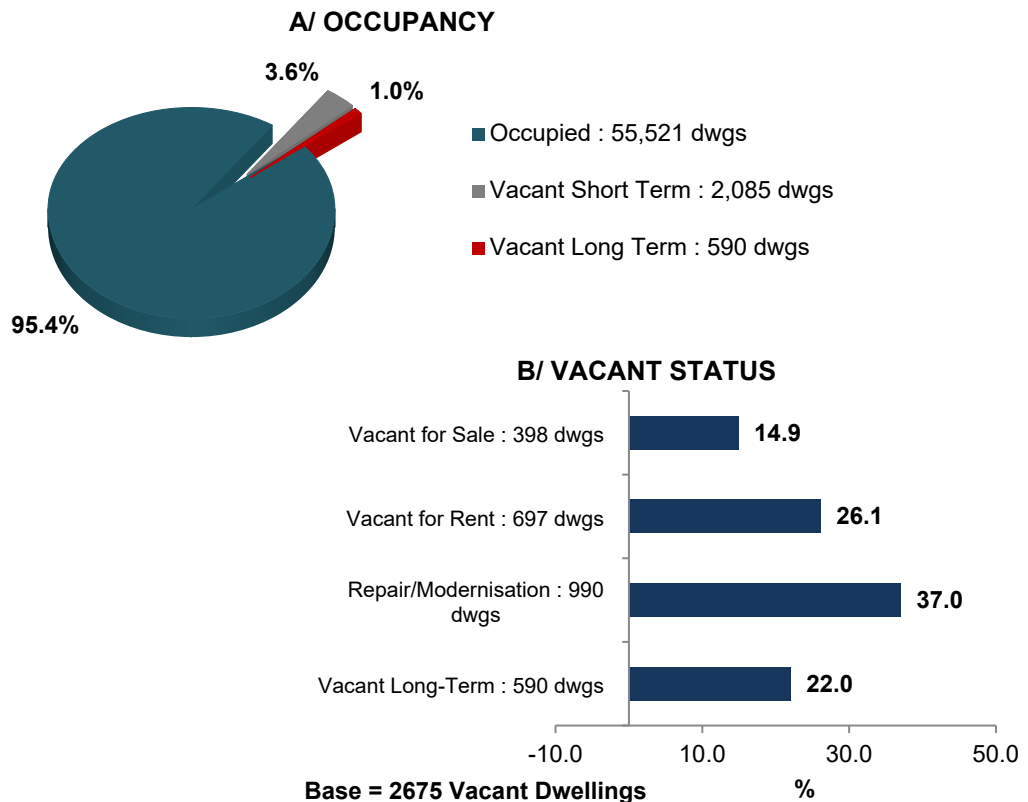
## 5. THE CHARACTERISTICS AND DISTRIBUTION OF CITY HOUSING STOCK

5.1 Using address lists provided by the Council the City of Gloucester housing stock (all tenures) was indicated at 58,196 dwellings.

### HOUSING OCCUPANCY

5.2 At the time of survey, 55,521 dwellings (95.4%) were occupied, the remaining 2,675 dwellings (4.6%) were vacant. Within the vacant housing stock, 2,085 dwellings (78%) have been vacant for under six months and are expected to return to occupancy in the short-term. These include dwellings for sale or rent (1,095 dwellings) and those undergoing major repair or modernisation (990 dwellings). 590 vacant dwellings (1.0%) were assessed as vacant for over six months and are generally regarded as problematic in future occupancy terms.

**FIGURE 2: HOUSING OCCUPANCY**



5.3 The distribution of vacant dwellings, as estimated by the survey data is illustrated in Table 3. Within the housing stock, highest rates of vacancy are associated with the pre-1919 (12.1%) housing sector, terraced housing (5.6%) and flats in converted buildings (27.7%). Geographically, rates of vacancy are significantly above average in Barton & Tredworth (7.9%) and Kingsholm & Wotton (13.7%). While short-term vacancy dominates Barton & Tredworth, Kingsholm & Wotton has a higher proportion of long-term vacant dwellings. Vacancy rates in the City Remainder at 3.5% are slightly below normal housing market turnover expectations.

**TABLE 3: OCCUPANCY PATTERNS BY SUB-AREA, HOUSE TYPE AND DATE OF CONSTRUCTION**

	Occupied		Housing Occupancy				All Dwellings	
	dwgs	%	Vacant-short term		Vacant-long term		dwgs	%
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
<b>DATE OF CONSTRUCTION</b>								
Pre - 1919	6390	87.9	835	11.5	43	0.6	7268	100.0
1919 - 1944	7363	96.1	298	3.9	0	0.0	7660	100.0
1945 - 1964	8416	96.1	0	0.0	339	3.9	8756	100.0
1965 - 1974	8049	95.8	252	3.0	104	1.2	8405	100.0
1975 - 1980	3562	98.0	74	2.0	0	0.0	3636	100.0
Post - 1980	21741	96.8	626	2.8	104	0.5	22471	100.0
<b>MAIN HOUSE TYPE</b>								
Detached House/Bungalow	10646	96.0	296	2.7	147	1.3	11089	100.0
Semi-Det. House/Bungalow	22504	97.8	403	1.8	104	0.5	23011	100.0
Terraced House/Bungalow	14261	94.4	718	4.8	125	0.8	15105	100.0
Purpose-Built Flat	7054	93.7	263	3.5	214	2.8	7531	100.0
Flat in Converted Building	1055	72.3	405	27.7	0	0.0	1460	100.0
<b>SUB-AREA</b>								
Barton & Tredworth	4531	92.1	389	7.9	0	0.0	4920	100.0
Kingsholm & Wotton	2954	86.3	193	5.6	278	8.1	3425	100.0
Westgate	5470	95.5	258	4.5	0	0.0	5728	100.0
City Remainder	42566	96.5	1246	2.8	311	0.7	44123	100.0
<b>All Dwellings</b>	<b>55521</b>	<b>95.4</b>	<b>2085</b>	<b>3.6</b>	<b>590</b>	<b>1.0</b>	<b>58196</b>	<b>100.0</b>

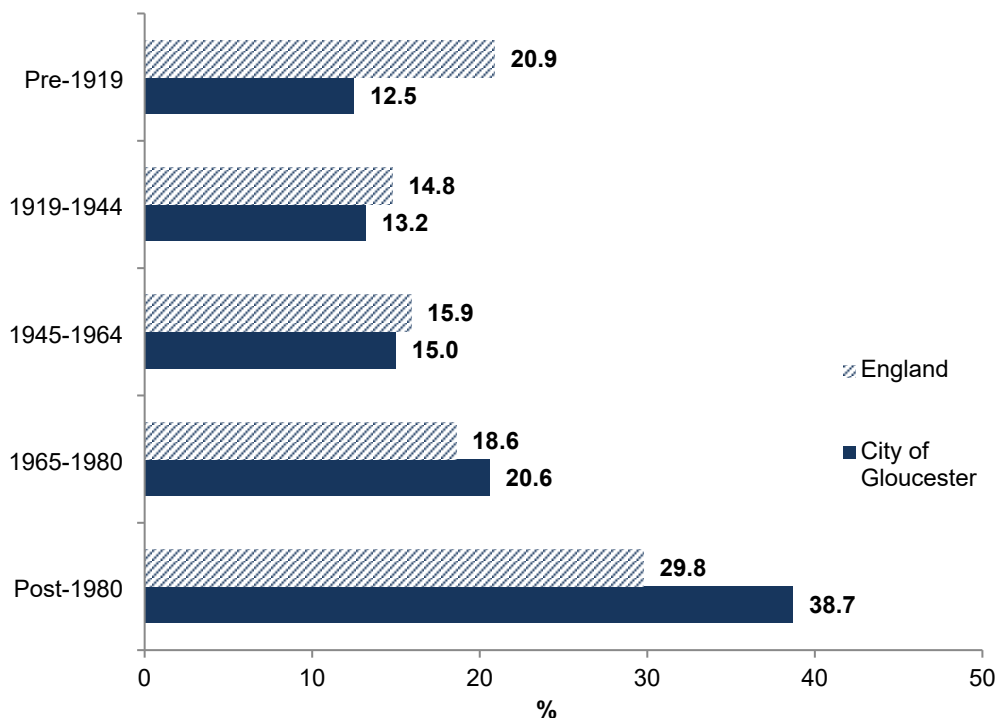
#### HOUSING AGE

5.4 The age of a home is strongly associated with its condition and energy performance. The oldest homes generally perform less well than newer homes. Housing in the City of

Gloucester is representative of all building eras but is predominantly of post Second World War construction. 43,268 dwellings (74.3%) were constructed post-1944. Of those dwellings, 22,471 dwellings or 51.9% were constructed post-1980. 14,928 dwellings (25.7%) were constructed pre-1945. 7,268 dwellings (12.5%) were constructed pre-1919 with a further 7,660 dwellings (13.2%) in the inter-war period.

5.5 The age of the City of Gloucester housing stock is different from the national profile for England. In this respect rates of pre-war housing in the city are below the national average; rates of post-1965 construction are significantly higher than the national average.

**FIGURE 3: HOUSING AGE DISTRIBUTIONS – CITY OF GLOUCESTER AND ENGLAND**



5.6 Housing age distributions vary across the housing stock and by area as illustrated in Table 4. In this respect the oldest housing age profiles are associated with vacant dwellings, terraced housing and flats in converted/mixed-use buildings:

- 878 vacant dwellings were constructed pre-1919, representing 32.8% of all vacant dwellings.
- 3,944 terraced houses were constructed pre-1919, representing 26.1% of all terraced houses.
- 1,305 flats in converted/mixed-use buildings were constructed pre-1919, representing 89.4% of all flats in converted/mixed-use buildings.

More modern construction post-1980 exhibits a broader house type mix but particularly focused on detached and semi-detached housing. 13,465 dwellings constructed post-1980

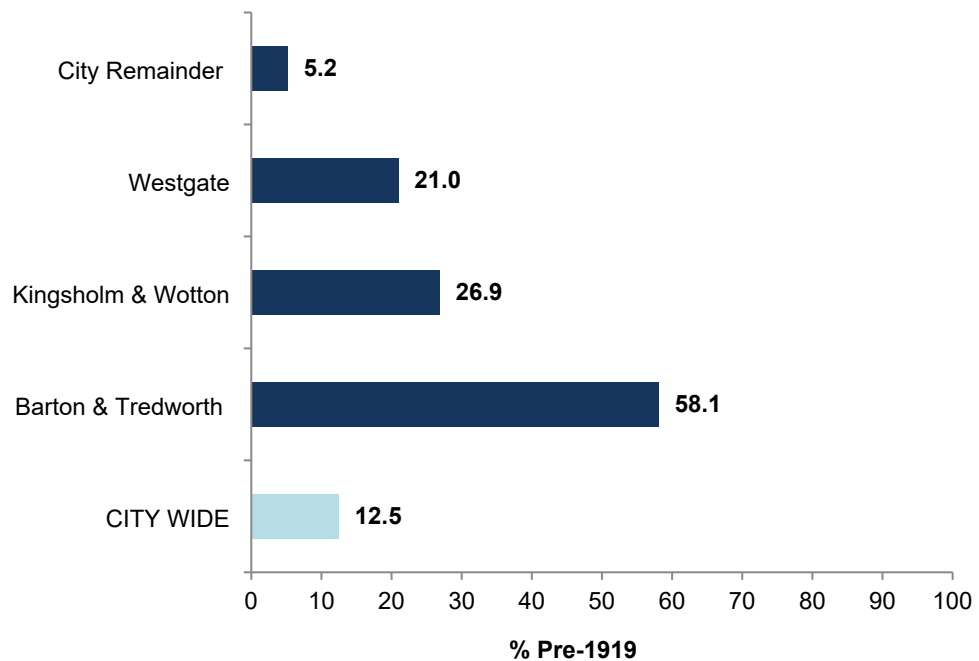
**TABLE 4: HOUSING AGE DISTRIBUTIONS BY SUB-AREA, OCCUPANCY AND HOUSE TYPE**

	DATE OF CONSTRUCTION													
	Pre - 1919		1919 - 1944		1945 - 1964		1965 - 1974		1975 - 1980		Post - 1980		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
<b>MAIN HOUSE TYPE</b>														
Detached House/Bungalow	339	3.1	1149	10.4	440	4.0	1700	15.3	487	4.4	6975	62.9	11089	100.0
Semi-Det. House/Bungalow	1427	6.2	5174	22.5	4458	19.4	4358	18.9	1104	4.8	6490	28.2	23011	100.0
Terraced House/Bungalow	3944	26.1	1107	7.3	2284	15.1	1771	11.7	1401	9.3	4597	30.4	15105	100.0
Purpose-Built Flat	253	3.4	104	1.4	1573	20.9	576	7.6	645	8.6	4380	58.2	7531	100.0
Flat in Converted Building	1305	89.4	127	8.7	0	0.0	0	0.0	0	0.0	29	2.0	1460	100.0
<b>HOUSING OCCUPANCY</b>														
Occupied	6390	11.5	7363	13.3	8416	15.2	8049	14.5	3562	6.4	21741	39.2	55521	100.0
Vacant-short term	835	40.0	298	14.3	0	0.0	252	12.1	74	3.6	626	30.0	2085	100.0
Vacant-long term	43	7.3	0	0.0	339	57.5	104	17.6	0	0.0	104	17.6	590	100.0
<b>SUB-AREA</b>														
Barton & Tredworth	2860	58.1	297	6.0	23	0.5	183	3.7	114	2.3	1442	29.3	4920	100.0
Kingsholm & Wotton	920	26.9	321	9.4	642	18.8	450	13.1	235	6.9	856	25.0	3425	100.0
Westgate	1203	21.0	86	1.5	200	3.5	401	7.0	172	3.0	3666	64.0	5728	100.0
City Remainder	2284	5.2	6956	15.8	7890	17.9	7371	16.7	3115	7.1	16507	37.4	44123	100.0
<b>All Dwellings</b>	<b>7268</b>	<b>12.5</b>	<b>7660</b>	<b>13.2</b>	<b>8756</b>	<b>15.0</b>	<b>8405</b>	<b>14.4</b>	<b>3636</b>	<b>6.2</b>	<b>22471</b>	<b>38.6</b>	<b>58196</b>	<b>100.0</b>

are semi-detached or detached houses/bungalows representing 60% of all dwellings constructed post-1980. 4,380 purpose-built flats were also constructed post-1980.

5.7 Geographically the oldest housing age profiles are associated with the three survey sub areas. 2,860 dwellings in Barton & Tredworth were constructed pre-1919 representing 58.1% of ward housing stock. Rates of pre-1919 housing are also above the City average in Kingsholm & Wotton (26.9%) and Westgate (21.1%). These wards also exhibit a polarised dwelling age pattern with significant evidence of post-1980 new build. This is highest in Westgate ward where 64.0% of dwellings were constructed post-1980.

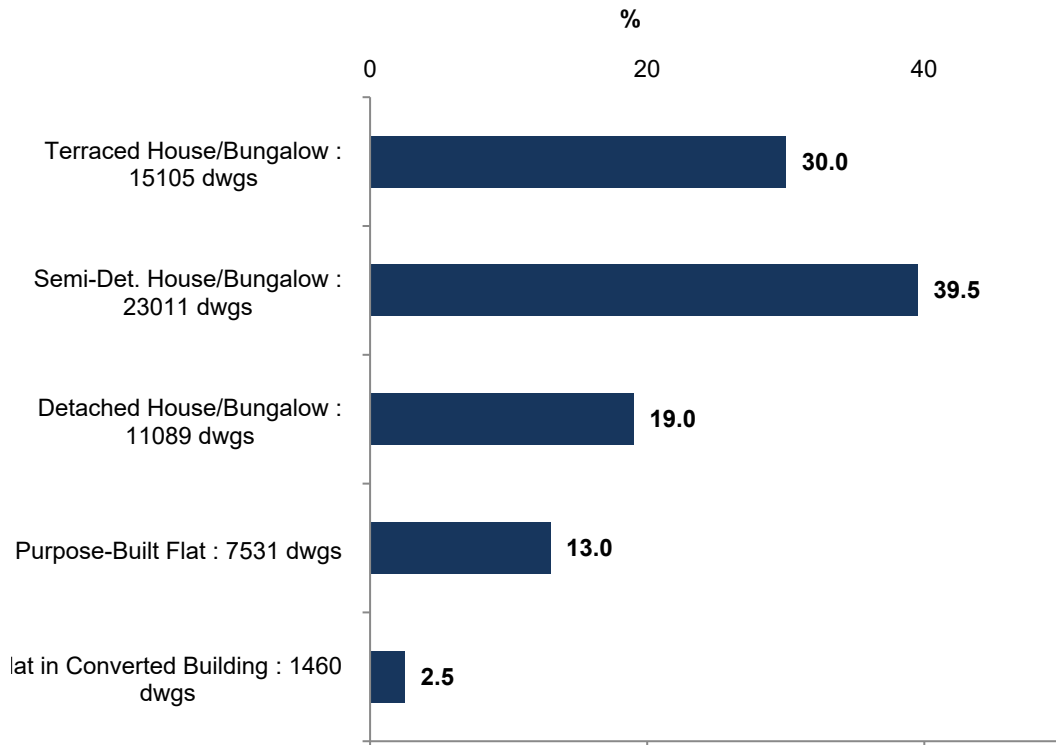
**FIGURE 4: RATES OF PRE-1919 CONSTRUCTION BY SUB-AREA**



**HOUSE TYPE**

5.8 The City of Gloucester housing stock is predominantly of two-storey detached, semi-detached and terraced configuration. Houses and bungalows comprise 49,205 dwellings (84.6%) with the remaining 8,811 dwellings (15.4%) in flats.

FIGURE 5: MAIN HOUSE TYPES



5.9 Terraced housing and flats in converted buildings exhibit the oldest age profiles. 3,944 terraced houses/bungalows were constructed pre-1919 representing 26.1% of all terraced housing and 54.2% of all dwellings constructed pre-1919. 1,305 flats in converted buildings were constructed pre-1919 representing 89.3% of all flats in converted buildings. The youngest housing age profiles are associated with detached housing and purpose-built flats. 62.9% of detached houses/bungalows were constructed post-1980; 58.2% of purpose-built flats were constructed in the same era. Geographically, house type profiles vary in line with the development and growth of the city. Barton and Tredworth Ward shows an over concentration of pre-1919 terraced and inter-war semi-detached housing; Kingsholm and Wotton Ward of post-1980 purpose-built flats and Westgate of both post-1980 purpose-built flats and pre-1919 flats in converted buildings. Outside of these areas the City Remainder exhibits the broadest house type mix.

TABLE 5: HOUSE TYPE DISTRIBUTIONS BY DWELLING AGE, OCCUPANCY AND SUB-AREA												
	MAIN HOUSE TYPE											
	Detached House/Bungalow		Semi-detached House/Bungalow		Terraced House/Bungalow		Purpose-built Flat		Converted/Mixed use Flat		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION												
Pre - 1919	339	3.1	1427	6.2	3944	26.1	253	3.4	1305	89.4	7268	12.5
1919 - 1944	1149	10.4	5174	22.5	1107	7.3	104	1.4	127	8.7	7660	13.2
1945 - 1964	440	4.0	4458	19.4	2284	15.1	1573	20.9	0	0.0	8756	15.0
1965 - 1974	1700	15.3	4358	18.9	1771	11.7	576	7.6	0	0.0	8405	14.4
1975 - 1980	487	4.4	1104	4.8	1401	9.3	645	8.6	0	0.0	3636	6.2
Post - 1980	6975	62.9	6490	28.2	4597	30.4	4380	58.2	29	2.0	22471	38.6
HOUSING OCCUPANCY												
Occupied	10646	96.0	22504	97.8	14261	94.4	7054	93.7	1055	72.3	55521	95.4
Vacant-short term	296	2.7	403	1.8	718	4.8	263	3.5	405	27.7	2085	3.6
Vacant-long term	147	1.3	104	0.5	125	0.8	214	2.8	0	0.0	590	1.0
SUB-AREA												
Barton & Tredworth	114	1.0	1076	4.7	2677	17.7	824	10.9	229	15.7	4920	8.5
Kingsholm & Wotton	385	3.5	685	3.0	685	4.5	1541	20.5	128	8.8	3425	5.9
Westgate	831	7.5	487	2.1	945	6.3	2778	36.9	687	47.1	5728	9.8
City Remainder	9759	88.0	20764	90.2	10797	71.5	2388	31.7	415	28.4	44123	75.8
<b>All Dwellings</b>	<b>11089</b>	<b>100.0</b>	<b>23011</b>	<b>100.0</b>	<b>15105</b>	<b>100.0</b>	<b>7531</b>	<b>100.0</b>	<b>1460</b>	<b>100.0</b>	<b>58196</b>	<b>100.0</b>

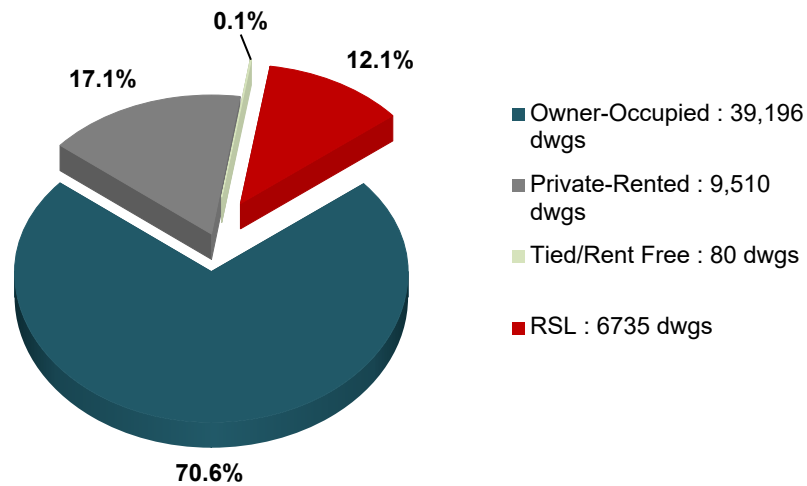


HOUSING TENURE

5.10 Housing tenure was estimated during the survey by occupier confirmation in occupied dwellings but also through surveyor estimates on site of vacant dwellings. Using data for occupied dwellings only represents the most accurate estimate of housing tenure. The occupied housing stock is estimated at 55,521 dwellings.

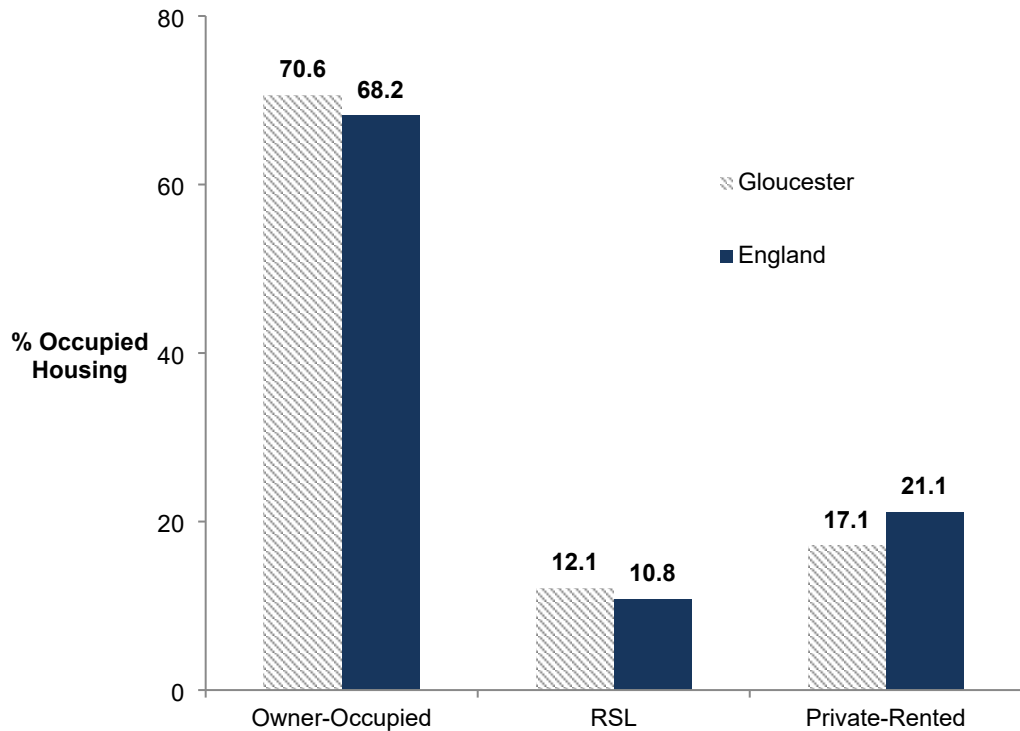
5.11 Owner-Occupation is the predominant form of tenure within the city accounting for 39,196 occupied dwellings or 70.6%. 9,510 occupied dwellings (17.1%) are private rented with 6,735 occupied dwellings (12.1%) rented by a Registered Social Landlord.

**FIGURE 6: HOUSING TENURE 2022 - OCCUPIED HOUSING STOCK**



5.12 Housing tenure patterns in the City of Gloucester vary from the national profile exhibiting higher rates of owner-occupation and RSL accommodation and lower rates of private rental. Comparisons are based on a common housing stock comprising owner-occupied, private-rented and RSL dwellings. Nationally in 2021, 68.2% of dwellings in England were owner-occupied compared to 70.6% in the City of Gloucester 2022; 21.0% of dwellings in England were private rented compared to 17.1% in the City of Gloucester and 10.8% of dwellings in England were rented by a Registered Social Landlord compared to 12.1% in the City of Gloucester.

FIGURE 7: HOUSING TENURE PATTERNS: ENGLAND 2021 AND GLOUCESTER 2022



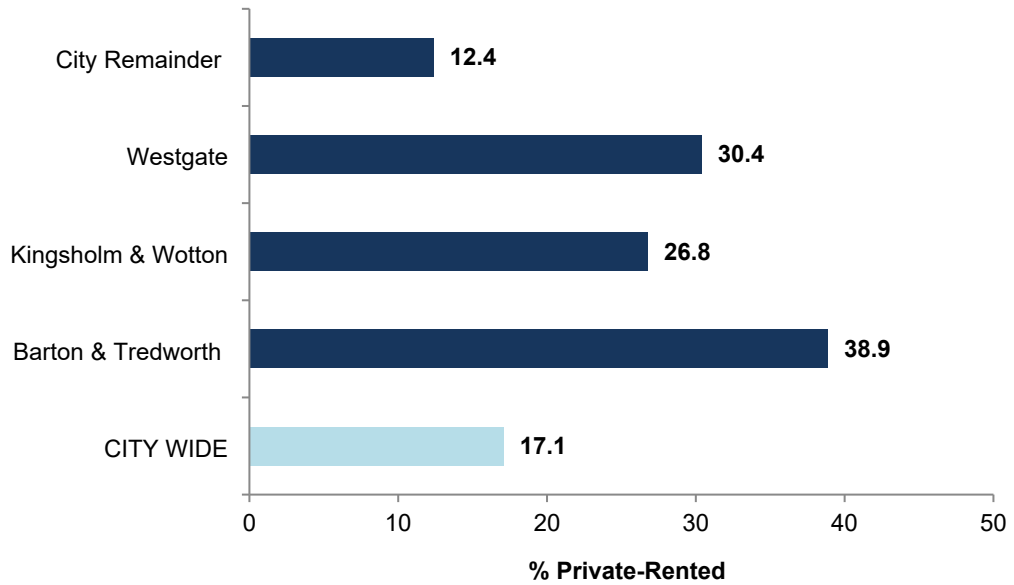
5.13 Significant differences in the composition of the housing stock exist between the main tenure groups. The owner-occupied sector exhibits the broadest house type base but typically comprising two-storey detached/semi-detached and terraced houses and bungalows. Both the private-rented and RSL sectors exhibit higher concentrations of terraced housing and purpose-built flats. Flats in converted/mixed-use buildings are heavily concentrated in the private-rented sector (82.3%).

The owner-occupied sector exhibits a broad age range but with significant post-1980 construction (38.7%). The private-rented sector has a polarised profile with 24.9% of dwellings constructed pre-1919 and 45.2% constructed post-1980. RSL housing is typically of early post-war construction (30.6%) and post-1980 construction (33.3%).

TABLE 6: HOUSING TENURE BY DATE OF CONSTRUCTION AND MAIN HOUSE TYPE										
DATE OF CONSTRUCTION	TENURE									
	Owner occupied		Private rented		Tied/rent free		RSL		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Pre - 1919	3915	10.0	2367	24.9	0	0.0	109	1.6	6390	11.5
1919 - 1944	5694	14.5	527	5.5	0	0.0	1142	17.0	7363	13.3
1945 - 1964	5378	13.7	977	10.3	0	0.0	2061	30.6	8416	15.2
1965 - 1974	6576	16.8	730	7.7	57	71.5	686	10.2	8049	14.5
1975 - 1980	2462	6.3	608	6.4	0	0.0	492	7.3	3562	6.4
Post - 1980	15171	38.7	4302	45.2	23	28.5	2245	33.3	21741	39.2
MAIN HOUSE TYPE										
Detached House/Bungalow	9922	25.3	644	6.8	29	35.7	52	0.8	10646	19.2
Semi-detached House/Bungalow	18984	48.4	1999	21.0	0	0.0	1522	22.6	22504	40.5
Terraced House/Bungalow	8531	21.8	3726	39.2	23	28.5	1981	29.4	14261	25.7
Purpose-built Flat	1593	4.1	2273	23.9	29	35.7	3159	46.9	7054	12.7
Converted/mixed use Flat	166	0.4	867	9.1	0	0.0	21	0.3	1055	1.9
<b>All Dwellings</b>	<b>39196</b>	<b>100.0</b>	<b>9510</b>	<b>100.0</b>	<b>80</b>	<b>100.0</b>	<b>6735</b>	<b>100.0</b>	<b>55521</b>	<b>100.0</b>

5.14 Housing tenure patterns vary across the city with the City Remainder dominated by owner-occupation while the three selected wards offer significantly higher rates of private-rental. 38.9% of dwellings in Barton & Tredworth are private rented, 26.8% in Kingsholm & Wotton and 30.4% in Westgate.

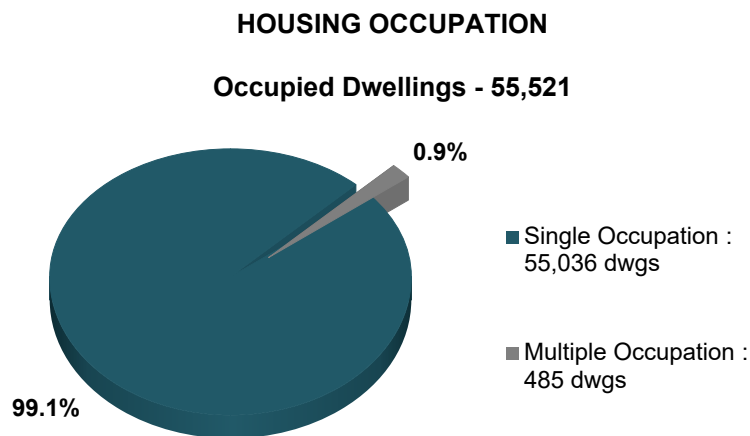
**FIGURE 8: RATES OF PRIVATE RENTAL (OCCUPIED HOUSING STOCK) BY SUB-AREA**



## 6. THE CHARACTERISTICS AND CIRCUMSTANCES OF RESIDENT HOUSEHOLDS

6.1 55,521 occupied dwellings contain 56,575 households and a resident population of 134,165 persons. Average household size is estimated at 2.37 persons per household. 55,036 occupied dwellings (99.1%) are occupied by a single household, the remaining 485 occupied dwellings (0.9%) are in multiple occupation. Houses in multiple occupation account for 1,539 households averaging 3.17 households per HMO. The highest rates of multiple occupation are found in Barton & Tredworth (5.3%) and Kingsholm & Wotton (1.9%) wards.

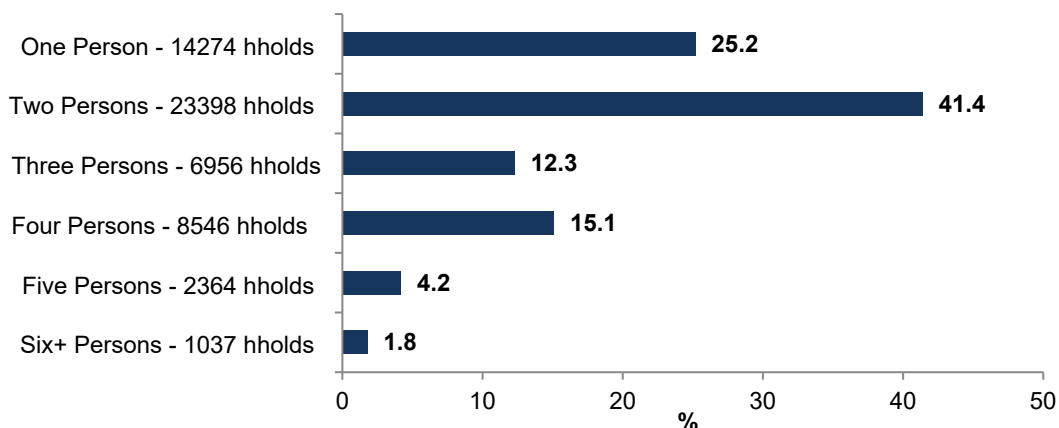
**FIGURE 9: HOUSES IN MULTIPLE OCCUPATION**



### HOUSEHOLD SIZE

6.2 Households within the City are typically small in size. 14,274 households (25.2%) are single person in size; an additional 23,398 households (41.4%) contain two persons. Only 3,401 households (6.0%) contain five or more persons.

**FIGURE 10: HOUSEHOLD SIZE**



**HOUSEHOLD DEMOGRAPHICS**

6.3 Households in the City exhibit a broad but ageing demographic profile. 26,300 households (46.5%) have a household representative person (HRP) aged 55 years and over; 15,522 households (27.4%) have an HRP aged 65 years and over. The average recorded age of HRPs was 53 years. Demographic characteristics are reflected in the composition of households. 7,167 households (12.7%) contain a single person aged over 60 years, 7,699 households (13.6%) contain two persons with an HRP aged over 60 years.

**TABLE 7: RESIDENT HOUSEHOLDS BY AGE OF HRP AND HOUSEHOLD TYPE**

	Households	%
<b>AGE OF HRP</b>		
Under 25 years	1115	2.0
25-34 years	8642	15.3
35-44 years	10872	19.2
45-54 years	9646	17.0
55-65 years	10778	19.1
65 years and over	15522	27.4
<b>HOUSEHOLD TYPE</b>		
Single Person non-Pensioner	7501	13.3
Single Parent Family	2442	4.3
Two Person Adult non-Pensioner	14364	25.4
Small Family	10401	18.4
Large Family	2108	3.7
Large Adult	4804	8.5
Single Person Elderly	7167	12.7
Two Person Elderly	7699	13.6
Elderly with Family	90	0.2
<b>TOTAL HOUSEHOLDS</b>	<b>56575</b>	<b>100.0</b>

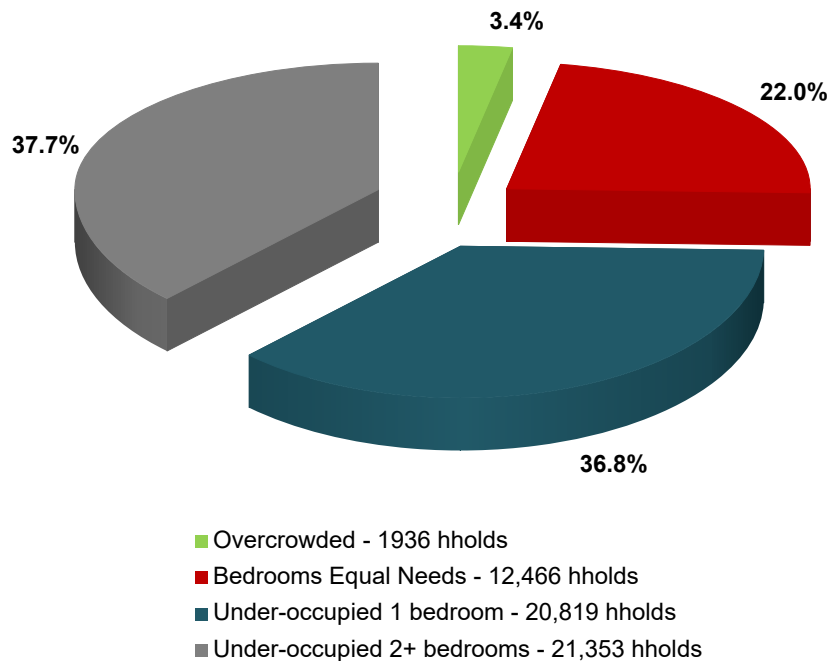
**ETHNICITY**

6.4 46,772 households (82.6%) are of white British or Irish origin. 3,502 households (6.2%) are of other (predominantly Eastern European) white origin. The remaining 6,301 households (11.2%) are distributed across a wide range of Black and Minority Ethnic groups.

**HOUSEHOLD OCCUPANCY**

6.5 Linking dwelling size (number of bedrooms) to household composition and demographics through the Bedroom Standard provides an indicator of household occupancy. 1,936 households (3.4%) have insufficient bedrooms to meet family needs and are over-crowded, 12,466 households (22.0%), 42,172 households (74.6%) have bedrooms above their family needs and are in under-occupation. Levels of under-occupation are confirmed through the comparison of household size with dwelling size. Average household size is 2.37 persons against average dwelling size of 2.77 bedrooms.

**FIGURE 11: HOUSEHOLD OCCUPANCY**



6.6 Levels of overcrowding within the City are significantly higher in the private-rented (6.7%) and RSL (7.0%) sectors and in the Barton & Tredworth Ward (12.2%).

**TABLE 8: HOUSEHOLD OCCUPANCY BY HOUSING SECTOR**

	BEDROOM STANDARD									
	Overcrowded		Bedrooms equal needs		Under-occupied one bedroom		Under-occupied two or more bedrooms		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>TENURE</b>										
Owner occupied	750	1.9	4595	11.7	15385	39.3	18466	47.1	39196	100.0
Private rented	712	6.7	3995	37.8	4297	40.7	1559	14.8	10564	100.0
Tied/rent free	0	0.0	23	28.8	29	35.6	29	35.6	80	100.0
RSL	474	7.0	3853	57.2	1108	16.5	1299	19.3	6735	100.0
<b>DATE OF CONSTRUCTION</b>										
Pre - 1919	414	6.0	1960	28.5	2652	38.6	1844	26.8	6870	100.0
1919 - 1944	624	8.4	1137	15.3	1209	16.3	4451	60.0	7420	100.0
1945 - 1964	125	1.5	1970	23.3	3334	39.4	3024	35.8	8453	100.0
1965 - 1974	150	1.8	1300	16.0	3322	40.9	3348	41.2	8120	100.0
1975 - 1980	0	0.0	1023	28.4	1303	36.2	1277	35.4	3604	100.0
Post - 1980	624	2.8	5077	23.0	8999	40.7	7409	33.5	22109	100.0
<b>MAIN HOUSE TYPE</b>										
Detached House/Bungalow	259	2.4	927	8.7	2505	23.4	6993	65.4	10684	100.0
Semi-detached House/Bungalow	810	3.6	3054	13.5	9111	40.3	9611	42.6	22587	100.0
Terraced House/Bungalow	793	5.4	3147	21.4	6247	42.5	4496	30.6	14683	100.0
Purpose-built Flat	74	1.0	4658	62.5	2500	33.5	222	3.0	7453	100.0
Converted/mixed use Flat	0	0.0	680	58.3	456	39.1	31	2.7	1167	100.0
<b>All Households</b>	<b>1936</b>	<b>3.4</b>	<b>12466</b>	<b>22.0</b>	<b>20819</b>	<b>36.8</b>	<b>21353</b>	<b>37.7</b>	<b>56575</b>	<b>100.0</b>

## RESIDENTIAL MOBILITY

6.7 Patterns of residential mobility within the City of Gloucester reflect a distinction between a mobile private-rented sector and more stable and established owner-occupied and RSL sectors. 21,253 owner-occupied households (54.2%) have been resident in their current dwelling over 10 years; 2,716 RSL tenants (40.3%) have also been resident in their current dwelling over 10 years. In contrast, only 1,452 private-rented households (13.7%) have been resident in their current dwelling over 10 years, with 4,625 private-rented households resident under 2 years. 2.3% of owner-occupied households and 4.6% of RSL households definitely intend to move in the next 12 months. This rises to 10.0% of private-rented households intending to move over the same period.



**TABLE 9: LENGTH OF RESIDENCE AND INTENTION TO MOVE BY TENURE**

	TENURE									
	Owner occupied		Private rented		Tied/rent free		RSL		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>LENGTH OF RESIDENCY</b>										
Under 1 year	1566	4.0	1683	15.9	23	28.8	369	5.5	3642	6.4
1 - 2 years	3580	9.1	2942	27.9	29	35.6	578	8.6	7128	12.6
3 - 5 years	5972	15.2	3133	29.7	29	35.6	1594	23.7	10728	19.0
6 - 10 years	6825	17.4	1354	12.8	0	0.0	1478	21.9	9657	17.1
11 - 20 years	7256	18.5	1000	9.5	0	0.0	1308	19.4	9564	16.9
Over 20 years	13997	35.7	452	4.3	0	0.0	1408	20.9	15857	28.0
<b>INTENTION TO MOVE</b>										
Don't Know	1657	4.2	1023	9.7	29	35.6	343	5.1	3051	5.4
Yes - possibly	2376	6.1	1788	16.9	0	0.0	986	14.6	5149	9.1
Yes - definitely	916	2.3	1058	10.0	0	0.0	307	4.6	2282	4.0
No Intention	34248	87.4	6694	63.4	52	64.4	5099	75.7	46093	81.5
<b>All Households</b>	<b>39196</b>	<b>100.0</b>	<b>10564</b>	<b>100.0</b>	<b>80</b>	<b>100.0</b>	<b>6735</b>	<b>100.0</b>	<b>56575</b>	<b>100.0</b>

6.8 Across the City the three selected wards exhibit higher rates of residential mobility with the City Remainder offering a more stable household base. 27.2% of households in Barton & Tredworth have been resident under 2 years, rising to 34.1% in Kingsholm & Wotton and 35.8% in Westgate. This compares with only 14.7% of households resident under 2 years in the City Remainder. Additionally, only 1.5% of households in the City Remainder definitely intend to move in the next 12 months. This figure rises to 6.1% of households in Kingsholm & Wotton, 10.2% of households in Westgate and 17.4% of households in Barton & Tredworth. Higher rates of household mobility in these wards show an association with higher levels of private renting.

TABLE 10: LENGTH OF RESIDENCE AND INTENTION TO MOVE BY SUB-AREA										
	Barton & Tredworth		Kingsholm & Wotton		Westgate		City Remainder		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>LENGTH OF RESIDENCY</b>										
Under 1 year	643	12.7	511	15.3	719	12.8	1768	4.2	3642	6.4
1 - 2 years	734	14.5	628	18.8	1293	23.0	4474	10.5	7128	12.6
3 - 5 years	954	18.9	672	20.1	1404	25.0	7698	18.1	10728	19.0
6 - 10 years	1004	19.9	555	16.6	1020	18.2	7078	16.6	9657	17.1
11 - 20 years	705	13.9	385	11.5	461	8.2	8014	18.8	9564	16.9
Over 20 years	1018	20.1	588	17.6	716	12.8	13535	31.8	15857	28.0
<b>INTENTION TO MOVE</b>										
Don't Know	579	11.4	192	5.8	304	5.4	1977	4.6	3051	5.4
Yes - possibly	1153	22.8	564	16.9	624	11.1	2808	6.6	5149	9.1
Yes - definitely	880	17.4	203	6.1	574	10.2	624	1.5	2282	4.0
No Intention	2445	48.4	2380	71.3	4112	73.3	37156	87.3	46093	81.5
<b>All Households</b>	<b>5057</b>	<b>100.0</b>	<b>3339</b>	<b>100.0</b>	<b>5613</b>	<b>100.0</b>	<b>42566</b>	<b>100.0</b>	<b>56575</b>	<b>100.0</b>

HOUSEHOLD VARIATIONS BY TENURE

6.9 Demographic and social characteristics vary by tenure reflecting a younger private-rented sector compared to both the owner-occupied and RSL sectors:

- An average age of 42 years for private-rented HRPs (household representative persons) rises to 55 years for both owner-occupied and RSL households.
- 33.9% of households in the private-rented sector have an HRP (household representative person) aged under 35 years compared to 13.2% of owner-occupied households and 14.5% of RSL households.
- 27.0% of households in the private-rented sector are single person non-pensioner in type compared to 8.3% of households in the owner-occupied sector and 20.2% of households in the RSL sector.
- 7.5% of households in the private-rented sector are elderly in type compared to 30.8% of households in the owner-occupied sector and 29.7% of households in the RSL sector.

TABLE 11: DEMOGRAPHIC AND SOCIAL VARIATIONS BY TENURE

	TENURE									
	Owner occupied		Private rented		Tied/rent free		RSL		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>AGE HRP</b>										
under 25 years	176	0.4	792	7.5	0	0.0	148	2.2	1115	2.0
25 - 34 years	5024	12.8	2792	26.4	0	0.0	827	12.3	8642	15.3
35 - 44 years	6535	16.7	3165	30.0	52	64.4	1120	16.6	10872	19.2
45 - 54 years	6341	16.2	1927	18.2	0	0.0	1378	20.5	9646	17.0
55 - 60 years	6409	16.4	670	6.3	0	0.0	815	12.1	7894	14.0
61 - 65 years	2190	5.6	321	3.0	29	35.6	345	5.1	2884	5.1
over 65 years	12522	31.9	898	8.5	0	0.0	2102	31.2	15522	27.4
<b>HOUSEHOLD TYPE</b>										
Single Person Non Pensioner	3263	8.3	2848	27.0	29	35.6	1362	20.2	7501	13.3
Single Parent Family	751	1.9	668	6.3	23	28.8	1000	14.8	2442	4.3
Two Person Adult Non Pensioner	10800	27.6	2895	27.4	0	0.0	669	9.9	14364	25.4
Small Family	7378	18.8	1932	18.3	29	35.6	1062	15.8	10401	18.4
Large Family	884	2.3	832	7.9	0	0.0	392	5.8	2108	3.7
Large Adult	3956	10.1	596	5.6	0	0.0	252	3.7	4804	8.5

**TABLE 11: DEMOGRAPHIC AND SOCIAL VARIATIONS BY TENURE**

	TENURE									
	Owner occupied		Private rented		Tied/rent free		RSL		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
Single Person Elderly	5749	14.7	465	4.4	0	0.0	954	14.2	7167	12.7
Two Person Elderly	6325	16.1	329	3.1	0	0.0	1045	15.5	7699	13.6
Elderly With Family	90	0.2	0	0.0	0	0.0	0	0.0	90	0.2
<b>HOUSEHOLD SIZE</b>										
One person	8989	22.9	2941	27.8	29	35.6	2316	34.4	14274	25.2
Two persons	17623	45.0	3580	33.9	0	0.0	2195	32.6	23398	41.4
Three Persons	4774	12.2	1502	14.2	0	0.0	680	10.1	6956	12.3
Four persons	6081	15.5	1497	14.2	52	64.4	917	13.6	8546	15.1
Five persons	1332	3.4	612	5.8	0	0.0	420	6.2	2364	4.2
Six or more persons	397	1.0	432	4.1	0	0.0	208	3.1	1037	1.8
<b>All Households</b>	<b>39196</b>	<b>100.0</b>	<b>10564</b>	<b>100.0</b>	<b>80</b>	<b>100.0</b>	<b>6735</b>	<b>100.0</b>	<b>56575</b>	<b>100.0</b>

**TABLE 12: DEMOGRAPHIC AND SOCIAL VARIATIONS BY SUB-AREA**

	Sub-Area									
	Barton & Tredworth		Kingsholm & Wotton		Westgate		City Remainder		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>AGE HRP</b>										
under 25 years	290	5.7	319	9.5	91	1.6	416	1.0	1115	2.0
25 - 34 years	725	14.3	618	18.5	1472	26.2	5827	13.7	8642	15.3
35 - 44 years	1269	25.1	426	12.8	1268	22.6	7908	18.6	10872	19.2
45 - 54 years	952	18.8	641	19.2	666	11.9	7387	17.4	9646	17.0
55 - 60 years	416	8.2	310	9.3	401	7.1	6766	15.9	7894	14.0
61 - 65 years	448	8.9	224	6.7	234	4.2	1978	4.6	2884	5.1
over 65 years	956	18.9	801	24.0	1480	26.4	12284	28.9	15522	27.4
<b>HOUSEHOLD TYPE</b>										
Single Person Non Pensioner	1121	22.2	905	27.1	1211	21.6	4264	10.0	7501	13.3
Single Parent Family	586	11.6	107	3.2	86	1.5	1663	3.9	2442	4.3
Two Person Adult Non Pensioner	828	16.4	927	27.8	1575	28.1	11034	25.9	14364	25.4
Small Family	668	13.2	331	9.9	972	17.3	8430	19.8	10401	18.4
Large Family	270	5.3	0	0.0	174	3.1	1663	3.9	2108	3.7
Large Adult	675	13.3	267	8.0	115	2.0	3747	8.8	4804	8.5

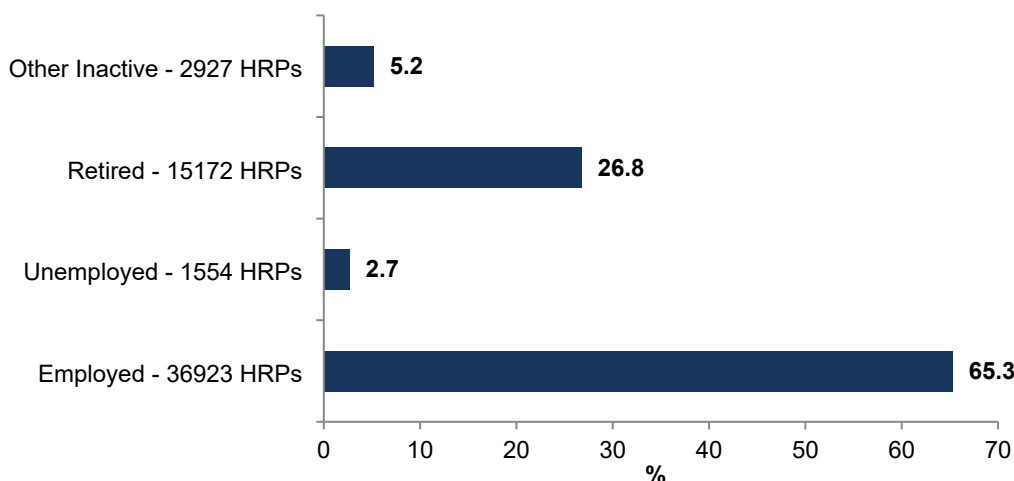
**TABLE 12: DEMOGRAPHIC AND SOCIAL VARIATIONS BY SUB-AREA**

	Sub-Area									
	Barton & Tredworth		Kingsholm & Wotton		Westgate		City Remainder		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
Single Person Elderly	485	9.6	480	14.4	788	14.0	5414	12.7	7167	12.7
Two Person Elderly	357	7.1	300	9.0	692	12.3	6350	14.9	7699	13.6
Elderly With Family	69	1.4	21	0.6	0	0.0	0	0.0	90	0.2
<b>HOUSEHOLD SIZE</b>										
One person	1434	28.4	1162	34.8	1999	35.6	9678	22.7	14274	25.2
Two persons	1333	26.4	1270	38.0	2267	40.4	18528	43.5	23398	41.4
Three Persons	1015	20.1	352	10.6	593	10.6	4996	11.7	6956	12.3
Four persons	581	11.5	470	14.1	523	9.3	6972	16.4	8546	15.1
Five persons	444	8.8	53	1.6	203	3.6	1664	3.9	2364	4.2
Six or more persons	249	4.9	32	1.0	29	0.5	727	1.7	1037	1.8
<b>All Households</b>	<b>5057</b>	<b>100.0</b>	<b>3339</b>	<b>100.0</b>	<b>5613</b>	<b>100.0</b>	<b>42566</b>	<b>100.0</b>	<b>56575</b>	<b>100.0</b>

**HOUSEHOLD ECONOMIC CHARACTERISTICS**

6.10 36,923 HRPs (65.3%) are in full or part-time employment, 1,554 HRPs (2.7%) are registered unemployed and 15,172 HRPs (26.8%) are economically retired.

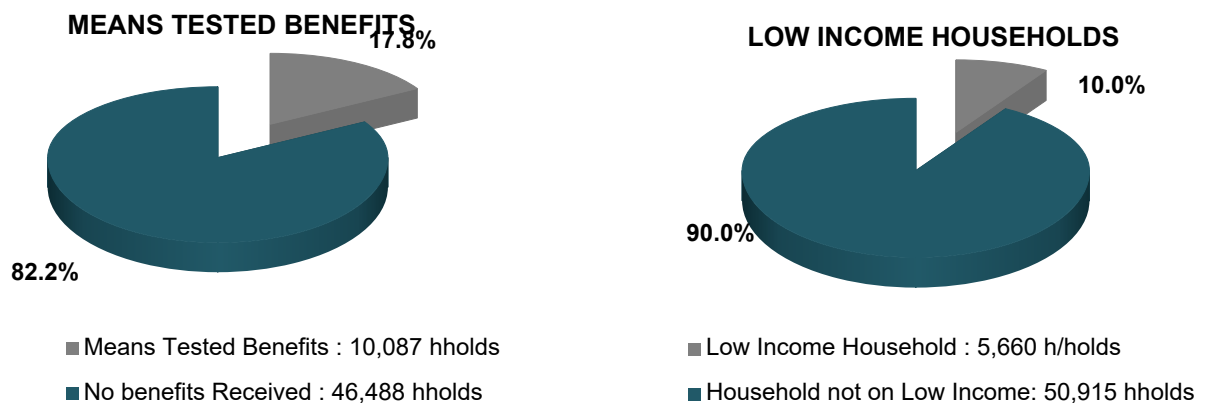
**FIGURE 12: ECONOMIC STATUS OF HRP**



6.11 10,087 households have a household member in receipt of a Means Tested Benefit (17.9%), 5,660 households (10.0%) have disposable incomes below 60% of the median U.K. disposable income. Data from ONS indicates median disposable income in England at

£32,300 with the 60% threshold indicating a required median disposable income of £19,380. The survey indicates a median disposable income in the City of Gloucester of £32,877, ranging from £20,644 for RSL tenants to £34,000 for households in both the owner-occupied and private-rented sectors.

**FIGURE 13: MEANS TESTED BENEFITS AND LOW INCOMES**



6.12 Economic variations are evident across the tenure groups with major differences including:

- Higher rates of economic retirement in the owner-occupied (31.7%) and RSL sectors (31.2%).
- Lower rates of economic activity in the RSL sector. 12.5% of HRPs in the RSL sector are registered unemployed, 18.7% are permanently sick or disabled.
- Higher rates of means tested benefit receipt in the private-rented and RSL sectors. 28.0% of private-rented households and 60.6% of RSL households are in receipt of means tested benefits.
- Higher proportion of low income households in the private-rented and RSL sectors. 10.4% of private-rented households and 36.8% of RSL households are on low incomes.

**TABLE 13: HOUSEHOLD ECONOMIC STATUS BY TENURE**

	TENURE									
	Owner occupied		Private rented		Tied/rent free		RSL		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>ECONOMIC STATUS - HRP</b>										
Full time work (30hrs+)	25088	64.0	7913	74.9	29	35.6	2379	35.3	35408	62.6
Part time work (under 30 hours)	1137	2.9	239	2.3	29	35.6	110	1.6	1515	2.7
Registered unemployed	207	0.5	482	4.6	23	28.8	842	12.5	1554	2.7

**TABLE 13: HOUSEHOLD ECONOMIC STATUS BY TENURE**

	TENURE									
	Owner occupied		Private rented		Tied/rent free		RSL		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
Permanently sick / disabled	277	0.7	504	4.8	0	0.0	1259	18.7	2041	3.6
Looking after home	44	0.1	223	2.1	0	0.0	43	0.6	310	0.5
Wholly retired	12442	31.7	627	5.9	0	0.0	2102	31.2	15172	26.8
Student	0	0.0	576	5.5	0	0.0	0	0.0	576	1.0
<b>LOW INCOME</b>										
Not on low income	37112	94.7	9468	89.6	80	100.0	4255	63.2	50915	90.0
Low income household	2084	5.3	1096	10.4	0	0.0	2480	36.8	5660	10.0
<b>MEANS TESTED BENEFITS</b>										
No benefit receipt	36173	92.3	7601	72.0	57	71.3	2657	39.4	46488	82.2
In receipt of benefits	3023	7.7	2963	28.0	23	28.8	4078	60.6	10087	17.8
<b>All Households</b>	<b>39196</b>	<b>100.0</b>	<b>10564</b>	<b>100.0</b>	<b>80</b>	<b>100.0</b>	<b>6735</b>	<b>100.0</b>	<b>56575</b>	<b>100.0</b>

6.13 Economic circumstances are significantly worse in the Barton & Tredworth Ward as illustrated by:

- 5.7% of HRPs unemployed;
- 24.2% of households on low income; and
- 47.4% of households in receipt of means tested benefit.

**TABLE 14: HOUSEHOLD ECONOMIC STATUS BY SUB-AREA**

	Sub-Area									
	Barton & Tredworth		Kingsholm & Wotton		Westgate		City Remainder		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>ECONOMIC STATUS HRP</b>										
Full time work (30hrs+)	2877	56.9	2069	62.0	3610	64.3	26852	63.1	35408	62.6
Part time work (under 30 hours)	300	5.9	86	2.6	88	1.6	1041	2.4	1515	2.7
Registered unemployed	286	5.7	128	3.8	205	3.7	935	2.2	1554	2.7
Permanently sick / disabled	318	6.3	21	0.6	143	2.6	1558	3.7	2041	3.6
Looking after home	142	2.8	64	1.9	0	0.0	104	0.2	310	0.5
Wholly retired	956	18.9	812	24.3	1535	27.4	11868	27.9	15172	26.8
Student	178	3.5	159	4.8	31	0.6	208	0.5	576	1.0
<b>LOW INCOME</b>										

**TABLE 14: HOUSEHOLD ECONOMIC STATUS BY SUB-AREA**

	Sub-Area									
	Barton & Tredworth		Kingsholm & Wotton		Westgate		City Remainder		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
Not on low income	3831	75.8	2955	88.5	4890	87.1	39240	92.2	50915	90.0
Low income household	1226	24.2	384	11.5	723	12.9	3326	7.8	5660	10.0
<b>MEANS TESTED BENEFITS</b>										
No benefit receipt	2660	52.6	2720	81.5	4362	77.7	36746	86.3	46488	82.2
In receipt of benefits	2397	47.4	619	18.5	1251	22.3	5820	13.7	10087	17.8
<b>All Households</b>	<b>5057</b>	<b>100.0</b>	<b>3339</b>	<b>100.0</b>	<b>5613</b>	<b>100.0</b>	<b>42566</b>	<b>100.0</b>	<b>56575</b>	<b>100.0</b>



## **SECTION 3: HOUSING CONDITIONS**

**Chapter 7: Housing Conditions - An Overview and National Perspective**

**Chapter 8: HHSRS – Category 1 and Category 2 Hazards**

**Chapter 9: Housing Repair**

**Chapter 10: Housing Amenities and Facilities**

**Chapter 11: Home Energy Efficiency**

**Chapter 12: Decent Homes Overall Performance**

**Chapter 13: Non-Decent Homes – Investment Needs**

**Chapter 14: Decent Places - Environmental Conditions and Liveability**

## 7. HOUSING CONDITIONS - AN OVERVIEW AND NATIONAL PERSPECTIVE

7.1 Housing conditions within the private housing sector have been measured against the Decent Homes Standard. A Decent Home is one that satisfies all the following four criteria:

- *It meets the current minimum standard for housing in England (HHSRS).*
- *It is in a reasonable state of repair.*
- *It has reasonably modern facilities and services; and*
- *It provides a reasonable degree of thermal comfort.*

Analysis can only be conducted fully within the occupied housing stock.

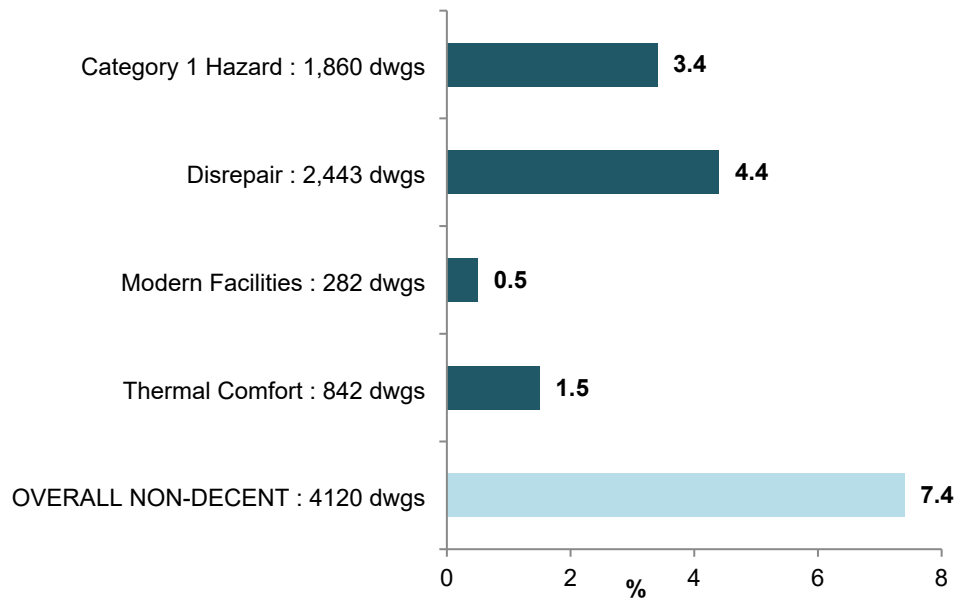
7.2 51,401 occupied dwellings (92.6%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 4,120 dwellings (7.4%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- *1,860 dwellings (3.4%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS).*
- *2,443 dwellings (4.34%) are in disrepair.*
- *282 dwellings (0.5%) lack modern facilities and services; and*
- *842 dwellings (1.5%) fail to provide a reasonable degree of thermal comfort.*

The majority of non-Decent homes fail on one item of the standard (2,968 dwellings – 72.0%); the remaining 1,152 non-Decent Homes exhibit multiple failures (28.0%).

7.3 Costs to achieve Decent Homes within the private-housing sector are estimated at £26.19M averaging £6,356 per non-Decent home.

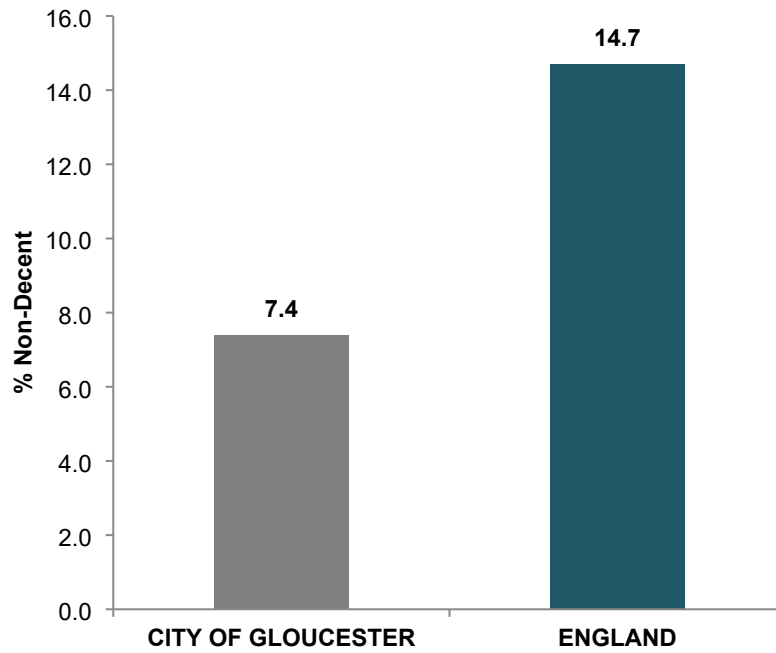
**FIGURE 14: DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD**



7.4 Information on overall Decent Homes performance in England is available annually from the English Housing Survey programme with the last available estimate for 2021. Due to the impact of Covid the 2021 national estimates have not involved a full internal survey of dwellings and have been modelled from 2018 and 2019 data. Additionally, since 2014 while Category 1 hazard data has been published, no further data has been published on the remaining components of the Decent Homes Standard.

7.5 Housing conditions locally with regard to the Decent Homes Standard are significantly better than the national average. Locally 7.4% of private sector and RSL housing fails the Decent Homes Standard compared to 14.7% of equivalent housing stock nationally. Local conditions with regard to Category 1 hazards are also significantly better than the national average. Locally 3.4% of dwellings exhibit Category 1 hazards compared to 9.8% of dwellings nationally.

FIGURE 15: NON-DECENT HOMES – CITY OF GLOUCESTER 2023, ENGLAND 2021



## 8. HHSRS – CATEGORY 1 AND CATEGORY 2 HAZARDS

8.1 The Housing Health and Safety Rating System (HHSRS) is the current approach to the evaluation of the potential risks to health and safety from any deficiencies identified in homes. The HHSRS, although not in itself a statutory standard, was introduced as a replacement for the Housing Fitness Standard (Housing Act 1985, Section 604, as amended).

8.2 Assessment of hazards is a two-stage process, addressing first the likelihood of an occurrence and secondly the range of probable harm outcomes. These two factors are combined using a standard prescribed method to give a score in respect of each hazard. There are 29 hazards, arranged in four main groups reflecting the basic health requirements. These are illustrated below and include:

- *Physiological requirements including hygro-thermal conditions and pollutants.*
- *Psychological requirements including space, security, light and noise.*
- *Protection against infection including hygiene, sanitation and water supply; and*
- *Protection against accidents including falls, electric shocks, burns/scalds and collision.*

8.3 Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band 'J' (9 points or less) the safest, to Band 'A' (5,000 points or more) the most dangerous. Hazards can be grouped within these bandings as Category 1 and Category 2. A Category 1 hazard will fall within Bands 'A', 'B', 'C' i.e., 1,000 points or more.

HAZARD BANDINGS AND HAZARD CATEGORISATION		
HAZARD SCORE RANGE Points....	HAZARD BAND	HAZARD CATEGORY
5000 or more	A	<b>CATEGORY 1</b>
2000 - 4999	B	
1000 - 1999	C	
500 - 999	D	<b>CATEGORY 2</b>
200 - 499	E	
100 - 199	F	
50 - 99	G	
20 - 49	H	
10 - 19	I	
9 or less	J	

8.4 The Housing Act 2004 puts local authorities under a general duty to take appropriate action in relation to a Category 1 hazard. Such action can include:

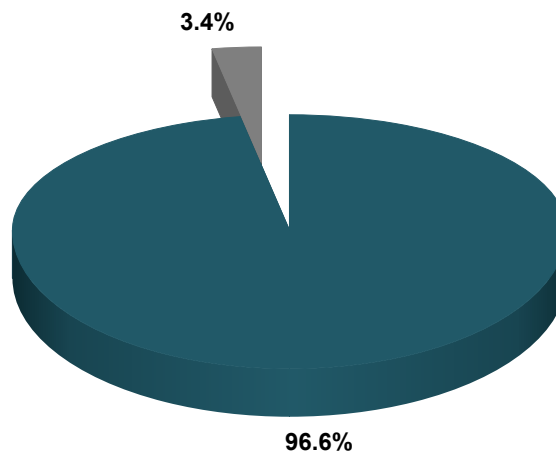
- *Improvement Notice (Section 11, Housing Act 2004).*
- *Prohibition Order (Section 20, Housing Act 2004).*
- *Hazard Awareness Notice (Section 28, Housing Act 2004).*
- *Emergency Remedial Action (Section 40, Housing Act 2004).*
- *Emergency Prohibition Order (Section 43, Housing Act 2004).*
- *Demolition Order (Section 265, Housing Act 1985); and*
- *Clearance Area Declaration (Section 289, Housing Act 1985).*

Similar powers exist to deal with Category 2 hazards but at the discretion of the local authority. Emergency measures cannot however be used, nor can clearance area or demolition powers. The presence of Category 1 hazards is integrated within the Decent Homes Standard and forms the main focus for our analyses. Category 2 hazards have been defined as Hazard Bands D and E.

**CATEGORY 1 HAZARDS**

8.5 1,860 occupied dwellings (3.4%) experience Category 1 hazards within the HHSRS and as a result fail the requirements of the Decent Homes Standard. Rates of Category 1 hazard failure are below the national average (9.8%).

**FIGURE 16: CATEGORY 1 HAZARD FAILURE**



■ No Category 1 Hazards : 53,661 dwgs  
 ■ Category 1 Hazards Present : 1,860 dwgs

8.6 A range of Category 1 hazards was identified across the HHSRS, however the hazard profile is dominated by excess cold and risk of falls on steps and stairs. 1,573 dwellings experience a Category 1 hazard on risk of falls representing 84.6% of all Category 1 hazard dwellings. Excess cold affects 367 dwellings representing 19.7% of all dwellings experiencing a Category 1 hazard. Remaining hazards affect less than 5% of Category 1 dwellings and include Dampness/Mould and Overcrowding. Category 1 hazards identified comprise:

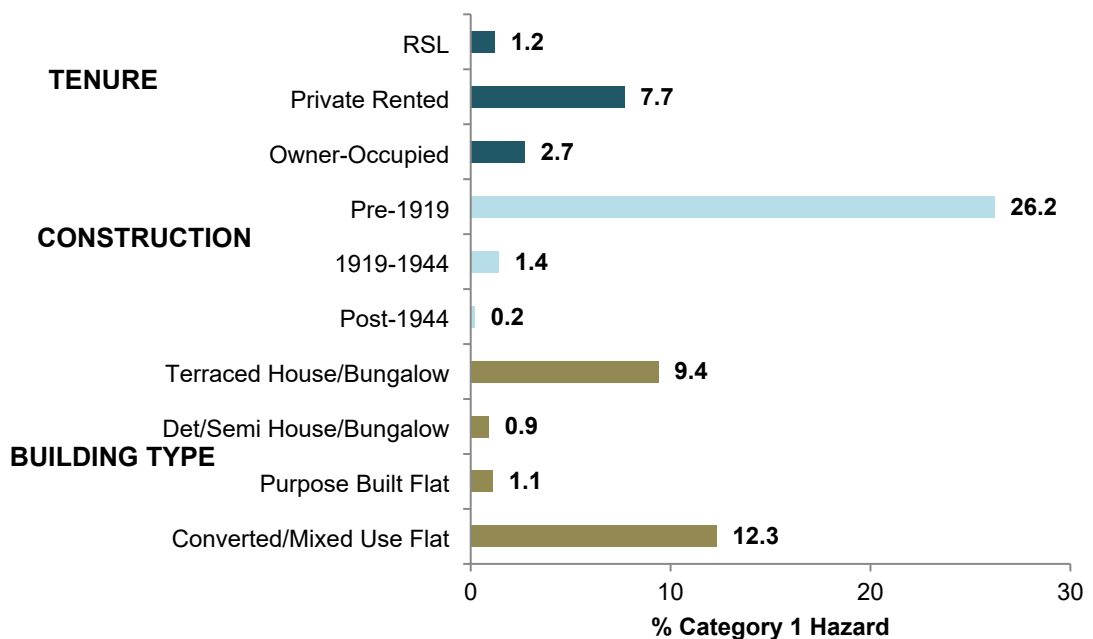
- **Dampness/Mould – 46 dwellings (0.1%)**
- **Excess Cold – 367 dwellings (0.7%)**
- **Crowding and Space – 29 dwellings (0.1%)**
- **Falls on Steps/Stairs – 1573 dwellings (2.8%)**
- **Falls between Levels – 23 dwellings (0.1%)**

**HAZARD DISTRIBUTIONS**

8.7 Rates of Category 1 hazard failure show significant variation by tenure, property age and property type. In this respect rates of Category 1 hazard failure are above average for:

- The private-rented sector (7.7%).
- Dwellings constructed pre-1919 (26.2%).
- Flats in converted buildings (12.3%); and
- Terraced houses (9.4%).

**FIGURE 17: CATEGORY 1 HAZARD FAILURE BY TENURE, BUILDING TYPE AND DATE OF CONSTRUCTION**

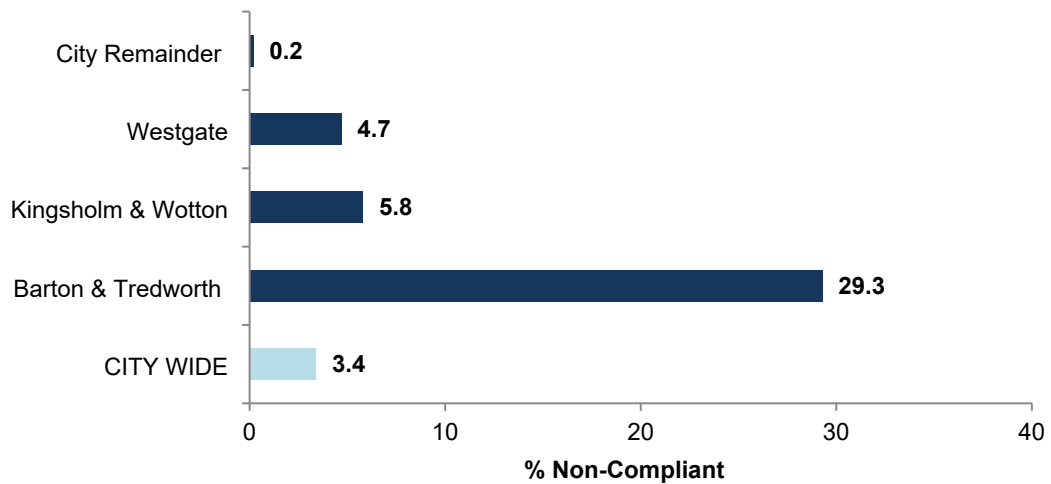


<b>TABLE 15: CATEGORY 1 HAZARD DISTRIBUTIONS BY SUB-AREA AND HOUSING SECTOR</b>						
	<b>HHSRS CATEGORY 1 RISK</b>					
	<b>No category 1 risks</b>		<b>Category 1 risks present</b>		<b>All Occupied Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
<b>TENURE</b>						
Owner occupied	38153	97.3	1043	2.7	39196	100.0
Private rented	8773	92.3	737	7.7	9510	100.0
Tied/rent free	80	100.0	0	0.0	80	100.0
RSL	6654	98.8	80	1.2	6735	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre - 1919	4714	73.8	1676	26.2	6390	100.0
1919 - 1944	7259	98.6	104	1.4	7363	100.0
1945 - 1964	8416	100.0	0	0.0	8416	100.0
1965 - 1974	8020	99.6	29	0.4	8049	100.0
1975 - 1980	3562	100.0	0	0.0	3562	100.0
Post - 1980	21689	99.8	52	0.2	21741	100.0
<b>MAIN HOUSE TYPE</b>						
Detached House/Bungalow	10595	99.5	52	0.5	10646	100.0
Semi-detached House/Bungalow	22246	98.9	258	1.1	22504	100.0
Terraced House/Bungalow	12921	90.6	1340	9.4	14261	100.0
Purpose-built flat	6974	98.9	80	1.1	7054	100.0
Converted/mixed use flat	925	87.7	130	12.3	1055	100.0
<b>SUB-AREA</b>						
Barton & Tredworth	3204	70.7	1327	29.3	4531	100.0
Kingsholm & Wotton	2783	94.2	171	5.8	2954	100.0
Westgate	5212	95.3	258	4.7	5470	100.0
City Remainder	42462	99.8	104	0.2	42566	100.0
<b>All Occupied Dwellings</b>	<b>53661</b>	<b>96.6</b>	<b>1860</b>	<b>3.4</b>	<b>55521</b>	<b>100.0</b>

8.8 Geographically rates of Category 1 hazard failure are significantly above average in three of the sub-areas but particularly in Barton & Tredworth where 29.3% of all dwellings experience Category 1 hazards. Category 1 hazard rates are also above average in Kingsholm & Wotton (5.8%) and Westgate (4.7%). Under 1% of dwellings in the City Remainder exhibit Category 1 hazards.



**FIGURE 18: CATEGORY 1 HAZARD FAILURE BY SUB-AREA**



### CATEGORY 1 HAZARD IMPROVEMENT COSTS

8.9 Costs purely to address Category 1 hazard defects are estimated at £9.87M averaging £5,307 per defective dwelling. Costs are net of fees, preliminaries and VAT.

### CATEGORY 2 HAZARDS

8.10 While the Council has no statutory obligation to address Category 2 hazards, the presence of such hazards may be indicative of properties at risk of future deterioration. Overall, 14,181 dwellings (25.5%) exhibit hazards within hazard bands D and E i.e. Category 2. Category 2 hazards emerging include:

- Falls on Level Surfaces : 7,249 dwellings – 13.1%
- Falls on Stairs etc : 1,573 dwellings – 2.8%
- Entry by Intruders : 8,132 dwellings – 14.6%
- Dampness/Mould : 527 dwellings – 1.0%
- Fire : 407 dwellings – 0.7%

8.11 Category 2 hazards are again over-represented in the private-rented sector, pre-1919 housing and in three of the sub-areas.

<b>TABLE 16: CATEGORY 2 HAZARD DISTRIBUTIONS BY SUB-AREA AND HOUSING SECTOR</b>						
	<b>HHSRS CATEGORY 2 RISK</b>					
	<b>No category 2 risks</b>		<b>Category 2 risks present</b>		<b>All Occupied Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
<b>TENURE</b>						
Owner occupied	32932	84.0	6264	16.0	39196	100.0
Private rented	4846	51.0	4664	49.0	9510	100.0
Tied/rent free	52	64.3	29	35.7	80	100.0
RSL	3510	52.1	3224	47.9	6735	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre - 1919	0	0.0	6390	100.0	6390	100.0
1919 - 1944	6799	92.3	563	7.7	7363	100.0
1945 - 1964	7029	83.5	1388	16.5	8416	100.0
1965 - 1974	7029	87.3	1020	12.7	8049	100.0
1975 - 1980	2940	82.5	622	17.5	3562	100.0
Post - 1980	17543	80.7	4198	19.3	21741	100.0
<b>MAIN HOUSE TYPE</b>						
Detached House/Bungalow	10241	96.2	406	3.8	10646	100.0
Semi-detached House/Bungalow	20762	92.3	1743	7.7	22504	100.0
Terraced House/Bungalow	10338	72.5	3923	27.5	14261	100.0
Purpose-built flat	0	0.0	7054	100.0	7054	100.0
Converted/mixed use flat	0	0.0	1055	100.0	1055	100.0
<b>SUB-AREA</b>						
Barton & Tredworth	1144	25.3	3387	74.7	4531	100.0
Kingsholm & Wotton	942	31.9	2012	68.1	2954	100.0
Westgate	1776	32.5	3695	67.5	5470	100.0
City Remainder	37479	88.0	5087	12.0	42566	100.0
<b>All Occupied Dwellings</b>	<b>41340</b>	<b>74.5</b>	<b>14181</b>	<b>25.5</b>	<b>55521</b>	<b>100.0</b>

## 9. HOUSING REPAIR

### DECENT HOMES REPAIR STANDARD

9.1 To meet the Decent Homes Standard, dwellings are required to be in a reasonable state of repair. Dwellings which fail to meet this criterion are those where either:

- *One or more of the key building components are old and because of their condition, need replacing or major repair; or*
- *Two or more of the other building components are old and because of their condition, need replacing or major repair.*

Key building components are those which are essential to the future integrity of the home and its continued occupancy. These include:

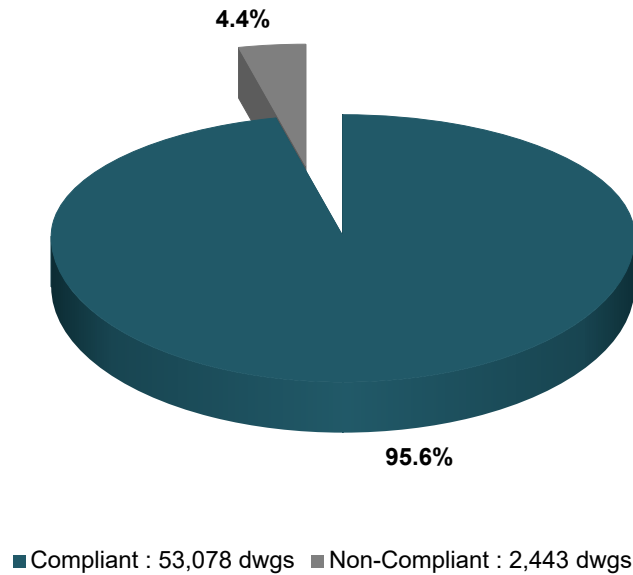
- *External walls.*
- *Roof structure and covering.*
- *Windows and doors.*
- *Chimneys.*
- *Central heating boilers.*
- *Gas fires.*
- *Storage heaters; and*
- *Electrics.*

Full details of the standard of repair required within the Decent Homes Standard are attached at Appendix E.

### DECENT HOMES REPAIR COMPLIANCE

9.2 Overall, 2,493 dwellings (4.4%) fail the repair requirements of the Decent Homes Standard. These properties are at risk of future deterioration. While dwelling disrepair is symptomatic of the natural deterioration of building elements over time it is also reflective of household activity within the housing market - namely housing transactions and home improvement.

FIGURE 19: DECENT HOMES REPAIR PERFORMANCE – OCCUPIED DWELLINGS



9.3 The majority of dwellings non-compliant on repair experience major repairs to primary building elements – 2,293 dwellings (93.0%). 493 dwellings failing Decent Homes repair (20.2%) exhibit secondary element disrepair. External repairs affecting the wind and weatherproofing of a building are dominated by works to chimneys, roof structure and coverings, external pointing, rainwear and flashings. Levels of secondary repair within the Decent Homes standard are reduced by the need for two or more secondary elements to be defective.

9.4 Evidence of structural failure is apparent from the survey but of limited impact in dwelling performance within the HHSRS.

9.5 Dwelling disrepair not only impacts on current living conditions but can result in longer term deterioration within the housing stock affecting household comfort, health and safety. During the course of the survey, surveyors were asked to assess potential building element failure and potential replacement needs within a 10-year period. These needs include the projected replacement within 10 years of:

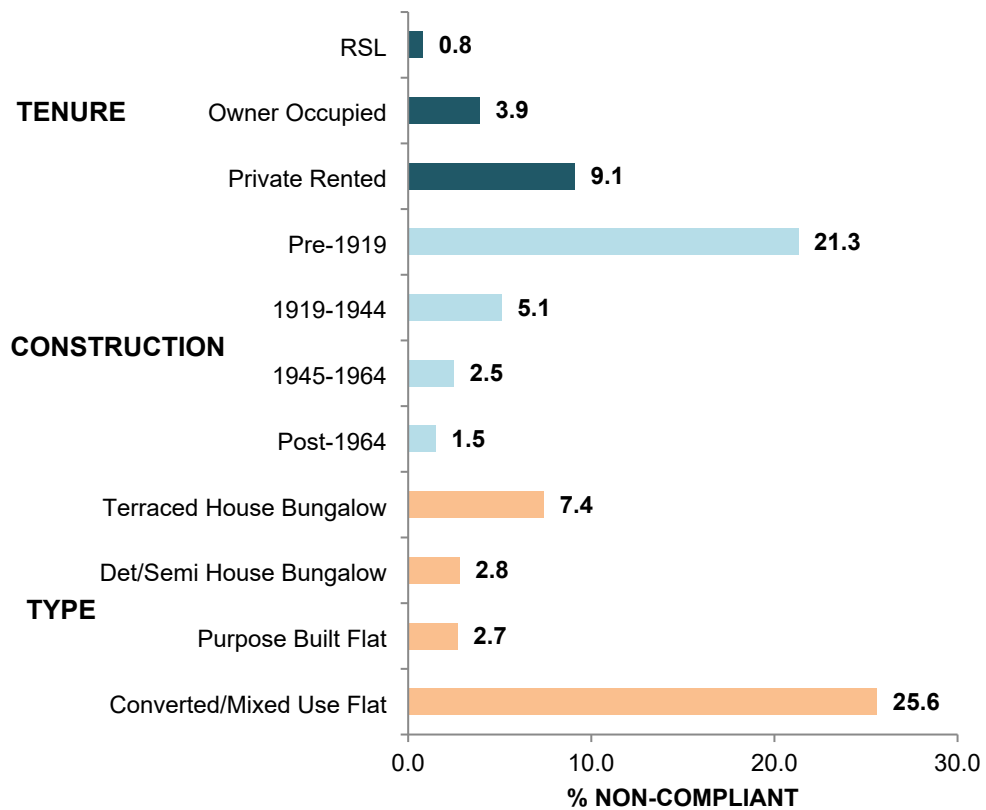
- 6,998 roof coverings (12.6%).
- 968 chimneys (1.9%).
- 8,030 gutters and downpipes (14.5%).
- 2,718 external pointing (4.9%).
- 7,925 windows (14.3%); and
- 4,148 access doors (7.5%).

9.6 Costs to address disrepair within the Decent Homes Standard are estimated at £6,903M. These costs reflect a minimum patch repair approach with no guarantee of future dwelling integrity or maintenance of decent homes standards. To ensure longer-term dwelling repair conditions which will include action against existing disrepair and required element replacement within 10 years to prevent deterioration into non-Decency will incur costs of £29.34M.

**DISREPAIR BY SECTOR**

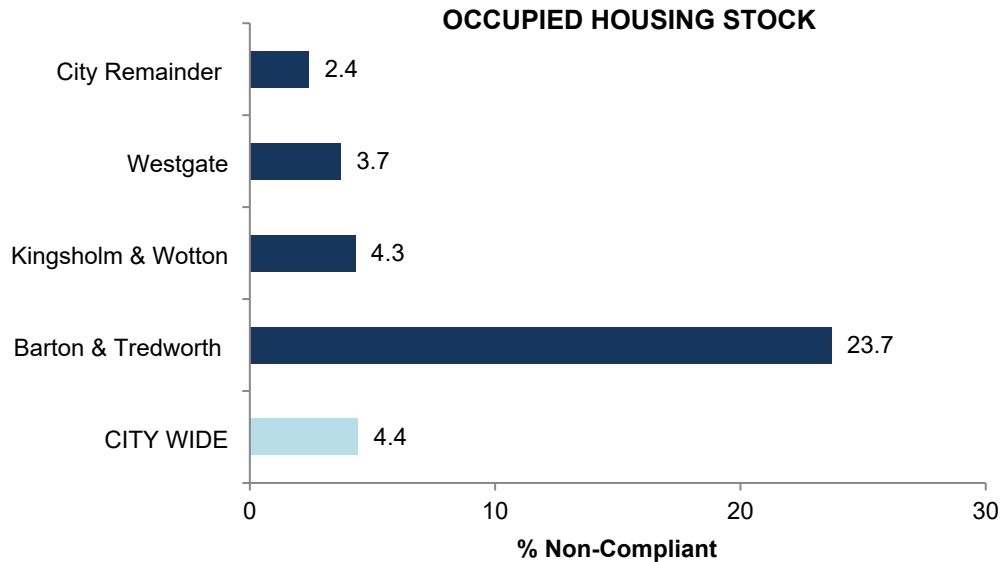
9.7 As might be expected, disrepair is strongly related to dwelling age with rates of disrepair significantly higher within the pre-1919 housing stock. 21.3% of dwellings constructed pre-1919 are defective on repair as are 5.1% of dwellings constructed 1919-1944. In contrast only 0.9% of dwellings constructed post-1980 fail the repair requirements of the Decent Homes standard. Rates of disrepair are also above average for terraced housing and flats in converted buildings, and within the private-rented sector.

**FIGURE 20: DECENT HOMES REPAIR PERFORMANCE BY TENURE, DWELLING AGE AND DWELLING TYPE**



9.9 Patterns of Decent Homes repair failure geographically indicate greater concentrations of disrepair in the Barton & Tredworth Ward. 23.7% of dwellings within this Ward are non-compliant on repair compared to 4.4% of dwellings city-wide.

**FIGURE 21: DECENT HOMES REPAIR PERFORMANCE BY SURVEY AREA**



**TABLE 17: DECENT HOMES REPAIR PERFORMANCE BY SUB-AREA AND HOUSING SECTOR**

	DECENT HOMES REPAIR					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>						
Owner occupied	37674	96.1	1523	3.9	39196	100.0
Private rented	8642	90.9	868	9.1	9510	100.0
Tied/rent free	80	100.0	0	0.0	80	100.0
RSL	6683	99.2	52	0.8	6735	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre - 1919	5030	78.7	1361	21.3	6390	100.0
1919 - 1944	6987	94.9	376	5.1	7363	100.0
1945 - 1964	8209	97.5	208	2.5	8416	100.0
1965 - 1974	7709	95.8	340	4.2	8049	100.0
1975 - 1980	3562	100.0	0	0.0	3562	100.0
Post - 1980	21582	99.3	159	0.7	21741	100.0
<b>MAIN HOUSE TYPE</b>						
Detached House/Bungalow	10602	99.6	44	0.4	10646	100.0
Semi-detached House/Bungalow	21622	96.1	882	3.9	22504	100.0

<b>TABLE 17: DECENT HOMES REPAIR PERFORMANCE BY SUB-AREA AND HOUSING SECTOR</b>						
	<b>DECENT HOMES REPAIR</b>					
	<b>Compliant</b>		<b>Non-compliant</b>		<b>All Occupied Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
Terraced House/Bungalow	13204	92.6	1057	7.4	14261	100.0
Purpose-built flat	6865	97.3	189	2.7	7054	100.0
Converted/mixed use flat	785	74.4	270	25.6	1055	100.0
<b>SUB-AREA</b>						
Barton & Tredworth	3455	76.3	1076	23.7	4531	100.0
Kingsholm & Wotton	2826	95.7	128	4.3	2954	100.0
Westgate	5270	96.3	200	3.7	5470	100.0
City Remainder	41528	97.6	1038	2.4	42566	100.0
<b>All Occupied Dwellings</b>	<b>53078</b>	<b>95.6</b>	<b>2443</b>	<b>4.4</b>	<b>55521</b>	<b>100.0</b>

## 10. HOUSING AMENITIES AND FACILITIES

10.1 The survey has examined the amenities and facilities offered by private sector housing in City of Gloucester. Three areas have been examined:

- a) *The amenity/modern facilities requirements of the Decent Homes Standard.*
- b) *Home security arrangements; and*
- c) *Smoke Detection.*

### DECENT HOMES

10.2 For a dwelling to comply with the Decent Homes Standard it must possess reasonably modern amenities. A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- *A kitchen which is 20 years old or less.*
- *A kitchen with adequate space and layout.*
- *A bathroom which is 30 years old or less.*
- *An appropriately located bathroom and WC.*
- *Adequate sound insulation; and*
- *Adequate size and layout of common entrance areas for flats.*

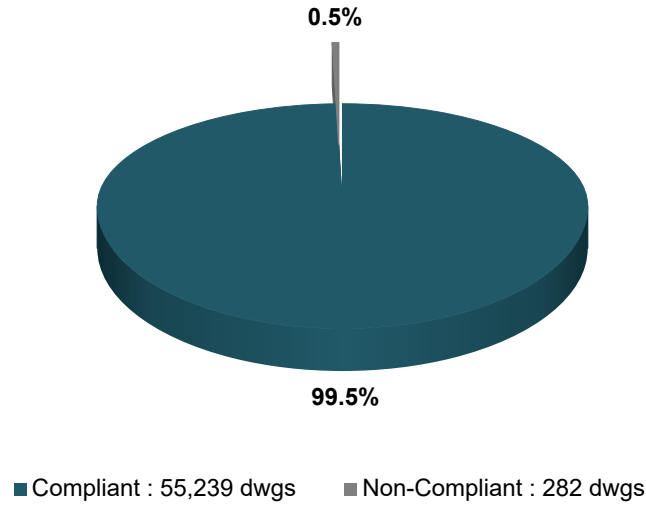
10.3 Kitchen and bathroom amenities exhibit a modern age profile. 47,889 dwellings (86.3%) offer kitchens under 20 years old. 50,981 dwellings (91.8%) offer bathrooms under 30 years old. Linked to this modern age profile, additional amenity defects are recorded in under 2% of the housing stock:

- *816 dwellings (1.5%) offer inadequate space and layout in the kitchen.*
- *155 dwellings (0.3%) offer an unsatisfactory bathroom location; and*
- *144 dwellings (0.3%) offer an unsatisfactory WC location.*

In addition to amenities, minimal defects were recorded on noise or on the size and layout of common access areas in flats. To fail the Decent Homes Standard a dwelling must be deficient on three or more amenity requirements. This results in a limited pattern of failure within the standard. Only 282 dwellings (0.5%) fail the Decent Homes amenity criteria.



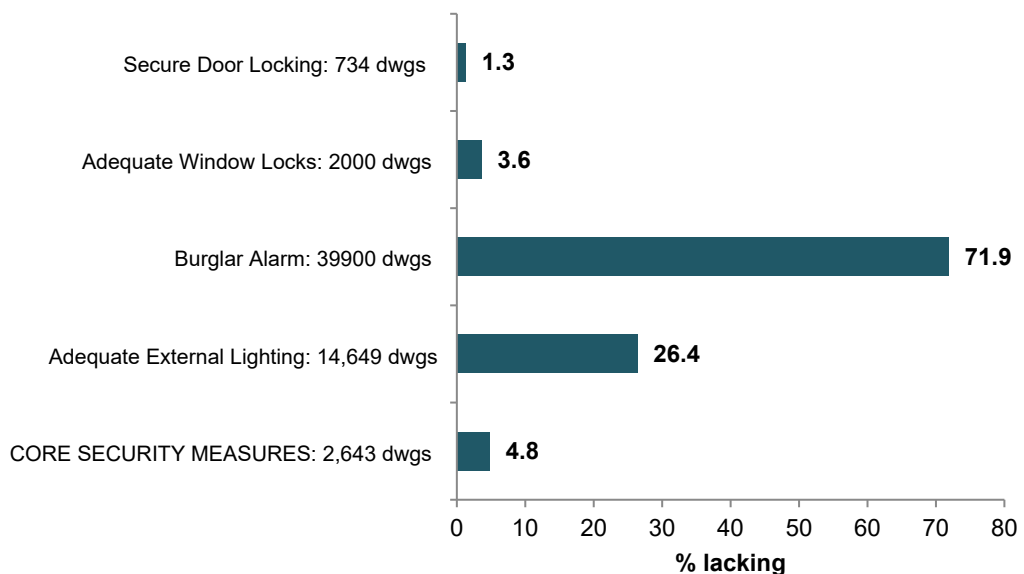
**FIGURE 22: DECENT HOMES AMENITY PERFORMANCE**



**HOME SECURITY**

10.4 8,132 private sector dwellings (14.6%) were assessed as exhibiting Category 2 risks (HHSRS) on intruder entry. Rising public awareness of, and exposure to crime have placed an increasing emphasis on home security. Core security measures within the home are typically considered to include secure access door locking and window locking to ground floor windows and accessible upper floor windows where appropriate. Overall, core security measures are present in 52,878 dwellings (95.2%) but absent in 2,643 dwellings (4.8%). Adequate window locking represents a particular issue. In addition to the core measures 39,900 dwellings (71.9%) have no burglar alarm provision, 14,649 dwellings (26.4%) offer inadequate external curtilage lighting.

**FIGURE 23: HOME SECURITY MEASURES**

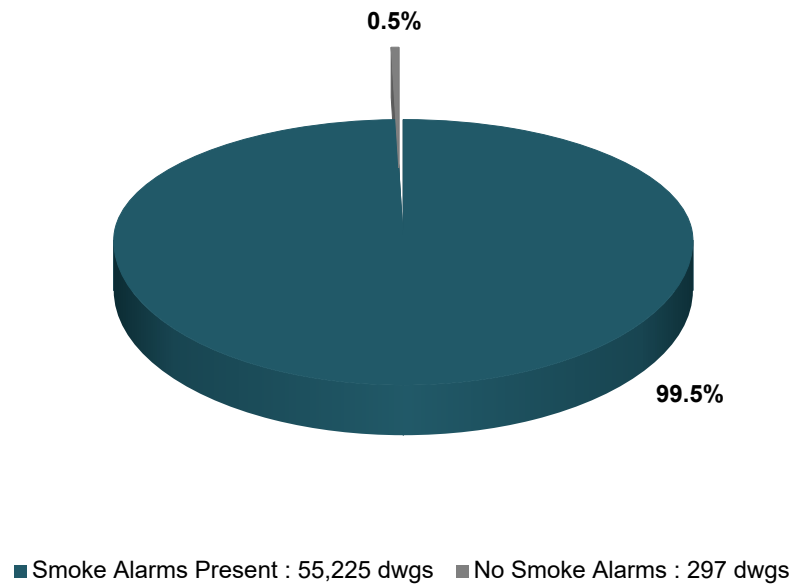


- 10.5 The absence of core security measures is higher within the private-rented sector, pre-1919 housing and flats in converted buildings. Geographically the absence of core security measures is higher in Westgate and Barton & Tredworth Wards.

<b>TABLE 18: CORE SECURITY MEASURES BY SUB-AREA AND HOUSING SECTOR</b>						
	<b>CORE SECURITY MEASURES</b>					
	<b>Core measures present</b>		<b>Core measures absent</b>		<b>All Occupied Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
<b>TENURE</b>						
Owner occupied	37578	95.9	1619	4.1	39196	100.0
Private rented	8603	90.5	907	9.5	9510	100.0
Tied/rent free	80	100.0	0	0.0	80	100.0
RSL	6617	98.3	117	1.7	6735	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre - 1919	5753	90.0	638	10.0	6390	100.0
1919 - 1944	6740	91.5	623	8.5	7363	100.0
1945 - 1964	8209	97.5	208	2.5	8416	100.0
1965 - 1974	7709	95.8	340	4.2	8049	100.0
1975 - 1980	3458	97.1	104	2.9	3562	100.0
Post - 1980	21010	96.6	731	3.4	21741	100.0
<b>MAIN HOUSE TYPE</b>						
Detached House/Bungalow	10335	97.1	311	2.9	10646	100.0
Semi-detached House/Bungalow	21427	95.2	1077	4.8	22504	100.0
Terraced House/Bungalow	13657	95.8	604	4.2	14261	100.0
Purpose-built flat	6770	96.0	284	4.0	7054	100.0
Converted/mixed use flat	689	65.3	366	34.7	1055	100.0
<b>SUB-AREA</b>						
Barton & Tredworth	4279	94.4	252	5.6	4531	100.0
Kingsholm & Wotton	2890	97.8	64	2.2	2954	100.0
Westgate	5012	91.6	458	8.4	5470	100.0
City Remainder	40697	95.6	1869	4.4	42566	100.0
<b>All Occupied Dwellings</b>	<b>52878</b>	<b>95.2</b>	<b>2643</b>	<b>4.8</b>	<b>55521</b>	<b>100.0</b>

10.6 55,225 dwellings (99.5%) have internal smoke alarms fitted to at least one storey; 297 dwellings have no internal smoke alarm provision (0.5%).

**FIGURE 24: SMOKE ALARM PROVISION**



## 11. HOME ENERGY EFFICIENCY

### HOME ENERGY INFORMATION

11.1 Information on home energy efficiency was collected within the RdSAP (Sap 2012) framework in addition to the assessment of thermal comfort performance within the Decent Homes Standard. This is available for occupied homes only where internal access was permitted by the resident.

11.2 Key indicators used from the energy efficiency audit include:

- *SAP Rating (Standard Assessment Procedure).*
- *Carbon Dioxide Emissions (CO<sub>2</sub>).*
- *Energy Costs; and*
- *Energy Efficiency Rating (EER).*

The SAP Rating is based on each dwelling's energy costs per square metre and is calculated using a simplified form of the Standard Assessment Procedure. The energy costs take into account the costs of space and water heating, ventilation and lighting, less any cost savings from energy generation technologies. The rating is expressed on a scale of 1-100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents a completely energy efficient dwelling (zero net energy costs per year).

Carbon Dioxide (CO<sub>2</sub>) emissions are derived from space heating, water heating, ventilation, lighting, less any emissions saved by energy generation and are measured in tonnes per year.

Energy costs represent the total energy cost from space heating, water heating, ventilation and lighting, less the costs saved by energy generation as derived from SAP calculations and assumptions. Costs are expressed in £'s per year using constant prices based on average fuel prices. Energy costs for each dwelling are based on a standard occupancy and a standard heating regime.

The Energy Efficiency Rating (EER) is presented in bands from A-G for an Energy Performance Certificate, where a Band A rating represents low energy costs (the most efficient band) and a Band G rating represents high energy costs (the least efficient band). The break points in SAP used for the EER bands are:

Band A: 92-100

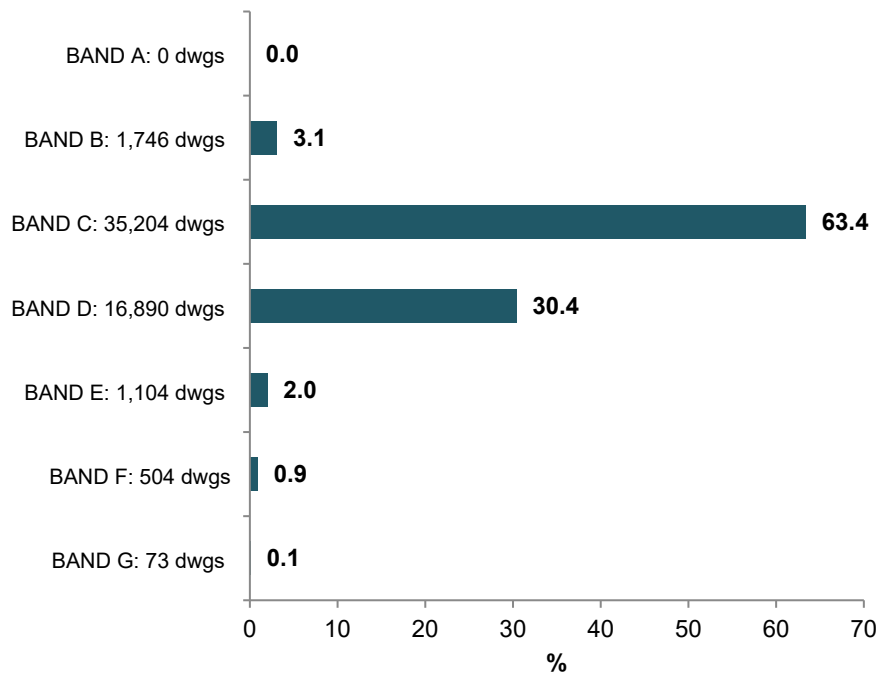
Band B: 81-91

Band C: 69-80

- Band D: 55-68
- Band E: 39-54
- Band F: 21-38
- Band G: 1-20

11.3 The current average SAP rating for dwellings in the City of Gloucester is 69.7, above the all tenure average for England of 66.3 (2021). Average ratings are above the English average for all tenure groups. CO<sub>2</sub> emissions in the City of Gloucester average 3.06 tonnes per annum per dwelling.

**FIGURE 25: ENERGY EFFICIENCY RATING DISTRIBUTION**



11.4 36,950 occupied dwellings (66.5%) in the City of Gloucester fall within the highest EER bands (A, B and C) compared to 47.5% of housing nationally. Conversely the proportion of dwellings in the lowest EER bands (E, F and G) is significantly below the national average, 3.0% of dwellings (1,681 dwellings) fall within EER bands E, F and G compared to 9.8% of dwellings nationally.

<b>TABLE 19: ENERGY EFFICIENCY RATINGS (EER) – CITY OF GLOUCESTER, ENGLAND</b>			
<b>EER BANDING</b>	<b>CITY OF GLOUCESTER 2022/23</b>		<b>ENGLAND 2021/22</b>
	<b>dwgs</b>	<b>%</b>	<b>%</b>
Band A (SAP 92 - 100)	0	0.0	0.0
Band B (SAP 81 - 91)	1746	3.1	3.0
Band C (SAP 69 - 80)	35204	63.4	44.5
Band D (SAP 55 - 68)	16890	30.4	42.7
Band E (SAP 39 - 54)	1104	2.0	7.1
Band F (SAP 21 - 38)	504	0.9	2.2
Band G (SAP 1 - 20)	73	0.1	0.5

11.5 Energy Efficiency Ratings show limited variation geographically or by housing sector. Where differences exist, these reflect generally lower SAP ratings for pre-1919 housing. Geographically the lowest energy efficiency ratings are recorded in Barton & Tredworth Ward. The highest energy ratings are associated with the RSL sector.

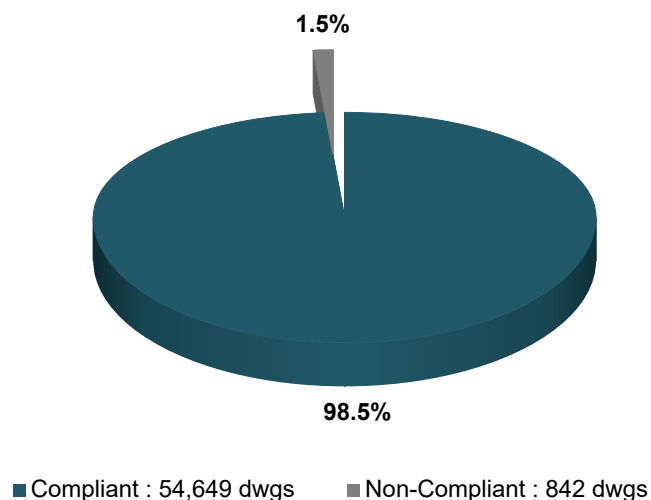
11.6 Underlying the energy efficiency of the housing stock the following attributes apply:

- 54,699 dwellings (98.5%) offer full central heating with the primary fuel sources being mains gas (93.8%) and electricity (6.0%). Including storage heating 97.1% of dwellings in England offer some form of central heating.
- 43,356 dwellings (78.1%) offer 200mm or more of loft insulation; 7,219 dwellings (13.0%) do not require loft insulation due to other uses over (ground and mid floor flats). 39.0% of dwellings in England offer equivalent levels of loft insulation.
- 36,923 dwellings offer cavity insulation representing 79.6% of all dwellings with cavities. 52.5% of dwellings in England have cavity insulation where this is appropriate.
- 54,868 dwellings (98.8%) in the City of Gloucester offer some form of double glazing, the majority of which is whole house. In England, 87.5% of dwellings are double glazed.

#### DECENT HOMES THERMAL COMFORT

11.7 To meet the requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. In the City of Gloucester 841 occupied dwellings (1.5%) fail to meet these requirements and are non-Decent.

**FIGURE 26: DECENT HOMES THERMAL COMFORT PERFORMANCE – OCCUPIED DWELLINGS**



11.8 Variations in Decent Homes thermal comfort performance are apparent across the housing stock by tenure, dwelling age and type. These reflect higher rates of non-compliance in the private-rented sector and for flats. Fuel types vary significantly between tenures with a greater use of less efficient electric heating in the private rented sector. 1,821 occupied private-rented dwellings are heated electrically representing 19.1% of the sector. Only 2.5% of occupied owner-occupied homes are electrically heated.

**TABLE 20: DECENT HOMES THERMAL COMFORT PERFORMANCE BY SUB-AREA AND HOUSING SECTOR**

	DECENT HOMES THERMAL COMFORT					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>						
Owner occupied	38991	99.5%	205	0.5%	39196	100.0%
Private rented	9113	95.8%	397	4.2%	9510	100.0%
Tied/rent free	80	100.0%	0	0.0%	80	100.0%
RSL	6495	96.4%	239	3.6%	6735	100.0%
<b>DATE OF CONSTRUCTION</b>						
Pre - 1919	6264	98.0%	126	2.0%	6390	100.0%
1919 - 1944	7340	99.7%	23	0.3%	7363	100.0%
1945 - 1964	8248	98.0%	168	2.0%	8416	100.0%
1965 - 1974	7935	98.6%	114	1.4%	8049	100.0%
1975 - 1980	3519	98.8%	43	1.2%	3562	100.0%
Post - 1980	21373	98.3%	368	1.7%	21741	100.0%
<b>MAIN HOUSE TYPE</b>						

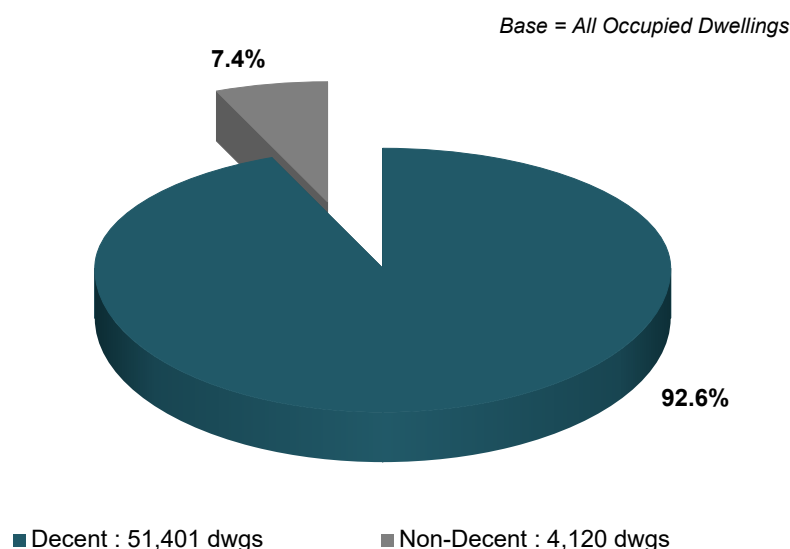
<b>TABLE 20: DECENT HOMES THERMAL COMFORT PERFORMANCE BY SUB-AREA AND HOUSING SECTOR</b>						
	<b>DECENT HOMES THERMAL COMFORT</b>					
	<b>Compliant</b>		<b>Non-compliant</b>		<b>All Occupied Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
Detached House/Bungalow	10439	98.0%	208	2.0%	10646	100.0%
Semi-detached House/Bungalow	22459	99.8%	46	0.2%	22504	100.0%
Terraced House/Bungalow	14188	99.5%	73	0.5%	14261	100.0%
Purpose-built flat	6568	93.1%	487	6.9%	7054	100.0%
Converted/mixed use flat	1026	97.3%	29	2.7%	1055	100.0%
<b>SUB-AREA</b>						
Barton & Tredworth	4394	97.0%	137	3.0%	4531	100.0%
Kingsholm & Wotton	2676	90.6%	278	9.4%	2954	100.0%
Westgate	5356	97.9%	115	2.1%	5470	100.0%
City Remainder	42254	99.3%	311	0.7%	42566	100.0%
<b>All Occupied Dwellings</b>	<b>54679</b>	<b>98.5%</b>	<b>842</b>	<b>1.5%</b>	<b>55521</b>	<b>100.0%</b>



## 12. DECENT HOMES OVERALL PERFORMANCE

12.1 51,401 occupied dwellings (92.6%) meet the requirements of the Decent Homes standard and can be regarded as satisfactory. The remaining 4,120 dwellings (7.4%) are non-Decent. Rates of non-Decency are significantly better than the national average for England where 14.7% of dwellings were non-Decent in 2021. The majority of non-Decent homes (2,968 dwellings – 72.0%) are defective on one item of the standard; the remaining 1,152 non-Decent dwellings (28.0%) are defective on multiple items.

**FIGURE 27: OVERALL DECENT HOMES PERFORMANCE**



<b>TABLE 21: DECENT HOMES DEFECT CLASSIFICATION</b>			
		<b>Dwellings</b>	<b>%</b>
<b>DECENT HOMES DEFECT CLASSIFICATION</b>	HHSRS only	858	20.8
	Repair only	1395	33.9
	Amenities only	29	0.5
	Thermal Comfort only	687	16.7
	HHSRS and Repair	744	18.1
	HHSRS and amenities	104	2.5
	Repair and amenity	104	2.5
	Repair and Thermal Comfort	46	1.1
	HHSRS, Repair and Amenity	46	1.1
	HHSRS, Repair and Thermal Comfort	109	2.6
<b>All Dwellings Non-Decent</b>		<b>4120</b>	<b>100.0</b>

12.2 Levels of non-Decent housing vary significantly across the City and across the housing stock. In this respect highest rates of non-Decency are associated with:

- The private-rented sector where 16.0% of all private-rented dwellings are non-Decent.
- The older housing stock where 35.1% of all dwellings constructed pre-1919 are non-Decent; and
- Terraced housing and flats in converted buildings where 12.3% and 29.8% of dwellings respectively are non-Decent.

12.3 Geographically the highest rates of non-Decency are associated with the 3 selected Wards. 37.9% of dwellings in Barton & Tredworth are non-Decent; 19.6% of dwellings in Kingsholm & Wotton & Wotton and 6.8% of dwellings in Westgate. Only 3.4% of dwellings are non-Decent across the remainder of the City.

**FIGURE 28: RATES OF NON-DECENCY BY SURVEY AREA**

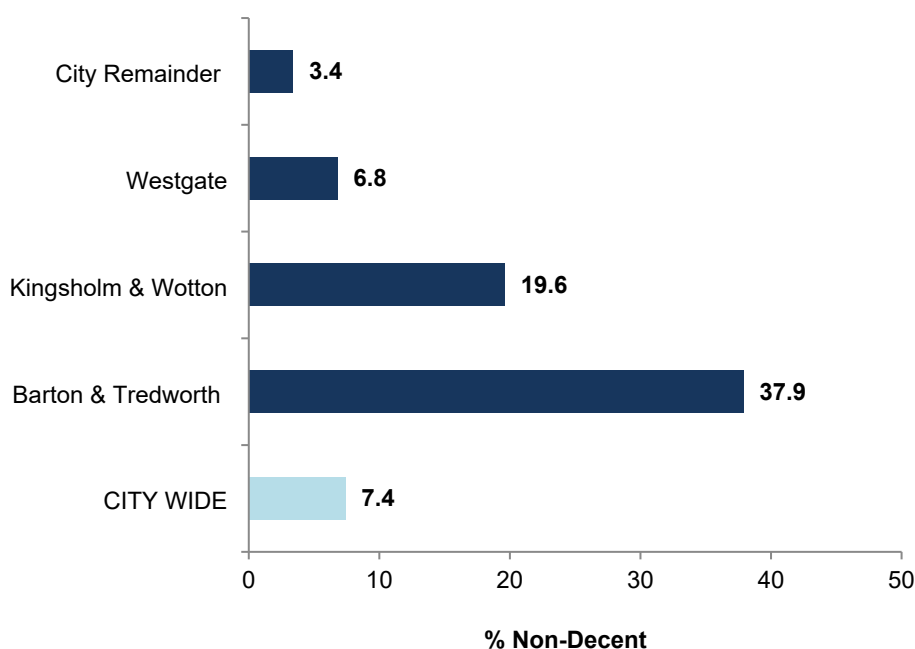


TABLE 22: NON-DECENT HOMES BY SUB-AREA AND HOUSING SECTOR						
DECENT HOMES OVERALL PERFORMANCE						
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>						
Owner occupied	36911	94.2	2285	5.8	39196	100.0
Private rented	7989	84.0	1521	16.0	9510	100.0
Tied/rent free	80	100.0	0	0.0	80	100.0
RSL	6421	95.3	314	4.7	6735	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre - 1919	4149	64.9	2241	35.1	6390	100.0

1919 - 1944	6860	93.2	502	6.8	7363	100.0
1945 - 1964	8041	95.5	376	4.5	8416	100.0
1965 - 1974	7623	94.7	426	5.3	8049	100.0
1975 - 1980	3519	98.8	43	1.2	3562	100.0
Post - 1980	21209	97.6	532	2.4	21741	100.0
<b>MAIN HOUSE TYPE</b>						
Detached House/Bungalow	10366	97.4	281	2.6	10646	100.0
Semi-detached House/Bungalow	21364	94.9	1141	5.1	22504	100.0
Terraced House/Bungalow	12506	87.7	1755	12.3	14261	100.0
Purpose-built flat	6425	91.1	630	8.9	7054	100.0
Converted/mixed use flat	741	70.2	314	29.8	1055	100.0
<b>SUB-AREA</b>						
Barton & Tredworth	2815	62.1	1716	37.9	4531	100.0
Kingsholm & Wotton	2376	80.4	578	19.6	2954	100.0
Westgate	5098	93.2	372	6.8	5470	100.0
City Remainder	41112	96.6	1453	3.4	42566	100.0
<b>All Occupied Dwellings</b>	<b>51401</b>	<b>92.6</b>	<b>4120</b>	<b>7.4</b>	<b>55521</b>	<b>100.0</b>

### 13. NON-DECENT HOMES: INVESTMENT NEEDS

#### COSTS TO ACHIEVE DECENTY

- 13.1 Costs to address non-decency are estimated at £26.19M net averaging £6,356 per dwelling across all non-decent dwellings. Individual costs range from £675 for individual item failure to £26,843 linked to comprehensive failure across the standard. The most significant cost elements relate to disrepair and to Category 1 hazards.

	COST TO ACHIEVE DECENTY		
	Average Cost (£)	Total Cost (£M)	
	Hhrs Only	2267	1.945
	Repair Only	5654	7.886
	Amenity Only	4725	0.135
	Thermal Comfort Only	2836	1.948
<b>DECENT HOMES DEFECT CLASSIFICATION</b>	Hhrs And Repair	11564	8.601
	Hhrs And Amenity	8505	0.883
	Repair And Amenity	16093	1.671
	Repair And Thermal Comfort	6210	0.284
	Hhrs, Repair and Amenity	22682	1.038
	Hhrs, Repair and Thermal Comfort	16516	1.797
	<b>All Non-Decent Dwellings</b>	<b>6356</b>	<b>26.189</b>

#### COST DISTRIBUTION BY SECTOR

- 13.2 Allowing for variations in sector size the majority of required expenditure is targeted towards the owner-occupied sector (£16.419M), and pre-1919 housing (£17.093M). Expenditure needs are also dominated by the Barton & Tredworth Ward (£13.308M).

HOUSING SECTOR	COST TO ACHIEVE DECENTY	% OF TOTAL DECENT HOMES COSTS
SUB-AREA	£M	%
Barton & Tredworth	13.308	50.8

Kingsholm and Wotton	1.758	6.7
Westgate	2.534	9.7
City Remainder	8.589	32.8
<b>TENURE</b>		
Owner-Occupied	16.419	62.7
Private-Rented	8.352	31.9
Social-Rented	1.418	5.4
<b>DATE OF CONSTRUCTION</b>		
Pre-1919	17.093	65.3
1919-1944	3.948	15.1
1945-1964	1.203	4.6
1965-1974	2.020	7.7
1975-1980	0.144	0.5
Post-1980	1.781	6.8
<b>ALL SECTORS</b>	<b>26.189</b>	<b>100.0</b>

## 14. DECENT PLACES – ENVIRONMENTAL CONDITIONS AND LIVEABILITY

### DECENT PLACES AND LIVEABILITY

14.1 Environmental conditions and liveability problems were based on the professional assessment by surveyors of problems in the immediate vicinity of the home. In all, 16 environmental issues were assessed individually but also grouped together into 3 categories related to:

**UPKEEP -** The upkeep, management or misuse of private and public space and buildings. Specifically, the presence of: untidy or neglected buildings, poor condition housing, graffiti, untidy gardens or landscaping; rubbish or dumping, vandalism, dog or other excrement and the nuisance from street parking.

**UTILISATION -** Abandonment or non-residential use of property. Specifically, vacant sites, vacant or boarded-up buildings and intrusive industry.

**TRAFFIC -** Road traffic and other forms of transport. Specifically, the presence of: intrusive main roads and motorways, railway or aircraft noise, heavy traffic and poor ambient air quality.

Environmental indicators were collected for all dwellings and not just for the occupied housing stock.

### ENVIRONMENTAL ISSUES

14.2 Environmental issues are apparent but are generally of minor impact. Impact problems where identified are predominantly minor and related to traffic, parking, litter and rubbish and dog fouling:

- **Street Parking** : 15,799 dwellings (25.2%).
- **Heavy Traffic** : 9,388 dwellings (16.1%).
- **Litter/Rubbish** : 14,292 dwellings (24.5%); and
- **Dog Fouling** : 5,224 dwellings (9.0%)

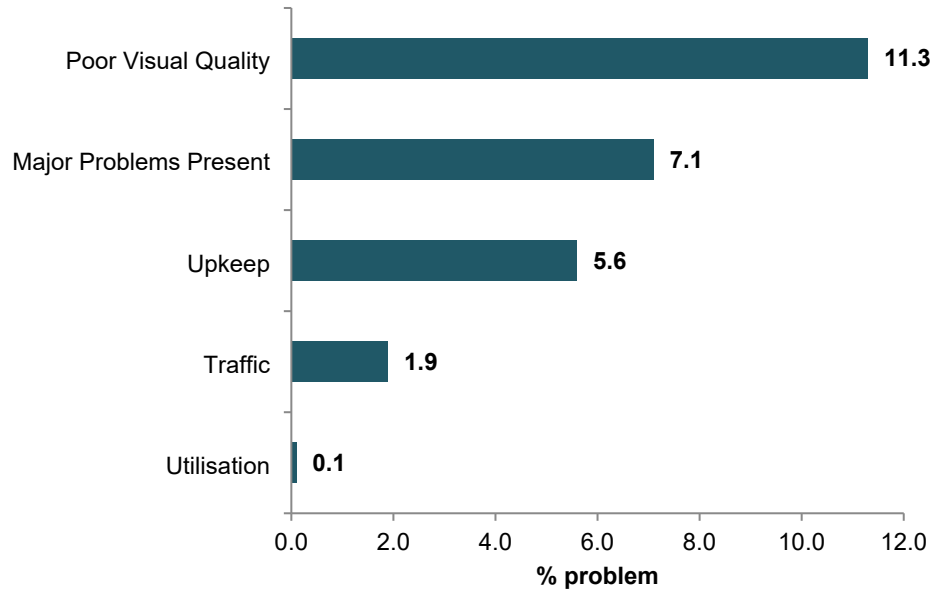
**TABLE 25: ENVIRONMENTAL CONDITIONS**

	Not a Problem		Minor Problem		Major Problem		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
LITTER AND RUBBISH	43905	75.4	12808	22.0	1484	2.5	58196	100.0
SCRUFFY GARDENS	53544	92.0	4502	7.7	150	0.3	58196	100.0
GRAFFITI	57900	99.5	296	0.5	0	0.0	58196	100.0
VANDALISM	57727	99.2	469	0.8	0	0.0	58196	100.0
SCRUFFY/NEGLECTED BUILDINGS	54464	93.6	3689	6.3	43	0.1	58196	100.0
DOG FOULING	52972	91.0	5224	9.0	0	0.0	58196	100.0
CONDITION OF DWELLINGS	54756	94.1	3352	5.8	89	0.2	58196	100.0
NUISANCE FROM STREET PARKING	43549	74.8	12491	21.5	2156	3.7	58196	100.0
AMBIENT AIR QUALITY	56090	96.4	2061	3.5	46	0.1	58196	100.0
HEAVY TRAFFIC	48808	83.9	8780	15.1	608	1.0	58196	100.0
RAILWAY/AIRCRAFT NOISE	56675	97.4	1267	2.2	253	0.4	58196	100.0
INTRUSION FROM MOTORWAYS	55017	94.5	2950	5.1	229	0.4	58196	100.0
VACANT SITES	57619	99.0	577	1.0	0	0.0	58196	100.0
INTRUSIVE INDUSTRY	57760	99.3	436	0.7	0	0.0	58196	100.0
NON-CONFORMING USES	57115	98.1	1081	1.9	0	0.0	58196	100.0
VACANT/BOARDED UP BUILDINGS	57182	98.3	1014	1.7	0	0.0	58196	100.0

## LIVEABILITY

- 14.3 Overall, 4,125 dwellings (7.1%) are located in residential environments experiencing major liveability problems. Problems with upkeep affect 3,263 dwellings (5.6%), traffic problems affect 1,091 dwellings (1.9%) while no major utilisation issues were identified.
- 14.4 As an overall assessment, surveyors were asked to grade the visual quality of the residential environment within the context of underlying neighbourhood characteristics and housing composition. Visual quality was assessed as poor or below average in 6,546 dwellings (11.3%), as average in 42,911 dwellings (73.7%) and as above average in 8,739 dwellings (15.0%).

**FIGURE 29: ENVIRONMENTAL PROBLEMS**



14.5 Environmental conditions including visual environmental quality are below average in areas of private-rented and RSL housing, pre-1919 and early post-war housing, terraced housing and converted flats. A relationship would also appear to exist between environmental conditions and housing conditions. 2,252 non-Decent homes are located in areas of poor or below average visual quality representing 52.0% of all non-Decent homes. Only 7.7% of Decent homes are similarly affected.

14.6 Environmental conditions are significantly worse across the target wards. In this respect 1,762 occupied dwellings (38.9%) in Barton & Tredworth Ward are located in areas of poor or below average visual quality. This figure remains above average in Kingsholm & Wotton (11.9%) and in Westgate Ward (14.0%). In the remainder of the City 8.0% of dwellings are in areas of poor or below average visual quality.



FIGURE 30: ENVIRONMENTAL CONDITIONS CITY-WIDE AND BY AREA

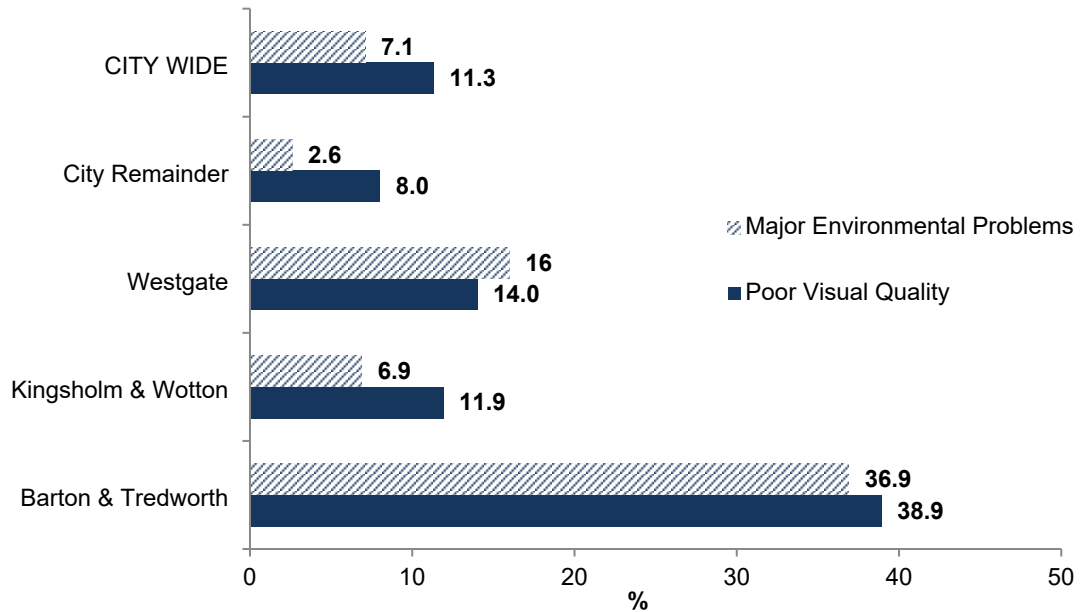


TABLE 26: ENVIRONMENTAL GRADING BY SUB-AREA AND HOUSING SECTOR

	OVERALL ENVIRONMENTAL GRADING					
	No environmental problems		Environmental problems present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>						
Owner occupied	38704	95.9	1656	4.1	40361	100.0
Private rented	9536	89.3	1145	10.7	10682	100.0
Tied/rent free	52	64.3	29	35.7	80	100.0
RSL	5779	81.7	1295	18.3	7074	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre - 1919	5394	74.2	1874	25.8	7268	100.0
1919 - 1944	7453	97.3	208	2.7	7660	100.0
1945 - 1964	7736	88.4	1020	11.6	8756	100.0
1965 - 1974	8309	98.9	96	1.1	8405	100.0
1975 - 1980	3522	96.8	115	3.2	3636	100.0
Post - 1980	21658	96.4	813	3.6	22471	100.0
<b>MAIN HOUSE TYPE</b>						
Detached House/Bungalow	10929	98.6	160	1.4	11089	100.0
Semi-detached House/Bungalow	22597	98.2	414	1.8	23011	100.0
Terraced House/Bungalow	13185	87.3	1920	12.7	15105	100.0
Purpose-built flat	6165	81.9	1366	18.1	7531	100.0

<b>TABLE 26: ENVIRONMENTAL GRADING BY SUB-AREA AND HOUSING SECTOR</b>						
<b>OVERALL ENVIRONMENTAL GRADING</b>						
	<b>No environmental problems</b>		<b>Environmental problems present</b>		<b>All Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
Converted/mixed use flat	1195	81.9	265	18.1	1460	100.0
<b>SUB-AREA</b>						
Barton & Tredworth	3089	62.8	1831	37.2	4920	100.0
Kingsholm & Wotton	3190	93.1	235	6.9	3425	100.0
Westgate	4812	84.0	916	16.0	5728	100.0
City Remainder	42981	97.4	1142	2.6	44123	100.0
<b>All Dwellings</b>	<b>54071</b>	<b>92.9</b>	<b>4125</b>	<b>7.1</b>	<b>58196</b>	<b>100.0</b>

**TABLE 27: VISUAL ENVIRONMENTAL QUALITY BY SUB-AREA AND HOUSING SECTOR**

	VISUAL QUALITY OF ENVIRONMENT											
	Poor		Below average		Average		Above average		Good		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>												
Owner occupied	160	0.4	2269	5.6	30082	74.5	7850	19.4	0	0.0	40361	100.0
Private rented	137	1.3	1819	17.0	8060	75.5	666	6.2	0	0.0	10682	100.0
Tied/rent free	0	0.0	0	0.0	80	100.0	0	0.0	0	0.0	80	100.0
RSL	23	0.3	2138	30.2	4689	66.3	223	3.2	0	0.0	7074	100.0
<b>DATE OF CONSTRUCTION</b>												
Pre - 1919	275	3.8	2053	28.2	4776	65.7	165	2.3	0	0.0	7268	100.0
1919 - 1944	0	0.0	956	12.5	5946	77.6	759	9.9	0	0.0	7660	100.0
1945 - 1964	0	0.0	2037	23.3	5785	66.1	934	10.7	0	0.0	8756	100.0
1965 - 1974	0	0.0	529	6.3	6899	82.1	977	11.6	0	0.0	8405	100.0
1975 - 1980	0	0.0	43	1.2	3336	91.7	258	7.1	0	0.0	3636	100.0
Post - 1980	46	0.2	609	2.7	16170	72.0	5646	25.1	0	0.0	22471	100.0
<b>MAIN HOUSE TYPE</b>												
Detached House/Bungalow	0	0.0	296	2.7	6444	58.1	4349	39.2	0	0.0	11089	100.0
Semi-detached House/Bungalow	0	0.0	847	3.7	19153	83.2	3012	13.1	0	0.0	23011	100.0
Terraced House/Bungalow	275	1.8	3345	22.1	11087	73.4	399	2.6	0	0.0	15105	100.0
Purpose-built flat	46	0.6	1428	19.0	5221	69.3	836	11.1	0	0.0	7531	100.0
Converted/mixed use flat	0	0.0	310	21.3	1006	68.9	143	9.8	0	0.0	1460	100.0
<b>SUB-AREA</b>												

TABLE 27: VISUAL ENVIRONMENTAL QUALITY BY SUB-AREA AND HOUSING SECTOR

	VISUAL QUALITY OF ENVIRONMENT											
	Poor		Below average		Average		Above average		Good		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Barton & Tredworth	320	6.5	1487	30.2	2975	60.5	137	2.8	0	0.0	4920	100.0
Kingsholm & Wotton	0	0.0	407	11.9	2719	79.4	300	8.8	0	0.0	3425	100.0
Westgate	0	0.0	802	14.0	3580	62.5	1346	23.5	0	0.0	5728	100.0
City Remainder	0	0.0	3530	8.0	33637	76.2	6956	15.8	0	0.0	44123	100.0
<b>All Dwellings</b>	<b>320</b>	<b>0.6</b>	<b>6226</b>	<b>10.7</b>	<b>42911</b>	<b>73.7</b>	<b>8739</b>	<b>15.0</b>	<b>0</b>	<b>0.0</b>	<b>58196</b>	<b>100.0</b>

## **SECTION 4: HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES**

**Chapter 15: Housing Conditions and Household Circumstances**

**Chapter 16: Fuel Poverty**

**Chapter 17: Housing and Health**

**Chapter 18: Household Attitudes to Housing and Local Areas**

## 15. HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

### HOUSING AND HOUSEHOLD CONDITIONS

15.1 Relationships between housing conditions and household circumstances are summarised in Table 27 with regard to the Decent Homes standard. Poor housing conditions impact on all household types across the City, but economically disadvantaged households, in particular those on benefits and low incomes, are at greater risk of experiencing poor housing conditions.

- *Single person non-pensioner households account for 13.2% of all households but comprise 20.4% of all households living in non-Decent homes.*
- *Households with an HRP aged under 35 years account for 17.2% of all households but comprise 21.8% of all households living in non-Decent homes.*
- *Households in receipt of benefits account for 17.8% of all households but comprise 41.7% of all households living in non-Decent homes*
- *Households on low incomes account for 10.0% of all households but comprise 13.0% of all households in non-Decent homes.*

15.2 Elderly households while not over-represented across non-Decent homes are nevertheless impacted by poor housing conditions. 820 elderly households live in non-Decent homes representing 5.5% of all elderly households and 18.3% of all households in non-Decent housing.

### DECENT HOMES AND VULNERABLE HOUSEHOLDS

15.3 The previous Public Service Agreement (PSA) Target 7 - Decent Homes implied that 65% of vulnerable households would live in decent homes by 2007, rising to 70% by 2011 and 75% by 2021. While the national target has been removed these previous thresholds can still provide a local yardstick for housing strategy.

15.4 The survey estimates that 10,087 households are vulnerable according to their benefit uptake representing 17.8% of all households. Currently 8,212 vulnerable households or 81.4% live in Decent Homes city-wide exceeding the previous 2021 PSA target.

15.5 The exposure of vulnerable households to non-Decent housing conditions varies by tenure and area. In this respect:

- 69.1% of vulnerable households in the private-rented sector live in Decent Homes; a figure rising however to 78.0% for owner-occupied households and 92.8% for RSL households.
- 53.0% of vulnerable households in Barton & Tredworth live in Decent Homes; a figure rising to 70.8% of households in Kingsholm & Wotton, 87.9% of vulnerable households in Westgate and 92.9% of vulnerable households in the remainder of the City.

<b>TABLE 28: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES</b>						
<b>DECENT HOMES OVERALL PERFORMANCE</b>						
	<b>Non-compliant</b>		<b>Compliant</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>AGE HRP</b>						
under 25 years	174	15.6	941	84.4	1115	100.0
25 - 34 years	805	9.3	7837	90.7	8642	100.0
35 - 44 years	834	7.7	10038	92.3	10872	100.0
45 - 54 years	786	8.2	8860	91.8	9646	100.0
55 - 60 years	724	9.2	7170	90.8	7894	100.0
61 - 65 years	195	6.8	2689	93.2	2884	100.0
over 65 years	970	6.2	14552	93.8	15522	100.0
<b>ECONOMIC STATUS HRP</b>						
Full time work (30hrs+)	2372	6.7	33036	93.3	35408	100.0
Part time work (under 30 hours)	207	13.7	1308	86.3	1515	100.0
Registered unemployed	325	20.9	1229	79.1	1554	100.0
Permanently sick / disabled	319	15.6	1722	84.4	2041	100.0
Looking after home	53	17.0	257	83.0	310	100.0
Wholly retired	985	6.5	14186	93.5	15172	100.0
Student	227	39.4	349	60.6	576	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	917	12.2	6584	87.8	7501	100.0
Single Parent Family	526	21.6	1915	78.4	2442	100.0
Two Person Adult Non Pensioner	957	6.7	13407	93.3	14364	100.0
Small Family	584	5.6	9817	94.4	10401	100.0
Large Family	276	13.1	1832	86.9	2108	100.0
Large Adult	407	8.5	4397	91.5	4804	100.0
Single Person Elderly	345	4.8	6822	95.2	7167	100.0
Two Person Elderly	475	6.2	7224	93.8	7699	100.0
Elderly With Family	0	0.0	90	100.0	90	100.0

<b>TABLE 28: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES</b>						
<b>DECENT HOMES OVERALL PERFORMANCE</b>						
	<b>Non-compliant</b>		<b>Compliant</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>LOW INCOME</b>						
Not on low income	3905	7.7	47010	92.3	50915	100.0
Low income household	583	10.3	5077	89.7	5660	100.0
<b>MEANS TESTED BENEFITS</b>						
No benefit receipt	2613	5.6	43875	94.4	46488	100.0
In receipt of benefits	1875	18.6	8212	81.4	10087	100.0
<b>All Households</b>	<b>4488</b>	<b>7.9</b>	<b>52087</b>	<b>92.1</b>	<b>56575</b>	<b>100.0</b>



## 16. FUEL POVERTY

### FUEL POVERTY METHODOLOGY

16.1 In 2021 the Department for Business, Energy and Industrial Strategy changed the methodology for fuel poverty calculation from Low Income/High Cost (LIHC) to the Low Income Low Energy Efficiency (LILEE) metric. Under this approach a household is classed as being in fuel poverty if:

- The household's fuel poverty energy efficiency rating is Band D or below, and;
- Their disposable income (after housing and fuel costs) is below the poverty line.

16.2 Low energy efficiency as defined by EER Band D affects 19,113 households or 33.8% of all households in the City.

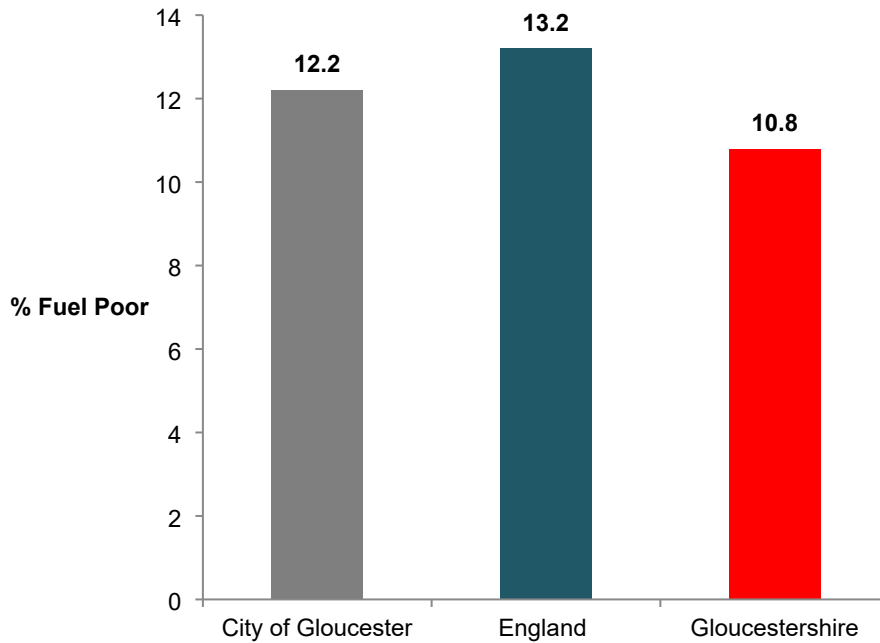
16.3 For Fuel poverty purposes household incomes (net) are adjusted for housing costs by subtracting household mortgage and rent payments. The resulting income is then equivalised to reflect the fact that different types of households have different spending requirements. Income equalisation factors are as follows:

<i>HOUSEHOLD MEMBER</i>	<i>EQUIVALISED FACTOR</i>
First adult in household	0.58
Each subsequent adult (including partners and children over 14 years)	0.42
Each child under 14 years	0.20

Equivalised incomes are further adjusted by the removal of fuel costs. If these incomes fall below 60% of the English median disposable income households are defined as Low Income. On this basis 23,182 households in the City of Gloucester are on Low Incomes.

16.4 Using the LILEE methodology 6,928 households in the City of Gloucester are in fuel poverty representing 12.2% of all households in the City. Rates of fuel poverty are slightly below the average for England (13.2% - 2020) but slightly above the average for Gloucestershire (10.8% - 2020).

**FIGURE 31: FUEL POVERTY IN A NATIONAL CONTEXT**



**HOUSEHOLDS AFFECTED BY FUEL POVERTY**

- 16.5 Demographically, fuel poverty impacts most strongly on younger households and families with children. 1,530 households with an HRP aged under 35 years are in fuel poverty representing 15.7% of such households and 22.1% of all households in fuel poverty. Households with children are also adversely affected. 3,456 households with children are in fuel poverty representing 23.1% of such households and 49.9% of all households in fuel poverty.
- 16.6 Economically, fuel poverty as might be expected impacts more strongly on households on low incomes and those on benefits. 30% of households on low income are in fuel poverty as are 33.2% of households in receipt of means tested benefits.
- 16.7 Within the housing stock rates of fuel poverty are above average for households in the private-rented (23.4%), and RSL (16.0%) sectors and for those living in pre-1919 housing (31.7%). Across the City rates of fuel poverty are significantly above average in Barton & Tredworth (34.2%) and Kingsholm & Wotton (21.1%) wards.

FIGURE 32: FUEL POVERTY BY AREA

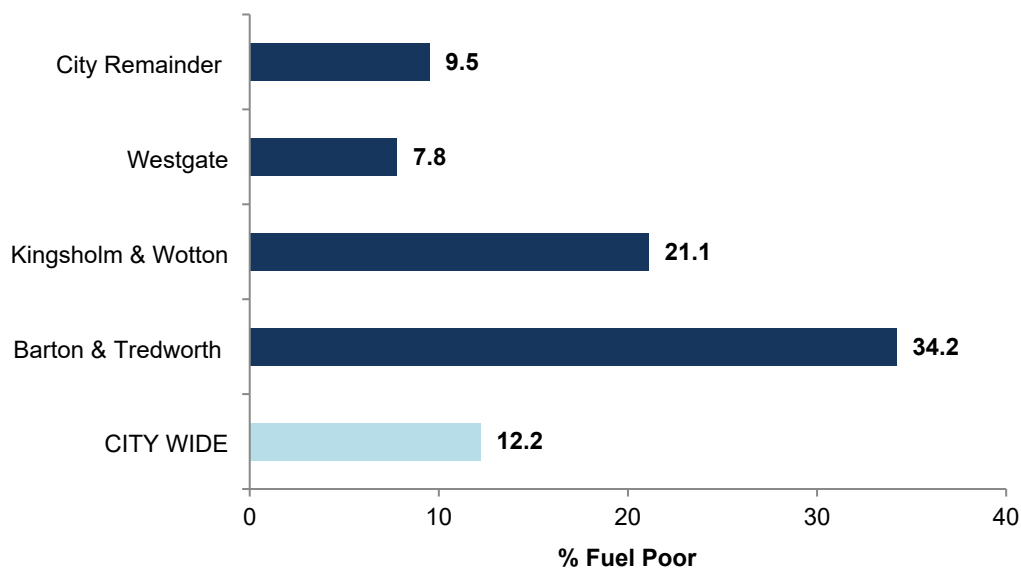


TABLE 29: FUEL POVERTY AND HOUSEHOLD CHARACTERISTICS

	Household in fuel poverty		FUEL POVERTY Household not in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
<b>AGE HRP</b>						
under 25 years	418	37.5	697	62.5	1115	100.0
25 - 34 years	1112	12.9	7530	87.1	8642	100.0
35 - 44 years	2048	18.8	8824	81.2	10872	100.0
45 - 54 years	1450	15.0	8196	85.0	9646	100.0
55 - 60 years	488	6.2	7406	93.8	7894	100.0
61 - 65 years	67	2.3	2817	97.7	2884	100.0
over 65 years	1345	8.7	14177	91.3	15522	100.0
<b>ECONOMIC STATUS HRP</b>						
Full time work (30hrs+)	4332	12.2	31076	87.8	35408	100.0
Part time work (under 30 hours)	310	20.5	1205	79.5	1515	100.0
Registered unemployed	467	30.1	1087	69.9	1554	100.0
Permanently sick / disabled	295	14.4	1746	85.6	2041	100.0
Looking after home	82	26.6	227	73.4	310	100.0
Wholly retired	1105	7.3	14067	92.7	15172	100.0
Student	337	58.4	239	41.6	576	100.0
<b>LOW INCOME HOUSEHOLDS</b>						
On low income	6928	29.9	16254	70.1	23182	100.0
Not on low income	0	0.0	33393	100.0	33393	100.0

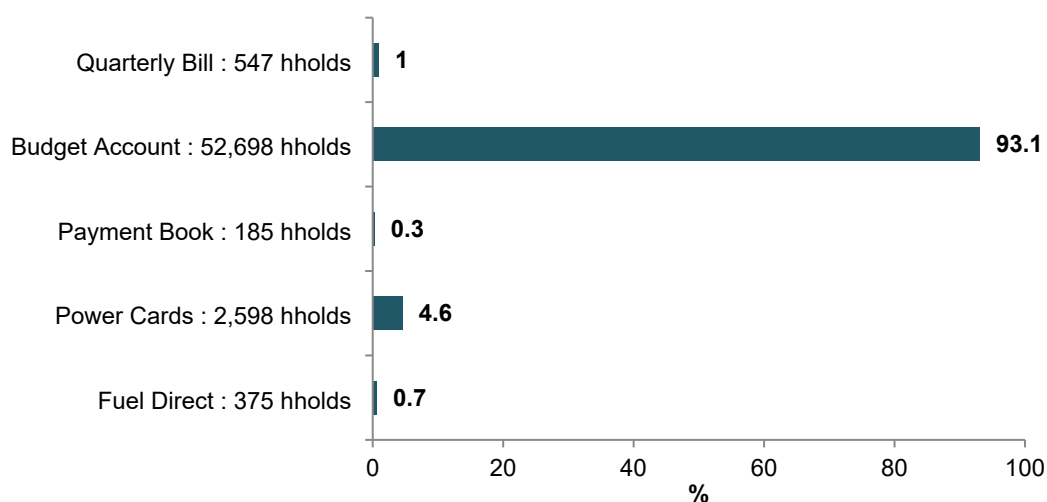
TABLE 29: FUEL POVERTY AND HOUSEHOLD CHARACTERISTICS						
HOUSEHOLD TYPE	FUEL POVERTY					
	Household in fuel poverty		Household not in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
Single Person Non Pensioner	655	8.7	6845	91.3	7501	100.0
Single Parent Family	474	19.4	1968	80.6	2442	100.0
Two Person Adult Non Pensioner	789	5.5	13575	94.5	14364	100.0
Small Family	2446	23.5	7955	76.5	10401	100.0
Large Family	536	25.4	1572	74.6	2108	100.0
Large Adult	1123	23.4	3681	76.6	4804	100.0
Single Person Elderly	251	3.5	6916	96.5	7167	100.0
Two Person Elderly	587	7.6	7112	92.4	7699	100.0
Elderly With Family	67	74.6	23	25.4	90	100.0
MEANS TESTED BENEFITS						
No benefit receipt	3575	7.7	42913	92.3	46488	100.0
In receipt of benefits	3353	33.2	6734	66.8	10087	100.0
<b>All Households</b>	<b>6928</b>	<b>12.2</b>	<b>49647</b>	<b>87.8</b>	<b>56575</b>	<b>100.0</b>

TABLE 30: FUEL POVERTY BY HOUSING SECTOR AND SUB-AREA						
TENURE	FUEL POVERTY					
	Household in fuel poverty		Household not in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
Owner occupied	3377	8.6	35819	91.4	39196	100.0
Private rented	2472	23.4	8092	76.6	10564	100.0
Tied/rent free	0	0.0	80	100.0	80	100.0
RSL	1080	16.0	5655	84.0	6735	100.0
DATE OF CONSTRUCTION						
Pre - 1919	2176	31.7	4694	68.3	6870	100.0
1919 - 1944	1586	21.4	5834	78.6	7420	100.0
1945 - 1964	1555	18.4	6898	81.6	8453	100.0
1965 - 1974	1003	12.3	7117	87.7	8120	100.0
1975 - 1980	251	7.0	3353	93.0	3604	100.0
Post - 1980	358	1.6	21751	98.4	22109	100.0
MAIN HOUSE TYPE						
Detached House/Bungalow	575	5.4	10109	94.6	10684	100.0

Semi-detached House/Bungalow	3144	13.9	19443	86.1	22587	100.0
Terraced House/Bungalow	2553	17.4	12130	82.6	14683	100.0
Purpose-built flat	573	7.7	6880	92.3	7453	100.0
Converted/mixed use flat	82	7.0	1084	93.0	1167	100.0
<b>SUB-AREA</b>						
Barton & Tredworth	1729	34.2	3328	65.8	5057	100.0
Kingsholm & Wotton	704	21.1	2635	78.9	3339	100.0
Westgate	439	7.8	5174	92.2	5613	100.0
City Remainder	4056	9.5	38510	90.5	42566	100.0
<b>All Households</b>	<b>6928</b>	<b>12.2</b>	<b>49647</b>	<b>87.8</b>	<b>56575</b>	<b>100.0</b>

16.8 Households were asked about their methods for fuel payment and their attitudes to and use of home heating. Households pay different prices for fuel, with the best tariffs for gas and electricity available for customers who shop around for on-line tariffs and pay by monthly direct debit. Such tariffs are often out of reach for some households and particularly those on low incomes and/or benefits. The most common method of fuel payment is by direct debit/budget account (52,689 households – 93.1%). A proportion of households do however use other payment methods with these payment methods reflecting the highest tariffs. 185 households (0.3%) use payment books, 2,598 households (4.6%) use power cards, 375 households (0.7%) use fuel direct and 547 households (1.0%) use quarterly bills. Households in fuel poverty exhibit a lower propensity to pay using debit/budget account approaches with a significantly higher number of fuel poor households using power cards.

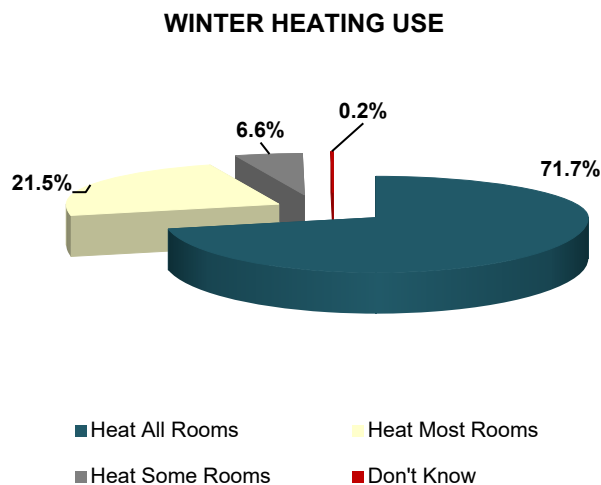
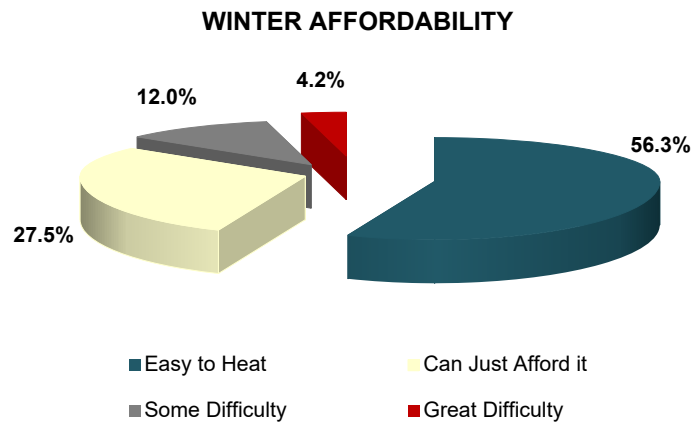
**FIGURE 33: ENERGY PAYMENT METHODS**



16.9 Households were asked how easy or difficult it was to meet the cost of heating their home to a comfortable level in winter, and what level of heating they could comfortably achieve. 31,849

households (56.2%) found it quite easy to heat their home; a further 15,582 households (27.5%) could just afford it. 9,144 households (16.2%) find difficulty in heating their home. Not surprisingly, households in fuel poverty experience the greatest difficulty in heating their home – 2,019 households (29.1%). High fuel costs and financial restrictions often lead to a reduction in heating within the home through selective heating of some rooms. 40,553 households (71.7%) stated that they heated all rooms in the winter; 12,191 households (21.5%) heated most rooms while 3,704 households (6.6%) heated only some rooms or one room. Selective heating is again significantly more common for those households experiencing fuel poverty – 885 households (12.8%).

**FIGURE 34: HEATING AFFORDABILITY AND HEATING USE**



## 17. HOUSING AND HEALTH

17.1 There is a substantial body of research into the relationship between poor housing and poor health, and a growing national interest in the cost of unhealthy housing to society and the potential health cost benefit of housing interventions. The current survey, in addition to quantifying current levels of unhealthy housing in the City of Gloucester through measurement of the Housing Health and Safety Rating System, has examined in more detail:

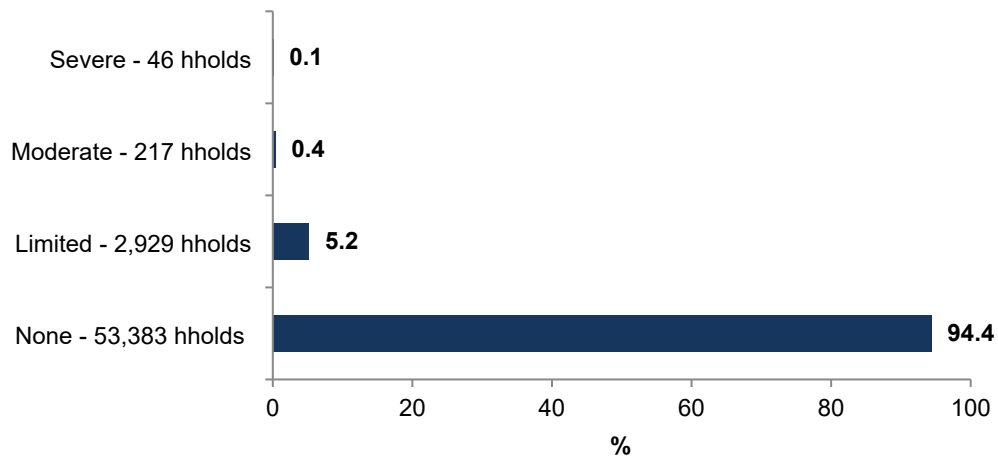
- The presence of dampness, mould and condensation; and
- The presence of long-term illness/disability, its impact on normal dwelling occupation and use, and its impact on health service resources.

### DAMPNESS, MOULD AND CONDENSATION

17.2 Levels of dampness, mould and condensation identified during the survey were low, with limited potential impact on occupation:

- 855 households live in dwellings experiencing rising dampness representing 1.5% of all households in the City. In 809 households (94.6%) dampness was evident but limited its potential impact on occupation.
- 465 households live in dwellings experiencing penetrating dampness representing 0.8% of all households in the City. In the majority of households – 331 households, 71.2% - the extent of penetrating dampness was limited in its potential impact on occupation.
- 3,192 households live in dwellings experiencing mould/condensation. In 2,929 households (91.8%) the extent of mould/condensation was limited; in 263 households the extent was however moderate or severe with potential impacts on occupation. Evidence of mould/condensation is higher within the private-rented and Rsl sectors.

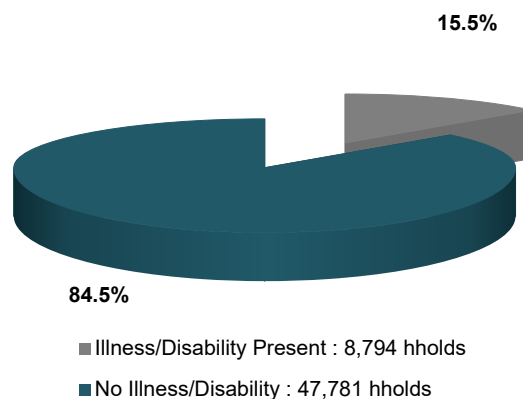
**FIGURE 35: EVIDENCE OF MOULD/CONDENSATION**



**LONG-TERM ILLNESS/DISABILITY AND ADAPTATION**

17.3 8,794 households in the City of Gloucester (15.5%) indicated that at least one member was affected by a limiting long-term illness or disability.

**FIGURE 36: HOUSEHOLD ILLNESS/DISABILITY**



The incidence of illness/disability is strongly age related. 5,082 households with an HRP aged 65 years and over have an illness/disability representing 32.7% of such households and 57.8% of all households with an illness/disability.

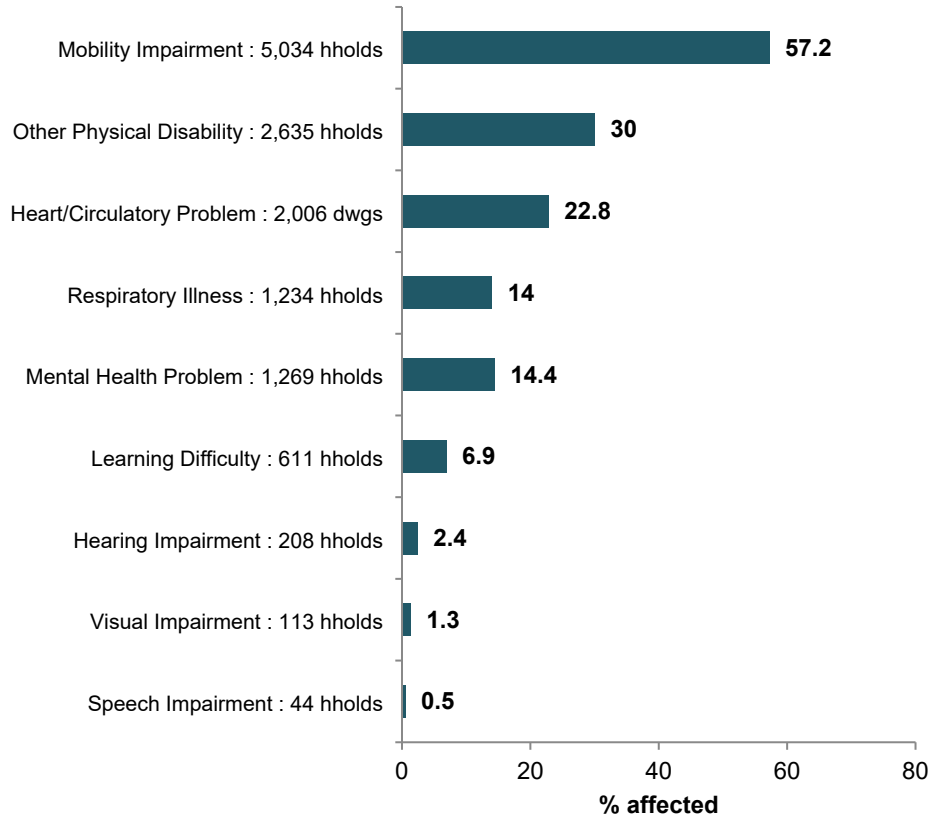
17.4 Households affected by a long-term illness/disability were asked for the nature of that illness/disability. The most common complaints relate to:

- Mobility Impairment : 5,034 households – 57.2%
- Other Physical Disability : 2,635 households – 30.0%
- Heart/Circulatory Problems : 2,066 households – 22.8%
- Mental Health Problem : 1,269 households – 14.4%



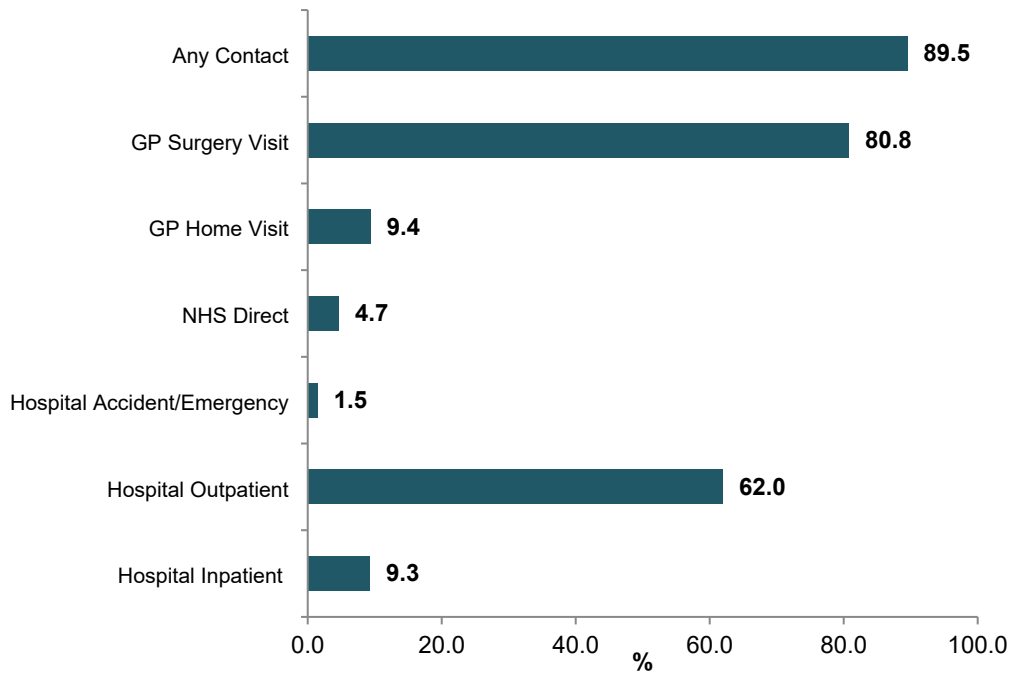
- Respiratory Illness : 1,234 households – 14.0%

**FIGURE 37: HOUSEHOLDS WITH ILLNESS/DISABILITY – ILLNESS/DISABILITY TYPE**



17.5 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year and additionally if the illness/disability affected their normal use of their home. Health Service contact in the past year is significant among households experiencing illness/disability. 7,104 households with an illness/disability (80.8%) have made a surgery visit to their GP, and 5,454 households (62.0%) have attended hospital in an outpatient capacity. Overall, 7,871 households with an illness/disability (89.5%) have had contact with local health services in the past year.

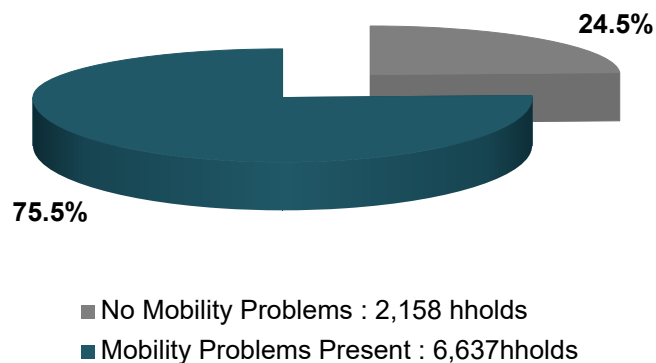
**FIGURE 38: HOUSEHOLDS WITH ILLNESS/DISABILITY – HEALTH SERVICE CONTACT PAST YEAR**



**MOBILITY AND ADAPTATION**

17.6 Of the 8,794 households affected by long-term illness/disability 6,637 households (75.5%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 2,158 households (24.5%).

**FIGURE 39: HOUSEHOLDS WITH ILLNESS/DISABILITY – MOBILITY PROBLEMS**

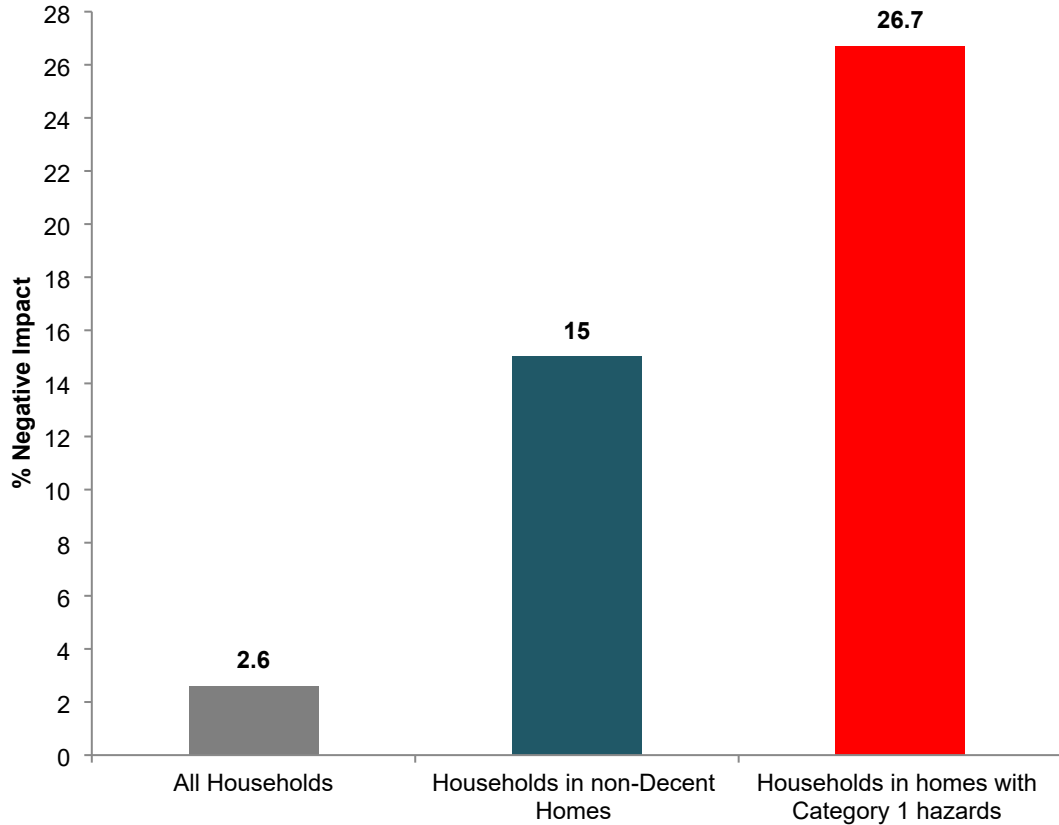


- 17.7 Among households where mobility is affected the most common problems relate to climbing steps/stairs, using bathroom amenities, access to and from the home and access to gardens.
- 17.8 Only 2,460 households with a mobility problem (37.1%) live in an adapted dwelling. For the remaining 4,176 households with a mobility problem (62.9%) no adaptations have been made to their current dwelling.

**HOUSEHOLD VIEWS ON HOUSING AND HEALTH**

- 17.9 Households were asked for their views on whether the design/condition of their home affected the health/well-being of their family. 22,394 households (39.6%) perceive no effect through condition with a further 23,496 households (41.5%) perceiving a positive effect through good quality/condition housing. 1,450 households (2.6%) thought that their current housing conditions impacted negatively on their family’s health while 9,236 households (16.3%) didn’t know. Negative attitudes to housing and health are higher for households living in properties experiencing a Category 1 hazard (26.7%) and in non-Decent homes (15.0%).

**FIGURE 40: HOUSEHOLD PERCEPTION OF NEGATIVE IMPACT OF HOUSING CONDITIONS ON HOUSEHOLD HEALTH AND WELL-BEING**



## 18. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

18.1 Balancing surveyor views on housing and environmental conditions previously reported, household views were assessed with regard to:

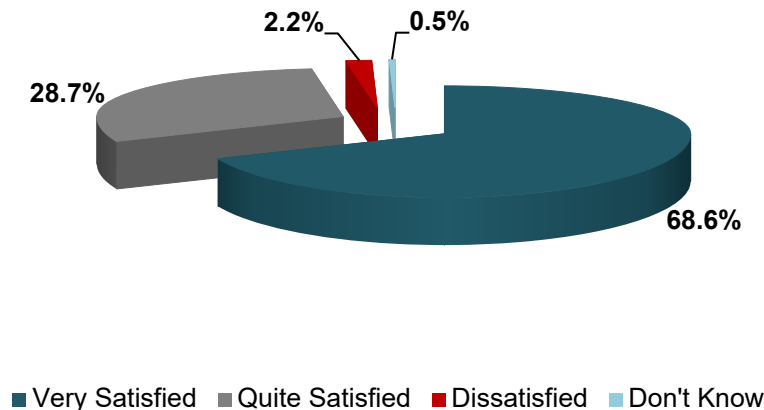
- *Satisfaction with housing circumstances.*
- *Satisfaction with the local area.*
- *Attitudes to area trends; and*
- *Problems within the local area.*

Owner-occupied and private-rented households were also asked additional questions on their housing circumstances and attitudes.

### HOUSING SATISFACTION

18.2 Housing satisfaction levels are high. 38,789 households (68.6%) are very satisfied with their current accommodation, 16,223 households (28.7%) are quite satisfied. Only, 1,221 households (2.2%) expressed direct dissatisfaction with their home.

**FIGURE 41: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING**



18.3 Variations in housing dissatisfaction are difficult to measure due to small sample sizes. Initial conclusions indicate higher levels of dissatisfaction in the private-rented and pre-1919 housing sectors and in the Barton & Tredworth Ward. While the majority of households living in non-Decent homes remain satisfied with their current accommodation levels of housing dissatisfaction are however higher than for households living in Decent homes. 14.1% of households living in non-Decent homes are dissatisfied with their current housing compared to 1.1% of households living in Decent homes.

TABLE 31: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING

	SATISFACTION WITH CURRENT ACCOMMODATION											
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		Don't know		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>TENURE</b>												
Owner occupied	28621	73.0	10253	26.2	277	0.7	46	0.1	0	0.0	39196	100.0
Private rented	5571	52.7	3983	37.7	609	5.8	59	0.6	341	3.2	10564	100.0
Tied/rent free	80	100.0	0	0.0	0	0.0	0	0.0	0	0.0	80	100.0
RSL	4517	67.1	1988	29.5	134	2.0	96	1.4	0	0.0	6735	100.0
<b>DATE OF CONSTRUCTION</b>												
Pre - 1919	2980	43.4	3226	47.0	433	6.3	97	1.4	134	1.9	6870	100.0
1919 - 1944	5406	72.9	2014	27.1	0	0.0	0	0.0	0	0.0	7420	100.0
1945 - 1964	5919	70.0	2534	30.0	0	0.0	0	0.0	0	0.0	8453	100.0
1965 - 1974	5662	69.7	2353	29.0	104	1.3	0	0.0	0	0.0	8120	100.0
1975 - 1980	2957	82.1	646	17.9	0	0.0	0	0.0	0	0.0	3604	100.0
Post - 1980	15865	71.8	5449	24.6	483	2.2	104	0.5	208	0.9	22109	100.0
<b>DECENT HOMES OVERALL PERFORMANCE</b>												
Compliant	37326	71.7	13936	26.8	544	1.0	44	0.1	237	0.5	52087	100.0
Non-compliant	1464	32.6	2287	51.0	476	10.6	157	3.5	104	2.3	4488	100.0
<b>MAIN HOUSE TYPE</b>												
Detached House/Bungalow	8667	81.1	1758	16.5	127	1.2	29	0.3	104	1.0	10684	100.0
Semi-detached House/Bungalow	15498	68.6	6805	30.1	261	1.2	23	0.1	0	0.0	22587	100.0
Terraced House/Bungalow	9193	62.6	4819	32.8	471	3.2	97	0.7	104	0.7	14683	100.0
Purpose-built flat	4831	64.8	2468	33.1	102	1.4	53	0.7	0	0.0	7453	100.0

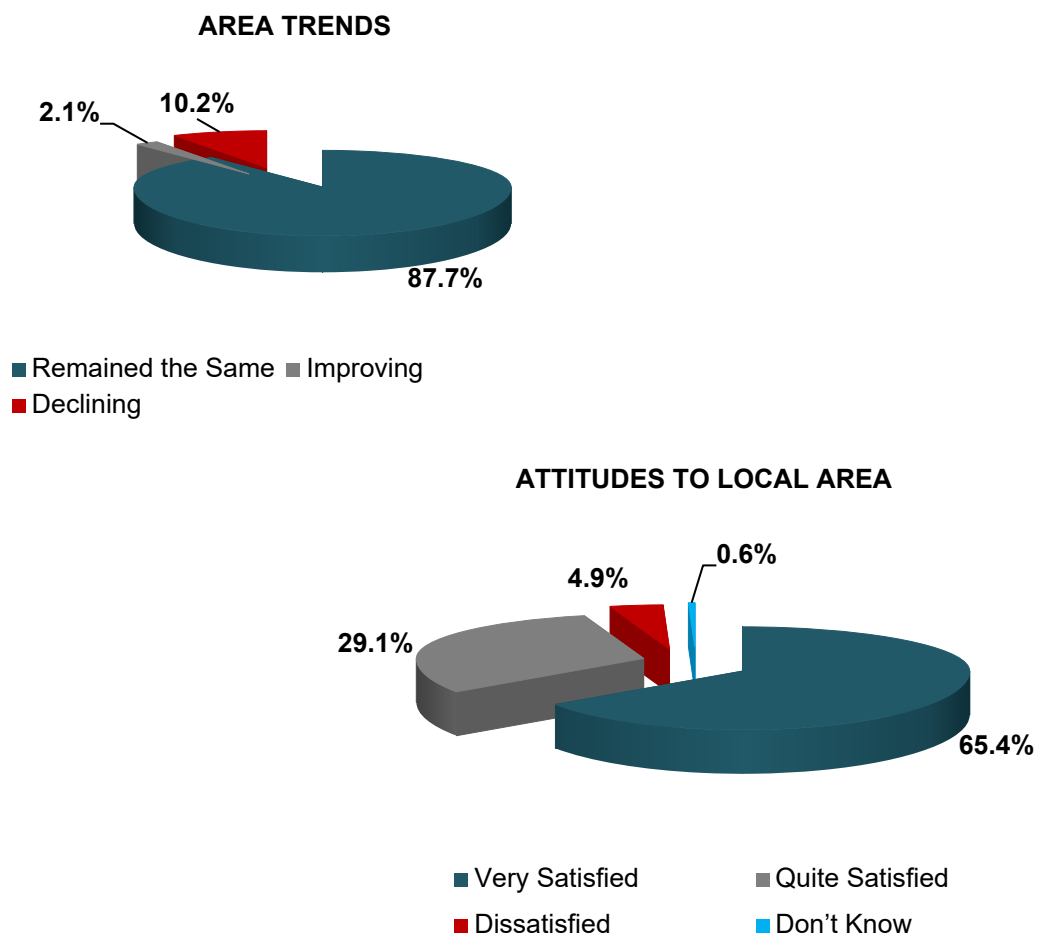
TABLE 31: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING

	SATISFACTION WITH CURRENT ACCOMMODATION											
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		Don't know		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
Converted/mixed use flat	601	51.5	373	31.9	59	5.1	0	0.0	134	11.4	1167	100.0
<b>SUB-AREA</b>												
Barton & Tredworth	1482	29.3	2937	58.1	457	9.0	151	3.0	30	0.6	5057	100.0
Kingsholm & Wotton	1536	46.0	1738	52.1	43	1.3	21	0.6	0	0.0	3339	100.0
Westgate	4547	81.0	1037	18.5	0	0.0	29	0.5	0	0.0	5613	100.0
City Remainder	31223	73.4	10512	24.7	520	1.2	0	0.0	311	0.7	42566	100.0
<b>All Households</b>	<b>38789</b>	<b>68.6</b>	<b>16223</b>	<b>28.7</b>	<b>1020</b>	<b>1.8</b>	<b>201</b>	<b>0.4</b>	<b>341</b>	<b>0.6</b>	<b>56575</b>	<b>100.0</b>

AREA SATISFACTION AND AREA TRENDS

18.4 Household satisfaction with their local areas is also high. 37,017 households (65.4%) are very satisfied with where they live; 16,450 households (29.1%) are quite satisfied. 2,766 households (4.9%) are dissatisfied with their local area. The majority of households (49,683 households – 87.7%) regard their local area as largely unchanging over the last five years; 1,183 households (2.1%) think their local area has improved; 5,760 households (10.2%) think it has declined.

FIGURE 42: HOUSEHOLD ATTITUDES TO LOCAL AREA AND AREA TRENDS



18.5 Variations in area dissatisfaction generally mirror patterns of housing dissatisfaction, reflecting less positive views among private-rented and RSL households, households in areas of pre-1919 housing and households in the Barton & Tredworth Ward. 25.5% of households in Barton & Tredworth are dissatisfied with their local area. Perceptions of area decline also follow this pattern although are highest for RSL tenants (23.4%) and also increase in Westgate Ward (17.1%).

**FIGURE 43: AREA VARIATIONS IN HOUSEHOLD ATTITUDES**

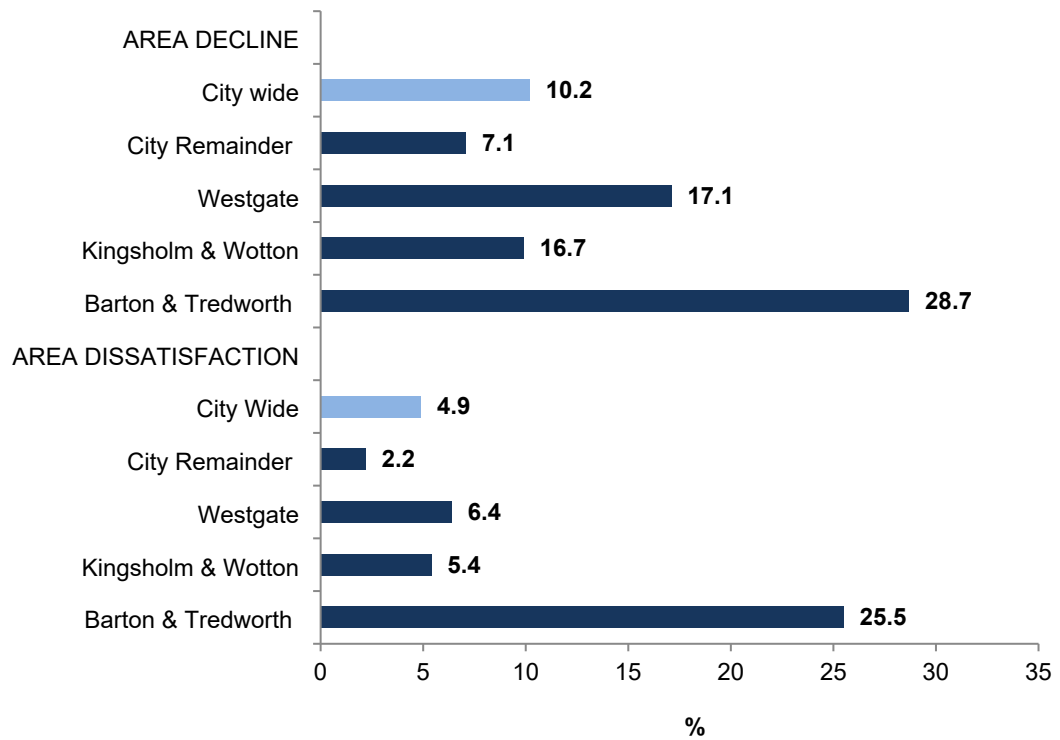




TABLE 32: HOUSEHOLD SATISFACTION WITH LOCAL AREA

	Satisfaction with the area in which you live:											
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		Don't know		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
<b>TENURE</b>												
Owner occupied	27924	71.2	9879	25.2	1303	3.3	90	0.2	0	0.0	39196	100.0
Private rented	5176	49.0	4310	40.8	646	6.1	91	0.9	341	3.2	10564	100.0
Tied/rent free	80	100.0	0	0.0	0	0.0	0	0.0	0	0.0	80	100.0
RSL	3837	57.0	2262	33.6	591	8.8	46	0.7	0	0.0	6735	100.0
<b>DATE OF CONSTRUCTION</b>												
Pre - 1919	2502	36.4	2982	43.4	1072	15.6	181	2.6	134	1.9	6870	100.0
1919 - 1944	5718	77.1	1672	22.5	30	0.4	0	0.0	0	0.0	7420	100.0
1945 - 1964	5191	61.4	2900	34.3	362	4.3	0	0.0	0	0.0	8453	100.0
1965 - 1974	5588	68.8	2145	26.4	387	4.8	0	0.0	0	0.0	8120	100.0
1975 - 1980	2825	78.4	779	21.6	0	0.0	0	0.0	0	0.0	3604	100.0
Post - 1980	15193	68.7	5972	27.0	690	3.1	46	0.2	208	0.9	22109	100.0
<b>DECENT HOMES OVERALL PERFORMANCE</b>												
Compliant	35913	68.9	14161	27.2	1685	3.2	90	0.2	237	0.5	52087	100.0
Non-compliant	1104	24.6	2289	51.0	855	19.0	136	3.0	104	2.3	4488	100.0
<b>MAIN HOUSE TYPE</b>												
Detached House/Bungalow	8378	78.4	1960	18.3	242	2.3	0	0.0	104	1.0	10684	100.0
Semi-detached House/Bungalow	15935	70.6	6218	27.5	411	1.8	23	0.1	0	0.0	22587	100.0
Terraced House/Bungalow	8079	55.0	5255	35.8	1096	7.5	149	1.0	104	0.7	14683	100.0
Purpose-built flat	4055	54.4	2677	35.9	699	9.4	23	0.3	0	0.0	7453	100.0

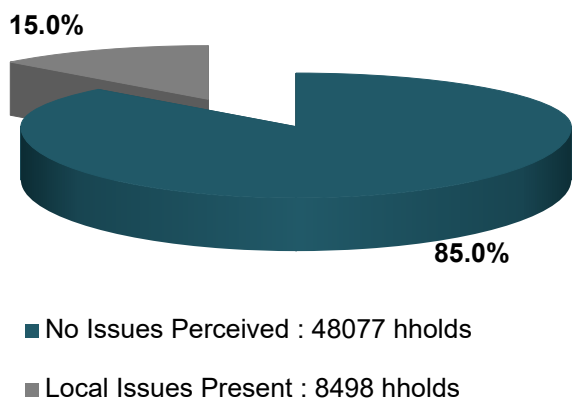
TABLE 32: HOUSEHOLD SATISFACTION WITH LOCAL AREA

	Satisfaction with the area in which you live:											
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		Don't know		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
Converted/mixed use flat	570	48.8	339	29.1	93	7.9	31	2.7	134	11.4	1167	100.0
<b>SUB-AREA</b>												
Barton & Tredworth	771	15.2	2964	58.6	1119	22.1	174	3.4	30	0.6	5057	100.0
Kingsholm & Wotton	1419	42.5	1738	52.1	160	4.8	21	0.6	0	0.0	3339	100.0
Westgate	4020	71.6	1237	22.0	325	5.8	31	0.6	0	0.0	5613	100.0
City Remainder	30808	72.4	10511	24.7	936	2.2	0	0.0	311	0.7	42566	100.0
<b>All Households</b>	<b>37017</b>	<b>65.4</b>	<b>16450</b>	<b>29.1</b>	<b>2540</b>	<b>4.5</b>	<b>226</b>	<b>0.4</b>	<b>341</b>	<b>0.6</b>	<b>56575</b>	<b>100.0</b>

TABLE 33: HOUSEHOLD PERCEPTIONS OF AREA CHANGE								
	OVER THE LAST 5 YEARS HAS YOUR AREA							
	Remained the same		Improved		Declined		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%
<b>TENURE</b>								
Owner occupied	35484	90.5	567	1.4	3145	8.0	39196	100.0
Private rented	9276	87.8	249	2.4	1039	9.8	10564	100.0
Tied/rent free	80	100.0	0	0.0	0	0.0	80	100.0
RSL	4792	71.2	367	5.5	1575	23.4	6735	100.0
<b>DATE OF CONSTRUCTION</b>								
Pre - 1919	5287	77.0	246	3.6	1336	19.5	6870	100.0
1919 - 1944	6559	88.4	208	2.8	653	8.8	7420	100.0
1945 - 1964	7253	85.8	0	0.0	1200	14.2	8453	100.0
1965 - 1974	7329	90.3	0	0.0	791	9.7	8120	100.0
1975 - 1980	3346	92.8	29	0.8	229	6.4	3604	100.0
Post - 1980	19859	89.8	700	3.2	1550	7.0	22109	100.0
<b>DECENT HOMES OVERALL PERFORMANCE</b>								
Compliant	46684	89.6	1087	2.1	4316	8.3	52087	100.0
Non-compliant	2948	65.7	96	2.1	1444	32.2	4488	100.0
<b>MAIN HOUSE TYPE</b>								
Detached House/Bungalow	9941	93.0	0	0.0	744	7.0	10684	100.0
Semi-detached House/Bungalow	21329	94.4	252	1.1	1006	4.5	22587	100.0
Terraced House/Bungalow	11960	81.5	200	1.4	2523	17.2	14683	100.0
Purpose-built flat	5449	73.1	610	8.2	1394	18.7	7453	100.0
Converted/mixed use flat	954	81.8	119	10.2	93	7.9	1167	100.0
<b>SUB-AREA</b>								
Barton & Tredworth	3444	68.1	160	3.2	1453	28.7	5057	100.0
Kingsholm & Wotton	2987	89.4	21	0.6	331	9.9	3339	100.0
Westgate	3860	68.8	793	14.1	960	17.1	5613	100.0
City Remainder	39342	92.4	208	0.5	3016	7.1	42566	100.0
<b>All Households</b>	<b>49633</b>	<b>87.7</b>	<b>1183</b>	<b>2.1</b>	<b>5760</b>	<b>10.2</b>	<b>56575</b>	<b>100.0</b>

18.6 Households were asked if they perceived any issues in their neighbourhood – 8,498 households (15.0%) stated that they did.

FIGURE 44: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES



Among households perceiving local issues key areas of major concern include unsocial behaviour, drug abuse/dealing, litter/fly tipping and traffic noise.

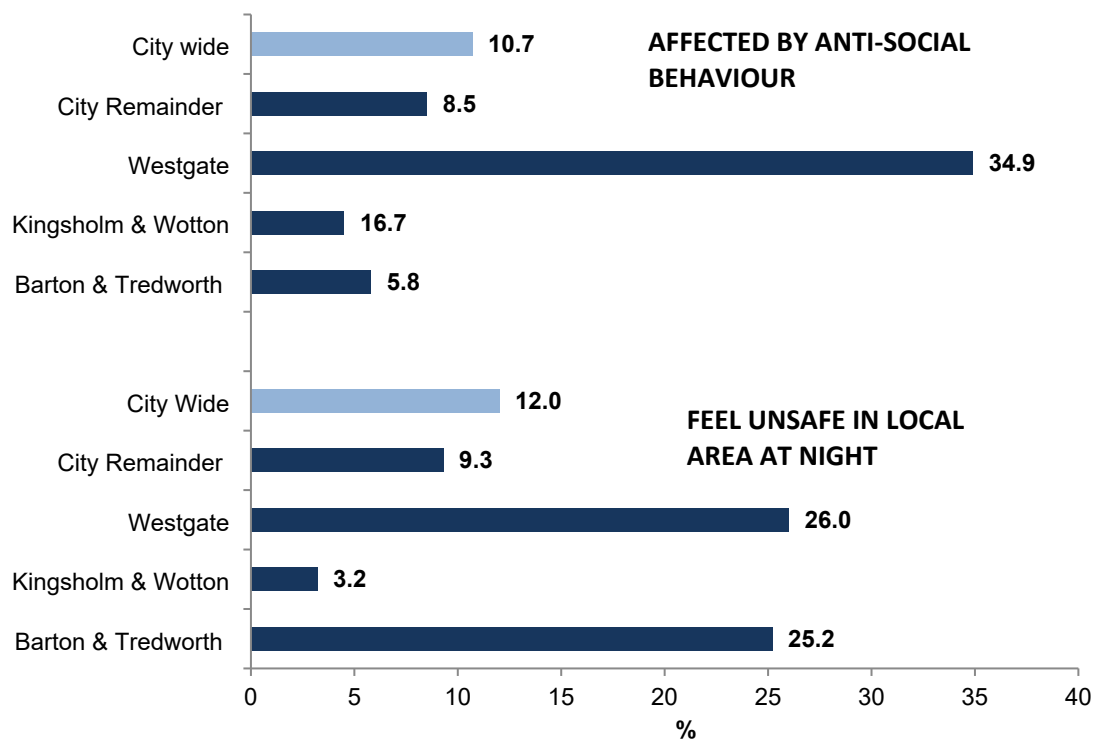
TABLE 34: HOUSEHOLDS PERCEIVING LOCAL ISSUES

	Not a problem		Minor problem		Major problem		All Households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	6933	81.6	1295	15.2	270	3.2	8498	100.0
Auto crime	7370	86.7	1053	12.4	75	0.9	8498	100.0
Personal assault/theft	8256	97.1	243	2.9	0	0.0	8498	100.0
Racial harassment	8430	99.2	69	0.8	0	0.0	8498	100.0
Unsocial behaviour	3751	44.1	4363	51.3	384	4.5	8498	100.0
Groups of youths causing annoyance	5958	70.1	2512	29.6	29	0.3	8498	100.0
Graffiti	8446	99.4	53	0.6	0	0.0	8498	100.0
Drug abuse/dealing	4984	58.6	2334	27.5	1180	13.9	8498	100.0
Empty properties	8066	94.9	411	4.8	21	0.3	8498	100.0
Public drinking/drunkenness	6913	81.3	1475	17.4	110	1.3	8498	100.0
Traffic noise	6325	74.4	1612	19.0	562	6.6	8498	100.0
Litter / fly tipping	5405	63.6	1735	20.4	1359	16.0	8498	100.0
Dog fouling	6528	76.8	1947	22.9	23	0.3	8498	100.0

18.7 Households were additionally questioned on any personal impact of crime and/or anti-social behaviour and on feelings of personal safety within their home and local area. Key findings include:

- 6,042 households (10.7%) have directly encountered anti-social behaviour.
- 1,342 households (2.4%) were victims of crime in the last 12 months.
- Only 82 households (0.2%) feel unsafe in their home at night; and
- 6,794 households (12.0%) feel unsafe in their local area at night.

**FIGURE 45: AREA SAFETY AND ANTI-SOCIAL BEHAVIOUR**



**OWNER-OCCUPIED HOUSEHOLDS**

18.8 Owner-occupied households were asked a range of additional questions during the survey including:

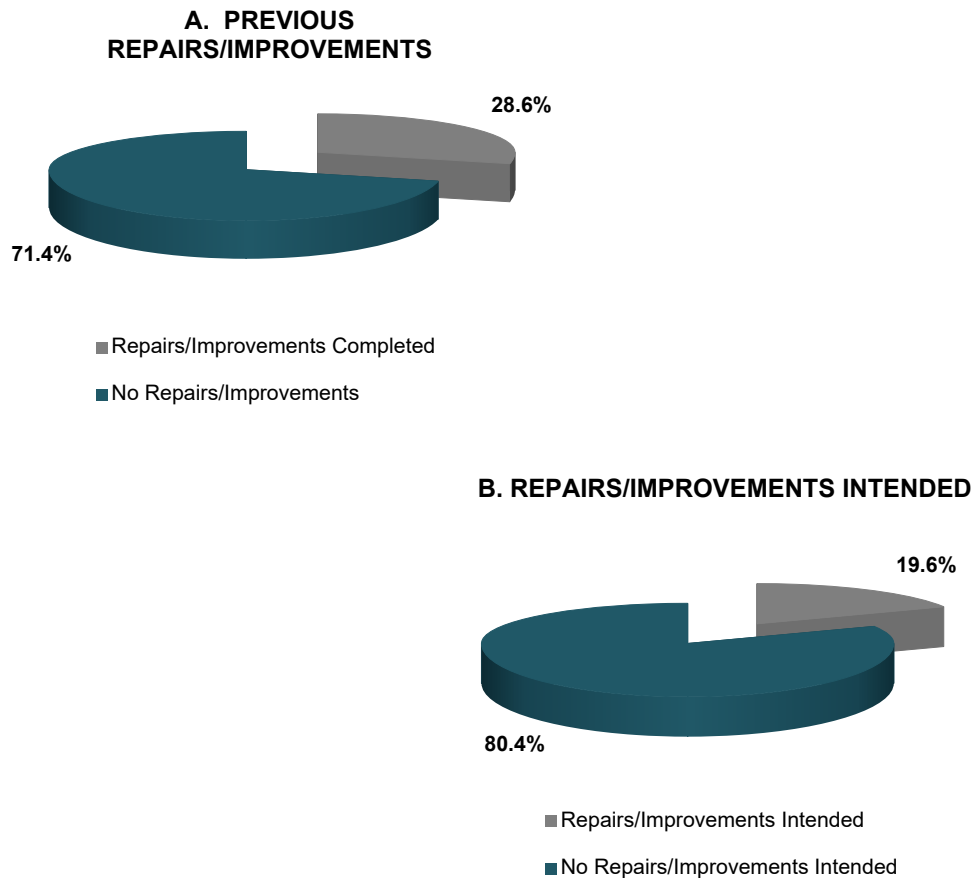
- Past improvement histories and improvement intentions; and
- Attitudes and barriers to the funding and completion of repairs/improvements.

18.9 While economic factors will influence the ability of owner-occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels have been reported as high and these are retained among owner-occupiers in non-Decent homes. 2,070 owner-

occupiers living in non-Decent homes (90.4%) are satisfied with their current home; only 218 owner-occupiers in non-Decent homes (9.6%) expressed direct dissatisfaction with their home.

- 18.10 Against these attitudes to housing, previous and projected home improvement activity levels remain low for households in both Decent and non-Decent homes. Only 580 owner-occupiers in non-Decent homes (28.6%) have completed major repairs/improvements in the last 5 years. Only 447 owner-occupiers in non-Decent homes (19.6%) intend to carry out major repairs/improvements within the next 5 years.

**FIGURE 46: OWNER-OCCUPIED HOUSEHOLDS IN NON-DECENT HOMES – REPAIR ACTIVITY**



- 18.11 With respect to previous owner-occupied improvements these are dominated by energy related works (loft insulation, central heating renewal, new windows/doors) and external repairs. Future intended works are dominated by internal amenities (kitchens and bathrooms).

- 18.12 Owner-occupiers were questioned on perceived barriers to home improvement with the most common being access to independent advice (15.8%) and finding reliable contractors

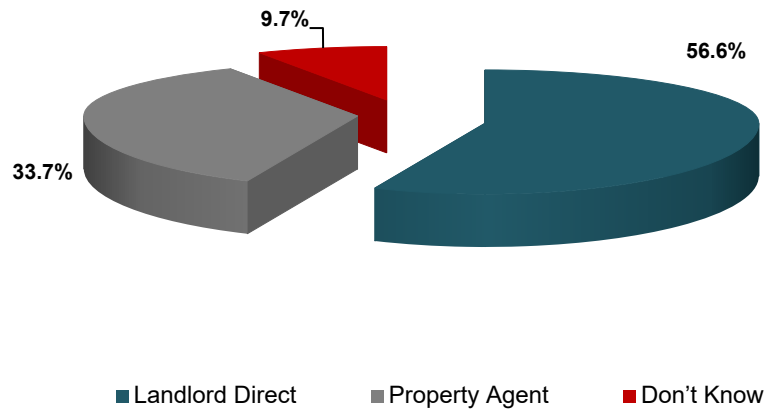
(19.9%). Only 6.4% of owner-occupiers stated that they would re-mortgage to carry out repairs/improvements.

When asked if Council support for owner-occupied repair/improvement should be provided, 18,060 owner-occupiers (46.1%) would be interested if the Council provided a list of builders/contractors, 4,804 owner occupied households (12.3%) would be interested in affordable/low-cost loans.

**PRIVATE-RENTED SECTOR HOUSEHOLDS**

- 18.13 9,510 occupied dwellings (17.1%) are in private rental containing 10,564 households. Tenants within occupied private-rented dwellings were asked additional questions about their tenancy including source of tenancy dealings, reported issues and property repair.
- 18.14 The majority of private-rented households (5,981 households – 56.6%) deal directly through their landlord with a further 3,562 households (33.7%) dealing through a property agent. 1,021 households (9.7%) did not know their point of contact.

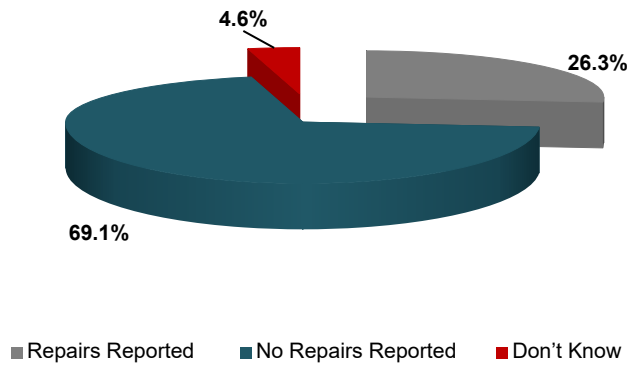
**FIGURE 47: PRIVATE-RENTED TENANTS, POINT OF TENANCY CONTACT**



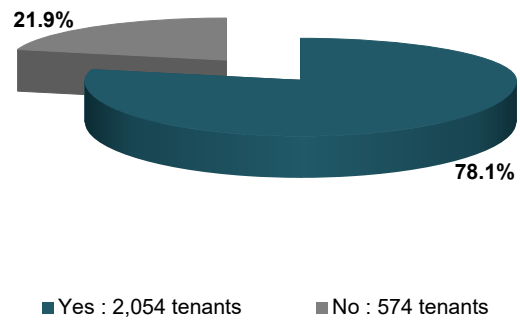
- 18.15 3,879 tenant households (36.7%) have informed their landlord or agent of outstanding repairs. In 2,766 households (71.3%) those issues were being addressed, however in 1,113 households (28.7%) repair issues remain outstanding.

FIGURE 48: LANDLORD REPAIR ISSUES

A/ REPAIRS REPORTED



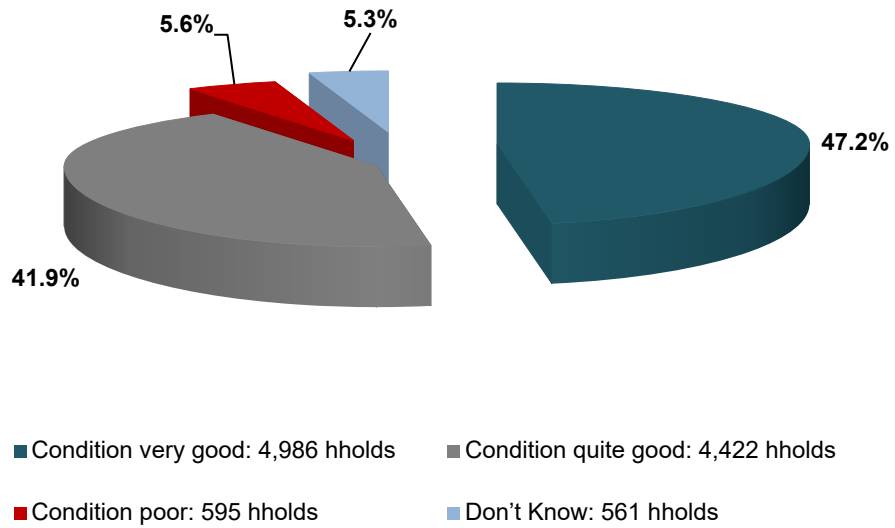
B/ REPAIRS BEING ADDRESSED



18.16 Overall 4,986 tenant households (47.2%) regard their rented home to be in very good condition, a further 4,422 households (41.9%) regard the repair condition of their rented home to be quite good. 598 tenant households (5.6%) regard repair conditions as poor.



FIGURE 49: TENANT HOUSEHOLDS – ATTITUDES TO CURRENT CONDITION



## **SECTION 5: COMPARATIVE HOUSING CONDITIONS**

**Chapter 19: Comparative Housing Conditions by Tenure**

**Chapter 20: Comparative Housing Conditions by Sub-Area**

**Chapter 21: Changes in Private Sector Housing Conditions 2011-2023**

## 19. COMPARATIVE HOUSING CONDITIONS BY TENURE

### HOUSING AND ENVIRONMENTAL ISSUES

HOUSING AND ENVIRONMENTAL INDICATORS	OWNER-OCCUPIED	PRIVATE-RENTED	RSL
% Vacant Dwellings	-	-	-
% Dwellings Pre-1919	10.0	27.0	1.6
% Dwellings Post-1980	38.5	44.8	33.3
% Dwellings Terraced	21.8	39.0	29.4
% Dwellings Detached/Semi-Detached	73.7	26.4	23.4
% Flats in Converted Buildings	0.4	9.3	0.3
% Dwellings Non-Decent HHSRS	2.7	7.7	1.2
% Dwellings Non-Decent Repair	3.9	9.1	0.8
% Dwellings Non-Decent Amenities	0.7	0.2	0.0
% Dwellings Non-Decent Thermal Comfort	0.5	4.2	3.5
% Dwellings Non-Decent Overall	5.8	16.0	4.7
Costs to achieve Decent Homes	£16.419m	£8.353m	£1.418m
Average Sap Rating	69	69	72
% Dwellings Poor Environmental Quality	4.0	12.9	18.9
% Dwellings Poor Visual Environment	5.8	19.0	31.7

20. COMPARATIVE HOUSING CONDITIONS BY SUB-AREA

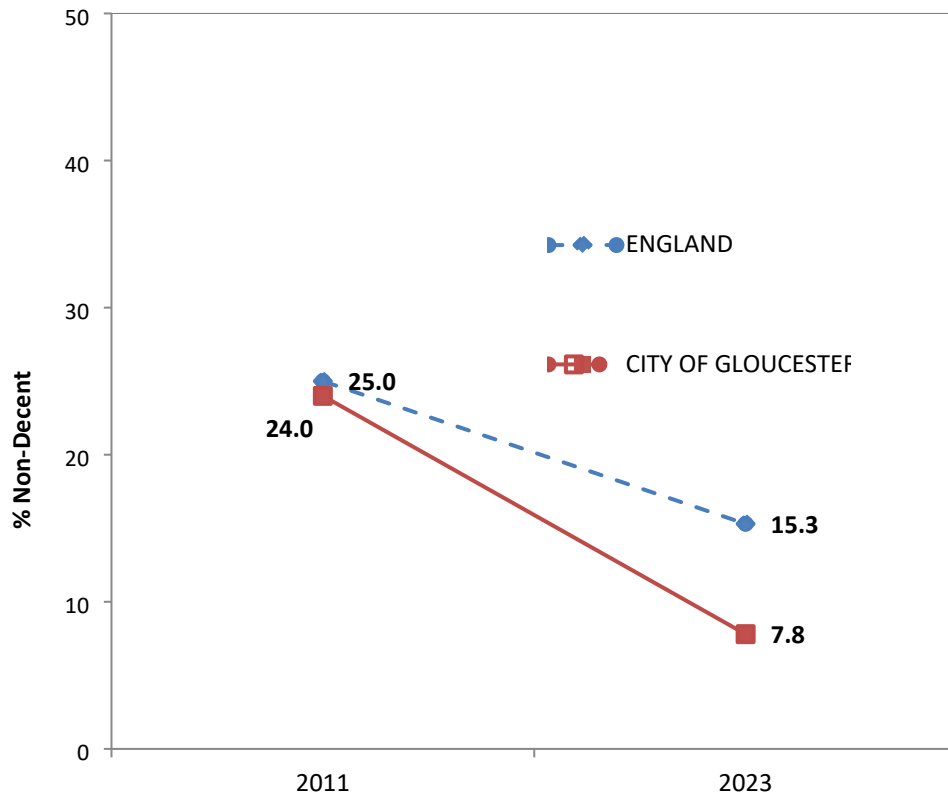
HOUSING AND ENVIRONMENTAL INDICATORS	BARTON & TREDWORTH	KINGSHOLM & WOTTON	WESTGATE	CITY REMAINDER
% Vacant Dwellings	7.9	13.7	4.5	3.5
% Dwellings Pre-1919	58.1	26.9	21.0	5.2
% Dwellings Post-1980	29.3	25.0	64.0	37.4
% Dwellings Terraced	54.4	20.0	16.5	24.5
% Dwellings Detached/Semi-Detached	24.2	31.2	23.0	69.2
% Flats in Converted Buildings	4.7	3.7	12.0	0.9
% Dwellings Owner-Occupied	42.9	53.6	46.6	77.8
% Dwellings Private-Rented	38.9	26.8	30.4	12.4
% Dwellings Rsl	17.7	19.6	22.0	12.1
% Dwellings Non-Decent HHSRS	29.3	5.8	4.7	0.2
% Dwellings Non-Decent Repair	23.7	4.3	3.7	2.4
% Dwellings Non-Decent Amenities	1.0	0.0	0.5	0.5
% Dwellings Non-Decent Thermal Comfort	3.0	9.4	2.1	0.7
% Dwellings Non-Decent Overall	37.9	19.6	6.8	3.4
Costs to achieve Decent Homes	£13.308m	£1.760m	£2.534m	£8.589m
Average Sap Rating	66	68	73	70
% Dwellings Poor Environmental Quality	37.2	6.9	16.0	2.6
% Dwellings Poor Visual Environment	36.7	11.9	14.0	8.0

## 21. CHANGES IN PRIVATE SECTOR HOUSING CONDITIONS 2011-2023

21.1 Changes in housing conditions are normally measured through the comparison of survey findings at different points in time. The City of Gloucester completed a previous survey of private sector housing conditions in 2011. Excluding RSL dwellings which were included in the current survey permits a review of changes in the condition of private sector housing in the City 2011-2023.

21.2 Housing conditions locally within the private housing sector have improved significantly since 2011 in line with national trends. Since 2011 overall rates of non-Decency in England have declined from 25.0% of private housing to 15.3% in 2021 representing a reduction of 39% (English Housing Survey). Over the period 2011-2023 rates of non-Decency in the private housing sector in the City of Gloucester have declined from 24.0% to 7.8% - a reduction of 67%.

**FIGURE 50: CHANGES IN PRIVATE SECTOR HOUSING CONDITIONS SINCE 2011 – CITY OF GLOUCESTER AND ENGLAND**



## **SECTION 6: CONCLUSIONS**

**Chapter 22: Conclusions**

## 22. CONCLUSIONS

- 22.1 This report has presented the findings of a comprehensive survey of housing and household conditions in the City of Gloucester. The results presented in this report are based on 1,000 dwelling surveys and household interviews across the City from October 2022 - January 2023.
- 22.2 The survey has been conducted across a City housing stock of 58,196 dwellings containing 56,575 households and a household population of 134,165 persons. At the time of survey 55,521 dwellings (95.4%) were occupied, the remaining 2,085 dwellings (4.6%) were vacant. 55,036 occupied dwellings (99.1%) are occupied by a single household, the remaining 485 dwellings are in multiple occupation. The housing stock is dominated by the owner-occupied sector (39,196 occupied dwellings – 70.6%), 9,510 occupied dwellings (17.1%) are private-rented with 6,735 occupied dwellings (12.1%) rented by a Registered Social Landlord. Private sector housing stock is predominantly of post Second World War construction and in traditional low-rise terraced, semi-detached and detached configurations. 7,268 dwellings (12.5%) were constructed pre-1919 with a further 7,660 dwellings (13.2%) in the Inter-War period. The oldest housing stock is associated with vacant dwellings, the private-rented sector, terraced housing and flats in converted buildings. Across the City, the private-rented sector shows significant concentration in the three selected wards – Barton & Tredworth (38.9%), Kingsholm & Wotton (26.8%) and Westgate (30.4%).
- 22.3 51,401 occupied dwellings (92.6%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 4,120 occupied dwellings (7.4%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:
- *1,860 dwellings (3.4%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);*
  - *2,443 dwellings (4.34%) are in disrepair;*
  - *282 dwellings (0.5%) lack modern facilities and services; and*
  - *842 dwellings (1.5%) fail to provide a reasonable degree of thermal comfort.*
- 22.4 Costs to achieve Decent Homes within the private-housing sector are estimated at £26.19M averaging £6,356 per non-Decent home.

- 22.5 Levels of non-Decent housing vary significantly across the City and across the housing stock. In this respect highest rates of non-Decency are associated with:
- The private-rented sector where 16.0% of all private-rented dwellings are non-Decent;
  - The older housing stock where 35.1% of all dwellings constructed pre-1919 are non-Decent; and
  - Terraced housing and flats in converted buildings where 12.3% and 29.8% of dwellings respectively are non-Decent.
- 22.6 Geographically the highest rates of non-Decency are associated with the 3 selected Wards. 37.9% of dwellings in Barton & Tredworth are non-Decent; 19.6% of dwellings in Kingsholm & Wotton and 6.8% of dwellings in Westgate. Only 3.4% of dwellings are non-Decent across the remainder of the City.
- 22.7 Poor housing conditions impact on all household types across the City, but economically disadvantaged households, in particular those on benefits and low incomes are at greater risk of experiencing poor housing conditions.
- Single person non-pensioner households account for 13.2% of all households but comprise 20.4% of all households living in non-Decent homes;
  - Households with an HRP aged under 35 years account for 17.2% of all households but comprise 21.8% of all households living in non-Decent homes;
  - Households in receipt of benefits account for 17.8% of all households but comprise 41.7% of all households living in non-Decent homes; and
  - Households on low incomes account for 10.0% of all households but comprise 13.0% of all households in non-Decent homes.
- 22.8 Using the LILEE methodology 6,928 households in the City of Gloucester are in fuel poverty representing 12.2% of all households in the City. Rates of fuel poverty are slightly below the average for England (13.2% - 2020) but slightly above the average for Gloucestershire (10.8% - 2020).
- 22.9 Demographically, fuel poverty impacts most strongly on younger households and families with children. 1,530 households with an HRP aged under 35 years are in fuel poverty representing 15.7% of such households and 22.1% of all households in fuel poverty. Households with children are also adversely affected. 3,456 households with children are in fuel poverty representing 23.1% of such households and 49.9% of all households in fuel poverty.



Economically, fuel poverty as might be expected impacts more strongly on households of low incomes and those on benefits. 30% of households on low income are in fuel poverty as are 33.2% of households in receipt of means tested benefits.

- 22.10 Within the housing stock rates of fuel poverty are above average for households in the private-rented (23.4%), and RSL (16.0%) sectors and for those living in pre-1919 housing (31.7%). Across the City rates of fuel poverty are significantly above average in Barton & Tredworth (34.2%) and Kingsholm & Wotton (21.1%) wards.
- 22.11 8,794 households in the City of Gloucester (15.5%) indicated that at least one member was affected by a limiting long-term illness or disability. The incidence of illness/disability is strongly age related. 5,082 households with an HRP aged 65 years and over have an illness/disability representing 32.7% of such households and 57.8% of all households with an illness/disability.
- 22.12 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year and additionally if the illness/disability affected their normal use of their home. Health Service contact in the past year is significant among households experiencing illness/disability. 7,104 households with an illness/disability (80.8%) have made a surgery visit to their GP, and 5,454 households (62.0%) have attended hospital in an outpatient capacity. Overall, 7,871 households with an illness/disability (89.5%) have had contact with local health services in the past year.
- 22.13 Of the 8,794 households affected by long-term illness/disability 6,637 households (75.5%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 2,158 households (24.5%). Only 2,460 households with a mobility problem (37.1%) live in an adapted dwelling. For the remaining 4,176 households with a mobility problem (62.9%) no adaptations have been made to their current dwelling.
- 22.14 This report and the associated survey data provide an up to date and detailed evidence base for housing strategy review and development in the City.

## **APPENDICES:**

**Appendix A: The Interpretation of Statistical Data**

**Appendix B: Sampling Errors**

**Appendix C: The Survey Forms**

**Appendix D: The Survey Method**

**Appendix E: The Decent Homes Standard**

**Appendix F: Glossary of Terms**

## **APPENDIX A: THE INTERPRETATION OF STATISTICAL DATA**

Survey data is based on sample survey investigation and the application of statistical grossing procedures to replicate housing stock totals. Interpretation of data must be conducted against this background and particularly with regard to the following constraints:

- (a) Data estimates are mid point estimates within a range of sampling error. The extent of sampling error is discussed in Appendix B but is dependant upon two factors – the sample size employed and the number or percentage of dwellings exhibiting the attribute in question.**
  
- (b) Data estimates are subject to rounding errors associated with statistical grossing. Table totals will therefore not necessarily remain consistent throughout the reports but will normally vary by under 1%.**
  
- (c) Survey returns from large scale house condition surveys invariably contain elements of missing data and not applicable data. The former may be due to surveyor error or to differential access within dwellings. The latter relates to individual elements which are not present in all dwellings. Consistently across the survey missing data represents under 5% of returns. An analysis of missing returns indicates a random distribution with no inherent bias evident across the main database.**

## APPENDIX B: SAMPLING ERRORS

### NON-TECHNICAL SUMMARY

In a sample survey part of the population is sampled in order to provide information which can be generalised to the population as a whole. While this provides a cost effective way of obtaining information, the consequence is a loss of precision in the estimates. The estimated values derived from the survey may differ from the “true” value for the population for two primary reasons.

#### *Sampling Error*

This results from the fact that the survey observes only a selection of the population. If a different sample had been drawn the survey would be likely to have produced a different estimate. Sampling errors get smaller as the sample size increases.

These errors result from biases in the survey design or in the response to the survey, for example because certain types of dwelling or household may prove more difficult to obtain information for. After analysing response to the survey, the results have been weighted to take account of the main sources of response bias.

#### *Sampling Error Calculation*

Statistical techniques provide a means of estimating the size of the sampling errors associated with a survey. This Appendix estimates the sampling errors of measures derived from the physical house condition survey and from the social survey for households. The formulae enable the standard error of estimates derived from the survey to be calculated. For any estimate derived from the survey there is a 95% chance that the “true” value lies within plus/minus twice (strictly 1.96 times) the standard error.

For example, the survey estimates that 7.4% of housing stock is non-decent. The standard error for this value is estimated to be  $\pm 1.6\%$ . This means that there is a 95% chance of the value lying in the range 5.8% – 9.0%. In terms of numbers this means that of the total occupied housing stock of 55,521 dwellings, the number of dwellings which are non-decent is likely to be between 3,320 and 4,997. However our best estimate is 4,120 dwellings.

The simplest type of survey design is simple random sampling. This involves drawing the sample at random with every member of the population having an equal probability of being included in the sample. The standard error of an estimated proportion derived from a simple random sample can be calculated approximately as:

$$S.E. (p)_{srs} = \sqrt{\frac{p(1-p)}{n}} \quad \text{(equation i)}$$

Where:  $p$  = the estimated proportion  
 $n$  = the sample size on which the proportion is based

The actual survey design used a sample based upon disproportionate stratification whereby sample sizes were varied across the area framework. To estimate the sampling error in a complex design such as this, the basic method is to estimate the extent to which the design increases or decreases the sampling error relative to a sample of the same size drawn using simple random sampling. This is measured using the **design effect** (deff), which is calculated as:

$$deff(p) = \frac{\text{Estimated variance (S.E.}^2\text{) of } p \text{ with complex design}}{\text{Estimated variance of } p \text{ based on simple random sample}}$$

As approximate estimate of the standard error of a proportion based on the complex design can then be obtained by multiplying the standard error assuming simple random sampling had been used (equation i above) by the square root of the design effect.

The formula for calculating the standard error for proportions of dwellings or households from the survey is given below:

$$S.E. (p) = \sqrt{\frac{1}{N^2} \sum \frac{N^2}{(n_i - 1)} P_i (1 - p_i)} \quad \text{(equation ii)}$$

Where:  $p_i$  = the estimated proportion with the characteristics in stratum  $i$   
 $n_i$  = the number of households/dwellings sampled in stratum  $i$   
 $N_i$  = the total number of households/dwellings existing in stratum  $i$   
 $N$  = the total number of households in the City

The impact of the survey design on the sampling errors of estimates is generally fairly small.

To avoid the complex calculation of the design effect in every case, it is suggested that in most cases a multiplier of 1.05 be applied to the standard error calculated assuming simple random sampling (see equation i). The following table provides an overview of the sampling errors associated with a range of survey outcomes.

<b>SAMPLING ERROR OVERVIEW - PRIVATE SECTOR HOUSING STOCK</b>								
	<b>SAMPLE SIZE</b>	<b>SURVEY PROPORTION (%)</b>						
		<b>5/95</b>	<b>10/90</b>	<b>15/85</b>	<b>20/80</b>	<b>30/70</b>	<b>40/60</b>	<b>50/50</b>
		<b>SAMPLING ERROR ± %</b>						
<b>AREA</b>								
Barton & Tredworth	342	2.3	3.2	3.8	3.8	4.2	4.8	5.3
Moreland	313	2.4	3.3	3.9	3.9	6.4	7.4	8.0
Westgate	220	2.9	3.9	4.7	4.7	5.2	6.0	6.6
Remainder	134	3.7	5.1	5.1	6.0	6.8	7.7	8.5
<b>TENURE</b>								
Owner-occupied	608	1.7	2.4	2.8	3.2	3.6	3.7	3.9
Private-rented	361	2.2	3.1	3.7	4.1	4.7	5.1	5.2
<b>HOUSE TYPE</b>								
Terraced House/Bungalow	359	2.2	3.1	3.7	4.1	4.7	5.1	5.2
Semi-Det House/Bungalow	302	2.4	3.3	3.9	6.4	7.4	7.9	8.0
Detached House/Bungalow	61	5.5	6.2	6.8	7.3	7.8	7.8	8.3
Flat	287	2.5	3.5	4.1	4.6	5.3	5.7	5.8
<b>DATE OF CONSTRUCTION</b>								
Pre-1919	536	1.8	2.5	2.9	3.3	3.7	3.8	4.0
1919-1944	116	3.9	5.3	6.2	7.0	7.9	8.5	8.7
Post-1944	357	2.2	3.1	3.7	4.1	4.7	5.1	5.2
<b>COUNCIL WIDE</b>	<b>1009</b>	<b>1.3</b>	<b>1.8</b>	<b>2.2</b>	<b>2.5</b>	<b>2.8</b>	<b>2.8</b>	<b>3.1</b>

## APPENDIX C: THE SURVEY FORMS

DWELLING REF

SURVEYOR NO

ADDRESS STATUS

- Effective permanent dwelling
- Non-permanent dwelling
- Major works underway
- Converted/non-residential
- Demolished/derelict
- Address unob./cannot locate

VACANT

- Occupied
- Vacant for sale
- Vacant for rent
- Vacant - repairs / maintenance
- Vacant-closed/bricked-up
- Vacant derelict
- Vacant - other long term

MULTIPLE OCCUPATION

- Single Occupation
- Multiple Households
- Vacant

TENURE

- Owner occupied
- Private rented
- Tied/rent free
- RSL

EXTENT OF SURVEY

- Full + interview
- Full only
- External only
- No survey

DWELLING TYPE

- House
- Bungalow
- Maisonette
- Purpose built flat
- Flat in converted building
- Non-res with flats
- House/mixed use

DWELLING CONFIGURATION

- Mid terrace
- End terrace
- Semi-detached
- Detached

CONSTRUCTION TYPE

- Traditional
- Non-traditional
- Park home

DATE OF CONSTRUCTION

- Pre - 1919
- 1919 - 1944
- 1945 - 1964
- 1965 - 1974
- 1975 - 1981
- Post - 1981

NO HABITABLE FLOORS IN DWELLING

STOREY LEVEL OF FLAT

- Ground
- Mid
- Top
  
- Basement
- N/A

EXTERNAL WALL

- Solid 9"
- Cavity 9-11"
- Cavity 11"+
- Solid 9"+
- Timber frame
- Other

BUILDING MATERIAL

- Brick
- Block
- Concrete
- Stone
- Wood/timber
- Other

WALL STRUCTURE REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)

WALL STRUCTURE REPLACEMENT

- Inside 10 years
- Outside 10 years

PRINCIPAL WALL FINISH



- Self-finish     Tiles  
 Render/dash     Other  Timber

#### EXTERNAL WALL FINISH REPAIR

- No Repair                       Medium Disrepair (26 - 60%)  Localised  
Repair (1-5%)                       Major Disrepair (61-80%)  
 Minor Disrepair (6 - 25%)     Renew (81 - 100%)

#### EXTERNAL WALL FINISH REPLACEMENT

- Inside 10 years  
 Outside 10 years ROOF

#### FORM

- Pitched  Flat  
 Mixed

#### ROOF STRUCTURE REPAIR

- No Repair                       Medium Disrepair (26 - 60%)  Localised  
Repair (1-5%)                       Major Disrepair (61-80%)  
 Minor Disrepair (6 - 25%)     Renew (81 - 100%)

#### ROOF STRUCTURE REPLACEMENT

- Inside 10 years  
 Outside 10 years ROOF

#### COVERING

- Natural slate     Artificial slate  
 Concrete tile     Felt/asphalt  
 Clay tile         Other

#### ROOF COVER REPAIR

- No Repair                       Medium Disrepair (26 - 60%)  Localised  
Repair (1-5%)                       Major Disrepair (61-80%)  
 Minor Disrepair (6 - 25%)     Renew (81 - 100%)

#### ROOF COVER REPLACEMENT

- Inside 10 years  
 Outside 10 years

#### CHIMNEYS

- Brickpointed     Stone  
 Brick/blockrender     Other  
 Concrete         None

CHIMNEY REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

CHIMNEY REPLACEMENT

- Inside 10 years
- Outside 10 years  N/A

FLASHINGS

- Lead
- Zinc
- Cement fillet  Other
- None FLASHINGS

REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

FLASHINGS REPLACEMENT

- Inside 10 years
- Outside 10 years  N/A

RAINWEAR

- UPVC
- Aluminium
- Steel
- Cast iron
- Asbestos
- Other
- Mixed
- None

RAINWEAR REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

RAINWEAR REPLACEMENT

- Inside 10 years
- Outside 10 years  N/A

LINTOL REPAIR

- No Repair
- Major Disrepair (61-80%)

- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Renew (81 - 100%)
- N/A

LINTOL REPLACEMENT

- Inside 10 years
- Outside 10 years  N/A

POINTING REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

POINTING REPLACEMENT

- Inside 10 years
- Outside 10 years  N/A

DWELLING WINDOW MATERIAL

- Softwood
- Hardwood
- Metal no thermal break
- Metal with thermal break
- UPVC
- Other

DWELLING WINDOW REPAIR

- No Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- Localised

DWELLING WINDOW REPLACEMENT

- Inside 10 years
- Outside 10 years

DO WINDOWS HAVE LOCKS?

- Yes, where required
- No

DOOR MATERIAL

- Softwood complete glazed
- UPVC complete UPVC glazed
- Hardwood complete
- Hardwood glazed
- Softwood
- Metal

ACCESS DOOR REPAIR

- No Repair  
Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Localised
- Renew (81 - 100%)

#### ACCESS DOOR REPLACEMENT

- Inside 10 years
- Outside 10 years

#### DO DOORS HAVE SECURE LOCKS?

- Yes  No

#### DOES DWELLING FRONT ON TO STREET?

- Yes  No

#### DOES DWELLING HAVE A BURGLAR ALARM?

- Yes  No

#### IS THERE EXTERNAL LIGHTING TO DWELLING?

- Yes  No

#### DRAINAGE REPAIR

- No Repair  
Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Localised
- Renew (81 - 100%)

#### UNDERGROUND DRAINAGE REPLACEMENT

- Inside 10 years
- Outside 10 years FENCING

#### REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- No Fencing

#### FENCES/WALLS/GATES REPLACEMENT

- Inside 10 years
- Outside 10 years  N/A

#### PATH REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- No Path

PATHS/PAVED AREAS REPLACEMENT

- Inside 10 years
- Outside 10 years  N/A

OUTBUILDING REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%) Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- No Outbuilding  Medium

OUTBUILDING REPLACEMENT

- Inside 10 years
- Outside 10 years
- N/A

FOUNDATION FAILURE

- Yes  No

ROOF SAG

- Yes  No

ROOF SPREAD

- Yes  No

WALL BULGE

- Yes  No

WALL TIE FAILURE

- Yes  No

CHIMNEY FAILURE

- Yes  No  N/A

LINTOL FAILURE

- Yes  No

	Not a Problem	Minor Problem	Major Problem	Litter &
Rubbish	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Scruffy Gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Graffiti	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Vandalism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Scruffy/Neglected Buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Dog Fouling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

Condition of Dwellings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nuisance from Street Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ambient Air Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heavy Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Railway / Aircraft Noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Intrusion from Motorways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vacant Sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Intrusive Industry		<input type="radio"/>	<input type="radio"/>
Non Conforming Uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vacant /Boarded up Buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

VISUAL QUALITY OF ENVIRONMENT

- Poor
- Below average  Average
- Above average  Good

NUMBER OF HABITABLE ROOMS

NUMBER OF BEDROOMS

WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS (WHOLE DWELLING ASSESSMENT)

	No Repair	Localised (1 - <5%)	Minor (5 - <25%)	Medium (25 - <40%)	Major (40 - <60%)	Renew (60 - 100%)	N/A
Floor Structure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Floor Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Internal Wall Structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wall Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ceiling Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Internal Doors / Frames	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplaces / Flues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stairs/ Balustrades	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

STANDARD AMENITIES

- Yes - exclusive use
- Yes - shared use
- No

MAINS GAS SUPPLY

- Yes
- No

MAINS WATER SUPPLY

- Yes
- No

MAINS DRAINAGE

- Yes
- No

CENTRAL HEATING

- Yes - full C.H.
- Yes - partial C.H.
- No - none

HEATING / BOILERS / APPLIANCES REPAIR

- No Repair
- Localised (1 - <5%)
- Minor (5 - <25%)
- Medium (25 - <40%)
- Major (40 - <60%)
- Renew (60 - 100%)

REPLACEMENT PERIOD HEATING / BOILER / APPLIANCES

- Inside 10 years
- Outside 10 years

REPAIRS REQUIRED TO HEATING DISTRIBUTION

- No Repair
- Localised (1 - <5%)
- Minor (5 - <25%)
- Medium (25 - <40%)
- Major (40 - <60%)
- Renew (60 - 100%)
- N/A

REPLACEMENT PERIOD HEATING DISTRIBUTION

- Inside 10 years
- Outside 10 years
- N/A

KITCHEN FITTINGS

- Under 20 yrs old
- Over 20 yrs old

KITCHEN SPACE/LAYOUT

- Adequate

- Inadequate

REPAIRS REQUIRED TO KITCHEN FITTINGS

- None  Medium (25 - <40%)  
 Localised (1 - <5%)  Major (40 - <60%)  
 Minor (5 - <25%)  Renew (60 - 100%)

REPLACEMENT PERIOD KITCHEN FITTINGS

- Inside 10 years  
 Outside 10 years

AGE OF BATHROOM AMENITIES

- Under 30 yrs old  
 Over 30 yrs old

BATHROOM LOCATION

- Satisfactory  
 Unsatisfactory

W.C. LOCATION

- Satisfactory  
 Unsatisfactory

REPAIRS REQUIRED TO BATHROOM AMENITIES

- None  Medium (25 - <40%)  
 Localised (1 - <5%)  Major (40 - <60%)  
 Minor (5 - <25%)  Renew (60 - 100%)

REPLACEMENT PERIOD - BATHROOM AMENITIES

- Inside 10 years  
 Outside 10 years

IS THE PROPERTY A FLAT / MAISONETTE?

- Yes  
 No

COMMON AREA SIZE (Flats and Maisonettes only)

- Satisfactory  
 Unsatisfactory  
 N/A

COMMON AREA LAYOUT (Flats and Maisonettes only)

- Satisfactory  
 Unsatisfactory  
 N/A

REPAIRS REQUIRED TO - INTERNAL PLUMBING

- None  Medium (25 - <40%)



- Localised (1 - <5%)     Major (40 - <60%)  
 Minor (5 - <25%)     Renew (60 - 100%)

REPLACEMENT PERIOD - INTERNAL PLUMBING

- Inside 10 years  
 Outside 10 years

REQUIRED REPAIRS - ELECTRICS

- None     Medium (25 - <40%)  
 Localised (1 - <5%)     Major (40 - <60%)  
 Minor (5 - <25%)     Renew (60 - 100%)

REPLACEMENT PERIOD

- Inside 10 years  
 Outside 10 years

SMOKE ALARMS PRESENT

- On each storey of the dwelling  
 Yes - but not all stories of the dwelling  
 None

CARBON MONOXIDE ALARMS

- In all rooms used as living accommodation and containing a solid fuel burning combustion appliance  
 Elsewhere in dwelling (but dwelling HAS a solid fuel burning combustion appliance)  
 Elsewhere in dwelling (but dwelling DOES NOT have a solid fuel burning appliance)  
 None (but dwelling HAS a solid fuel burning combustion appliance)  
 None (but dwelling DOES NOT have a solid fuel burning combustion appliance)

HAS THE DWELLING BEEN ADAPTED FOR DISABLED USE?

- Yes  
 No

WHICH ADAPTATIONS ARE PRESENT?

	Yes	No	N/A
Level / ramped access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chair/stairlift/through floor lift	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adapted bathroom / WC	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adapted kitchen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wheelchair accessible WC	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ground floor bedroom / bathroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Repositioned electrical controls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

SAFE ACCESS TO THE FRONT GARDEN FOR A DISABLED PERSON

- No Front Garden  
 Unsatisfactory Access  
 Satisfactory Access

SAFE ACCESS TO THE REAR GARDEN FOR A DISABLED PERSON

- No Rear Garden
- Unsatisfactory Access
- Satisfactory Access

ARE THERE ANY HHSRS HAZARDS YOU CONSIDER TO BE WORSE THAN AVERAGE?

- Yes
- No

PLEASE INDICATE THE LEVEL OF THE FOLLOWING HAZARDS..

	Average (or better)	Worse than average	Serious (Possible Cat 1)
Damp & Mold		<input type="radio"/>	<input type="radio"/> <input type="radio"/>
Excess Cold	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Excess Heat			<input type="radio"/>
Asbestos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Biocides	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Carbon Monoxide			<input type="radio"/>
Lead	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Radiation			<input type="radio"/>
Uncombusted Fuel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volatile Organic Compounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crowding & Space			<input type="radio"/>
Entry by Intruders	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise			<input type="radio"/>
Domestic Hygiene Food	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal Hygiene/Sanitation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Falls associated with Baths			<input type="radio"/>
Falls associated with Steps	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electrical Fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hot Surfaces & Materials	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ergonomics Structural	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Failure			<input type="radio"/>

PROPERTY TYPE

- House
- Bungalow
- Flat
- Maisonette

BUILT FORM - DWELLING NOT BLOCK

- Detached
- Semi-detached
- End-terrace
- Enclosed End-terrace
- Mid-terrace
- Enclosed Mid-terrace

NUMBER OF STOREYS IN DWELLING - NOT BLOCK

NUMBER OF HABITABLE ROOMS

NUMBER OF HEATED HABITABLE ROOMS

MAIN DWELLING AGE

- |                                      |                                      |                                       |
|--------------------------------------|--------------------------------------|---------------------------------------|
| <input type="checkbox"/> Pre -1900   | <input type="checkbox"/> 1967 - 1975 | <input type="checkbox"/> 1996 - 2002  |
| <input type="checkbox"/> 1900 - 1929 | <input type="checkbox"/> 1976 - 1982 | <input type="checkbox"/> 2003 - 2006  |
| <input type="checkbox"/> 1930 - 1949 | <input type="checkbox"/> 1983 - 1990 | <input type="checkbox"/> 2007 - 2011  |
| <input type="checkbox"/> 1950 - 1966 | <input type="checkbox"/> 1991 - 1995 | <input type="checkbox"/> 2012 onwards |

MAIN DWELLING ROOM IN ROOF AGE (if applicable)

- |                                      |                                      |  |
|--------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Pre -1900   | <input type="checkbox"/> 1976 - 1982 | <input type="checkbox"/> 2007 - 2011     |
| <input type="checkbox"/> 1900 -1929  | <input type="checkbox"/> 1983 - 1990 | <input type="checkbox"/> 2012 onwards    |
| <input type="checkbox"/> 1930 -1949  | <input type="checkbox"/> 1991 - 1995 | <input type="checkbox"/> No room in roof |
| <input type="checkbox"/> 1950 - 1966 | <input type="checkbox"/> 1996 – 2002 |  |
| <input type="checkbox"/> 1967 - 1975 | <input type="checkbox"/> 2003 - 2006 |  |

BASIS OF DIMENSIONS

- Internal
- External

LOWEST FLOOR AREA (m2)

LOWEST FLOOR ROOM HEIGHT (m)

LOWEST FLOOR HEAT LOSS WALL PERIMETER (m)

LOWEST FLOOR PARTY WALL LENGTH (m)

FIRST FLOOR AREA (m2)

FIRST FLOOR ROOM HEIGHT (m)

FIRST FLOOR HEAT LOSS WALL PERIMETER (m)

FIRST FLOOR PARTY WALL LENGTH (m)

SECOND FLOOR AREA (m2)

SECOND FLOOR ROOM HEIGHT (m)

SECOND FLOOR HEAT LOSS WALL PERIMETER (m)

SECOND FLOOR PARTY WALL LENGTH (m)

THIRD FLOOR AREA (m2)

THIRD FLOOR ROOM HEIGHT (m)

THIRD FLOOR HEAT LOSS WALL PERIMETER (m)

THIRD FLOOR PARTY WALL LENGTH (m)

REMAINING FLOOR AREA (m2)

REMAINING FLOOR ROOM HEIGHT (m)

REMAINING FLOOR HEAT LOSS WALL PERIMETER (m)

REMAINING FLOOR PARTY WALL LENGTH (m)

ROOM IN ROOF FLOOR AREA (m2)

IS THERE A CONSERVATORY?

- No
- Yes

IS CONSERVATORY THERMALLY SEPARATED?

- No
- Yes
- N/A

IF THERMALLY SEPARATED, DOES IT HAVE FIXED HEATERS?

- No
- Yes
- N/A

IS CONSERVATORY DOUBLE GLAZED?

- No
- Yes
- N/A

FLOOR AREA OF CONSERVATORY (m2)

GLAZED PERIMETER OF CONSERVATORY (m2)

**ROOM HEIGHT OF CONSERVATORY**

- 1 storey       2.5 storey  
 1.5 storey  
 2 storey       3 storey  
 N/A

**HEAT-LOSS CORRIDOR**

- No corridor  
 Unheated corridor  
 Heated corridor  
 N/A

LENGTH OF SHELTERED WALL (m) (Ensure this measurement is included in your overall HLP)

ON WHICH FLOOR IS FLAT LOCATED (0 = Ground floor)

**POSITION OF FLAT IN BLOCK**

- Ground floor  
 Mid floor  
 Top floor  
 Basement  
 N/A

**MAIN CONSTRUCTION TYPE**

- Cavity                                       Solid brick  
 Timber frame                                 Cob  
 Stone: Granite / Whinstone               System build  
 Stone: Sandstone/ Limestone           Park Home Wall (if applicable)

EXTERNAL WALL THICKNESS (mm)

**WALL INSULATION TYPE**

- As built                                       Filled cavity & External  
 Filled cavity                                 Unfilled cavity & Internal  
 External                                       Unfilled cavity & External  
 Internal                                         Unknown  
 Filled cavity & Internal

**WALL INSULATION THICKNESS**

- 50mm     200mm
- 100mm     Unknown
- 150mm

DRY LINING (applicable to STONE/ SOLID BRICK/ CAVITY WALLS only)

- no
- yes
- N/A

PARTY WALL TYPE (if applicable)

- Solid Masonary / Timber/ System build
- Cavity masonry unfilled
- Cavity masonry filled
- Unable to determine
- N/A - Detached property

**MAIN PROPERTY ALTERNATIVE WALL PRESENT**  
UNHEATED CORRIDORS MUST BE ENTERED AS A SHELTERED WALL HERE

- No
- Yes

IS THIS A SHELTERED WALL (Flats only)

- No
- Yes
- N/A

**ALTERNATIVE WALL CONSTRUCTION TYPE**

- Cavity
- Timber frame
- Stone: Granite/ Whinstone
- Stone: Sandstone/ Limestone
- Solid brick
- Cob
- System build
- N/A

ALTERNATIVE WALL AREA (m2)

ALTERNATIVE WALL THICKNESS (mm)

**D** Don't Know

**ALTERNATIVE WALL INSULATION TYPE**

- As built
- Filled cavity
- External
- Internal
- Filled cavity & Internal

- 0 Filled cavity & External
- 0 Unfilled cavity & Internal
- 0 Unfilled cavity & External
- 0 **N/A**



### ALTERNATIVE WALL INSULATION THICKNESS

- 50mm
- 100mm
- 150mm
- 200mm
- Unknown
- N/A

ALTERNATIVE WALL DRY LINING (applicable to Stone/ Solid brick/ Cavity walls only)

- No
- Yes
- Unknown
- N/A

### ROOF CONSTRUCTION

- Pitched - Slate / Tiles (loft access)
- Pitched - Slate/ Tiles (no loft access)
- Pitched - sloping ceiling
- Pitched - thatch
- Flat
- Another dwelling above

ROOF INSULATION AT..

- None
- Joists
- Rafters
- As built
- Unknown
- N/A

INSULATION DEPTH (Pitched/ Thatched)

- 12mm     150mm     350mm
- 25mm     200mm     400+mm
- 50mm     250mm     N/A
- 75mm     270mm
- 100mm     300mm

INSULATION DEPTH (Flat/ Sloping Ceiling)

- None
- As built
- 50mm
- 100mm
- 150+mm

- Unknown
- N/A

**MAIN PROPERTY ROOM IN ROOF PRESENT**

- No
- Yes

**ROOM IN ROOF INSULATION**

- Unknown
- As built
- Flat ceiling only
- All elements
- not applicable

**ROOM IN ROOF INSULATION THICKNESS AT CEILING**

- 12mm     150mm     350mm
- 25mm     200mm     400+mm
- 50mm     250mm     N/A
- 75mm     270mm
- 100mm     300mm

**ROOM IN ROOF INSULATION AT OTHER PARTS**

- None
- As built
- 50mm
- 100mm
- 150mm (or more)
- Unknown
- N/A

**IS ROOM IN ROOF CONNECTED TO ANOTHER BUILDING PART?**

- No
- Yes
- N/A

**MAIN PROPERTY FLOOR LOCATION**

- Ground floor
- Above partially heated space
- Above unheated space
- To external air
- Same dwelling below
- Another dwelling below

**MAIN PROPERTY FLOOR CONSTRUCTION**

- Solid

- Suspended Timber
- Suspended not timber
- Unknown
- N/A

**MAIN PROPERTY FLOOR INSULATION**

- As built
- Retro-fitted
- Unknown
- N/A

**MAIN PROPERTY FLOOR INSULATION THICKNESS (if retro-fitted)**

- 50mm
- 100mm
- 150mm
- Unknown
- N/A

**NUMBER OF DOORS**

FLAT DOORS THAT OPEN ONTO A HEATED CORRIDOR SHOULD NOT BE INCLUDED - IN THESE CASES ZERO IS A POSSIBLE ANSWER

**WINDOW AREA**

- Typical
- Less than typical
- More than typical
- Much less than typical
- Much more than typical

**PERCENTAGE OF WINDOWS DOUBLE/TRIPLE GLAZED**

**PERCENTAGE DRAUGHT PROOFING**

**GLAZING TYPE**

- Single
- DG pre-2002
- DG during or post-2002
- DG date unknown
- Secondary glazing
- Triple glazing

FRAME TYPE (DG pre 2003 or unknown date only)

- PVCframe
- Non-PVC frame
- N/A

GLAZING GAP (PVC frame only)

- 6mm
- 12mm
- 16mm or more
- N/A

NUMBER OF LIGHT FITTINGS

NUMBER OF LOW ENERGY LIGHT FITTINGS

NUMBER OF OPEN FIREPLACES

MECHANICAL VENTILATION (whole house)

- No
- Yes
- N/A

**SUPPLY & EXTRACT SYSTEM**

- No
- Yes
- N/A

**FIXED SPACE COOLING SYSTEM PRESENT**

- No
- Yes
- N/A

**MAIN HEATING 1 - MAKE & MODEL**

MAIN HEATING 1 - HEATING CODE (3 letter Elmhurst Code. e.g BGV, SEB, etc.)

**MAIN HEATING FUEL**

- Mains Gas
- Electric
- Oil
- House Coal
- Bulk LPG
- Bottled Gas
- Dual Fuel
- Other

**MAIN HEATING 1 - HIGH HEAT RETENTION STORAGE HEATERS**

(E.G. Quantum)

- Yes
- No
- N/A

**MAIN HEATING 1 - HEATING PUMP AGE**

- 2012 or earlier
- 2013 or later
- Unknown
- N/A

**MAIN HEATING 1 - HEAT EMITTER**

- Radiators
- Underfloor
- N/A

**MAIN HEATING 1 - FLUE TYPE**

- Balanced
- Open
- N/A

**MAIN HEATING 1 - FAN ASSISTED FLUE**

- Yes
- No
- N/A

MAIN HEATING 1 - % OF HEAT

MAIN HEATING 1 - CONTROLS CODE (3 letter Elmhurst Code. e.g. CSE, CSA etc.)

SECONDARY HEATING CODE (3 letter Elmhurst Code, e.g. REA)

IS THERE A 2ND MAIN HEATING SYSTEM PRESENT

- No
- Yes

MAIN HEATING 2- MAKE & MODEL

SECOND HEATING SYSTEM CODE (3 letter Elmhurst Code)

MAIN HEATING 2- HIGH HEAT RETENTION STORAGE HEATERS

- Yes
- No
- N/A

MAIN HEATING 2- HEATING PUMP AGE

- 2012 or earlier
- 2013 or later
- Unknown
- N/A

MAIN HEATING 2 - HEAT EMITTER

- Radiators
- Underfloor
- N/A

MAIN HEATING 2 - FLUE TYPE

- Balanced
- Open
- N/A

MAIN HEATING 2 - FAN ASSISTED FLUE

- Yes
- No
- N/A

MAIN HEATING 2- % OF HEAT

SECOND **MAIN** HEATING SYSTEM CONTROL CODE (3 letter Elmhurst Code)

WATER HEATING DESCRIPTION (E.g. From Main or From Immersion)

WATER HEATING CONTROL CODE (3 letter Elmhurst Code. e.g. HWP if from main heating system, HEI from immersion)

**HOT WATER CYLINDER SIZE**

- No cylinder
- Normal (90 - 130 ltr)
- Medium (131 - 170 ltr)
- Large (> 170 ltr)
- No access
- N/A

**HOT WATER CYLINDER INSULATION TYPE**

- No insulation
- Spray foam
- Jacket
- N/A

**JACKET OR FOAM INSULATION DEPTH**

- 12mm
- 25mm
- 38mm
- 50mm
- 80mm
- 120mm
- 160mm
- N/A

**IMMERSION HEATER**

- Single
- Dual
- N/A

**CYLINDER THERMOSTAT**

- Yes
- No
- N/A

**SOLAR WATER HEATING PRESENT**



Yes

No

**ARE DETAILS KNOWN**

Yes

No

N/A

**SOLAR WATER HEATING ELEVATION**

Horizontal

30 degrees

45 degrees

60 degrees

Vertical

N/A

**SOLAR WATER HEATING OVER-SHADING**

None / Little

Modest

Significant

Heavy

N/A

**SOLAR PUMP**

PV powered

Electrically powered

Unknown power source

N/A

**TYPE OF SHOWERS IN THE PROPERTY**

Non-electric only

Electric only

Both electric and non-electric

No shower

TOTAL NUMBER OF ROOMS WITH A BATH AND/ OR SHOWER

NUMBER OF ROOMS WITH MIXER SHOWER AND NO BATH

NUMBER OF ROOMS WITH MIXER SHOWER AND BATH

IS WASTE WATER RECOVERY SYSTEM PRESENT

- No or unknown
- Yes - Instantaneous type
- Yes - storage
- Yes - both types

**FLUE GAS HEAT RECOVERY SYSTEM PRESENT**

- Yes
- No

**PHOTOVOLTAIC PANEL PRESENT**

- No
- Yes

**% OF EXTERNAL ROOF COVERED**

CONNECTED TO DWELLINGS ELECTRICITY METER

- Yes
- No

**IS THERE A WIND TURBINE**

- No
- Yes

**ARE WIND TURBINE DETAILS KNOWN**

- Yes
- No
- N/A

**NUMBER OF TURBINES**

ROTOR DIAMETER (m)

HEIGHT ABOVE RIDGE (m)

**ELECTRICITY METER TYPE**

- Single
- Dual
- 18 Hour
- 24 Hour
- Unknown

**IS MAINS GAS AVAILABLE**

- Yes
- No

**LENGTH OF RESIDENCY**

- Under 1 year
- 1 - 2 years
- 3 - 5 years
- 6 - 10 years
- 11 - 20 years
- Over 20 years

**GIVEN A FREE CHOICE - WOULD YOU LIKE TO MOVE IN THE NEXT 12 MONTHS?**

- No
- Don't Know
- Yes - possibly
- Yes - definitely

Very Satisfied    Quite satisfied    Quite dissatisfied    Very dissatisfied    Don't know

Satisfaction with current accommodation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Satisfaction with the area in which you live	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**OVER THE LAST 5 YEARS HAS YOUR AREA**

- Remained the same
- Improved
- Declined

**ARE THERE ANY ISSUES IN YOUR NEIGHBOURHOOD?**

- No

Yes

**NEIGHBOURHOOD ISSUES**

	Not a problem	Minor problem	Major problem
Property crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Auto crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal assault/theft	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Racial harassment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unsocial behaviour	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groups of youths causing annoyance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Graffiti	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drug abuse/dealing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Empty properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public drinking/drunkenness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Litter/ fly tipping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog fouling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**NUMBER OF PERSONS NORMALLY RESIDENT AT THIS PROPERTY?**

Person 1 - Gender

- Male
- Female Person

1 - Age in years

Person 1 - Economic Status

- Full time work(>= 30 hours)
- Looking after home
- Part time work(< 30 hours)
- Wholly retired
- Registered unemployed
- Student
- Permanently sick / disabled Person

1 - Ethnicity

- White British
- White & Black African
- Bangladeshi
- Chinese
- Irish
- White & Asian
- Asian background - other
- Any other
- White - other
- Mixed - other
- Caribbean
- Gypsy/Traveller
- Indian
- African
- White& Black Caribbean
- Pakistani

Person 2 - RELATIONSHIP TO PERSON 1

- Spouse / Partner
- Child
- Parent (including in-law)
- Other family member
- Friend / lodger
- Other
- Grandchild

Person 2 - Gender

- Male
- Female Person

2 - Age in Years

Person 3 - RELATIONSHIP TO PERSON 1

- Spouse / Partner
- Child
- Parent (including in-law)
- Grandchild
- Other family member
- Friend / lodger
- Other

Person 3 - Gender

- Male
- Female Person

3 - Age in Years

Person 4 - Relationship to Person 1

- Partner/Spouse
- Child
- Parent (including in-law)
- Grandchild
- Other family member
- Friend / lodger
- Other

Person 4 - Gender

- Male
- Female Person

4 - Age in Years

Person 5 - Relationship to Person 1

- 0 Other family member
- 0 Friend / lodger
- 0 Other

Person 5 - Gender

- Male
- Female Person

5 - Age in Years

Person 6 - Relationship to Person 1

- Spouse / Partner
- Child
  
- Parent (including in-law)
- Grandchild
- Other family member
- Friend / lodger
- Other

Person 6 - Gender

- Male
- Female Person

6 - Age in Years

Person 7 - Relationship to Person 1

- Spouse / Partner
- Child
  
- Parent (including in-law)
- Grandchild
- Other family member
- Friend / lodger
- Other

Person 7 - Gender

- Male
- Female

Person 7 - Age in  
Years

Person 8 - Relationship to Person 1

- Spouse / partner
- Child

- Parent (including in-law)
- Grandchild
- Other family member
- Friend / lodger
- Other

Person 8 - Gender

- Male
- Female

**DOES ANYONE IN THE HOUSEHOLD SUFFER FROM A LIMITING LONG-TERM ILLNESS OR DISABILITY?**

- No
- Yes

**WHICH ILLNESS/DISABILITY DO HOUSEHOLD MEMBERS SUFFER?**

	No	Yes	N/A
Heart/Circulatory problems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Respiratory Illness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobility impairment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Visual impairment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hearing impairment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Speech impairment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental health problem	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Learning difficulty/disability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other physical disability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**HAS THE ILLNESS/ DISABILITY CAUSED YOU/FAMILY MEMBER TO..**

	No	Yes	N/A
Visit GP at their surgery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Had GP home visit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Contact NHS Direct	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend A&E	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend hospital as outpatient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend hospital as inpatient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**DOES ANYONE IN THE HOUSEHOLD PROVIDE FULL TIME CARE FOR THE PERSON WITH A DISABILITY/ LIMITING LONG TERM ILLNESS?**

- No
- Yes
- N/A

**DURING THE PAST YEAR HAS ANY HOUSEHOLD MEMBER HAD AN ACCIDENT IN THE HOME?**

- No
- Yes



**DID THE ACCIDENT RESULT IN ANY OF THE FOLLOWING?**

	No	Yes	N/A
Consult with GP	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend A&E	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend hospital as outpatient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend hospital as inpatient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**DO ANY HOUSEHOLD MEMBERS HAVE DIFFICULTIES WITH ANY OF THE FOLLOWING?**

	No	Yes
Climbing stairs		
Getting in/out of bath	<input type="radio"/>	<input type="radio"/>
Turning taps on/off	<input type="radio"/>	<input type="radio"/>
Cooking / preparing food	<input type="radio"/>	<input type="radio"/>
Using WC	<input type="radio"/>	<input type="radio"/>
Washing/ drying clothes	<input type="radio"/>	<input type="radio"/>
Access to / from home	<input type="radio"/>	<input type="radio"/>
Access to ground floor rooms	<input type="radio"/>	<input type="radio"/>
Access to from /rear gardens	<input type="radio"/>	<input type="radio"/>

**DO YOU THINK THE DESIGN AND/ OR CONDITION OF YOUR HOME AFFECTS THE HEALTH AND WELL-BEING OF YOUR FAMILY?**

- No
- Yes - positively
- Yes - negatively
- Don't Know

**SOURCES OF INCOME DURING LAST MONTH**

	No	Yes
No source of income	<input type="radio"/>	<input type="radio"/>
Earnings/ wages/ salary / bonuses	<input type="radio"/>	<input type="radio"/>
Income from self-employment	<input type="radio"/>	<input type="radio"/>
Interest from savings/investment	<input type="radio"/>	<input type="radio"/>
Other income (child maintenance, income from lodgers/ non-dependents)	<input type="radio"/>	<input checked="" type="radio"/>
State Pension	<input type="radio"/>	<input type="radio"/>
Private Pension	<input type="radio"/>	<input type="radio"/>

**DID ANYONE IN THE HOUSEHOLD RECEIVE ANY BENEFITS DURING THE LAST MONTH**

- No
- Yes

**BENEFITS RECEIVED**

- Income based jobseekers allowance (JSA)
- Income related Employment & Support Allowance (ESA) Working tax credit

Pension credit (including saving credit) Child tax credit

Child Benefit Income support

Housing benefit/ Local housing allowance Council tax support

Attendance allowance

Disability living allowance (DLA) Incapacity benefit

Carer's Allowance

Personal Independence Payments (PIP)

Universal Credit

Social Fund (Sure Start Maternity Grant, Cold Weather Payment or Funeral Payment)

Other

**WHOLE HOUSEHOLD NET INCOME BAND** (ie. after tax insurance etc.) Include income from all sources e.g employment, self-employment, benefits, interest from investments etc.)

- Up to £9 week, £42 month, £519 year
- £10 - £29, £43 - £129, £520 - £1,559
- £30 - £49, £130 - £216, £1,560 - £2,599
- £50 - £69, £217 - £302, £2,600 - £3,639
- £70 - £89, £303 - £389, £3,640 - £4,679
- £90 - £119, £390 - £519, £4,680 - £6,239
- £120 - £159, £520 - £692, £6,240 - £8,319
- £160 - £199, £693- £866, £8,320 - £10,399
- £200 - £239, £867 - £1,039, £10,400 - £12,479
- £240 - £279, £1,040 - £1,212, £12,480 - £14,559
- £280 - £319, £1,212 - £1,386, £14,560 - £16,639
- £320 - £359, £1,387 - £1,559, £16,640 - £18,719
- £360 - £399, £1,560 - £1,732, £18,720 - £20,799
- £400-£499, £1,733 -£2,166, £20,800 - £25,999
- £500 - £599, £2,167 - £2,599, £26,000 - £31,199
- £600 - £699, £2,600 - £3,032, £31,200 - £36,399
- £700 - £799, £3,033 - £3,466, £36,400 - £41,599
- £800 - £899, £3,467 - £3,899, £41,600 - £46,799
- £900 - £999, £3,900 - £4,332, £46,800 - £51,999
- £1,000 or more, £4,333 or more, £52,000 or more
- Refused
- Not applicable

**DOES YOUR HOUSEHOLD HAVE ANY SAVINGS?**

- |                                       |   |   |
|---------------------------------------|---|---|
| <input type="radio"/> No - In debt    | <input type="radio"/> £2,501 - £5,000   | <input type="radio"/> £20,001 - £25,000 |
| <input type="radio"/> None            | <input type="radio"/> £5,001 - £10,000  | <input type="radio"/> £25,001 - £30,000 |
| <input type="radio"/> Under £1,000    | <input type="radio"/> £10,001 - £15,000 | <input type="radio"/> Over £30,000      |
| <input type="radio"/> £1,000 - £2,500 | <input type="radio"/> £15,001 - £20,000 | <input type="radio"/> Refused           |

**HOW MUCH TO YOU SPEND ON ELECTRICITY EACH YEAR?**

- |                                  |                                     |                                       |
|----------------------------------|-------------------------------------|---------------------------------------|
| <input type="radio"/> Under £200 | <input type="radio"/> £751 - £1,000 | <input type="radio"/> £1,501 - £2,000 |
|----------------------------------|-------------------------------------|---------------------------------------|

- £200 - £500     £1,001 - £1,250     Over £2,000  
 £501 - £750     £1,251 - £1,500     Unobtainable

**HOW MUCH TO YOU SPEND ON GAS EACH YEAR?**

- Under£200     £1,001 - £1,250     Unobtainable  
 £200-£500     £1,251 - £1,500     N/A  
 £501 - £750     £1,501 - £2,000  
 £751 - £1,000     Over £2,000

**HOW MUCH TO YOU SPEND ON OTHER FUEL EACH YEAR?**

- Under£200     £1,001 - £1,250     Unobtainable  
 £200-£500     £1,251 - £1,500     N/A  
 £501 - £750     £1,501 - £2,000  
 £751 - £1,000     Over £2,000

**BY WHAT MEANS DO YOU NORMALLY PAY FOR YOUR FUEL?**

- |                              | Yes                   | No                    | Don't Know            |
|------------------------------|-----------------------|-----------------------|-----------------------|
| Quarterly Bill               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Budget Account/ Direct Debit | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Payment Book                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Power Cards                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fuel Direct                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

**HOW EASY IS IT TO HEAT YOUR HOME TO A COMFORTABLE LEVEL IN WINTER?**

- Quite easy  
 Can just afford  
 Some difficulty  
 Great difficulty

**IN WINTER WOULD YOU NORMALLY HEAT?**

- All rooms  
 Most rooms  
 Some rooms  
 Only one room  
 Don't know

**DO YOU HAVE ACCESS TO THE INTERNET?**

- Yes  
 No

**HAVE YOU EVER SWITCHED ELECTRICITY/ GAS SUPPLIER?**

- Yes  
 No  
 Don't know

**WAS THIS WITHIN THE LAST 12 MONTHS?**

- Yes
- No
- Don't know
- N/A

**DO YOU FEEL SAFE IN YOUR HOME AT NIGHT?**

- Safe
- Unsafe
- Don't Know

**DO YOU FEEL SAFE IN YOUR LOCAL AREA AT NIGHT?**

- Safe
- Unsafe
- Don't Know

**HAS ANY MEMBER OF YOUR HOUSEHOLD BEEN A VICTIM OF CRIME IN THE LAST 12 MONTHS**

- No
- Yes
- Don't Know

**HAS ANYONE IN YOUR HOUSEHOLD ENCOUNTERED ANY ANTI-SOCIAL BEHAVIOUR IN THE IMMEDIATE AREA?**

- No
- Yes
- Don't Know

**TENURE**

- Owner occupied
- Rented/ Rent free/ Tied
- RSL

**DO YOU HAVE A MORTGAGE**

- No
- Yes
- Don't know

**OUTSTANDING MORTGAGE**

- |   |  |   |                                       |
|---|--|---|---------------------------------------|
| <input type="radio"/> Less than £5,000  | <input type="radio"/> £45,000 - £60,000  | <input type="radio"/> £120,000 - £150,000 | <input type="radio"/> Over £240,000   |
| <input type="radio"/> £5,000 - £15,000  | <input type="radio"/> £60,000 - £75,000  | <input type="radio"/> £150,000 - £180,000 | <input type="radio"/> Don't know/ N/A |
| <input type="radio"/> £15,000 - £30,000 | <input type="radio"/> £75,000 - £90,000  | <input type="radio"/> £180,000 - £210,000 |                                       |
| <input type="radio"/> £30,000 - £45,000 | <input type="radio"/> £90,000 - £120,000 | <input type="radio"/> £210,000 - £240,000 |                                       |

**REMAINING MORTGAGE LIFE**

- |   |                                       |
|---|---------------------------------------|
| <input type="radio"/> Less than 5 years | <input type="radio"/> 15 - 20 years   |
| <input type="radio"/> 5 -10 years       | <input type="radio"/> Over 20 years   |
| <input type="radio"/> 10 - 15 years     | <input type="radio"/> Don't know/ N/A |

**TO WHAT EXTENT DO THE FOLLOWING ACT AS A BARRIER TO YOU REPAIRING YOUR HOME?**

	No	Yes	Don't Know
Getting independent advice on what is needed and likely cost	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Finding a reliable builder/ contractor/ tradesman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need DIY skills	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to money to do works	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**IF THE COUNCIL PROVIDED A LIST OF BUILDERS & CONTRACTORS WOULD YOU FIND THIS USEFUL?**

- Yes
- No
- Don't Know

**WOULD YOU CONSIDER RE-MORTGAGING, OR OTHERWISE USING THE VALUE OF YOUR HOME TO CARRY OUT NECESSARY REPAIRS**

- Yes
- No
- Don't know

**IF THE COUNCIL PROVIDED AFFORDABLE/ LOW COST LOANS TO REPAIR OR IMPROVE YOUR HOME WOULD YOU BE INTERESTED?**

- Yes
- No
- Don't know

**HAVE YOU COMPLETED ANY MAJOR REPAIRS/ IMPROVEMENTS IN LAST 5 YEARS?**

- Yes
- No
- Don't know

**IMPROVEMENTS COMPLETED**

	Yes	No
Cavity wall insulation	<input type="radio"/>	<input type="radio"/>
Loft insulation	<input type="radio"/>	<input type="radio"/>
<input type="radio"/> Central heating for 1st time	<input type="radio"/>	<input type="radio"/>
Changed central heating system	<input type="radio"/>	<input type="radio"/>
Installed PVs	<input type="radio"/>	<input type="radio"/>
New windows / double glazing	<input type="radio"/>	<input type="radio"/>
New external doors	<input type="radio"/>	<input type="radio"/>
Rewired	<input type="radio"/>	<input type="radio"/>
Added extension/ conservatory	<input type="radio"/>	<input type="radio"/>
External repairs	<input type="radio"/>	<input type="radio"/>

**HAVE ANY OF THE ENERGY EFFICIENCY MEASURES UNDERTAKEN BEEN EFFECTIVE?**

- Yes
- No
- Don't know/ N/A

**DO YOU INTEND TO CARRY OUT ANY REPAIRS IN THE NEXT 5 YEARS?**

- Yes
- No
- Don't know

**IMPROVEMENTS INTENDED**

	Yes	No	N/A
Cavity wall insulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loft insulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central heating for 1st time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Change existing central heating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New kitchen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New bathroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New windows / double glazing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New external doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rewire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add extension/ conservatory	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
External repairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**DO YOU DEAL WITH YOUR LANDLORD DIRECTLY OR THROUGH A PROPERTY AGENT?**

- Landlord directly
- Property agent
- Don't know

**WHAT IS YOUR TOTAL MONTHLY RENT - INCLUDE HOUSING BENEFIT**

**HAVE YOU INFORMED YOUR LANDLORD OR AGENT ABOUT ANY OUTSTANDING REPAIRS?**

- Yes
- No
- Don't know

**IF YES, ARE THESE ISSUES BEING ADDRESSED?**

- Yes
- No
- N/A

**DO YOU CONSIDER YOUR HOME TO BE IN A GOOD STATE OF REPAIR?**

- Yes - Very good
- Yes - quite good
- No - poor

## APPENDIX D: SURVEY METHOD

### 1. THE SURVEY FRAMEWORK

The survey was designed and implemented within the national guidelines recommended for local house condition surveys. This has involved the physical inspection of a sample of 1,000 dwellings and the completion of a short interview with the occupying households. To support sub-area reporting across the Council area a target sample size of 1,000 dwellings was agreed. Sample sizes were set to facilitate survey reporting both City-wide and for agreed sub-areas. Four sub areas were determined comprising:

- ♦ *Barton and Tredworth Ward*
- ♦ *Kingsholm and Wotton Ward*
- ♦ *Westgate Ward*
- ♦ *City Remainder*

Sub area selection was conducted in association with Council staff with area selection based on known housing characteristics and conditions across the City. With the exception of 'City Remainder' the three key target areas offer known concentrations of older housing and private rental.

Survey data has been "grossed up" to represent total dwellings and households within the City. To do this estimates must be made of the total housing stock and resident households. While such estimates represent a bi-product of technical sampling processes they also form the critical base for all survey estimates and an important input to private sector housing planning.

Housing and household estimates are computed in a series of stages and by combining outputs from the Address Registers with actual survey data collected through visits to sampled addresses.

The stages involved in estimating housing stock are as follows:

**STAGE 1:** Conversion of Address Register addresses to effective housing stock. Initial addresses issued are each assumed to represent one dwelling. The actual situation recorded during survey is used to adjust this assumption in one of two ways:

- (a) **By removing ineffective addresses which do not form a part of the residential housing stock eg retail, commercial, closed, non-permanent dwellings.**
- (b) **By adjusting for the actual number of dwellings located at each address. This may be more than one where several self-contained flats are located at one building address,**

**or less than one where several non self-contained units have individual addresses within the one building.**

**STAGE 2:** Housing estimates are derived by applying the address/dwelling ratio to effective address counts. This is completed on an area basis together with estimates of occupancy status.

**STAGE 3:** Conversion of dwellings to Households. Household estimates are derived by examining levels of occupancy within the housing stock. The survey provides estimates of the number of households which are applied to the occupied housing stock.

## **2. FIELDWORK**

Dwelling inspections were completed by experienced surveyors in our employ.

## **3. SURVEYOR VARIABILITY**

The problem of surveyor variability in house condition surveys has received a considerable amount of attention in recent years. By surveyor variability we mean the extent to which the judgement of any individual surveyor varies from the standards established for the survey. It is impossible for complete uniformity to be achieved for many reasons including the work experience of the surveyors and the subjective nature of some of the assessment required. However, a number of steps can be introduced to minimise the potential bias that such variability introduces. The steps taken in the City of Gloucester include:

- ***A detailed briefing and training exercise prior to survey implementation and involving all surveyors engaged in survey duties.***
- ***A programme of regular monitoring involving the ongoing review of returns from surveyors and a 5% back check of completed inspections.***
- ***In built validation checks within the electronic data capture software including range violation and logic checks.***
- ***Computerised validation of surveyor returns***

## **5. COMPUTATION OF REPAIR COSTS**

For repair cost dwellings were classified by type, number of storeys, number of rooms and date of construction. (Table D1).



**TABLE D1: DWELLING CLASSIFICATION FOR COSTING PURPOSES**

DWELLING TYPE	PRE-1919			1919-1939			POST-WAR		
	1Flr.	2Flrs.	3Flrs.	1Flr.	2Flrs.	3Flrs.	1Flr.	2Flrs.	3Flrs.
Detached House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Semi-D/End Terr House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Mid Terrace House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Purpose Built Flat	3rm	-	-	4rm	-	-	5rm	-	-
Tower/Slab Flat	-	-	-	6rm	-	-	4rm	-	-
Converted Flat	4rm	-	-	4rm	-	-	4rm	-	-

**rm = Rooms**

All costs are based on bespoke schedules of rates developed for the survey. Original pricing is based on the National Schedule of Rates published under the auspices of the Society of Chief Quantity Surveyors in Local Government and the Building Employers Confederation.

The costing process involves grouping dwellings into their appropriate classifications. The next step is to apply surveyor repair markings to the elemental renewal costs. This involves taking the set proportion of full renewal cost appropriate to the particular marking. Where the markings are on a five point scale by individual room they are converted to a per dwelling basis using weighting factors to reflect different room sizes. The surveyors markings generate elemental repair costs which range from 0% to 100% of full renewal cost. Finally, elemental repair costs are aggregated and, where appropriate, a scale reduction factor is applied to produce the total repair cost per dwelling, (costs over £5000). A number of refinements aimed at improving the accuracy of the cost estimating have been incorporated in the process.

- ***The elemental renewal costs reflect the average quality of each dwelling classification in terms of specification, ornateness of detailing, etc. Where a dwelling is identified as being of superior quality when built, enhancement factors are automatically applied to the repair costs of the appropriate elements.***
- ***Decoration within a dwelling does not feature as a repair element in its own right. However, where the scope of internal repairs is such that redecoration, in whole or in part, would be required, then the cost of this is automatically added in.***
- ***Where the repair requirement of elements is assessed on a five point scale, enhancement factors are applied to the lower readings to reflect the higher unit costs of small repairs.***
- ***Other refinements built into the system include a reflection of the differences in the cost of repairing pitched or flat roofs, full or partial central heating installations, etc.***

## APPENDIX E: THE DECENT HOMES STANDARD

E.1 This appendix gives a detailed definition of the decent homes standard and explains the four criteria that a decent home is required to meet. These are:

- it meets the current statutory minimum standard for housing;
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- it provides a reasonable degree of thermal comfort.

E.2 The decent home definition provides a minimum standard. Landlords and owners doing work on their properties may well find it appropriate to take the dwellings above this minimum standard.

### **Criterion A: the dwelling meets the current statutory minimum standard for housing**

E.3 MINIMUM STATUTORY STANDARDS : The Housing Act 2004 (Chapter 34) introduces a new system for assessing housing conditions and enforcing housing standards. The new system which replaces the former test of fitness for human habitation (Section 604, Housing Act 1985) operates by reference to the existence of Category 1 or Category 2 hazards on residential premises as assessed within the Housing Health and Safety Rating System (HHSRS - Version 2). For the purposes of the current survey the presence of Category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS Bands A, B or C and accruing hazard scores in excess of 1000 points.

### **Criterion B: the dwelling is in a reasonable state of repair**

E.4 A dwelling satisfies this criterion unless:

- one or more key building components are old and, because of their condition, need replacing or major repair; or
- two or more other building components are old and, because of their condition, need replacement or major repair.

## **BUILDING COMPONENTS**

E.5 Building components are the structural parts of a dwelling (eg wall structure, roof structure), other external elements (eg roof covering, chimneys) and internal services and amenities (eg kitchens, heating systems).

E.6 Key building components are those which, if in poor condition, could have an *immediate* impact on the integrity of the building and cause further deterioration in other components.

They are the external components plus internal components that have potential safety implications and include:

- External Walls
- Roof structure and covering
- Windows/doors
- Chimneys
- Central heating boilers
- Gas fires
- Storage Heaters
- Electrics

E.7 If any of these components are old and need replacing, or require immediate major repair, then the dwelling is not in a reasonable state of repair and remedial action is required.

E.8 Other building components are those that have a less immediate impact on the integrity of the dwelling. Their combined effect is therefore considered, with a dwelling not in a reasonable state of repair if two or more are old and need replacing or require immediate major repair.

#### **'OLD' AND IN 'POOR CONDITION'**

E.9 A component is defined as 'old' if it is older than its expected or standard lifetime. The component lifetimes used are consistent with those used for resource allocation to local authorities and are listed at the end of this appendix.

E.10 Components are in 'poor condition' if they need major work, either full replacement or major repair. The definitions used for different components are at listed at the end of this appendix.

E.11 One or more key components, or two or more other components, must be both old and in poor condition to render the dwelling non-decent on grounds of disrepair. Components that are old but in good condition or in poor condition but not old would not, in themselves, cause the dwelling to fail the standard. Thus for example a bathroom with facilities which are old but still in good condition would not trigger failure on this criterion.

E.12 Where the disrepair is of a component affecting a block of flats, the flats that are classed as non-decent are those directly affected by the disrepair.

#### **Criterion C: The dwelling has reasonably modern facilities and services**

E.13 A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- a kitchen which is 20 years old or less;
- a kitchen with adequate space and layout;
- a bathroom which is 30 years old or less;
- an appropriately located bathroom and WC;
- adequate sound insulation;
- adequate size and layout of common entrance areas for blocks of flats.

E.14 The ages used to define the 'modern' kitchen and bathroom are less than those for the disrepair criterion. This is to take account of the modernity of kitchens and bathrooms, as well as their functionality and condition.

E.15 There is some flexibility inherent in this criterion, in that a dwelling has to fail on three criteria before failure of the decent homes standard itself. Such a dwelling does not have to be fully modernised for this criterion to be passed: it would be sufficient in many cases to deal with only one or two of the facilities that are contributing to the failure.

E.16 These standards are used to calculate the national standard and have been measured in the English House Condition Survey (EHCS) for many years. For example, in the EHCS:

- a kitchen failing on adequate space and layout would be one that was too small to contain all the required items (sink, cupboards, cooker space, worktops etc) appropriate to the size of the dwelling;
- an inappropriately located bathroom or WC is one where the main bathroom or WC is located in a bedroom or accessed through a bedroom (unless the bedroom is not used or the dwelling is for a single person). A dwelling would also fail if the main WC is external or located on a different floor to the nearest wash hand basin, or if a WC without a wash hand basin opens on to a kitchen in an inappropriate area, for example next to the food preparation area;

**Decent homes – definition** : inadequate insulation from external airborne noise would occur where there are problems with, for example, traffic (rail, road or aeroplanes) or factory noise. Reasonable insulation from these problems should be ensured through installation of double glazing; inadequate size and layout of common entrance areas for blocks of flats would occur where there is insufficient room to manoeuvre easily, for example where there are narrow access ways with awkward corners and turnings, steep staircases, inadequate landings, absence of handrails, low headroom etc.

**Criterion D: the dwelling provides a reasonable degree of thermal comfort**

E.17 The definition requires a dwelling to have both:

- efficient heating; and
- effective insulation.

E.18 Under this standard, efficient heating is defined as any gas or oil programmable central heating or electric storage heaters/programmable solid fuel or LPG central heating or similarly efficient heating systems. Heating sources which provide less energy efficient options fail the decent home standard.

E.19 Because of the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation that is appropriate also differs:

- For dwellings with gas/oil programmable heating, cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm loft insulation (if there is loft space) is an effective package of insulation under the minimum standard set by the Department of Health;
- For dwellings heated by electric storage heaters/programmable solid fuel or LPG central heating a higher specification of insulation is required to meet the same standard: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavity walls that can be insulated effectively).

Component lifetimes and definition of 'in poor condition' used in the national measurement of the disrepair criterion

**COMPONENT LIFETIMES**

E.20 Table E.1 shows the predicted lifetimes of various key building components within the disrepair criterion to assess whether the building components are 'old'. These are used to construct the national estimates of the number of dwellings that are decent and those that fail.

**Table E.1: Component lifetimes used in the disrepair criterion**

<b>Building Components (key components marked *)</b>	<b>Houses and Bungalows</b>	<b>All flats in blocks of below 6 storeys</b>	<b>All flats in blocks of 6 or more storeys</b>
LIFE EXPECTANCY			
Wall structure*	80	80	80
Lintels*	60	60	60
Brickwork (spalling)*	30	30	30
Wall finish*	60	60	30
Roof structure*	50	30	30
Chimney	50	50	N/A
Windows*	40	30	30
External doors*	40	30	30
Kitchen	30	30	30
Bathrooms	40	40	40
Heating – central heating gas boiler*	15	15	15
Heating – central heating distribution system	40	40	40
Heating – other*	30	30	30
Electrical systems*	30	30	30

## **IN POOR CONDITION**

E.21 Table E.2 sets out the definitions used within the disrepair criterion to identify whether building components are 'in poor condition'. These are consistent with EHCS definitions and will be the standard used to monitor progress nationally through the EHCS. The general line used in the EHCS is that, where a component requires some work, repair should be prescribed rather than replacement unless:

- the component is sufficiently damaged that it is impossible to repair;
- the component is unsuitable, and would be even if it were repaired, either because the material has deteriorated or because the component was never suitable; (for external components) even if the component were repaired now, it would still need to be replaced within 5 years.

**Table E.2: Component Condition used in the disrepair criterion**

<b>Building Components (key components marked *)</b>	<b>Houses and Bungalows</b>
Wall structure	Replace 10% or more or repair 30% or more
Wall finish	Replace/repoint/renew 50% or more
Chimneys	1 chimney needs partial rebuilding or more
Roof Structure	Replace 10% or more to strengthen 30% or more
Roof Covering	Replace or isolated repairs to 50% or more
Windows	Replace at least one window or repair/replace sash or member to at least two (excluding easing sashes, reglazing painting)
External doors	Replace at least one
Kitchen	Major repair or replace 3 or more items out of the 6 (cold water drinking supply, hot water, sink, cooking provision, cupboards)
Bathroom	Major repair or replace 2 or more items (bath, wash hand basin)
Electrical System	Replace or major repair to system
Central Heating Boiler	Replace or major repair
Central Heating Distribution	Replace or major repair
Storage Heating	Replace or major repair

## **APPENDIX F:**

### **GLOSSARY OF TERMS**

#### **AGE/CONSTRUCTION DATE OF DWELLING**

The age of the dwelling refers to the date of construction of the oldest part of the building.

#### **ADAPTATION**

The installation of an aid or alternation to building design or amenity to assist normal dwelling use by physically or mentally impaired persons.

#### **BASIC AMENITIES**

Dwellings lack basic amenities where they do not have all of the following:

- kitchen sink;
- bath or shower in a bathroom;
- a wash hand basin;
- hot and cold water to the above;
- inside WC.

#### **BEDROOM STANDARD**

The bedroom standard is the same as that used by the General Household Survey, and is calculated as follows:

- a separate bedroom is allocated to each co-habiting couple, any other person aged 21 or over,
- each pair of young persons aged 10-20 of the same sex,
- and each pair of children under 10 (regardless of sex);
- unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom;
- any remaining unpaired children under 10 are also allocated a separate bedroom.

The calculated standard for the household is then compared with the actual number of bedrooms available for its sole use to indicate deficiencies or excesses. Bedrooms include bed-sitters, box rooms and bedrooms which are identified as such by informants even though they may not be in use as such.

#### **CATEGORY 1 HAZARD**

A hazard rating score within the HHSRS accruing in excess of 1000 points and falling into Hazard Bands A, B or C.



## **DECENT HOMES**

A decent home is one that satisfies all of the following four criteria:

- it meets the current statutory minimum standard for housing.
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- it provides a reasonable degree of thermal comfort.

See Appendix E for further details.

## **DOUBLE GLAZING**

This covers factory made sealed window units only. It does not include windows with secondary glazing or external doors with double or secondary glazing (other than double glazed patio doors which count as 2 windows).

## **DWELLING**

A dwelling is a self contained unit of accommodation where all rooms and facilities available for the use of the occupants are behind a front door. For the most part a dwelling will contain one household, but may contain none (vacant dwelling), or may contain more than one (HMO).

## **TYPE OF DWELLING**

Dwellings are classified, on the basis of the surveyors' inspection, into the following categories:

*small terraced house*: a house less than 70m<sup>2</sup> forming part of a block where at least one house is attached to two or more other houses;

*medium/large terraced house*: a house 70m<sup>2</sup> or more forming part of a block where at least one house is attached to two or more other houses;

*semi-detached house*: a house that is attached to one other house;

*detached house*: a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.);

*bungalow*: a house with all of the habitable accommodation on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses;

*purpose built flat, low rise*: a flat in a purpose built block less than 6 storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes;

*purpose built flat, high rise*: a flat in a purpose built block of at least 6 storeys high;

*converted flat*: a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

## **EMPLOYMENT STATUS OF HOH**

*full time employment:* working at least 30 hours per week as an employee or as self-employed. It includes those on government-supported training schemes but excludes any unpaid work;

*part-time employment:* working less than 30 hours per week as an employee or as self-employed. It excludes any unpaid work;

*retired:* fully retired from work i.e. no longer working, even part time. Includes those who have retired early;

*unemployed:* includes those registered unemployed and those who are not registered but seeking work;

*other inactive:* includes people who have a long term illness or disability and those looking after family/home;

*employed full or part time:* as above.

## **HRP**

Household representative person.

## **FITNESS**

The Fitness Standard is defined by the 1989 Local Government and Housing Act: *section 604:* under Section 604 covering all the stock a dwelling is fit for human habitation unless in the opinion of the local housing authority it fails to meet one or more of the following requirements and by reason of that failure is not reasonably suitable for

occupation: it is free from disrepair; it is structurally stable; it is free from dampness prejudicial to the health of the occupants (if any); it has adequate provision for lighting, heating and ventilation; it has an adequate piped supply of wholesome water; it has an effective system for the draining of foul, waste and surface water; it has a suitably

located WC for the exclusive use of the occupants; it has for the exclusive use of the occupants (if any) a suitably located bath or shower and wash-hand basin, each of which is provided with a satisfactory supply of hot and cold water; and there are satisfactory facilities in the dwelling home for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water.

## **HHSRS**

The Housing Health and Safety Rating System (HHSRS) is the Government's new approach to the evaluation of the potential risks to health and safety from any deficiencies identified in dwellings. The HHSRS, although not in itself a standard, has been introduced as a replacement for the Housing Fitness Standard (Housing Act 1985, Section 604, as amended). Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band J (9 points or less) the safest, to Band A (5000 points or more) the most dangerous. Using the above bands hazards can be grouped as Category 1 or Category 2. A Category 1 hazard will fall within

Bands A, B and C (1000 points or more); a Category 2 hazard will fall within Bands D or higher (under 1000 points).

## **HMO**

As defined in Section 254 Housing Act 2004, which relates predominantly to bedsits and shared housing where there is some sharing of facilities by more than one household.

## **HOUSEHOLD**

One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

## **HOUSEHOLD TYPES**

The classification is based on the primary family unit within the household only. This means that households in the first 4 categories (couple based and lone parents) may include other people in other family units. For example, a couple with dependent children who also have an elderly parent or a grown up non-dependent child living with them are still classed as a couple with dependent children. The types are:

*Single Person:* Single person aged below pensionable age;

*Single Parent:* Single person aged below pensionable age together with one or more persons aged under 16 years;

*Small Adult:* Two persons aged below pensionable age;

*Small Family:* Two persons aged below pensionable age together with one or two persons aged under 16 years;

*Large Family:* Two persons aged below pensionable age together with three or more persons aged under 16 years;

*Large Adult:* Three or more persons aged below pensionable age;

*Elderly:* One or more persons aged over pensionable age

## **LONG TERM ILLNESS OR DISABILITY**

Whether anybody in the household has a long-term illness or disability. The respondent assesses this and long-term is defined as anything that has troubled the person, or is likely to affect them, over a period of time.

## **MEANS TESTED BENEFITS (IN RECEIPT OF)**

Households where the HOH or partner receives Income Support, income-based Job Seekers Allowance, Working Families Tax Credit, Disabled Persons Tax Credit or Housing Benefit. Note that Council Tax Benefit is excluded from this definition.

## **SAP**

The main measure of energy efficiency used in the report is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP). This is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly energy inefficient) to 120 (highly energy efficient).

## **SECURE WINDOWS AND DOORS**

Homes with secure windows and doors have both of the following:

- main entrance door is solid or double glazed; the frame is strong; it has an auto deadlock or standard Yale lock plus mortise lock;
- all accessible windows (ground floor windows or upper floor windows in reach of flat roofs) are double glazed, either with or without key locks.

## **TENURE**

Three categories are used for most reporting purposes:

*owner-occupied*: includes all households who own their own homes outright or buying them with a mortgage/loan. Includes intermediate ownership models;

*private rented or private tenants*: includes all households living in privately owned property which they do not own. Includes households living rent free, or in tied homes. Includes un-registered housing associations tenants;

*registered social landlord (RSL)*: includes all households living in the property of registered housing associations.

## **VACANT DWELLINGS**

The assessment of whether or not a dwelling was vacant was made at the time of the interviewer's visit. Clarification of vacancy was sought from neighbours. Two types of vacant property are used:

*transitional vacancies*: are those which, under normal market conditions, might be expected to experience a relatively short period of vacancy before being bought or re-let;

*problematic vacancies*: are those which remain vacant for long periods or need work before they can be re-occupied.

Dwellings vacant for up to 1 month are classified as transitional vacancies and those unoccupied for at least 6 months are treated as problematic vacancies. Dwellings vacant for between 1 and 6 months can

be problematic or transitional depending on whether they are unfit for human habitation and therefore require repair work prior to being re-occupied.

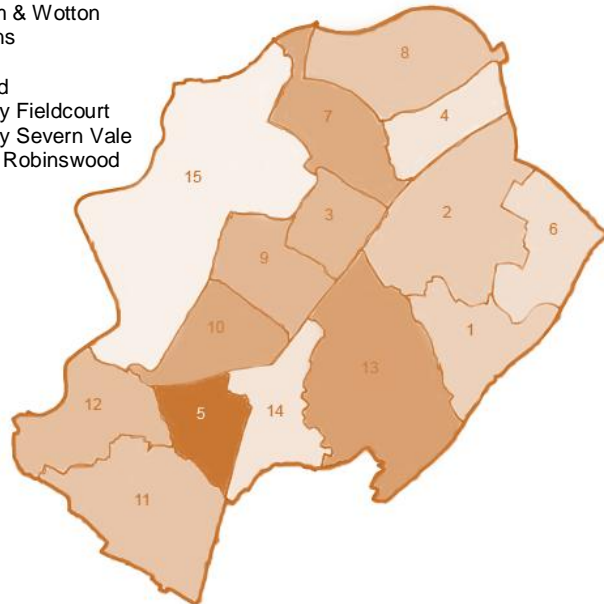
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## Private Sector House Condition Survey 2011

### REPORT OF SURVEY

1. Abbey
2. Barnwood
3. Barton & Tredworth
4. Elmbridge
5. Grange
6. Hucclecote
7. Kingsholm & Wotton
8. Longlevens
9. Moreland
10. Podsmead
11. Quedgeley Fieldcourt
12. Quedgeley Severn Vale
13. Matson & Robinswood
14. Tuffley
15. Westgate



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Prepared on behalf of

Gloucester City Council  
by



David Adamson & Partners Ltd.

November 2011

Ref : E2111

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- Appendix A : The Interpretation of Statistical Data
- Appendix B : Sampling Errors
- Appendix C : The Survey Form
- Appendix D : The Survey Method
- Appendix E : The Decent Homes Standard
- Appendix F : Glossary of Terms

## **SUMMARY OF SURVEY FINDINGS**

### **PRIVATE SECTOR HOUSING**

- 1.0 46,492 private sector dwellings. 43,667 dwellings (93.9%) occupied; 2,825 dwellings (6.1%) vacant. 97% of vacant dwellings are transitional and expected to return to occupancy in the short-term.
- 2.0 Private sector housing in Gloucester is significantly more modern than the national profile. Nationally, 19.9% of private housing was constructed post-1981 compared to 32.1% in Gloucester. Conversely 24.6% of private housing nationally is of pre-1919 construction compared to 16.4% in Gloucester. The oldest housing age profiles are associated with the inner City.
- 3.0 Owner-occupation accounts for 37,242 dwellings (80.1%). Dwellings rented from a private landlord account for 8,250 dwellings (17.7%) while tenure was unobtainable in 1,000 dwellings (2.2%) due to vacancy. Rates of private rental at 17.7% are below the national average - 25% of all private dwellings in 2009.

### **PRIVATE SECTOR HOUSEHOLDS**

- 4.0 Private sector housing contains 44,194 households and a household population of 103,347 persons.
- 5.0 Households are predominantly small in size - 12,476 households (28.2%) contain a single person, an additional 17,279 households (39.1%) contain two persons. Households exhibit a mature age profile - 21,372 households (48.3%) have a head of household aged 55 years or over; 14,591 households (33.0%) are elderly in type.
- 6.0 8,213 households (18.6%) have sufficient bedrooms to meet their family needs. 34,186 households (77.3%) have more bedrooms than required and are under-occupying while 1,795 households (4.1%) have insufficient bedrooms to meet their family needs and are overcrowded. Rates of overcrowding are above average in the private rented sector.
- 7.0 6,622 private sector households (15.0%) are economically vulnerable (in receipt of a qualifying means-tested or disability related benefit). Rates of economic vulnerability are marginally below the average for private households in England -16.3% in 2009.

- 8.0 Average annual net household income is estimated at £25,507 per household compared to a current UK average of £24,580. Using national definitions, 935 households in Gloucester (2.1) are on low incomes.

### PRIVATE SECTOR HOUSING CONDITIONS

- 9.0 35,338 private sector dwellings (76.0%) meet the requirements of the Decent Homes Standard and are Decent. The remaining 11,154 private dwellings (24.0%) fail to meet the requirements of the Decent Homes Standard and are non-Decent.
- 10.0 Costs to address non-Decent homes in Gloucester are estimated at £70.692M (net) averaging £6,338 per non-Decent dwelling.
- 11.0 With the exception of disrepair, housing conditions in Gloucester are better than the national average for all private housing. The rate of Decent Homes failure in Gloucester of 24.0% compares with 34.4% of all private dwellings non-Decent in England. The level of Category 1 hazard failure (HHSRS) in Gloucester of 6.7% compares with 23.6% of all private dwellings in England exhibiting Category 1 hazards. Key indicators of housing condition in Gloucester include:
- 3,100 dwellings (6.7%) with Category 1 hazard.
  - 7,034 dwellings (15.1%) non compliant with Decent Homes repair criteria.
  - 73 dwellings (0.2%) non compliant with Decent Homes amenity criteria.
  - 5,786 dwellings (12.4%) non compliant with Decent Homes thermal comfort criteria.
- 12.0 House condition problems are above average for pre-1919 housing, for the private-rented sector, for flats in converted and mixed-use buildings and for terraced housing. Geographically, conditions are significantly worse in the Moreland and Westgate areas.
- 13.0 The current Standard Assessment Procedure (SAP - Energy) rating for private housing in Gloucester is measured at 65, significantly above the national average of 51 for all private housing in England. Average CO<sub>2</sub> emissions total 4.42 tonnes per annum per dwelling again significantly better than the national average of 6.0 tonnes for all private housing in England.

### PRIVATE SECTOR HOUSEHOLDS AND HOUSING CONDITIONS

- 14.0 The survey estimates that there are 6,622 economically vulnerable households in Gloucester representing 15.0% of all private households. Currently, 3,128 economically vulnerable

households (47.2%) live in Decent Homes. This figure remains below the previous PSA Target 7 requirement for 2011 of 70%.

- 15.0 Costs to achieve Decency for vulnerable households are estimated at £22.004M (net) averaging £6.297 per vulnerable household.
- 16.0 4,759 private households in Gloucester, or 10.8% spend in excess of 10% of annual household income on fuel and are in fuel poverty. Highest levels of fuel poverty are associated with single parent families and elderly households and also with households with a younger head of household (under 25 years). Within the housing stock rates of fuel poverty are higher for households living in pre-war housing and in the Barton and Tredworth and Moreland Areas.
- 17.0 9,094 households (20.6%) indicated at least one household member affected by a long-term illness or disability. Relationships have been identified between poor health and poor housing conditions. One-off costs to address unhealthy housing (Category 1 HHSRS hazard) in Gloucester are estimated at £7.099M (occupied dwellings). These costs are estimated to attract NHS savings locally of £0.484M giving a payback period of 14.7 years. Total savings to society through completion of these works are estimated at £1.210M reducing the payback period to just over 5 years.

### HOUSEHOLD ATTITUDES

- 18.0 Private sector household satisfaction with their current housing and areas in which they live is high. 34,611 households (78.3%) are very satisfied with their current accommodation; 34,549 households (78.2%) are very satisfied with where they live.
- 19.0 39,813 households (90.1%) perceive no change in their area; 1,144 households (2.6%) regard their area as improving and 3,237 households (7.3%) regard their area as declining. Perceptions of area decline are strongest within the Barton and Tredworth and Moreland areas and in the owner-occupied sector.

### OWNER-OCCUPIED HOUSEHOLDS

- 20.0 16,852 owner-occupied households (46.5%) have existing mortgage or financial commitments against their home; the remaining 19,404 households (53.5%) are mortgage free. Owner-occupied equity potential is estimated at £5.221 billion and exists across all areas and sub sectors of the owner-occupied housing market. Among households living in non-Decent homes equity potential is estimated at £1.034 billion.

- 21.0 Among owner-occupiers living in non-Decent housing, 5.8% of households stated that they would re-mortgage their dwelling for home improvements; 11.9% were interested in a Council sponsored scheme for interest free loans.

## **ACKNOWLEDGEMENTS**

David Adamson and Partners Ltd. wishes to thank the residents of the City of Gloucester Council area without whose cooperation this survey would not have been possible.



## **SECTION 1 :**

# **SURVEY BACKGROUND AND METHODOLOGY**

**Chapter 1 : Introduction and Background to the Study**

**Chapter 2 : Survey Method and Response**

**Chapter 3 : The Measurement of Housing Conditions**

**Chapter 4 : Survey Analysis and Reporting Framework**

## **1.0 INTRODUCTION**

1.1 The 2011 house condition survey was designed and implemented to update information on private sector housing conditions across the Gloucester City Council area and in particular to provide an updated benchmark for private sector housing performance against the Decent Homes Standard. In total, a sample of 1,011 dwellings was surveyed representing approximately 2% of total private sector housing stock.

1.2 The aim of this report is to provide a targeted review of the main findings of the survey programme and to review the issues emerging as they impact on housing strategy. The report is in six main sections and covers:

- Section 1 : Survey Background and Methodology
- Section 2 : Private Sector Housing Stock and Households
- Section 3 : Private Sector Housing Conditions
- Section 4 : Housing Conditions and Household Circumstances in the Private Sector
- Section 5 : Sectoral Review
- Section 6 : Conclusions

Technical appendices to the report outline key housing standards, definitions and issues surrounding the interpretation of statistical data generated by sample survey approaches.

1.3 The views expressed in this report are those of the consultants and do not necessarily reflect the official views of Gloucester City Council.



## **2.0 SURVEY METHOD AND RESPONSE**

2.1 Local authorities have a statutory requirement to periodically review housing conditions within the private housing sector. Guidance from the Department for Communities and Local Government recommends the use of sample house condition survey techniques and five yearly appraisal intervals. Gloucester City Council's previous private sector house condition survey, undertaken in 2005, has reached the end of its effective life. In moving forward, the 2011 house condition survey will allow Gloucester City Council to reconcile historic stock condition data in line with changes taking place in private sector housing. The study will support the Council's Housing Investment Programme submissions, assist the Council to comply with its duties under the Regulatory Reform Order 2002 and contribute toward the production of a baseline against which progress towards Decent Homes for vulnerable households can be measured.

2.2 The 2011 house condition survey was designed and implemented according to national guidelines recommended by the Department for Communities and Local Government. Housing stock address listings were provided by Gloucester City Council isolating private sector properties. Total private housing stock has been indicated at 46,492 dwellings. RSL housing stock was excluded from the survey programme. This stock is estimated at 3,069 dwellings.

2.3 To support sub-area reporting across the Council area a target sample size of 1,000 dwellings was agreed. Sample sizes were set to facilitate survey reporting both City-wide and for agreed sub-areas. Four sub areas were determined comprising:

- ♦ ***Barton and Tredworth Ward***
- ♦ ***Moreland Ward***
- ♦ ***Westgate Ward (non GL2 postcodes)***
- ♦ ***City Remainder***

Sub area selection was conducted in association with Council staff with area selection based on known housing characteristics and conditions across the City. With the exception of 'City Remainder' the three key target areas offer known concentrations of older housing and private rental.

TABLE 1 : SUB AREA COMPOSITION BY ELECTORAL WARD		
SUB-AREA	ELECTORAL WARD	PRIVATE SECTOR HOUSING STOCK dwgs
1. BARTON AND TREDWORTH	Barton and Tredworth	4309
	<b>SUB-TOTAL</b>	<b>4309</b>
2. MORELAND	Moreland	3713
	<b>SUB-TOTAL</b>	<b>3713</b>
3. WESTGATE	Westgate (Non GL2)	2699
	<b>SUB TOTAL</b>	<b>2699</b>
4. REMAINDER	Abbey	3843
	Barnwood	3582
	Elmbridge	2220
	Fieldcourt	3619
	Grange	2511
	Hucclecote	3854
	Kingsholm and Wotton	3175
	Longlevens	3993
	Matson and Robinswood	2844
	Podsmead	767
	Severn Vale	2742
	Tuffley	1846
	Westgate Remainder	776
	<b>SUB-TOTAL</b>	<b>35771</b>
	<b>ALL AREAS</b>	<b>46492</b>

**FIGURE 1 : ELECTORAL WARD BOUNDARIES**

1. Abbey
2. Barnwood
3. Barton & Tredworth
4. Elmbridge
5. Grange
6. Hucclecote
7. Kingsholm & Wotton
8. Longlevens
9. Moreland
10. Podsmead
11. Quedgeley Fieldcourt
12. Quedgeley Severn Vale
13. Matson & Robinswood
14. Tuffley
15. Westgate



- 2.4 To achieve the target sample size of 1,000 completed surveys a total sample of 1,955 addresses was issued representing an average access rate of 51%. Against the target of 1,000 surveys, full information was returned on 939 dwellings with external information available on an additional 70 dwellings. Refusals were received from 58 households representing a refusal rate of 2.9%. This is in line with typical response from a survey of this type and is indicative of the high level of public cooperation with the survey programme. The completed sample size of 1,011 surveys represents a large scale and robust source of information on housing conditions and households both Council-wide and at sub-area level. Sample data has been grossed up statistically to represent total housing stock. Issues on the interpretation of grossed statistical data are outlined in Appendix A while sampling errors associated with survey data are presented in Appendix B. Housing stock and sample distributions for key reporting cells are illustrated in Table 2.
- 2.5 The survey generates a wide range of information on the condition of housing and on the circumstances and attitudes of its residents. Copies of the survey questionnaire are attached at Appendix C. The physical survey inspection has included general housing repair, the Decent Homes Standard, Housing Health and Safety Rating System and Energy Efficiency. Household interviews have included information on the socio-economic characteristics of households, special needs with regard to illness and/or disability, household attitudes to housing and local community and owner-occupied interest in equity release.

<b>TABLE 2 : HOUSING STOCK AND EFFECTIVE SAMPLE DISTRIBUTIONS</b>			
<b>HOUSING SECTOR</b>	<b>PRIVATE SECTOR HOUSING STOCK</b>	<b>EFFECTIVE SAMPLE</b>	
	<b>dwgs</b>	<b>dwgs</b>	<b>%</b>
<b>AREA</b>			
Barton and Tredworth	4309	342	7.9
Moreland	3713	313	8.4
Westgate	2699	220	8.1
Remainder	35771	134	0.4
<b>MAIN HOUSE TYPE</b>			
Terraced House/Bungalow	10532	359	3.4
Semi-Det. House/Bungalow	17431	302	1.7
Detached House/Bungalow	11186	61	0.5
Purpose Built Flat	4860	126	2.6
Converted/Mixed use Flat	2482	161	6.5
<b>MAIN TENURE GROUP</b>			
Owner-occupied	37242	608	1.6
Private-rented	8250	361	4.4
Unrecorded (Vacant)	1000	40	0.4
<b>DATE OF CONSTRUCTION</b>			
Pre-1919	7613	536	7.0
1919-1944	5218	116	2.2
1945-1964	5236	54	1.0
1965-1974	6881	42	0.6
1975-1981	6639	43	0.6
Post-1981	14906	218	1.5
<b>ALL SECTORS</b>	<b>46492</b>	<b>1009</b>	<b>2.2</b>

### **3.0 THE MEASUREMENT OF HOUSING CONDITIONS**

3.1 The measurement of housing conditions locally has been conducted within the Decent Homes framework. The Government's housing objective is to ensure that everyone has the opportunity of a decent home and so promote social cohesion, well being and self-dependence.

3.2 DECENT HOMES: A decent home is one that satisfies all of the following four criteria:

- ◆ *It meets the current statutory minimum standard for housing.*
- ◆ *It is in a reasonable state of repair.*
- ◆ *It has reasonably modern facilities and services.*
- ◆ *It provides a reasonable degree of thermal comfort.*

A full definition of this Standard is provided in Appendix E.

3.3 MINIMUM STATUTORY STANDARDS : The Housing Act 2004 (Chapter 34) introduced a system for assessing housing conditions and enforcing housing standards. This system which replaced the former test of fitness for human habitation (Section 604, Housing Act 1985) operates by reference to the existence of Category 1 or Category 2 hazards on residential premises as assessed within the Housing Health and Safety Rating System (HHSRS - Version 2). For the purposes of the current survey the presence of Category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS Bands A, B or C and accruing hazard scores of 1,000 points or more.

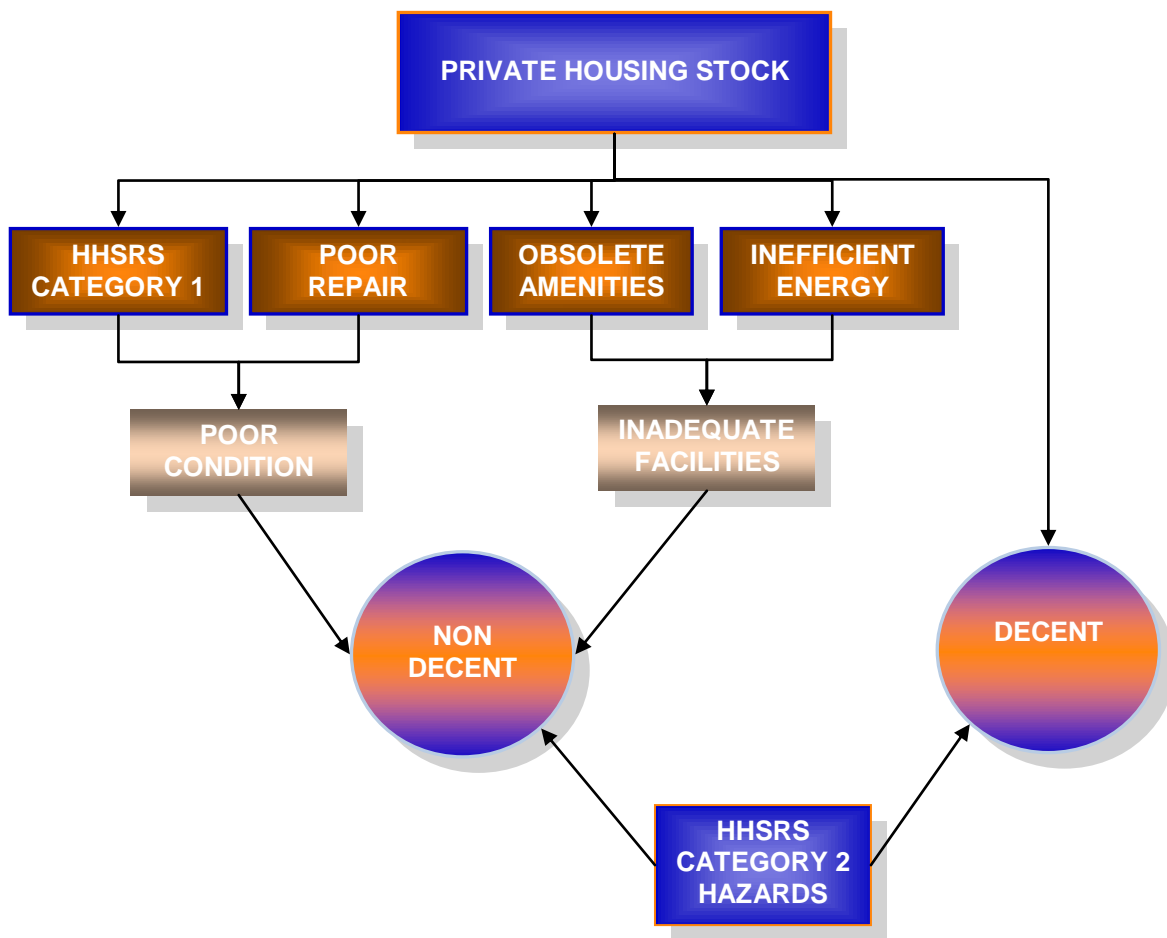
3.4 DISREPAIR: Many homes while not exhibiting Category 1 hazards may present evidence of disrepair which can threaten the structural integrity of the building, its wind and weatherproofing and the health and safety of the occupants. Identification of such homes provides an important indicator of housing stock 'at risk' of physical deterioration. Definitions of disrepair have varied nationally over time. For the purposes of this survey homes in disrepair are defined as those failing to meet the Decent Homes repair criteria. A home is in disrepair under this definition if :

- ◆ *One or more key building components are old, and because of their condition need replacement or major repair.*
- ◆ *Two or more secondary building components are old, and because of their condition need replacement or major repair.*

A full definition of building components, life expectancies and condition defects is provided in Appendix E.

3.5 In addition to non-Decency, homes identified as exhibiting Category 2 Hazards may be targeted for a range of action within the Housing Act 2004. Such homes are identified in the course of the survey and may be in Decent or non-Decent condition. For the purposes of the survey, homes exhibiting hazards in Bands D and E have been classified as Category 2.

**FIGURE 2 : HOUSING CONDITION FRAMEWORK**



## **4.0 SURVEY ANALYSIS AND REPORTING FRAMEWORK**

- 4.1 The survey framework was designed to deliver a flexible reporting base permitting the analysis of survey findings not only Council-wide but differentiated by sub-area and tenure. At a sub-area level information is reported across the four defined sub-areas. For tenure purposes the main focus of this report is on private sector housing (owner-occupied and private-rented).



**GLOUCESTER**  
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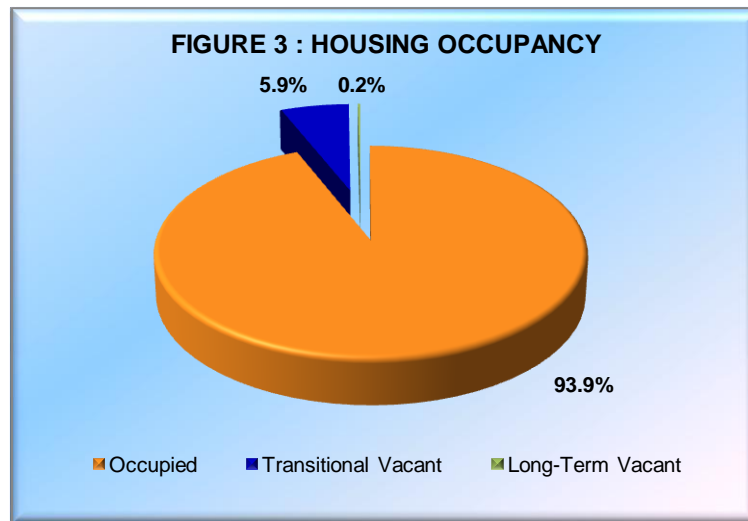
**SECTION 2 :**  
**PRIVATE SECTOR HOUSING STOCK AND**  
**HOUSEHOLDS**

**Chapter 5 : The Characteristics and Distribution of Private Sector Housing**

**Chapter 6 : The Characteristics and Circumstances of Private Sector Households**

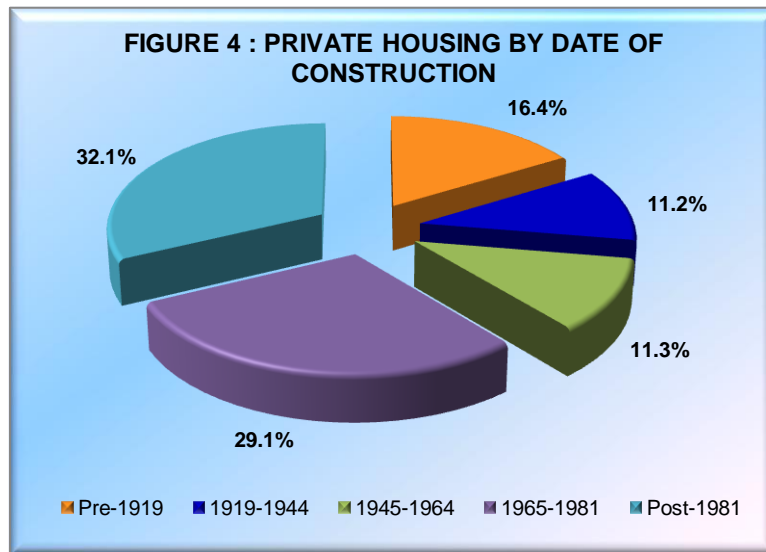
## 5.0 THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSING

- 5.1 Gloucester City Council area contains 46,492 private sector dwellings. At the time of survey, 43,667 dwellings (93.9%) were occupied; the remaining 2,825 dwellings (6.1%) were vacant.

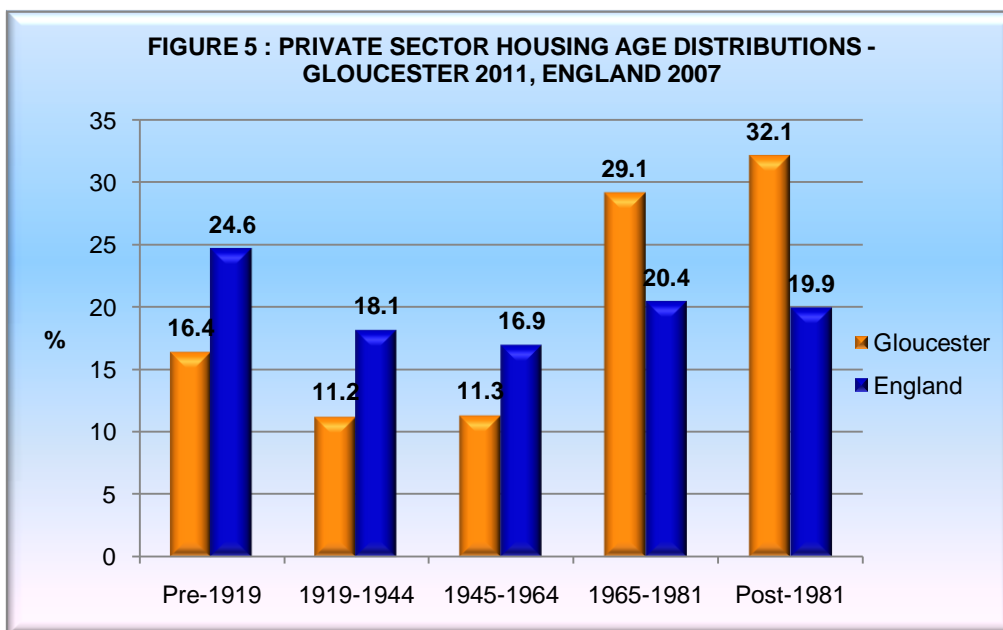


- 5.2 Within the vacant housing stock, 2,740 dwellings (5.9% were transitional in nature and expected to return to occupancy in the short-term. The remaining 85 vacant dwellings (0.2%) were assessed as long-term vacants due to closure or dereliction. Long-term vacants show a wide distribution across the City with no pattern of geographical concentration. Rates of long-term vacancy are however above average in the Moreland and Westgate sub-areas. Short-term vacancy rates are in line with normal housing market turnover expectations.
- 5.3 Private sector housing is representative of all building eras. 12,831 dwellings (27.6%) were constructed pre-1945. Within this group, 7,613 dwellings (16.4%) were constructed pre-1919; 5,218 dwellings (11.2%) in the inter-war period (1919-1944). 33,662 dwellings (72.4%) were constructed post-1944. Within this group, 14,906 dwellings (32.1%) are of post-1981 construction.



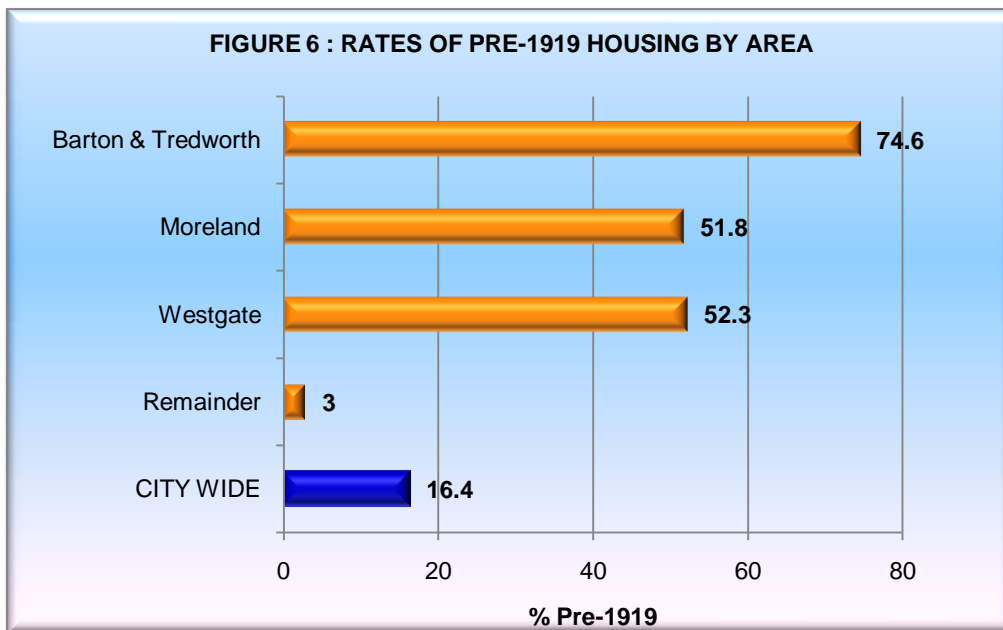


5.4 Private sector housing stock in the City of Gloucester is significantly younger than the national profile. Nationally, 19.9% of private housing was constructed post-1981 compared to 32.1% in Gloucester. Conversely 24.6% of private housing nationally is of pre-1919 construction compared to 16.4% in Gloucester.

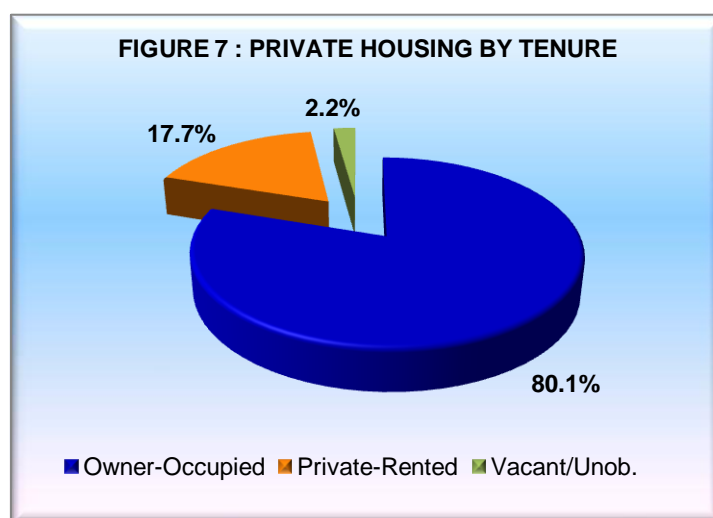


5.5 The oldest housing age profiles are associated with the survey target areas of Barton and Tredworth, Moreland and Westgate but particularly with Barton and Tredworth where 74.5% of private housing was constructed pre-1919.

TABLE 3: PRIVATE SECTOR HOUSING AGE DISTRIBUTIONS BY AREA										
	SURVEY AREA									
	Barton & Tredworth		Moreland		Westgate Target		Remainder		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
<b>DATE OF CONSTRUCTION</b>										
Pre-1919	3213	74.6	1922	51.8	1411	52.3	1068	3.0	7613	16.4
1919-1944	227	5.3	925	24.9	61	2.3	4004	11.2	5218	11.2
1945-1964	38	.9	356	9.6	37	1.4	4805	13.4	5236	11.3
1965-1974	63	1.5	83	2.2	61	2.3	6674	18.7	6881	14.8
1975-1981	76	1.8	95	2.6	61	2.3	6407	17.9	6639	14.3
Post-1981	693	16.1	332	8.9	1067	39.5	12813	35.8	14906	32.1
<b>All Dwellings</b>	<b>4309</b>	<b>100.0</b>	<b>3713</b>	<b>100.0</b>	<b>2699</b>	<b>100.0</b>	<b>35771</b>	<b>100.0</b>	<b>46492</b>	<b>100.0</b>



5.6 Owner-occupation is the predominant form of private tenure accounting for 37,242 dwellings (80.1%). Dwellings rented from a private landlord account for an additional 8,250 dwellings (17.7%) while tenure was unobtainable in 1,000 dwellings (2.2%) due to vacancy.

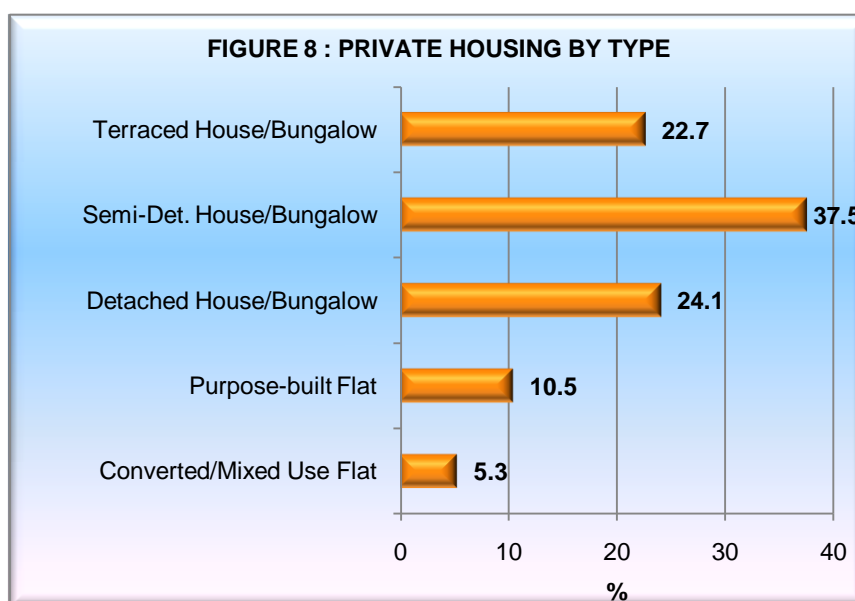


- 5.7 Rates of private rental in the City of Gloucester at 17.7% are below the national average - 25% of all private dwellings in 2009. Tenure trends within the City show a significant increase in private-rental since 2005, a pattern in line with national trends.
- 5.8 Rates of private rental are above average in the three target areas of Barton and Tredworth, Moreland and Westgate. In the former two areas rates of private rental exceed 30% of private sector housing stock; in Westgate the private rented sector accounts for almost 60% of private sector housing.

**TABLE 4: PRIVATE SECTOR TENURE DISTRIBUTIONS BY AREA**

SURVEY AREA	TENURE							
	Owner Occupied		Private Rented		Unrecorded		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Barton & Tredworth	2671	62.0	1512	35.1	126	2.9	4309	100.0
Moreland	2467	66.5	1139	30.7	107	2.9	3713	100.0
Westgate target	871	32.3	1595	59.1	233	8.6	2699	100.0
Remainder	31233	87.3	4004	11.2	534	1.5	35771	100.0
<b>All Dwellings</b>	<b>37242</b>	<b>80.1</b>	<b>8250</b>	<b>17.7</b>	<b>1000</b>	<b>2.2</b>	<b>46492</b>	<b>100.0</b>

- 5.9 Houses and bungalows comprise 39,149 dwellings (84.2%) with the remaining 7,342 dwellings (15.8%) in flats. Houses and bungalows offer a range of terraced, semi-detached and detached configurations with flats located in both purpose-built and converted blocks.



5.10 Housing characteristics vary significantly across the main tenure groups. In general the owner-occupied sector offers a more modern and varied housing profile. The private-rented sector exhibits a dual distribution within the pre-1919 terraced and converted flat sectors but also within the post-1981 purpose built flat sector.

TABLE 5: HOUSE TYPE AND AGE DISTRIBUTIONS BY TENURE								
	TENURE							
	Owner Occupied		Private Rented		unrecorded		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
<b>DATE OF CONSTRUCTION</b>								
Pre-1919	4008	10.8	3019	36.6	586	58.6	7613	16.4
1919-1944	3557	9.6	1611	19.5	49	4.9	5218	11.2
1945-1964	4885	13.1	350	4.2	0	.0	5236	11.3
1965-1974	6565	17.6	304	3.7	12	1.2	6881	14.8
1975-1981	6479	17.4	99	1.2	61	6.1	6639	14.3
Post-1981	11749	31.5	2866	34.7	291	29.2	14906	32.1
All Dwellings	37242	100.0	8250	100.0	1000	100.0	46492	100.0
<b>MAIN HOUSE TYPE</b>								
Terraced House/Bungalow	8304	22.3	2081	25.2	147	14.7	10532	22.7
Semi-Detached House/Bungalow	14893	40.0	2185	26.5	353	35.3	17431	37.5
Detached House/Bungalow	11137	29.9	49	.6	0	.0	11186	24.1
Purpose Built Flat	2750	7.4	1819	22.1	291	29.1	4860	10.5
Converted/Mixed Use Flat	159	.4	2114	25.6	209	20.9	2482	5.3
<b>All Dwellings</b>	<b>37242</b>	<b>100.0</b>	<b>8250</b>	<b>100.0</b>	<b>1000</b>	<b>100.0</b>	<b>46492</b>	<b>100.0</b>

## **6.0 THE CHARACTERISTICS AND CIRCUMSTANCES OF PRIVATE SECTOR HOUSEHOLDS**

### **HOUSEHOLDS AND POPULATION**

6.1 The private sector housing stock of 46,492 dwellings contains an estimated 44,194 households and a household population of 103,347 persons. Average household size is 2.34 persons.

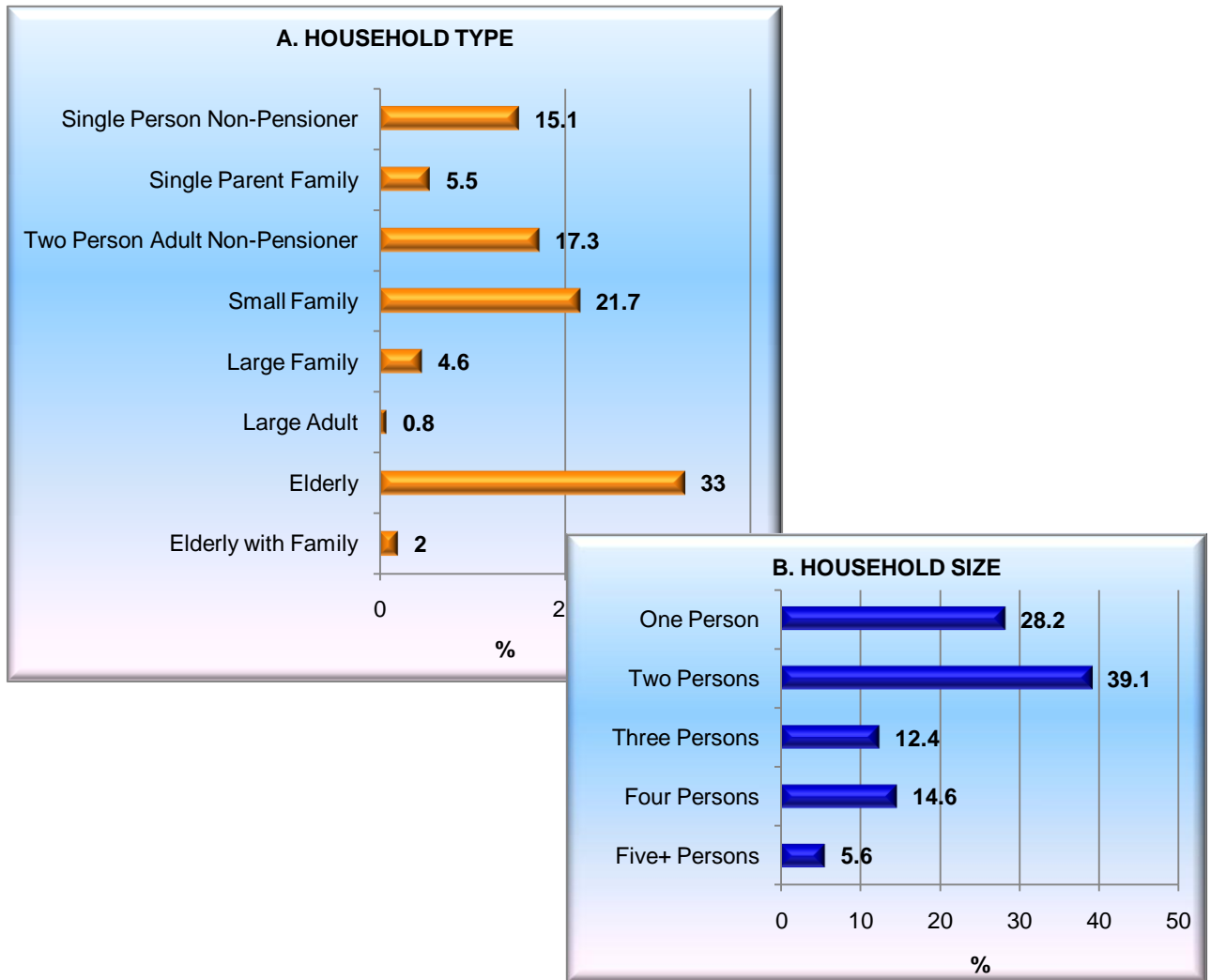
6.2 For the purposes of the survey households were classified into types based on their size and demographic composition. Seven main types are represented comprising:

- ◆ **SINGLE PERSON NON-PENSIONER:** One person aged 16 years to retirement age.
- ◆ **SINGLE PARENT FAMILY:** One person aged 16 years to retirement age together with one or more children aged under 16 years.
- ◆ **TWO PERSON ADULT NON PENSIONER:** Two persons of either sex aged 16 years to retirement age.
- ◆ **SMALL FAMILY:** Two persons aged 16 years to retirement age together with one or two children aged under 16 years.
- ◆ **LARGE FAMILY:** Two persons aged 16 years to retirement age together with three or more children aged under 16 years.
- ◆ **LARGE ADULT:** Three or more persons aged 16 years to retirement age.
- ◆ **ELDERLY :** One or more persons of retirement age.
- ◆ **ELDERLY WITH FAMILY:** One or more persons of retirement age together with one or more persons under retirement age.

Small households predominate. 12,476 households (28.2%) contain a single person, an additional 17,279 households (39.1%) contain two persons. The most common household types are:

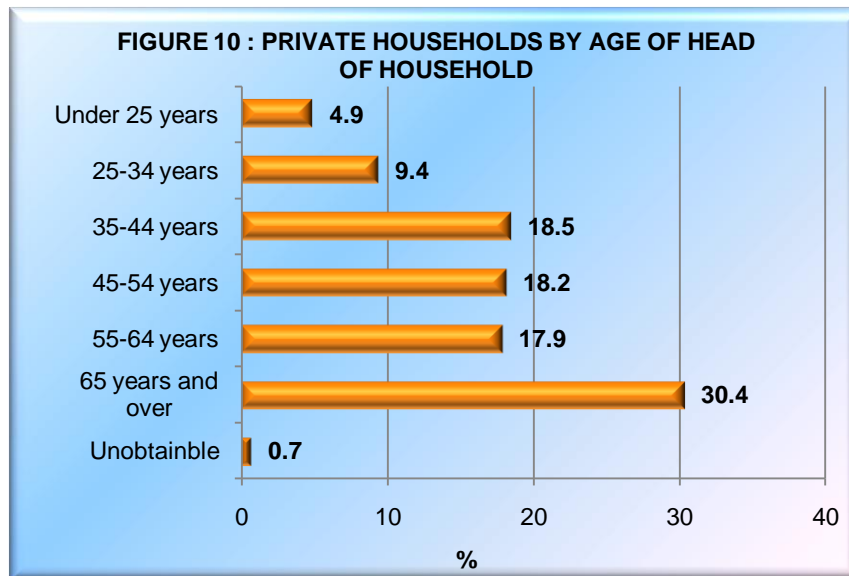
- ◆ **Single Person Non Pensioner** : 6,666 households (15.1%)
- ◆ **Elderly** : 14,591 households (33.0%)
- ◆ **Small Family** : 9,569 households (21.7%)
- ◆ **Two Person Adult Non Pensioner** : 7,650 households (17.3%)

**FIGURE 9 : PRIVATE HOUSEHOLDS BY TYPE AND SIZE**



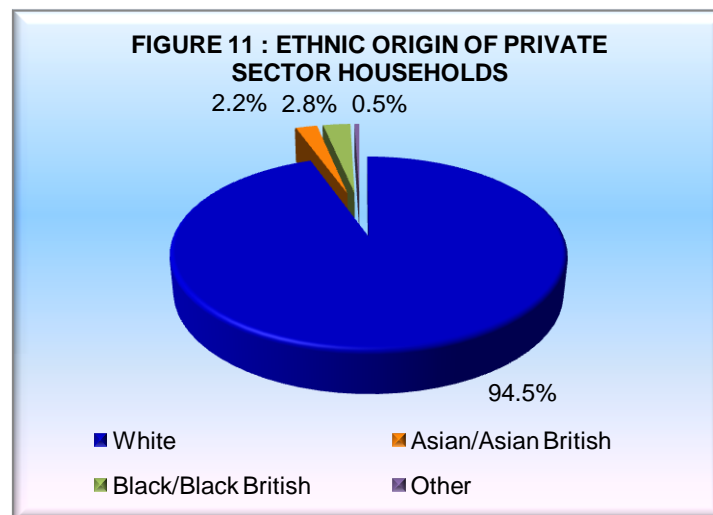
**AGE OF HEAD OF HOUSEHOLD**

6.3 Private households exhibit a mature age distribution. 21,372 households (48.3%) have a head of household aged 55 years or over; 13,449 households (30.4%) have a head of household aged 65 years or over.



### ETHNIC COMPOSITION

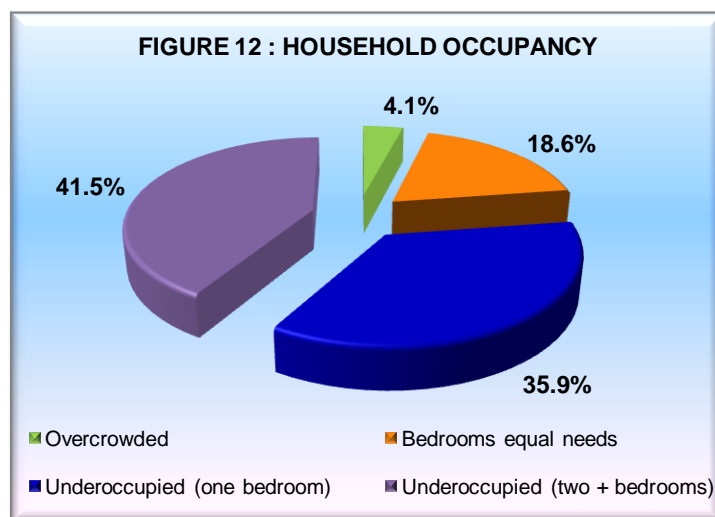
6.4 41,780 households (94.5%) are of white origin, the majority of these British. The remaining 2,414 households (5.5%) represent minority ethnic backgrounds. The largest of the minority ethnic groups are Asian/Asian British (968 households, 2.2%) and Black/Black British (1,216 households, 2.8%).



### HOUSING OCCUPANCY

6.5 8,213 households (18.6%) have sufficient bedrooms to meet their family needs. 34,186 households (77.3%) have more bedrooms than required and are under-occupying while 1,795 households (4.1%) have insufficient bedrooms to meet their family needs and are

overcrowded. High levels of under occupancy are not surprising against generally small household sizes and a predominance of 3 bed+ housing.



6.6 Rates of overcrowding are above average in the private rented sector, for terraced and semi-detached housing and for converted flats. Geographically, overcrowding is higher within the Barton and Tredworth and Moreland areas. Demographically, rates of overcrowding are significantly higher for family households and for households of Asian/Asian British or Black/Black British origin. Elderly households exhibit significantly higher rates of under-occupancy.

<b>TABLE 6: HOUSING OCCUPANCY BY AREA AND HOUSING SECTOR</b>										
	<b>BEDROOM STANDARD</b>									
	<b>Overcrowded</b>		<b>Bedrooms Equal Needs</b>		<b>Under Occupied (1 Bedroom)</b>		<b>Under Occupied (2+ Bedrooms)</b>		<b>All Hholds</b>	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
<b>TENURE</b>										
Owner Occupied	947	2.6	4438	12.2	14010	38.6	16862	46.5	36256	100.0
Private Rented	849	10.7	3775	47.6	1844	23.2	1471	18.5	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
<b>DATE OF CONSTRUCTION</b>										
Pre-1919	547	7.8	2340	33.5	1946	27.9	2151	30.8	6984	100.0
1919-1944	858	18.3	857	18.3	583	12.4	2394	51.0	4691	100.0
1945-1964	40	.7	338	6.3	2071	38.6	2913	54.3	5362	100.0
1965-1974	0	.0	1165	17.4	3594	53.6	1941	29.0	6700	100.0
1975-1981	26	.4	894	14.0	2459	38.4	3030	47.3	6409	100.0
Post-1981	325	2.3	2619	18.6	5201	37.0	5904	42.0	14049	100.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
<b>MAIN HOUSE TYPE</b>										
Terraced House/Bungalow	422	4.1	2677	26.0	4885	47.5	2297	22.3	10281	100.0



**TABLE 6: HOUSING OCCUPANCY BY AREA AND HOUSING SECTOR**

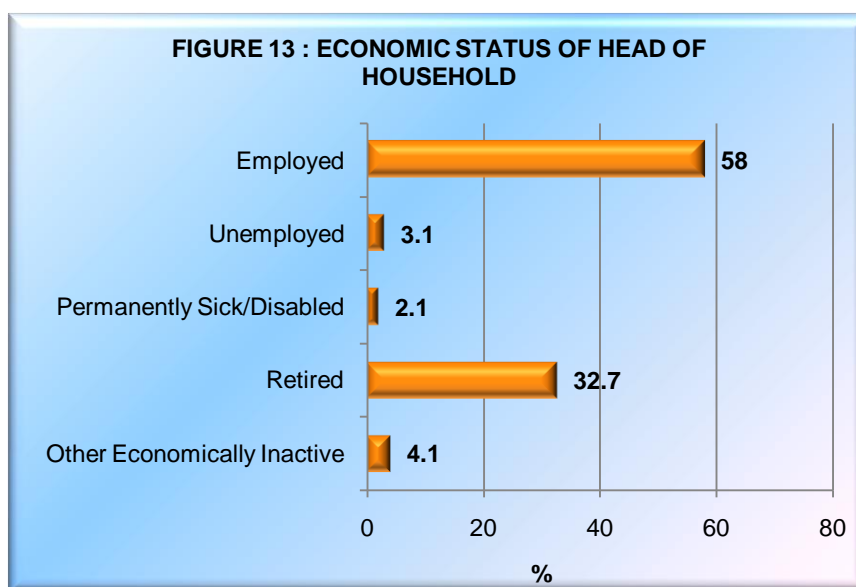
	BEDROOM STANDARD									
	Overcrowded		Bedrooms Equal Needs		Under Occupied (1 Bedroom)		Under Occupied (2+ Bedrooms)		All Hholds	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
Semi-Detached House/Bungalow	1235	7.2	1956	11.4	5163	30.2	8749	51.2	17103	100.0
Detached House/Bungalow	0	.0	557	5.4	2498	24.2	7248	70.4	10302	100.0
Purpose Built Flat	40	.9	1506	34.7	2783	64.1	14	.3	4343	100.0
Converted/Mixed Use Flat	98	4.5	1518	70.1	525	24.2	25	1.1	2165	100.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
<b>SURVEY AREA</b>										
Barton & Tredworth	312	7.6	1290	31.4	1210	29.4	1300	31.6	4112	100.0
Moreland	279	7.4	984	26.1	1153	30.6	1348	35.8	3764	100.0
Westgate Target	127	5.2	1343	55.6	732	30.3	214	8.9	2416	100.0
Remainder	1077	3.2	4596	13.6	12758	37.6	15471	45.6	33902	100.0
<b>All Households</b>	<b>1795</b>	<b>4.1</b>	<b>8213</b>	<b>18.6</b>	<b>15854</b>	<b>35.9</b>	<b>18332</b>	<b>41.5</b>	<b>44194</b>	<b>100.0</b>

**TABLE 7: HOUSING OCCUPANCY BY HOUSEHOLD TYPE, AGE OF HOH AND ETHNICITY**

	BEDROOM STANDARD									
	Overcrowded		Bedrooms Equal Needs		Under Occupied (1 Bedroom)		Under Occupied (2+ Bedrooms)		All	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
<b>AGE OF HEAD OF HOUSEHOLD</b>										
Under 25 Years	80	3.7	707	33.0	662	30.9	695	32.4	2145	100.0
25 - 34 Years	151	3.6	1493	35.9	1941	46.7	575	13.8	4160	100.0
35 - 44 Years	1043	12.7	2145	26.2	3403	41.5	1605	19.6	8195	100.0
45 - 54 Years	483	6.0	2109	26.3	2131	26.6	3302	41.1	8025	100.0
55 - 64 Years	26	.3	1069	13.5	3181	40.1	3647	46.0	7923	100.0
65 Years And Over	13	.1	689	5.1	4523	33.6	8224	61.2	13449	100.0
Unrecorded	0	.0	0	.0	13	4.4	285	95.6	298	100.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
<b>ETHNICITY</b>										
White	1201	2.9	7450	17.8	15499	37.1	17631	42.2	41780	100.0
Mixed	28	14.9	81	42.6	68	35.6	13	6.8	190	100.0
Asian/Asian British	247	25.5	394	40.7	143	14.8	183	18.9	968	100.0
Black Or Black/British	319	26.2	260	21.4	131	10.8	506	41.6	1216	100.0
Chinese/Other	0	.0	27	67.7	13	32.3	0	.0	40	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
<b>HOUSEHOLD TYPE</b>										
Single Person Non Pensioner	0	.0	2101	31.5	2503	37.5	2063	30.9	6666	100.0
Single Parent Family	697	28.4	684	27.9	783	32.0	286	11.7	2449	100.0
Two Person Adult Non Pensioner	0	.0	302	4.0	1972	25.8	5375	70.3	7650	100.0
Small Family	93	1.0	2953	30.9	5510	57.6	1013	10.6	9569	100.0
Large Family	859	42.4	1051	51.8	92	4.5	25	1.2	2027	100.0
Large Adult	134	37.1	93	25.8	121	33.4	13	3.7	361	100.0
Elderly	0	.0	717	4.9	4588	31.4	9286	63.6	14591	100.0
Elderly With Family	13	1.5	312	35.4	285	32.3	272	30.8	881	100.0
Unobtainable	0	.0	0	.0	0	.0	0	.0	0	.0
<b>All Hholds</b>	<b>1795</b>	<b>4.1</b>	<b>8213</b>	<b>18.6</b>	<b>15854</b>	<b>35.9</b>	<b>18332</b>	<b>41.5</b>	<b>44194</b>	<b>100.0</b>

### ECONOMIC STATUS

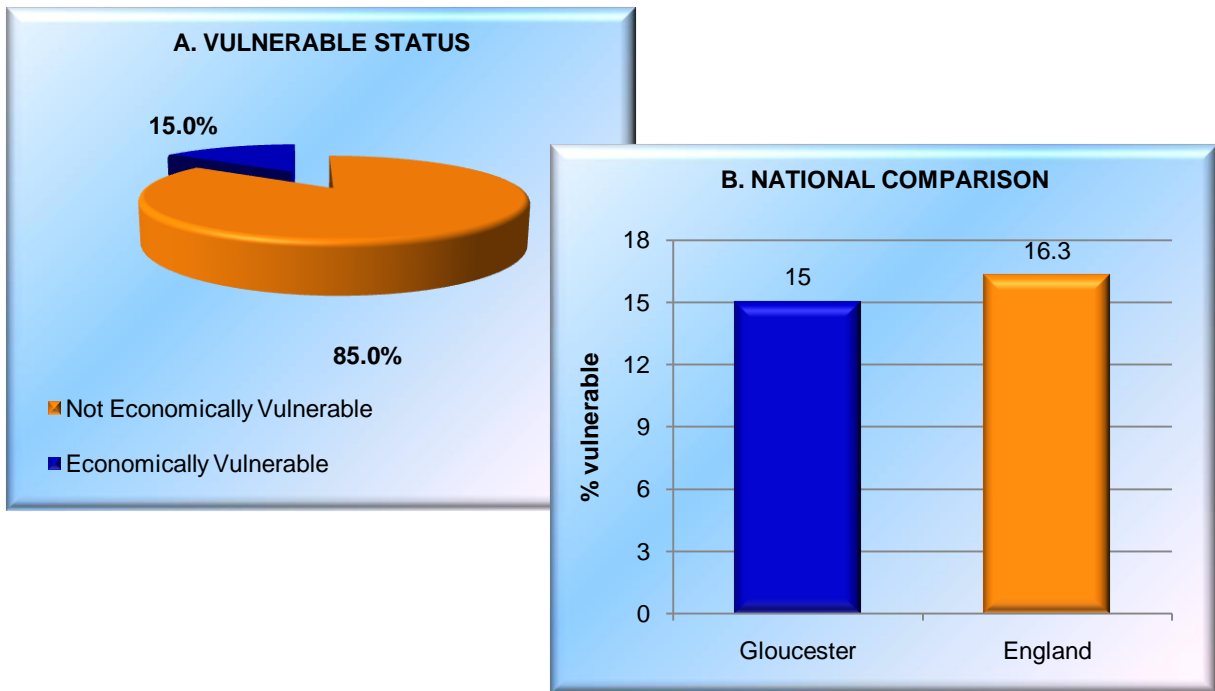
- 6.7 25,633 households (58.0%) have a head of household in full or part-time employment. In 1,381 households (3.1%) the head of household is unemployed, in 937 households (2.1%) the head of household is permanently sick/disabled and in 14,435 households (32.7%) the head of household is economically retired. The City also exhibits a significant student population - estimated at 750 households (1.7%).



### ECONOMIC VULNERABILITY

- 6.8 Within Decent Homes guidance households are classed as economically vulnerable if they are in receipt of at least one of the principal means tested or disability related benefits. Decent Homes guidance (June 2006) lists these benefits as: Income Support, Income-based Job Seekers Allowance, Housing Benefit, Council Tax Benefit, Working Families Tax Credit, Disabled Persons Tax Credit, Disability Living Allowance, Industrial Injuries Disabled Benefit, War Disablement Pension, Attendance Allowance, Child Tax Credit, Working Tax Credit and Pension Credit. For Child Tax Credit and Working Tax Credit the household is only considered vulnerable if the relevant income is less than the threshold amount (£16,040 for 2010).
- 6.9 Applying the above definition, 6,622 private sector households (15.0%) are economically vulnerable. Rates of economic vulnerability in the City of Gloucester at 15.0% are in line with the national average for private housing in England (16.3% - 2009).

**FIGURE 14 : ECONOMIC VULNERABILITY**



6.10 Rates of economic vulnerability are higher within the private-rented sector (37.0%) and for households living in pre-1919 housing (39.0%). Geographically, economic vulnerability is higher within the target areas of Barton and Tredworth (43.1%), Moreland (30.8%) and Westgate (29.8%).

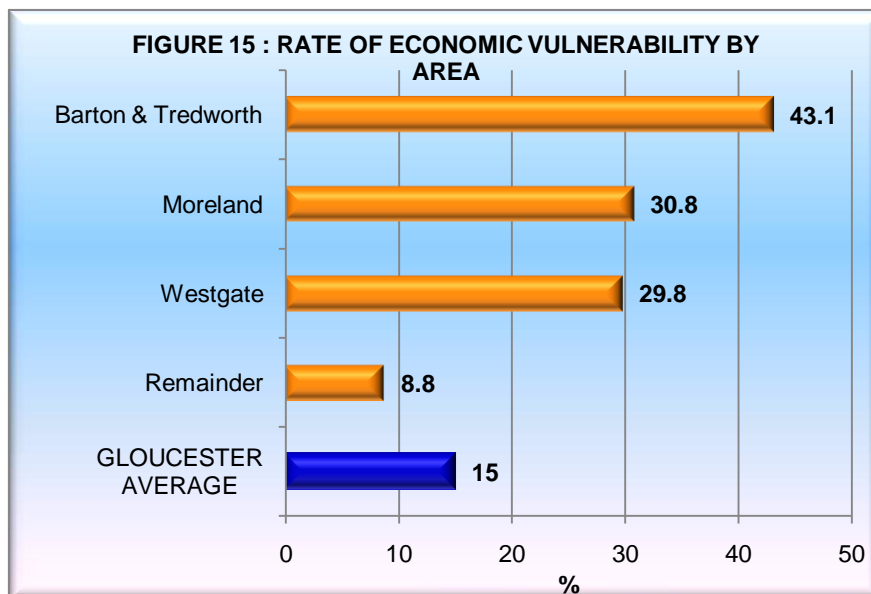


TABLE 8: ECONOMIC VULNERABILITY BY AREA AND HOUSING SECTOR						
	ECONOMIC VULNERABILITY					
	Not Economically Vulnerable		economically vulnerable		All Households	
	hholds	%	hholds	%	hholds	%
<b>TENURE</b>						
Owner Occupied	32568	89.8	3688	10.2	36256	100.0
Private Rented	5004	63.0	2934	37.0	7938	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	37572	85.0	6622	15.0	44194	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	4261	61.0	2723	39.0	6984	100.0
1919-1944	3867	82.4	824	17.6	4691	100.0
1945-1964	4677	87.2	684	12.8	5362	100.0
1965-1974	6389	95.4	311	4.6	6700	100.0
1975-1981	5501	85.8	907	14.2	6409	100.0
Post-1981	12877	91.7	1172	8.3	14049	100.0
All Households	37572	85.0	6622	15.0	44194	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	8259	80.3	2022	19.7	10281	100.0
Semi-Detached House/Bungalow	15080	88.2	2023	11.8	17103	100.0
Detached House/Bungalow	9720	94.3	583	5.7	10302	100.0
Purpose Built Flat	3172	73.0	1171	27.0	4343	100.0
Converted/Mixed Use Flat	1342	62.0	823	38.0	2165	100.0
All Households	37572	85.0	6622	15.0	44194	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	2341	56.9	1771	43.1	4112	100.0
Moreland	2604	69.2	1160	30.8	3764	100.0
Westgate Target	1695	70.2	721	29.8	2416	100.0
Remainder	30932	91.2	2970	8.8	33902	100.0
<b>All Households</b>	<b>37572</b>	<b>85.0</b>	<b>6622</b>	<b>15.0</b>	<b>44194</b>	<b>100.0</b>

6.11 At a household level, rates of economic vulnerability are higher for younger single person households, single parent families, large families and large adult households

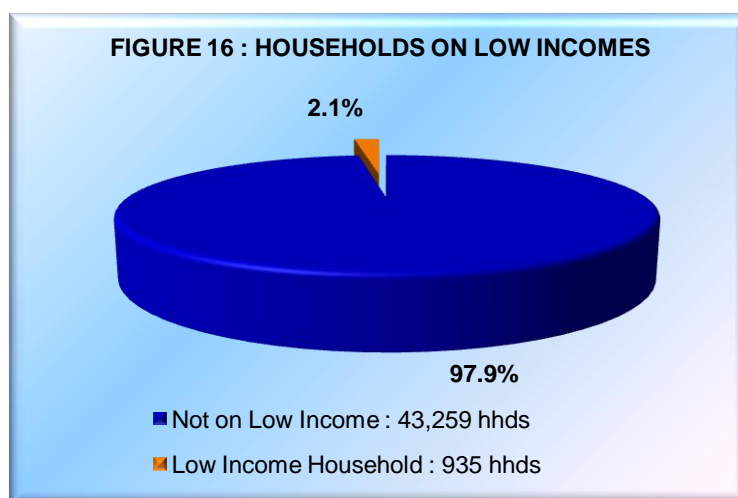
- ◆ **1,111 single person non-elderly households are economically vulnerable representing 16.7% of these households and 16.8% of all economically vulnerable households.**
- ◆ **1,527 single parent families are economically vulnerable representing 62.3% of all single parent families and 23.0% of all economically vulnerable households.**

Although rates of economic vulnerability are below average for elderly households, 1,975 elderly households are economically vulnerable representing 29.8% of all economically vulnerable households.

<b>TABLE 9: ECONOMIC VULNERABILITY BY HOUSEHOLD TYPE AND AGE OF HEAD OF HOUSEHOLD</b>						
	<b>ECONOMIC VULNERABILITY</b>					
	<b>Not Economically Vulnerable</b>		<b>Economically Vulnerable</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	1793	83.6	352	16.4	2145	100.0
25 - 34 Years	3166	76.1	993	23.9	4160	100.0
35 - 44 Years	6723	82.0	1472	18.0	8195	100.0
45 - 54 Years	6724	83.8	1301	16.2	8025	100.0
55 - 64 Years	7054	89.0	868	11.0	7923	100.0
65 Years And Over	11826	87.9	1623	12.1	13449	100.0
Unrecorded	285	95.6	13	4.4	298	100.0
All Households	37572	85.0	6622	15.0	44194	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	5555	83.3	1111	16.7	6666	100.0
Single Parent Family	922	37.7	1527	62.3	2449	100.0
Two Person Adult Non Pensioner	7195	94.1	455	5.9	7650	100.0
Small Family	8618	90.1	951	9.9	9569	100.0
Large Family	1543	76.1	484	23.9	2027	100.0
Large Adult	281	77.9	80	22.1	361	100.0
Elderly	12616	86.5	1975	13.5	14591	100.0
Elderly With Family	842	95.5	40	4.5	881	100.0
Unobtainable	0	.0	0	.0	0	.0
All Households	37572	85.0	6622	15.0	44194	100.0

## HOUSEHOLD INCOME

- 6.12 Average annual net household income is estimated at £25,507 per household compared to a current UK average of £24,580, and a South West England Regional average of £20,954. Low income households in the UK are normally defined as having a net household income that is 60% or less of the average (median) British household income in that year. Using this definition, 935 households (2.1%) in Gloucester are on low incomes.



- 6.13 The proportion of low income households shows limited variation by area or housing sector. Demographically, rates of low income increase among younger and older households.

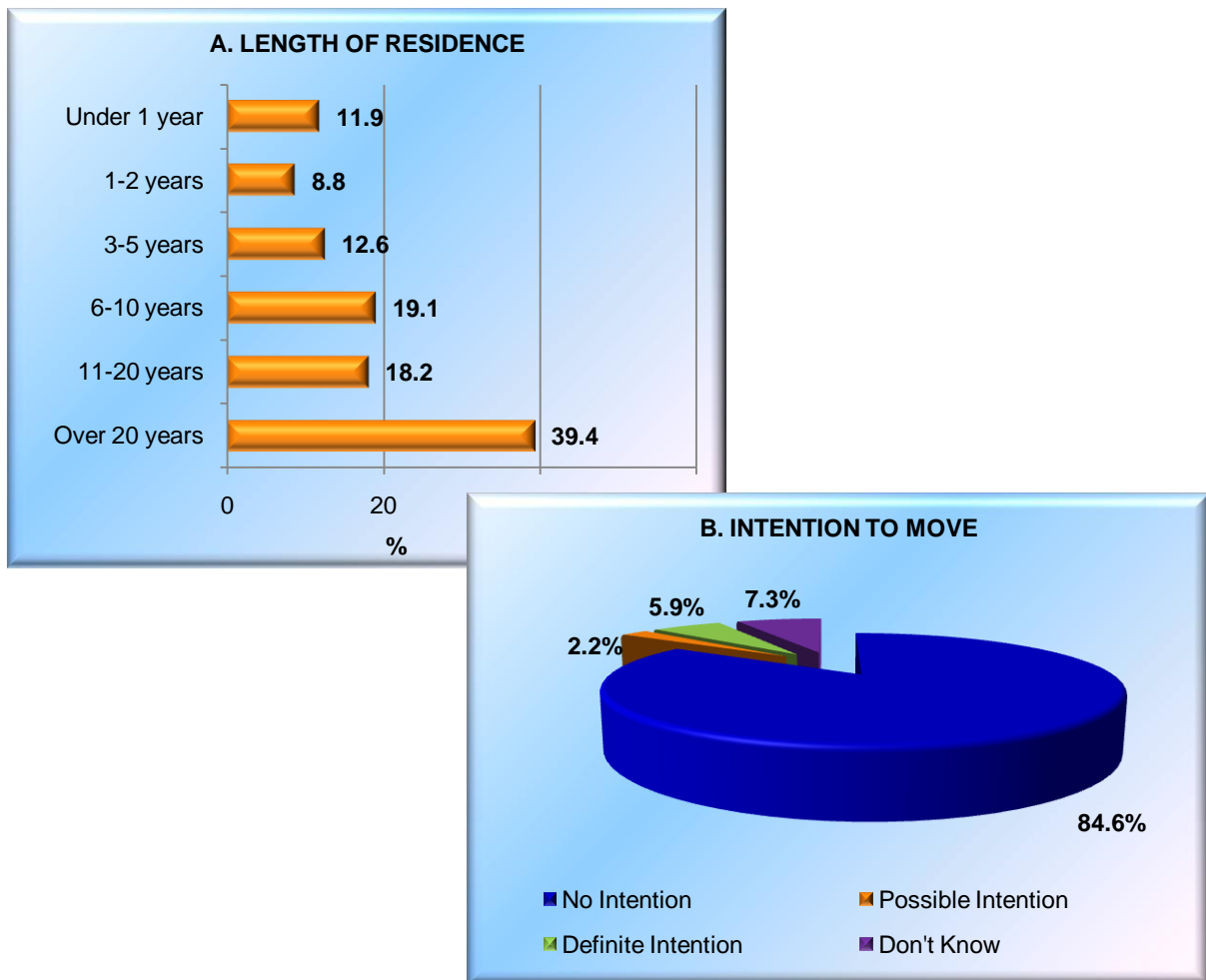
<b>TABLE 10: LOW INCOME HOUSEHOLDS BY AREA AND HOUSING SECTOR</b>						
	<b>LOW INCOME HOUSEHOLDS</b>					
	<b>Not On Low Income</b>		<b>Low Income Household</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>TENURE</b>						
Owner Occupied	35530	98.0	726	2.0	36256	100.0
Private Rented	7729	97.4	209	2.6	7938	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	43259	97.9	935	2.1	44194	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	6674	95.6	310	4.4	6984	100.0
1919-1944	4393	93.6	299	6.4	4691	100.0
1945-1964	5321	99.2	41	.8	5362	100.0
1965-1974	6428	95.9	272	4.1	6700	100.0
1975-1981	6409	100.0	0	.0	6409	100.0
Post-1981	14035	99.9	14	.1	14049	100.0
All Households	43259	97.9	935	2.1	44194	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	10070	97.9	211	2.1	10281	100.0
Semi-Detached House/Bungalow	16722	97.8	381	2.2	17103	100.0
Detached House/Bungalow	10030	97.4	272	2.6	10302	100.0
Purpose Built Flat	4343	100.0	0	.0	4343	100.0
Converted/Mixed Use Flat	2094	96.7	71	3.3	2165	100.0
All Households	43259	97.9	935	2.1	44194	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3995	97.2	117	2.8	4112	100.0
Moreland	3587	95.3	177	4.7	3764	100.0
Westgate Target	2318	96.0	98	4.0	2416	100.0
Remainder	33358	98.4	544	1.6	33902	100.0
<b>All Households</b>	<b>43259</b>	<b>97.9</b>	<b>935</b>	<b>2.1</b>	<b>44194</b>	<b>100.0</b>

<b>TABLE 11: LOW INCOME HOUSEHOLDS BY AGE OF HEAD OF HOUSEHOLD AND HOUSEHOLD TYPE</b>						
	<b>LOW INCOME HOUSEHOLDS</b>					
	<b>Not On Low Income</b>		<b>Low Income Household</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	2076	96.8	69	3.2	2145	100.0
25 - 34 Years	4035	97.0	124	3.0	4160	100.0
35 - 44 Years	8128	99.2	67	.8	8195	100.0
45 - 54 Years	7985	99.5	40	.5	8025	100.0
55 - 64 Years	7884	99.5	39	.5	7923	100.0
65 Years And Over	12853	95.6	596	4.4	13449	100.0
Unrecorded	298	100.0	0	.0	298	100.0
All Households	43259	97.9	935	2.1	44194	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	6623	99.4	43	.6	6666	100.0
Single Parent Family	2380	97.2	70	2.8	2449	100.0
Two Person Adult Non Pensioner	7637	99.8	13	.2	7650	100.0
Small Family	9475	99.0	94	1.0	9569	100.0
Large Family	1974	97.4	53	2.6	2027	100.0
Large Adult	294	81.5	67	18.5	361	100.0
Elderly	14565	99.8	26	.2	14591	100.0
Elderly With Family	312	35.4	570	64.6	881	100.0
Unobtainable	0	.0	0	.0	0	.0
<b>All Households</b>	<b>43259</b>	<b>97.9</b>	<b>935</b>	<b>2.1</b>	<b>44194</b>	<b>100.0</b>

## RESIDENTIAL MOBILITY

- 6.14 Private households exhibit a high degree of residential stability. 21,053 households (57.6%) have been resident in their current dwelling over 10 years. Of these households, 14,267 households (39.4%) have been resident over 20 years. 37,379 households (84.6%) have no intention to move within the next year, 971 households (2.2%) might possibly consider moving while 2,608 households (5.9%) have a definite intention to move.

**FIGURE 17 : RESIDENTIAL MOBILITY**



6.15 Residential mobility has long been known as a catalyst for home improvement and repair not only reflecting lender requirements but differential household preferences in a new housing environment. In Gloucester, 9,136 households have been resident in their current dwellings for 2 years or less representing 20.7% of all private households. Highest rates of recent residential mobility are recorded within the Barton and Tredworth and Westgate areas. The most stable residential area is the Remainder. Higher rates of household mobility are also recorded for households in the private-rented sector where 67.6% of households have been resident in their current dwelling under 2 years. Rates of potential future household mobility are also higher in the private-rented sector.



**TABLE 12: LENGTH OF HOUSEHOLD RESIDENCY BY AREA AND HOUSING SECTOR**

	RESIDENCY															
	under 1 year		1-2 years		3-5 years		6-10 years		11-20 years		over 20 years		unob.		All Households	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
<b>TENURE</b>																
Owner Occupied	2056	5.7	1714	4.7	3952	10.9	7655	21.1	6594	18.2	14286	39.4	0	.0	36256	100.0
Private Rented	3185	40.1	2182	27.5	1608	20.3	790	10.0	92	1.2	81	1.0	0	.0	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0	0	.0	0	.0	0	.0
All Households	5241	11.9	3895	8.8	5560	12.6	8445	19.1	6686	15.1	14367	32.5	0	.0	44194	100.0
<b>DATE OF CONSTRUCTION</b>																
Pre-1919	1341	19.2	812	11.6	1219	17.5	878	12.6	523	7.5	2211	31.7	0	.0	6984	100.0
1919-1944	411	8.8	1196	25.5	146	3.1	1239	26.4	467	9.9	1231	26.2	0	.0	4691	100.0
1945-1964	96	1.8	286	5.3	566	10.5	1411	26.3	1152	21.5	1852	34.5	0	.0	5362	100.0
1965-1974	557	8.3	298	4.4	841	12.6	849	12.7	1139	17.0	3015	45.0	0	.0	6700	100.0
1975-1981	286	4.5	40	.6	854	13.3	1113	17.4	570	8.9	3546	55.3	0	.0	6409	100.0
Post-1981	2551	18.2	1264	9.0	1933	13.8	2954	21.0	2835	20.2	2511	17.9	0	.0	14049	100.0
All Households	5241	11.9	3895	8.8	5560	12.6	8445	19.1	6686	15.1	14367	32.5	0	.0	44194	100.0
<b>MAIN HOUSE TYPE</b>																
Terraced House/Bungalow	1496	14.5	859	8.4	1437	14.0	1469	14.3	2308	22.4	2712	26.4	0	.0	10281	100.0
Semi-Detached House/Bungalow	858	5.0	1491	8.7	2363	13.8	2664	15.6	2047	12.0	7680	44.9	0	.0	17103	100.0
Detached House/Bungalow	881	8.6	557	5.4	557	5.4	2756	26.7	1928	18.7	3624	35.2	0	.0	10302	100.0
Purpose Built Flat	1201	27.7	295	6.8	698	16.1	1474	33.9	376	8.7	298	6.9	0	.0	4343	100.0
Converted/Mixed Use Flat	805	37.2	694	32.0	505	23.3	83	3.8	27	1.2	53	2.4	0	.0	2165	100.0
All Households	5241	11.9	3895	8.8	5560	12.6	8445	19.1	6686	15.1	14367	32.5	0	.0	44194	100.0
<b>SURVEY AREA</b>																
Barton & Tredworth	782	19.0	561	13.6	573	13.9	650	15.8	390	9.5	1156	28.1	0	.0	4112	100.0
Moreland	529	14.1	464	12.3	619	16.5	549	14.6	455	12.1	1147	30.5	0	.0	3764	100.0
Westgate Target	1236	51.2	444	18.4	306	12.7	190	7.8	134	5.6	107	4.4	0	.0	2416	100.0
Remainder	2693	7.9	2426	7.2	4062	12.0	7056	20.8	5707	16.8	11957	35.3	0	.0	33902	100.0
All Households	5241	11.9	3895	8.8	5560	12.6	8445	19.1	6594	18.2	14286	39.4	0	.0	44194	100.0

**TABLE 13: HOUSEHOLD INTENTIONS TO MOVE BY AREA AND HOUSING SECTOR**

	INTENTION TO MOVE									
	No		D/K		Yes - Possible		Yes - Definitely		All Households	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
<b>TENURE</b>										
Owner Occupied	32029	88.3	1998	5.5	662	1.8	1567	4.3	36256	100.0
Private Rented	5350	67.4	1238	15.6	309	3.9	1041	13.1	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Households	37379	84.6	3236	7.3	971	2.2	2608	5.9	44194	100.0
<b>DATE OF CONSTRUCTION</b>										
Pre-1919	4733	67.8	1034	14.8	708	10.1	509	7.3	6984	100.0
1919-1944	4027	85.8	306	6.5	52	1.1	307	6.5	4691	100.0
1945-1964	4458	83.1	593	11.1	39	.7	272	5.1	5362	100.0
1965-1974	5812	86.7	557	8.3	52	.8	280	4.2	6700	100.0
1975-1981	5799	90.5	285	4.4	39	.6	286	4.5	6409	100.0

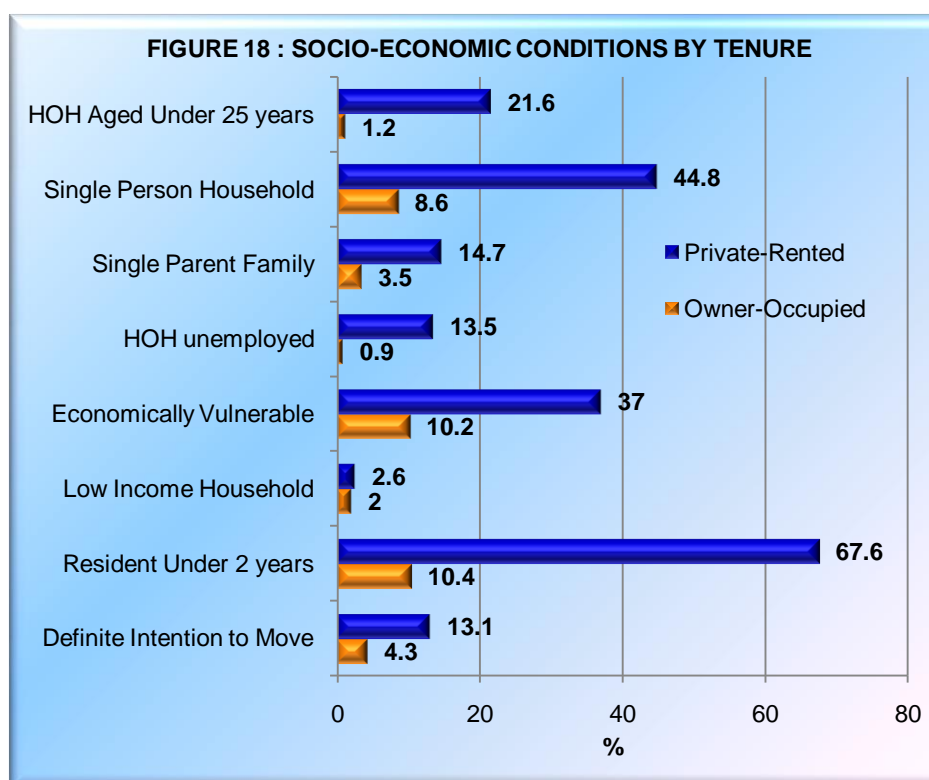
**TABLE 13: HOUSEHOLD INTENTIONS TO MOVE BY AREA AND HOUSING SECTOR**

	INTENTION TO MOVE									
	No		D/K		Yes - Possible		Yes - Definitely		All Households	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
Post-1981	12551	89.3	462	3.3	81	.6	955	6.8	14049	100.0
All Households	37379	84.6	3236	7.3	971	2.2	2608	5.9	44194	100.0
<b>MAIN HOUSE TYPE</b>										
Terraced House/Bungalow	8952	87.1	801	7.8	289	2.8	239	2.3	10281	100.0
Semi-Detached House/Bungalow	14825	86.7	893	5.2	443	2.6	942	5.5	17103	100.0
Detached House/Bungalow	9137	88.7	272	2.6	52	.5	841	8.2	10302	100.0
Purpose Built Flat	3005	69.2	920	21.2	39	.9	379	8.7	4343	100.0
Converted/Mixed Use Flat	1459	67.4	349	16.1	149	6.9	208	9.6	2165	100.0
All Households	37379	84.6	3236	7.3	971	2.2	2608	5.9	44194	100.0
<b>SURVEY AREA</b>										
Barton & Tredworth	2979	72.5	481	11.7	430	10.4	222	5.4	4112	100.0
Moreland	2923	77.6	428	11.4	186	4.9	227	6.0	3764	100.0
Westgate Target	1632	67.6	434	18.0	83	3.5	267	11.0	2416	100.0
Remainder	29845	88.0	1893	5.6	272	.8	1893	5.6	33902	100.0
<b>All Households</b>	<b>37379</b>	<b>84.6</b>	<b>3236</b>	<b>7.3</b>	<b>971</b>	<b>2.2</b>	<b>2608</b>	<b>5.9</b>	<b>44194</b>	<b>100.0</b>

### TENURE VARIATIONS

6.16 Significant variations in socio-economic conditions exist between the main tenure groups. In this respect the private-rented sector exhibits less favourable socio-economic conditions:

- ◆ *21.6% of heads of household aged under 25 years compared to 1.2% of owner-occupied households.*
- ◆ *44.8% single person non-pensioner households compared to 8.6% of owner-occupied households.*
- ◆ *14.7% single parent families compared to 3.5% of owner-occupied households.*
- ◆ *13.5% of heads of household unemployed compared to 0.9% of owner-occupied households.*
- ◆ *37.0% of households economically vulnerable compared to 10.2% of owner-occupied households.*
- ◆ *2.6% of households on low incomes compared to 2.0% of owner-occupied households.*
- ◆ *67.6% of households resident under 2 years compared to 10.4% of owner-occupied households.*
- ◆ *13.1% of households definitely intending to move compared to 4.3% of owner-occupied households.*



**TABLE 14: HOUSEHOLD CHARACTERISTICS BY TENURE**

	TENURE					
	Owner Occupied		Private Rented		All Households	
	hhds	%	hhds	%	hhds	%
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	429	1.2	1716	21.6	2145	4.9
25 - 34 Years	2223	6.1	1937	24.4	4160	9.4
35 - 44 Years	5937	16.4	2258	28.4	8195	18.5
45 - 54 Years	7279	20.1	746	9.4	8025	18.2
55 - 64 Years	6787	18.7	1135	14.3	7923	17.9
65 Years And Over	13316	36.7	133	1.7	13449	30.4
Unrecorded	285	.8	13	.2	298	.7
All Households	36256	100.0	7938	100.0	44194	100.0
<b>ECONOMIC STATUS HOH</b>						
Full-Time Work	18910	52.2	4543	57.2	23453	53.1
Part-Time Work	1891	5.2	289	3.6	2180	4.9
Unemployed-Available For Work	311	.9	1070	13.5	1381	3.1
Permanently Sick/Disabled	455	1.3	483	6.1	937	2.1
Housewife	376	1.0	682	8.6	1058	2.4
Wholly Retired	14235	39.3	201	2.5	14435	32.7
Student	79	.2	671	8.5	750	1.7
Unob.	0	.0	0	.0	0	.0
All Households	36256	100.0	7938	100.0	44194	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	3113	8.6	3553	44.8	6666	15.1

<b>TABLE 14: HOUSEHOLD CHARACTERISTICS BY TENURE</b>						
	<b>TENURE</b>					
	<b>Owner Occupied</b>		<b>Private Rented</b>		<b>All Households</b>	
	<b>hhds</b>	<b>%</b>	<b>hhds</b>	<b>%</b>	<b>hhds</b>	<b>%</b>
Single Parent Family	1282	3.5	1167	14.7	2449	5.5
Two Person Adult Non Pensioner	6207	17.1	1443	18.2	7650	17.3
Small Family	8319	22.9	1250	15.8	9569	21.7
Large Family	1907	5.3	121	1.5	2027	4.6
Large Adult	183	.5	178	2.2	361	.8
Elderly	14379	39.7	212	2.7	14591	33.0
Elderly With Family	868	2.4	14	.2	881	2.0
Unobtainable	0	.0	0	.0	0	.0
All Households	36256	100.0	7938	100.0	44194	100.0
<b>LOW INCOME HOUSEHOLDS</b>						
Not On Low Income	35530	98.0	7729	97.4	43259	97.9
Low Income Household	726	2.0	209	2.6	935	2.1
All Households	36256	100.0	7938	100.0	44194	100.0
<b>ECONOMIC VULNERABILITY</b>						
Not Economically Vulnerable	32568	89.8	5004	63.0	37572	85.0
Economically Vulnerable	3688	10.2	2934	37.0	6622	15.0
<b>All Households</b>	<b>36256</b>	<b>100.0</b>	<b>7938</b>	<b>100.0</b>	<b>44194</b>	<b>100.0</b>



## **SECTION 3 : PRIVATE SECTOR HOUSING CONDITIONS**

**Chapter 7 : Housing Conditions - An Overview and National Perspective**

**Chapter 8 : HHSRS - Category 1 and Category 2 Hazards**

**Chapter 9 : Housing Disrepair**

**Chapter 10 : Housing Amenities and Facilities**

**Chapter 11 : Home Energy Efficiency**

**Chapter 12 : Decent Homes Overall Performance**

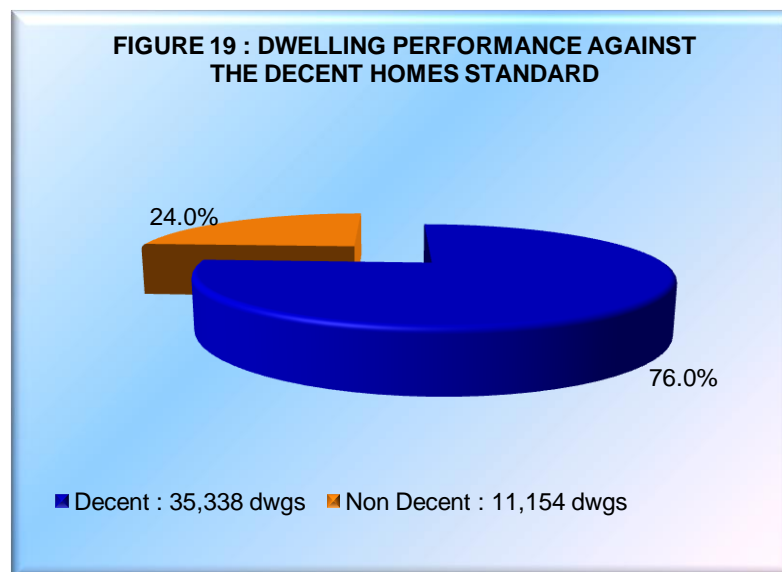
**Chapter 13 : Non Decent Homes - Investment Needs**

**Chapter 14 : Decent Places - Environmental Conditions and Liveability**

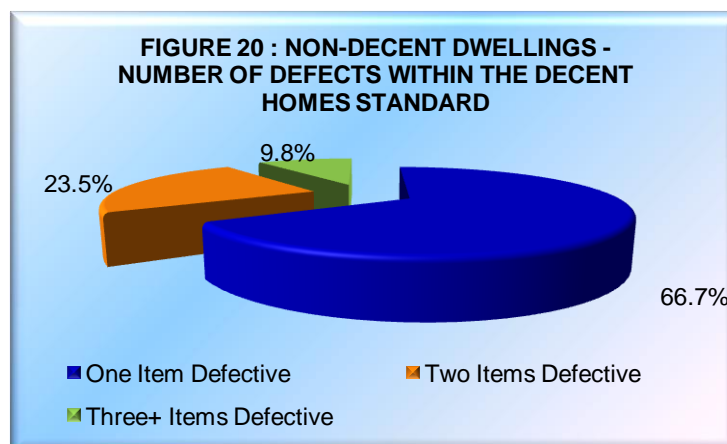
**7.0 PRIVATE SECTOR HOUSING CONDITIONS  
 - AN OVERVIEW AND NATIONAL PERSPECTIVE**

**LOCAL HOUSING CONDITIONS**

7.1 35,338 dwellings (76.0%) meet the requirements of the Decent Homes standard and can be regarded as satisfactory. The remaining 11,154 dwellings (24.0%) are non-Decent.



7.2 The majority of non-Decent dwellings (7,435 dwellings - 66.7%) experience a single item failure with the primary areas of failure represented by disrepair (33.9%) and thermal comfort (24.5%). 3,719 non-Decent dwellings (33.3%) experience two or more defects on the Decent Homes Standard. The most common combined defects are linkages between Category 1 hazards, disrepair and thermal comfort.



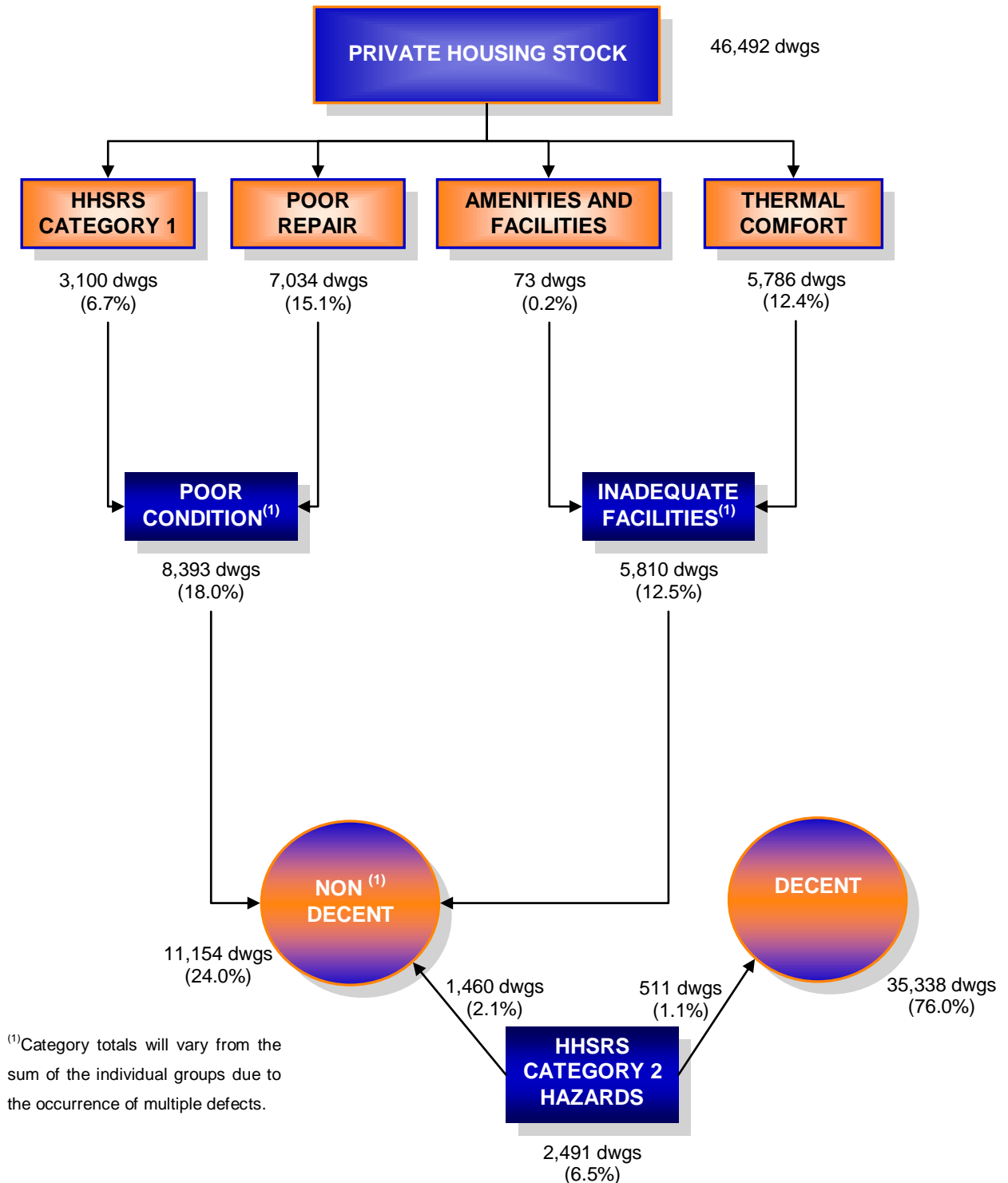
<b>TABLE 15: NON DECENT DWELLINGS - DEFECT CLASSIFICATION</b>		
	<b>DECENT HOMES DEFECT CLASSIFICATION</b>	
	<b>dwellings</b>	<b>%</b>
HHSRS Only	921	8.3
Disrepair Only	3778	33.9
Amenities Only	0	.0
Energy Only	2736	24.5
HHSRS And Disrepair	645	5.8
HHSRS And Amenities	0	.0
HHSRS And Energy	438	3.9
Disrepair And Amenity	13	.1
Disrepair And Energy	1503	13.5
Amenity And Energy	24	.2
HHSRS, Disrepair And Amenity	12	.1
HHSRS, Disrepair And Energy	1061	9.5
HHSRS, Amenity And Energy	0	.0
Disrepair, Amenity And Energy	0	.0
HHSRS, Disrepair, Amenity And Energy	24	.2
No Defects	0	.0
<b>ALL DWELLINGS NON-DECENT</b>	<b>11154</b>	<b>100.0</b>

- 7.3 1,971 dwellings (4.1%) exhibit Category 2 hazards (Bands D and E) within the HHSRS. Of these dwellings, 1,460 dwellings (74.1%) are also non-Decent. The remaining 511 dwellings (25.9%) are otherwise Decent.

#### **LOCAL CONDITION FRAMEWORK**

- 7.4 The house condition framework emerging from Decent Homes is illustrated overleaf in Figure 21.

**FIGURE 21 : LOCAL HOUSE CONDITION FRAMEWORK**



7.5 Costs to address non-Decent homes are estimated at £55.804M averaging £5,003 per non-Decent dwelling.



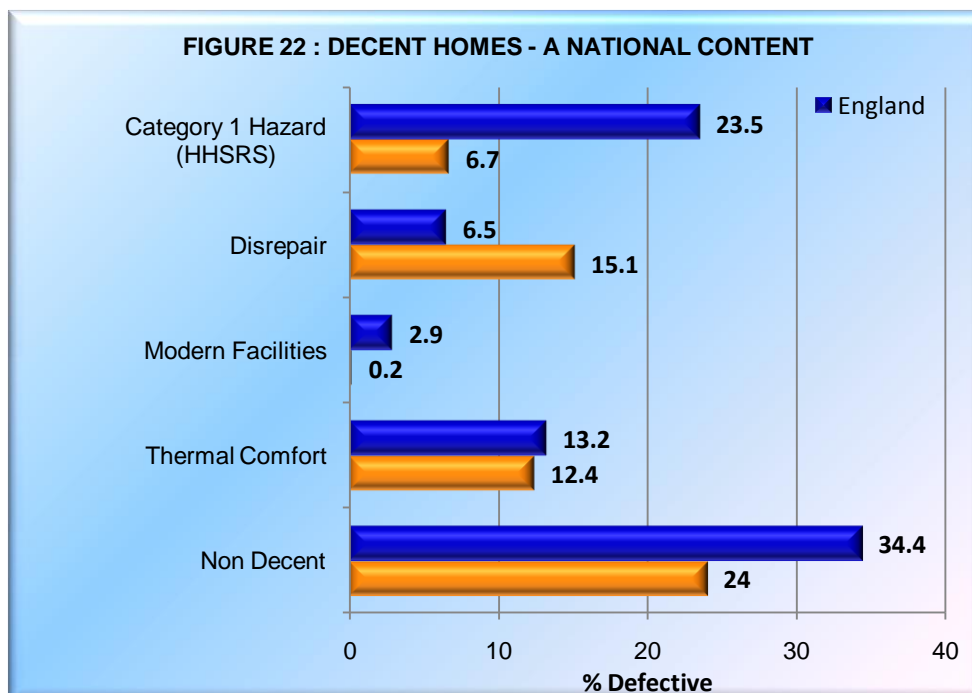
**THE NATIONAL CONTEXT**

7.6 Information available from the English Housing Survey 2008 enables housing conditions in the City of Gloucester to be placed in a national perspective. Although national data is 3 years out of date no movement in the main housing indicators has been recorded nationally since 2006.

**TABLE 16 : LOCAL HOUSING CONDITIONS IN A NATIONAL CONTEXT**

CONDITION INDICATOR	ENGLAND 2008	GLOUCESTER 2011
	% Defective	% Defective
Category 1 Hazard HHSRS	23.6	6.7
Disrepair	6.5	15.1
Modern Facilities	2.9	0.2
Thermal Comfort	13.2	12.4
<b>ALL NON-DECENT</b>	<b>34.4</b>	<b>24.0</b>

7.7 With the exception of disrepair, housing conditions in the City of Gloucester are generally better than the national average for all private housing. The rate of Decent Homes failure in the City of Gloucester of 24.0% compares with 34.4% of all private dwellings non-Decent in England. The level of Category 1 hazard failure in the City of Gloucester of 6.7% compares with 23.6% of all private dwellings in England exhibiting Category 1 hazards. Rates of disrepair in the City of Gloucester at 15.1% are however higher than the national average of 6.5%. These have long-term implications for the condition and quality of private housing in the City.



## 8.0 HHSRS - CATEGORY 1 AND CATEGORY 2 HAZARDS

8.1 The Housing Health and Safety Rating System (HHSRS) is the current approach to the evaluation of the potential risks to health and safety from any deficiencies identified in homes. The HHSRS, although not in itself a standard, was introduced as a replacement for the Housing Fitness Standard (Housing Act 1985, Section 604, as amended).

### HAZARD APPRAISAL

8.2 Assessment of hazards is a two-stage process, addressing first the likelihood of an occurrence and secondly the range of probable harm outcomes. These two factors are combined using a standard method to give a score in respect of each hazard. There are 29 hazards, arranged in four main groups reflecting the basic health requirements. These are illustrated in Table 17 and include:

- ◆ *Physiological Requirements including Hygrothermal conditions and pollutants.*
- ◆ *Psychological Requirements including - Space, Security, Light and Noise.*
- ◆ *Protection against infection including - Hygiene, Sanitation and Water Supply.*
- ◆ *Protection against Accidents including Falls, Electric Shocks, Burns/Scalds, Collision.*

TABLE 17 : HAZARD GROUPINGS		
HAZARD CATEGORY	SUB GROUPING	NATURE OF HAZARD
PHYSIOLOGICAL REQUIREMENTS	Hygrothermal Conditions	1. Dampness & Mould
		2. Excess Cold
		3. Excess Heat
	Pollutants	4. Asbestos
		5. Biocides
		6. CO2/Fuel Combustion
		7. Lead
		8. Radiation
		9. Un-combusted Fuel Gas
		10. Volatile Organic Compounds
PSYCHOLOGICAL REQUIREMENTS	Space, Security, Light and Noise	11. Crowding and Space
		12. Entry by Intruders
		13. Lighting
		14. Noise
PROTECTION AGAINST INFECTION	Hygiene, Sanitation and Water Supply	15. Hygiene, Pests, Refuse
		16. Food Safety
		17. Personal Hygiene, Sanitation, Drainage
		18. Water Supply
PROTECTION AGAINST ACCIDENTS	Falls	19. Baths
		20. Level surfaces

TABLE 17 : HAZARD GROUPINGS		
HAZARD CATEGORY	SUB GROUPING	NATURE OF HAZARD
	<b>Shocks, Fires, Burns, Scalds</b>	21. Stairs
		22. Between Levels
		23. Electrical Hazards
		24. Fire
		25. Flames, Hot Surfaces
	<b>Collisions, Cuts and Strains</b>	26. Collision and Entrapment
		27. Explosions
		28. Position of Amenities
		29. Structural Collapse

8.3 Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band J (9 points or less) the safest, to Band A (5000 points or more) the most dangerous.

TABLE 18 : HHSRS HAZARD BANDS	
HHSRS BANDS	HAZARD SCORE RANGE
A	5000 or more
B	2000 to 4999
C	1000 to 1999
D	500 to 999
E	200 to 499
F	100 to 199
G	50 to 99
H	20 to 49
I	10 to 19
J	9 or less

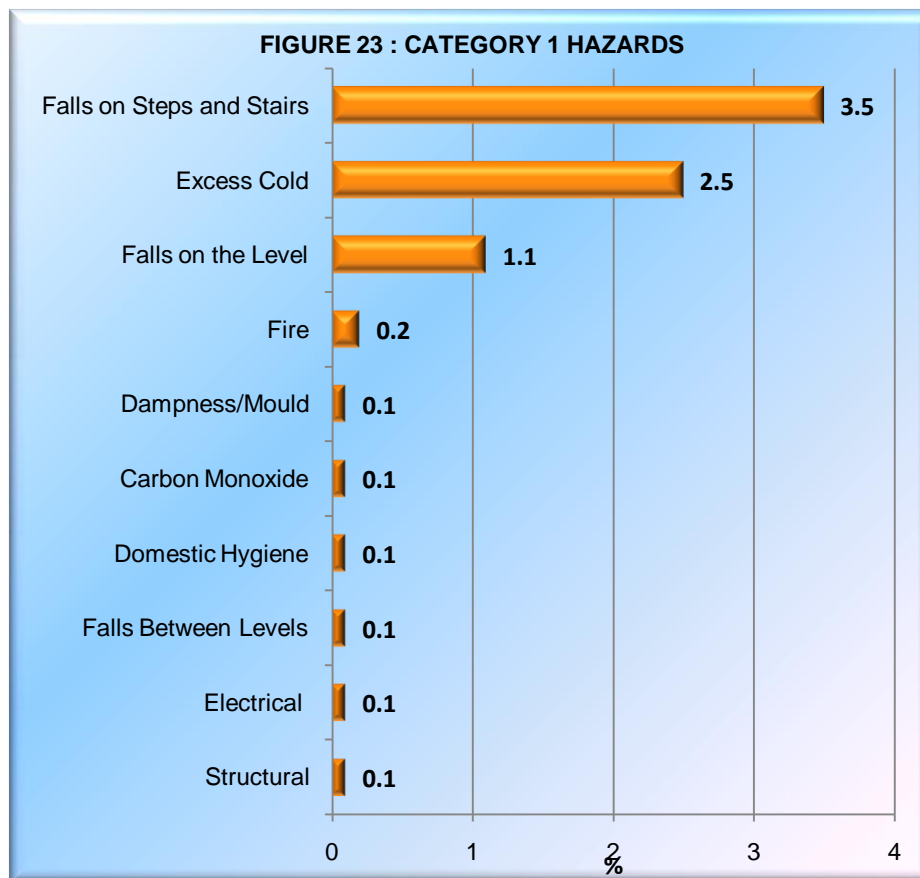
8.4 Using the above bands hazards can be grouped as Category 1 or Category 2. A Category 1 hazard will fall within Bands A, B and C; a Category 2 hazard will fall within Bands D or higher (Bands D and E were selected for the purposes of this survey). The Housing Act 2004 puts Local Authorities under a general duty to take appropriate action in relation to a Category 1 hazard. Such action can include:

- ◆ **Improvement Notice (Section 11, Housing Act 2004).**
- ◆ **Prohibition Order (Section 20, Housing Act 2004).**
- ◆ **Hazard Awareness Notice (Section 28, Housing Act 2004).**
- ◆ **Emergency Remedial Action (Section 40, Housing Act 2004).**
- ◆ **Emergency Prohibition Order (Section 43, Housing Act 2004).**
- ◆ **Demolition Order (Section 265, Housing Act 1985).**
- ◆ **Clearance Area Declaration (Section 289, Housing Act 1985).**

Similar powers exist to deal with Category 2 hazards but at the discretion of the Local Authority. Emergency measures cannot however be used, nor can clearance area or demolition powers. The presence of Category 1 hazards is integrated within the Decent Homes Standard and forms the main focus for our analyses.

**EMERGING HAZARDS**

8.5 The distribution of hazard bandings and their allocation to risk categories is illustrated in Tables 19 and 20. The highest risks within the HHSRS (Category 1; exceeding 1000 points) are related to falls on steps/stairs, falls on the level and excess cold.



**TABLE 19: HHSRS HAZARD BANDINGS BY HAZARD/RISK CATEGORY**

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Band I	Band J	ALL DWGS
	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs
Dampness/Mould Hazard Band	13	0	38	0	122	0	0	0	0	46320	46492
Excess Cold Hazard Band	13	1011	60	0	645	0	0	0	0	44704	46492
Excess Heat Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Asbestos Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Biocides Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Carbon Monoxide Hazard Band	0	0	12	0	0	47	0	0	0	46432	46492
Lead Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Radiation Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Uncombusted Fuel Hazard Band	0	0	0	0	0	12	0	0	0	46480	46492
Volatile Organic Compounds Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Crowding And Space Hazard Band	0	0	0	0	74	0	0	7756	0	38663	46492
Intruder Entry Hazard Band	0	0	0	0	0	145	0	7646	0	38701	46492
Lighting Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Noise Hazard Band	0	0	0	0	0	0	12	0	207	46273	46492
Domestic Hygiene Hazard Band	0	0	12	0	0	0	24	0	0	46456	46492
Food Safety Hazard Band	0	0	0	0	12	0	0	108	0	46372	46492
Hygiene/Sanitation/Drainage Hazard Band	0	0	0	0	12	0	0	0	36	46444	46492
Domestic Water Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Falls With Amenities Hazard Band	0	0	0	0	0	12	0	0	0	46480	46492
Falls On The Level Hazard Band	0	0	503	0	1234	0	0	0	0	37013	46492
Falls On Steps/Stairs Hazard Band	0	0	1646	0	0	0	0	0	0	44846	46492
Falls Between Levels Hazard Band	0	0	24	0	134	0	0	0	0	46333	46492
Electrical Hazard Band	12	0	37	0	0	0	0	0	0	46433	46492
Fire Hazard Band	0	0	98	0	0	0	0	8552	0	37842	46492
Hot Surface And Material Hazard Band	0	0	0	0	0	25	0	8093	0	38375	46492
Collision/Entrapment Hazard Band	0	0	0	0	73	0	8322	0	0	38097	46492
Explosion Hazard Band	0	0	0	25	0	0	0	0	7647	38821	46492
Ergonomics Hazard Band	0	0	0	0	0	0	0	0	74	46418	46492
Structural Failure Hazard Band	0	0	12	0	0	0	0	0	71	46409	46492

TABLE 20: HHSRS HAZARD CATEGORISATION BY HAZARD/RISK CATEGORY								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	50	0.1	122	0.3	46320	99.6	46492	100.0
Excess Cold Hazard Band	1143	2.5	645	1.4	44704	96.2	46492	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Asbestos Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Biocides Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Carbon Monoxide Hazard Band	12	0.1	0	0.0	46480	99.9	46492	100.0
Lead Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Radiation Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Crowding And Space Hazard Band	0	0.0	74	0.2	46418	99.8	46492	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Lighting Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Noise Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Domestic Hygiene Hazard Band	12	0.1	0	0.0	46480	99.9	46492	100.0
Food Safety Hazard Band	0	0.0	12	0.1	46480	99.9	46492	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	12	0.1	46480	99.9	46492	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Falls On The Level Hazard Band	503	1.1	1234	2.7	44755	96.3	46492	100.0
Falls On Steps/Stairs Hazard Band	1646	3.5	0	0.0	44846	96.5	46492	100.0
Falls Between Levels Hazard Band	24	0.1	134	0.3	46333	99.7	46492	100.0
Electrical Hazard Band	49	0.1	0	0.0	46443	99.9	46492	100.0
Fire Hazard Band	98	0.2	0	0.0	46394	99.8	46492	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Collision/Entrapment Hazard Band	0	0.0	73	0.2	46419	99.8	46492	100.0
Explosion Hazard Band	0	0.0	25	0.1	46467	99.9	46492	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Structural Failure Hazard Band	12	0.1	0	0.0	46480	99.9	46492	100.0

8.6 Overall Category 1 hazard patterns are maintained across the main building types but with several interesting variations. These include:

- ◆ *A broader spread of hazards operating within the terraced housing market which is not only influenced by the risk of falls on steps/stairs and excess cold but problems of dampness/mould, fire hazard and electrical hazard.*
- ◆ *The dominance of excess cold and risk of falls as category 1 hazards within the semi-detached housing market. No Category 1 hazards were recorded for detached properties.*
- ◆ *The above average level of Category 1 hazard failure in converted and mixed use flats particularly influenced by excess cold and risk of falls.*

TABLE 20A: TERRACED HOUSES/BUNGALOWS - HHSRS HAZARD CATEGORISATION								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	13	0.1	72	0.7	10448	99.2	10532	100.0
Excess Cold Hazard Band	424	4.0	134	1.3	9975	94.7	10532	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Asbestos Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Biocides Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Carbon Monoxide Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Lead Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Radiation Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Crowding And Space Hazard Band	0	0.0	12	0.1	10520	99.9	10532	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Lighting Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Noise Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Domestic Hygiene Hazard Band	12	0.1	0	0.0	10521	99.9	10532	100.0
Food Safety Hazard Band	0	0.0	12	0.1	10521	99.9	10532	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	12	0.1	10521	99.9	10532	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Falls On The Level Hazard Band	123	1.2	522	5.0	9888	93.9	10532	100.0
Falls On Steps/Stairs Hazard Band	917	8.7	0	0.0	9615	91.3	10532	100.0
Falls Between Levels Hazard Band	12	0.1	48	0.5	10473	99.4	10532	100.0
Electrical Hazard Band	24	0.2	0	0.0	10508	99.8	10532	100.0
Fire Hazard Band	24	0.2	0	0.0	10508	99.8	10532	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Collision/Entrapment Hazard Band	0	0.0	25	0.2	10508	99.8	10532	100.0
Explosion Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Structural Failure Hazard Band	12	0.1	0	0.0	10520	99.9	10532	100.0

**TABLE 20B: SEMI-DETACHED HOUSES/BUNGALOWS - HHSRS HAZARD CATEGORISATION**

	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	38	0.2	25	0.1	17368	99.6	17431	100.0
Excess Cold Hazard Band	110	0.6	351	2.0	16971	97.4	17431	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Asbestos Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Biocides Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Carbon Monoxide Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Lead Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Radiation Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Crowding And Space Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Lighting Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Noise Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Domestic Hygiene Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Food Safety Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Falls On The Level Hazard Band	0	0.0	570	33	16861	96.7	17431	100.0
Falls On Steps/Stairs Hazard Band	312	1.8	0	0.0	17119	98.2	17431	100.0
Falls Between Levels Hazard Band	13	0.1	13	0.1	17406	99.8	17431	100.0
Electrical Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Fire Hazard Band	12	0.1	0	0.0	17419	99.9	17431	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Collision/Entrapment Hazard Band	0	0.0	12	0.1	17419	99.9	17431	100.0
Explosion Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Structural Failure Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0



TABLE 20C: DETACHED HOUSES/BUNGALOWS - HHSRS HAZARD CATEGORISATION								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Excess Cold Hazard Band	0	0.0	24	0.2	11162	99.8	11186	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Asbestos Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Biocides Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Carbon Monoxide Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Lead Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Radiation Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Crowding And Space Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Lighting Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Noise Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Domestic Hygiene Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Food Safety Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Falls On The Level Hazard Band	0	0.0	24	2.9	11162	99.8	11186	100.0
Falls On Steps/Stairs Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Falls Between Levels Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Electrical Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Fire Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Collision/Entrapment Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Explosion Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Structural Failure Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0

**TABLE 20D: PURPOSE BUILT FLATS - HHSRS HAZARD CATEGORISATION**

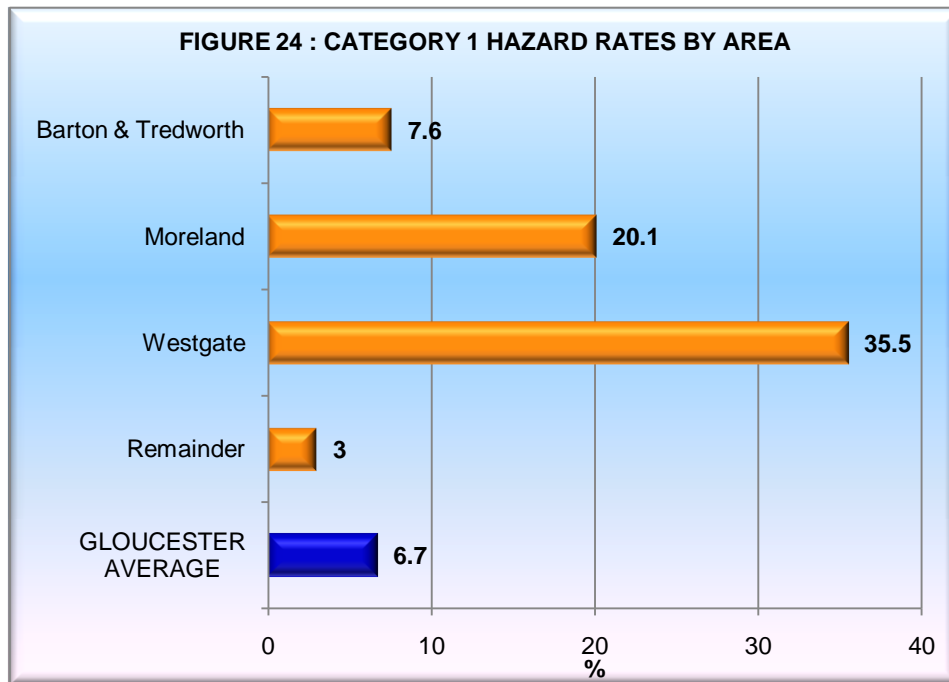
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Excess Cold Hazard Band	267	5.5	62	1.3	4531	93.2	4860	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Asbestos Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Biocides Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Carbon Monoxide Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Lead Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Radiation Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Crowding And Space Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Lighting Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Noise Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Domestic Hygiene Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Food Safety Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Falls On The Level Hazard Band	123	2.5	71	1.5	4666	96.0	4860	100.0
Falls On Steps/Stairs Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Falls Between Levels Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Electrical Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Fire Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Collision/Entrapment Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Explosion Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Structural Failure Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0

**TABLE 20E: CONVERTED/MIXED USE FLATS - HHSRS HAZARD CATEGORISATION**

	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	0	0.0	25	1.0	2458	99.0	2482	100.0
Excess Cold Hazard Band	343	13.8	75	3.0	2065	83.2	2482	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Asbestos Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Biocides Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Carbon Monoxide Hazard Band	12	0.5	0	0.0	2470	99.5	2482	100.0
Lead Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Radiation Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Crowding And Space Hazard Band	0	0.0	61	2.5	2421	97.5	2482	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Lighting Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Noise Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Domestic Hygiene Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Food Safety Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Falls On The Level Hazard Band	258	10.4	47	1.9	2177	87.7	2482	100.0
Falls On Steps/Stairs Hazard Band	416	16.8	0	0.0	2066	83.2	2482	100.0
Falls Between Levels Hazard Band	0	0.0	74	3.0	2409	97.0	2482	100.0
Electrical Hazard Band	25	1.0	0	0.0	2458	99.0	2482	100.0
Fire Hazard Band	62	2.5	0	0.0	2420	97.5	2482	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Collision/Entrapment Hazard Band	0	0.0	36	1.5	2446	98.5	2482	100.0
Explosion Hazard Band	0	0.0	25	1.0	2458	99.0	2482	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Structural Failure Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0

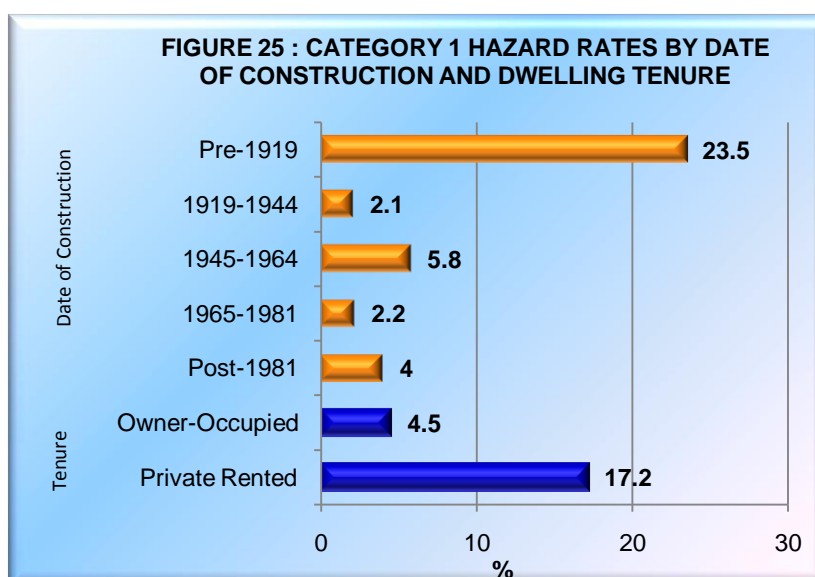
### CATEGORY 1 HAZARD DISTRIBUTION

- 8.7 The survey estimates that 3,100 private sector dwellings exhibit Category 1 hazards representing 6.7% of all private dwellings in the City of Gloucester. Category 1 hazards are not evenly distributed but vary in their extent by area and housing sector.
- 8.8 Highest rates of Category 1 hazard failure are recorded for the Moreland and Westgate target areas. Rates of Category 1 hazard failure are also above average in Barton and Tredworth. The lowest rate of Category 1 failure is associated with the City remainder.



8.9 Category 1 hazard failures also vary within the housing stock. In this respect rates of Category 1 hazard failure are above average in pre-1919 homes, for the private-rented sector for terraced housing and for flats in mixed use or converted buildings.

- ◆ *1,787 dwellings constructed pre-1919 exhibit Category 1 hazards representing 24.8% of all dwellings built in this period and 57.6% of all private dwellings exhibiting Category 1 hazards.*
- ◆ *The largest number of Category 1 hazards are found within the owner-occupied sector (1,681 dwellings) although relative to its size, rates of failure are higher within the private-rented sector. 1,418 private rented dwellings exhibit Category 1 hazards representing 17.2% of all private rented dwellings.*
- ◆ *Rates of Category 1 failure are higher for flats in converted and mixed use buildings which have a strong association with the private-rented sector. 32.6% of these flats exhibit Category 1 hazards. Rates of Category 1 failure are also above average for terraced houses/bungalows (13.4%).*



**TABLE 21: THE DISTRIBUTION OF CATEGORY 1 HAZARDS BY AREA AND HOUSING SECTOR**

	HHSRS CATEGORY 1 RISK					
	No Category 1 Risks		Category 1 Risks Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>						
Owner Occupied	35561	95.5	1681	4.5	37242	100.0
Private Rented	6832	82.8	1418	17.2	8250	100.0
Unrecorded	1000	100.0	0	.0	1000	100.0
All Dwellings	43392	93.3	3100	6.7	46492	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	5826	76.5	1787	23.5	7613	100.0
1919-1944	5109	97.9	109	2.1	5218	100.0
1945-1964	4933	94.2	303	5.8	5236	100.0
1965-1974	6590	95.8	291	4.2	6881	100.0
1975-1981	6626	99.8	12	.2	6639	100.0
Post-1981	14308	96.0	598	4.0	14906	100.0
All Dwellings	43392	93.3	3100	6.7	46492	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	9116	86.6	1416	13.4	10532	100.0
Semi-Detached House/Bungalow	16960	97.3	471	2.7	17431	100.0
Detached House/Bungalow	11186	100.0	0	.0	11186	100.0
Purpose Built Flat	4458	91.7	402	8.3	4860	100.0
Converted/Mixed Use Flat	1672	67.4	810	32.6	2482	100.0
All Dwellings	43392	93.3	3100	6.7	46492	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3981	92.4	328	7.6	4309	100.0
Moreland	2966	79.9	747	20.1	3713	100.0
Westgate Target	1742	64.5	957	35.5	2699	100.0
Remainder	34703	97.0	1068	3.0	35771	100.0
<b>All Dwellings</b>	<b>43392</b>	<b>93.3</b>	<b>3100</b>	<b>6.7</b>	<b>46492</b>	<b>100.0</b>

**CATEGORY 1 HAZARD COST**

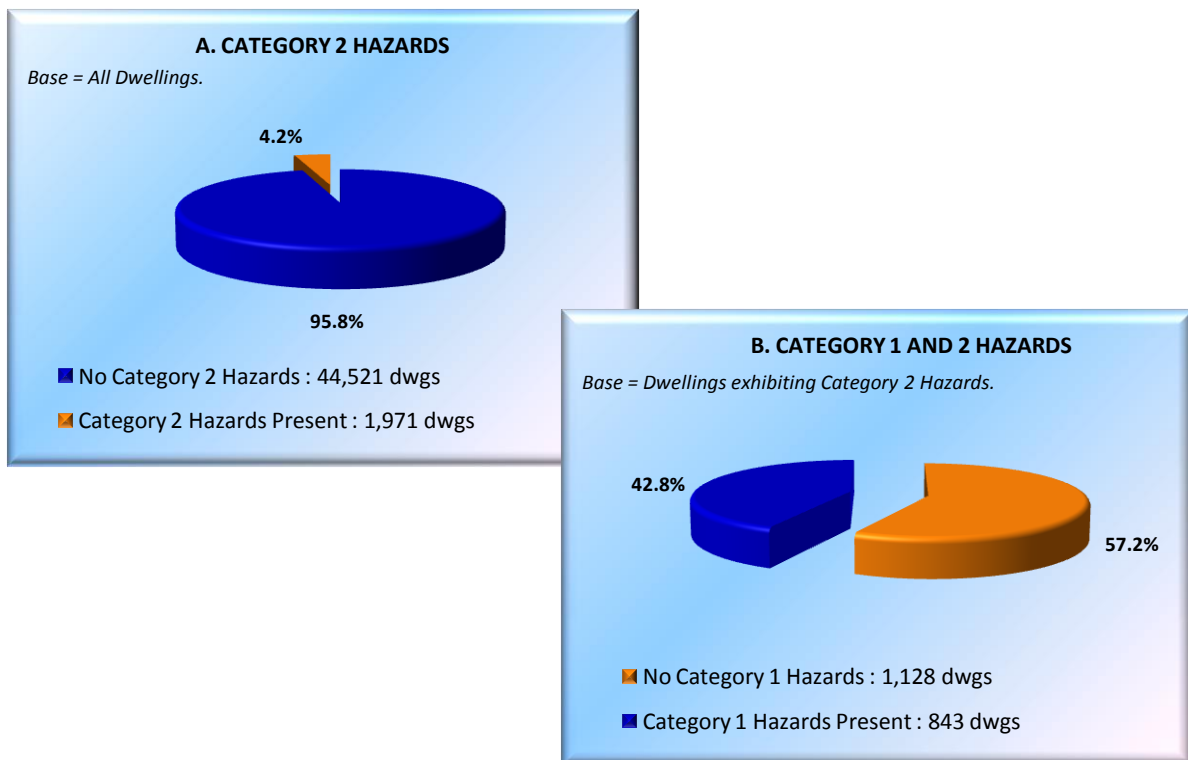
- 8.10 Costs to address Category 1 hazards within the unsatisfactory housing stock are estimated at £20.963M averaging £6,762 per defective dwelling. Individual costs range from £2,000 to just under £30,000 per dwelling.
- 8.11 Costs presented are net of VAT, fees, preliminaries and contingencies but in addition to HHSRS improvements allow for the completion of outstanding repairs to dwellings experiencing Category 1 hazards.

<b>TABLE 22: COSTS TO ADDRESS CATEGORY 1 HAZARDS BY AREA AND HOUSING SECTOR</b>				
	<b>CATEGORY 1 HAZARD REPAIR AND IMPROVEMENT COST</b>		<b>DWELLINGS WITH CATEGORY 1 HAZARDS</b>	
	<b>Average Cost (£)</b>	<b>Total Cost (£)</b>	<b>dwgs</b>	<b>%</b>
<b>AREA</b>				
Barton & Tredworth	8,324	2,730,309	328	7.6
Moreland	8,185	6,14,033	747	20.1
Westgate	5,631	5,388,546	957	35.5
Remainder	6,302	6,730,560	1068	3.0
<b>TENURE</b>				
Owner Occupied	6,745	11,339,210	1681	4.5
Private Rented	6,787	9,624,238	1418	17.2
<b>MAIN HOUSE TYPE</b>				
Terraced House/Bungalow	7,230	10,237,641	1416	13.4
Semi-Detached House/Bungalow	8,482	3,994,953	471	2.7
Detached House/Bungalow	0	0	0	0.0
Purpose Built Flat	5,864	2,357,549	402	8.3
Flat In Converted/Mixed Use Building	5,399	4,373,304	810	32.6
<b>DATE OF CONSTRUCTION</b>				
Pre-1919	7,253	12,961,205	1787	23.5
1919-1944	9,884	1,077,348	109	2.1
1945-1964	6,571	1,991,030	303	5.8
1965-1974	6,533	1,901,177	291	4.2
1975-1981	4,693	56,319	12	0.2
Post-1981	4,977	2,976,368	598	4.0
<b>Total</b>	<b>6,762</b>	<b>20,963,448</b>	<b>3100</b>	<b>6.7</b>

**CATEGORY 2 HAZARDS**

8.12 In addition to Category 1 hazards, 1,971 dwellings (4.2%) experience defects in hazard bands D and E and have been classified as Category 2 homes. Within the Category 2 hazard group, 843 dwellings (42.8%) also exhibit Category 1 hazards - the remaining 1,128 dwellings (57.2%) do not. Strategies to deal with Category 1 hazards might logically be expected to address associated Category 2 defects. Those dwellings experiencing Category 2 hazards only will remain at risk and may be capable of early and effective targeting through the use of Hazard Awareness Notices.

**FIGURE 26 : CATEGORY 2 HAZARD OCCURRENCE**



8.13 Within the group of dwellings experiencing Category 2 hazards only, hazards remain dominated by the risk of falls and excess cold.

TABLE 23: DWELLINGS EXPERIENCING CATEGORY 2 HAZARDS ONLY - HAZARD CLASSIFICATION						
	Category 2		Other		ALL DWGS	
	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	13	1.1	1115	98.9	1128	100.0
Excess Cold Hazard Band	451	40.0	677	60.0	1128	100.0
Excess Heat Hazard Band	0	0.0	1128	100.0	1128	100.0
Asbestos Hazard Band	0	0.0	1128	100.0	1128	100.0
Biocides Hazard Band	0	0.0	1128	100.0	1128	100.0
Carbon Monoxide Hazard Band	0	0.0	1128	100.0	1128	100.0
Lead Hazard Band	0	0.0	1128	100.0	1128	100.0
Radiation Hazard Band	0	0.0	1128	100.0	1128	100.0
Uncombusted Fuel Hazard Band	0	0.0	1128	100.0	1128	100.0
Volatile Organic Compounds Hazard Band	0	0.0	1128	100.0	1128	100.0
Crowding And Space Hazard Band	0	0.0	1128	100.0	1128	100.0
Intruder Entry Hazard Band	0	0.0	1128	100.0	1128	100.0
Lighting Hazard Band	0	0.0	1128	100.0	1128	100.0
Noise Hazard Band	0	0.0	1128	100.0	1128	100.0
Domestic Hygiene Hazard Band	0	0.0	1128	100.0	1128	100.0
Food Safety Hazard Band	0	0.0	1128	100.0	1128	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	1128	100.0	1128	100.0
Domestic Water Hazard Band	0	0.0	1128	100.0	1128	100.0
Falls With Amenities Hazard Band	0	0.0	1128	100.0	1128	100.0
Falls On The Level Hazard Band	724	64.1	404	35.9	1128	100.0
Falls On Steps/Stairs Hazard Band	0	0.0	1128	100.0	1128	100.0
Falls Between Levels Hazard Band	0	0.0	1128	100.0	1128	100.0
Electrical Hazard Band	0	0.0	1128	100.0	1128	100.0
Fire Hazard Band	0	0.0	1128	100.0	1128	100.0
Hot Surface And Material Hazard Band	0	0.0	1128	100.0	1128	100.0
Collision/Entrapment Hazard Band	0	0.0	1128	100.0	1128	100.0
Explosion Hazard Band	0	0.0	1128	100.0	1128	100.0
Ergonomics Hazard Band	0	0.0	1128	100.0	1128	100.0
Structural Failure Hazard Band	0	0.0	1128	100.0	1128	100.0

### STRATEGY GUIDELINES

3,100 private sector dwellings exhibit Category 1 hazards representing 6.7% of all private housing in the City. Key hazards emerging include the risk of falls and excess cold.

Category 1 hazard failure rates are above average for pre-1919 housing, the private-rented sector, terraced houses and flats in converted and mixed use buildings. Geographically the highest rates of Category 1 hazard failure are associated with the Moreland and Westgate areas. Rates of Category 1 hazard failure are particularly high in the Westgate area where 35.5% of private housing is defective.

Costs to address Category 1 hazards are estimated at £20.963M at an average of £6,762 per defective dwelling.



## **9.0 HOUSING DISREPAIR**

### **REPAIR STANDARDS**

9.1 To meet the Decent Homes Standard, dwellings are required to be in a reasonable state of repair. Dwellings which fail to meet this criterion are those where either:

- ◆ *One or more of the key building components are old and because of their condition, need replacing or major repair;*
- ◆ *Two or more of the other building components are old and, because of their condition need replacing or major repair.*

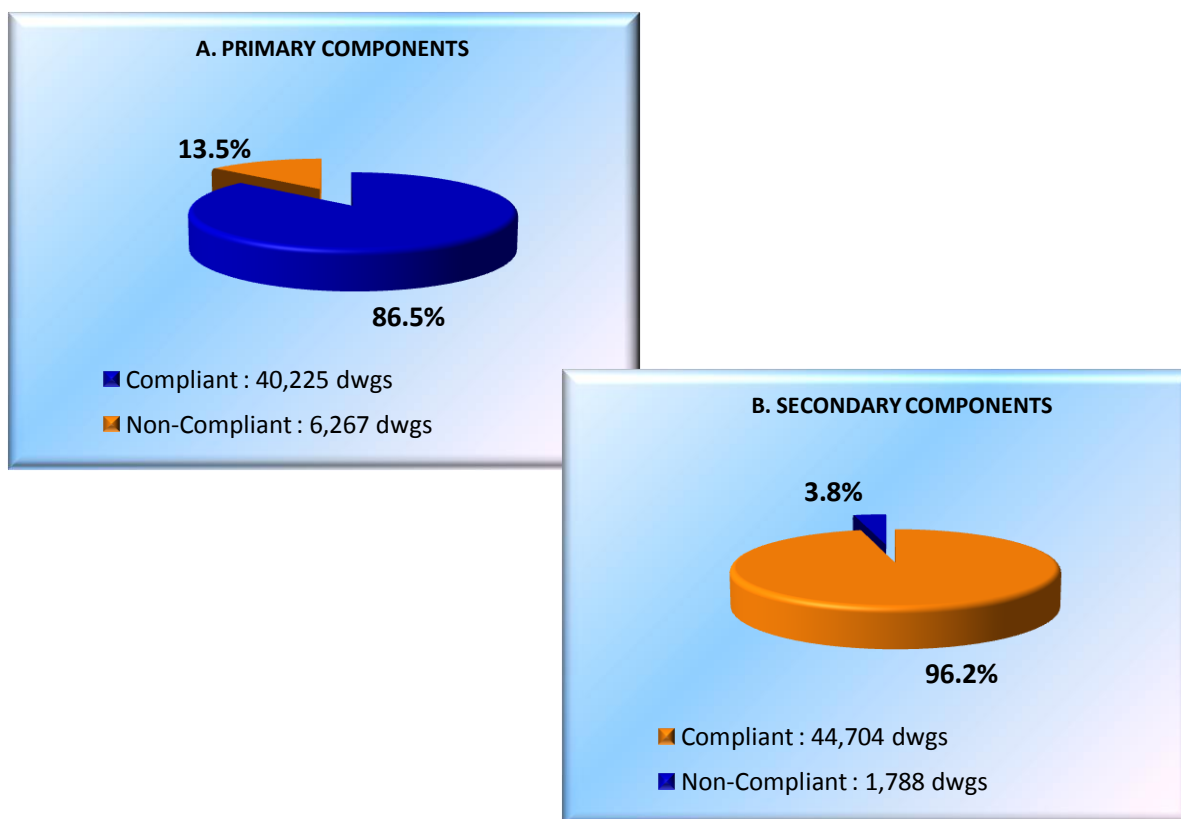
Key building components are those which are essential to the future integrity of the home and its continued occupancy. These include:

- ◆ *External Walls.*
- ◆ *Roof Structure and Covering.*
- ◆ *Windows and Doors.*
- ◆ *Chimneys.*
- ◆ *Central Heating Boilers.*
- ◆ *Gas Fires.*
- ◆ *Storage Heaters.*
- ◆ *Electrics.*

### **REPAIR PERFORMANCE**

9.2 Overall, 7,034 dwellings (15.1%) fail the repair requirements of the Decent Homes Standard. Repair failures are recorded against both primary and secondary building elements. Rates of repair failure are above the national average.

**FIGURE 27 : DECENT HOMES REPAIR PERFORMANCE**



### **ELEMENTAL DEFECTS**

- 9.3 Elemental repair defects for those dwellings requiring major repairs are illustrated in Table 24, with regard to external dwelling components and internal amenities/services. Externally the main areas of disrepair relate, to roofs, rainwear and pointing. Internal repairs are more substantial including in particular heating and electrics.

**TABLE 24: DWELLINGS REQUIRING MAJOR REPAIRS - ELEMENTAL REPAIR PROFILE**

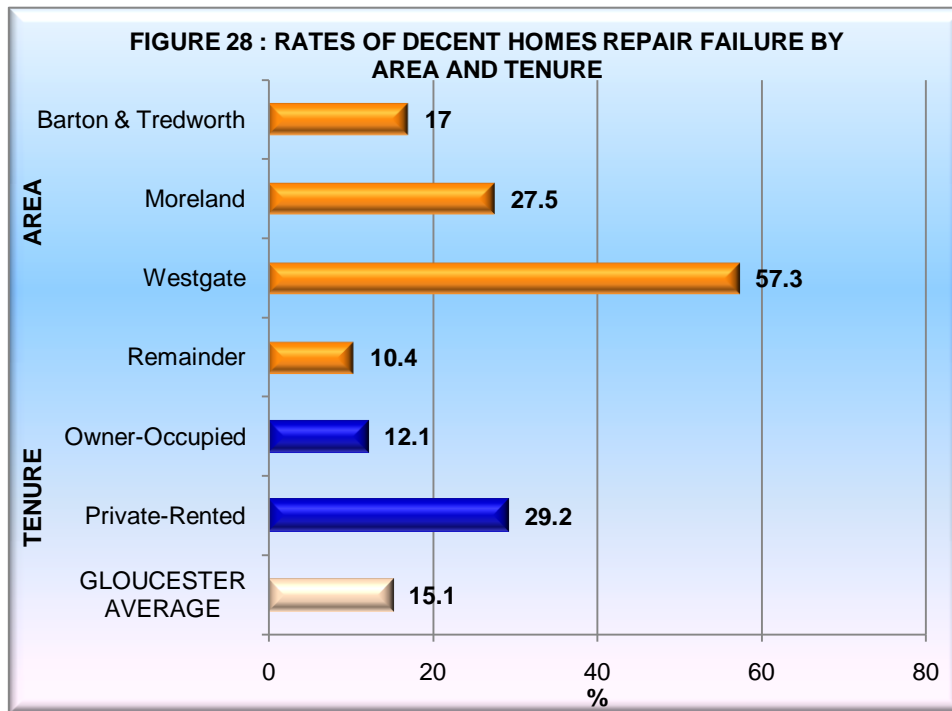
	no repair		localised repair 1-5%		minor repair 6-25%		medium repair 26 - 60%		major repair 61-80%		renew element 81-100%		n/a		DWELLINGS REQUIRING MAJOR REPAIRS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Repairs To Roof Structure	5807	82.6	196	2.8	62	0.9	37	0.5	362	5.1	571	8.1	0	.0	7034	100.0
Repairs To Roof Cover	4760	67.7	1459	20.7	499	7.1	24	0.3	0	0.0	291	4.1	0	.0	7034	100.0
Repairs To Stacks	4418	62.8	1664	23.7	672	9.6	244	3.5	24	0.3	12	0.2	0	.0	7034	100.0
Repairs To Flashings	5816	82.7	805	11.4	74	1.1	36	0.5	0	0.0	303	4.3	0	.0	7034	100.0
Repairs To Rainwear	5406	76.9	1180	16.8	327	4.7	74	1.0	12	0.2	36	0.5	0	.0	7034	100.0
Repairs To External Wall Finishes	5573	79.2	355	5.1	729	10.4	110	1.6	0	0.0	267	3.8	0	.0	7034	100.0
Repairs To External Wall Pointing	5302	75.4	622	8.8	697	9.9	110	1.6	24	0.3	279	4.0	0	.0	7034	100.0
Repairs To Lintols	6779	96.4	147	2.1	85	1.2	24	0.3	0	0.0	0	0.0	0	.0	7034	100.0
Repairs To External Wall Structure	6116	87.0	515	7.3	378	5.4	13	0.2	0	0.0	12	0.2	0	.0	7034	100.0
Repairs To Windows	5411	76.9	414	5.9	576	8.2	451	6.4	49	0.7	134	1.9	0	.0	7034	100.0
Repairs To Access Doors	5015	71.3	1178	16.7	343	4.9	401	5.7	0	0.0	97	1.4	0	.0	7034	100.0
Repairs To Underground Drainage	6972	99.1	37	0.5	12	0.2	0	0.0	0	0.0	13	0.2	0	.0	7034	100.0
Repairs To Fences/Walls And Gates	3633	51.6	1856	26.4	928	13.2	509	7.2	48	0.7	61	0.9	0	.0	7034	100.0
Repairs To Paths And Paved Areas	4155	59.1	972	13.8	1289	18.3	532	7.6	60	0.9	25	0.4	0	.0	7034	100.0
Kitchen Fittings	2983	42.4	2071	29.4	1216	17.3	341	4.8	0	0.0	423	6.0	0	.0	7034	100.0
Bathroom Amenities	3999	56.9	2175	30.9	437	6.2	37	0.5	24	0.3	362	5.2	0	.0	7034	100.0
Internal Plumbing	6340	90.1	294	4.2	328	4.7	24	0.3	0	0.0	48	0.7	0	.0	7034	100.0
Electrics	3791	53.9	648	9.2	170	2.4	279	4.0	0	0.0	2147	30.5	0	.0	7034	100.0
Heating Boilers/ Appliances	5991	85.2	221	3.1	36	0.5	0	0.0	12	0.2	773	11.0	0	.0	7034	100.0
Heating Distribution	5298	75.3	158	2.2	48	0.7	25	0.4	0	0.0	107	1.5	1397	19.9	7034	100.0

9.4 Highest rates of disrepair are associated with the private-rented sector, pre-1919 housing and flats in converted and mixed-use buildings. Geographically, rates of disrepair are higher in the Westgate and Moreland Areas.

<b>TABLE 25: DECENT HOMES REPAIR PERFORMANCE BY AREA AND HOUSING SECTOR</b>						
	<b>DECENT HOMES REPAIR</b>					
	<b>Compliant</b>		<b>Non Compliant</b>		<b>All Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
<b>TENURE</b>						
Owner Occupied	32737	87.9	4506	12.1	37242	100.0
Private Rented	5843	70.8	2407	29.2	8250	100.0
Unrecorded	878	87.9	121	12.1	1000	100.0
All Dwellings	39458	84.9	7034	15.1	46492	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	5523	72.5	2090	27.5	7613	100.0
1919-1944	4226	81.0	992	19.0	5218	100.0
1945-1964	4534	86.6	702	13.4	5236	100.0
1965-1974	5523	80.3	1358	19.7	6881	100.0
1975-1981	6564	98.9	74	1.1	6639	100.0
Post-1981	13089	87.8	1817	12.2	14906	100.0
All Dwellings	39458	84.9	7034	15.1	46492	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	8635	82.0	1897	18.0	10532	100.0
Semi-Detached House/Bungalow	14449	82.9	2982	17.1	17431	100.0
Detached House/Bungalow	10884	97.3	303	2.7	11186	100.0
Purpose Built Flat	4208	86.6	652	13.4	4860	100.0
Converted/Mixed Use Flat	1282	51.6	1200	48.4	2482	100.0
All Dwellings	39458	84.9	7034	15.1	46492	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3578	83.0	731	17.0	4309	100.0
Moreland	2693	72.5	1020	27.5	3713	100.0
Westgate Target	1153	42.7	1546	57.3	2699	100.0
Remainder	32034	89.6	3737	10.4	35771	100.0
<b>All Dwellings</b>	<b>39458</b>	<b>84.9</b>	<b>7034</b>	<b>15.1</b>	<b>46492</b>	<b>100.0</b>

## REPAIR COSTS

- 9.5 Costs to address repair defects within the Decent Homes Standard are estimated at £31.766M averaging £4,516 per defective dwelling.



**STRATEGY GUIDELINES**

7,034 dwellings (15.1%) fail the repair requirements of the Decent Homes Standard with rates of failure above the national average. Poor repair can threaten the structural integrity and wind/weatherproofing of a dwelling with ultimate implications for the health and safety of the occupants. Housing disrepair remains focussed on pre-war housing and the private rented sector and geographically within the Westgate and Moreland Areas.

Costs to address disrepair within the Decent Homes Standard are estimated at £31.766M net.

## **10.0 HOUSING AMENITIES AND FACILITIES**

10.1 In addition to Category 1 hazards and disrepair the survey has examined aspects of the amenities and facilities offered by private sector housing in the City of Gloucester. Three areas have been examined including:

- a) The amenity requirements of decent homes.*
- b) Home security arrangements.*
- c) Adaptation.*

### **DECENT HOMES FACILITIES**

10.2 For a dwelling to comply with the Decent Homes Standard it must possess reasonably modern amenities. A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- ◆ *A Kitchen which is 20 years old or less*
- ◆ *A kitchen with adequate space and layout*
- ◆ *A bathroom which is 30 years old or less*
- ◆ *An appropriately located bathroom and WC*
- ◆ *Adequate sound insulation*
- ◆ *Adequate size and layout of common entrance areas for flats*

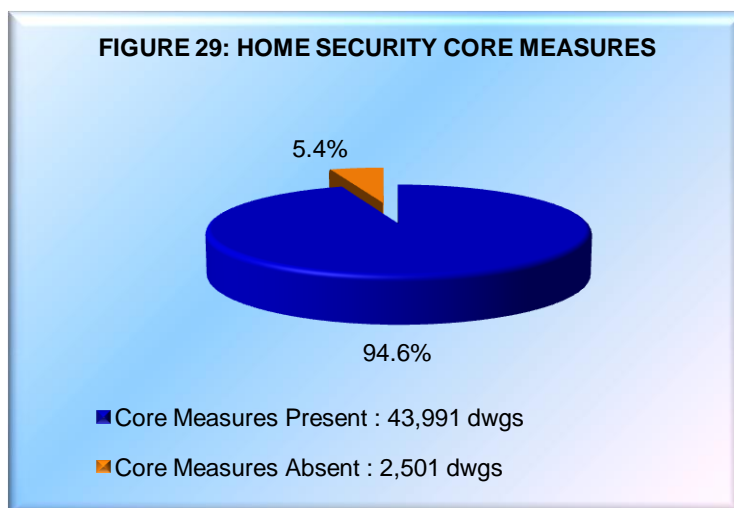
10.3 Kitchen and bathroom amenities exhibit a modern age profile. 37,504 dwellings or 80.7% offer kitchens under 20 years old; 41,596 dwellings or 89.5% offer bathrooms under 30 years old. Linked to this modern age profile additional amenity defects are recorded in under 1% of the housing stock:

- ◆ *73 dwellings (0.2%) offer inadequate kitchen space/layout.*
- ◆ *60 dwellings (0.1%) offer unsatisfactory WC location.*
- ◆ *60 dwellings (0.1%) offer unsatisfactory Bathroom location.*

10.4 To fail the decent homes standard a dwelling must be deficient on three or more amenity requirements. This results in a limited pattern of failure within the standard. Only 73 dwellings or 0.2% fail the Decent Homes amenity criteria.

**HOME SECURITY**

10.5 Rising public awareness of and exposure to crime have placed an increasing emphasis on home security. Levels of core dwelling security (secure door and window locking) are good, with secure window and door locking present in 43,991 homes or 94.6% of total housing stock. However, 2,501 dwellings (5.4%) lack core security.



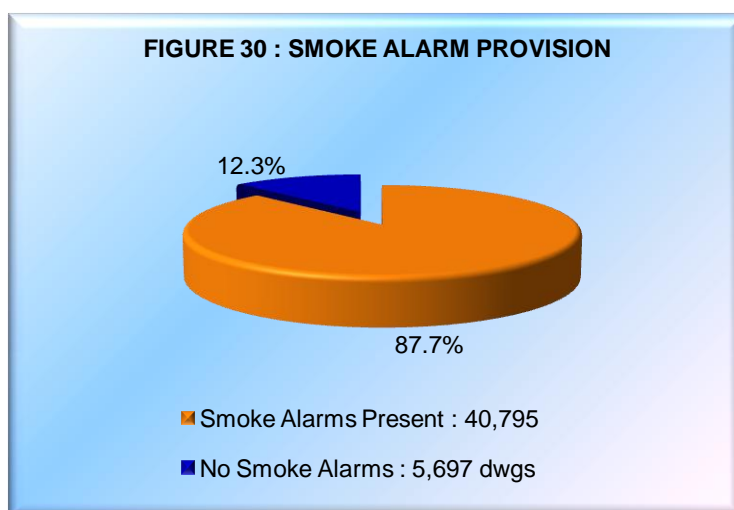
10.6 Variations in security provision across the City may be worthy of consideration by the Council in any home security initiatives. These include a greater absence of core measures in:

- ◆ *Private-Rented Sector (16.7%).*
- ◆ *Pre-1919 housing (15.9%).*
- ◆ *Converted/Mixed-use Flats (35.0%).*
- ◆ *Westgate Area (21.4%).*

<b>TABLE 26: HOME SECURITY PROVISION BY AREA AND HOUSING SECTOR</b>						
	<b>CORE SECURITY MEASURES</b>					
	<b>Core Measures Present</b>		<b>Core Measures Absent</b>		<b>All Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
<b>TENURE</b>						
Owner Occupied	36122	97.0	1120	3.0	37242	100.0
Private Rented	6869	83.3	1381	16.7	8250	100.0
Unrecorded	1000	100.0	0	.0	1000	100.0
All Dwellings	43991	94.6	2501	5.4	46492	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	6399	84.1	1214	15.9	7613	100.0
1919-1944	5181	99.3	36	.7	5218	100.0
1945-1964	5200	99.3	36	.7	5236	100.0

<b>TABLE 26: HOME SECURITY PROVISION BY AREA AND HOUSING SECTOR</b>						
	<b>CORE SECURITY MEASURES</b>					
	<b>Core Measures Present</b>		<b>Core Measures Absent</b>		<b>All Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
1965-1974	6614	96.1	267	3.9	6881	100.0
1975-1981	6639	100.0	0	.0	6639	100.0
Post-1981	13958	93.6	948	6.4	14906	100.0
All Dwellings	43991	94.6	2501	5.4	46492	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	9753	92.6	779	7.4	10532	100.0
Semi-Detached House/Bungalow	17235	98.9	196	1.1	17431	100.0
Detached House/Bungalow	10907	97.5	280	2.5	11186	100.0
Purpose Built Flat	4482	92.2	378	7.8	4860	100.0
Converted/Mixed Use Flat	1614	65.0	868	35.0	2482	100.0
All Dwellings	43991	94.6	2501	5.4	46492	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3956	91.8	353	8.2	4309	100.0
Moreland	3476	93.6	237	6.4	3713	100.0
Westgate Target	2122	78.6	577	21.4	2699	100.0
Remainder	34436	96.3	1335	3.7	35771	100.0
<b>All Dwellings</b>	<b>43991</b>	<b>94.6</b>	<b>2501</b>	<b>5.4</b>	<b>46492</b>	<b>100.0</b>

- 10.7 In addition to dwelling security, home safety was assessed with regard to smoke detection. 40,795 dwellings (87.7%) had smoke alarms present, the remaining 5,697 dwellings (12.3%) do not.



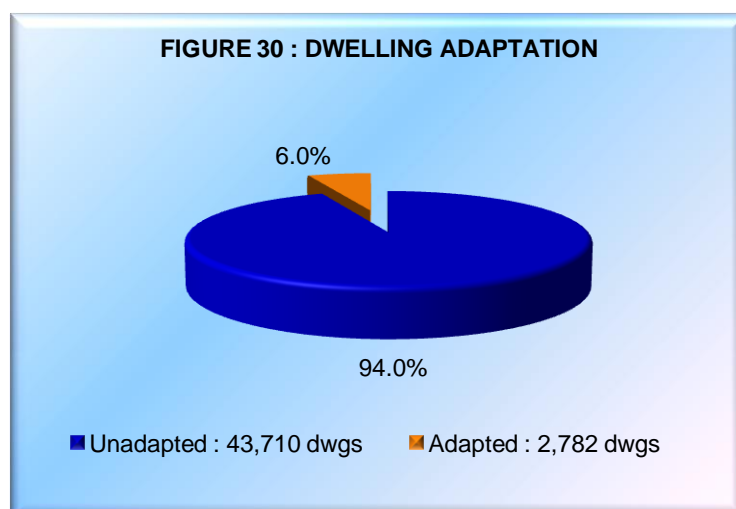
No significant variations in smoke alarm provision are apparent between tenures although lower rates of provision were recorded for pre-1919 housing and converted/mixed-use flats. Geographically the lowest rates of provision were recorded for the Westgate Area.



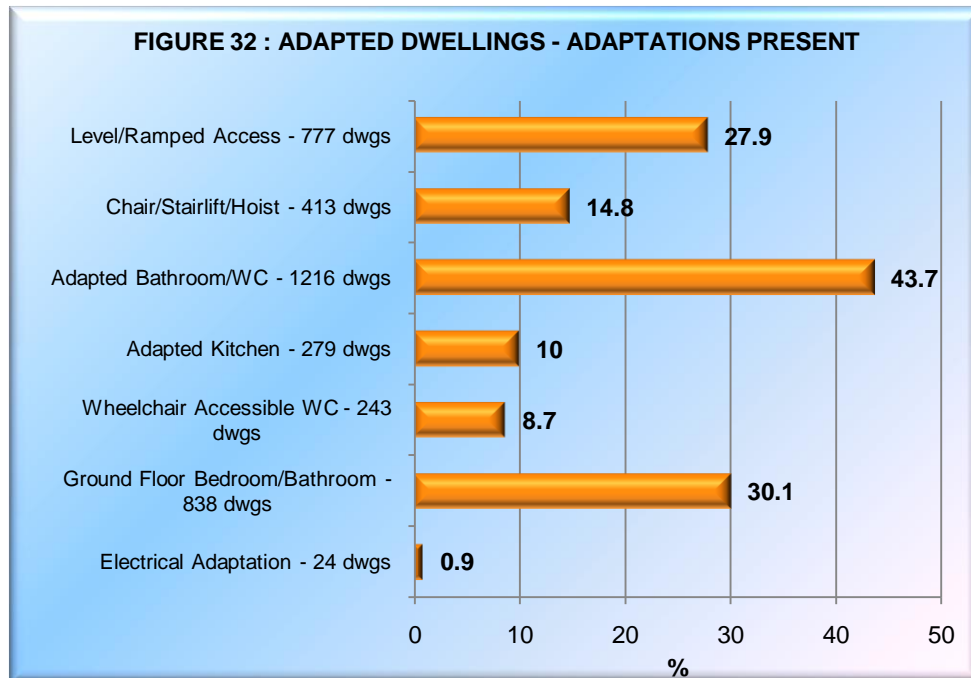
TABLE 27: SMOKE ALARM PROVISION BY AREA AND HOUSING SECTOR						
	SMOKE ALARMS					
	Yes		No		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>						
Owner Occupied	33351	89.6	3891	10.4	37242	100.0
Private Rented	7431	90.1	818	9.9	8250	100.0
Unrecorded	12	1.2	988	98.8	1000	100.0
All Dwellings	40795	87.7	5697	12.3	46492	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	5813	76.3	1801	23.7	7613	100.0
1919-1944	4259	81.6	958	18.4	5218	100.0
1945-1964	4908	93.7	328	6.3	5236	100.0
1965-1974	6068	88.2	813	11.8	6881	100.0
1975-1981	5486	82.6	1152	17.4	6639	100.0
Post-1981	14261	95.7	645	4.3	14906	100.0
All Dwellings	40795	87.7	5697	12.3	46492	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	9066	86.1	1467	13.9	10532	100.0
Semi-Detached House/Bungalow	15174	87.1	2257	12.9	17431	100.0
Detached House/Bungalow	10336	92.4	851	7.6	11186	100.0
Purpose Built Flat	4216	86.7	644	13.3	4860	100.0
Converted/Mixed Use Flat	2004	80.7	479	19.3	2482	100.0
All Dwellings	40795	87.7	5697	12.3	46492	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3641	84.5	668	15.5	4309	100.0
Moreland	3203	86.3	510	13.7	3713	100.0
Westgate Target	2184	80.9	515	19.1	2699	100.0
Remainder	31767	88.8	4004	11.2	35771	100.0
All Dwellings	40795	87.7	5697	12.3	46492	100.0

## DWELLING ADAPTATION

10.8 Levels of adaptation with the housing stock are low - 2,782 adapted dwellings (6.0%).



10.9 A range of adaptations are present in adapted dwellings with the most common relating to bathroom/WC amenity adaptation.



10.10 Relationships between dwelling adaptation and household illness/disability are examined in Chapter 17.

**STRATEGY GUIDELINES**

Amenity performance within the Decent Homes Standard is good against a modern amenity profile for private housing. Specific action on amenities is not recommended by the survey.

Home security deficiencies have been identified and are particularly associated with inadequate window locking. Highest levels of deficiency are recorded for the private-rented sector, for converted/mixed-use flats and for the Westgate Area. 5,697 dwellings (12.3%) lack smoke alarms with lowest levels of provision again associated with converted/mixed use flats and the Westgate Area. Levels of adaptation within the housing stock are low although these are discussed in more detail in Chapter 17 related to underlying needs within the population.

## **11.0 HOME ENERGY EFFICIENCY**

### **ENERGY EFFICIENCY MEASUREMENT**

11.1 Information on home energy efficiency was subjected to an energy efficiency audit at Enhanced Level '0' within the National Home Energy Rating (NHER) framework. Indicators from this system are not precise at individual dwelling level but can be used accurately for housing stock profiling. SAP ratings are subject to a potential variation around the true value of  $\pm 5$  SAP points.

11.2 Key indicators used from the energy efficiency audit include:

- ◆ ***SAP Rating (Standard Assessment Procedure).***
- ◆ ***Carbon Dioxide Emissions (CO<sub>2</sub>).***
- ◆ ***Energy Costs.***
- ◆ ***Energy Efficiency Rating (EER).***

The SAP Rating is based on each dwelling's energy costs per square metre and is calculated using a simplified form of the Standard Assessment Procedure. The energy costs take into account the costs of space and water heating, ventilation and lighting, less any cost savings from energy generation technologies. The rating is expressed on a scale of 1 - 100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents a completely energy efficient dwelling (zero net energy costs per year).

Carbon Dioxide (CO<sub>2</sub>) emissions are derived from space heating, water heating, ventilation, lighting, less any emissions saved by energy generation and are measured in tonnes per year.

Energy costs represent the total energy cost from space heating, water heating, ventilation and lighting, less the costs saved by energy generation as derived from SAP calculations and assumptions. Costs are expressed in £'s per year using constant prices based on average fuel prices. Energy costs for each dwelling are based on a standard occupancy and a standard heating regime.

The Energy Efficiency Rating (EER) is presented in bands from A - G for an Energy Performance Certificate, where a Band A rating represents low energy costs (the most efficient band) and Band G rating represents high energy costs (the least efficient band). The break points in SAP used for the EER bands are:

**Band A : 92-100**

**Band B : 81-91**

**Band C : 69-80**

**Band D : 55-68**

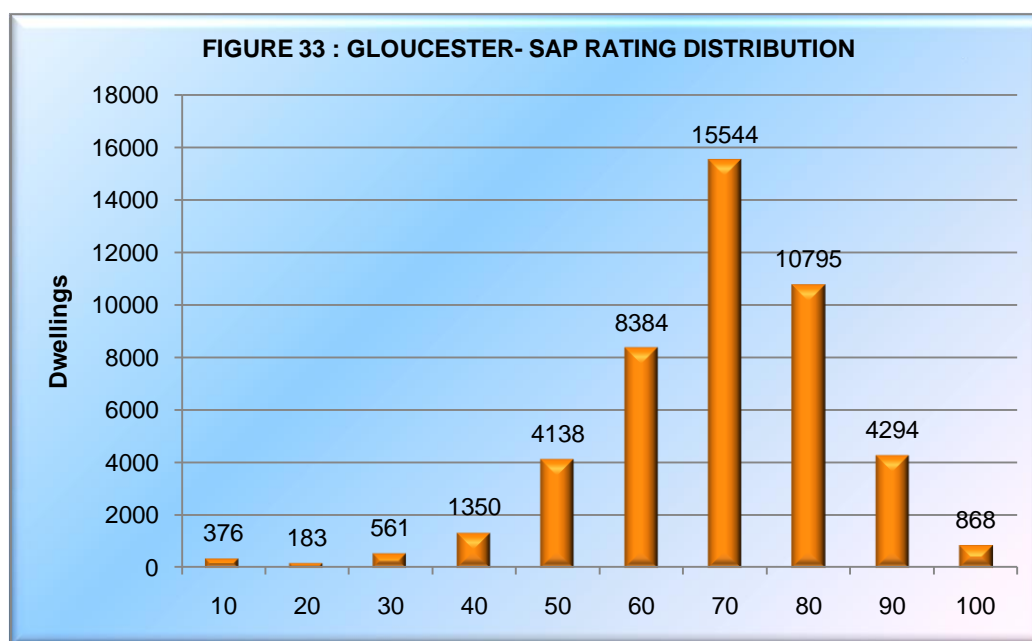
**Band E : 39-54**

**Band F : 21-38**

**Band G : 1-20**

## GENERAL ENERGY RATINGS

- 11.3 The current SAP rating for private housing in the City of Gloucester is measured at 65, significantly above the national average of 51 for all private housing in England. Average CO<sub>2</sub> emissions total 4.42 tonnes per annum again significantly better than the national average of 6.0 tonnes for all housing in England. Average annual energy costs are estimated at £1,009 per annum giving a total household energy bill for the City of Gloucester of £46.920M per annum. National figures are the latest available and relate to 2009. The lower quartile SAP rating for private housing in the City of Gloucester is 56; 1,217 private dwellings (2.6%) have a SAP Rating of under 35.



## ENERGY EFFICIENCY RATINGS (EER)

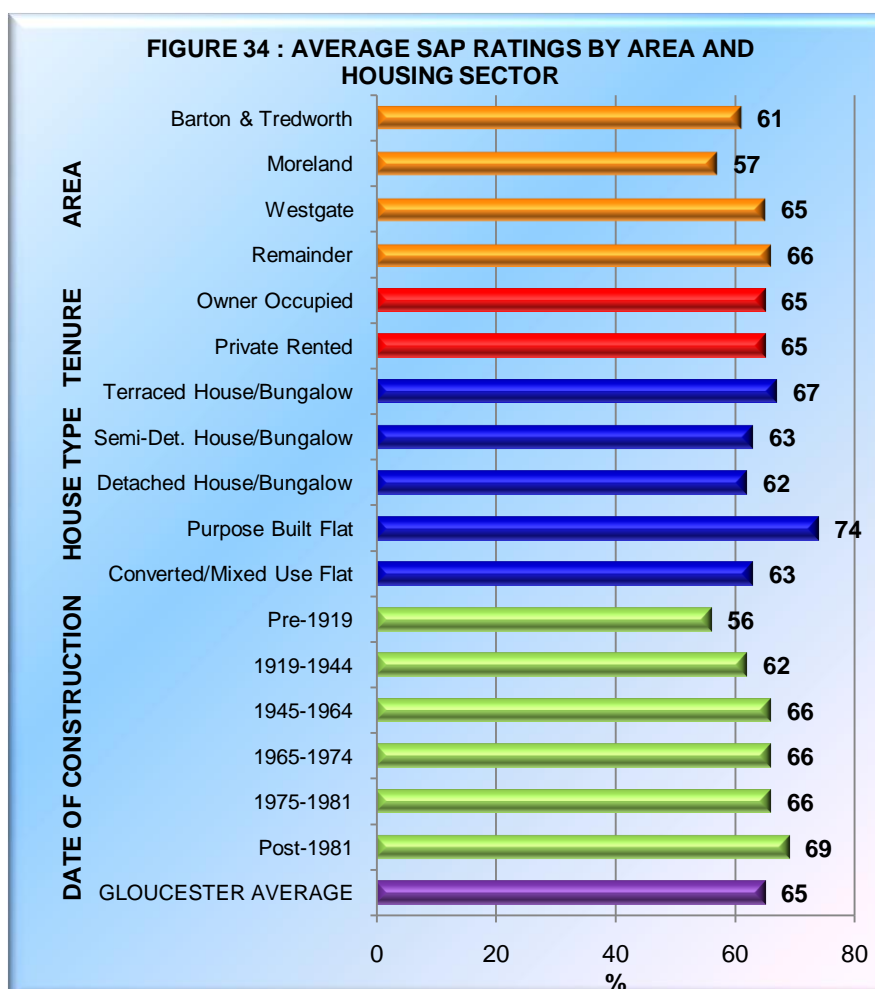
- 11.4 5,162 private dwellings (11.1%) in Gloucester fall within the highest EER bands (A and B) compared to under 1% of private housing nationally. Conversely the proportion of private dwellings in the lowest EER bands (F and G) is significantly below the national average.

3.3% of private dwellings in Gloucester (1,545) dwellings fall within bands F and G compared to 16.6% of private dwellings nationally.

TABLE 28 : ENERGY EFFICIENCY RATINGS (EER) - GLOUCESTER AND ENGLAND				
	GLOUCESTER (2011)			ENGLAND (2009)
	Dwgs	%		%
Band A (SAP 92-100)	819	1.8	11.1	0.4
Band B (SAP 81-91)	4343	9.3		10.0
Band C (SAP 69-80)	15634	33.6		36.0
Band D (SAP 55-68)	14984	32.2		37.0
Band E (SAP 39-54)	9167	19.7		12.7
Band F (SAP 21-38)	987	2.1		3.9
Band G (SAP 1-20)	558	1.2		

## VARIATIONS IN ENERGY EFFICIENCY

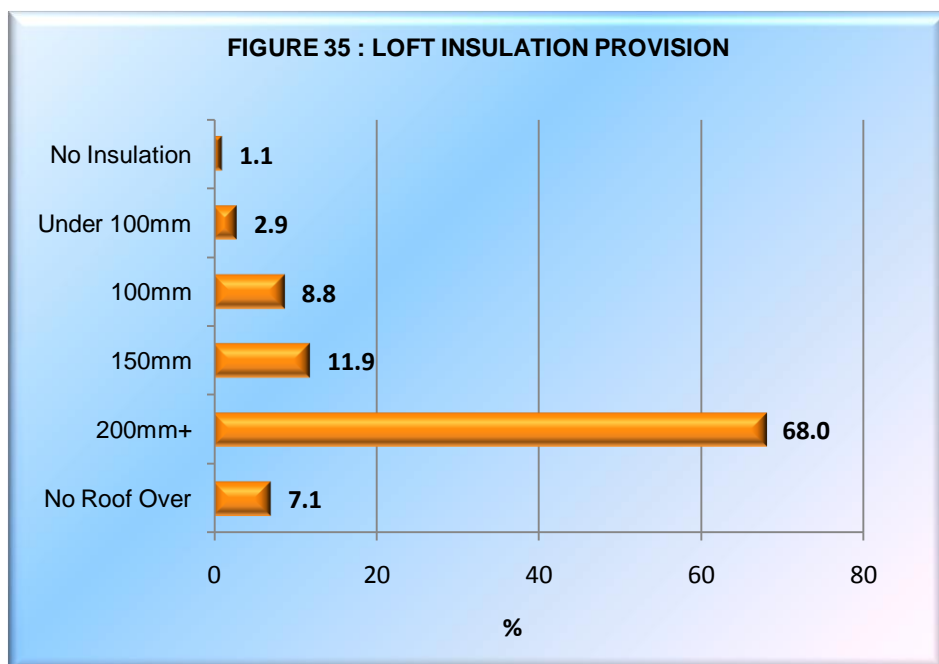
11.5 Variations in energy efficiency are apparent both geographically and by housing sector. In this respect the lowest energy efficiency ratings are recorded for the Moreland area, for detached and semi-detached houses, for converted/mixed-use flats and for pre-1919 housing.



**HOME ENERGY ATTRIBUTES**

11.6 Home energy efficiency is influenced by both heating and insulation characteristics. Underlying the energy efficiency of private housing the following attributes apply:

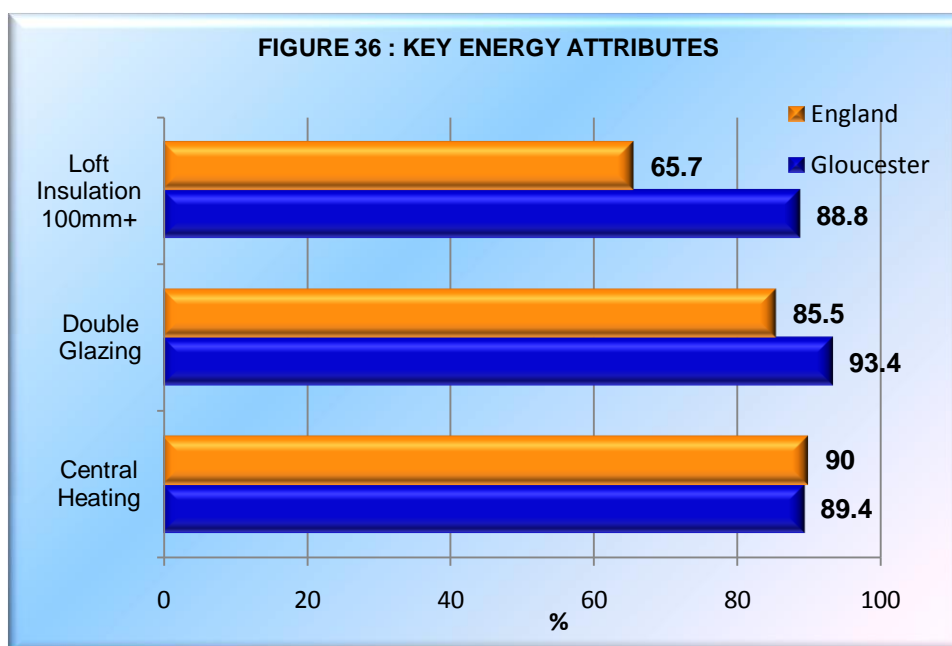
- ◆ *532 dwellings (1.1%) lack any form of appropriate loft insulation, an additional 1,361 dwellings (2.9%) contain loft insulation levels below 100mm. Evidence of enhanced insulation is however apparent. 4,113 dwellings (8.8%) offer loft insulation to 100mm, 5,548 dwellings (11.9%) to 150mm and 31,626 dwellings (68.0%) to 200mm or above. In 3,311 dwellings (7.1%) roof insulation is not appropriate due to other uses over. The loft insulation profile for Gloucester is better than the national average where 65.7% of homes are estimated to contain loft insulation to a minimum 100mm thickness. Locally, 88.8% of dwellings meet this target.*



- ◆ *Excluding dwellings of solid wall construction, 22,530 dwellings exhibit evidence of cavity wall insulation. This includes cavity insulation as built in more modern dwellings and insulation added since built. This represents 62.5% of dwellings with cavities and is above the national average for private housing of 32.3%.*
- ◆ *43,397 dwellings (93.4%) are double or triple glazed, the remaining 3,095 dwellings (6.7%) offer single glazing. Levels of double glazing within the stock are above the*

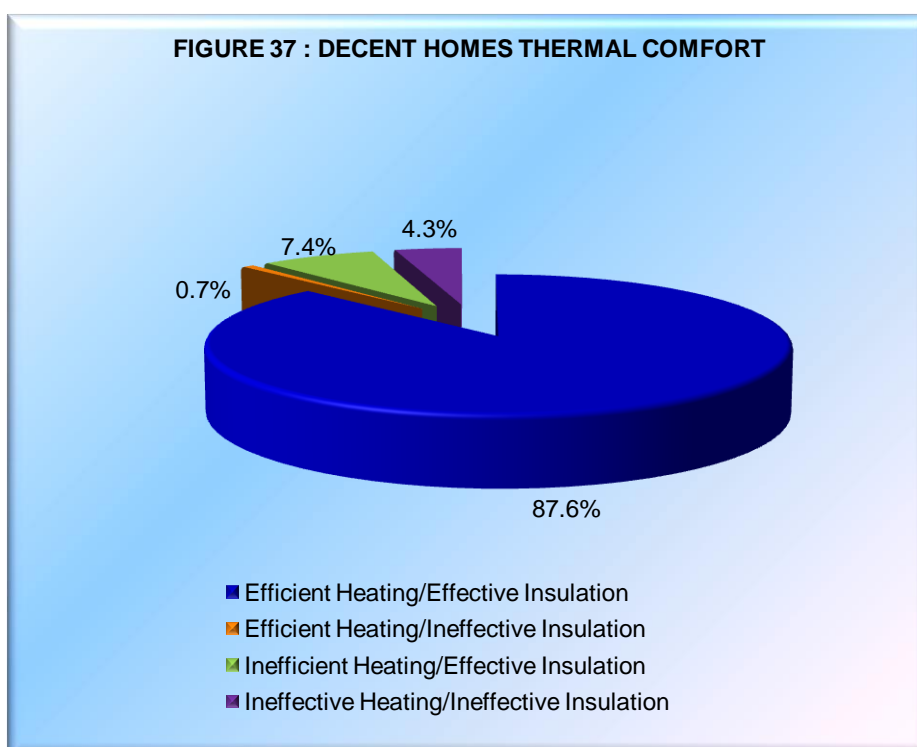
*national average of 85.5%. 37,328 dwellings (80.3%) offer effective draught proofing to windows and doors.*

- ◆ *41,543 dwellings (89.4%) offer full central heating, with an additional 1,060 dwellings (2.3%) offering partial heating systems. Levels of full central heating are in line with the national average which is currently estimated at 90%. Mains gas represents the primary heating fuel in 40,906 dwellings or 88.0%.*



#### **DECENT HOMES THERMAL COMFORT**

- 11.7 To meet the requirements of the Decent Homes standard dwellings must offer efficient heating and effective insulation. Overall, 41,032 dwellings (88.3%) meet these requirements and comply with the standard; the remaining 5,786 dwellings (12.4%) are non compliant. Among dwellings failing to meet the standard heating defects are predominant. 3,448 dwellings (7.4%) have inefficient heating but effective insulation, 326 dwellings (0.7%) have efficient heating but ineffective insulation while 2,012 dwellings (4.3%) offer both inefficient and ineffective insulation.



11.8 Variations in Decent Homes thermal comfort performance reflect higher rates of non-compliance in the private-rented sector (23.9%), for purpose-built flats (26.7%) and converted/mixed use flats (27.2%) and for the Westgate Area (31.8%).

**TABLE 29: DECENT HOMES THERMAL COMFORT PERFORMANCE BY AREA AND HOUSING SECTOR**

	DECENT HOMES THERMAL COMFORT					
	Compliant		Non Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>						
Owner Occupied	33428	89.8	3814	10.2	37242	100.0
Private Rented	6279	76.1	1971	23.9	8250	100.0
Unrecorded	1000	100.0	0	.0	1000	100.0
All Dwellings	40706	87.6	5786	12.4	46492	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	6411	84.2	1202	15.8	7613	100.0
1919-1944	4843	92.8	374	7.2	5218	100.0
1945-1964	4885	93.3	351	6.7	5236	100.0
1965-1974	6045	87.8	836	12.2	6881	100.0
1975-1981	5521	83.2	1117	16.8	6639	100.0
Post-1981	13001	87.2	1905	12.8	14906	100.0
All Dwellings	40706	87.6	5786	12.4	46492	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	8889	84.4	1643	15.6	10532	100.0
Semi-Detached House/Bungalow	15806	90.7	1625	9.3	17431	100.0



TABLE 29: DECENT HOMES THERMAL COMFORT PERFORMANCE BY AREA AND HOUSING SECTOR						
	DECENT HOMES THERMAL COMFORT					
	Compliant		Non Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Detached House/Bungalow	10640	95.1	546	4.9	11186	100.0
Purpose Built Flat	3563	73.3	1297	26.7	4860	100.0
Converted/Mixed Use Flat	1808	72.8	675	27.2	2482	100.0
All Dwellings	40706	87.6	5786	12.4	46492	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3641	84.5	668	15.5	4309	100.0
Moreland	3191	85.9	522	14.1	3713	100.0
Westgate Target	1840	68.2	859	31.8	2699	100.0
Remainder	32034	89.6	3737	10.4	35771	100.0
<b>All Dwellings</b>	<b>40706</b>	<b>87.6</b>	<b>5786</b>	<b>12.4</b>	<b>46492</b>	<b>100.0</b>

TABLE 30: DECENT HOMES HEATING AND INSULATION PERFORMANCE BY AREA AND HOUSING SECTOR										
	DECENT HOMES HEATING AND INSULATION									
	Efficient Heating/Effective Insulation		Inefficient Heating/Effective Insulation		Efficient Heating/Ineffective Insulation		Inefficient Heating/Ineffective Insulation		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
<b>TENURE</b>										
Owner Occupied	33428	89.8	2515	6.8	326	.9	973	2.6	37242	100.0
Private Rented	6279	76.1	932	11.3	0	.0	1039	12.6	8250	100.0
Unrecorded	1000	100.0	0	.0	0	.0	0	.0	1000	100.0
All Dwellings	40706	87.6	3448	7.4	326	.7	2012	4.3	46492	100.0
<b>DATE OF CONSTRUCTION</b>										
Pre-1919	6411	84.2	492	6.5	12	.2	698	9.2	7613	100.0
1919-1944	4843	92.8	314	6.0	24	.5	36	.7	5218	100.0
1945-1964	4885	93.3	36	.7	0	.0	315	6.0	5236	100.0
1965-1974	6045	87.8	534	7.8	24	.3	279	4.1	6881	100.0
1975-1981	5521	83.2	1093	16.5	0	.0	24	.4	6639	100.0
Post-1981	13001	87.2	978	6.6	267	1.8	659	4.4	14906	100.0
All Dwellings	40706	87.6	3448	7.4	326	.7	2012	4.3	46492	100.0
<b>MAIN HOUSE TYPE</b>										
Terraced House/Bungalow	8889	84.4	657	6.2	24	.2	963	9.1	10532	100.0
Semi-Detached House/Bungalow	15806	90.7	947	5.4	291	1.7	387	2.2	17431	100.0
Detached House/Bungalow	10640	95.1	534	4.8	12	.1	0	.0	11186	100.0
Purpose Built Flat	3563	73.3	917	18.9	0	.0	379	7.8	4860	100.0
Converted/Mixed Use Flat	1808	72.8	393	15.8	0	.0	282	11.4	2482	100.0
All Dwellings	40706	87.6	3448	7.4	326	.7	2012	4.3	46492	100.0
<b>SURVEY AREA</b>										
Barton & Tredworth	3641	84.5	328	7.6	0	.0	340	7.9	4309	100.0
Moreland	3191	85.9	178	4.8	59	1.6	285	7.7	3713	100.0
Westgate Target	1840	68.2	540	20.0	0	.0	319	11.8	2699	100.0
Remainder	32034	89.6	2403	6.7	267	.7	1068	3.0	35771	100.0
<b>All Dwellings</b>	<b>40706</b>	<b>87.6</b>	<b>3448</b>	<b>7.4</b>	<b>326</b>	<b>.7</b>	<b>2012</b>	<b>4.3</b>	<b>46492</b>	<b>100.0</b>

- 11.9 Dwellings failing the thermal comfort requirements of the Decent Homes Standard exhibit significantly lower levels of loft and wall insulation and double glazing and exhibit a higher dependence on electricity as the primary heating fuel. Levels of central heating provision, at 14.5%, are also significantly below average. The average SAP rating for these properties is 47 compared to a whole stock average of 65.

<b>TABLE 31: DECENT HOMES THERMAL COMFORT AND DWELLING ENERGY ATTRIBUTES</b>						
	<b>DECENT HOMES THERMAL COMFORT</b>					
	<b>Compliant</b>		<b>Non Compliant</b>		<b>All Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
<b>CENTRAL HEATING</b>						
Yes - Full C.H.	40706	100.0	837	14.5	41543	89.4
Yes - Partial C.H.	0	.0	1060	18.3	1060	2.3
No - None	0	.0	3890	67.2	3890	8.4
All Dwellings	40706	100.0	5786	100.0	46492	100.0
<b>ROOF INSULATION</b>						
None	108	.3	424	7.3	532	1.1
25mm	12	.0	0	.0	12	.0
50mm	559	1.4	219	3.8	778	1.7
75mm	535	1.3	36	.6	571	1.2
100mm	3563	8.8	551	9.5	4113	8.8
150mm	5074	12.5	474	8.2	5548	11.9
200mm	20765	51.0	1437	24.8	22202	47.8
250mm	7652	18.8	1371	23.7	9023	19.4
Over 250mm	111	.3	291	5.0	401	.9
No Roof Over	2328	5.7	983	17.0	3311	7.1
Unob.	0	.0	0	.0	0	.0
All Dwellings	40706	100.0	5786	100.0	46492	100.0
<b>ADDED WALL INSULATION</b>						
None	22233	54.6	4051	70.0	26284	56.5
25mm	36	.1	0	.0	36	.1
50mm	18425	45.3	1735	30.0	20160	43.4
75mm	0	.0	0	.0	0	.0
100mm	12	.0	0	.0	12	.0
150mm Or More	0	.0	0	.0	0	.0
N/A	0	.0	0	.0	0	.0
Unob.	0	.0	0	.0	0	.0
All Dwellings	40706	100.0	5786	100.0	46492	100.0
<b>PRIMARY HEATING FUEL</b>						
Gas(Mains)	38798	95.3	2109	36.4	40906	88.0
Bulk LPG	0	.0	13	.2	13	.0
Bottled Gas	0	.0	12	.2	12	.0
Oil (35 Sec)	0	.0	0	.0	0	.0
Oil (28 Sec)	0	.0	0	.0	0	.0
Housecoal/Pearls	0	.0	13	.2	13	.0
Smokeless (Processed)	0	.0	24	.4	24	.1
Anthracite Nuts	0	.0	0	.0	0	.0
Anthracite Grains	0	.0	0	.0	0	.0
Wood	0	.0	0	.0	0	.0
Domestic On Peak Electricity	12	.0	1158	20.0	1170	2.5
Economy 7 On-Peak	0	.0	159	2.7	159	.3
Economy 7 Off Peak	1761	4.3	2300	39.8	4061	8.7
Preserved Tariff	0	.0	0	.0	0	.0
Special Tariff (Storage)	0	.0	0	.0	0	.0

<b>TABLE 31: DECENT HOMES THERMAL COMFORT AND DWELLING ENERGY ATTRIBUTES</b>						
	<b>DECENT HOMES THERMAL COMFORT</b>					
	<b>Compliant</b>		<b>Non Compliant</b>		<b>All Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
Special Tariff (Direct)	0	.0	0	.0	0	.0
Community Heating No CHP	98	.2	0	.0	98	.2
Community Heating With CHP	38	.1	0	.0	38	.1
All Dwellings	40706	100.0	5786	100.0	46492	100.0
<b>PRIMARY HEATING TYPE</b>						
Boiler System	38785	95.3	1410	24.4	40196	86.5
Warm Air System	12	.0	0	.0	12	.0
Room Heaters	0	.0	1989	34.4	1989	4.3
Storage Heaters	948	2.3	2387	41.2	3334	7.2
Other System	813	2.0	0	.0	813	1.7
Community Heating	148	.4	0	.0	148	.3
All Dwellings	40706	100.0	5786	100.0	46492	100.0
<b>GLAZING TYPE</b>						
Single	2241	5.5	854	14.8	3095	6.7
Double	38199	93.8	4931	85.2	43130	92.8
Triple	267	.7	0	.0	267	.6
<b>All Dwellings</b>	<b>40706</b>	<b>100.0</b>	<b>5786</b>	<b>100.0</b>	<b>46492</b>	<b>100.0</b>

11.10 Costs to address thermal comfort deficiencies within the Decent Homes Standard are estimated at £17.781M at an average of £3,073 per dwelling.

### **STRATEGY GUIDELINES**

Energy efficiency levels in Gloucester are significantly better than the national average. Nevertheless, 5,786 dwellings or 12.9% fail to meet the thermal comfort requirements of the Decent Homes Standard. The sectors most greatly affected include:

- *Private-rented Sector.*
- *Purpose-built Flats.*
- *Converted/Mixed-use Flats.*

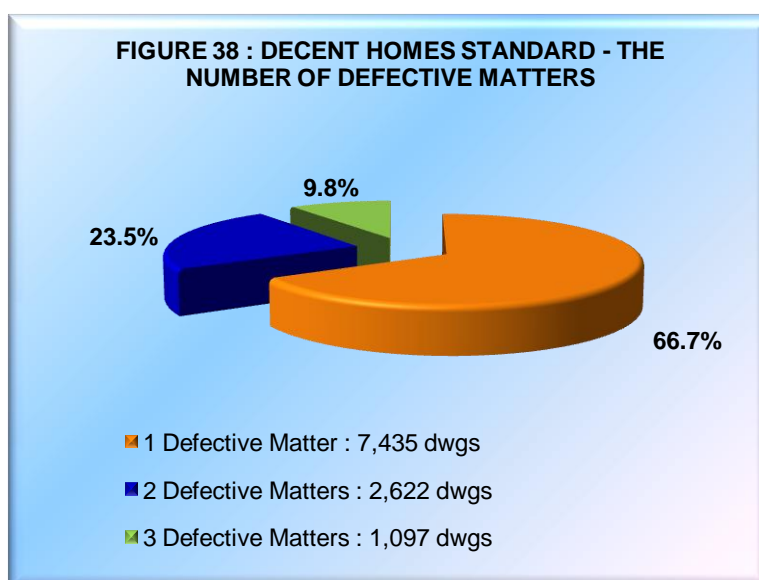
Geographically, key energy targets lie within the Westgate Area. Insulation standards are generally high across the City with the majority of defects related to inefficient heating. Dwellings failing Decent Homes thermal comfort exhibit low levels of central heating and a higher dependence on electricity as the primary heating fuel.

Costs to address thermal comfort deficiencies are estimated at £17.781M.

## 12.0 DECENT HOMES OVERALL PERFORMANCE

### DECENT HOMES COMPLIANCE

- 12.1 Overall, 35,338 dwellings meet the requirements of the Decent Homes Standard and are Decent. These represent 76.0% of all private dwellings in Gloucester. 11,154 dwellings fail to meet the criteria of the Decent Homes Standard and are non Decent. This represents 24.0% of total private sector housing.
- 12.2 The majority of dwellings (7,435 dwellings - 66.7%) failing the Decent Homes Standard are deficient on one matter of the Standard, the remaining 3,719 dwellings or 33.3% are deficient on two or more matters.



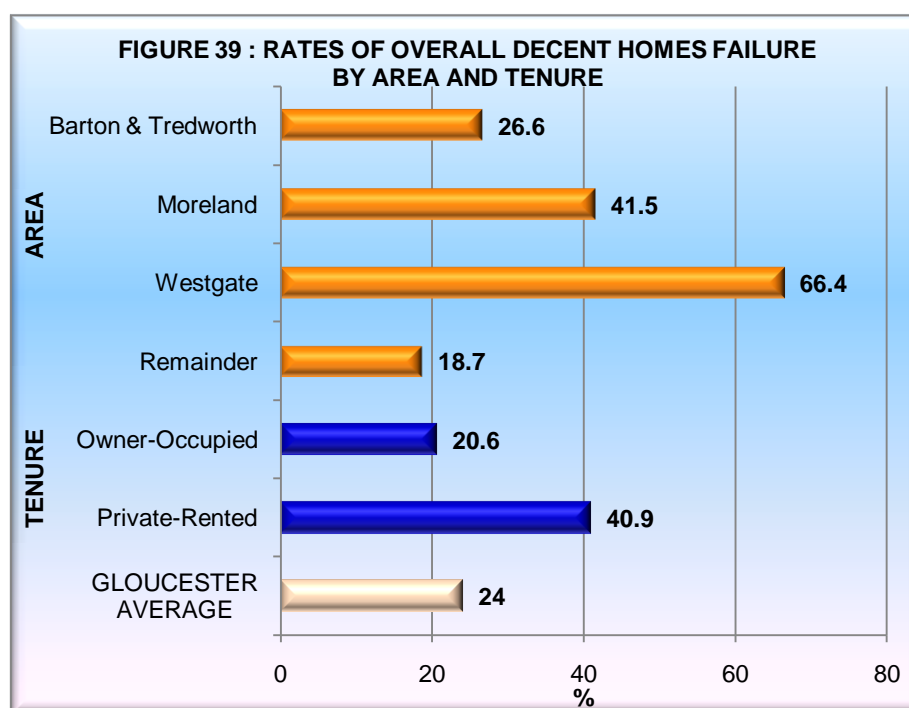
### DEFECT CLASSIFICATION

- 12.3 The pattern of category failure within the Standard is illustrated in Table 32. This stresses the individual influence of thermal comfort, and disrepair and confirms the minimal effect of amenities on non-decency. The most common combined defects are those associated with disrepair and thermal comfort, HHSRS, disrepair and thermal comfort and HHSRS and disrepair.

TABLE 32: NON DECENT DWELLINGS DEFECT CLASSIFICATION		
	DECENT HOMES DEFECT CLASSIFICATION	
	dwgs	%
HHSRS Only	921	8.3
Disrepair Only	3778	33.9
Amenities Only	0	.0
Energy Only	2736	24.5
HHSRS And Disrepair	645	5.8
HHSRS And Amenities	0	.0
HHSRS And Energy	438	3.9
Disrepair And Amenity	13	.1
Disrepair And Energy	1503	13.5
Amenity And Energy	24	.2
HHSRS, Disrepair And Amenity	12	.1
HHSRS , Disrepair And Energy	1061	9.5
HHSRS, Amenity And Energy	0	.0
Disrepair , Amenity And Energy	0	.0
HHSRS, Disrepair, Amenity And Energy	24	.2
No Defects	0	.0
<b>ALL DWELLINGS NON DECENT</b>	<b>11154</b>	<b>100.0</b>

## PATTERNS OF DECENT HOMES FAILURES

- 12.4 Highest rates of non compliance are associated with the private-rented sector, with pre-1919 housing, with terraced houses and with flats both purpose built and in converted/mixed use buildings. Geographically highest rates of Decent Homes failure are associated with the Westgate and Moreland Areas.



<b>TABLE 33: DECENT HOMES OVERALL PERFORMANCE BY AREA AND HOUSING SECTOR</b>						
	<b>DECENT HOMES STANDARD (HHSRS)</b>					
	<b>Compliant</b>		<b>Non Compliant</b>		<b>All Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
<b>TENURE</b>						
Owner Occupied	29582	79.4	7660	20.6	37242	100.0
Private Rented	4878	59.1	3372	40.9	8250	100.0
Unrecorded	878	87.9	121	12.1	1000	100.0
All Dwellings	35338	76.0	11154	24.0	46492	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	4464	58.6	3149	41.4	7613	100.0
1919-1944	4129	79.1	1088	20.9	5218	100.0
1945-1964	4243	81.0	992	19.0	5236	100.0
1965-1974	5232	76.0	1649	24.0	6881	100.0
1975-1981	5472	82.4	1167	17.6	6639	100.0
Post-1981	11798	79.1	3108	20.9	14906	100.0
All Dwellings	35338	76.0	11154	24.0	46492	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	7092	67.3	3440	32.7	10532	100.0
Semi-Detached House/Bungalow	13517	77.5	3914	22.5	17431	100.0
Detached House/Bungalow	10338	92.4	848	7.6	11186	100.0
Purpose Built Flat	3258	67.0	1602	33.0	4860	100.0
Converted/Mixed Use Flat	1134	45.7	1348	54.3	2482	100.0
All Dwellings	35338	76.0	11154	24.0	46492	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3162	73.4	1147	26.6	4309	100.0
Moreland	2171	58.5	1542	41.5	3713	100.0
Westgate Target	908	33.6	1791	66.4	2699	100.0
Remainder	29097	81.3	6674	18.7	35771	100.0
<b>All Dwellings</b>	<b>35338</b>	<b>76.0</b>	<b>11154</b>	<b>24.0</b>	<b>46492</b>	<b>100.0</b>

### PROJECTED MOVEMENTS IN NON DECENCY 2012 - 2022

12.5 In planning intervention to achieve Decent Homes the Council will have to address not only existing non Decent Homes but those properties which while currently decent will deteriorate into non decency in the future. For the purpose of this survey forward projection of non Decency has been conducted over a 10 year period to 2022 and within the following framework focussing on dynamic attributes of the Decent Homes Standard:

a) HHSRS : Not all risks within the HHSRS will change or deteriorate over time e.g. asbestos if not current in the house will not be installed. The following risk categories have been selected as potentially dynamic:

- *Dampness/Mould (linked to repair deterioration).*
- *Excess cold (deterioration of heating systems).*

- *Electrical (linked to age and repair deterioration).*
- *Structural Failure (linked to repair deterioration).*

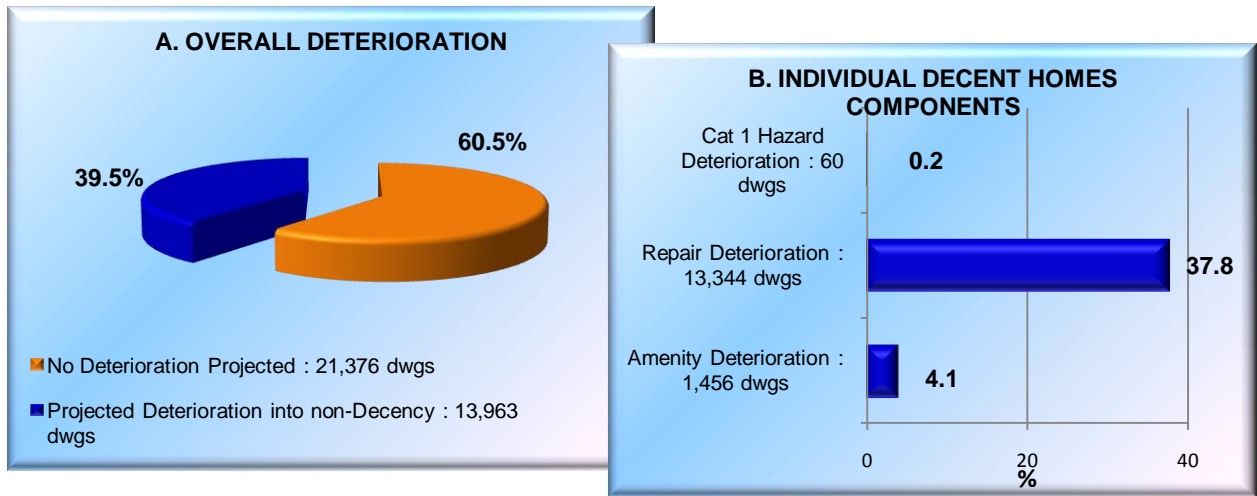
Dwellings currently experiencing Category 2 hazards in these areas have been assumed to deteriorate into non Decency by 2022.

- b) REPAIR : The repair condition of dwellings can deteriorate over time potentially influencing performance against Decent Homes requirements. Surveyor assessments of building element life expectancies have been used to predict major element repair failure to 2020.
- c) AMENITIES : While overall amenity standards within the Decent Homes Standard are good, a range of dwellings exhibit non-compliance on two amenity attributes representing a borderline pass on decency. These dwellings have been assumed to deteriorate into non-Decency by 2022.
- d) THERMAL COMFORT : No deterioration in existing thermal comfort performance within the Decent Homes Standard is projected as both heating and insulation attributes remain fixed and operational over time. Heating system deterioration has however been factored into projections of excess cold within the HHSRS.

12.6 Using these assumptions, 13,963 private dwellings currently compliant with the Decent Homes Standard are projected to deteriorate into non-Decency by 2022. These dwellings represent 30.3% of total occupied private housing stock, and 39.5% of all dwellings currently decent. Rates of deterioration are strongly influenced by disrepair with 13,344 dwellings currently decent (37.8%) projected to require major element replacement by 2022 resulting in Decent Homes repair failure. Amenity deterioration in Decent homes is projected to affect 1,456 dwellings while emerging category 1 hazards will affect 60 dwellings.

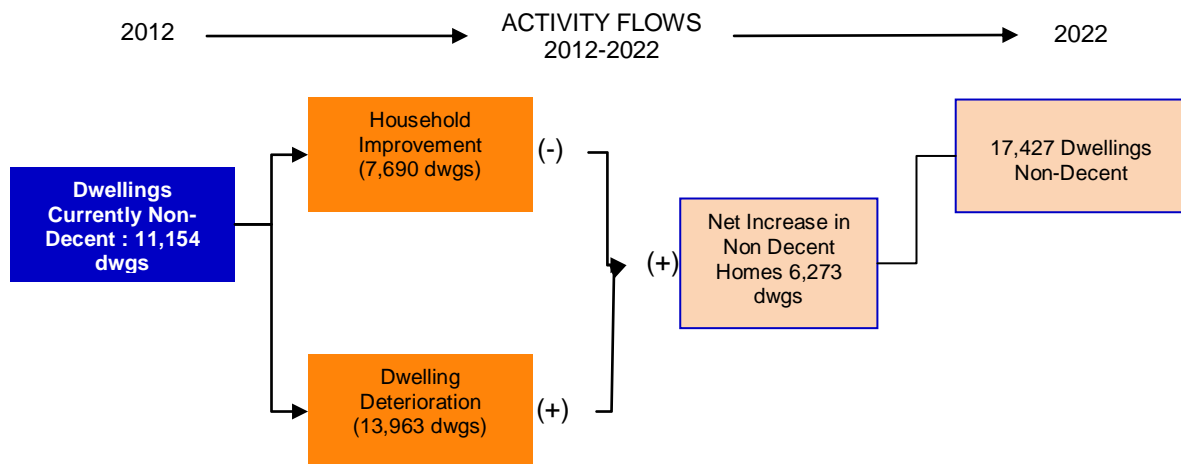
**FIGURE 40 : DECENT HOMES DETERIORATION**

Base = Decent Dwellings 2012



12.7 Information provided by households on likely future repairs indicates that 3,845 households living in non-Decent homes or those projected to deteriorate intend to carry out improvements/repairs to their dwellings within the next 5 years. Assuming that such improvements/repairs will remove dwellings from non-Decency and that estimates represent a five year average then 7,690 dwellings could be removed from or prevented from falling into non-Decency by household activity over the 10 year period to 2022. Balancing projected household activity against projected dwelling deterioration enables a more accurate estimate of likely levels of non-Decency in Gloucester by 2022. This assumes no direct activity or support from the Council and indicates 17,427 non-Decent dwellings or 37.5% of private housing stock non-Decent in 2022.

**FIGURE 41 : DECENT HOMES FORECAST 2022**





## 13.0 NON DECENT HOMES INVESTMENT NEEDS

- 13.1 Costs to address Decent Homes deficiencies are estimated at £70.692M at an average of £6,338 per non decent dwelling. Costs range from just over £3,000 per dwelling for thermal comfort deficiencies to over £29,000 per dwelling for combined defects across all categories.

<b>TABLE 34 : COSTS TO MEET THE DECENT HOMES STANDARD</b>			
<b>DECENT HOMES DEFECT</b>	<b>NON DECENT DWELLINGS</b>	<b>COSTS TO MAKE DECENT</b>	
		<b>TOTAL</b>	<b>AVERAGE</b>
	<b>dwgs</b>	<b>£M</b>	<b>£</b>
Category 1 Hazard Only	921	5.801	6,298
Disrepair Only	3778	21.581	5,712
Thermal Comfort Only	2736	8.592	3,140
Category 1 Hazard and Disrepair	645	4.770	7,395
Category 1 Hazard and Thermal Comfort	438	4.454	10,168
Disrepair and Modern Amenities	13	0.125	9,657
Disrepair and Thermal Comfort	1503	14.055	9,351
Modern Amenities and Thermal Comfort	24	0.142	5,902
Category 1 Hazard, Disrepair and Modern Amenities	12	0.214	17,846
Category 1 Hazard, Disrepair and Thermal Comfort	1061	10.249	9,659
Category 1 Hazard, Disrepairs, Modern Amenities and Thermal Comfort	24	0.709	29,539
<b>ALL DWELLINGS NON-DECENT</b>	<b>11154</b>	<b>70.692</b>	<b>6,338</b>

## 14.0 DECENT PLACES : ENVIRONMENTAL CONDITIONS AND LIVEABILITY

14.1 Environmental conditions and liveability problems were based on the professional assessment by surveyors of problems in the immediate environment of the home. In all, 16 specific environmental problems were assessed separately but also grouped together into 3 categories of 'liveability' problems related to:

**UPKEEP** - The upkeep, management or misuse of private and public space and buildings. Specifically, the presence of : scruffy or neglected buildings, poor condition housing, graffiti, scruffy gardens or landscaping, rubbish or dumping, vandalism, dog or other excrement, nuisance from street parking.

**UTILISATION** - Abandonment or non-residential use of property. Specifically: vacant sites, vacant or boarded up buildings, intrusive industry.

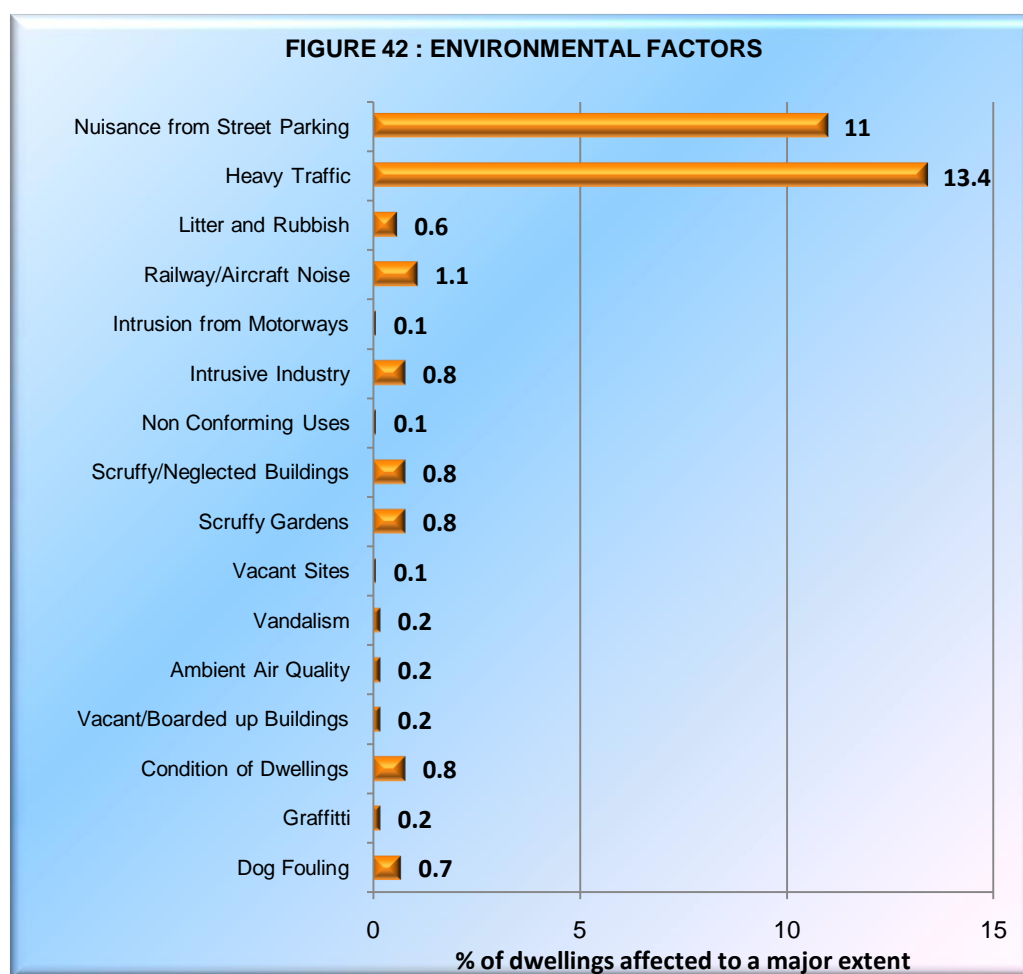
**TRAFFIC** - Road traffic and other forms of transport. Specifically the presence of: intrusive motorways and main roads, railway or aircraft noise, heavy traffic and poor ambient air quality.

### ENVIRONMENTAL ISSUES

14.2 Environmental issues are apparent but are generally of minor impact, with the exception of heavy traffic and nuisance from street parking. Nuisance from street parking was assessed as a major problem in 11.0% of all dwellings surveyed and heavy traffic in 13.4% of all dwellings. The remaining environmental factors impacted in a major way on under 2% of private housing stock.

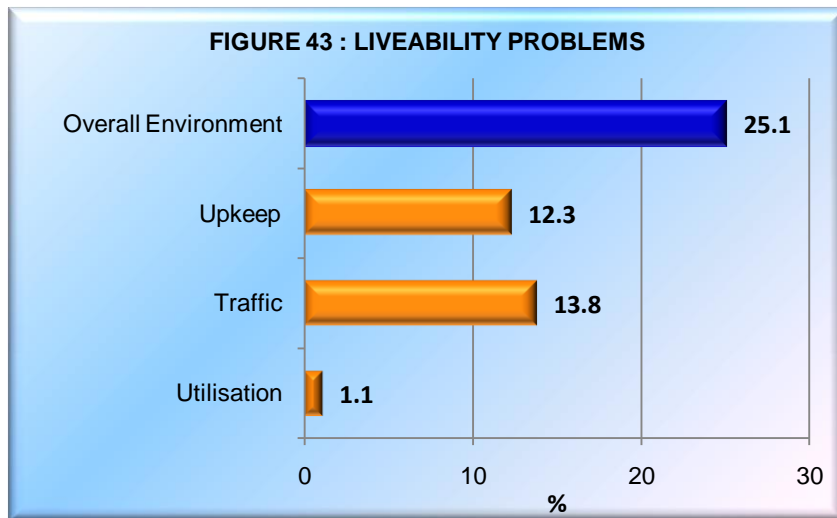
TABLE 35: ENVIRONMENTAL INDICATORS								
	Not A Problem At All		A Bit Of A Problem		A Big Problem		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Litter And Rubbish	41470	89.2	4740	10.2	282	.6	46492	100.0
Scruffy Gardens	41960	90.3	4141	8.9	391	.8	46492	100.0
Graffiti	45223	97.3	1181	2.5	88	.2	46492	100.0
Vandalism	44676	96.1	1704	3.7	112	.2	46492	100.0
Scruffy/Neglected Buildings	43306	93.1	2833	6.1	353	.8	46492	100.0
Dog Fouling	41808	89.9	4381	9.4	303	.7	46492	100.0
Condition Of Dwellings	43418	93.4	2698	5.8	377	.8	46492	100.0
Nuisance From Street Parking	32515	69.9	8848	19.0	5129	11.0	46492	100.0
Ambient Air Quality	46005	99.0	412	.9	75	.2	46492	100.0
Heavy Traffic	37869	81.5	2392	5.1	6230	13.4	46492	100.0

	Not A Problem At All		A Bit Of A Problem		A Big Problem		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Railway/Aircraft Noise	45556	98.0	446	1.0	489	1.1	46492	100.0
Intrusion From Motorways	45059	96.9	1408	3.0	25	.1	46492	100.0
Vacant Sites	45987	98.9	455	1.0	50	.1	46492	100.0
Intrusive Industry	45465	97.8	674	1.4	353	.8	46492	100.0
Non Conforming Uses	46162	99.3	282	.6	49	.1	46492	100.0
Vacant/Boarded Up Buildings	45461	97.8	919	2.0	112	.2	46492	100.0



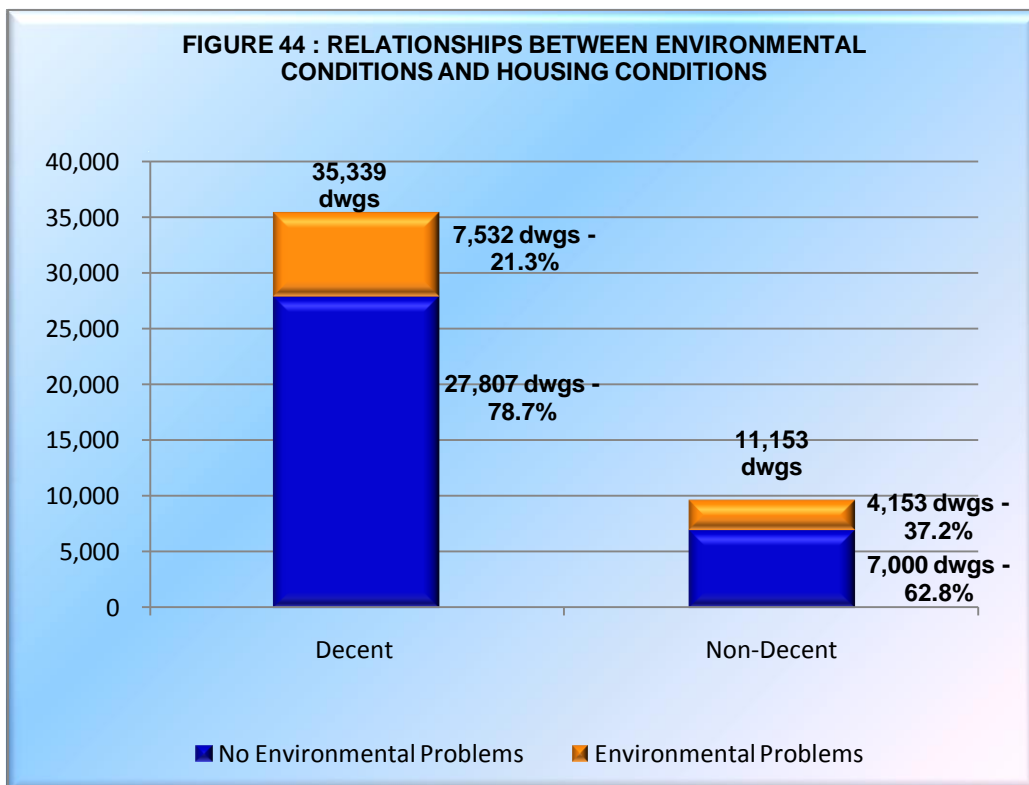
## LIVEABILITY

14.3 Overall, 11,685 dwellings (25.1%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 5,713 dwellings (12.3%), traffic problems affect 6,416 dwellings (13.8%) and utilisation issues affect 488 dwellings (1.1%).



**THE DISTRIBUTION OF ENVIRONMENTAL PROBLEMS**

14.4 Environmental problems are more noted in areas of older terraced housing and converted/mixed use flats. Conditions are also significantly worse in the survey target areas including Barton and Tredworth, Moreland and Westgate. A strong relationship would also appear to exist between environmental conditions and housing conditions. 4,153 non-Decent homes (37.2%) are located in areas affected by environmental problems. Only 21.3% of Decent Homes are similarly affected.



<b>TABLE 36: ENVIRONMENTAL PROBLEMS BY AREA AND HOUSING SECTOR</b>						
	<b>OVERALL ENVIRONMENTAL GRADING</b>					
	<b>No Environmental Problems</b>		<b>Environmental Problems Present</b>		<b>All Dwellings</b>	
	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>	<b>dwgs</b>	<b>%</b>
<b>TENURE</b>						
Owner Occupied	27975	75.1	9268	24.9	37242	100.0
Private Rented	5844	70.8	2405	29.2	8250	100.0
Unrecorded	988	98.8	12	1.2	1000	100.0
All Dwellings	34807	74.9	11685	25.1	46492	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	4060	53.3	3554	46.7	7613	100.0
1919-1944	4133	79.2	1085	20.8	5218	100.0
1945-1964	3975	75.9	1260	24.1	5236	100.0
1965-1974	3604	52.4	3277	47.6	6881	100.0
1975-1981	5751	86.6	888	13.4	6639	100.0
Post-1981	13284	89.1	1622	10.9	14906	100.0
All Dwellings	34807	74.9	11685	25.1	46492	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	6480	61.5	4053	38.5	10532	100.0
Semi-Detached House/Bungalow	12327	70.7	5104	29.3	17431	100.0
Detached House/Bungalow	10252	91.6	934	8.4	11186	100.0
Purpose Built Flat	4270	87.9	590	12.1	4860	100.0
Converted/Mixed Use Flat	1478	59.6	1004	40.4	2482	100.0
All Dwellings	34807	74.9	11685	25.1	46492	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	2671	62.0	1638	38.0	4309	100.0
Moreland	1637	44.1	2076	55.9	3713	100.0
Westgate Target	1668	61.8	1031	38.2	2699	100.0
Remainder	28830	80.6	6941	19.4	35771	100.0
<b>All Dwellings</b>	<b>34807</b>	<b>74.9</b>	<b>11685</b>	<b>25.1</b>	<b>46492</b>	<b>100.0</b>



**GLOUCESTER**  
**CITY COUNCIL**

**SECTION 4 :**  
**HOUSING CONDITIONS AND HOUSEHOLD**  
**CIRCUMSTANCES IN THE PRIVATE SECTOR**

**Chapter 15 : Housing Conditions and Household Circumstances**

**Chapter 16 : Fuel Poverty**

**Chapter 17 : Housing and Health**

**Chapter 18 : Household Attitudes to Housing and Local Areas**

## **15.0 HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES**

### **HOUSING AND HOUSEHOLD CONDITIONS**

15.1 Relationships between housing conditions and household circumstances are outlined in Tables 37 and 38. While no disproportionate bias exists between housing conditions and household circumstances poor housing conditions are associated with households in social or economic disadvantage:

- ◆ *3,660 elderly households live in non-Decent dwellings representing 33.3% of all households in non-Decent dwellings. Elderly households also comprise 30.0% of all households living in dwellings with a Category 1 hazard.*
  
- ◆ *3,494 economically vulnerable households live in non-Decent dwellings representing 31.8% of all households in non-Decent dwellings. These households also comprise 29.5% of all households living in dwellings with a Category 1 hazard. Low income households are also over-represented in poor condition dwellings.*

<b>TABLE 37 : DECENT HOMES AND HOUSEHOLD CIRCUMSTANCES</b>						
	<b>DECENT HOMES STANDARD (HHSRS)</b>					
	<b>Compliant</b>		<b>Non Compliant</b>		<b>All Dwellings</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	1369	4.1	776	7.1	2145	4.9
25 - 34 Years	2622	7.9	1538	14.0	4160	9.4
35 - 44 Years	7202	21.7	993	9.0	8195	18.5
45 - 54 Years	6012	18.1	2013	18.3	8025	18.2
55 - 64 Years	6087	18.3	1835	16.7	7923	17.9
65 Years And Over	9908	29.8	3541	32.2	13449	30.4
Unrecorded	13	.0	285	2.6	298	.7
All Households	33213	100.0	10981	100.0	44194	100.0
<b>ECONOMIC STATUS HOH</b>						
Full-Time Work	18333	55.2	5120	46.6	23453	53.1
Part-Time Work	1893	5.7	287	2.6	2180	4.9
Unemployed-Available For Work	1007	3.0	373	3.4	1381	3.1
Permanently Sick/Disabled	371	1.1	566	5.2	937	2.1
Housewife	589	1.8	469	4.3	1058	2.4
Wholly Retired	10350	31.2	4085	37.2	14435	32.7
Student	669	2.0	81	.7	750	1.7
Unob.	0	.0	0	.0	0	.0
All Households	33213	100.0	10981	100.0	44194	100.0
<b>ETHNICITY</b>						
White	31667	95.3	10113	92.1	41780	94.5
Mixed	107	.3	83	.8	190	.4
Asian/Asian British	733	2.2	234	2.1	968	2.2
Black Or Black/British	693	2.1	523	4.8	1216	2.8
Chinese/Other	13	.0	27	.2	40	.1
Unrecorded	0	.0	0	.0	0	.0
All Households	33213	100.0	10981	100.0	44194	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	4398	13.2	2268	20.7	6666	15.1
Single Parent Family	1885	5.7	564	5.1	2449	5.5
Two Person Adult Non Pensioner	6218	18.7	1432	13.0	7650	17.3
Small Family	7752	23.3	1817	16.5	9569	21.7
Large Family	1545	4.7	482	4.4	2027	4.6
Large Adult	185	.6	175	1.6	361	.8
Elderly	10931	32.9	3660	33.3	14591	33.0
Elderly With Family	298	.9	583	5.3	881	2.0
Unobtainable	0	.0	0	.0	0	.0
All Households	33213	100.0	10981	100.0	44194	100.0
<b>LOW INCOME HOUSEHOLDS</b>						
Not On Low Income	32754	98.6	10505	95.7	43259	97.9
Low Income Household	459	1.4	476	4.3	935	2.1
All Households	33213	100.0	10981	100.0	44194	100.0
<b>ECONOMIC VULNERABILITY</b>						
Not Economically Vulnerable	30085	90.6	7487	68.2	37572	85.0
Economically Vulnerable	3128	9.4	3494	31.8	6622	15.0
All Households	33213	100.0	10981	100.0	44194	100.0

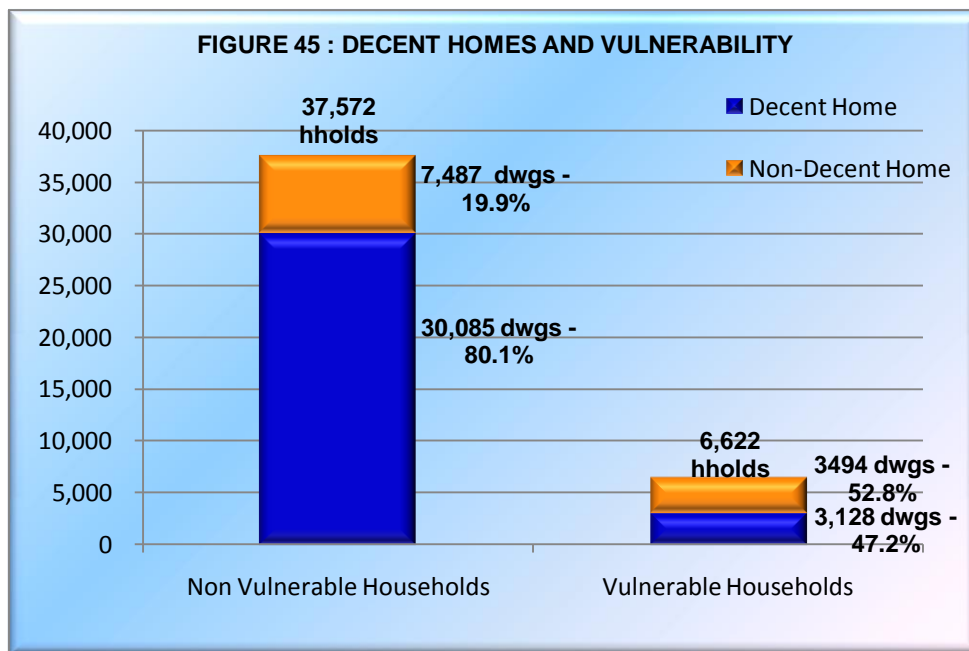


<b>TABLE 38 : CATEGORY 1 HAZARDS AND HOUSEHOLD CIRCUMSTANCES</b>						
	<b>HHSRS CATEGORY 1 RISK</b>					
	<b>No Category 1 Risks</b>		<b>Category 1 Risks Present</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	1787	4.4	357	11.0	2145	4.9
25 - 34 Years	3220	7.9	939	28.8	4160	9.4
35 - 44 Years	7844	19.2	351	10.8	8195	18.5
45 - 54 Years	7808	19.1	217	6.7	8025	18.2
55 - 64 Years	7478	18.3	445	13.7	7923	17.9
65 Years And Over	12500	30.5	949	29.1	13449	30.4
Unrecorded	298	.7	0	.0	298	.7
All Households	40936	100.0	3258	100.0	44194	100.0
<b>ECONOMIC STATUS HOH</b>						
Full-Time Work	21749	53.1	1705	52.3	23453	53.1
Part-Time Work	1987	4.9	193	5.9	2180	4.9
Unemployed-Available For Work	1213	3.0	168	5.2	1381	3.1
Permanently Sick/Disabled	829	2.0	108	3.3	937	2.1
Housewife	975	2.4	82	2.5	1058	2.4
Wholly Retired	13500	33.0	936	28.7	14435	32.7
Student	683	1.7	67	2.0	750	1.7
Unob.	0	.0	0	.0	0	.0
All Households	40936	100.0	3258	100.0	44194	100.0
<b>ETHNICITY</b>						
White	38821	94.8	2959	90.8	41780	94.5
Mixed	147	.4	43	1.3	190	.4
Asian/Asian British	889	2.2	78	2.4	968	2.2
Black Or Black/British	1053	2.6	163	5.0	1216	2.8
Chinese/Other	26	.1	14	.4	40	.1
Unrecorded	0	.0	0	.0	0	.0
All Households	40936	100.0	3258	100.0	44194	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	5708	13.9	958	29.4	6666	15.1
Single Parent Family	2273	5.6	177	5.4	2449	5.5
Two Person Adult Non Pensioner	7376	18.0	273	8.4	7650	17.3
Small Family	8922	21.8	647	19.9	9569	21.7
Large Family	1934	4.7	93	2.9	2027	4.6
Large Adult	267	.7	94	2.9	361	.8
Elderly	13615	33.3	976	30.0	14591	33.0
Elderly With Family	842	2.1	40	1.2	881	2.0
Unobtainable	0	.0	0	.0	0	.0
All Households	40936	100.0	3258	100.0	44194	100.0
<b>LOW INCOME HOUSEHOLDS</b>						
Not On Low Income	40125	98.0	3135	96.2	43259	97.9
Low Income Household	812	2.0	123	3.8	935	2.1
All Households	40936	100.0	3258	100.0	44194	100.0
<b>ECONOMIC VULNERABILITY</b>						
Not Economically Vulnerable	35274	86.2	2298	70.5	37572	85.0
Economically Vulnerable	5662	13.8	960	29.5	6622	15.0
All Households	40936	100.0	3258	100.0	44194	100.0

**DECENT HOMES AND VULNERABLE HOUSEHOLDS**

15.2 The previous Public Service Agreement (PSA) Target 7 - Decent Homes implied that 65% of vulnerable households would live in Decent Homes by 2007, rising to 70% by 2011 and 75% by 2021. While the national target has been removed these previous thresholds can still provide a local yardstick for private sector renewal strategy.

15.3 The survey estimates 6,622 vulnerable households representing 15.0% of all private households. Currently 3,128 economically vulnerable households (47.2%) live in Decent Homes. This figure remains below previous PSA Target 7 requirements for 2011 and 2021.

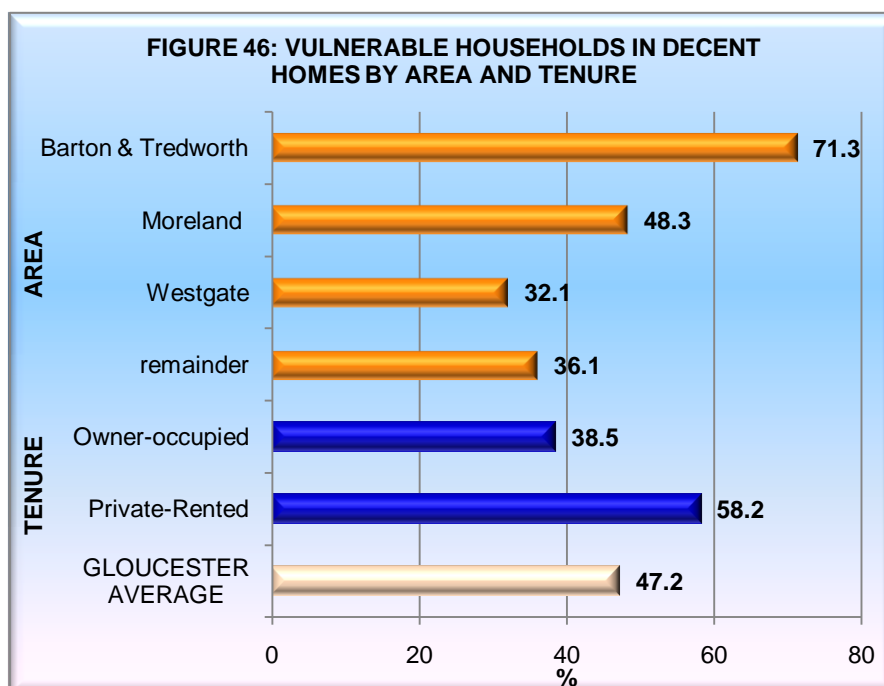


15.4 Variations in progress towards Decent Homes for vulnerable households exist both geographically and by housing sector. Key sectors remaining below the previous 2011 target threshold of 70% include:

- ◆ *Owner-occupied sector where 38.5% of vulnerable households live in Decent Homes.*
- ◆ *Post-war housing where 32.7% of vulnerable households live in Decent Homes.*
- ◆ *Purpose built flats where 34.4% of vulnerable households live in Decent Homes.*
- ◆ *Converted/mixed use flats where 45.5% of vulnerable households live in Decent Homes.*

At an area level, highest rates of non-Decency for vulnerable households are recorded in the Westgate and City Remainder areas.

<b>TABLE 39: VULNERABLE HOUSEHOLDS - DECENT HOMES BY AREA AND HOUSING SECTOR</b>						
	<b>DECENT HOMES STANDARD (HHSRS)</b>					
	<b>Compliant</b>		<b>Non Compliant</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>TENURE</b>						
Owner Occupied	1419	38.5	2269	61.5	3688	100.0
Private Rented	1709	58.2	1225	41.8	2934	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	3128	47.2	3494	52.8	6622	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre - 1919	1685	61.9	1038	38.1	2723	100.0
Inter-War	438	53.2	386	46.8	824	100.0
Post-War	1004	32.7	2070	67.3	3075	100.0
All Households	3128	47.2	3494	52.8	6622	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	1195	59.1	828	40.9	2022	100.0
Semi-Detached House/Bungalow	845	41.8	1178	58.2	2023	100.0
Detached House/Bungalow	311	53.4	272	46.6	583	100.0
Purpose Built Flat	402	34.4	769	65.6	1171	100.0
Converted/Mixed Use Flat	375	45.5	448	54.5	823	100.0
All Households	3128	47.2	3494	52.8	6622	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	1263	71.3	508	28.7	1771	100.0
Moreland	561	48.3	600	51.7	1160	100.0
Westgate Target	232	32.1	489	67.9	721	100.0
Remainder	1073	36.1	1897	63.9	2970	100.0
<b>All Households</b>	<b>3128</b>	<b>47.2</b>	<b>3494</b>	<b>52.8</b>	<b>6622</b>	<b>100.0</b>



15.5 Vulnerable households living in non-Decent homes are affected by three key failure areas within the Decent Homes Standard:

- ◆ *Energy Efficiency Only : 1,257 households (36.0%).*
- ◆ *Disrepair alone : 660 households (18.9%).*
- ◆ *Disrepair and Energy Efficiency : 591 households (16.9%).*

Costs to achieve decency for these households are estimated at £22.004M averaging £6,297 per vulnerable household.

<b>TABLE 40: ECONOMICALLY VULNERABLE HOUSEHOLDS IN NON DECENT HOMES - DECENT HOMES DEFECT PROFILE</b>		
	<b>DECENT HOMES DEFECT CLASSIFICATION</b>	
	<b>hholds</b>	<b>%</b>
HHSRS Only	267	7.6
Disrepair Only	660	18.9
Amenities Only	0	.0
Energy Only	1257	36.0
HHSRS And Disrepair	366	10.5
HHSRS And Amenities	0	.0
HHSRS And Energy	52	1.5
Disrepair And Amenity	13	.4
Disrepair And Energy	591	16.9
Amenity And Energy	13	.4
HHSRS, Disrepair And Amenity	13	.4
HHSRS , Disrepair And Energy	248	7.1
HHSRS , Amenity And Energy	0	.0
Disrepair , Amenity And Energy	0	.0
HHSRS, Disrepair, Amenity And Energy	14	.4
No Defects	0	.0
<b>ALL VULNERABLE HOUSEHOLDS IN NON DECENT HOMES</b>	<b>3494</b>	<b>100.0</b>

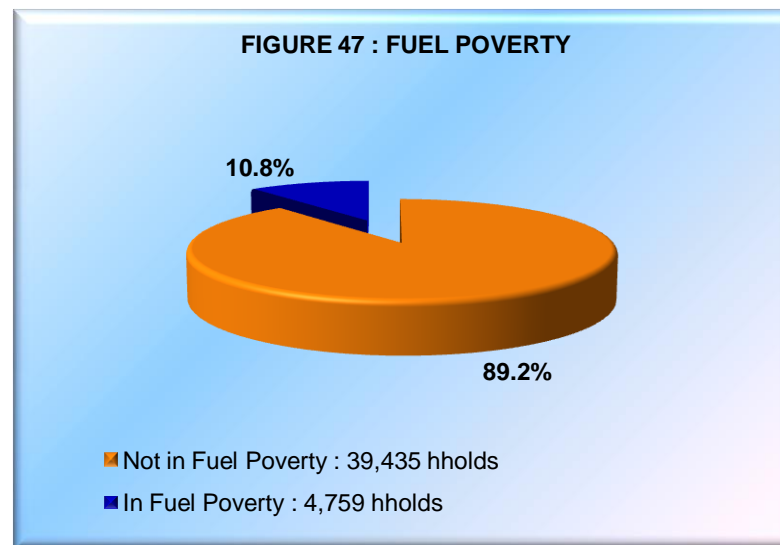
### **STRATEGY GUIDELINES**

Private sector housing falls below previous PSA Target 7 2011 guidelines for vulnerable households in Decent Homes and sectoral variations remain. These include below average performance for pre-war housing, the owner-occupied sector, converted flats and the Westgate and City Remainder areas. Costs to achieve decency for vulnerable households are estimated at £22.004M. In addition to economically vulnerable households the elderly exhibit a strong association with poor housing conditions.

## 16.0 FUEL POVERTY

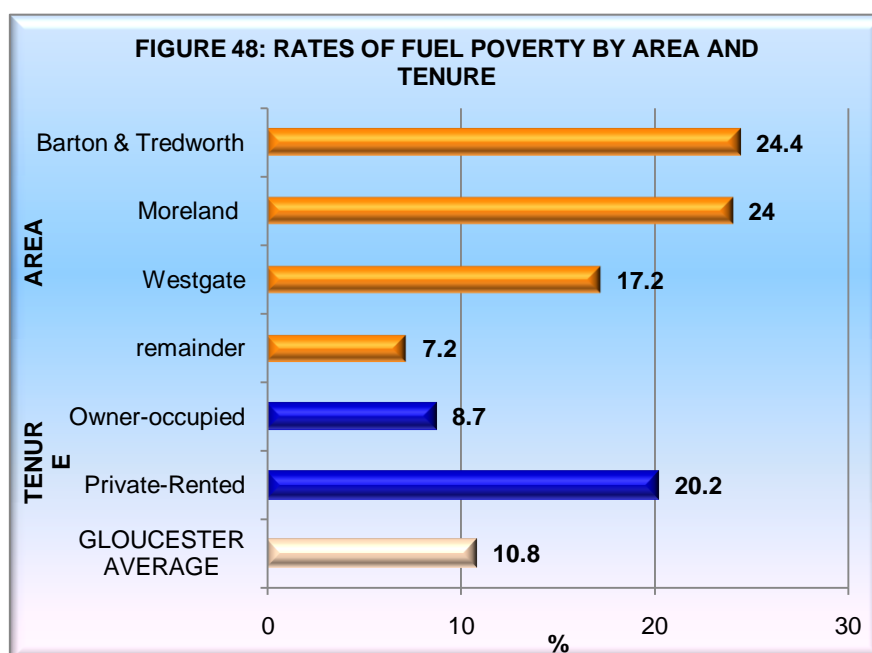
### FUEL POVERTY LEVELS

- 16.1 Linking information on annual fuel costs from the energy survey to household income provides an indicative pattern of fuel poverty among private sector households. Fuel poverty is usually defined by an annual expenditure on fuel in excess of 10% of annual household income. By this definition, 4,759 households or 10.8% are in fuel poverty.



### VARIATIONS IN FUEL POVERTY

- 16.2 Variations in fuel poverty show a bias towards households in the private-rented sector, in pre-war housing, in semi-detached housing and in converted/mixed-use flats. Geographically, highest rates of fuel poverty are recorded for the Barton and Tredworth and Moreland Areas. Rates of fuel poverty are also above average in the Westgate Area.



**TABLE 41 : FUEL POVERTY BY AREA AND HOUSING SECTOR**

	Fuel Poverty - Full Income Model					
	Not In Fuel Poverty		In Fuel Poverty		All Households	
	hholds	%	hholds	%	hholds	%
<b>TENURE</b>						
Owner Occupied	33104	91.3	3152	8.7	36256	100.0
Private Rented	6332	79.8	1606	20.2	7938	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	39435	89.2	4759	10.8	44194	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	5165	74.0	1818	26.0	6984	100.0
1919-1944	3676	78.4	1016	21.6	4691	100.0
1945-1964	4778	89.1	584	10.9	5362	100.0
1965-1974	6130	91.5	570	8.5	6700	100.0
1975-1981	6382	99.6	27	.4	6409	100.0
Post-1981	13304	94.7	744	5.3	14049	100.0
All Households	39435	89.2	4759	10.8	44194	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	9319	90.6	962	9.4	10281	100.0
Semi-Detached House/Bungalow	14614	85.4	2489	14.6	17103	100.0
Detached House/Bungalow	9448	91.7	854	8.3	10302	100.0
Purpose Built Flat	4197	96.6	146	3.4	4343	100.0
Converted/Mixed Use Flat	1858	85.8	307	14.2	2165	100.0
All Households	39435	89.2	4759	10.8	44194	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3110	75.6	1002	24.4	4112	100.0
Moreland	2860	76.0	904	24.0	3764	100.0
Westgate Target	1999	82.8	417	17.2	2416	100.0
Remainder	31466	92.8	2436	7.2	33902	100.0
<b>All Households</b>	<b>39435</b>	<b>89.2</b>	<b>4759</b>	<b>10.8</b>	<b>44194</b>	<b>100.0</b>

- 16.3 Excluding obvious relationships between household economic circumstances and the risk of fuel poverty households most affected include single parent, young single person and elderly households.

<b>TABLE 42 : FUEL POVERTY BY HOUSEHOLD CHARACTERISTICS</b>						
	<b>Fuel Poverty - Full Income Model</b>					
	<b>Not In Fuel Poverty</b>		<b>In Fuel Poverty</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	1861	86.8	284	13.2	2145	100.0
25 - 34 Years	3805	91.5	355	8.5	4160	100.0
35 - 44 Years	7302	89.1	893	10.9	8195	100.0
45 - 54 Years	7295	90.9	730	9.1	8025	100.0
55 - 64 Years	7698	97.2	225	2.8	7923	100.0
65 Years And Over	11203	83.3	2246	16.7	13449	100.0
Unrecorded	272	91.3	26	8.7	298	100.0
All Households	39435	89.2	4759	10.8	44194	100.0
<b>ECONOMIC STATUS HOH</b>						
Full-Time Work	22848	97.4	605	2.6	23453	100.0
Part-Time Work	1705	78.2	475	21.8	2180	100.0
Unemployed-Available For Work	772	55.9	609	44.1	1381	100.0
Permanently Sick/Disabled	818	87.3	119	12.7	937	100.0
Housewife	525	49.6	533	50.4	1058	100.0
Wholly Retired	12110	83.9	2325	16.1	14435	100.0
Student	657	87.7	93	12.3	750	100.0
Unob.	0	.0	0	.0	0	.0
All Households	39435	89.2	4759	10.8	44194	100.0
<b>ETHNICITY</b>						
White	37870	90.6	3911	9.4	41780	100.0
Mixed	123	64.5	67	35.5	190	100.0
Asian/Asian British	758	78.3	210	21.7	968	100.0
Black Or Black/British	659	54.2	557	45.8	1216	100.0
Chinese/Other	26	64.7	14	35.3	40	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	39435	89.2	4759	10.8	44194	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	5903	88.6	763	11.4	6666	100.0
Single Parent Family	1244	50.8	1206	49.2	2449	100.0
Two Person Adult Non Pensioner	7583	99.1	66	.9	7650	100.0
Small Family	9382	98.0	187	2.0	9569	100.0
Large Family	1909	94.2	118	5.8	2027	100.0
Large Adult	307	85.1	54	14.9	361	100.0
Elderly	12782	87.6	1809	12.4	14591	100.0
Elderly With Family	325	36.9	557	63.1	881	100.0
Unobtainable	0	.0	0	.0	0	.0
All Households	39435	89.2	4759	10.8	44194	100.0
<b>LOW INCOME HOUSEHOLDS</b>						
Not On Low Income	39315	90.9	3944	9.1	43259	100.0
Low Income Household	120	12.9	815	87.1	935	100.0
All Households	39435	89.2	4759	10.8	44194	100.0
<b>ECONOMIC VULNERABILITY</b>						
Not Economically Vulnerable	34977	93.1	2594	6.9	37572	100.0
Economically Vulnerable	4458	67.3	2164	32.7	6622	100.0
<b>All Households</b>	<b>39435</b>	<b>89.2</b>	<b>4759</b>	<b>10.8</b>	<b>44194</b>	<b>100.0</b>

**UNDERLYING REASONS FOR FUEL POVERTY**

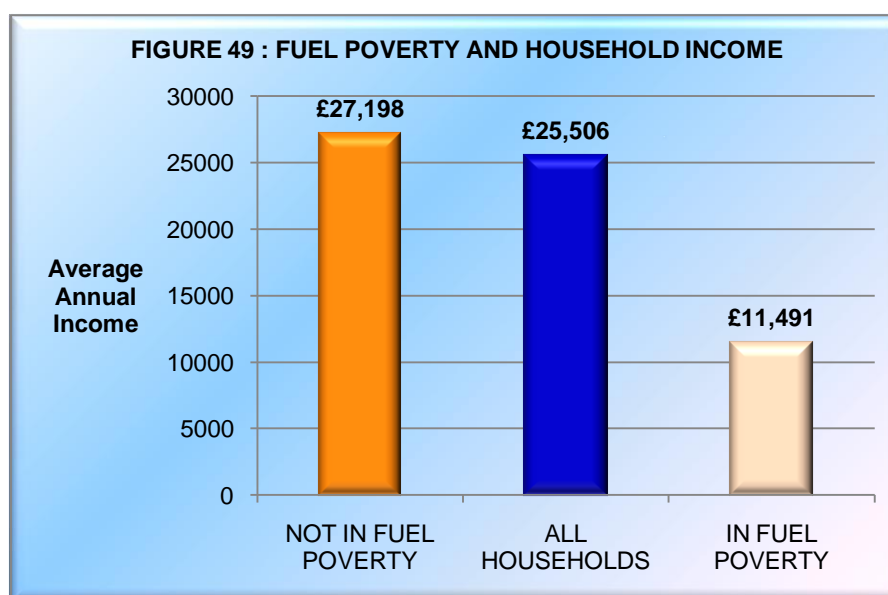
16.4 In explaining variations in fuel poverty cognisance needs to be given to both energy efficiency and household income factors. In terms of energy efficiency dwellings occupied by households in fuel poverty have an average SAP Rating of 53, compared to a private sector average of 65, and an average of 67 for households not in fuel poverty. The energy characteristics of dwellings occupied by households in fuel poverty are illustrated in Table 43 indicating lower levels of access to central heating and a higher dependency on electricity as the primary heating fuel.

<b>TABLE 43 : FUEL POVERTY AND HOUSEHOLD ENERGY ATTRIBUTES</b>						
	<b>Fuel Poverty - Full Income Model</b>					
	<b>Not In Fuel Poverty</b>		<b>In Fuel Poverty</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>CENTRAL HEATING</b>						
Yes - Full C.H.	35560	90.2	3871	81.3	39432	89.2
Yes - Partial C.H.	746	1.9	67	1.4	813	1.8
No - None	3129	7.9	820	17.2	3949	8.9
All Households	39435	100.0	4759	100.0	44194	100.0
<b>ROOF INSULATION</b>						
None	468	1.2	93	2.0	562	1.3
25mm	0	.0	0	.0	0	.0
50mm	365	.9	294	6.2	659	1.5
75mm	209	.5	321	6.7	530	1.2
100mm	3307	8.4	429	9.0	3736	8.5
150mm	4414	11.2	834	17.5	5248	11.9
200mm	19307	49.0	2158	45.3	21465	48.6
250mm	8263	21.0	386	8.1	8648	19.6
Over 250mm	399	1.0	13	.3	412	.9
No Roof Over	2702	6.9	232	4.9	2934	6.6
Unob.	0	.0	0	.0	0	.0
All Households	39435	100.0	4759	100.0	44194	100.0
<b>PRIMARY HEATING FUEL</b>						
Gas(Mains)	35278	89.5	3740	78.6	39018	88.3
BulkLpg	0	.0	13	.3	13	.0
Bottled Gas	0	.0	14	.3	14	.0
Oil (35 Sec)	0	.0	0	.0	0	.0
Oil (28 Sec)	0	.0	0	.0	0	.0
Housecoal/Pearls	0	.0	13	.3	13	.0
Smokeless (Processed)	14	.0	13	.3	27	.1
Anthracite Nuts	0	.0	0	.0	0	.0
Anthracite Grains	0	.0	0	.0	0	.0
Wood	0	.0	0	.0	0	.0
Domestic On Peak Electricity	985	2.5	250	5.2	1234	2.8
Economy 7 On-Peak	69	.2	39	.8	108	.2
Economy 7 Off Peak	2944	7.5	677	14.2	3621	8.2



<b>TABLE 43 : FUEL POVERTY AND HOUSEHOLD ENERGY ATTRIBUTES</b>						
	<b>Fuel Poverty - Full Income Model</b>					
	<b>Not In Fuel Poverty</b>		<b>In Fuel Poverty</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
Preserved Tariff	0	.0	0	.0	0	.0
Special Tariff (Storage)	0	.0	0	.0	0	.0
Special Tariff (Direct)	0	.0	0	.0	0	.0
Community Heating No CHP	107	.3	0	.0	107	.2
Community Heating With CHP	39	.1	0	.0	39	.1
All Households	39435	100.0	4759	100.0	44194	100.0
<b>PRIMARY HEATING TYPE</b>						
Boiler System	34757	88.1	3518	73.9	38274	86.6
Warm Air System	13	.0	0	.0	13	.0
Room Heaters	1537	3.9	499	10.5	2036	4.6
Storage Heaters	2142	5.4	742	15.6	2884	6.5
Other System	828	2.1	0	.0	828	1.9
Community Heating	158	.4	0	.0	158	.4
All Households	39435	100.0	4759	100.0	44194	100.0
<b>GLAZING TYPE</b>						
Single	2556	6.5	351	7.4	2907	6.6
Double	36880	93.5	4408	92.6	41287	93.4
Triple	0	.0	0	.0	0	.0
All Households	39435	100.0	4759	100.0	44194	100.0

16.5 Households in fuel poverty have an average annual household income of £11,491 compared to an all household average of £25,506 and an average of £27,198 for households not in fuel poverty. Seventeen percent of households in fuel poverty in Gloucester are below the nationally defined low income threshold.



**STRATEGY GUIDELINES**

4,759 households in Gloucester are in fuel poverty with the greatest impact felt by younger and older households and single parent families. At a sectoral level highest rates of fuel poverty are recorded for households in the private-rented sector and for households resident in the Barton and Tredworth, and Moreland areas. Households in fuel poverty exhibit lower access to central heating and a higher dependence on electricity for heating purposes. They also exhibit significantly lower household incomes.

## 17.0 HOUSING AND HEALTH

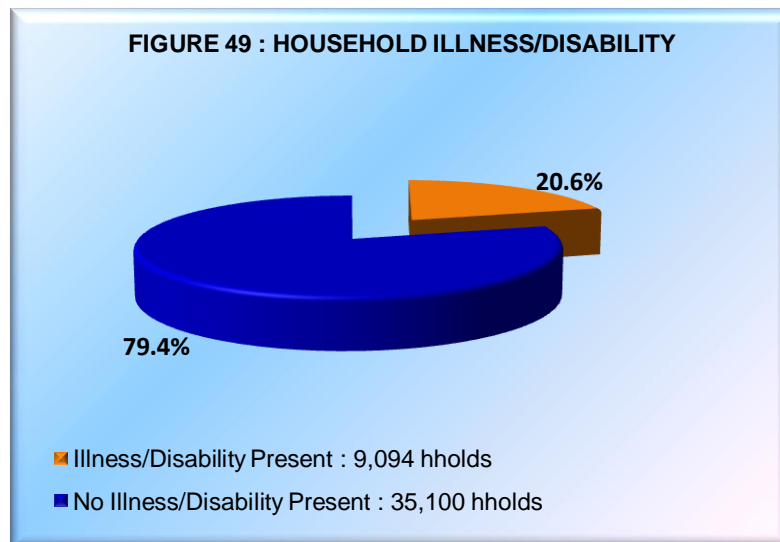
17.1 There is a long established relationship between poor housing and poor health and a growing national interest in the cost of unhealthy housing to society and the potential health cost benefit of housing interventions.

17.2 The current survey, in addition to quantifying current levels of unhealthy housing through measurement of the Housing Health and Safety Rating System, has examined a range of related household health issues. These have included:

- ◆ *The presence of long-term illness/disability, its impact on normal dwelling occupation and its impact on health service resources.*
- ◆ *The incidence of accidents within the home and their impact on health service resources.*

Using national case study data recently published for England<sup>1</sup> we have also attempted to quantify the economic cost of unhealthy housing in Gloucester.

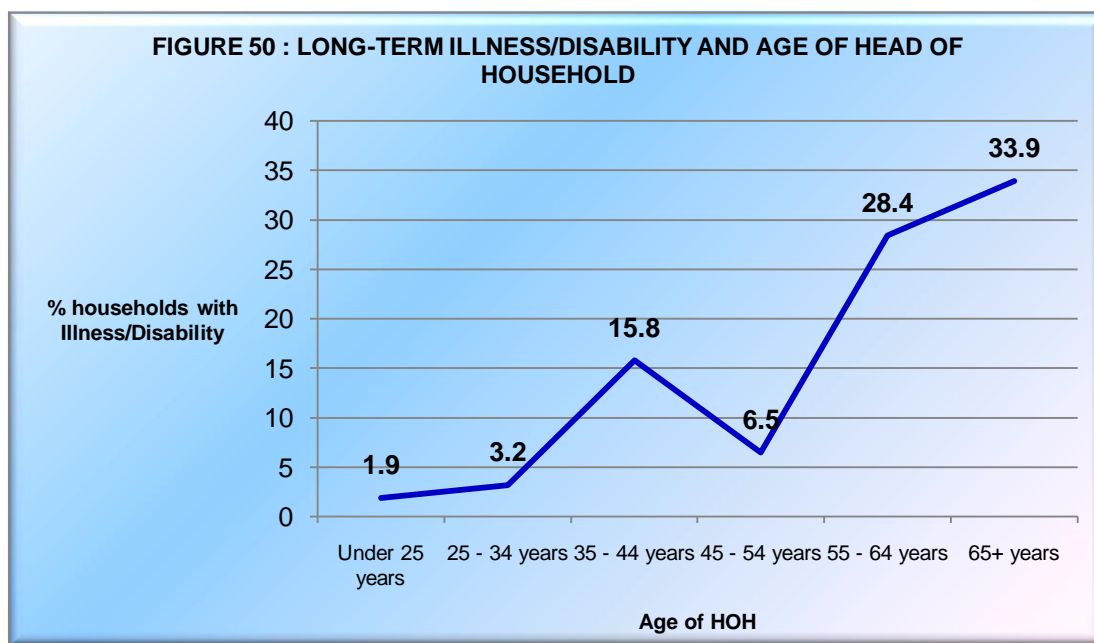
17.3 9,094 households in Gloucester (20.6%) indicated at least one household member affected by a long-term illness or disability.



Illness/disability is strongly age-related. 4,553 households affected (49.0%) have a head of household aged 65 years and over; a further 2,253 households affected (24.8%) have a head of household aged over 55 years. 3,070 households affected (33.7%) are also economically vulnerable. The distribution of households affected by illness/disability shows limited

<sup>1</sup> Quantifying the economic cost of unhealthy housing - a case study from England. 2011 - Simon Nicol, Mike Roys, Maggie Davidson, David Ormandy, Peter Ambrose.

geographical variation across the City but rates of impact are significantly higher within the owner-occupied sector. This is in large part related to the household age profile of the owner-occupied sector (over one third of owner occupied households have a head of household aged 65 years and over).



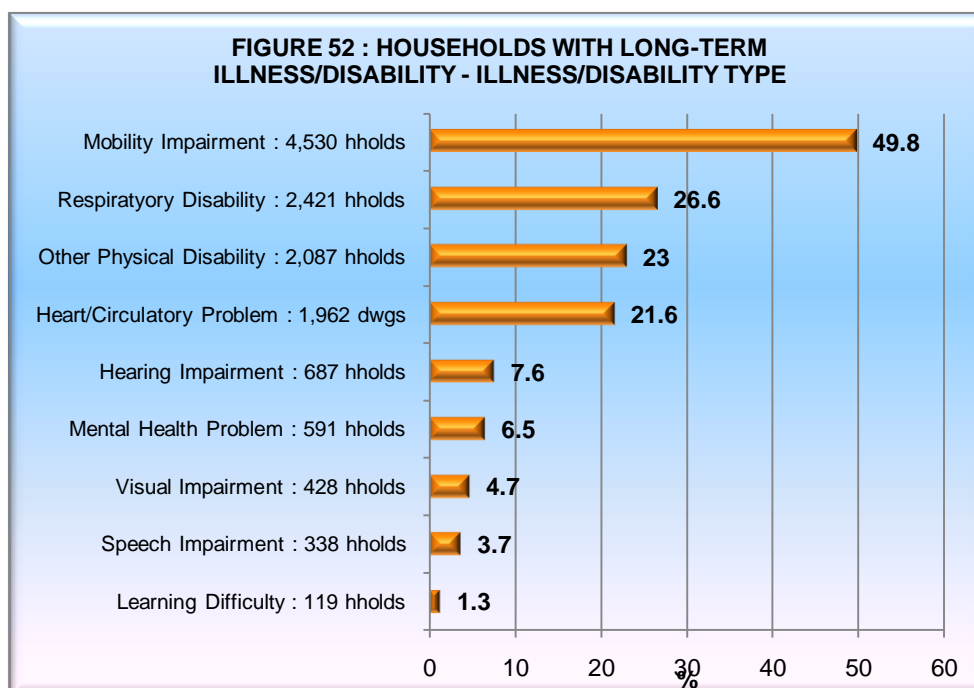
**TABLE 44: HOUSEHOLDS WITH LONG TERM ILLNESS/DISABILITY BY AREA AND HOUSING SECTOR**

	ILLNESS/DISABILITY					
	No		Yes		All Households	
	hholds	%	hholds	%	hholds	%
<b>TENURE</b>						
Owner Occupied	28207	77.8	8049	22.2	36256	100.0
Private Rented	6893	86.8	1045	13.2	7938	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	35100	79.4	9094	20.6	44194	100.0
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	5747	82.3	1237	17.7	6984	100.0
1919-1944	3660	78.0	1031	22.0	4691	100.0
1945-1964	3899	72.7	1463	27.3	5362	100.0
1965-1974	5565	83.1	1135	16.9	6700	100.0
1975-1981	4958	77.4	1450	22.6	6409	100.0
Post-1981	11271	80.2	2777	19.8	14049	100.0
All Households	35100	79.4	9094	20.6	44194	100.0
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	8910	86.7	1371	13.3	10281	100.0
Semi-Detached House/Bungalow	13714	80.2	3389	19.8	17103	100.0
Detached House/Bungalow	7778	75.5	2524	24.5	10302	100.0
Purpose Built Flat	2685	61.8	1658	38.2	4343	100.0
Converted/Mixed Use Flat	2013	93.0	153	7.0	2165	100.0
All Households	35100	79.4	9094	20.6	44194	100.0
<b>SURVEY AREA</b>						
Barton & Tredworth	3253	79.1	859	20.9	4112	100.0
Moreland	2938	78.1	826	21.9	3764	100.0
Westgate Target	2063	85.4	353	14.6	2416	100.0
Remainder	26846	79.2	7056	20.8	33902	100.0
All Households	35100	79.4	9094	20.6	44194	100.0

<b>TABLE 45: HOUSEHOLDS WITH LONG TERM ILLNESS/DISABILITY BY HOUSEHOLD CHARACTERISTICS</b>						
	<b>ILLNESS/DISABILITY</b>					
	<b>No</b>		<b>Yes</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	2104	98.1	41	1.9	2145	100.0
25 - 34 Years	4026	96.8	133	3.2	4160	100.0
35 - 44 Years	6902	84.2	1293	15.8	8195	100.0
45 - 54 Years	7502	93.5	523	6.5	8025	100.0
55 - 64 Years	5670	71.6	2253	28.4	7923	100.0
65 Years And Over	8896	66.1	4553	33.9	13449	100.0
Unrecorded	0	.0	298	100.0	298	100.0
All Households	35100	79.4	9094	20.6	44194	100.0
<b>ECONOMIC STATUS HOH</b>						
Full-Time Work	21135	90.1	2318	9.9	23453	100.0
Part-Time Work	1556	71.4	624	28.6	2180	100.0
Unemployed-Available For Work	1273	92.2	108	7.8	1381	100.0
Permanently Sick/Disabled	334	35.6	603	64.4	937	100.0
Housewife	739	69.8	319	30.2	1058	100.0
Wholly Retired	9313	64.5	5122	35.5	14435	100.0
Student	750	100.0	0	.0	750	100.0
Unob.	0	.0	0	.0	0	.0
All Households	35100	79.4	9094	20.6	44194	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	6209	93.1	457	6.9	6666	100.0
Single Parent Family	2090	85.3	359	14.7	2449	100.0
Two Person Adult Non Pensioner	6730	88.0	919	12.0	7650	100.0
Small Family	8273	86.5	1296	13.5	9569	100.0
Large Family	1843	90.9	184	9.1	2027	100.0
Large Adult	281	77.8	80	22.2	361	100.0
Elderly	8820	60.4	5771	39.6	14591	100.0
Elderly With Family	854	96.9	27	3.1	881	100.0
Unobtainable	0	.0	0	.0	0	.0
All Households	35100	79.4	9094	20.6	44194	100.0
<b>LOW INCOME HOUSEHOLDS</b>						
Not On Low Income	34245	79.2	9015	20.8	43259	100.0
Low Income Household	856	91.5	79	8.5	935	100.0
All Households	35100	79.4	9094	20.6	44194	100.0
<b>ECONOMIC VULNERABILITY</b>						
Not Economically Vulnerable	31548	84.0	6023	16.0	37572	100.0
Economically Vulnerable	3552	53.6	3070	46.4	6622	100.0
<b>All Households</b>	<b>35100</b>	<b>79.4</b>	<b>9094</b>	<b>20.6</b>	<b>44194</b>	<b>100.0</b>

17.4 Households affected by a long-term illness/disability were asked for the nature of that illness/disability. The most common complaints relate to:

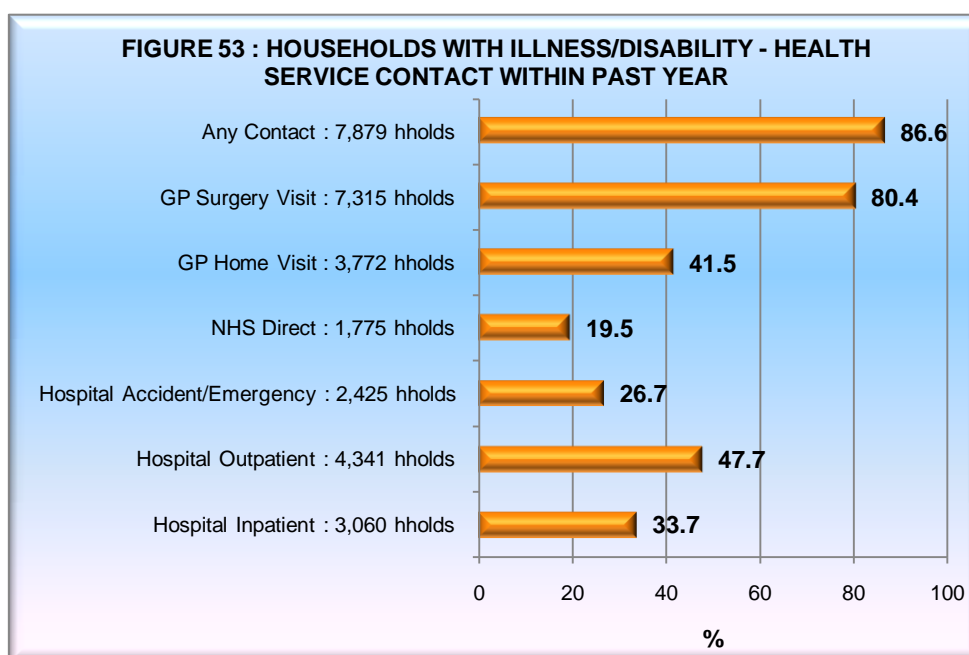
- ◆ **Mobility Impairment :** 4,530 hholds - 49.8%
- ◆ **Respiratory Illness :** 2,421 hholds - 26.6%
- ◆ **Other Physical Disability :** 2,087 hholds - 23.0%
- ◆ **Heart/Circulatory Problems :** 1,962 hholds - 21.6%



17.5 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year and additionally if the illness/disability affected their normal use of the dwelling signifying a potential need for adaptation. Health service contact in the past year is significant among households experiencing illness/disability. 86.6% of such households have made some form of contact with the health service compared to under 2% of households with no illness/disability. The most common form of contact has involved a surgery visit to the GP (7,315 households - 80.4%) although 3,772 households (41.5%) have received a home visit from the GP and 4,341 households (47.7%) have attended hospital as an outpatient.

**TABLE 46: HOUSEHOLDS WITH ILLNESS/DISABILITY - HEALTH SERVICE ACTION WITHIN PAST YEAR**

	No		Yes		All Households with Illness/ Disability	
	hholds	%	hholds	%	hholds	%
Consult GP Through Surgery Visit	1779	19.6	7315	80.4	9094	100.0
Consult GP Through Home Visit	5322	58.5	3772	41.5	9094	100.0
Consult NHS Direct	7319	80.5	1775	19.5	9094	100.0
Attend Hospital Accident/Emergency	6669	73.3	2425	26.7	9094	100.0
Attend Hospital As Outpatient	4752	52.3	4341	47.7	9094	100.0
Attend Hospital As Inpatient	6033	66.3	3060	33.7	9094	100.0



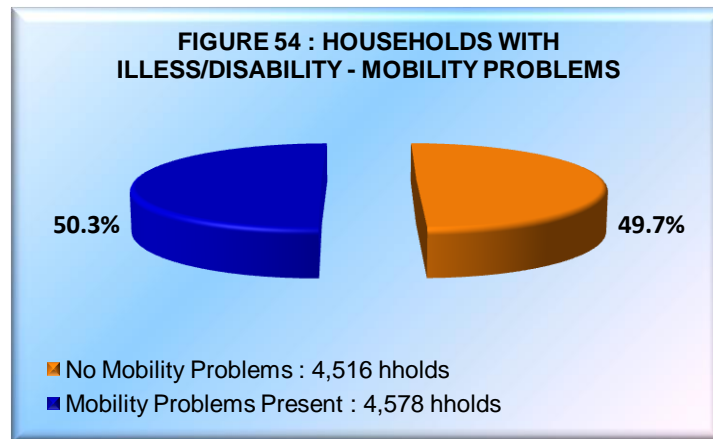
17.6 While the presence of illness/disability has resulted in a high level of contact with the health service this is not necessarily a direct result of poor housing conditions. To examine the presence or otherwise of a relationship between household health/health service contact and housing conditions a correlation analysis has been completed. This confirms a statistically significant correlation between housing conditions, household health and health service contact.

17.7 Of the 9,094 households affected by a long-term illness or disability, 4,578 households (50.3%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 4,516 households (49.7%).

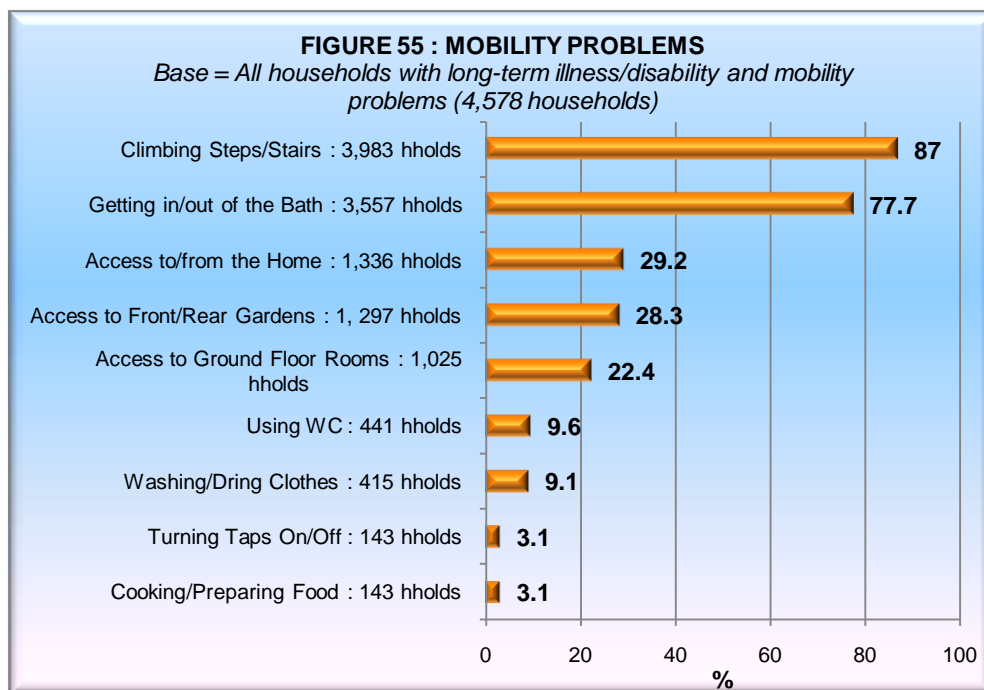
**TABLE 47 : CORRELATION MATRIX - HOUSING CONDITIONS, HOUSEHOLD HEALTH AND HEALTH SERVICE CONTACT**

	ILLNESS/ DISABILITY	HEALTH SERVICE CONTACT	CATEGORY 1 HAZARD	DECENT HOMES REPAIR	DECENT HOMES THERMAL	DECENT HOMES OVERALL
Illness/Disability	1.00	0.867**	0.018**	0.100**	0.181**	0.198**
Health Service Contact	0.867**	1.00	0.021**	0.078**	0.197**	0.185**
Category 1 Hazard	0.018**	0.021**	1.00	0.318**	0.306**	0.491**
Decent Homes Repair	0.100**	0.078**	0.318**	1.00	0.324**	0.756**
Decent Homes Thermal	0.181**	0.197**	0.306**	0.324**	1.00	0.665**
Decent Homes Overall	0.198**	0.185**	0.491**	0.756**	0.665**	1.00

\*\*Significant at 0.01 level (2-tailed)

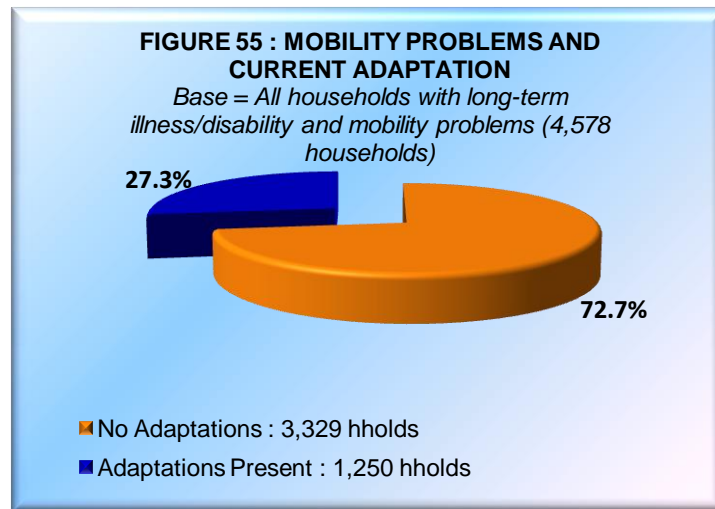


Among households where mobility is affected the most common problems relate to climbing stairs, using bathroom amenities and general access to and around the dwelling including front and rear garden areas.



17.8 Dwelling adaptation has been previously discussed in Chapter 10 with regard to the housing stock in general. Only 1,250 households with a mobility problem (27.3%) live in an adapted dwelling. For the remaining 3,329 households with a mobility problem (72.7%) no adaptations have been made to their existing dwellings. These households represent the core short-term future demand for Disabled Facilities Grant support from Gloucester City Council.



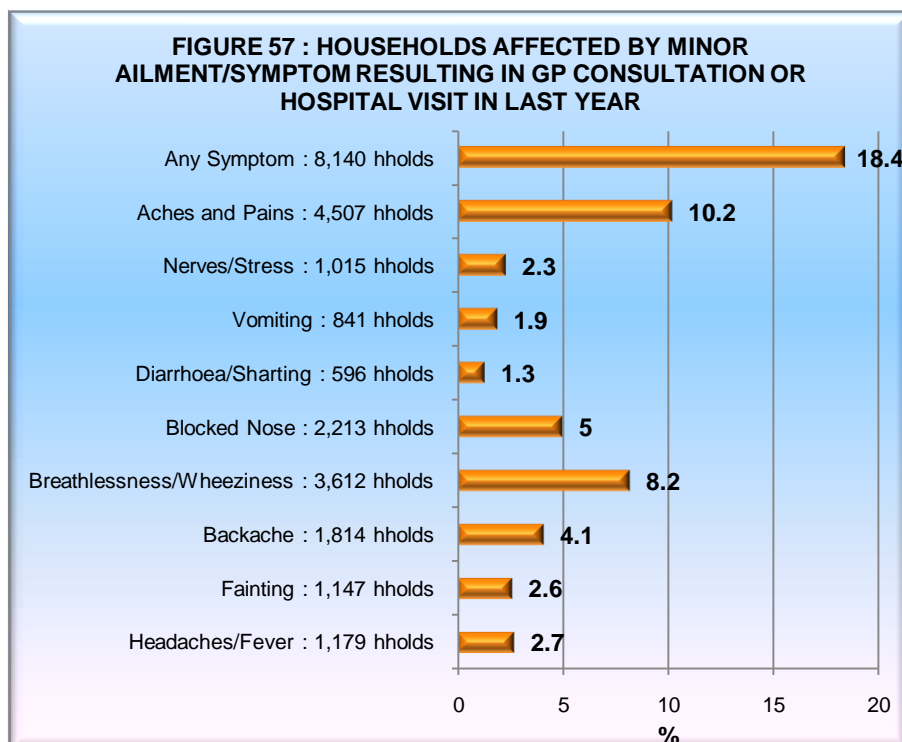


17.9 Additional health related issues were examined across the entire household population related to:

*(a) Minor ailments/symptoms resulting in a GP or hospital consultation within the past year.*

*(b) Accidents within the home.*

8,140 households (18.4%) stated that they had consulted their GP or visited hospital due to minor ailments/symptoms during the past year. Many of the symptoms tested are suspected to be house condition related. The most common symptoms quoted were aches and pains (10.2%), breathlessness/wheeziness (8.2%), blocked nose (5.0%) and backache (4.1%).

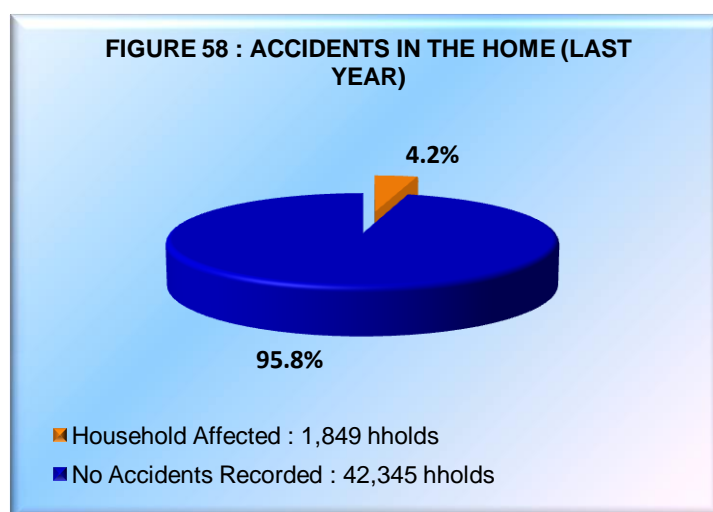


Households most affected by minor ailments/symptoms include the elderly and households with children.

<b>TABLE 48: HOUSEHOLDS AFFECTED BY MINOR AILMENTS/SYMPTOMS REQUIRING A GP CONSULTATION OR HOSPITAL VISIT</b>						
	<b>MINOR AILMENTS</b>					
	<b>No Minor Ailments Past Year</b>		<b>Minor Ailments Present Last Year</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	2063	96.2	82	3.8	2145	100.0
25 - 34 Years	4093	98.4	66	1.6	4160	100.0
35 - 44 Years	6643	81.1	1552	18.9	8195	100.0
45 - 54 Years	6780	84.5	1245	15.5	8025	100.0
55 - 64 Years	5517	69.6	2406	30.4	7923	100.0
65 Years And Over	10958	81.5	2491	18.5	13449	100.0
Unrecorded	0	.0	298	100.0	298	100.0
All Households	36054	81.6	8140	18.4	44194	100.0
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	6018	90.3	648	9.7	6666	100.0
Single Parent Family	1858	75.9	591	24.1	2449	100.0
Two Person Adult Non Pensioner	6703	87.6	947	12.4	7650	100.0
Small Family	7238	75.6	2331	24.4	9569	100.0
Large Family	1923	94.9	104	5.1	2027	100.0
Large Adult	281	77.8	80	22.2	361	100.0
Elderly	11192	76.7	3400	23.3	14591	100.0
Elderly With Family	842	95.5	39	4.5	881	100.0
Unobtainable	0	.0	0	.0	0	.0
<b>All Households</b>	<b>36054</b>	<b>81.6</b>	<b>8140</b>	<b>18.4</b>	<b>44194</b>	<b>100.0</b>

No significant statistical relationship exists between minor ailments and HHSRS Category 1 risk although relationships are statistically significant with non-Decent housing.

- 17.10 The risk of accidents in the home, including falls/shocks, burns, fires, scalds and collisions/cuts/strains is measured within the HHSRS and has been reported previously in Chapter 8 of the report. Households were asked if any member had an accident in the home during the past year. 1,849 households (4.2%) stated that a household member had been affected.



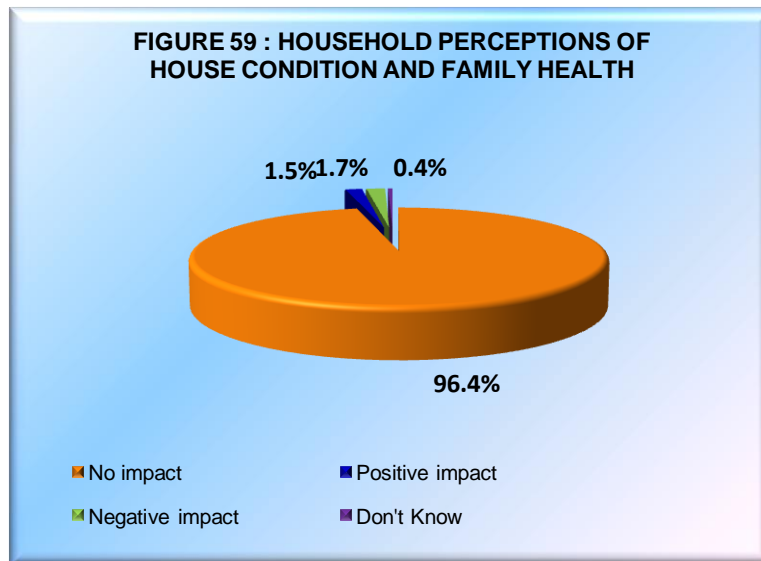
Accidents were predominantly related to trips or falls which affected 1,822 households or 98.5% of all households recording an accident. Accidents recorded by households rarely involved attending hospital as an in-patient although 293 households affected by accidents attended hospital as out-patients. In 617 households (33.4%) accidents involved consultation with a GP, in 565 households (30.5%) accidents involved attending hospital accident/emergency departments. Within the HHSRS the risk of falls on the level and on steps/stairs both exhibit a significant positive correlation with the actual incident of trip/fall accidents in the home.

**TABLE 49 : CORRELATION MATRIX - RISK OF FALLS (HHSRS) AND HOME ACCIDENTS**

	Accident Recorded at Home	Cat 1 Hazard - Falls on the Level	Cat 1 Hazard Falls on Steps and Stairs
Accident Recorded at Home	1.00	0.014**	0.018**
Cat 1 Hazard - Falls on the Level	0.014**	1.00	0.321**
Cat 1 Hazard - Falls on Steps/Stairs	0.018**	0.321**	1.00

\*\* Correlation significant at the 0.01 level (2-tailed).

- 17.11 Households were asked if the design or condition of their dwelling impacted on family health. 96% of households (42,599 hholds) did not think that this was the case; 651 households (1.5%) thought that design and condition impacted positively on their family's health, 773 households (1.7%) thought that design and condition impacted negatively on family health.



Among households with a long-term illness or disability negative views on house condition and health are stronger, 6.8% of households with an illness/disability thought that design and condition impacted negatively on their health.

17.12 Recent research in England has examined and quantified the costs, and benefits to the NHS of reducing HHSRS Category 1 hazards to an acceptable level :- ‘Quantifying the economic cost of unhealthy housing - a case study from England’, 2011, Simon Nichol, Mike Roys, Maggie Davidson, David Ormandy, Peter Ambrose. Using conclusions from this research at a national level and data from the house condition survey enables a local analysis to be completed. This is represented in Table 50. 3,258 households in the City of Gloucester are affected by HHSRS Category 1 hazards. The spread of these hazards by risk type is illustrated in Column 1 of the table. Costs to address Category 1 hazards as a one-off programme were calculated during the house condition survey and are illustrated in Table 2 of the table. Columns 3 and 4 of the Table have applied national averages to local data to determine likely savings as a result of addressing Category 1 hazards. Savings fall into two groups : (a) Direct savings to the NHS, and (b) overall savings to society. The national research indicates that the annual cost to the NHS of treating health outcomes attributable to Category 1 HHSRS hazards in English housing accounts for a maximum of 40% of the total cost to society. Columns 5 and 6 of the Table indicate payback periods through savings of actions to address Category 1 HHSRS hazards. Payback periods have been computed against direct NHS savings but also based on total savings to society.

**TABLE 50 : THE COSTS AND BENEFITS TO THE NHS IN GLOUCESTER OF ADDRESSING CATEGORY 1 HAZARDS**

HHSRS HAZARD	TOTAL NUMBER OF CATEGORY 1 HAZARDS	TOTAL ONE OFF COST TO ADDRESS CATEGORY 1 HAZARD	ANNUAL SAVINGS TO NHS	TOTAL SOCIETY SAVINGS	PAYBACK PERIOD	
	dwgs	£	£	£	NHS SAVINGS	TOTAL SAVINGS
					years	years
Falls between levels	27	21,478	2,943	7,357	7.3	2.9
Excess Cold	1181	3,973,720	10,629	26,572	373.8	149.5
Dampness	52	104,288	4,680	11,700	22.2	8.9
Electrical	56	83,324	8,456	21,140	9.8	3.9
Fire	110	109,697	13,310	33,275	8.2	3.3
Falls on Level	536	160,860	75,040	187,600	2.1	0.8
Domestic Hygiene	14	12,471	1,344	3,360	9.3	3.7
Falls on Stairs	1729	2,593,470	364,819	912,047	7.1	2.8
Structural	12	33,309	1,512	3,780	22.0	8.8
Carbon Monoxide	14	7,093	1,134	2,835	6.2	2.5
<b>ALL HAZARDS</b>	<b>3258</b>	<b>7,099,710</b>	<b>483,867</b>	<b>1,209,666</b>	<b>14.7</b>	<b>5.9</b>

17.13 One-off costs to address Category 1 HHSRS hazards in occupied dwellings in Gloucester are estimated at £7.099M. These costs are estimated to attract NHS savings locally of £0.484M per annum giving a payback period of 14.7 years. Total savings to society are estimated at £1.210M per annum reducing this payback period to just over 5 years.

#### **STRATEGY GUIDELINES**

9,094 households (20.6%) have indicated at least one household member affected by a long-term illness or disability. Illness and/or disability remains strongly age-related with 74% of households affected having a head of household aged 55 years and over. The survey has established relationships between housing conditions and household health with potential implications for local NHS expenditure. One-off programmes to address Category 1 hazards in the City will cost an estimated £7.099M but with estimated annual savings to the NHS of £0.484M per annum and to overall society of £1.210M per annum.

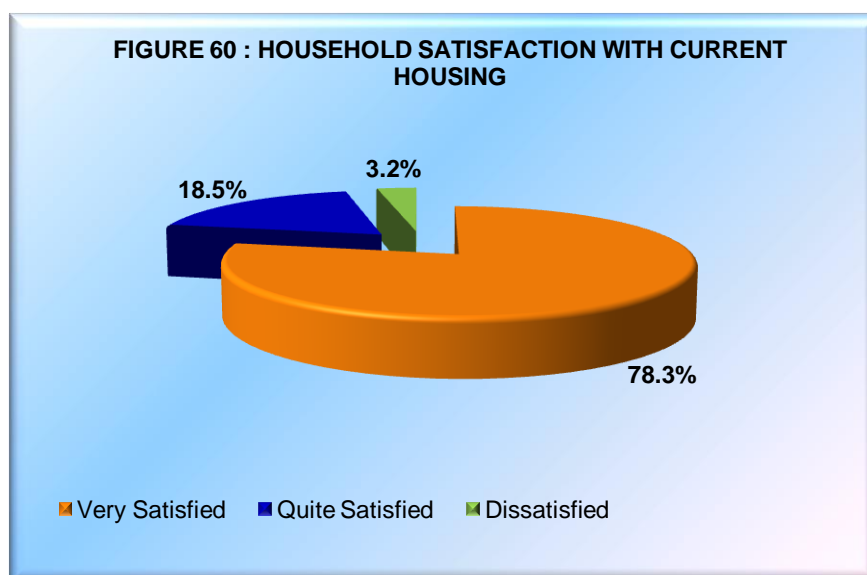
## 18.0 HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

18.1 Balancing surveyors' views on housing and environmental conditions previously reported, household views were assessed with regard to:

- ◆ *Satisfaction with housing circumstances.*
- ◆ *Satisfaction with the local area.*
- ◆ *Attitudes to area trends.*
- ◆ *Problems within their local area.*

### HOUSING SATISFACTION

18.2 Housing satisfaction levels are good. 34,611 households (78.3%) are very satisfied with their current accommodation, 8,169 households (18.5%) are quite satisfied. Only 1,414 households (3.2%) expressed direct dissatisfaction with their home.



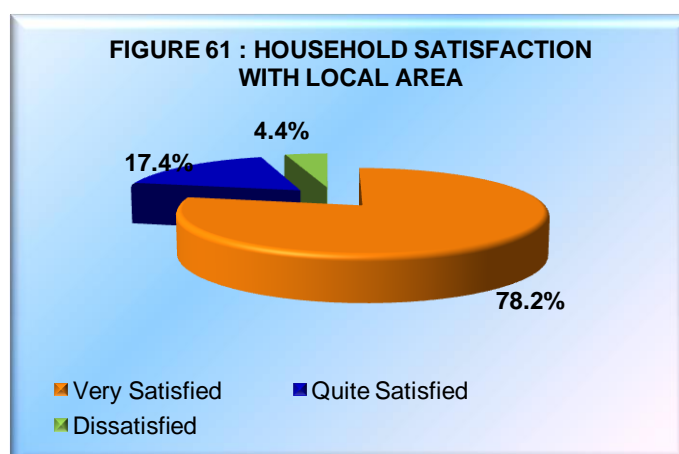
18.3 Levels of dissatisfaction vary geographically across the City and by housing sector. In this respect dissatisfaction levels with current housing circumstances are higher for:

- ◆ *Households within the Barton and Tredworth, Moreland and Westgate areas.*
- ◆ *Households in the private-rented sector.*
- ◆ *Households living in pre-war housing.*
- ◆ *Households living in flats in converted/mixed-use buildings.*

TABLE 51: HOUSING SATISFACTION BY AREA AND HOUSING SECTOR										
	SATISFACTION WITH ACCOMMODATION									
	Very Satisfied		Fairly Satisfied		Fairly Dissatisfied		Very Dissatisfied		All Households	
	hhlds	%	hhlds	%	hhlds	%	hhlds	%	hhlds	%
<b>TENURE</b>										
Owner Occupied	30482	84.1	5190	14.3	209	.6	376	1.0	36256	100.0
Private Rented	4129	52.0	2979	37.5	386	4.9	443	5.6	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Households	34611	78.3	8169	18.5	595	1.3	819	1.9	44194	100.0
<b>DATE OF CONSTRUCTION</b>										
Pre-1919	3661	52.4	2675	38.3	419	6.0	228	3.3	6984	100.0
1919-1944	2805	59.8	1553	33.1	53	1.1	280	6.0	4691	100.0
1945-1964	4572	85.3	764	14.3	26	.5	0	.0	5362	100.0
1965-1974	5216	77.9	1458	21.8	13	.2	13	.2	6700	100.0
1975-1981	5527	86.2	855	13.3	13	.2	13	.2	6409	100.0
Post-1981	12830	91.3	863	6.1	71	.5	285	2.0	14049	100.0
All Households	34611	78.3	8169	18.5	595	1.3	819	1.9	44194	100.0
<b>MAIN HOUSE TYPE</b>										
Terraced House/Bungalow	8052	78.3	1936	18.8	201	2.0	93	.9	10281	100.0
Semi-Detached House/Bungalow	13443	78.6	3170	18.5	145	.8	345	2.0	17103	100.0
Detached House/Bungalow	9176	89.1	854	8.3	0	.0	272	2.6	10302	100.0
Purpose Built Flat	3011	69.3	1252	28.8	53	1.2	27	.6	4343	100.0
Converted/Mixed Use Flat	929	42.9	957	44.2	196	9.1	83	3.8	2165	100.0
All Households	34611	78.3	8169	18.5	595	1.3	819	1.9	44194	100.0
<b>SURVEY AREA</b>										
Barton & Tredworth	2394	58.2	1418	34.5	182	4.4	117	2.9	4112	100.0
Moreland	2333	62.0	1138	30.2	173	4.6	120	3.2	3764	100.0
Westgate Target	1384	57.3	750	31.1	239	9.9	43	1.8	2416	100.0
Remainder	28501	84.1	4863	14.3	0	.0	539	1.6	33902	100.0
All Households	34611	78.3	8169	18.5	595	1.3	819	1.9	44194	100.0

### AREA SATISFACTION

- 18.4 Household satisfaction with their local area is also high. 34,549 households (78.2%) are very satisfied with where they live; 7,689 households (17.4%) are quite satisfied. 1,956 households (4.4%) expressed direct dissatisfaction with their local area.



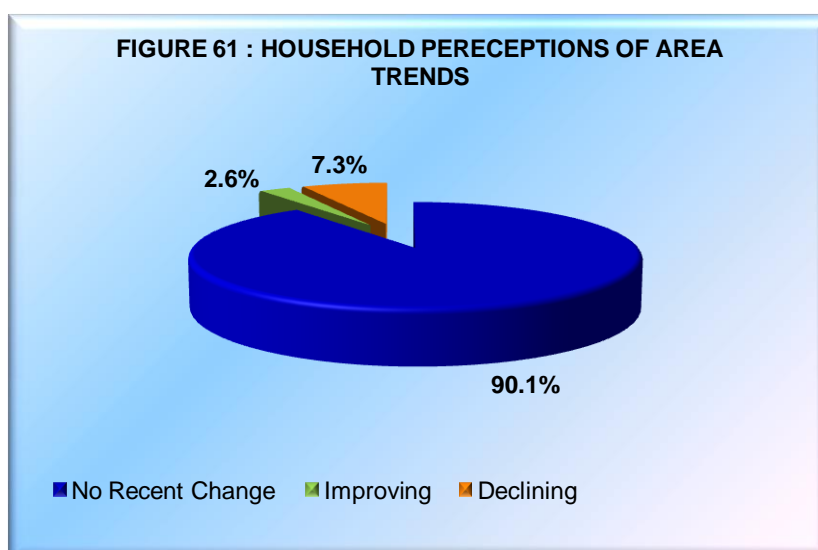
18.5 Variations in area views remain limited although rates of area dissatisfaction are above average for households living in converted and mixed-use flats and in the Barton and Tredworth, Moreland and Westgate areas.

<b>TABLE 52: HOUSEHOLD SATISFACTION WITH LOCAL AREA</b>										
	<b>AREA SATISFACTION</b>									
	<b>Very Satisfied</b>		<b>Quite Satisfied</b>		<b>Quite Dissatisfied</b>		<b>Very Dissatisfied</b>		<b>All Households</b>	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
<b>TENURE</b>										
Owner Occupied	29845	82.3	4866	13.4	1194	3.3	350	1.0	36256	100.0
Private Rented	4704	59.3	2823	35.6	371	4.7	40	.5	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Households	34549	78.2	7689	17.4	1566	3.5	390	.9	44194	100.0
<b>DATE OF CONSTRUCTION</b>										
Pre-1919	3429	49.1	2858	40.9	617	8.8	79	1.1	6984	100.0
1919-1944	2814	60.0	1825	38.9	39	.8	13	.3	4691	100.0
1945-1964	4353	81.2	724	13.5	272	5.1	13	.2	5362	100.0
1965-1974	6013	89.8	674	10.1	0	.0	13	.2	6700	100.0
1975-1981	5774	90.1	65	1.0	570	8.9	0	.0	6409	100.0
Post-1981	12166	86.6	1543	11.0	68	.5	272	1.9	14049	100.0
All Households	34549	78.2	7689	17.4	1566	3.5	390	.9	44194	100.0
<b>MAIN HOUSE TYPE</b>										
Terraced House/Bungalow	8247	80.2	1677	16.3	291	2.8	66	.6	10281	100.0
Semi-Detached House/Bungalow	13078	76.5	3298	19.3	700	4.1	26	.2	17103	100.0
Detached House/Bungalow	9396	91.2	609	5.9	13	.1	285	2.8	10302	100.0
Purpose Built Flat	2914	67.1	1104	25.4	325	7.5	0	.0	4343	100.0
Converted/Mixed Use Flat	915	42.2	1002	46.3	236	10.9	13	.6	2165	100.0
All Households	34549	78.2	7689	17.4	1566	3.5	390	.9	44194	100.0
<b>SURVEY AREA</b>										
Barton & Tredworth	2199	53.5	1652	40.2	195	4.8	65	1.6	4112	100.0
Moreland	2285	60.7	1162	30.9	277	7.4	40	1.1	3764	100.0
Westgate Target	1302	53.9	823	34.1	278	11.5	13	.6	2416	100.0
Remainder	28763	84.8	4052	12.0	815	2.4	272	.8	33902	100.0
<b>All Households</b>	<b>34549</b>	<b>78.2</b>	<b>7689</b>	<b>17.4</b>	<b>1566</b>	<b>3.5</b>	<b>390</b>	<b>.9</b>	<b>44194</b>	<b>100.0</b>

### AREA TRENDS

18.6 Household attitudes to trends within their local area are more mixed. 39,813 households (90.1%) perceive no recent change in their area, 1,144 households (2.6%) regard their area as improving and 3,237 households (7.3%) regard their area as declining.



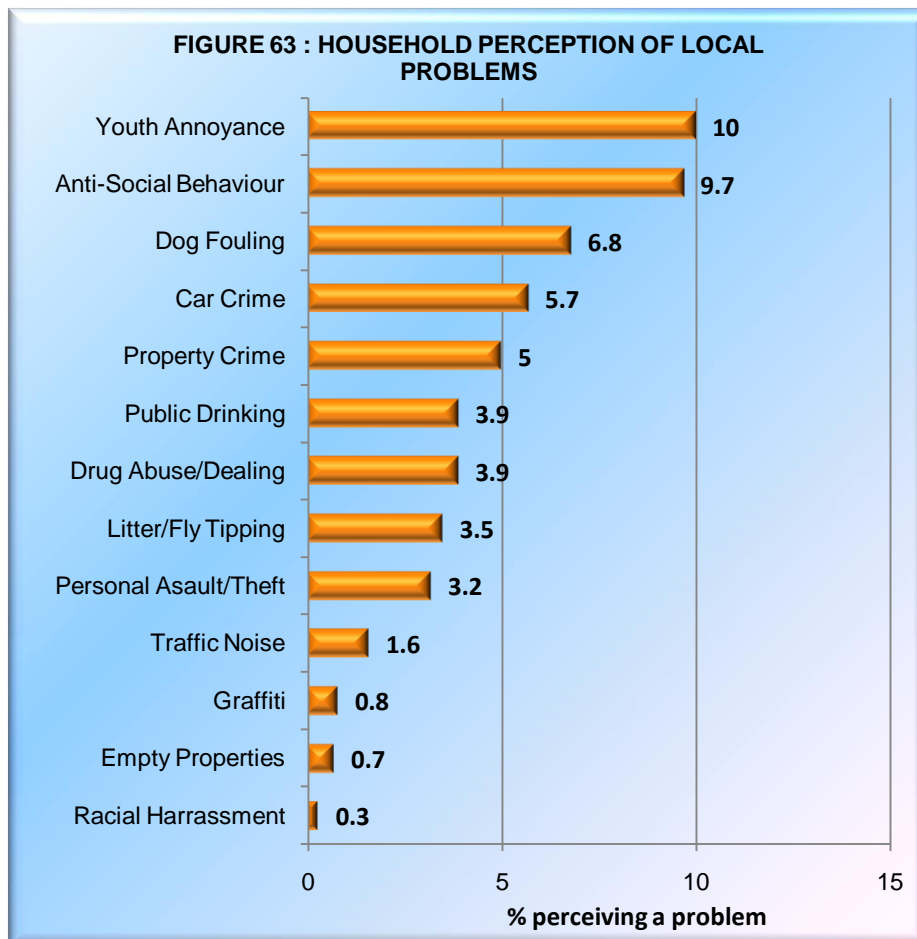


18.7 Perceptions of area decline are strongest within the Barton and Tredworth, and Moreland areas and in the owner-occupied sector.

<b>TABLE 53: HOUSEHOLD ATTITUDES TO CHANGE IN THEIR LOCAL AREA</b>								
	<b>AREA TRENDS</b>							
	<b>Remained The Same</b>		<b>Improving</b>		<b>Declining</b>		<b>All Households</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>TENURE</b>								
Owner Occupied	32133	88.6	1102	3.0	3022	8.3	36256	100.0
Private Rented	7680	96.8	42	.5	215	2.7	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0
All Households	39813	90.1	1144	2.6	3237	7.3	44194	100.0
<b>DATE OF CONSTRUCTION</b>								
Pre-1919	5945	85.1	211	3.0	828	11.8	6984	100.0
1919-1944	4264	90.9	39	.8	389	8.3	4691	100.0
1945-1964	4726	88.2	325	6.1	311	5.8	5362	100.0
1965-1974	6661	99.4	13	.2	26	.4	6700	100.0
1975-1981	5308	82.8	272	4.2	829	12.9	6409	100.0
Post-1981	12908	91.9	285	2.0	856	6.1	14049	100.0
All Households	39813	90.1	1144	2.6	3237	7.3	44194	100.0
<b>MAIN HOUSE TYPE</b>								
Terraced House/Bungalow	9460	92.0	144	1.4	677	6.6	10281	100.0
Semi-Detached House/Bungalow	15143	88.5	403	2.4	1557	9.1	17103	100.0
Detached House/Bungalow	9176	89.1	557	5.4	570	5.5	10302	100.0
Purpose Built Flat	4031	92.8	13	.3	299	6.9	4343	100.0
Converted/Mixed Use Flat	2003	92.5	28	1.3	135	6.2	2165	100.0
All Households	39813	90.1	1144	2.6	3237	7.3	44194	100.0
<b>SURVEY AREA</b>								
Barton & Tredworth	3488	84.8	78	1.9	546	13.3	4112	100.0
Moreland	3214	85.4	196	5.2	354	9.4	3764	100.0
Westgate Target	2199	91.0	55	2.3	162	6.7	2416	100.0
Remainder	30913	91.2	815	2.4	2174	6.4	33902	100.0
All Households	39813	90.1	1144	2.6	3237	7.3	44194	100.0

**HOUSEHOLD VIEWS ON LOCAL PROBLEMS**

18.9 In addition to general area attitudes, households were prompted to comment on a range of issues which might represent problems within their areas. Key issues emerging as important include anti-social behaviour, and youth annoyance.



**STRATEGY GUIDELINES**

Levels of household satisfaction with their housing and local areas remain high. Local issues identified by households as important include anti-social behaviour, youth annoyance, property and auto crime.



**GLOUCESTER**  
**CITY COUNCIL**

## **SECTION 5 : SECTORAL REVIEW**

**Chapter 19 : Owner-occupiers in non-Decent Housing**

**Chapter 20 : The Private Rented Sector**

## **19.0 OWNER-OCCUPIERS IN NON DECENT HOUSING**

19.1 Owner-occupied households were the focus of additional analyses during the house condition survey. Areas of special interest have included:

- a) Relationships between house condition and economic/social circumstances guiding intervention and support strategies within the sector.*
- b) Past improvement histories and improvement intentions.*
- c) Attitudes to the funding of repairs/improvements including methods of payment and interest in Council loans or equity release. A desktop valuation of private sector housing has also been completed providing indications of equity potential when linked with information on mortgage holdings.*

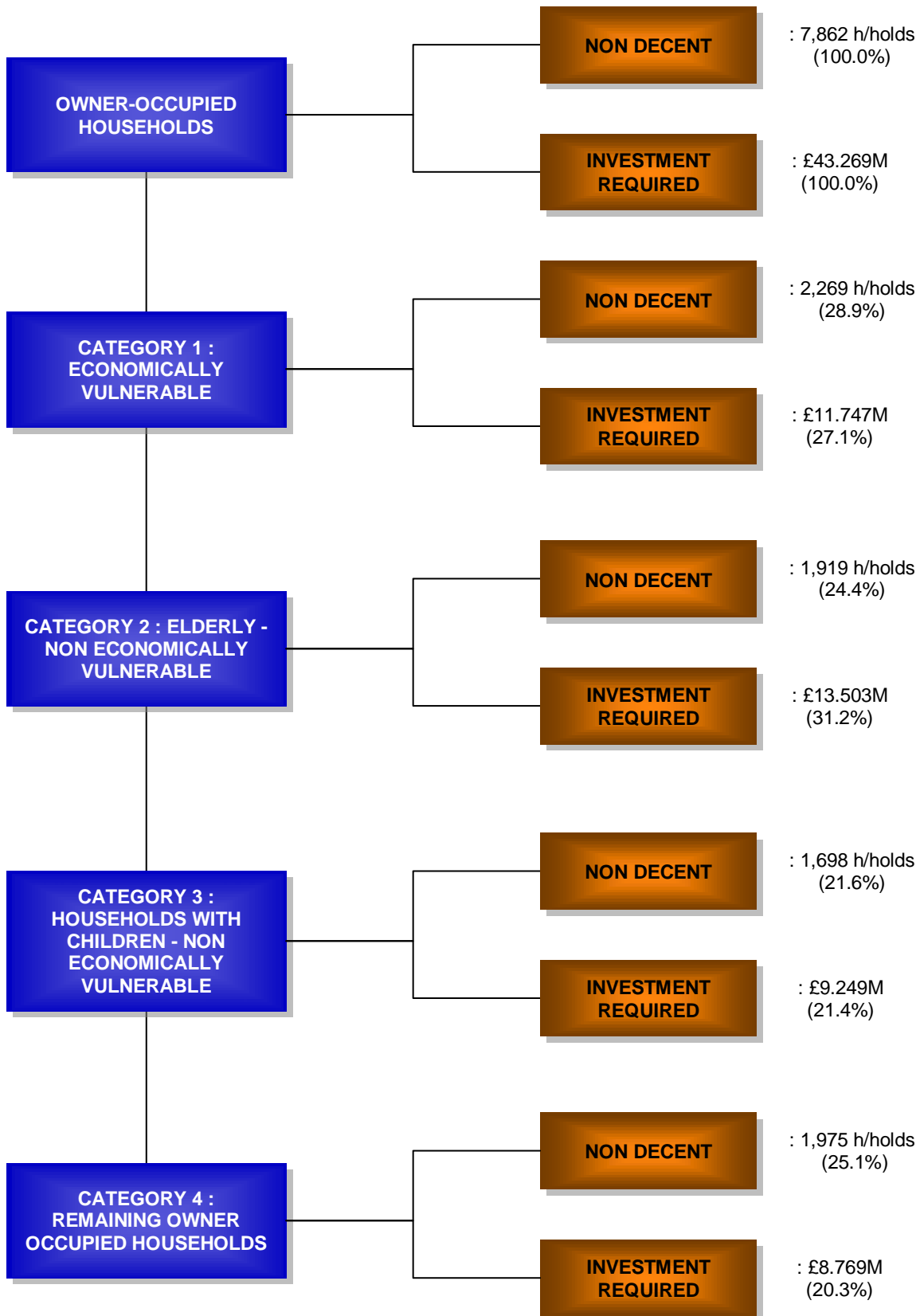
### **INTERVENTION AND SUPPORT REQUIREMENTS**

19.2 A potential framework for intervention within the owner-occupied sector is illustrated in Figure 64. Three main targets for support have been identified within this framework including:

- ◆ *Economically Vulnerable households.*
- ◆ *Elderly households; non Economically Vulnerable.*
- ◆ *Families with Children; non Economically Vulnerable.*

19.3 7,862 owner-occupied households (21.7%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £43.269M. 2,269 households within this sector are economically vulnerable representing 28.9% of the total. Estimated improvement expenditure for these households is £11.747M.

**FIGURE 64 : OWNER-OCCUPIED INTERVENTION FRAMEWORK**  
Base = Owner-occupied Households in Non Decent Homes



Among owner-occupied households living in non-Decent conditions; 1,919 households (24.4%) are elderly in composition but not economically vulnerable and 1,698 households (21.6%) contain children. These households are not economically vulnerable by definition but may be under pressure financially to improve and maintain their homes. Outstanding expenditure against these groups to achieve the decent homes standard is estimated at £22.752M.

<b>TABLE 54: OWNER-OCCUPIED HOUSEHOLDS IN NON DECENT HOMES - TARGET SUPPORT GROUPS BY AREA AND HOUSING SECTOR</b>										
	<b>TARGET HOUSEHOLDS</b>									
	<b>Non-Target</b>		<b>Economically Vulnerable</b>		<b>Elderly - Non Economically Vulnerable</b>		<b>Family - Non Economically Vulnerable</b>		<b>Owner Occupied Households In Non Decent Homes</b>	
	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>	<b>hholds</b>	<b>%</b>
<b>TENURE</b>										
Owner Occupied	1975	100.0	2269	100.0	1919	100.0	1698	100.0	7862	100.0
Private Rented	0	.0	0	.0	0	.0	0	.0	0	.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
Owner Occupied Households In Non Decent Homes	1975	100.0	2269	100.0	1919	100.0	1698	100.0	7862	100.0
<b>DATE OF CONSTRUCTION</b>										
Pre-1919	340	17.2	378	16.7	390	20.3	441	26.0	1549	19.7
1919-1944	39	2.0	91	4.0	324	16.9	39	2.3	493	6.3
1945-1964	298	15.1	350	15.4	39	2.0	285	16.8	972	12.4
1965-1974	557	28.2	272	12.0	828	43.2	26	1.5	1683	21.4
1975-1981	0	.0	815	35.9	285	14.9	13	.8	1113	14.2
Post-1981	743	37.6	363	16.0	53	2.8	895	52.7	2054	26.1
Owner Occupied Households In Non Decent Homes	1975	100.0	2269	100.0	1919	100.0	1698	100.0	7862	100.0
<b>MAIN HOUSE TYPE</b>										
Terraced House/Bungalow	739	37.4	571	25.2	765	39.8	739	43.5	2815	35.8
Semi-Detached House/Bungalow	725	36.7	817	36.0	1062	55.3	622	36.6	3226	41.0
Detached House/Bungalow	285	14.4	272	12.0	13	.7	298	17.5	867	11.0
Purpose Built Flat	159	8.1	596	26.3	66	3.4	13	.8	835	10.6
Converted/Mixed Use Flat	67	3.4	13	.6	13	.7	27	1.6	120	1.5
Owner Occupied Households In Non Decent Homes	1975	100.0	2269	100.0	1919	100.0	1698	100.0	7862	100.0
<b>SURVEY AREA</b>										
Barton & Tredworth	143	7.2	195	8.6	195	10.2	78	4.6	611	7.8
Moreland	234	11.8	364	16.0	299	15.6	195	11.5	1092	13.9
Westgate Target	240	12.1	80	3.5	67	3.5	67	3.9	453	5.8
Remainder	1359	68.8	1631	71.9	1359	70.8	1359	80.0	5707	72.6
<b>Owner Occupied Households In Non Decent Homes</b>	<b>1975</b>	<b>100.0</b>	<b>2269</b>	<b>100.0</b>	<b>1919</b>	<b>100.0</b>	<b>1698</b>	<b>100.0</b>	<b>7862</b>	<b>100.0</b>

**THE DISTRIBUTION OF TARGET GROUPS**

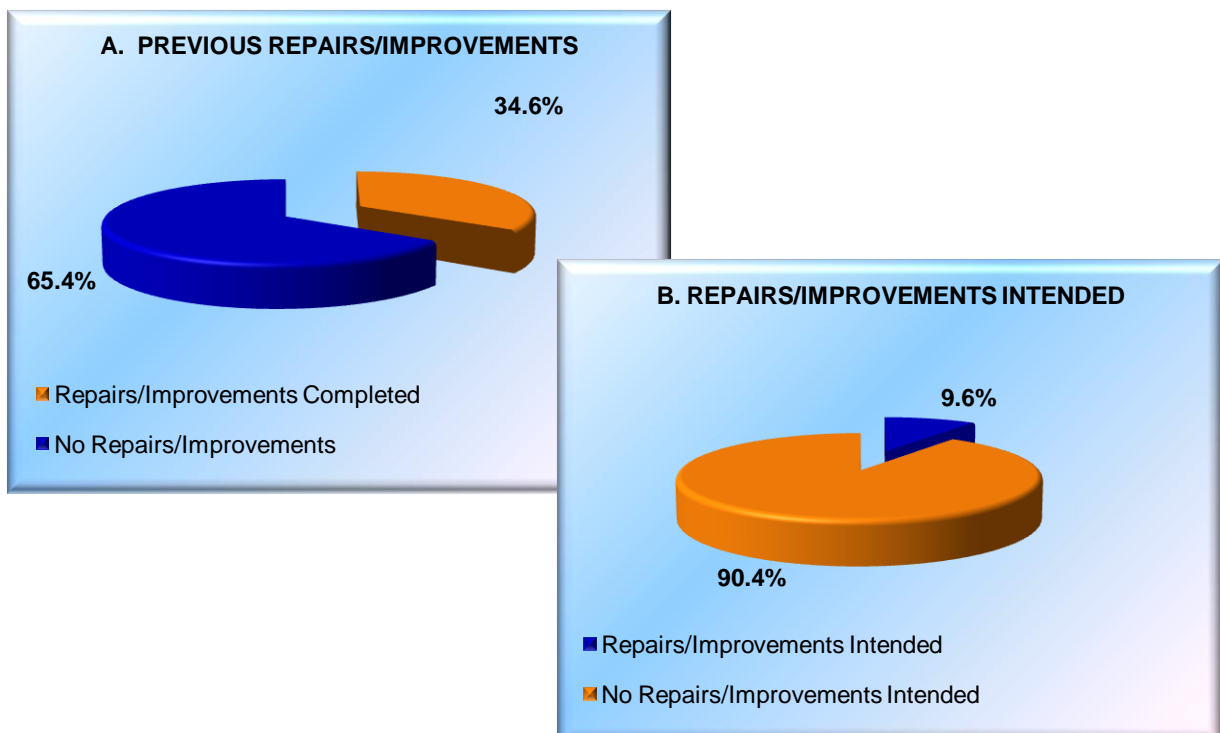
19.4 All target groups are heavily represented in the pre-1919 terraced housing and inter-war semi-detached housing markets. At an area level all target groups are heavily concentrated in the City Remainder.

**OWNER OCCUPIED IMPROVEMENT HISTORY**

19.5 While economic factors will influence the ability of owner-occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels have been reported as high and these are retained among owner-occupiers in non-Decent housing. 6,213 owner-occupiers living in non-Decent housing (79.0%) are very satisfied with their current home, an additional 1,144 households (14.5%) are quite satisfied. Only 506 owner-occupiers in non-Decent homes (6.4%) expressed direct dissatisfaction with their current accommodation.

19.6 Against these attitudes to housing, previous and projected home improvement activity levels among owner-occupiers remain mixed. 5,142 owner-occupiers in non-Decent homes (65.4%) have completed no major repairs/improvements in the last 5 years, 7,111 households (90.4%) have no intentions to carry out major repairs/improvements, within the next 5 years.

**FIGURE 65 : OWNER-OCCUPIED REPAIR ACTIVITY :  
OWNER OCCUPIED HOUSEHOLDS IN NON-DECENT HOMES**



## PROPERTY VALUES AND HOUSEHOLD EQUITY

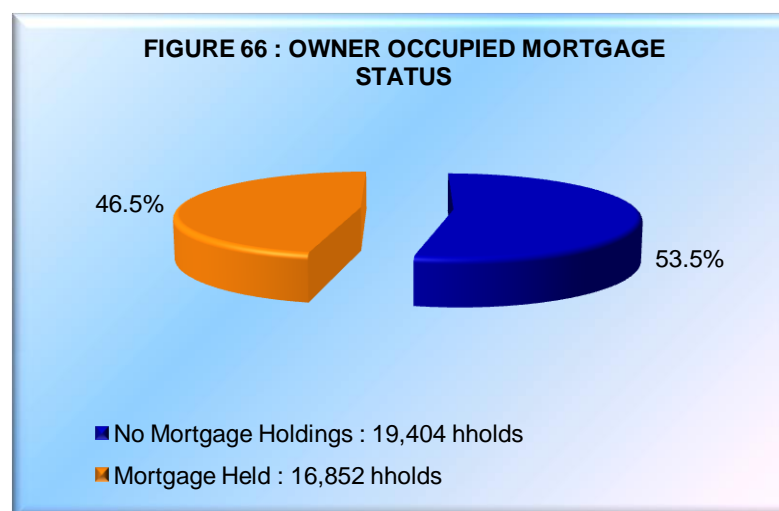
19.7 Equity release remains a Government recommendation to achieve an increase in owner-occupied funding for home improvement. The availability of equity and its use by owner-occupiers is dependent upon three key factors:

- a) *The value of owner-occupied housing assets.*
- b) *Existing owner-occupied mortgage holdings.*
- c) *Owner-occupied attitudes to the use of available equity for home improvement purposes.*

19.8 During the survey owner-occupiers were asked for information on their current mortgage position. In support of this information a desktop valuation of private occupied homes was completed from land registry sources. Property values less existing mortgage holdings provide an indicative value of equity potential.

## MORTGAGE HOLDINGS

19.9 16,852 owner-occupied households (46.5%) have existing mortgage or financial commitments against their home. The remaining 19,404 households (53.5%) have no mortgage or financial commitments against their home. Among households with a mortgage, the average size of this mortgage is estimated at £51,132 per household giving total mortgage holdings of £861.688 million.

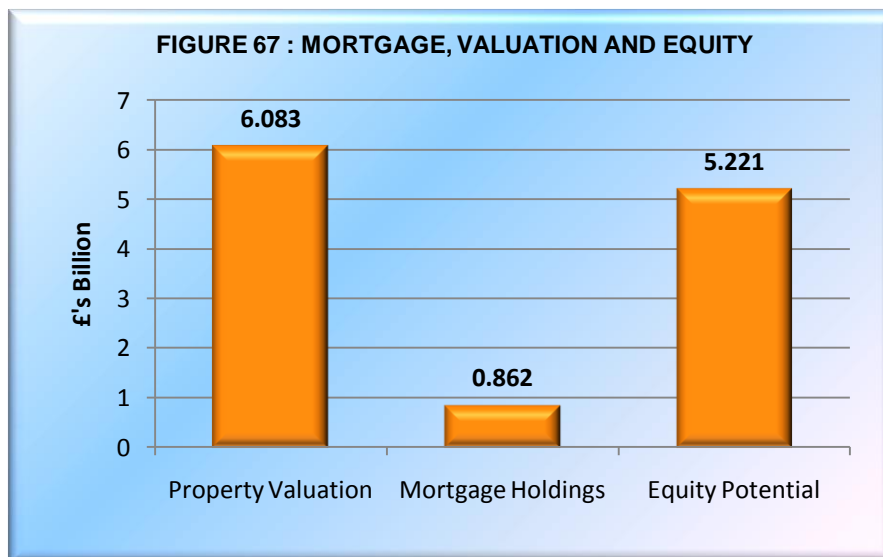




<b>TABLE 55 : OWNER-OCCUPIED MORTGAGE HOLDINGS</b>		
<b>OUTSTANDING MORTGAGE</b>	<b>HOUSEHOLDS</b>	<b>%</b>
<b>£'s...</b>		
No Mortgage Commitment	19404	53.5
5000	1697	4.7
10000	1903	5.2
22500	831	2.3
37500	3368	9.3
52500	3732	10.3
67500	1765	4.9
82500	1480	4.1
105000	1361	3.8
130000	79	0.2
155000	622	1.7
185000	13	0.1
<b>ALL HOUSEHOLDS</b>	<b>36256</b>	<b>100.0</b>

**HOUSE PRICES AND HOUSEHOLD EQUITY**

19.10 Average owner-occupied property prices are estimated at £167,776 from Land Registry sources producing a valuation of owner-occupied housing of £6.083 billion. Compared with mortgage holdings this provides an equity potential of £5.221 billion.



Given the significant difference between property values and mortgage holdings, equity potential exists across all areas and sub-sectors of the owner-occupied housing market. Of importance within the equity equation owner-occupied households living in non-Decent housing hold an equity potential of £1.034 billion.

**VARIATIONS IN EQUITY POTENTIAL**

19.11 Equity potential exhibits a strong relationship to household age and income status. In this respect equity levels are generally higher for older households and also for those on low incomes. This would tend to support the view that many elderly households are equity rich but cash poor.

19.12 Average equity levels for owner-occupied households living in non-Decent Homes are estimated at £131,554. Against this, average improvement expenditure required by owner-occupied households in non-Decent homes is £5,503.

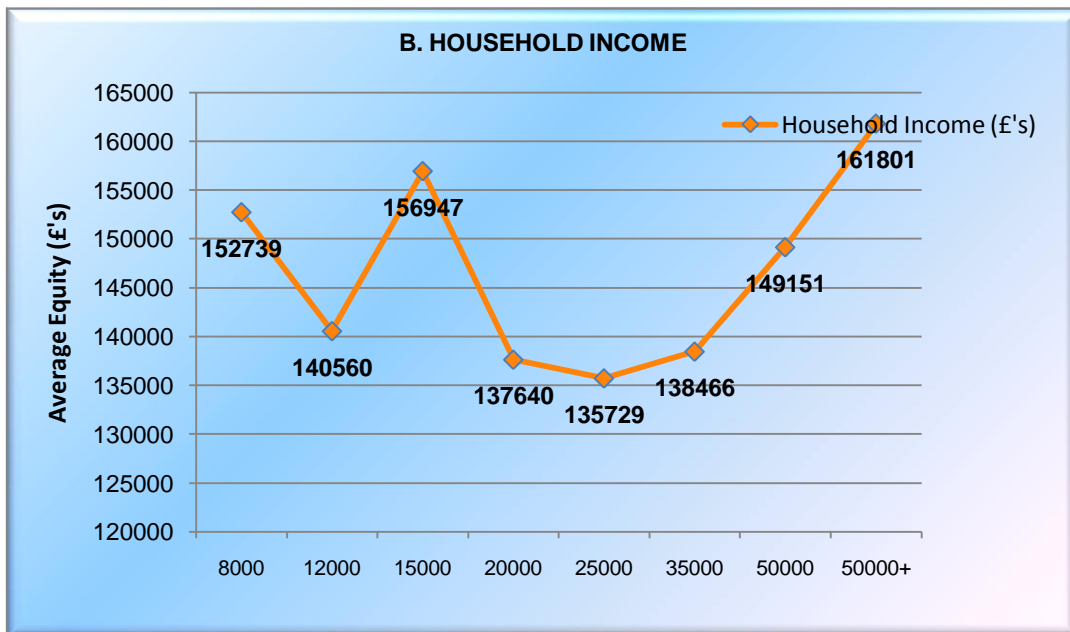
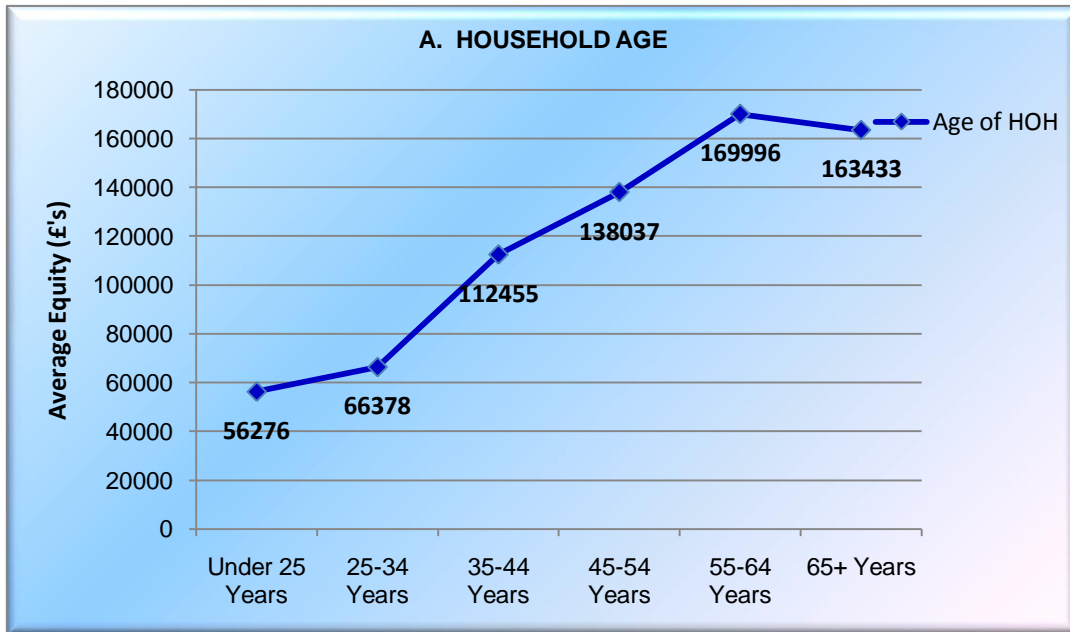
**TABLE 56: OWNER OCCUPIED PROPERTY VALUES, MORTGAGE HOLDINGS AND INDICATIVE EQUITY BY AREA AND HOUSING SECTOR**

	PROPERTY EQUITY		MORTGAGE HOLDINGS		INDICATIVE PROPERTY VALUE	
	Average (£)	Total (£)	Average (£)	Total (£)	Average (£)	Total (£)
<b>DATE OF CONSTRUCTION</b>						
Pre-1919	97639	389981171	23715	94720770	121354	484701941
1919-1944	136021	419481223	36617	112925290	172639	532406513
1945-1964	145344	726356215	14819	74055717	160163	800411932
1965-1974	138393	888482435	10707	68736556	149099	957218992
1975-1981	154728	977216267	15769	99590541	170496	1076806807
Post-1981	158999	1819700633	35969	411658971	194968	2231359605
All Owner Occupied Households	144010	5221217944	23767	861687845	167777	6082905790
<b>MAIN HOUSE TYPE</b>						
Terraced House/Bungalow	82045	689497114	37375	314093341	119420	1003590455
Semi-Detached House/Bungalow	138674	2067036198	15698	233985014	154372	2301021212
Detached House/Bungalow	219441	2249270741	26013	266631464	245454	2515902204
Purpose Built Flat	80823	205065819	15943	40449497	96766	245515316
Converted/Mixed Use Flat	64990	10348073	41002	6528529	105992	16876602
All Owner Occupied Households	144010	5221217944	23767	861687845	167777	6082905790
<b>SURVEY AREA</b>						
Barton & Tredworth	91128	235566568	28794	74432412	119922	309998981
Moreland	105075	273193895	28075	72995000	133150	346188895
Westgate Target	62734	56836764	44485	40303676	107219	97140441
Remainder	154338	4655620717	22342	673956757	176681	5329577473
<b>All Owner Occupied Households</b>	<b>144010</b>	<b>5221217944</b>	<b>23767</b>	<b>861687845</b>	<b>167777</b>	<b>6082905790</b>

**TABLE 57: OWNER OCCUPIED PROPERTY VALUES, MORTGAGE HOLDINGS AND INDICATIVE EQUITY BY AGE OF HOH, HOUSEHOLD TYPE AND HOUSEHOLD INCOME**

	PROPERTY EQUITY		MORTGAGE HOLDINGS		INDICATIVE PROPERTY VALUE	
	average(£)	total(£)	average(£)	total(£)	average(£)	total(£)
<b>AGE OF HEAD OF HOUSEHOLD</b>						
Under 25 Years	56276	24144029	65712	28192388	121988	52336417
25 - 34 Years	66378	147535892	88894	197581911	155272	345117802
35 - 44 Years	112455	667637668	58454	347039519	170909	1014677188
45 - 54 Years	138037	1004770686	33021	240356912	171058	1245127599
55 - 64 Years	169996	1153836268	6026	40898558	176022	1194734825
65 Years And Over	163433	2176306053	572	7618558	164006	2183924610
Unrecorded	165009	46987349	0	0	165009	46987349
All Owner Occupied Households	144010	5221217944	23767	861687845	167777	6082905790
<b>HOUSEHOLD TYPE</b>						
Single Person Non Pensioner	120251	374356956	32564	101376036	152815	475732992
Single Parent Family	154841	198494177	31094	39859753	185934	238353930
Two Person Adult Non Pensioner	139881	868232364	40482	251267563	180363	1119499927
Small Family	122311	1017458448	46891	390069787	169202	1407528235
Large Family	134691	256793721	33335	63554613	168026	320348334
Large Adult	91168	16646091	26814	4895883	117982	21541974
Elderly	163182	2346347447	703	10112137	163886	2356459584
Elderly With Family	164699	142888740	636	552073	165336	143440813
Unobtainable	.	.	.	.	.	.
All Owner Occupied Households	144010	5221217944	23767	861687845	167777	6082905790
<b>HOUSEHOLD INCOME</b>						
Upto £8000	152739	154404660	0	0	152739	154404660
£8001 - £12000	140560	479381314	2245	7658244	142805	487039558
£12001 - £15000	156947	394390621	2943	7396622	159890	401787243
£15001 - £20000	137640	1038077089	21835	164680086	159475	1202757174
£20001 - £25000	135729	619477154	21739	99217423	157468	718694577
£25001 - £35000	138466	751721141	15099	81973108	153565	833694249
£35001 - £50000	149151	1454217741	42088	410359106	191240	1864576847
Over £50000	161801	329548226	44386	90403256	206187	419951482
<b>All Owner Occupied Households</b>	<b>144010</b>	<b>5221217944</b>	<b>23767</b>	<b>861687845</b>	<b>167777</b>	<b>6082905790</b>

**FIGURE 68 : RELATIONSHIPS BETWEEN HOUSEHOLD  
AGE AND INCOME AND HOUSING EQUITY**

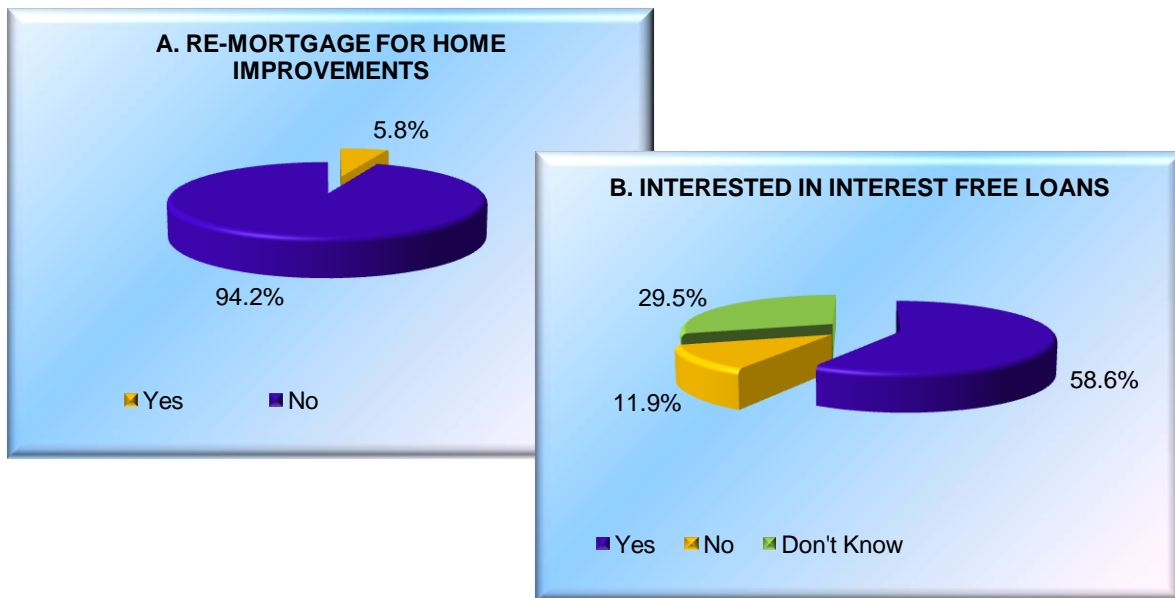


**EQUITY RELEASE**

19.13 A central issue locally is not the undoubted existence of owner-occupied property equity but the release of this equity for home improvement/repair activity. Households were questioned on their attitudes to such release. For the purposes of this analysis we have isolated owner-occupied households living in non-Decent homes (7,862 households). 457 households

(5.8%) stated that they would re-mortgage their dwelling for home improvements. A larger number of households - 937 households (11.9%) - were interested in interest free loans.

**FIGURE 69 : OWNER-OCCUPIERS IN NON-DECENT HOMES -  
 INTEREST IN EQUITY RELEASE**



**STRATEGY GUIDELINES**

Economically vulnerable and elderly households comprise 53% of all owner-occupied households living in non-Decent homes indicating a need for continued support mechanisms for home repair and improvement. Equity levels within the owner-occupied sector are however substantial and represent a potential source of housing investment. Among owner-occupiers living in non-Decent housing 6% of households would be interested in re-mortgaging for home improvement/repair and 12% in Council sponsored interest free loans.

## 20.0 THE PRIVATE-RENTED SECTOR

20.1 The private rented sector is estimated to contain 8,250 dwellings or 17.7% of all private housing. Rates of private-rental within Gloucester are below the national average although the sector has increased significantly over the last 5 years. This section examines briefly the underlying distribution, structure and characteristics of the sector, patterns of occupancy within it and housing conditions relative to the private sector housing stock in general.

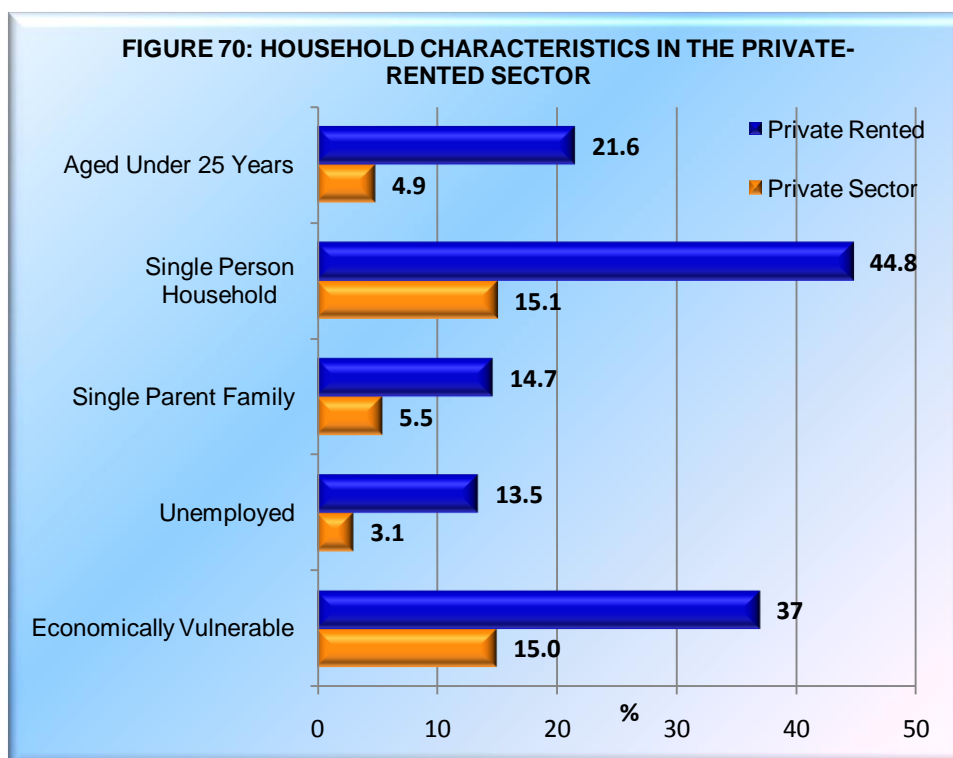
### PRIVATE-RENTED DISTRIBUTION

20.2 The private-rented sector shows a broad distribution but is more concentrated than the owner-occupied sector. In this respect the private rented sector is strongly associated with the pre-1919 and post-1981 housing sectors and with the terraced, and flatted housing markets. Geographically it exhibits a more concentrated distribution in the inner city with rates of private rental exceeding 50% of total housing stock in the Westgate area and 30% of private housing in the Moreland and Barton and Tredworth areas.

TABLE 58: THE DISTRIBUTION OF PRIVATE RENTED DWELLINGS BY AREA, HOUSE TYPE AND DATE OF CONSTRUCTION								
	TENURE							
	Owner Occupied		Private Rented		Unrecorded		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
<b>DATE OF CONSTRUCTION</b>								
Pre-1919	4008	10.8	3019	36.6	586	58.6	7613	16.4
1919-1944	3557	9.6	1611	19.5	49	4.9	5218	11.2
1945-1964	4885	13.1	350	4.2	0	.0	5236	11.3
1965-1974	6565	17.6	304	3.7	12	1.2	6881	14.8
1975-1981	6479	17.4	99	1.2	61	6.1	6639	14.3
Post-1981	11749	31.5	2866	34.7	291	29.2	14906	32.1
All Dwellings	37242	100.0	8250	100.0	1000	100.0	46492	100.0
<b>MAIN HOUSE TYPE</b>								
Terraced House/Bungalow	8304	22.3	2081	25.2	147	14.7	10532	22.7
Semi-Detached House/Bungalow	14893	40.0	2185	26.5	353	35.3	17431	37.5
Detached House/Bungalow	11137	29.9	49	.6	0	.0	11186	24.1
Purpose Built Flat	2750	7.4	1819	22.1	291	29.1	4860	10.5
Converted/Mixed Use Flat	159	.4	2114	25.6	209	20.9	2482	5.3
All Dwellings	37242	100.0	8250	100.0	1000	100.0	46492	100.0
<b>SURVEY AREA</b>								
Barton & Tredworth	2671	7.2	1512	18.3	126	12.6	4309	9.3
Moreland	2467	6.6	1139	13.8	107	10.7	3713	8.0
Westgate Target	871	2.3	1595	19.3	233	23.3	2699	5.8
Remainder	31233	83.9	4004	48.5	534	53.4	35771	76.9
All Dwellings	37242	100.0	8250	100.0	1000	100.0	46492	100.0

## PRIVATE-RENTED HOUSEHOLDS

- 20.3 The private-rented sector contains 7,938 households. Households within the private rented sector exhibit evidence of socio-economic disadvantage as referenced previously (Chapter 5). They also exhibit a younger more mobile household structure.



**TABLE 59: THE CHARACTERISTICS OF PRIVATE RENTED HOUSEHOLDS**

	TENURE							
	Owner Occupied		Private Rented		Unrecorded		All Households	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
<b>AGE OF HEAD OF HOUSEHOLD</b>								
Under 25 Years	429	1.2	1716	21.6	0	.0	2145	4.9
25 - 34 Years	2223	6.1	1937	24.4	0	.0	4160	9.4
35 - 44 Years	5937	16.4	2258	28.4	0	.0	8195	18.5
45 - 54 Years	7279	20.1	746	9.4	0	.0	8025	18.2
55 - 64 Years	6787	18.7	1135	14.3	0	.0	7923	17.9
65 Years And Over	13316	36.7	133	1.7	0	.0	13449	30.4
Unrecorded	285	.8	13	.2	0	.0	298	.7
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
<b>ECONOMIC STATUS HOH</b>								
Full-Time Work	18910	52.2	4543	57.2	0	.0	23453	53.1
Part-Time Work	1891	5.2	289	3.6	0	.0	2180	4.9
Unemployed-Available For Work	311	.9	1070	13.5	0	.0	1381	3.1
Permanently Sick/Disabled	455	1.3	483	6.1	0	.0	937	2.1
Housewife	376	1.0	682	8.6	0	.0	1058	2.4

TABLE 59: THE CHARACTERISTICS OF PRIVATE RENTED HOUSEHOLDS								
	TENURE							
	Owner Occupied		Private Rented		Unrecorded		All Households	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Wholly Retired	14235	39.3	201	2.5	0	.0	14435	32.7
Student	79	.2	671	8.5	0	.0	750	1.7
Unob.	0	.0	0	.0	0	.0	0	.0
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
<b>HOUSEHOLD TYPE</b>								
Single Person Non Pensioner	3113	8.6	3553	44.8	0	.0	6666	15.1
Single Parent Family	1282	3.5	1167	14.7	0	.0	2449	5.5
Two Person Adult Non Pensioner	6207	17.1	1443	18.2	0	.0	7650	17.3
Small Family	8319	22.9	1250	15.8	0	.0	9569	21.7
Large Family	1907	5.3	121	1.5	0	.0	2027	4.6
Large Adult	183	.5	178	2.2	0	.0	361	.8
Elderly	14379	39.7	212	2.7	0	.0	14591	33.0
Elderly With Family	868	2.4	14	.2	0	.0	881	2.0
Unobtainable	0	.0	0	.0	0	.0	0	.0
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
<b>HOUSEHOLD INCOME</b>								
Upto £8000	1011	2.8	252	3.2	0	.0	1263	2.9
£8001 - £12000	3411	9.4	2130	26.8	0	.0	5541	12.5
£12001 - £15000	2513	6.9	308	3.9	0	.0	2821	6.4
£15001 - £20000	7542	20.8	1780	22.4	0	.0	9322	21.1
£20001 - £25000	4564	12.6	2143	27.0	0	.0	6707	15.2
£25001 - £35000	5429	15.0	1118	14.1	0	.0	6547	14.8
£35001 - £50000	9750	26.9	125	1.6	0	.0	9875	22.3
Over £50000	2037	5.6	82	1.0	0	.0	2119	4.8
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
<b>LOW INCOME HOUSEHOLDS</b>								
Not On Low Income	35530	98.0	7729	97.4	0	.0	43259	97.9
Low Income Household	726	2.0	209	2.6	0	.0	935	2.1
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
<b>ECONOMIC VULNERABILITY</b>								
Not Economically Vulnerable	32568	89.8	5004	63.0	0	.0	37572	85.0
Economically Vulnerable	3688	10.2	2934	37.0	0	.0	6622	15.0
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0

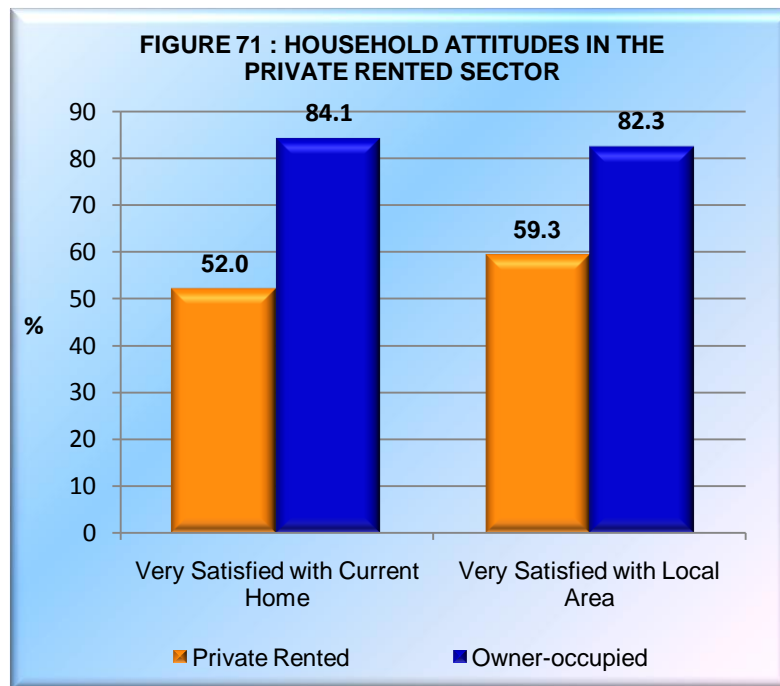
## HOUSING OCCUPANCY

- 20.4 Levels of overcrowding within the private-rented sector at 10.7% are above the private sector average of 4.1%. The sector is also highly transitional. 40.1% of private rented households have been resident in their current dwelling under 1 year; 13.1% intend to move within the next year.



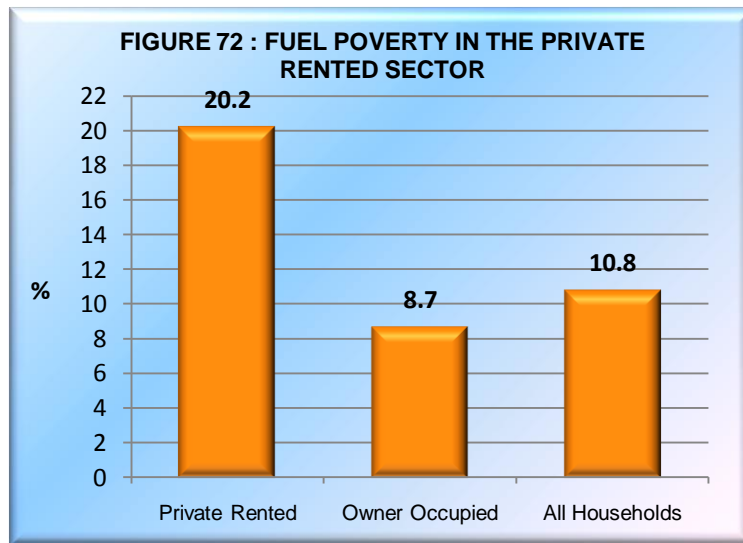
**HOUSING ATTITUDES**

20.5 Household attitudes to private-rented accommodation are positive although less positive than those held by owner-occupiers. 52.0% of private-rented tenants are very satisfied with their accommodation; 59.3% are very satisfied with the area in which they live.



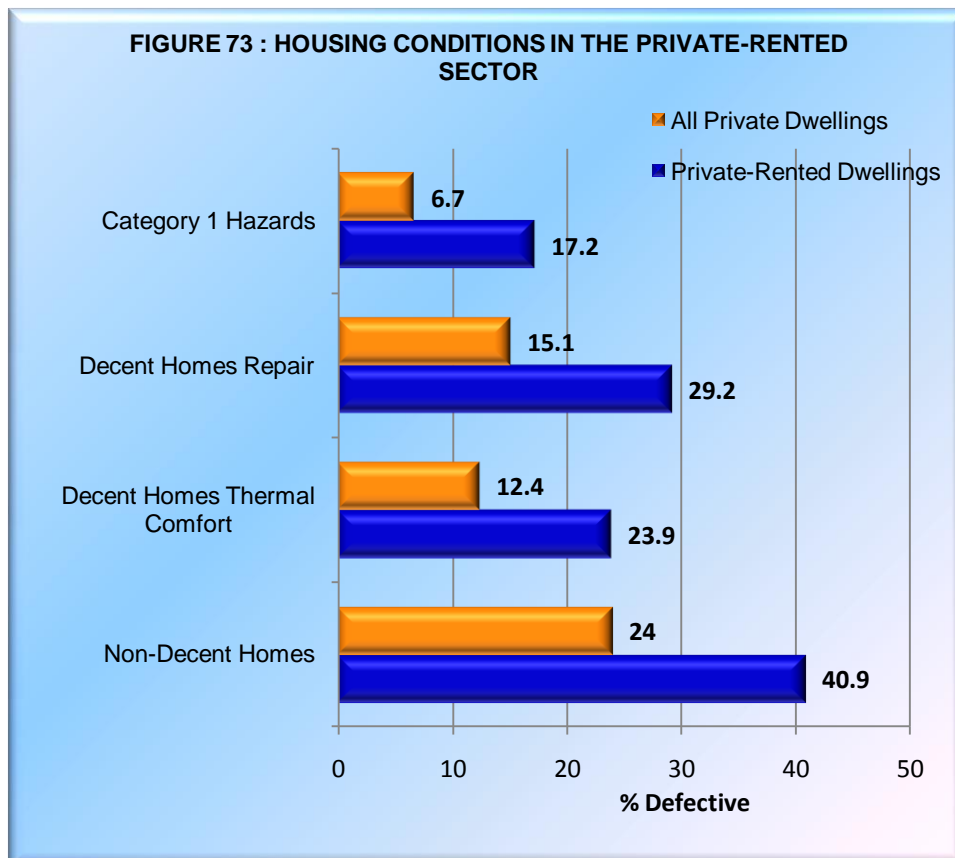
**ENERGY EFFICIENCY AND FUEL POVERTY**

20.6 Higher levels of socio-economic disadvantage in the private-rented sector contribute towards higher levels of fuel poverty even though variations in energy efficiency between tenures are minimal. 1,606 private-rented households are in fuel poverty representing 20.2% of all households in the private-rented sector. This compares with 8.7% of owner-occupied households in fuel poverty and 10.4% of all households. Income levels within the private-rented sector contribute strongly to fuel poverty. An average income for private-rented tenants of £18,904 compares to £26,952 for owner-occupiers.



**HOUSING CONDITIONS**

20.7 Housing conditions within the private-rented sector are generally worse on all main indicators. In particular rates of non-Decency in the private-rented sector are significantly higher at 40.9%.



20.8 Costs to address non-Decent homes in the private-rented sector are estimated at £28.022M averaging £8,310 per non-Decent home.

#### **STRATEGY GUIDELINES**

Housing conditions within the private-rented sector remain comparatively worse than the owner-occupied sector and the private housing sector as a whole. Households within the private-rented sector also exhibit higher levels of socio-economic disadvantage.



**GLOUCESTER**  
**CITY COUNCIL**

**SECTION 6 :**  
**CONCLUSIONS**

**Chapter 21 : Conclusions**

## 21.0 CONCLUSIONS

21.1 Across all private tenures the survey estimates that 11,154 dwellings (24.0%) fail the requirements of the Decent Homes Standard and are non-Decent. Within this profile, 3,100 dwellings (6.7%) experience Category 1 hazards within the Housing Health and Safety Rating System (HHSRS). To improve non-Decent housing owners and private landlords will require a minimum investment of £70.692M net.

21.2 With the exception of disrepair, housing conditions locally are better than the national average for private housing. Local problems however remain which impact on this investment framework and which can guide any strategic response by Gloucester City Council to the survey findings. These issues can be summarised under four main areas:

- ◆ *Physical condition factors.*
- ◆ *Energy efficiency and fuel poverty.*
- ◆ *Household considerations.*
- ◆ *Environmental factors.*

### PHYSICAL CONDITIONS

21.3 Within the Decent Homes Standard key influences on performance include:

- *3,100 dwellings (6.7%) experiencing Category 1 hazards.*
- *7,034 dwellings (15.1%) in disrepair.*
- *5,786 dwellings (12.4%) with inefficient heating and ineffective insulation.*

Category 1 hazard rates are above average in the private-rented and pre-1919 terraced housing markets and for terraced housing and converted flats. Geographically rates of failure are higher in the Moreland and Westgate Areas. Patterns of disrepair follow a similar pattern both geographically and by housing sector.

### ENERGY EFFICIENCY

21.4 Home energy efficiency levels in Gloucester are significantly better than the national average although local issues still remain.

- *5,786 dwellings (12.4%) fail to meet the thermal comfort requirements of the Decent Homes Standard.*
- *4,759 households (10.8%) are in fuel poverty.*

Energy deficiencies again impact most strongly on the private-rented and pre-war housing sectors. Geographically, lower rates of energy efficiency are recorded for the Westgate Area. Fuel poverty also impacts most strongly on these sectors and on younger and older households and single parent families. While less favourable energy efficiency levels are recorded for households in fuel poverty, household income differentials are the main driver of fuel poverty.

Action to address energy efficiency can have multiple benefits including reductions in fuel poverty and a positive impact on HHSRS and Decent Homes performance.

### **HOUSEHOLD CONSIDERATIONS**

- 21.5 Poor housing conditions are associated with households in social or economic disadvantage. Elderly households, the economically vulnerable and those on low incomes are worst affected. Currently, 3,128 vulnerable households (47.2%) live in Decent Homes, a figure below the previous PSA 7 2011 target of 70%. Lowest rates of progress towards Decent Homes for vulnerable households are recorded for households living in the Westgate and City Remainder Areas and in the owner-occupied sector.
- 21.6 Equity potential among owner-occupied households is high - estimated at £5.221 billion. Highest levels of equity are recorded for older households and also those on lower incomes. 6% of owner-occupied households living in non-Decent homes would remortgage for home improvement; 12% would be interested in Council sponsored interest free loans.
- 21.7 9,094 households (20.6%) indicated at least one household member affected by long-term illness or disability. Relationships have been identified between poor health and poor housing conditions. One-off costs to address unhealthy housing (Category 1 HHSRS Hazard) in Gloucester are estimated at £7.099M (occupied dwellings). These costs are estimated to attract NHS savings locally of £0.484M giving a payback period of 14.7 years. Total savings to society through completion of these works are estimated at £1.210M reducing the payback period to just over 5 years.

### **ENVIRONMENTAL FACTORS**

- 21.8 11,685 dwellings (25.1%) are located in residential environments suffering liveability problems with the greatest environmental impact coming from heavy traffic and street parking. Levels of household satisfaction with their housing circumstances and local area remain high although perceptions of area decline were held by 7.3% of households. Perceptions of area decline are

higher within the Barton and Tredworth and Moreland Areas and in the owner-occupied sector.

### **THE WAY FORWARD**

- 21.9 Information from the house condition survey programme provides a detailed and up-to-date profile of private housing in Gloucester and a new benchmark for the monitoring and future development of private sector housing strategy.

## **APPENDIX A : THE INTERPRETATION OF STATISTICAL DATA**

Survey data is based on sample survey investigation and the application of statistical grossing procedures to replicate housing stock totals. Interpretation of data must be conducted against this background and particularly with regard to the following constraints:

- (a) Data estimates are mid point estimates within a range of sampling error. The extent of sampling error is discussed in Appendix B but is dependant upon two factors – the sample size employed and the number or percentage of dwellings exhibiting the attribute in question.**
- (b) Data estimates are subject to rounding errors associated with statistical grossing. Table totals will therefore not necessarily remain consistent throughout the reports but will normally vary by under 1%.**
- (c) Survey returns from large scale house condition surveys invariably contain elements of missing data and not applicable data. The former may be due to surveyor error or to differential access within dwellings. The latter relates to individual elements which are not present in all dwellings. Consistently across the survey missing data represents under 5% of returns. An analysis of missing returns indicates a random distribution with no inherent bias evident across the main database.**



## **APPENDIX B : SAMPLING ERRORS**

### **NON-TECHNICAL SUMMARY**

In a sample survey part of the population is sampled in order to provide information which can be generalised to the population as a whole. While this provides a cost effective way of obtaining information, the consequence is a loss of precision in the estimates. The estimated values derived from the survey may differ from the “true” value for the population for two primary reasons.

#### *Sampling Error*

This results from the fact that the survey observes only a selection of the population. If a different sample had been drawn the survey would be likely to have produced a different estimate. Sampling errors get smaller as the sample size increases.

These errors result from biases in the survey design or in the response to the survey, for example because certain types of dwelling or household may prove more difficult to obtain information for. After analysing response to the survey, the results have been weighted to take account of the main sources of response bias.

#### *Sampling Error Calculation*

Statistical techniques provide a means of estimating the size of the sampling errors associated with a survey. This Appendix estimates the sampling errors of measures derived from the physical house condition survey and from the social survey for households. The formulae enable the standard error of estimates derived from the survey to be calculated. For any estimate derived from the survey there is a 95% chance that the “true” value lies within plus/minus twice (strictly 1.96 times) the standard error.

For example, the survey estimates that 24.0% of housing stock is non-decent. The standard error for this value is estimated to be  $\pm 2.6\%$ . This means that there is a 95% chance of the value lying in the range 21.4% – 26.6%. In terms of numbers this means that of the total housing stock of 46,492 dwellings, the number of dwellings which are non-decent is likely to be between 9,949 and 12,367. However our best estimate is 11,154 dwellings.

The simplest type of survey design is simple random sampling. This involves drawing the sample at random with every member of the population having an equal probability of being included in the sample. The standard error of an estimated proportion derived from a simple random sample can be calculated approximately as:

$$S.E. (p)_{SRS} = \sqrt{\frac{p(1-p)}{n}} \quad (\text{equation i})$$

Where:  $p$  = the estimated proportion  
 $n$  = the sample size on which the proportion is based

The actual survey design used a sample based upon disproportionate stratification whereby sample sizes were varied across the area framework. To estimate the sampling error in a complex design such as this, the basic method is to estimate the extent to which the design increases or decreases the sampling error relative to a sample of the same size drawn using simple random sampling. This is measured using the **design effect** (deff), which is calculated as:

$$\text{deff}(p) = \frac{\text{Estimated variance (S.E.}^2\text{) of } p \text{ with complex design}}{\text{Estimated variance of } p \text{ based on simple random sample}}$$

As approximate estimate of the standard error of a proportion based on the complex design can then be obtained by multiplying the standard error assuming simple random sampling had been used (equation i above) by the square root of the design effect.

The formula for calculating the standard error for proportions of dwellings or households from the survey is given below:

$$S.E. (p) = \sqrt{\frac{1}{N^2} \sum \frac{N^2}{(n_i - 1)} P_i (1 - p_i)} \quad (\text{equation ii})$$

Where:  $p_i$  = the estimated proportion with the characteristics in stratum  $i$   
 $n_i$  = the number of households/dwellings sampled in stratum  $i$   
 $N_i$  = the total number of households/dwellings existing in stratum  $i$   
 $N$  = the total number of households in the City

The impact of the survey design on the sampling errors of estimates is generally fairly small.

To avoid the complex calculation of the design effect in every case, it is suggested that in most cases a multiplier of 1.05 be applied to the standard error calculated assuming simple random sampling (see equation i). The following table provides an overview of the sampling errors associated with a range of survey outcomes.

SAMPLING ERROR OVERVIEW - PRIVATE SECTOR HOUSING STOCK								
	SAMPLE SIZE	SURVEY PROPORTION (%)						
		5/95	10/90	15/85	20/80	30/70	40/60	50/50
		SAMPLING ERROR ± %						
<b>AREA</b>								
Barton & Tredworth	342	2.3	3.2	3.8	3.8	4.2	4.8	5.3
Moreland	313	2.4	3.3	3.9	3.9	6.4	7.4	8.0
Westgate	220	2.9	3.9	4.7	4.7	5.2	6.0	6.6
Remainder	134	3.7	5.1	5.1	6.0	6.8	7.7	8.5
<b>TENURE</b>								
Owner-occupied	608	1.7	2.4	2.8	3.2	3.6	3.7	3.9
Private-rented	361	2.2	3.1	3.7	4.1	4.7	5.1	5.2
<b>HOUSE TYPE</b>								
Terraced House/Bungalow	359	2.2	3.1	3.7	4.1	4.7	5.1	5.2
Semi-Det House/Bungalow	302	2.4	3.3	3.9	6.4	7.4	7.9	8.0
Detached House/Bungalow	61	5.5	6.2	6.8	7.3	7.8	7.8	8.3
Flat	287	2.5	3.5	4.1	4.6	5.3	5.7	5.8
<b>DATE OF CONSTRUCTION</b>								
Pre-1919	536	1.8	2.5	2.9	3.3	3.7	3.8	4.0
1919-1944	116	3.9	5.3	6.2	7.0	7.9	8.5	8.7
Post-1944	357	2.2	3.1	3.7	4.1	4.7	5.1	5.2
<b>COUNCIL WIDE</b>	<b>1009</b>	<b>1.3</b>	<b>1.8</b>	<b>2.2</b>	<b>2.5</b>	<b>2.8</b>	<b>2.8</b>	<b>3.1</b>

**APPENDIX C :  
THE SURVEY FORM**

**GLOUCESTER CITY COUNCIL**

**A. SURVEY RECORD**

ADDRESS:	VISITS	1	2	3	DWELLING REF:	
	TIME				[ ] [ ] [ ] [ ]	
	DATE				SURVEYOR NO:	
	SURVEYORS SIGNATURE:				[ ] [ ] [ ]	

A1. Status of address?	rsl/gch exclude 7	address untraceable 6	demolished/derelict 5	converted to non-residential 4	major works underway 3	non permanent dwelling 2	effective permanent dwelling 1	
A2. Extent of survey?				no survey 4	external survey only 3	full survey only 2	full survey/interview 1	
A3. Is the dwelling occupied or vacant?	vacant-other long-term 7	vacant-derelict 6	vacant-closed/bricked up 5	vacant-other temporary 4	vacant-repairs/modernisation 3	vacant for sale/rent 2	occupied 1	
A4. Dwelling tenure?				unob 9	tied/rent free 3	private rented 2	owner occupied 1	
A5. Is the dwelling in multiple Occupation?						Yes 2	No 1	

**B. FIRST IMPRESSIONS**

B1. Condition of dwelling?		requires major repairs/improvements 4	requires minor repairs 3	requires routine maintenance 2	good condition 1	
B2. General condition of surrounding dwellings?	poor condition 5	below average 4	average 3	above average 2	good condition 1	
B3. General appearance of neighbourhood?	poor 5	below average 4	average 3	above average 2	good 1	
B4. Evidence of environmental abuse?				significant 3	minor/isolated 2	none 1

**C. DWELLING CHARACTERISTICS**

C1. Dwelling type?	house/mixed use 7	non-res with flats 6	flat in converted building 5	purpose built flat 4	maisonette 3	bungalow 2	house 1	
C1a. Dwelling configuration?				detached 4	semi-detached 3	end terrace 2	mid terrace 1	
C1b. Dwelling construction type?						park home 3	non-traditional 2	traditional 1
C1c. If Flat : Storey level of flat? Specify level - Ground 0				n/a 99	specify no: .....			
C2. Date of construction?	post-1981	1975-1981 5	1965-1974 4	1945-1964 3	1919-1944 2	pre-1919 1		
C3. Number of habitable floors to dwelling?				n/a 99	specify no: .....			
C4. External wall construction?	unob. 9	other 6	timber frame 5	solid 9"+ 4	cavity 11"+ 3	cavity 9-11" 2	solid 9" 1	
C5. Predominant building material?			other 6	wood/ timber 5	stone 4	concrete 3	block 2	brick 1
C6. Principal wall finish?				other 5	tiles 4	timber 3	render/dash 2	self finish 1
C7. Main roof form?					mixed 3	flat 2	pitched 1	
C8. Roof covering?	unob. 9	other 6	felt or asphalt 5	artificial slate 4	clay tile 3	concrete tile 2	natural slate 1	
C9. Flashings?			unob. 9	none 5	other 4	cement fillet 3	zinc 2	lead 1
C10. Chimneys?	unob. 9	none 6	other 5	stone 4	concrete 3	brick/ block render 2	brick pointed 1	

**C. DWELLING CHARACTERISTICS.....(cont.)**

<b>C11. Rainwear?</b>	unob. 9	mixed 7	other 6	asbestos 5	cast iron 4	steel 3	aluminium 2	Upvc 1	
<b>C12. Predominant window material?</b>		other 6	Upvc 5	metal with thermal break 4	metal no thermal break 3	hardwood 2	softwood 1		
<b>C13. Dwelling entrance door material?</b>	metal 7	hardwood glazed 6	hardwood complete 5	upvc glazed 4	upvc complete 3	softwood glazed 2	softwood complete 1		

**D. EXTERNAL REPAIR/RENEWAL**

**VIEWPOINT**

**WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS?**

	<b>REPAIR – Viewpoint 1 front only – 1 front &amp; side – A2 unob. - 9</b>	<b>REPAIR – Viewpoint 2 back only – 1 back &amp; side – B” unob. - 9</b>	<b>PERIOD Replacement period for whole element</b>	
D1. Roof structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D2. Roof covering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D3. Chimney stacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D4. Flashings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D5. Rainwear – gutters & downpipes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D6. External wall finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D7. External wall pointing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D8. Lintols	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D9. External wall structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D10. Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D11. Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D12. Underground drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D13. Fences/walls/gates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D14. Paths/paved areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D15. Outbuildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**REPAIR**

- 1- No repair
2. Localised disrepair 1- 5%
3. Minor disrepair 6-25%
4. Medium disrepair 26-60%
5. Major disrepair 61-80%
6. Renew 81-100%
8. na
9. Unob./does not exist

**REPLACEMENT PERIOD**

1. Urgent / immediate
2. Inside 5 years
3. 6-10 years
4. 11-15 years
5. 16-20 years
6. 21-25 years
7. 26-30 years
8. Over 30 years
9. Unob./does not exist

**D16. Evidence of structural failure**

<b>a) Foundation failure</b>	no 2	yes 1	<input type="checkbox"/>	<b>e) Wall-tie failure</b>	no 2	yes 1	<input type="checkbox"/>
<b>b) Roof sag</b>	no 2	yes 1	<input type="checkbox"/>	<b>f) Chimney failure</b>	no 2	yes 1	<input type="checkbox"/>
<b>c) Roof spread</b>	no 2	yes 1	<input type="checkbox"/>	<b>g) Lintol failure</b>	no 2	yes 1	<input type="checkbox"/>
<b>d) Wall bulge</b>	no 2	yes 1	<input type="checkbox"/>				

## E. INTERNAL REPAIR/RENEWAL

E1. Number of rooms including kitchen and bathroom?

specify number.....

--	--

E2. Number of bedrooms?

specify number.....

--	--

### REPAIR

#### WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS (WHOLE DWELLING ASSESSMENT)

REPAIR	N/A	RENEW 61<100	MAJOR 41<60	MEDIUM 26<40	MINOR 6<25	LOCALISED 1<5	NO REPAIR nil
E3. Floor Structure		6	5	4	3	2	1
E4. Floor Finishes		6	5	4	3	2	1
E5. Internal Wall Structures		6	5	4	3	2	1
E6. Wall Finishes		6	5	4	3	2	1
E7. Ceiling Finishes		6	5	4	3	2	1
E8. Doors/Frames		6	5	4	3	2	1
E9. Fireplaces/Flues	8	6	5	4	3	2	1
E10. Stairs/Balustrades	8	6	5	4	3	2	1

### INTERNAL DEFECTS

#### WHAT INTERNAL DEFECTS ARE APPARENT (WHOLE DWELLING ASSESSMENT)

NONE - CODE 1 : No evident defect.	DEFECTS	SEVERE	MODERATE	MINOR	NONE
<b>MINOR - CODE 2 :</b> Defect present but of limited extent.  <b>MODERATE - CODE 3 :</b> Defect present and easily visible. Potential impact on occupation and use of dwelling.  <b>SEVERE - CODE 4 :</b> Major defect present with significant impact on occupation and use of dwelling.	E11. Rising Damp	4	3	2	1
	E12. Penetrating Damp	4	3	2	1
	E13. Dry/Wet Rot	4	3	2	1
	E14. Heating	4	3	2	1
	E15. Ventilation	4	3	2	1
	E16. Natural Light	4	3	2	1
	E17. Artificial Light	4	3	2	1
	E18. Mould/Condensation	4	3	2	1

**F. AMENITIES AND SERVICES**

F1. Does the dwelling possess the following...?

(a) Standard Amenities

no 3	yes - shared use 2	yes - exclusive use 1
---------	--------------------------	--------------------------------

(b) Mains Gas Supply

no 2	yes 1
---------	----------

(c) Mains Water Supply

no 2	yes 1
---------	----------

(d) Mains Drainage

no 2	yes 1
---------	----------

F2. Does the dwelling possess central heating?

no- none 3	yes - partial C.H. 2	yes - full C.H. 1
------------------	----------------------------	-------------------------

F3. Age of kitchen fittings?

over 20 yrs old 2	under 20 yrs old 1
-------------------------	--------------------------

F4. Kitchen space/layout?

inadequate 2	adequate 1
-----------------	---------------

F5. Age of bathroom amenities?

over 30 yrs old 2	under 30 yrs old 1
-------------------------	--------------------------

F6. Bathroom location?

unsatisfactory 2	satisfactory 1
---------------------	-------------------

F7. W.C. location?

unsatisfactory 2	satisfactory 1
---------------------	-------------------

FLATS/MAISONNETTES ONLY

F7a. Are common areas of adequate size?

n/a 8	unsatis. 2	satisfactory 1
----------	---------------	-------------------

F7b. Is layout of common areas satisfactory?

n/a 8	unsatis. 2	satisfactory 1
----------	---------------	-------------------

**WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS AND WHAT REPLACEMENT PERIOD APPLIES?  
REPAIR**

REPAIR	N/A	RENEW 61<100	MAJOR 41<60	MEDIUM 26<40	MINOR 6<25	LOCALISED 1<5	NO REPAIR nil
F8. Kitchen Fittings		6	5	4	3	2	1
F9. Bathroom Amenities		6	5	4	3	2	1
F10. Internal Plumbing		6	5	4	3	2	1
F11. Electrics		6	5	4	3	2	1
F12. Heating/Boilers/ Appliances		6	5	4	3	2	1
F13. Heating Distribution	8	6	5	4	3	2	1

**REPLACEMENT PERIOD**

REPLACEMENT PERIOD	N/A	OUTSIDE 30 YRS	26-30 YRS	21-25 YRS	16-20 YRS	11-15 YRS	6-10 YRS	INSIDE 5 YRS
F14. Kitchen Fittings					4	3	2	1
F15. Bathroom Amenities			6	5	4	3	2	1
F16. Internal Plumbing		7	6	5	4	3	2	1
F17. Electrics			6	5	4	3	2	1
F18. Heating/ Boiler/Appliances						3	2	1
F19. Heating Distribution	8	7	6	5	4	3	2	1



**G. SECURITY AND ADAPTATIONS**

G1. Are the following security measures present?

MEASURES	N/A	NO	YES
a) Secure door locking	8	2	1
b) Window locks	8	2	1
c) Burglar alarm	8	2	1
d) External lighting	8	2	1
e) Smoke Alarms	8	2	1

G2. Has the dwelling been adapted for disabled use?

no	yes
2	1

G3. IF ADAPTED...Are any of the following adaptations present?

ADAPTATIONS	N/A	NO	YES
a) Level/ramped access	8	2	1
b) Chair/stairlift/through floor lift	8	2	1
c) Adapted bathroom/W.C.	8	2	1
d) Adapted kitchen	8	2	1
e) Wheelchair accessible W.C.	8	2	1
f) Ground floor bedroom/bathroom	8	2	1
g) Repositioned electrical controls	8	2	1

G4. Is there safe and unimpeded access to the front garden for a disabled person?

Satisfactory Access	Un-satisfactory Access.	No Front Garden
3	2	1

G5. Is there safe and unimpeded access to the rear garden for a disabled person?

Satisfactory Access	Un-satisfactory Access.	No rear Garden
3	2	1

**H. ENERGY EFFICIENCY OF DWELLINGS**

H1. Built form.

unob	maisonette	flat	mid terrace with passage	mid terrace	end of terrace	semi-detached	detached
9	7	6	5	4	3	2	1

H2. Dwelling Age

1900-1929	1930-1949	1950-1965	1966-1976	1977-1981	1982 - 1990	1991 - 1995	1996 - 2002	2003 and later
9	8	7	6	5	4	3	2	1
								pre-1900
								10

H3. Number of storeys in dwelling (excluding roof rooms, uninhabitable basement).

unob	specify no:
9	

H4. Number of rooms (including kitchen, bathroom & circulation).

unob	specify no:
99	

H5. Rooms in roof.

no	yes
2	1

H6. Flat or maisonette type (flats only).

n/a	tower block or 6+ storey	other type	divided house	above shops or offices	custom block up to 5 storeys
8	5	4	3	2	1

H7. Floor exposure (flats only).

n/a	un-exposed floor	partially exposed upper floor	exposed upper floor	exposed ground floor
8	4	3	2	1

H8. Roof exposure (flats only).

n/a	un-exposed roof	partially exposed flat roof	exposed flat roof	exposed pitch roof
8	4	3	2	1

H9. Wall exposure (flats only).

three to four walls exposed	three walls exposed	two to three walls exposed	two walls exposed	one to two walls exposed	one wall exposed
6	5	4	3	2	1

n/a	Four walls exposed
8	7

**H. ENERGY EFFICIENCY OF DWELLINGS (cont...)**

H10. Roof insulation.

150mm	100mm	75mm	50mm	25mm	none
6	5	4	3	2	1
unob		no roof over	over 250mm	250mm	200mm
99		10	9	8	7

H11. Insulation to external walls, since built?

150mm or more	100mm	75mm	50mm	25mm	none
6	5	4	3	2	1
				unob	n/a
				9	8

H11.a If no insulation added, does the dwelling already have external insulation?

unob.	internal	external applied	cavity	none
9	4	3	2	1

H12. Floor insulation since built.

100mm	75mm	50mm	37.5mm	25mm	none
6	5	4	3	2	1
unob		n/a	150mm or above		
9		8	7		

H13. Primary heating system fuel.

anthracite grains	anthracite nuts	smokeless processed	housecoal/pearls	oil (28 sec)	oil (35 sec)	bottled gas	bulk LPG	gas (mains)
9	8	7	6	5	4	3	2	1
community heating with CHP	community heating no CHP	special tariff - direct	special tariff - storage	preserved tariff	Economy 7 (off-peak)	Economy 7 (on-peak)	domestic (on-peak) electric	wood
18	17	16	15	14	13	12	11	10

H14. Primary heating system type.

community heating	other system	storage heaters	room heaters	warm air system	boiler system
6	5	4	3	2	1

**WITHIN THE CATEGORY SELECTED IN THE PREVIOUS QUESTION - INDICATE TYPE OF SYSTEM**

<b>1. BOILER SYSTEM</b>										
<b>OIL BOILER</b>	Old oil boiler (pre 1985)	040	Standard oil boiler (1985-97)	041	Condensing oil boiler	042	New oil boiler (97+)	043		
<b>GAS BOILER</b>	Old gas boiler (pre 1979)	223	Old gas floor boiler (1979-97)	222	Standard gas or wall boiler (pre 1998+)	221	New boiler (1998+)	501	Combi boiler (pre 1998)	224
<b>CONDENSING BOILER</b>	Condensing gas boiler (pre 1998)	204	Condensing combi boiler (pre 1998)	206	Condensing boiler (1998+)	503	Condensing combi boiler (1998+)	507		
<b>OTHER BOILER SYSTEMS</b>	Electric boiler	100	Open solid fuel fire with rads	074	Closed solid fire with rads	075				
<b>2. WARM AIR SYSTEM : USE BOILER SYSTEM CODES</b>										
<b>3. ROOM HEATERS</b>										
<b>OPEN SOLID FUEL</b>	Open solid fuel room heater	080	Open solid fuel heater BB no rads	082						
<b>CLOSED SOLID FUEL</b>	Closed solid fuel room heater	083	Closed SF room heater BB no rads	084						
<b>GAS ROOM HEATERS</b>	Old pre 1960 gas room heater	301	Room heater with BB pre 1998	225	Modern gas room heater	302	New gas room heater with BB no rads	304	Condensing gas room heater	282
<b>4. STORAGE HEATERS</b>										
	Old large volume storage heater	132	New slimline storage heater	130	Fan assisted storage heater	133				
<b>5. OTHER SYSTEM</b>										
	Electric underfloor heating	134	Panel or fan heater	120						
<b>6. COMMUNITY HEATING</b>										
	High temp community heating	400	Low temp community heating	401	<b>ENTER CODE.....</b>					

H15. Hot water system fuel.

anthracite grains	anthracite nuts	smokeless processed	housecoal/pearls	oil (28 sec)	oil (35 sec)	bottled gas	bulk LPG	gas (mains)
9	8	7	6	5	4	3	2	1
community heating with CHP	community heating no CHP	special tariff - direct	special tariff - storage	preserved tariff	Economy 7 (off-peak)	Economy 7 (on-peak)	domestic (on-peak) electric	wood
18	17	16	15	14	13	12	11	10

H16. Hot water system type.

gas fired kitchen range	gas instant (multi point)	gas instant (single point)	electric instant	single on-peak immersion	single off-peak immersion	dual immersion	from boiler
8	7	6	5	4	3	2	1
community heating with tank	community heating no tank	from CPSU	from oil fired warm air unit	from gas fired warm air unit	gas circulator	coal fired kitchen range	oil fired kitchen range
16	15	14	13	12	11	10	9
					from solid fuel back boiler	from gas back boiler	from combi boiler
					19	18	17

**H. ENERGY EFFICIENCY OF DWELLINGS (cont...)**

H17. Age of heating system.	unob	9	20+ years	5	15+ years	4	10+ years	3	5+ years	2	0-5 years	1							
H18. Secondary heating system	unob	9	none	6	electric fire	5	closed fire	4	open fire	3	other gas heater	2	gas coal effect fire	1					
H19. Additional information...	a) Roomstat											no	2	yes	1				
	b) Trv's											no	2	yes	1				
	c) Programmer/Timer											no	2	yes	1				
	d) Hot water tank insulation?											no insulation	4	foam	3	jacket	2	no tank	1
	e) Hot water tank thermostat?											no thermostat	3	thermostat	2	no tank	1		
H20. Predominant window frame type.	sash (wood)		5	UPVC		4	metal with thermal break		3	metal		2	wood (not sash)		1				
H21. Predominant window glazing type.				triple			3	double			2	single			1				
H21 a) Proportion of windows single glazed?												specify no: .....%							
H22. Draught proofing of windows/doors.				well sealed			3	minimal			2	none			1				
H23. is the dwelling suitable for Cavity Wall Insulation?												no	2	yes	1				

H24. Floor areas (m<sup>2</sup>).

FLOOR	N/A	71+m <sup>2</sup>	61-70m <sup>2</sup>	51-60m <sup>2</sup>	41-50m <sup>2</sup>	31-40m <sup>2</sup>	21-30m <sup>2</sup>	11-20m <sup>2</sup>	1-10m <sup>2</sup>
a) Lowest floor	9	8	7	6	5	4	3	2	1
b) 1 <sup>st</sup> floor	9	8	7	6	5	4	3	2	1
c) 2 <sup>nd</sup> floor	9	8	7	6	5	4	3	2	1
d) 3 <sup>rd</sup> floor	9	8	7	6	5	4	3	2	1
e) 4 <sup>th</sup> floor	9	8	7	6	5	4	3	2	1

**I. HEALTH AND SAFETY HAZARDS - INDICATIVE**

WHAT LEVEL OF POTENTIAL RISK DO THE FOLLOWING HAZARDS PRESENT.....?

	UNOB.	SEVERE	MODERATE	SLIGHT	NONE
<b>A. PHYSIOLOGICAL</b>					
1. Damp & Mould	9	4	3	2	1
2. Excess Cold	9	4	3	2	1
3. Excess Heat	9	4	3	2	1
4. Asbestos	9	4	3	2	1
5. Biocides	9	4	3	2	1
6. Carbon Monoxide etc.	9	4	3	2	1
7. Lead	9	4	3	2	1
8. Radiation	9	4	3	2	1
9. Uncombusted Fuel	9	4	3	2	1
10. Volatile Organic Compounds	9	4	3	2	1

### I. HEALTH AND SAFETY HAZARDS - INDICATIVE cont...

WHAT LEVEL OF POTENTIAL RISK DO THE FOLLOWING HAZARDS PRESENT.....?

<b>B. PSYCHOLOGICAL</b>					
11. Crowding & Space	9	4	3	2	1
12. Entry by Intruders	9	4	3	2	1
13. Lighting	9	4	3	2	1
14. Noise	9	4	3	2	1
<b>C. INFECTION PROTECTION</b>					
15. Domestic Hygiene	9	4	3	2	1
16. Food Safety	9	4	3	2	1
17. Personal Hygiene/Sanitation/Drainage	9	4	3	2	1
18. Domestic Water	9	4	3	2	1
<b>D. ACCIDENT PROTECTION</b>					
19. Falls Associated with Baths etc.	9	4	3	2	1
20. Falls on the Level	9	4	3	2	1
21. Falls Associated with Stairs/Steps	9	4	3	2	1
22. Falls between Levels	9	4	3	2	1
23. Electrical	9	4	3	2	1
24. Fire	9	4	3	2	1
25. Hot Surfaces & Materials	9	4	3	2	1
26. Collision/Entrapment	9	4	3	2	1
27. Explosion	9	4	3	2	1
28. Ergonomics	9	4	3	2	1
29. Structural Failure	9	4	3	2	1

### J. HEALTH AND SAFETY HAZARDS - DETAILED

J1. Please complete a detailed appraisal below for all hazards exhibiting a moderate/severe occurrence.

<b>Physiological</b>		<b>Psychological</b>		<b>Safety</b>		
Cold	01	Crowding & Space	11	Falls in the bath etc.		19
Damp & Mould etc.	02	Entry by intruders	12	Falling on level surfaces		20
Heat	03	Lighting	13	Falling on stairs etc.		21
Asbestos (and MMFs)	04	Noise	14	Falling between levels		22
Biocides	05			Electrical hazards		23
Carbon Monoxide	06	<b>Infection</b>		Fire hazards		24
Lead	07	Domestic Hygiene etc.	15	Hot surfaces etc.		25
Radiation	08	Food Safety	16	Collision/entrapment		26
Uncombusted fuel	09	Personal Hygiene etc.	17	Position and operability of amenities		27
VOC's	10	Water Supply	18	Explosions		28
				Structural collapse		29

HAZARD NUMBER:   HAZARD

LIKELIHOOD  5600  3200  1800  1000  560  320  180  100  56  32  18  10  6  3  2  1

<4200 2400 1300 750 420 240 130 75 42 24 13 7.5 4 2.5 1.5>

Justification

OUTCOMES

<b>Class I</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>Class IV</b>
<b>Class II</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>100-(I+II+III)</b>
<b>Class III</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<input type="text"/>

Justification

RATING  A  B  C  D  E  F  G  H  I  J Rating  Score

<5000 2000 1000 500 200 100 50 20 10>

**J. HEALTH AND SAFETY HAZARDS cont..**

HAZARD NUMBER:   HAZARD

LIKELIHOOD 

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300	750	420	240	130	75	42	24	13	7.5	4	2.5	1.5	>

Justification

OUTCOMES

<b>Class I</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>Class IV</b>
<b>Class II</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>100-(I+II+III)</b>
<b>Class III</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<input type="text"/>

Justification

RATING 

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10	>

 Rating  Score

HAZARD NUMBER:   HAZARD

LIKELIHOOD 

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300	750	420	240	130	75	42	24	13	7.5	4	2.5	1.5	>

Justification

OUTCOMES

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<b>Class II</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>100-(I+II+III)</b>
<b>Class III</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<input type="text"/>

Justification

RATING 

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10	>

 Rating  Score

HAZARD NUMBER:   HAZARD

LIKELIHOOD 

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300	750	420	240	130	75	42	24	13	7.5	4	2.5	1.5	>

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<b>Class III</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<input type="text"/>

Justification

RATING 

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10	>

 Rating  Score

**J. HEALTH AND SAFETY HAZARDS cont..**

HAZARD NUMBER:   HAZARD

LIKELIHOOD 

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300	750	420	240	130	75	42	24	13	7.5	4	2.5	1.5	>

Justification

OUTCOMES

<b>Class I</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>Class IV</b>
<b>Class II</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>100-(I+II+III)</b>
<b>Class III</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<input type="text"/>

Justification

RATING 

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10	>

 Rating  Score

HAZARD NUMBER:   HAZARD

LIKELIHOOD 

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300	750	420	240	130	75	42	24	13	7.5	4	2.5	1.5	>

Justification

OUTCOMES

<b>Class I</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>Class IV</b>
<b>Class II</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>100-(I+II+III)</b>
<b>Class III</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<input type="text"/>

Justification

RATING 

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10	>

 Rating  Score

HAZARD NUMBER:   HAZARD

LIKELIHOOD 

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300	750	420	240	130	75	42	24	13	7.5	4	2.5	1.5	>

Justification

OUTCOMES

<b>Class I</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<b>Class IV</b>
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<b>Class III</b>	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	<input type="text"/>	<input type="text"/>

Justification

RATING 

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10	>

 Rating  Score

**K. ENVIRONMENTAL APPRAISAL**

**K1. Are problems apparent in the local area or neighbourhood...?**

(Surveyor Assessment)

<b>PROBLEMS</b>	<b>NOT A PROBLEM</b>	<b>MINOR</b>	<b>MAJOR</b>
a) Litter and Rubbish	1	2	3
b) Scruffy Gardens	1	2	3
c) Graffiti	1	2	3
d) Vandalism	1	2	3
e) Scruffy/Neglected Buildings	1	2	3
f) Dog Fouling	1	2	3
g) Condition of Dwellings	1	2	3
h) Nuisance from Street Parking	1	2	3
i) Ambient Air Quality	1	2	3
j) Heavy Traffic	1	2	3
k) Railway/Aircraft Noise	1	2	3
l) Intrusion from Motorways	1	2	3
m) Vacant Sites	1	2	3
n) Intrusive Industry	1	2	3
o) Non conforming Uses	1	2	3
p) Vacant/Boarded-up Buildings	1	2	3

**K2. Visual quality of local environment?**  
(Surveyor Assessment)

<i>good</i>	<i>above average</i>	<i>average</i>	<i>below average</i>	<i>poor</i>
5	4	3	2	1

**L. HOUSEHOLD INFORMATION**

**L1. How long has your household lived at this address?**

<i>unob.</i>	<i>over 20 years</i>	<i>11-20 yrs</i>	<i>6-10 yrs</i>	<i>3-5 yrs</i>	<i>1-2 yrs</i>	<i>under 1 yr</i>
9	6	5	4	3	2	1

**L2. Would you like to move within the next 12 months if you had a free choice?**

<i>yes - definitely</i>	<i>yes - possible</i>	<i>don't know</i>	<i>no</i>
4	3	2	1

**L3. How satisfied are you with your current accommodation?**

<i>don't know</i>	<i>very dissatisfied</i>	<i>fairly dissatisfied</i>	<i>fairly satisfied</i>	<i>very satisfied</i>
5	4	3	2	1

**L4. How satisfied or otherwise are you with the area in which you live?**

<i>don't know</i>	<i>very dissatisfied</i>	<i>quite dissatisfied</i>	<i>quite satisfied</i>	<i>very satisfied</i>
5	4	3	2	1

**L5. Over the past 5 years would you say your area has .....**

<i>declined</i>	<i>improved</i>	<i>remained the same</i>
3	2	1





**L. HOUSEHOLD INFORMATION (Cont...)**

L9. Does anyone in the household suffer from a limiting long-term illness or disability?

yes	no
2	1

L10. IF YES, what illness/disability do they suffer from?

<b>ILLNESS/DISABILITY</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>
a) Heart/circulatory problems e.g. angina/stroke	8	2	1
b) Respiratory illness e.g. asthma/bronchitis	8	2	1
c) Mobility impairment	8	2	1
d) Visual impairment	8	2	1
e) Hearing impairment	8	2	1
f) Speech impairment	8	2	1
g) Mental health problem	8	2	1
h) Learning difficulty/disability	8	2	1
i) Other physical disability	8	2	1

L11. IF YES, has your illness/disability caused you to do any of the following in the past year?

<b>ACTION</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>
a) Consult GP through visit to surgery	8	2	1
b) Consult GP through home visit	8	2	1
c) Contact NHS Direct	8	2	1
d) Attend hospital accident/emergency	8	2	1
e) Attend hospital as outpatient	8	2	1
f) Attend hospital as inpatient	8	2	1

L12. During the past year have any of the following symptoms caused you or a member of your household to consult your GP or visit hospital?

<b>SYMPTOM</b>	<b>YES</b>	<b>NO</b>
a) Aches and pains	2	1
b) Nerves/stress	2	1
c) Vomiting	2	1
d) Diarrhoea	2	1
e) Blocked nose	2	1
f) Breathlessness/wheeziness	2	1
g) Backache	2	1
h) Fainting	2	1
i) Headaches/fever	2	1

L13. During the past year have you or any member of your household had an accident in the home?

yes	no
2	1

L13a. IF YES - Did this accident involve any of the following?

<b>ACCIDENT</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>
a) Trip or fall	8	2	1
b) Electrical shock	8	2	1
c) Fire/explosion	8	2	1
d) Burns/scalds	8	2	1
e) Other	8	2	1

**L. HOUSEHOLD INFORMATION (Cont...)**

L13b. IF YES - Did you or any member of the household consult the GP or attend hospital?

<b>ACTION</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>
a) Consulted GP	8	2	1
b) Attended hospital accident/emergency	8	2	1
c) Attended hospital as outpatient	8	2	1
d) Attended hospital as inpatient	8	2	1

L14. Do you or any members of your household have difficulties with any of the following?

<b>ACTIVITY</b>	<b>YES</b>	<b>NO</b>
a) Climbing steps/stairs	2	1
b) Getting in/out of bath	2	1
c) Turning taps on/off	2	1
d) Cooking/preparing food	2	1
e) Using WC	2	1
f) Washing/drying clothes	2	1
g) Access to/from the home	2	1
h) Access to ground floor rooms	2	1
i) Access to front or rear gardens	2	1

L15. Are you bothered by noise from neighbours?

frequently	sometimes - infrequently	never
3	2	1

L15a. Have you ever made a noise complaint to your local Council?

yes	no
2	1

L16. Do you think the design and/or condition of your home affects the health and well-being of your family?

don't know	yes - negatively	yes - positively	no - not really
4	3	2	1

L17. During the last month did you, your partner/spouse or other members of your household receive an income from any of these sources...?

<b>SOURCE</b>	<b>REFUSED/D/K</b>	<b>YES</b>	<b>NO</b>
a) No Source of Income	9	2	1
b) Earnings, wages, salary, bonuses	9	2	1
c) Income from self employment	9	2	1
d) Interest from savings/investments	9	2	1
e) Other income (maintenance payments, grants, rent)	9	2	1
f) Pension from employment	9	2	1
g) Retirement or widows pension	9	2	1
h) Income based jobseekers allowance	9	2	1
i) Working tax credit	9	2	1
j) Pension credit	9	2	1
k) Child tax credit	9	2	1
l) Income support	9	2	1
m) Housing benefit	9	2	1
n) Council tax benefit	9	2	1
o) Attendance allowance	9	2	1
p) Disability working allowance	9	2	1

**L. HOUSEHOLD INFORMATION (Cont...)**

SOURCE	REFUSED/ D/K	YES	NO
q) Disability living allowance	9	2	1
r) Incapacity benefit	9	2	1
s) Severe disablement allowance	9	2	1
t) Disabled person tax credit	9	2	1
u) Industrial injuries disablement allowance	9	2	1
v) War disablement pension	9	2	1

**L18. I would now like some information the income of the household? Please include income from all sources including employment, self-employment, pensions, benefits, interest from investments and other sources e.g. maintenance, grants and rent. Deduct any income tax, national insurance and pension contributions to give your NET income.**

- a) What is the income (on the bands below) of the head of household?
- b) What is the income (on the bands below) of any partner
- c) What is the total combined income for the whole household (all members who receive an income)?

WEEKLY MONTHLY ANNUAL	MONTHLY	ANNUAL	CODE
Up to £9	Up to £42	Up to £519	1
£10 up to £19	£43 up to £85	£520 up to £1,039	2
£20 up to £29	£86 up to £129	£1,040 up to £1,559	3
£30 up to £39	£130 up to £172	£1,560 up to £2,079	4
£40 up to £49	£173 up to £216	£2,080 up to £2,599	5
£50 up to £59	£217 up to £259	£2,600 up to £3,119	6
£60 up to £69	£260 up to £302	£3,120 up to £3,639	7
£70 up to £79	£303 up to £346	£3,640 up to £4,159	8
£80 up to £89	£347 up to £389	£4,160 up to £4,679	9
£90 up to £99	£390 up to £432	£4,680 up to £5,199	10
£100 up to £119	£433 up to £519	£5,200 up to £6,239	11
£120 up to £139	£520 up to £606	£6,240 up to £7,279	12
£140 up to £159	£607 up to £692	£7,280 up to £8,319	13
£160 up to £179	£693 up to £779	£8,320 up to £9,359	14
£180 up to £199	£780 up to £866	£9,360 up to £10,399	15
£200 up to £219	£867 up to £952	£10,400 up to £11,439	16
£220 up to £239	£953 up to £1,039	£11,440 up to £12,479	17
£240 up to £259	£1,040 up to £1,126	£12,480 up to £13,519	18
£260 up to £279	£1,127 up to £1,212	£13,520 up to £14,559	19
£280 up to £299	£1,213 up to £1,299	£14,560 up to £15,599	20
£300 up to £319	£1,300 up to £1,386	£15,600 up to £16,639	21
£320 up to £339	£1,387 up to £1,472	£16,640 up to £17,679	22
£340 up to £359	£1,473 up to £1,559	£17,680 up to £18,719	23
£360 up to £379	£1,560 up to £1,646	£18,720 up to £19,759	24
£380 up to £399	£1,647 up to £1,732	£19,760 up to £20,799	25
£400 up to £449	£1,733 up to £1,949	£20,800 up to £23,399	26
£450 up to £499	£1,950 up to £2,166	£23,400 up to £25,999	27
£500 up to £549	£2,167 up to £2,382	£26,000 up to £28,599	28
£550 up to £599	£2,383 up to £2,599	£28,600 up to £31,199	29
£600 up to £649	£2,600 up to £2,816	£31,200 up to £33,799	30
£650 up to £699	£2,817 up to £3,032	£33,800 up to £36,399	31
£700 up to £749	£3,033 up to £3,249	£36,400 up to £38,999	32
£750 up to £799	£3,250 up to £3,466	£39,000 up to £41,599	33
£800 up to £849	£3,467 up to £3,685	£41,600 up to £44,199	34
£850 up to £899	£3,686 up to £3,899	£44,200 up to £46,799	35
£900 up to £949	£3,900 up to £4,116	£46,800 up to £49,399	36
£950 up to £999	£4,117 up to £4,332	£49,400 up to £51,999	37
£1000 or more	£4,333 or more	£52,000 or more	38
		Not Applicable	88
		Unobtainable	99

**L. HOUSEHOLD INFORMATION (Cont...)**

L19. If you receive housing benefit how much is that... Weekly? (£) 


  
 (complete one only) Monthly? (£)

L20. If you receive Council Tax benefit how much is that... Weekly? (£) 


  
 (complete one only) Monthly? (£)

L21. Does your household have any savings?

AMOUNT?	CODE
No - In Debt.	1
None	2
Under £1,000	3
£1,000 - £2,500	4
£2,501 - £5,000	5
£5,001 - £10,000	6
£10,001 - £15,000	7
£15,001 - £20,000	8
£20,001 - £25,000	9
£25,001 - £30,000	10
Over £30,000	11
Unobtainable	99

**M. ADDITIONAL QUESTIONS - OWNER OCCUPIERS ONLY**

M1. Do you have a mortgage or other loan secured against your property?

<i>don't know/unob</i>	<i>refused</i>	<i>yes</i>	<i>no</i>
9	8	2	1

M2. IF YES... How much mortgage is outstanding?

£120,000 - £140,000	£90,000 - £120,000	£75,000 - £90,000	£60,000 - £75,000	£45,000 - £60,000	£30,000 - £45,000	£15,000 - £30,000	£5,000 - £15,000	less than £5000
9	8	7	6	5	4	3	2	1
<i>don't know/refused</i>		<i>over £225,000</i>		<i>£200,000 - £225,000</i>		<i>£170,000 - £200,000</i>		<i>£140,000 - £170,000</i>
15		14		13		12		11

M3. IF YES... How many years remain on the term of the mortgage...?

<i>don't know/unob</i>	<i>over 20 yrs</i>	<i>20 - 25 yrs</i>	<i>15-20 yrs</i>	<i>10 - 15 yrs</i>	<i>5 - 10 yrs</i>	<i>less than 5 yrs</i>
8	6	5	4	3	2	1

M4. Do any of the following issues make it difficult to repair or maintain your home?

SOURCE	REFUSED/D/K	YES	NO
a) Getting independent advice on what is needed & the cost	9	2	1
b) Finding a reliable builder/other contractor or tradesmen	9	2	1
c) Need DIY Skills	9	2	1
d) Access to money to do works	9	2	1

M5. If the council provided a list of builders & contractors would you find this useful?

<i>Don't know</i>	<i>no</i>	<i>yes</i>
3	2	1

M6. Would you remortgage, or otherwise use the value of your home, to enable necessary improvements/repairs to be carried out?

<i>n/a</i>	<i>no</i>	<i>yes</i>
8	2	1

M7. If the Council provided interest free loans, to repair or improve your home which are repayable would you be interested?

<i>Don't Know</i>	<i>no</i>	<i>yes</i>
3	2	1

M8. Have you completed any major repairs/improvements to your home within the past 5 years? (costing £500+ and not including decoration)

<i>Don't Know</i>	<i>no</i>	<i>yes</i>
3	2	1

IF YES... Have you completed any of the following...?

IMPROVEMENTS COMPLETED	N/A	NO	YES
a) Installed cavity wall insulation?	8	2	1
b) Installed loft insulation?	8	2	1
c) Installed central heating for first time?	8	2	1
d) Changed existing central heating system?	8	2	1
e) Installed new kitchen?	8	2	1
f) Installed new bathroom?	8	2	1

**M. ADDITIONAL QUESTIONS - OWNER OCCUPIERS ONLY**

IMPROVEMENTS COMPLETED	N/A	NO	YES
g) Installed new windows/double glazing?	8	2	1
h) Installed new external doors?	8	2	1
i) Rewired?	8	2	1
j) Added extension/conservatory?	8	2	1
k) Completed external repairs (e.g. roof, gutters)	8	2	1
l) Other	8	2	1

M9 Would you intend to carry out any major repairs/improvements to your home within the next 5 years? (costing £500+ and not including decoration?)

Don't Know	no	yes
3	2	1

IF YES... Have you completed any of the following...?

IMPROVEMENTS INTENDED	N/A	NO	YES
a) Cavity wall insulation?	8	2	1
b) Loft insulation?	8	2	1
c) Install central heating for first time?	8	2	1
d) Change existing central heating system?	8	2	1
e) Install new kitchen?	8	2	1
f) Install new bathroom?	8	2	1
g) Install new windows/double glazing?	8	2	1
h) Install new external doors?	8	2	1
i) Rewire your property?	8	2	1
j) Add extension/conservatory?	8	2	1
k) Complete external repairs (e.g. roof, gutters)	8	2	1

**N. ADDITIONAL QUESTIONS - PRIVATE TENANTS**

N1. Have you informed your landlord about any outstanding repair issues?

yes	no
2	1

N2. IF YES, Are these issues being addressed?

don't know	no	being addressed	already addressed
9	8	2	1

**O. HOUSES IN MULTIPLE OCCUPATION**

COMPLETE THIS SECTION FOR ALL DWELLINGS IN MULTIPLE OCCUPATION i.e. occupied by 2 or more unrelated persons

O1. Total number of persons resident at the address...?

n/a	specify no: .....
99	

O2. Total number of households (i.e. unrelated persons) resident at the address?

n/a	specify no: .....
99	

O3. Number of occupied storeys in the dwelling?

5 storey	4 storey	3 storey	2 storey	1 storey
5	4	8	2	1

O4. Is the property licensable under the Housing Act 2004?

don't know	no	yes
3	2	1

O5. Means of escape from fire?

fire doors not present	fire doors in poor condition no self closers	fire doors seats and self closers	fire doors with seals, closers and upgraded partitions
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**O: HOUSES IN MULTIPLE OCCUPATION**

<b>O5a</b>	<b>Fire Detection systems</b>	No AFD or smoke detectors	Battery smoke detectors only	Afd in Moe only	Full AFD, with defects	Full working AFD	
		5	4	3	2	1	
<b>O5b</b>	<b>Fire fighting equipment present</b>	YES	No				
		1	2				
<b>O6</b>	<b>Emergency Lighting</b>	Not Present	Defective	Working			
		3	2	1			
<b>Amenities</b>		None	Shared worse than 1:5	Shared up to 1:5	Exclusive use to most lets	Exclusive use to all lets	Present in flat (conversion)
<b>O7</b>	<b>Kitchens</b>	6	5	4	3	2	1
<b>Amenities (continued)</b>		None	Shared worse than 1:5	Shared up to 1:5	Exclusive use to most lets	Exclusive use to all lets	Present in flat (conversion)
<b>O8</b>	<b>Wash hand basins</b>	6	5	4	3	2	1
<b>O9</b>	<b>Baths/showers</b>	6	5	4	3	2	1
<b>O10</b>	<b>WC's</b>	6	5	4	3	2	1
<b>O11</b>	<b>Condition of Amenities</b>	Repair/replace over 50% of amenities	Repair/replace up to 50% of amenities	Minor disrepair	Satisfactory		
		4	3	2	1		
<b>O12</b>	<b>Management Regulations</b>	Very Poor	Poor	Average	Good	Very Good	
		5	4	3	2	1	
<b>O13</b>	<b>State of disrepair</b>	Unfit	Urgent disrepair	Substantial disrepair	Minor disrepair	Satisfactory	
		5	4	3	2	1	
<b>O14</b>	<b>Fitness for Multi-occupation (amenities, means of escape &amp; other fire precautions)</b>	Unfit amenities and fire	Unfit amenities	Unfit fire	Fit amenities and fire		
		4	3	2	1		

**O15. Have the electrical installation(s) been tested by a competent person within the last 5 years**

<i>don't know</i>	8	<i>no</i>	2	<i>yes</i>	1
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**O16. Are there adequate Refuse Storage and Disposal Facilities**

<i>Poor</i>	4	<i>adequate</i>	3	<i>good</i>	2	<i>no facilities</i>	1
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**O17. Are the following Certificates available?**

<b>Certificate</b>	<b>d/k</b>	<b>No</b>	<b>Yes</b>
a) Electrical Testing (IEE or Part P Building Regulations)	3	2	1
b) Fire Detection System	3	2	1
c) Emergency Lighting	3	2	1
d) Portable Appliance Testing	3	2	1
e) Fire Equipment Maintenance	3	2	1
f) CORGI Annual Gas Safety Certificate	3	2	1
g) OFTEC Annual Safety Certificate	3	2	1

## APPENDIX D : SURVEY METHOD

### 1. THE SURVEY FRAMEWORK

The survey was designed and implemented within the national guidelines recommended by DCLG for local house condition surveys. This has involved the physical inspection of a sample of 1,000 dwellings and the completion of a short interview with the occupying households. To support sub-area reporting across the Council area a target sample size of 1,000 dwellings was agreed. Sample sizes were set to facilitate survey reporting both City-wide and for agreed sub-areas. Four sub areas were determined comprising:

- ♦ *Barton and Tredworth Ward*
- ♦ *Moreland Ward*
- ♦ *Westgate Ward (non GL2 postcodes)*
- ♦ *City Remainder*

Sub area selection was conducted in association with Council staff with area selection based on known housing characteristics and conditions across the City. With the exception of 'City Remainder' the three key target areas offer known concentrations of older housing and private rental.

Survey data has been "grossed up" to represent total private sector dwellings and households within the City. To do this estimates must be made of the total private sector housing stock and resident households. While such estimates represent a by-product of technical sampling processes they also form the critical base for all survey estimates and an important input to private sector housing planning.

Housing and household estimates are computed in a series of stages and by combining outputs from the Address Registers with actual survey data collected through visits to sampled addresses.

The stages involved in estimating private sector dwellings are as follows :

**STAGE 1:** Conversion of Address Register addresses to effective housing stock. Initial addresses issued are each assumed to represent one dwelling. The actual situation recorded during survey is used to adjust this assumption in one of two ways :

- (a) **By removing ineffective addresses which do not form a part of the private sector housing stock eg retail, commercial, closed, ineligible tenure.**

- (b) **By adjusting for the actual number of dwellings located at each address. This may be more than one where several self-contained flats are located at *one* building address, or less than one where several non self-contained units have individual addresses within the *one* building.**

**STAGE 2:** Estimation of private-sector housing stock. Private sector housing estimates are derived by applying the address/dwelling ratio to effective address counts. This is completed on an area basis together with estimates of occupancy status.

**STAGE 3:** Conversion of dwellings to Households. Household estimates are derived by examining levels of occupancy within the housing stock. The survey provides estimates of the number of households which are applied to the occupied housing stock.

## **2. FIELDWORK**

Dwelling inspections were completed by experienced surveyors in our employ.

## **3. SURVEYOR VARIABILITY**

The problem of surveyor variability in house condition surveys has received a considerable amount of attention in recent years. By surveyor variability we mean the extent to which the judgement of any individual surveyor varies from the standards established for the survey. It is impossible for complete uniformity to be achieved for many reasons including the work experience of the surveyors and the subjective nature of some of the assessment required. However, a number of steps can be introduced to minimise the potential bias that such variability introduces. The steps taken in Chorley include:

- ***A detailed briefing and training exercise prior to survey implementation and involving all surveyors engaged in survey duties. The briefing included a full review of the techniques for completion of the physical survey form, the technical interpretation and application of the condition measures applied and a practical exercise involving the inspection of test dwellings chosen to be representative of a range of condition issues. Briefing also included instruction of the social interview.***
- ***In addition to the briefing there was a programme of regular monitoring adopted. This involved, first, the appointment of a Technical Co-ordinator for the project. The Co-ordinator monitored ongoing returns from surveyors and conducted a 5% back check of completed inspections. Additional audit inspections were conducted by Council technical staff.***



- *All forms were inspected in detail for inconsistent and/or incomplete information as part of the normal survey administration process.*
- *Once the data had been prepared, and prior to the main analysis commencing, a detailed examination of the distribution of each surveyor's markings on key factors such as unfitness and repair scores was conducted. These distributions were examined in terms of dwelling age and location and were conducted with the view to identifying anomalies.*

## 5. COMPUTATION OF REPAIR COSTS

For repair cost dwellings were classified by type, number of storeys, number of rooms and date of construction. (Table D1).

TABLE D1: DWELLING CLASSIFICATION FOR COSTING PURPOSES									
DWELLING TYPE	PRE-1919			1919-1939			POST-WAR		
	1Flr.	2Flrs.	3Flrs.	1Flr	2Flrs.	3Flrs.	1Flr.	2Flrs.	3Flrs.
Detached House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Semi-D/End Terr House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Mid Terrace House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Purpose Built Flat	3rm	-	-	4rm	-	-	5rm	-	-
Tower/Slab Flat	-	-	-	6rm	-	-	4rm	-	-
Converted Flat	4rm	-	-	4rm	-	-	4rm	-	-

**rm = Rooms**

All costs are based on bespoke schedules of rates developed for the survey. Original pricing is based on the National Schedule of Rates published under the auspices of the Society of Chief Quantity Surveyors in Local Government and the Building Employers Confederation.

The costing process involves grouping dwellings into their appropriate classifications. The next step is to apply surveyor repair markings to the elemental renewal costs. This involves taking the set proportion of full renewal cost appropriate to the particular marking. Where the markings are on a five point scale by individual room they are converted to a per dwelling basis using weighting factors to reflect different room sizes. The surveyors markings generate elemental repair costs which range from 0% to 100% of full renewal cost. Finally, elemental repair costs are aggregated and, where appropriate, a scale reduction factor is applied to produce the total repair cost per dwelling, (costs over £5000). A number of refinements aimed at improving the accuracy of the cost estimating have been incorporated in the process.

- *The elemental renewal costs reflect the average quality of each dwelling classification in terms of specification, ornateness of detailing, etc. Where a dwelling is identified as being of superior quality when built, enhancement factors are automatically applied to the repair costs of the appropriate elements.*
- *Decoration within a dwelling does not feature as a repair element in its own right. However, where the scope of internal repairs is such that redecoration, in whole or in part, would be required, then the cost of this is automatically added in.*
- *Where the repair requirement of elements is assessed on a five point scale, enhancement factors are applied to the lower readings to reflect the higher unit costs of small repairs.*
- *Other refinements built into the system include a reflection of the differences in the cost of repairing pitched or flat roofs, full or partial central heating installations, etc.*

## **APPENDIX E : THE DECENT HOMES STANDARD**

E.1 This appendix gives a detailed definition of the decent homes standard and explains the four criteria that a decent home is required to meet. These are:

- it meets the current statutory minimum standard for housing;
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- it provides a reasonable degree of thermal comfort.

E.2 The decent home definition provides a minimum standard. Landlords and owners doing work on their properties may well find it appropriate to take the dwellings above this minimum standard.

### **Criterion A: the dwelling meets the current statutory minimum standard for housing**

E.3 **MINIMUM STATUTORY STANDARDS** : The Housing Act 2004 (Chapter 34) introduces a new system for assessing housing conditions and enforcing housing standards. The new system which replaces the former test of fitness for human habitation (Section 604, Housing Act 1985) operates by reference to the existence of Category 1 or Category 2 hazards on residential premises as assessed within the Housing Health and Safety Rating System (HHSRS - Version 2). For the purposes of the current survey the presence of Category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS Bands A, B or C and accruing hazard scores in excess of 1000 points.

### **Criterion B: the dwelling is in a reasonable state of repair**

E.4 A dwelling satisfies this criterion unless:

- one or more key building components are old and, because of their condition, need replacing or major repair; or
- two or more other building components are old and, because of their condition, need replacement or major repair.

## **BUILDING COMPONENTS**

E.5 Building components are the structural parts of a dwelling (eg wall structure, roof structure), other external elements (eg roof covering, chimneys) and internal services and amenities (eg kitchens, heating systems).

E.6 Key building components are those which, if in poor condition, could have an *immediate* impact on the integrity of the building and cause further deterioration in other components.

They are the external components plus internal components that have potential safety implications and include:

- External Walls
- Roof structure and covering
- Windows/doors
- Chimneys
- Central heating boilers
- Gas fires
- Storage Heaters
- Electrics

E.7 If any of these components are old and need replacing, or require immediate major repair, then the dwelling is not in a reasonable state of repair and remedial action is required.

E.8 Other building components are those that have a less immediate impact on the integrity of the dwelling. Their combined effect is therefore considered, with a dwelling not in a reasonable state of repair if two or more are old and need replacing or require immediate major repair.

#### **'OLD' AND IN 'POOR CONDITION'**

E.9 A component is defined as 'old' if it is older than its expected or standard lifetime. The component lifetimes used are consistent with those used for resource allocation to local authorities and are listed at the end of this appendix.

E.10 Components are in 'poor condition' if they need major work, either full replacement or major repair. The definitions used for different components are at listed at the end of this appendix.

E.11 One or more key components, or two or more other components, must be both old and in poor condition to render the dwelling non-decent on grounds of disrepair. Components that are old but in good condition or in poor condition but not old would not, in themselves, cause the dwelling to fail the standard. Thus for example a bathroom with facilities which are old but still in good condition would not trigger failure on this criterion.

E.12 Where the disrepair is of a component affecting a block of flats, the flats that are classed as non-decent are those directly affected by the disrepair.

#### **Criterion C: The dwelling has reasonably modern facilities and services**

E.13 A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- a kitchen which is 20 years old or less;
- a kitchen with adequate space and layout;
- a bathroom which is 30 years old or less;
- an appropriately located bathroom and WC;
- adequate sound insulation;
- adequate size and layout of common entrance areas for blocks of flats.

E.14 The ages used to define the 'modern' kitchen and bathroom are less than those for the disrepair criterion. This is to take account of the modernity of kitchens and bathrooms, as well as their functionality and condition.

E.15 There is some flexibility inherent in this criterion, in that a dwelling has to fail on three criteria before failure of the decent homes standard itself. Such a dwelling does not have to be fully modernised for this criterion to be passed: it would be sufficient in many cases to deal with only one or two of the facilities that are contributing to the failure.

E.16 These standards are used to calculate the national standard and have been measured in the English House Condition Survey (EHCS) for many years. For example, in the EHCS:

- a kitchen failing on adequate space and layout would be one that was too small to contain all the required items (sink, cupboards, cooker space, worktops etc) appropriate to the size of the dwelling;
- an inappropriately located bathroom or WC is one where the main bathroom or WC is located in a bedroom or accessed through a bedroom (unless the bedroom is not used or the dwelling is for a single person). A dwelling would also fail if the main WC is external or located on a different floor to the nearest wash hand basin, or if a WC without a wash hand basin opens on to a kitchen in an inappropriate area, for example next to the food preparation area;

**Decent homes – definition** : inadequate insulation from external airborne noise would occur where there are problems with, for example, traffic (rail, road or aeroplanes) or factory noise. Reasonable insulation from these problems should be ensured through installation of double glazing; inadequate size and layout of common entrance areas for blocks of flats would occur where there is insufficient room to manoeuvre easily, for example where there are narrow

access ways with awkward corners and turnings, steep staircases, inadequate landings, absence of handrails, low headroom etc.

**Criterion D: the dwelling provides a reasonable degree of thermal comfort**

E.17 The definition requires a dwelling to have both:

- efficient heating; and
- effective insulation.

E.18 Under this standard, efficient heating is defined as any gas or oil programmable central heating or electric storage heaters/programmable solid fuel or LPG central heating or similarly efficient heating systems. Heating sources which provide less energy efficient options fail the decent home standard.

E.19 Because of the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation that is appropriate also differs:

- For dwellings with gas/oil programmable heating, cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm loft insulation (if there is loft space) is an effective package of insulation under the minimum standard set by the Department of Health;
- For dwellings heated by electric storage heaters/programmable solid fuel or LPG central heating a higher specification of insulation is required to meet the same standard: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavity walls that can be insulated effectively).

Component lifetimes and definition of 'in poor condition' used in the national measurement of the disrepair criterion

**COMPONENT LIFETIMES**

E.20 Table E.1 shows the predicted lifetimes of various key building components within the disrepair criterion to assess whether the building components are 'old'. These are used to construct the national estimates of the number of dwellings that are decent and those that fail.

**Table E.1: Component lifetimes used in the disrepair criterion**

<b>Building Components (key components marked *)</b>	<b>Houses and Bungalows</b>	<b>All flats in blocks of below 6 storeys</b>	<b>All flats in blocks of 6 or more storeys</b>
<b>LIFE EXPECTANCY</b>			
Wall structure*	80	80	80
Lintels*	60	60	60
Brickwork (spalling)*	30	30	30
Wall finish*	60	60	30
Roof structure*	50	30	30
Chimney	50	50	N/A
Windows*	40	30	30
External doors*	40	30	30
Kitchen	30	30	30
Bathrooms	40	40	40
Heating – central heating gas boiler*	15	15	15
Heating – central heating distribution system	40	40	40
Heating – other*	30	30	30
Electrical systems*	30	30	30

## **IN POOR CONDITION**

E.21 Table E.2 sets out the definitions used within the disrepair criterion to identify whether building components are 'in poor condition'. These are consistent with EHCS definitions and will be the standard used to monitor progress nationally through the EHCS. The general line used in the EHCS is that, where a component requires some work, repair should be prescribed rather than replacement unless:

- the component is sufficiently damaged that it is impossible to repair;
- the component is unsuitable, and would be even if it were repaired, either because the material has deteriorated or because the component was never suitable; (for external components) even if the component were repaired now, it would still need to be replaced within 5 years.

**Table E.2: Component Condition used in the disrepair criterion**

<b>Building Components (key components marked *)</b>	<b>Houses and Bungalows</b>
Wall structure	Replace 10% or more or repair 30% or more
Wall finish	Replace/repoint/renew 50% or more
Chimneys	1 chimney needs partial rebuilding or more
Roof Structure	Replace 10% or more to strengthen 30% or more
Roof Covering	Replace or isolated repairs to 50% or more
Windows	Replace at least one window or repair/replace sash or member to at least two (excluding easing sashes, reglazing painting)
External doors	Replace at least one
Kitchen	Major repair or replace 3 or more items out of the 6 (cold water drinking supply, hot water, sink, cooking provision, cupboards)
Bathroom	Major repair or replace 2 or more items (bath, wash hand basin)
Electrical System	Replace or major repair to system
Central Heating Boiler	Replace or major repair
Central Heating	Replace or major repair
Distribution	
Storage Heating	Replace or major repair



## **APPENDIX F :**

### **GLOSSARY OF TERMS**

#### **AGE/CONSTRUCTION DATE OF DWELLING**

The age of the dwelling refers to the date of construction of the oldest part of the building.

#### **ADAPTATION**

The installation of an aid or alternation to building design or amenity to assist normal dwelling use by physically or mentally impaired persons.

#### **BASIC AMENITIES**

Dwellings lack basic amenities where they do not have all of the following:

- kitchen sink;
- bath or shower in a bathroom;
- a wash hand basin;
- hot and cold water to the above;
- inside WC.

#### **BEDROOM STANDARD**

The bedroom standard is the same as that used by the General Household Survey, and is calculated as follows:

- a separate bedroom is allocated to each co-habiting couple, any other person aged 21 or over,
- each pair of young persons aged 10-20 of the same sex,
- and each pair of children under 10 (regardless of sex);
- unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom;
- any remaining unpaired children under 10 are also allocated a separate bedroom.

The calculated standard for the household is then compared with the actual number of bedrooms available for its sole use to indicate deficiencies or excesses. Bedrooms include bed-sitters, box rooms and bedrooms which are identified as such by informants even though they may not be in use as such.

#### **CATEGORY 1 HAZARD**

A hazard rating score within the HHSRS accruing in excess of 1000 points and falling into Hazard Bands A, B or C.

## **DECENT HOMES**

A decent home is one that satisfies all of the following four criteria:

- it meets the current statutory minimum standard for housing.
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- it provides a reasonable degree of thermal comfort.

See Appendix E for further details.

## **DOUBLE GLAZING**

This covers factory made sealed window units only. It does not include windows with secondary glazing or external doors with double or secondary glazing (other than double glazed patio doors which count as 2 windows).

## **DWELLING**

A dwelling is a self contained unit of accommodation where all rooms and facilities available for the use of the occupants are behind a front door. For the most part a dwelling will contain one household, but may contain none (vacant dwelling), or may contain more than one (HMO).

## **TYPE OF DWELLING**

Dwellings are classified, on the basis of the surveyors' inspection, into the following categories:

*small terraced house:* a house less than 70m<sup>2</sup> forming part of a block where at least one house is attached to two or more other houses;

*medium/large terraced house:* a house 70m<sup>2</sup> or more forming part of a block where at least one house is attached to two or more other houses;

*semi-detached house:* a house that is attached to one other house;

*detached house:* a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.);

*bungalow:* a house with all of the habitable accommodation on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses;

*purpose built flat, low rise:* a flat in a purpose built block less than 6 storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes;

*purpose built flat, high rise:* a flat in a purpose built block of at least 6 storeys high;

*converted flat:* a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

## **EMPLOYMENT STATUS OF HOH**

*full time employment:* working at least 30 hours per week as an employee or as self-employed. It includes those on government-supported training schemes but excludes any unpaid work;

*part-time employment:* working less than 30 hours per week as an employee or as self-employed. It excludes any unpaid work;

*retired:* fully retired from work i.e. no longer working, even part time. Includes those who have retired early;

*unemployed:* includes those registered unemployed and those who are not registered but seeking work;

*other inactive:* includes people who have a long term illness or disability and those looking after family/home;

*employed full or part time:* as above.

## **FITNESS**

The Fitness Standard is defined by the 1989 Local Government and Housing Act: *section 604:* under Section 604 covering all the stock a dwelling is fit for human habitation unless in the opinion of the local housing authority it fails to meet one or more of the following requirements and by reason of that failure is not reasonably suitable for

occupation: it is free from disrepair; it is structurally stable; it is free from dampness prejudicial to the health of the occupants (if any); it has adequate provision for lighting, heating and ventilation; it has an adequate piped supply of wholesome water; it has an effective system for the draining of foul, waste and surface water; it has a suitably

located WC for the exclusive use of the occupants; it has for the exclusive use of the occupants (if any) a suitably located bath or shower and wash-hand basin, each of which is provided with a satisfactory supply of hot and cold water; and there are satisfactory facilities in the dwelling home for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water.

## **HHSRS**

The Housing Health and Safety Rating System (HHSRS) is the Government's new approach to the evaluation of the potential risks to health and safety from any deficiencies identified in dwellings. The HHSRS, although not in itself a standard, has been introduced as a replacement for the Housing Fitness Standard (Housing Act 1985, Section 604, as amended). Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band J (9 points or less) the safest, to Band A (5000 points or more) the most dangerous. Using the above bands hazards can be grouped as Category 1 or Category 2. A Category 1 hazard will fall within Bands A, B and C (1000 points or more); a Category 2 hazard will fall within Bands D or higher (under 1000 points).

## **HMO**

As defined in Section 254 Housing Act 2004, which relates predominantly to bedsits and shared housing where there is some sharing of facilities by more than one household.

## **HOUSEHOLD**

One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

## **HOUSEHOLD TYPES**

The classification is based on the primary family unit within the household only. This means that households in the first 4 categories (couple based and lone parents) may include other people in other family units. For example, a couple with dependent children who also have an elderly parent or a grown up non-dependent child living with them are still classed as a couple with dependent children. The types are:

*Single Person:* Single person aged below pensionable age;

*Single Parent:* Single person aged below pensionable age together with one or more persons aged under 16 years;

*Small Adult:* Two persons aged below pensionable age;

*Small Family:* Two persons aged below pensionable age together with one or two persons aged under 16 years;

*Large Family:* Two persons aged below pensionable age together with three or more persons aged under 16 years;

*Large Adult:* Three or more persons aged below pensionable age;

*Elderly:* One or more persons aged over pensionable age

## **LONG TERM ILLNESS OR DISABILITY**

Whether anybody in the household has a long-term illness or disability. The respondent assesses this and long-term is defined as anything that has troubled the person, or is likely to affect them, over a period of time.

## **MEANS TESTED BENEFITS (IN RECEIPT OF)**

Households where the HOH or partner receives Income Support, income-based Job Seekers Allowance, Working Families Tax Credit, Disabled Persons Tax Credit or Housing Benefit. Note that Council Tax Benefit is excluded from this definition.

## **SAP**

The main measure of energy efficiency used in the report is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP). This is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly energy inefficient) to 120 (highly energy efficient).

## **SECURE WINDOWS AND DOORS**

Homes with secure windows and doors have both of the following:

- main entrance door is solid or double glazed; the frame is strong; it has an auto deadlock or standard Yale lock plus mortise lock;
- all accessible windows (ground floor windows or upper floor windows in reach of flat roofs) are double glazed, either with or without key locks.

## **TENURE**

Three categories are used for most reporting purposes:

*owner-occupied*: includes all households who own their own homes outright or buying them with a mortgage/loan. Includes intermediate ownership models;

*private rented or private tenants*: includes all households living in privately owned property which they do not own. Includes households living rent free, or in tied homes. Includes un-registered housing associations tenants;

*registered social landlord (RSL)*: includes all households living in the property of registered housing associations.

## **RURAL/NON-RURAL**

Survey data is available for areas classed as rural and non-rural as defined by Chorley Council at local Ward and Parish level.

## **VACANT DWELLINGS**

The assessment of whether or not a dwelling was vacant was made at the time of the interviewer's visit. Clarification of vacancy was sought from neighbours. Two types of vacant property are used:

*transitional vacancies*: are those which, under normal market conditions, might be expected to experience a relatively short period of vacancy before being bought or re-let;

*problematic vacancies*: are those which remain vacant for long periods or need work before they can be re-occupied.

Dwellings vacant for up to 1 month are classified as transitional vacancies and those unoccupied for at least 6 months are treated as problematic vacancies. Dwellings vacant for between 1 and 6 months can be problematic or transitional depending on whether they are unfit for human habitation and therefore require repair work prior to being re-occupied.

**VULNERABLE HOUSEHOLDS**

Households who are in receipt of the following benefits: Income Support; Income-based Job Seeker's Allowance; Housing Benefit; Council Tax Benefit; Working Families Tax Credit; Disabled Person's Tax Credit; Disability Living Allowance; Industrial Injuries Disablement Benefit; War Disablement Pension, Attendance Allowance, Child Tax Credit, Working Tax Credit, Pension Credit.



<b>Meeting:</b>	<b>Overview and Scrutiny Committee</b>	<b>Date:</b>	<b>26 February 2024</b>
	<b>Cabinet</b>		<b>6 March 2024</b>
<b>Subject:</b>	<b>Fleece Hotel Site</b>		
<b>Report Of:</b>	<b>Leader of the Council and Cabinet Member for Environment</b>		
<b>Wards Affected:</b>	<b>Westgate</b>		
<b>Key Decision:</b>	<b>Yes</b>	<b>Budget/Policy Framework:</b>	<b>Yes</b>
<b>Contact Officer:</b>	<b>Claire Dovey-Evans, Cathedral Quarter Project Officer</b>		
	<b>David Oakhill, Head of Place</b>		
	<b>Email:</b>		
	<a href="mailto:Claire.Dovey-Evans@gloucester.gov.uk">Claire.Dovey-Evans@gloucester.gov.uk</a>	<b>Tel:396344</b>	
	<a href="mailto:David.Oakhill@gloucester.gov.uk">David.Oakhill@gloucester.gov.uk</a>		
<b>Appendices:</b>	<b>A. Site Plan</b>		

**FOR GENERAL RELEASE**

**1.0 Purpose of Report**

1.1 This report seeks Cabinet approval to enable officers to explore a potential development option for the Fleece Hotel site (including Longsmith Street Carpark) with the Phoenix Village Project. It also seeks approval to enable officers to apply for grant funding to advance the development of the site.

**2.0 Recommendations**

2.1 Overview and Scrutiny Committee is asked to consider the information contained in the report and make any recommendations to Cabinet.

2.2 Cabinet is asked to **RESOLVE** that:

1. The Head of Place, in consultation with the Cabinet Member for Environment, agrees a 'Statement of Intent' with the Phoenix Village Project to use as the basis to progress the project to agree Heads of Terms as set out in (2) below;
2. The Head of Place, in consultation with the Cabinet Member for the Environment, the Head of Finance and Resources, and the Council Solicitor, develops Heads of Terms with Phoenix Village Project to enable the redevelopment of the Fleece Hotel site (including Longsmith Street Carpark), and report these back to Cabinet in due course;
3. The Head of Place, in consultation with the Cabinet Member for the Environment, the Head of Finance and Resources, and the Council Solicitor, should pursue appropriate grant funding opportunities to enable the

development of the Fleece Hotel Site. Should such grant funding require capital investment from the Council, appropriate authority will be sought.

### **3.0 Background and Key Issues**

#### The Site

3.1 The site is shown at appendix A and incorporates:

- The former Fleece Hotel, outbuildings and rear yards
- The former Gloucestershire Academy of Music building (brick built grade 2)
- Longsmith Street Carpark

#### The Fleece

3.2 The former Fleece Hotel site is a centrally located site lying within the City Centre Conservation Area. The site includes nationally important designated heritage assets (in a varying state of condition and use), the most important of which is the Grade I listed 12th century vaulted undercroft, and Great Inn. Other parts of the complex are Grade II listed, and some buildings curtilage listed, but the Westgate range is currently under consideration for a rise to a grade I listing. The Fleece site is adjacent to the Longsmith Street multi-storey car park. The site is in the ownership of the City Council and is on the National Historic Buildings 'At Risk' register.

3.3 The Fleece Hotel was first opened in 1497 as one of the three major inns of Gloucester to house pilgrims visiting the tomb of Edward II of England. The 12th century undercroft, known as the "Monk's Retreat" was originally part of a merchant's house and was incorporated into the structure. By 1455, it was a property owned by Gloucester Abbey, and was developed into an inn by the Abbey during the 16th century. It was first recorded as the Golden Fleece Inn in 1673. The building was Grade I listed in January 1952, with other parts of the site listed Grade II in December 1998.

3.4 The site ceased to operate as a hotel in 2002 and was purchased by the South West Regional Development Agency (SWRDA). Limited physical works were undertaken by SWRDA during their ownership, although it is understood that the site was marketed by them on at least two occasions. The property passed to the City Council when SWRDA was disbanded in 2011. The Council almost immediately invested £350,000 in stabilisation works to protect the historic fabric of the buildings.

3.5 The site was taken to the market in 2014 but this was not successful in securing a development partner. The YMCA had expressed interest in converting the buildings into a hostel but did not have the funding to proceed.

3.6 It is believed that the unknown cost of restoration of the heritage assets was a significant factor in the lack of interest from potential development partners. In addition, the economy at that time was still in the fairly early stages of recovery from a long and deep recession and investor confidence in the city was low.



- 3.7 The Council then took the Fleece site to the open market to secure a partner to deliver a regeneration scheme in 2017. Dowdeswell Estates won that opportunity with a proposal to develop the site as a boutique hotel with retail. This proposal included the Longsmith Street carpark, and it was considered that inclusion of that site made the proposal financially viable.
- 3.8 The City Council secured first round Levelling Up funding for the development of the site as set out in the Dowdeswell proposal in 2021. Officers made positively received enquiries with the National Lottery Heritage Fund regarding match funding for the Fleece site at that time. Unfortunately, the Covid pandemic and the significant change in the local economy that ensued, made the boutique hotel with retail use of the site unrealistic, and the agreement between Dowdeswell and the City Council was reconsidered in 2023.
- 3.9 Several studies were undertaken as part of the work undertaken to find a development partner for the Fleece in 2017, the results of which helped to de-risk the site for potential investors. Funding from Historic England through the Cathedral Quarter High Street Heritage Action Zone has also been used over the last two years to open up the Great Inn and Westgate range on the site so that the buildings could be properly analysed, and costs of repair estimated more accurately. Further work is required for the other buildings on the site and an update of previous reports will be necessary as part of the process to develop detailed proposals and a costed business case for the site with the proposed new partner.

#### Longsmith Street carpark

- 3.10 This project proposes redevelopment and use of the the Longsmith Street carpark, following the same strategy as that taken in 2017. As previously referenced, the inclusion of this asset makes the overall proposal more financially viable. The car parking capacity at Longsmith Street may need to be provided elsewhere (subject to ongoing demand, the full utilisation of other carparks in the city and the opening of the new 400 space carpark at the Forum) and the Council will need to consider proposals to relocate this parking provision as part of the development of this project.

#### Former Gloucestershire Academy of Music building

- 3.11 A brick built Georgian Grade II listed building which forms the southern boundary of the site on Mercers Entry. This building would be part of the development and requires further survey and investigation.

#### The Phoenix Village Proposal

- 3.12 Officers have continued to seek interest in the site since this time. The Phoenix Village Project have expressed an interest in the wider Fleece site. The Phoenix Village Project's vision is to:

*Create a state-of-the-art community hub with carefully curated independent professional businesses. Teach, train and mentor disenfranchised young adults, providing work opportunities and qualifications, as well as support and solutions for mental well-being and nutritional health.*

*To build a new and desirable destination quarter in the heart of the community. To create a thriving, lively, like-minded and enterprising collective of purposefully selected and carefully curated independent businesses. Teaching enterprising skills and building sound minds for practical, social, and personal regeneration.*

- 3.13 The Phoenix Village Project are developing a business plan for use of the site as a one-stop, full-service provision for young adults who are unemployed, not in training or education (NEET) or have struggled with addiction and homelessness. By providing supported accommodation, multiple opportunities for skills training with accreditation, autonomous health, and advanced mental health provision, The Phoenix Village Project aims to break a cycle of social and economic exclusion and its long-term consequences. Their proposal for the site includes a mixture of supported accommodation, spaces for wellbeing and socialising, spaces for businesses to provide sales and training opportunities and the Phoenix Village have developed a business model which they believe will work on the wider Fleece site.
- 3.14 Whilst the Phoenix Village proposals require development into a costed business plan and considered building uses specific to the Fleece site, there is potential to deliver:
- a destination within the city centre which functions as a strategic link between the Cathedral and the Docks, taking advantage of its proximity to core retail on the gate streets, its built heritage, historic character and position as a key route linking the Cathedral with the Docks;
  - a vibrant mixed-use scheme which could include small scale retail, food and drink, leisure, and residential opportunities which collectively respects and complements the historic character of the area, its historic lanes, listed buildings and intimate open spaces;
  - a scheme which will bring back to life an important heritage asset which has a significant place in the story of Gloucester, as well as in a national context;
  - a scheme which tackles issues of homelessness, substance abuse, lack of skills, training and employment opportunities for local disadvantaged young people.
- 3.15 Subject to Cabinet approval, a Statement of Intent between the Council and Phoenix Village Project will be drafted and used as a basis for negotiations. That statement will include an overview of the development proposal, a timetable, the identification of potential funding sources and an identification of the roles and responsibilities of the parties.

#### Next Steps

- 3.16 Subject to Cabinet approval, officers will continue discussions with Phoenix Village, which will ultimately aim to transfer ownership of the site to Phoenix Village when the project has demonstrated that it can be successful on the site. The City Council will lead on the heritage led regeneration of the existing historic buildings in order to attract funding. Details of ownership (eg leasehold or freehold transfer), funding, fees, rents etc will be developed through Heads of Terms (HoT's). These HoT's will be presented to Cabinet in draft form once worked up, and Cabinet approval will then be sought to progress to disposal.

- 3.17 At the same time as HoT's are being developed, officers will seek out grant funding opportunities to support redevelopment works. Cabinet approval is required to enable officers to seek grant funding.

#### **4.0 Social Value Considerations**

- 4.1 The opportunity for local people to engage with developing proposals will have significant well-being outcomes. The site is important to, and its historic values highly appreciated, by local people.
- 4.2 The proposed end use, as a place where accommodation is provided on the same site as support services, training and employment opportunities, leisure and social opportunities will provide a rounded service for local young people in need.
- 4.3 Future build contracts will have social value outcomes added in.

#### **5.0 Environmental Implications**

- 5.1 This scheme would be a highly sustainable contribution towards the regeneration of Gloucester. It promotes the reuse of older buildings, where greater environmental savings are made than demolishing them and building new. New construction takes between 10 and 80 years to overcome its own impacts on carbon emissions and climate change. The embodied carbon in existing buildings, makes it far more sustainable to retain and re-use them.
- 5.2 The site is located on previously developed land and is in a city centre location enabling the end residents and commercial users to benefit from public transport and all the amenities of a city centre location.

#### **6.0 Alternative Options Considered**

- 6.1 Do nothing.  
Doing nothing does not meet our requirement to safeguard and bring back into use buildings of historic importance.
- 6.2 Continue as we do now.  
We could continue to leave the site mothballed, but there are annual maintenance costs incurred by the Council and it is likely that deterioration of the site will incur increased costs in the future.
- 6.3 It is not possible to simply offer the Fleece for sale, given the considerable conservation deficit on the site. The Council could act alone as the developer but doing so would involve a multi-million pound commitment as well as significant Officer resource. This would not bring the benefits of private sector capital or innovation. A community-led approach has been considered but the scale and complexity of the project is likely to be too great for this to happen within a reasonable timescale.

#### **7.0 Reasons for Recommendations**

- 7.1 There is a need to bring The Fleece site, which includes some highly significant heritage assets, back into active use. Pursuing the development of the site will

preserve those assets for future generations and contribute to the vibrancy and vitality of the Cathedral Quarter and the city centre.

- 7.2 It is felt that with the detailed survey work on the Great Inn and Westgate range now complete, giving cost assurance on the most significant buildings, and with an interested party with a business case that fits with the Council's aspirations for the site, the Council should take this opportunity to develop the proposals into firm plans. Officers should now be authorised to work with the Phoenix Village project, to secure external funding to achieve this.

## **8.0 Future Work and Conclusions**

- 8.1 This approval, if given, will commence work around development of the proposals with Phoenix Village. A robust business plan and plans for the re-use of the site, led by the heritage value of the buildings will be drawn up.
- 8.2 Officers will draft application(s) for grant funding to develop the project plans. Such bids will include bids for 'seed' funding (to help develop the business plan for the site) and capital funding to undertake works.
- 8.3 Officers will prepare a report on final proposals for approval before any further funding is sought.

## **9.0 Financial Implications**

- 9.1 There will be a requirement for the City Council and partners to demonstrate a sum of match funding when applying for 'seed' funding. The City Council financial commitment can include in-kind contributions, for example the provision of officer time. Officer resource will need to be in addition to current resources available (including in the making of bids for funding), and such a resource could also help support the delivery of the Greyfriars Quarter Levelling Up scheme, where project management expertise with a deep understanding of 'heritage' will be required to advance the Addison Folly and Greyfriars elements of the proposal. The extent and duration of this resource will be dependent on securing 'seed' or other funding.
- 9.2 There may be a requirement for the City Council and partners to demonstrate a sum of match funding when applying for capital grant funding. The City Council financial commitment may include in-kind contributions, such as land and resource, but may require a financial commitment. Prior to accepting any grant funding that will result in capital expenditure by the council, appropriate authority will be sought.

(Financial Services have been consulted in the preparation of this report.)

## **10.0 Legal Implications**

- 10.1 At this stage a simple Statement of Intent will be drafted to demonstrate commitment from both parties to the project. Legal Input will be required to develop HoT's and subsequent legal agreements as the project progresses, including possible transfer of ownership, or long-term lease at the appropriate point in the development of the proposals.

- 10.2 Under s123 of the Local Government Act 1972 the Council is required to obtain the best consideration reasonably obtainable for any disposal of land. Any disposal for less than best consideration requires Secretary of State consent.
- 10.3 The land has been assessed as having a negative value and therefore it is unlikely that the site will be disposed of for less than best consideration. However, a valuation will need to be undertaken prior to disposal to ascertain whether or not this is still the case. The valuation should be undertaken following any works that the Council intends to carry out to the site as any works which put the property into a better condition are likely to increase its value.
- 10.4 The title to the site has been investigated previously and there were no adverse findings. However, a thorough review of the title should be undertaken prior to any disposal of the land to ensure that there is nothing to prevent the site from being disposed of and used as proposed.
- 10.5 Land transactions are exempt from the Public Contract Regulations 2015 but it does apply to land developments where the object includes the provision of works. Provided that the Council undertakes the works, or the Phoenix Village undertakes the works with little input from the Council other than through the Planning regime or (if a lease is granted) through landlord consent to alterations, then the PCR will not apply to the disposal. The Council will need to comply with the PCR and its contract rules when procuring contractors and the professional team to undertake works.
- 10.6 If the Council is awarded grant funding, it will be the Council's responsibility to deliver the works/project and comply with the terms of the grant funding. One Legal can advise on the terms of the grants when received.
- 10.7 If any funding is passed onto, or any financial assistance is given to, Phoenix Village, the Council must comply with the Subsidy Control Act 2022. One Legal can give advice to officers once further details are available.
- 10.8 Advice should be sought from One Legal on the statutory process to be followed should the council decide to close Longsmith Street Car Park.

(One Legal have been consulted in the preparation this report.)

## **11.0 Risk & Opportunity Management Implications**

- 11.1 There is minimal risk to the Council in pursuing this opportunity with the Phoenix Village project at this time. Officer time and the small amount of match funding required for project development grant applications may be lost if the project fails to be found viable.

## **12.0 People Impact Assessment (PIA) and Safeguarding:**

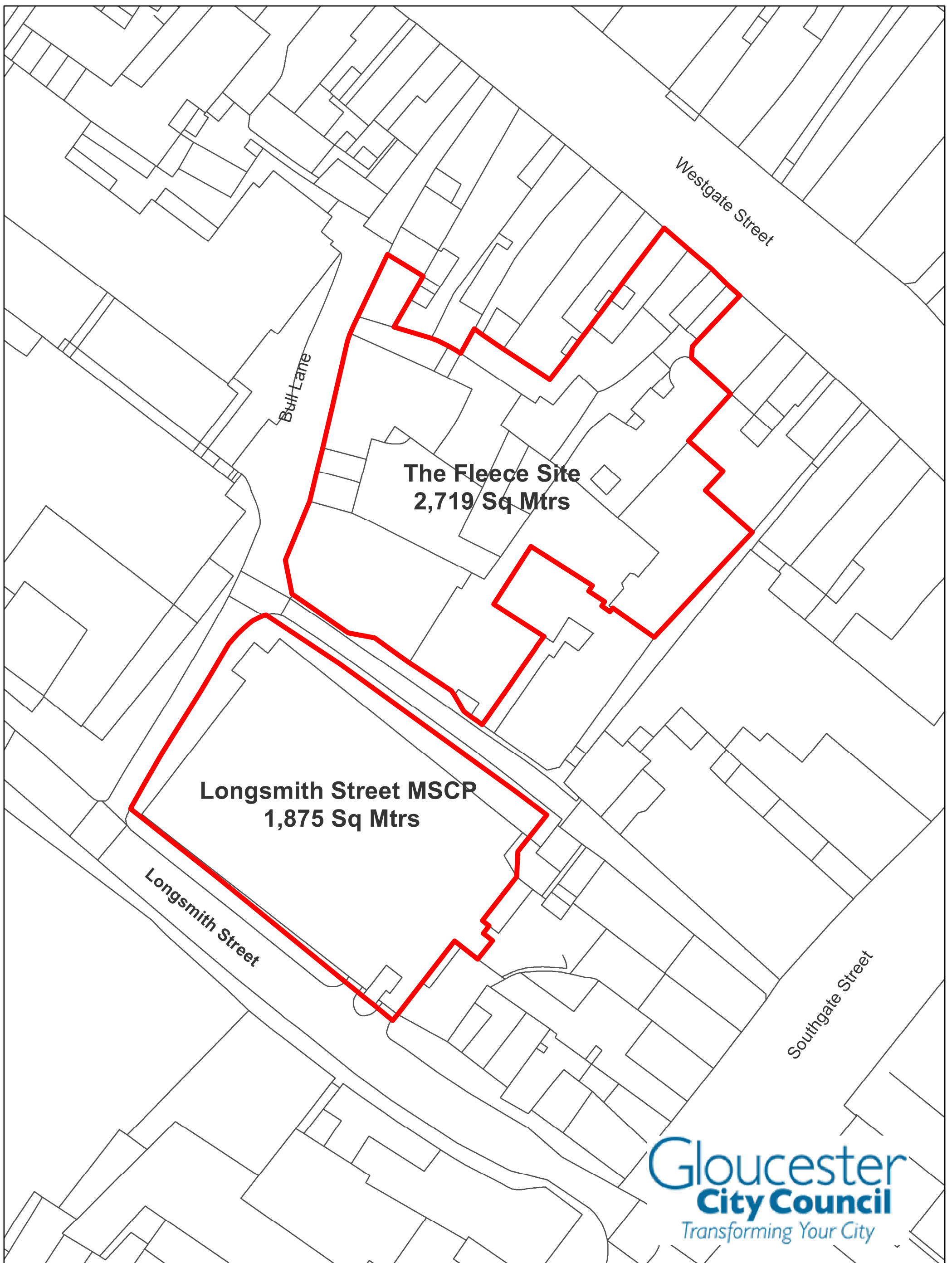
- 12.1 A PIA is not applicable at this stage.
- 12.2 A PIA will be undertaken should funding be secured to start development of the project and before any decision is taken about whether or not to close Longsmith Street Car Park.

### **13.0 Community Safety Implications**

13.1 There are no community safety implications at this stage.

### **14.0 Staffing & Trade Union Implications**

14.1 As above, additional resource will be required to advance this scheme. Such resource will also support the delivery of the Greyfriars Quarter Levelling Up scheme, where project management expertise with a deep understanding of 'heritage' will be required to advance the Addison Folly and Greyfriars elements of the proposal. The extent and duration of this resource will be dependent on securing 'seed' or other funding.



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<b>Meeting:</b>	<b>Overview and Scrutiny Committee</b>	<b>Date:</b>	<b>26 February 2024</b>
	<b>Cabinet</b>		<b>6 March 2024</b>
<b>Subject:</b>	<b>2022-2024 Council Plan Six Month Update</b>		
<b>Report Of:</b>	<b>Leader of the Council</b>		
<b>Wards Affected:</b>	<b>All</b>		
<b>Key Decision:</b>	<b>No</b>	<b>Budget/Policy Framework:</b>	<b>No</b>
<b>Contact Officer:</b>	<b>Lauren Richards, Democratic and Electoral Services Officer</b>		
	<b>Email: Lauren.Richards@gloucester.gov.uk</b>		<b>Tel: 396735</b>
<b>Appendices:</b>	<b>1. Biannual Progress Report on Council Plan Actions and Projects 2022-2024</b>		

**FOR GENERAL RELEASE**

**1.0 Purpose of Report**

1.1 To provide an update on the delivery of the activities as outlined in the Council Plan 2022-2024, to build a greener, fairer, better Gloucester.

**2.0 Recommendations**

2.1 Overview and Scrutiny Committee is asked to consider the information contained in the report and make any recommendations to Cabinet.

2.2 Cabinet is asked to **RESOLVE** that progress on delivery of the Council Plan 2022-2024 be noted.

**3.1 Background and Key Issues**

3.2 The Council Plan was approved unanimously by Council in January 2022. It set out the vision for the Council, its partners, and residents to “build a greener, fairer, better Gloucester”. The Plan details the Council’s planned projects and activities between 2022 and 2024, to achieve its ambition of improving the lives of everyone who lives in, works in and visits Gloucester.

3.3 There are three priorities that set out how we will achieve our vision:

- Building greener, healthier, and more inclusive communities
- Building a sustainable city of diverse culture and opportunity
- Building a socially responsible and empowering Council

3.4 The Plan set out 45 actions, split equally across three priorities, with 15 actions in each priority area. It should be noted that some of the actions represent activity that

will become business as usual, but for the purposes of the action tracking will have a completion date of the end of the Plan period.

3.5 Delivery of the Council Plan continues to be encouraging across all priorities. Of the 45 actions that are listed in the Council Plan:

- 35 actions (77.8%) are completed or currently expected to complete on time
- 9 actions (20%) are currently delayed
- 1 action (2.2%) is not expected to be completed

3.6 Appendix 1 provides an update on each action. Attention is drawn to the following significant achievements:

- Work at the Forum has been progressing as planned on site. All buildings are now largely constructed with cladding nearing completion and first fitout underway. IHG has been selected as the hotel operator, Q-Park have been selected as the carpark operator and Reef (the Council's development partner) have taken a lease on 1.5 floors of the office space. Reef and Officers continue negotiations with a number of potential office occupiers, who will be announced in due course.
- The model of a Skills Academy based in the city centre has been successfully delivered by Kier at The Forum. As of November, 2023 the Learning Hub reported, through Kier and its subcontractors that it had provided:
  - 12 FTE jobs for local people
  - 152 hours of careers support to young people (16-24)
  - 2456 formal training hours
  - 9 apprenticeships.

The Council is discussing with Kier Construction how it might continue to sustain the Learning Hub beyond the project in order to support other projects in the city.

- The Council and its partners have submitted several successful funding bids to the Arts Council England, including bids from a number of city-based organisations to become National Portfolio Organisations (NPOs). The number of National Portfolio Organisations in the city has increased from 1 to 4. The total annual investment into these 4 organisations is c.£900k per annum, totalling £2.7m for the period 2023-2026 and represents a 1,039% increase in investment into the city.
- The Council continues to make progress against the objectives set out in the Open Spaces Strategy. Notable activity includes a new Orchard at Hempsted, £100k spent on local playground repairs, £100k in grant funding for sports clubs for grass pitch improvements and the retention of Green flags for existing sites. The Council applied for green flag status for Gloucester Park in January 2024 and judging will take place in May 2024.
- Throughout 2023/24, the Council continued to promote, monitor and improve the self-service and online channels available to residents. Many services can now

be accessed online including fly-tipping, missed bins, street scene service, extra waste containers etc. During 2023/24, an online booking facility for bulky waste collections was created which was well received, and we also worked with Ubico to implement a real time system for waste collections, which provides enhanced visibility on collections.

- The total number of customer service interactions has decreased by 15% (comparing 01/04/2022 – 31/12/2022 and 01/04/2023 – 31/12/2023), indicating that the Council's focus on improving the customer journey is moving in the right direction. With more residents choosing to use Report It and Contact Us, instead of telephoning the Council, we have remained stable with our average wait time for calls to be answered, thereby providing an improved standard of service to those who prefer to speak to us about more complex queries.
- The Gloucester Climate Change Strategy has now been completed and is currently being taken through the Council's governance procedures.

#### **4.0 Social Value Considerations**

4.1 Several actions relate directly to the Council's objective of generating social value from its activities.

#### **5.0 Environmental Implications**

5.1 Tackling climate change is one of the key themes embedded throughout the Council Plan and actions have been developed with this in mind.

#### **6.0 Alternative Options Considered**

6.1 This is a progress report therefore alternative options are not applicable.

#### **7.0 Reasons for Recommendations**

7.1 This update on the delivery of the Council Plan 2022-2024 enables Members, partners, and residents to hold the Council to account for the delivery of its planned actions.

#### **8.0 Future Work and Conclusions**

8.1 Work will continue towards achieving the actions, with activity built into 2023-24 Service Plans. Monitoring is continuous and the next progress report will come forward in six months.

#### **9.0 Financial Implications**

9.1 None arising directly from this report.

(Financial Services have been consulted in the preparation this report.)

#### **10.0 Legal Implications**

10.1 Officers will continue to work together with One Legal to implement the delivery of the activities as outlined in the Council Plan 2022-2024.

(One Legal have been consulted in the preparation this report.)

### **11.0 Risk & Opportunity Management Implications**

11.1 Management of risk and opportunity is overseen by those with responsibility for leading on each action.

### **12.0 People Impact Assessment (PIA) and Safeguarding:**

12.1 This is an update report for information only and there are no safeguarding matters to consider. Therefore, a PIA is not applicable.

### **13.0 Community Safety Implications**

13.1 One of the Council Plan priorities is 'Building greener, healthier, and more inclusive communities' and actions within this priority have been developed with the aim of having a positive impact on community safety.

### **14.0 Staffing & Trade Union Implications**

14.1 None arising directly from this report.

**Background Documents:** None.



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Bi-Annual Progress Report on Council Plan Actions and Projects 2022-2024			
Council Plan Key Action/Project	Action Deadline	Comment/Update	Expected Outcome
<b>Building greener, healthier, and more inclusive communities</b>			
<b>Leading A Healthy Lifestyle</b>			
1. Recruit and manage a Food Inclusion Officer for Gloucester for two years and report on the outcomes of that work.	March 2022	The Lead Officer has successfully worked in collaboration with the Gateway Trust to develop the <b>Nourishing Gloucester – A Food Strategy for All</b> , the primary aim of this strategy is to ensure that in future, everyone in Gloucester has access to nutritious food and no one goes hungry, whilst also acknowledging that there are broader issues affecting our neighbourhoods which are closely interlinked with food insecurity.	Completed
2. Ensure delivery of a quality leisure offer for residents through conducting an options appraisal for seeking the best operational model for the city.	September 2023	Following the unexpected closure of the Leisure facilities, the Council contracted an interim leisure provider to manage the city’s facilities at GL1 and Oxstalls. The interim provider will operate the facilities until 1 Jan 2025.  This has impacted the procurement timeline for securing a long-term management arrangement. Work has progressed and a new timeline set for the procurement process to commence in mid-Feb 2024 with a plan to secure an operator on track for a contract that will commence from 2 Jan 2025.	Delayed
3. Provide a grant of £10k per year to ‘We Can Move’, as part of the partnership delivery of the project.	Annual commitment	The City Council is committed to support Active Gloucestershire that coordinates ‘ <b>We Can Move</b> ’ Inspiring people to unite behind a common vision to increase physical activity. Connecting individuals and organisations to build strong collaborative partnerships. Enabling the growth and impact of We Can Move, through providing a range of resources, training, and support.	Completed
<b>Tackling Inequalities</b>			
4. Deliver the Barton and Tredworth Task Force, reporting on and embedding learning from this work.	March 2023	The Enviro-Crime Team resource reduced in August 2023 due to an Environmental Crime Officer leaving Council employment.  In order to pick up the daily inspections duties, remaining team members are undertaking a minimum of 4 street inspections weekly, working alongside colleagues from the Waste & Recycling Team in the Barton and Tredworth area as a starting point with a view of expanding to other wards.  Their focus is direct engagement with more door-knocking and visiting businesses to resolve, at an early stage, ‘bin on highway’ issues and possible trade waste matters, in addition to the usual flytip and other investigations.	Completed
5. Review and update the People Impact Assessment process to ensure equality is	March 2023 and moving	People Impact Assessments (PIA’s) are embedded in the policy and procedures of the City Council, the process is dynamic and will be continuously reviewed and updated in accordance with the Council’s ED & I Policy.	On time completion expected

	reflected in council decision-making and ensure that the Equalities Working Group action plan is delivered across our teams by integrating into team service plans each year.	into business as usual	Managers will be asked to indicate how the work of their team will contribute tackling inequalities.	
	6. Support the Commission to Review Race Relations and formally consider any recommendations that are relevant to the council – reporting on progress and further activity in 2023.	March 2023	The Council has continued to engage with the organisation that is emerging from the Race Commission work. GREAG (Gloucestershire Race Equality Action Group) has been supported through its start-up phase by the VCS alliance who are acting as a host-organisation. GREAG is in the process of re-branding and shaping its priorities going forward.	Delayed
Keeping Our Streets Safe				
Page 428	7. Develop policy to increase the use of Community Protection Notices by January 2023.  <i>(Going forward, this action will focus on the 'appropriate' use of CPNs alongside the other tools available for tackling antisocial behaviour.)</i>	January 2023	The use of CPNs now forms part of the tools used by officers to tackle ASB cases within the city. 'Putting Victims First' includes measures which are designed to give victims and communities a say in the way anti-social behaviour is dealt with the ASB Case Review and the community remedy.  ASB Case Review gives victims the ability to demand action, starting with a review of their case, where the locally defined threshold is met. The Community Remedy is intended to give victims a say in the out-of-court punishment of offenders for low-level crime and ASB.	Completed
	8. Secure the continuation of Solace, our antisocial behaviour service, as a partnership with the Police and Crime Commissioner and Cheltenham Borough Council by December 2022, and monitor interventions.	January 2023 moving into business as usual	The Solace structure is now permanently embedded and hosted by the Council and is comprised of a collaborative team of professionals across two urban districts (Cheltenham & Gloucester) and the Constabulary.  Typical examples of interventions are as follows: <ul style="list-style-type: none"> <li>- drugs/alcohol</li> <li>- crime, intimidation and abuse</li> <li>- noise and general ASB/estate management</li> </ul> The service aims to ensure risk assessments are completed within 3 days of the report being received. Complainants were contacted within 3 days of the report being received (decrease is due to some cases having no complainant) Where necessary cases are being investigated jointly or with a multi-agency aspect	On time completion expected



9. Deliver Annual Asset Based Community Development training to staff, building on the learning from COVID-19 and community recovery.	Annual commitment	ABCD is now embedded on the ethos of the City Council, Officers schedule regular updates and training to all staff and councillors through online forums such as MS Teams.	On time completion expected
Reducing Homelessness			
10. Develop Wessex House.	March 2024	The site is being used as a compound for The Forum development until the end of 2024. Officers are working to procure an architect so that a planning application can be submitted in the Autumn of 2024.	Delayed
11. Reduce the use of Bed & Breakfast accommodation for temporary accommodation by 20%.	March 2024	<p>The Council was on track to meet the target of reducing the use of Bed and Breakfast accommodation for temporary accommodation in 2022-23, however since then, the demand on homelessness services has continued to rise through the economic climate, shrinkage of the private rented sector, rising private rent levels and the impact of refugees leaving Home Office accommodation.</p> <p>At the end of Q3 the number of B&amp;B placements exceeded that for the whole of 2022/23 and consequently the challenging target to reduce B&amp;B use by 20% will not be met this financial year.</p> <p>The Temporary Accommodation Acquisition Programme that will deliver new units of temporary accommodation towards the end of Q4 will support the reduction in B&amp;B use in 2024/25 providing demand for temporary accommodation does not continue to increase.</p>	Completion not expected
12. Set up an in-house Home Improvement Agency to support vulnerable and disabled residents to remain in their homes.	March 2023	Preparatory work has been undertaken to review processes and procedures in preparation for setting up the Home Improvement Agency. A new Housing assistance policy has been drafted and is due for consultation. Recruitment to new posts is expected to commence in Q4.	Delayed
Combatting Environmental Crime			
13. Reduce reported incidences of flytipping by 30% by March 2024.	March 2024	<p>Although our data shows that we will not meet our target of reducing reported fly-tipping incidents by 30% by March 2024, nevertheless, we are heading in the right direction and if we maintain our level of success, the 30% target may be achieved 2024/2025.</p> <p>We recorded 595 of fly-tipping incidents in Quarter 1, followed by an expected increase to 644 in quarter 2. This increase can be explained by the fact that in summer months, due to obvious reasons, there is always an upward trend in fly-tipping incidents. However, we have seen a positive turnaround with reported incidents dropping to 522</p>	On time completion expected

		in Quarter 3. As it stands, we have recorded 227 of flytipping incidents thus far in quarter 4 (40 days). From Quarter 1 to Quarter 3, there has been a decrease of 12%. If the trend is maintained in Quarter 4 (over 90 days), the reported fly-tipping incidents should be around 510. Therefore, the dropped from Quarter 1 to Quarter 4 would be 14%. This decrease confirms the effectiveness of our 3 Es (Education, Empowerment and Enforcement) strategy, which includes increased community engagement, stronger enforcement measures, and educational campaigns.	
14. Continue to tackle littering through the use of Fixed Penalty Notices (FPNs) – stabilise in year 2022-23 and reduce FPNs in 2023-24.	March 2024	<p>Despite staff retention challenges over the past two years, 3GS have seen progress in their efforts to address littering through Fixed Penalty Notices (FPNs). In October, 3GS Enforcement Officers issued 146 FPNs, followed by a decrease to 136 in November and a further reduction to 129 in December.</p> <p>While these figures indicate a downward trend in FPN issued, it is important to acknowledge that staffing levels have significantly influenced the enforcement capacity of 3GS in the City Centre and therefore, the number of FPNs issued on a monthly basis. Given the ongoing challenges caused by 3GS inability to recruit and retain their Enforcement Officers, it would be better for us to reassess our current objective at reducing the number of Fixed Penalty Notices (FPNs) issued for now. A more practical approach might entail adjusting the target to concentrate on stabilising staffing levels and enhancing enforcement capacity before establishing specific reduction goals for FPNs.</p>	On time completion expected
15. Report on the actions and learnings from taking a place-based task force approach in September 2022, with recommendations to embed within business as usual.	March 2024	<p>A Report and outcomes summary has been circulated to project leads and COMF funding co-ordinator.</p> <p>Multi agency framework delivery has been embedded in Waste, City Centre Improvement and Private Sector Housing teams, and is now delivered as business as usual. An escalation model is also in place for key initiatives.</p>	Completed
<b>Building A Sustainable City of Diverse Culture and Opportunity</b>			
Advancing Regeneration Schemes			
16. Complete construction of the Forum with Hotel open and offices 50% occupied or pre-let by December 2024.	December 2024	<p>Work has been largely progressing as planned on site. All buildings are now largely 'constructed' with cladding nearing completion and first fit fitout underway.</p> <p>In terms of tenancies, to date we have entered into agreements with Hotel Indigo for the new hotel, Q-Park for the new car park and Reef Group for c.30,000sqft of commercial space within the office element of the development. This is approximately 71% of the development let, before construction has completed.</p>	On time completion expected

		We are in advanced discussions with a number of other interested parties for other elements of the office space, but for commercial reasons we are unable to share information about these discussions at this time. The remaining office space is being actively marketed.	
17. Deliver and complete the Kings Square regeneration project by Spring 2022.	30 June 2022	The square is open, and works are complete.	Completed
18. Continue to work with Gloucester City Homes to achieve the regeneration of Matson and Podsmead.  <i>(Reporting on this action will focus on the Podsmead scheme as the regeneration of Matson is now likely to extend beyond the period of this plan.)</i>	March 2023	Cabinet agreed in January 2024 to transfer 5 sites in Podsmead to Gloucester City Homes (GCH) in order to kickstart the wider regeneration of the estate.  We expect to receive a planning application from GCH by the end of March 2024. Subject to securing planning permission and additional funding from Homes England, the development would see the construction of up to 177 new affordable homes as well as new retail, recreation and community facilities built along with enhanced areas of open space including a park and play area.  Among the benefits for residents are a revamped shopping area on Podsmead Road and a clearer pedestrian route linking Tuffley and Bristol Road to make it safer for people walking to school and accessing local sports pitches and parks.  The development will honour the council’s commitment to the environment and to addressing climate change by minimising energy usage in the construction methods and in the energy efficiency of the new homes. It will also have a Sustainable Urban Drainage System (SUDS) that takes account of biodiversity, water quality and flooding.	On time completion expected for Podsmead regeneration
		Matson regeneration delayed	
Growing Gloucester’s Economy			
19. Further develop the model of Skills Academy at the Forum using the Social Value model to provide appropriate	November 2024	The model of a Skills Academy based in the city centre has been successfully delivered by Kier at The Forum. As of November, 2023 the Learning Hub has reported, through Kier and its subcontractors that it had provided: <ul style="list-style-type: none"> <li>• 12 FTE jobs for local people</li> </ul>	On time completion expected

placements/skills for Gloucester residents.		<ul style="list-style-type: none"> <li>• 152 hours of careers support to young people (16-24)</li> <li>• 2456 formal training hours</li> <li>• 9 apprenticeships.</li> </ul> <p>As the construction of the Forum nears completion, the Council is discussing with Kier Construction how it might continue to sustain the Learning Hub beyond the project in order to support other projects in the city.</p> <p>The Council continues to secure Employment &amp; Skills Plans within Planning consents for large housing developments, encouraging local residents to take employment and learning opportunities within the development industry.</p>	
20. Actively support the BID re-ballot in 2022.	July 2022	The BID second term ballot was carried out in June 2022 and was successful, with the BID being elected for a further 5 year term.	Completed
21. Promote the City as a place for businesses to invest using the Invest in Gloucester channel with messaging consistent with the Tourism and Destination Marketing Plan and emerging new City branding.	Business as usual	<p>The GFirst LEP continues to promote the County to investors, and officers work closely with the other districts and the LEP accordingly, receiving occasional visits from overseas prospective investors.</p> <p>The Cotswolds Plus Local Visitor Economy Partnership (LVEP) has been formed, of which Visit Gloucester is a core partner, to strengthen our visitor economy regionally, as well as provide a stronger link between the region, the DMOs and Visit England/ Visit Britain. Part of the LVEP's work is promotion of the partner destinations as great places to work, live and invest.</p> <p>A revamped Visit Gloucester website in 2024 will incorporate Invest in Gloucester's website and platform content about reasons to invest more clearly, and with enhanced search engine optimisation.</p>	On time completion expected
Strengthening Our Cultural Offerings			
22. Implement Years 1, 2 & 3 of the Museum Development Plan by the end of 2023, secure Blackfriars Priory future management with Historic England by 2023 and secure funding to implement improvements (ie. bar expansion, dance floor refurb, live-streaming	December 2024	<p>Museum of Gloucester</p> <ul style="list-style-type: none"> <li>▪ Museum Development Plan continues into Year 3 of the 5-year plan.</li> <li>▪ Meeting commercial income targets in the shop, cafe and exhibition.</li> <li>▪ Successful achievement of 2 separate funding bids to support the autumn 2023 – Buttons Badges, Blazers exhibition (delivered) and an archaeological engagement and archiving project due to commence in the next 6-month period.</li> <li>▪ Appointment of Museum Engagement Officer.</li> <li>▪ Appointment of a museum advisor to provide future direction on museum programme – report by Feb 2024.</li> </ul>	On time completion expected

<p>performances) at Gloucester Guildhall by the end of 2024.</p>		<ul style="list-style-type: none"> <li>▪ MEND – Arts Council England funded programme – capital improvements to Museum of Gloucester commenced in Sept 2023 and continue to be delivered until Spring 2024. Reporting due by end 2024/5.</li> <li>▪ Former Folk Museum decant of museum collections continues after a 6-month delay caused by works taking place at the Folk.</li> </ul> <p>Blackfriars</p> <ul style="list-style-type: none"> <li>▪ Ongoing discussions taking place with English Heritage over the length of term of the new lease.</li> </ul> <p>Gloucester Guildhall</p> <ul style="list-style-type: none"> <li>▪ Guildhall Galvanised capital development project has completed, with report submitted to Arts Council England and all funding drawn down. Project closed. Report due at March 2024 Cabinet.</li> </ul>	
<p>23. Work in partnership with Gloucester Culture Trust and others to ensure that the Cultural Strategy action plan is delivered to ensure that culture is accessible to all, reporting progress to council on an annual basis.</p>	<p>Business as usual</p>	<p>The Cultural Strategy annual update report submitted in February 2024 demonstrated progress across all of the objectives and to deliver the overarching vision of ‘Putting culture at the heart of Gloucester, for the good of all.’</p>	<p>On time completion expected</p>
<p>24. Using the opportunity offered by Gloucester being identified as a Priority Place by Arts Council England, encourage our cultural partners to be ambitious, demonstrate best practice and seek national recognition from the arts, heritage and cultural sectors. Increase the number of National Portfolio Organisations in the city and retain accreditation status for the Museum of Gloucester. Encourage co-creation with our communities and ensure</p>	<p>Business as usual</p>	<p>Using the opportunity of being identified as a Priority Place, the city council and its partners have submitted a number of successful funding bids to the Arts Council England. This includes bids to become National Portfolio Organisations (NPOs) from a number of city-based orgs. The number of National Portfolio Organisations in the city has increased from 1 to 4. The total annual investment into these 4 organisations is c.£900k per annum = £2.7m for the period 2023-2026 and represents a 1,039% increase in investment into the city.</p> <p>A co-ordinated city council supported Place Partnership bid has been submitted. Co-creation is a key theme within the Place Partnership bid to Arts Council</p> <p>Museum of Gloucester has retained accreditation status during this period.</p>	<p>Completed</p>

that culture is embedded in the city's future plans, policies and strategies.			
Promoting Our City			
25. Working with our partners to support the Festivals and Events sector we will provide advice, guidance and funding to ensure a quality and engaging programme of events across the city including Kings Square, with an annual report on activity and planned future activity.	Business as usual	<p>An annual festivals and events report was approved by Cabinet on 10 Jan 2024. This report highlighted the success of events and festivals delivered in the city in 2023 – including Coronation celebrations, the Tour of Britain, Gloucester Goes Retro and the Bright Nights Lantern parade which attracted 1,000s into Kings Square. The council continues to provide support for the sector through providing advice and guidance, production delivery and also funding.</p> <p>Outdoor Events and Festivals Fund contributions have been confirmed for 2024-25: Pride in Gloucestershire, Voices Gloucester, Strike a Light, Chispa and GASP.</p>	On time completion expected
26. Deliver the city's Tourism and Destination marketing plan to increase the number of visitors into the city on an annual basis, with increased emphasis on digital channels to attract identified priority visitors and reduce carbon impact.	March 2024	<p>The council continues to promote the city, across not only Visit Gloucester channels, but across renewed Festivals &amp; Events channels to better drive visitors and residents to our stand-out moments in the Tourism calendar. This includes a new Gloucester Goes Retro website and social channels, new Bright Nights website, new Tall Ships website and social channels, as well as incorporating Film, Meet and Invest channels into Visit Gloucester.</p> <p>In 2023/24 we delivered nine campaigns, driving an average of 28,000 website visitors per month to Visit Gloucester's website. As of November 2023, our footfall growth rate stood at 6.27% year-on-year compared with the previous year. This trajectory means we will return to pre-pandemic levels by January 2026 (Place Informatics Data).</p> <p>Social channels have been particularly successful 2023/24, with Visit Gloucester's following in January standing at 48,411 and rising – 8% higher than in 2022/23. Our content achieves well above average engagement compared with industry norms.</p> <p>Our largely digital Christmas 2023 campaign, Gloucester Believes, helped deliver a record turn-out for the Lantern Procession and Christmas Lights Switch-On, as well as reaching 297,000 people with a positive message about Gloucester being an incredible destination at Christmas. It delivered increased footfall at both Gloucester Quays and Gloucester Cathedral compared with the previous year.</p>	On time completion expected

<p>27. Brand, capture and promote the rich and diverse story of Gloucester in order to attract national and international audiences to the city. Encourage responsible tourism through providing information and advice on our website and through targeting eco-travellers by the end of 2023. Work with partners to use and embed the new city branding by the end of 2022.</p>	<p>Business as usual</p>	<p>Emphasis on promotion of greener travel continues and collaboration with GWR and Visit Gloucestershire. Gloucester contributes to the LVEP region-wide plans in relation to the green strand of its strategic objectives.</p> <p>There will be a redevelopment of the Visit Gloucester website in 2024 rooted in the city branding and the launch of a kitemarking system for businesses who interact with Visit Gloucester. Our big sustainability push in 2024 will be on Tall Ships Festival 2024, focusing on encouraging sustainable transportation options when visiting the event, the city and its businesses.</p> <p>We are working on developing a new wayfinding signage toolkit for the council and our development partners to use, working alongside the County Council's cycle spine project. This will help project the city's branding into the built environment as well as help us communicate how to navigate the city in a planet-friendly and accessibly way.</p>	<p>On time completion expected</p>
<p>Enhancing Our Green Spaces</p>			
<p>28. Report on the progress of the Open Space strategy.</p>	<p>March 2024/ Business as usual</p>	<p>The Council continues to make progress against the objectives set out in the Open Spaces Strategy. Notable activity includes:</p> <ul style="list-style-type: none"> <li>▪ A new orchard at Hempsted.</li> <li>▪ New trees have been planted to replace those lost during the drought last year.</li> <li>▪ A further £100,000 has been spent on playground repairs, in addition to the two additional outdoor gyms provided at Milton Avenue and Armscroft Park.</li> <li>▪ Habitat creation schemes and management plans have been introduced on 25 sites.</li> <li>▪ Grant funding of £100,000 has been made available to sports clubs for grass pitch improvement works.</li> <li>▪ Additional support in the form of training and insurance cover has been given to Friends groups.</li> </ul>	<p>On time completion expected</p>
<p>29. Increase the number of Green Flag parks to 4 by 2024.</p>	<p>March 2024</p>	<p>Green flags for Barnwood Arboretum, Saintbridge Pond and Robinswood Hill have been retained. This is testament to the dedication of the communities and officers involved. Work has now been completed on the green flag application for Gloucester Park, Judging will take place in May. A number of improvement works have been identified to both the infrastructure within the park and its maintenance regime to maximise our chances of being successful and gaining this prestigious award.</p>	<p>On time completion expected</p>
<p>30. Develop a Green Infrastructure Plan.</p>	<p>March 2023</p>	<p>This continues to be a work in progress and will be discussed as one of the outcomes of a Cabinet-approved Gloucester Climate Change Strategy.</p>	<p>Delayed</p>
<p>Building A Socially Responsible and Empowering Council</p>			
<p>Our Promises Becoming A Smart City</p>			

<p>31. Agree a suite of projects that will comprise the second phase of the Gloucester Digital Strategy by summer 2022. The projects will be ambitious and collaborative, aiming to set the agenda for combined action over the next 5 years.</p>	<p>March 2024</p>	<p>In the light of the Council's cyber incident in December 2021, IT resources have been focused on the repair and replacement of essential IT systems and servers, instead of taking forward the Digital Strategy.</p>	<p>Delayed</p>
<p>32. Establish a Gloucester Digital Steering Group to comprise Gloucester organisations that are committed to driving forward the Digital Strategy and to put Gloucester on the map as a smart, digital city.</p>	<p>March 2024</p>	<p>In the light of the Council's cyber incident in December 2021, IT resources have been focused on the repair and replacement of essential IT systems and servers, instead of taking forward the Digital Strategy.</p>	<p>Delayed</p>
<p>33. Continuously improve and expand our end-to-end digital services in line with best practice, ensuring that they are as accessible as possible.</p> <p>Page 436</p>	<p>Business as usual</p>	<p>Throughout 2023/24 we have continued to promote, monitor and improve the self-service and online channels available to our customers. Many services can now be accessed online including fly-tipping, missed bins, street scene service, extra waste containers etc. During 2023/24 we created an online booking facility for bulky waste collections and this has been well received with good uptake. Since going live in September 2022, we have had 1586 customer use the online booking form.</p> <p>Throughout 2023, we have worked with our partner Ubico to implement a real time system for waste collections which give enhanced visibility on collections.</p> <p>The total number of customer service interactions has decreased by 15% (comparing 01/04/2022 – 31/12/2022 and 01/04/2023 – 31/12/2023), indicating that our focus on improving the customer journey is moving in the right direction. We have seen real channel shift this year, with a 25% decrease in emails and an 27% increase in the use of Report It. This has supported a reduction in phone calls of 15%. With more residents choosing to use Report It and Contact Us, instead of telephoning the Council, we have remained stable with our average wait time for calls to be answered, thereby providing an improved standard of service to those who prefer to speak to us about more complex queries.</p> <p>While many residents still choose to contact the Council by phone, we hope to see these channel shift trends continue as more online options become available.</p>	<p>On time completion expected</p>



Embedding Social Value			
34. Increase the social value generated through the Social Value Policy for the City by 2024.	March 2024	Review of Policy completed and report to Cabinet in February.	On time completion expected
35. Enhance the Social Value Policy to include wider purchasing by the Council.	March 2024	Review of Policy completed and report to Cabinet in February.	On time completion expected
36. Deliver the Social Value plan for the Forum.	Summer 2024	<p>As of November, 2023 the Learning Hub that supports The Forum has reported, through Kier and its subcontractors that it had provided:</p> <ul style="list-style-type: none"> <li>• 12 FTE jobs for local people</li> <li>• 152 hours of careers support to young people (16-24)</li> <li>• 2456 formal training hours</li> <li>• 9 apprenticeships.</li> </ul> <p>The centre engages actively with schools and other learning providers and acts as a brokerage to encourage local people to secure jobs in the construction industry, particularly in the development of The Forum.</p> <p>As the construction of the Forum nears completion the Council is discussing with Kier Construction how it might continue to sustain the Learning Hub beyond the project in order to support other projects in the city.</p>	On time completion expected
Delivering Quality Waste and Street Care Services			
37. Transition successfully to the new waste partnership by 1st April 2022.	April 2022	The contract was successfully migrated with a seamless transition for residents. The service remains reliable with the same collection days which caused minimal disruption to residents. In 23/24 we have introduced digital technology to the operation, which has further improved the service and cut down the number of complaints and missed collections.	Completed
38. Maintain a minimum recycling level of 45% and develop a waste strategy to enable an increase.	March 2024	The Gloucestershire Resources Waste Partnership interim strategy 2023-2026 has now been adopted and all District partners commit to the strategy in the spirit of partnership working. It is recognised that due to delay in new waste legislation from government, any major change to service would be fool hardy, however there is still desire to move things forward within our partnership to increase recycling, reduce residual waste with our climate agenda in mind. This interim strategy is flexible, and it is accepted it may need to change to adapt as new legislation becomes clear in the coming months.	Delayed

		The cost of living crisis is starting to affect tonnages across all waste streams, and it is expected that both residual waste and recycling tonnages will fall this year. The percentage of total waste recycled at the half year point was 45.37%, however percentages tend to be higher during the summer months when there are high tonnages of garden waste, it is expected that by year end that percentage will be closer to 42%. To achieve the target of 45% a step change will be necessary and will involve collecting less residual waste.	
39. Deliver a community consultation to get feedback on our plans to increase recycling and reduce waste.	March 2024	As part of work on the wider waste plan for the county, Gloucestershire County Council carried out a waste consultation. The results from this have been made available. The partnership then employed Frith consultancy and the GRWP interim strategy 2023 – 2026 has since been adopted by all partners. This strategy demonstrates our commitment to reduce residual waste and increase recycling by reducing the waste capacity available to residents gradually over a number of years. Gloucester will encourage this during 24/25 by having a smaller bin available for new build properties and on replacement. This will be free of charge.	Completed
Addressing Climate Change			
40. Work towards the delivery of net zero emissions across the City Council's functions by 2030 and district-wide net zero emissions by 2045.	March 2024/ Business as usual	The Gloucester Climate Change Strategy has now been completed and is currently being taken through the Council's governance procedures, with further scrutiny to be undertaken by Overview and Scrutiny Committee on 5 February 2024, Cabinet on 7 February 2024, and March 2024 Full Council, after which it will be put out to public consultation.	On time completion expected
41. Energy use in council properties will be continuously monitored and reported on annually, with a view to utilising available funding and grants to reduce consumption.	Business as usual	A report was delivered to Cabinet in January 2023. The report showed energy consumption (gas and electric) and gave an overview of the success of the ground source heat pump and solar panels at Plock Court and the bus station roof and the impact this has had on reducing our carbon output (and cost). We continue to work with our tenants to help secure possible climate sensitive retrofits, such as LED's, EV's and solar panels and investigate grant funding opportunities to deliver future projects. We are also moving towards improving 'green' provisions in our leases with a view of improving out tenanted buildings.	On time completion expected
42. All capital projects being funded by the Council to be net carbon zero in operation with the ambition to be net carbon zero in construction.	March 2024	The major capital project funded by the authority at present is The Forum development. This project started prior to this target, however there are a range of carbon initiatives built into that scheme. Examples of carbon reduction at The Forum include solar provision on the roof, a green wall on the carpark, electric parking provision, thermal efficiency and construction materials designed to reduce carbon footprint.	On time completion expected
Serving Our Residents			

<p>43. Increase online options and monitor customer feedback quarterly.</p>	<p>Business as usual</p>	<p>Throughout 2023/24 we have continued to promote, monitor and improve the self-service and online options available to our residents and customers. Our list of online services has increased considerably, and we now have 25 services that can be accessed online. In 2023/24 we have been able to implement the online bulky bookings, container requests, reinstate 'check your bin day', assisted collections, in addition to those we previously had implemented.</p> <p>Regarding to customer satisfaction, the vast majority of these come in via the online self-feedback forms. We still promote the surveys but the take up is much lower. In 22/23 the satisfaction levels were 88% and so far in 23/24 our average satisfaction level is 92%. Up to the end of December in 23/24 we have had a total of 740 complaints and for the same period 22/23 we had 865 so this is a reduction of 14%.</p> <p>Between April 23 and December 23, we have had 92 compliments across our services.</p>	<p>On time completion expected</p>
<p>44. Set a balanced budget each year and monitor income and expenditure to ensure value for money in the delivery of services, and report on this quarterly.</p>	<p>Business as usual</p>	<p>A balanced budget was set for 2023-24 and approved by Council in February 2023. Income and Expenditure is being monitored through 2023-24 with Quarterly Reports having been delivered quarterly to the relevant Council committees.</p> <p>A balanced budget has been set for the upcoming 2024-25 year. This has been presented to Overview &amp; Scrutiny Committee in January 2024, and will be taken to Council for approval in February 2024.</p>	<p>On time completion expected</p>
<p>45. Benefits, council tax support and grants for local businesses will be delivered in a timely manner and reported on quarterly.</p>	<p>Business as usual</p>	<p>Following the cyber-attack, workload within the Revenues and Benefits Service is back to normal. Days to process new claims and change in circumstance are on track to outturn within target.</p>	<p>On time completion expected</p>

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# Gloucester City Council

## FORWARD PLAN FROM FEBRUARY 2024 TO JANUARY 2025 (REVISED 8/2/2024)

This Forward Plan contains details of all the matters which the Leader believes will be the subject of a Key Decision by the Cabinet or an individual Cabinet Member in the period covered by the Plan (the subsequent 12 months). A Key Decision is one that is:

- a decision in relation to a Cabinet function which results in the Local Authority incurring expenditure or making of a saving which is significant having regard to the budget for the service or function to which the decision relates; or
- a decision that is likely to have a significant impact on two or more wards within the Local Authority; or
- a decision in relation to expenditure in excess of £100,000 or significant savings; or
- a decision in relation to any contract valued in excess of £500,000

A decision maker may only make a key decision in accordance with the requirements of the Cabinet Procedure Rules set out in Part 4 of the Constitution.

### Cabinet Members

Portfolio	Name	Email Address
Leader and Environment (LE)	Councillor Richard Cook	<a href="mailto:richard.cook@gloucester.gov.uk">richard.cook@gloucester.gov.uk</a>
Deputy Leader and Performance & Resources (P&R)	Councillor Hannah Norman	<a href="mailto:hannah.norman@gloucester.gov.uk">hannah.norman@gloucester.gov.uk</a>
Planning & Housing Strategy (P&HS)	Councillor Stephanie Chambers	<a href="mailto:stephanie.chambers@gloucester.gov.uk">stephanie.chambers@gloucester.gov.uk</a>
Culture & Leisure (C&L)	Councillor Andrew Lewis	<a href="mailto:andrew.lewis@gloucester.gov.uk">andrew.lewis@gloucester.gov.uk</a>
Communities & Neighbourhoods (C&N)	Councillor Raymond Padilla	<a href="mailto:raymond.padilla@gloucester.gov.uk">raymond.padilla@gloucester.gov.uk</a>

The Forward Plan also includes Budget and Policy Framework items; these proposals are subject to a period of consultation and the Overview and Scrutiny Committee has the opportunity to respond in relation to the consultation process.

A Budgetary and Policy Framework item is an item to be approved by the full City Council and, following consultation, will form the budgetary and policy framework within which the Cabinet will make decisions.

For each decision included on the Plan the following information is provided:

- (a) the matter in respect of which a decision is to be made;
- (b) where the decision maker is an individual, his/her name and title if any and, where the decision maker is a body, its name and details of membership;
- (c) the date on which, or the period within which, the decision is to be made;
- (d) if applicable, notice of any intention to make a decision in private and the reasons for doing so;
- (e) a list of the documents submitted to the decision maker for consideration in relation to the matter in respect of which the decision is to be made;
- (f) the procedure for requesting details of those documents (if any) as they become available.

(the documents referred to in (e) and (f) above and listed in the Forward Plan are available on request from Democratic Services [democratic.services@gloucester.gov.uk](mailto:democratic.services@gloucester.gov.uk) ,Tel 01452 396126, PO Box 3252, Gloucester GL1 9FW. Contact the relevant Lead Officer for more information).

The Forward Plan is updated and published on Council's website at least once a month.

KEY	= Key Decision	CM KEY	= Individual Cabinet Member Key Decisions
NON	= Non-Key Decision	CM NON	= Individual Cabinet Member Non-Key Decision
BPF	= Budget and Policy Framework		

**CONTACT:**

For further detailed information regarding specific issues to be considered by the Cabinet/Individual Cabinet Member please contact the named contact officer for the item concerned. To make your views known on any of the items please also contact the Officer shown or the portfolio holder.

Copies of agendas and reports for meetings are available on the web site in advance of meetings.

For further details on the time of meetings and general information about the Plan please contact:

Democratic and Electoral Services on 01452 396126 or send an email to [democratic.services@gloucester.gov.uk](mailto:democratic.services@gloucester.gov.uk).

SUBJECT (and summary of decision to be taken)		PLANNED DATES	DECISION MAKER & PORTFOLIO	NOTICE OF PRIVATE BUSINESS (if applicable)	RELATED DOCUMENTS (available on request, subject to restrictions on disclosure)	LEAD OFFICER (to whom Representations should be made)
<b>FEBRUARY 2024</b>						
NON	<p><b>Hold of Purchase in Reserve Graves</b></p> <p><u>Summary of decision:</u> To consider putting a temporary hold on purchase in reserve graves where plots are purchased in advance of requirement at Coney Hill Cemetery.</p> <p><i>Wards affected: All Wards</i></p>	7/02/24	Cabinet Cabinet Member for Performance and Resources			Carly Hughes, Bereavement Services Manager Tel: 01452 396087 carly.hughes@gloucester.gov.uk

NON	<p><b>Climate Change Action Plan</b></p> <p><u>Summary of decision:</u> To introduce the final draft of the Climate Change Action Plan for consideration by Members ahead of wider public consultation.</p> <p><i>Wards affected: All Wards</i></p>	<p>5/02/24</p> <p>7/02/24</p> <p>21/03/24</p>	<p>Overview and Scrutiny Committee</p> <p>Cabinet</p> <p>Council Cabinet Member for Environment</p>			<p>Jon Burke, Climate Change Manager Tel: 01452 396170 Jon.Burke@gloucester.gov.uk</p>
NON Page 444	<p><b>Lease of Land at Hempsted Meadow</b></p> <p><u>Summary of decision:</u> To agree to lease land for a car boot site and to the Gloucester Sea Cadets for a new headquarters.</p> <p><i>Wards affected: Westgate</i></p>	<p>5/02/24</p> <p>7/02/24</p>	<p>Overview and Scrutiny Committee</p> <p>Cabinet Cabinet Member for Performance and Resources</p>			<p>Melloney Smith, Asset Officer Tel: 01452 396849 melloney.smith@gloucester.gov.uk</p>



BPF	<p><b>Final Budget Proposals (including Money Plan and Capital Programme)</b></p> <p><u>Summary of decision:</u> To seek approval for the final Budget Proposals for 2024-5, including the Money Plan and Capital Programme.</p> <p><i>Wards affected: All Wards</i></p>	<p>22/01/24</p> <p>7/02/24</p> <p>22/02/24</p>	<p>Overview and Scrutiny Committee</p> <p>Cabinet</p> <p>Council Cabinet Member for Performance and Resources, Leader of the Council</p>			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>
NON	<p><b>Cultural Strategy Update</b></p> <p><u>Summary of decision:</u> To provide Cabinet with an annual update in relation to the Cultural Strategy Action Plan.</p> <p><i>Wards affected: All Wards</i></p>	<p>7/02/24</p>	<p>Cabinet Cabinet Member for Culture and Leisure</p>			<p>Philip Walker, Head of Culture Tel: 01452 396355 philip.walker@gloucester.gov.uk</p>

MARCH 2024						
KEY	<p><b>Contract Award Whitefriars Phase Two Remediation Works</b></p> <p><u>Summary of decision:</u> To approve the allocation of Brownfield Land Release Fund (BLRF) funds for the Whitefriars Phase 2 development.</p> <p><i>Wards affected: Westgate</i></p>	6/03/24	Cabinet Cabinet Member for Environment	The Chair of the Overview & Scrutiny Committee has agreed that this decision is urgent and cannot reasonably be deferred in order to comply with the notice requirements because to do so would be likely to seriously prejudice the Council's or the public's interests.		Craig Cassely, Senior Projects Officer, Major Projects Tel: 01452 396974 craig.cassely@gloucester.gov.uk
KEY	<p><b>Air Quality Action Plan</b></p> <p><u>Summary of decision:</u> To approve the draft Air Quality Action Plan for consultation</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Environment			Gupti Gosine, Community Wellbeing Manager Tel: 01452 396288 gupti.gosine@gloucester.gov.uk

NON	<p><b>Community Engagement Report 2023/24</b></p> <p><u>Summary of decision:</u> To update Members on the main projects of the Community Engagement Team.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Communities and Neighbourhoods			Gupti Gosine, Community Wellbeing Manager Tel: 01452 396288 gupti.gosine@gloucester.gov.uk
NON	<p><b>City Centre Conservation Area (CCCA) Appraisal and Management Plan</b></p> <p><u>Summary of decision:</u> To approve the CCCA Appraisal and Management plan following public consultation.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24  21/03/24	Cabinet  Council Cabinet Member for Planning and Housing Strategy			Ullin Jodah McStea, Principal Conservation Officer Tel: 01452 396794 ullin.mcstea@gloucester.gov.uk

NON	<p><b>Social Value Policy Review</b></p> <p><u>Summary of decision:</u> To provide an update on and review of the Social Value Policy which was adopted in October 2020.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Performance and Resources			Ruth Saunders, Corporate Director Tel: 01452 396789 ruth.saunders@gloucester.gov.uk
KEY	<p><b>City Regions Board</b></p> <p><u>Summary of decision:</u> To consider the emerging form and function of the Gloucestershire City Regions Board, the nature of its authority, terms of reference, membership and joint scrutiny arrangements.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24  21/03/24	Cabinet  Council Leader of the Council			David Evans, City Growth and Delivery Manager david.evans@gloucester.gov.uk

KEY	<p><b>Future Opportunities for the Fleece</b></p> <p><u>Summary of decision:</u> To consider a potential development option for the Fleece Hotel site, and to allow officers to enter negotiations with a potential ‘partner’ and to seek grant funding opportunities to support the future development of the site.</p> <p><i>Wards affected: Westgate</i></p>	26/02/24	Overview and Scrutiny Committee			David Evans, City Growth and Delivery Manager, Claire Dovey-Evans, Townscape Heritage Officer david.evans@gloucester.gov.uk,
		6/03/24	Cabinet Leader of the Council			
NON	<p><b>Leisure Services Update</b></p> <p><u>Summary of decision:</u> To review recent management arrangements and activities in the provision of leisure services for the City of Gloucester.</p> <p><i>Wards affected: All Wards</i></p>	5/02/24	Overview and Scrutiny Committee			Philip Walker, Head of Culture Tel: 01452 396355 philip.walker@gloucester.gov.uk
		6/03/24	Cabinet Cabinet Member for Culture and Leisure			

NON	<p><b>Visit Gloucester – Christmas Campaign</b></p> <p><u>Summary of decision:</u> To review the recent Tourism and Destination Marketing Team campaign over Christmas 2023.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Culture and Leisure			<p>Jack Fayter, Tourism and Destination Marketing Manager Tel: 01452 396975 jack.fayter@gloucester.gov.uk</p>
NON	<p><b>Guildhall Galvanised</b></p> <p><u>Summary of decision:</u> To provide Members with an update on what was delivered as part of the Guildhall Galvanised capital works.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Culture and Leisure			<p>Lucy Chilton, Visitor Experience Manager Tel: 01452 396570 lucy.chilton@gloucester.gov.uk</p>
NON	<p><b>Gloucester Guildhall Business Plan 2024-2029</b></p> <p><u>Summary of decision:</u> To seek approval the Gloucester Guildhall Business Plan 2024-29.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Culture and Leisure			<p>Philip Walker, Head of Culture Tel: 01452 396355 philip.walker@gloucester.gov.uk</p>

NON	<p><b>Museum Development Plan Update</b></p> <p><u>Summary of decision:</u> To update Members on progress on the Museum of Gloucester Development Plan.</p> <p><i>Wards affected: All Wards</i></p>	5/02/24  6/03/24	<p>Overview and Scrutiny Committee</p> <p>Cabinet Cabinet Member for Culture and Leisure</p>			<p>Lucy Chilton, Visitor Experience Manager Tel: 01452 396570 lucy.chilton@gloucester.gov.uk</p>
NON	<p><b>Blackfriars Priory 2023-2024 Report and 2024-2025 Forward Plan</b></p> <p><u>Summary of decision:</u> To note the review of Blackfriars Priory 2023-24 and endorse the forward plan for 2024-25.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	<p>Cabinet Cabinet Member for Culture and Leisure</p>			<p>Philip Walker, Head of Culture Tel: 01452 396355 philip.walker@gloucester.gov.uk</p>

NON	<p><b>Regulating Housing Standards Policy</b></p> <p><u>Summary of decision:</u> To provide a policy that sets out the guiding principles of the regulatory framework for the private sector housing service and the delivery of its statutory functions.</p> <p><i>Wards affected: All Wards</i></p>	<p>6/03/24</p> <p>21/03/24</p>	<p>Cabinet</p> <p>Council Cabinet Member for Planning and Housing Strategy</p>			<p>James Dykes, Principal Private Sector Housing Officer Tel: 01452 396046 james.dykes@gloucester.gov.uk</p>
NON Page 452	<p><b>Private Sector Stock Condition Survey</b></p> <p><u>Summary of decision:</u> To provide a summary of the Private Sector Stock Condition survey that was undertaken for the Council in 2023 and discuss the options available to the Council to respond to the key conclusions set out in the survey report.</p> <p><i>Wards affected: All Wards</i></p>	<p>26/02/24</p> <p>6/03/24</p> <p>21/03/24</p>	<p>Overview and Scrutiny Committee</p> <p>Cabinet</p> <p>Council Cabinet Member for Planning and Housing Strategy</p>			<p>Neil Coles, Housing Innovation Manager Tel: 01452 396534 neil.coles@gloucester.gov.uk</p>



NON	<p><b>Electric Vehicle Charging in Gloucester</b></p> <p><u>Summary of decision:</u> To update Members on progress towards the delivery of electric vehicle charge points by the Council.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Environment			Jon Burke, Climate Change Manager Tel: 01452 396170 Jon.Burke@gloucester.gov.uk
KEY	<p><b>Cemetery Rules and Regulations Review</b></p> <p><u>Summary of decision:</u> To review the Rules and Regulations for Tredworth and Coney Hill Cemeteries.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Performance and Resources			Carly Hughes, Bereavement Services Manager Tel: 01452 396087 carly.hughes@gloucester.gov.uk

NON	<p><b>2022-2024 Council Plan Six Month Update</b></p> <p><u>Summary of decision:</u> To provide an update on the delivery of the activities as outlined in the Council Plan 2022-2024, to build a greener, fairer, better Gloucester.</p> <p><i>Wards affected: All Wards</i></p>	26/02/24  6/03/24	Overview and Scrutiny Committee  Cabinet Leader of the Council			Tanya Davies, Policy and Governance Manager Tel: 01452 396125 tanya.davies@gloucester.gov.uk
NON Page 454	<p><b>Pay Policy Statement 2024/25</b></p> <p><u>Summary of decision:</u> To seek approval for the annual Pay Policy Statement 2024-25 in accordance with Section 38 of the Localism Act 2011.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24  21/03/24	Cabinet  Council Cabinet Member for Performance and Resources			Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk

NON	<p><b>Capital Strategy</b></p> <p><u>Summary of decision:</u> To approve the Capital Strategy 2024-25.</p> <p><i>Wards affected: All Wards</i></p>	<p>6/03/24</p> <p>21/03/24</p>	<p>Cabinet</p> <p>Council Cabinet Member for Performance and Resources</p>			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>
BPF	<p><b>Treasury Management Strategy</b></p> <p><u>Summary of decision:</u> To seek approval for the Treasury Management Strategy.</p> <p><i>Wards affected: All Wards</i></p>	<p>6/03/24</p> <p>21/03/24</p>	<p>Cabinet</p> <p>Council Cabinet Member for Performance and Resources</p>			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>
NON	<p><b>Financial Monitoring Quarter 3 Report</b></p> <p><u>Summary of decision:</u> To receive an update on financial monitoring information for the third quarter 2023-24.</p> <p><i>Wards affected: All Wards</i></p>	<p>26/02/24</p> <p>6/03/24</p>	<p>Overview and Scrutiny Committee</p> <p>Cabinet Cabinet Member for Performance and Resources</p>			<p>Hadrian Walters, Accountancy Manager Tel: 01452 396231 hadrian.walters@gloucester.gov.uk</p>

KEY	<p><b>Business Rates - Retail, Hospitality and Leisure Relief Scheme</b></p> <p><u>Summary of decision:</u> To propose a retail, hospitality, and leisure business rates relief scheme commensurate with government budget announcements.</p> <p><i>Wards affected: All Wards</i></p>	6/03/24	Cabinet Cabinet Member for Performance and Resources			<p>Karen Haile, Service Delivery Manager (Revenues &amp; Benefits) Tel: 01452396476 karen.haile@gloucester.gov.uk</p>
<p><b>APRIL 2024 - No Meetings</b></p> <p><b>MAY 2024 - No Meetings</b></p> <p><b>JUNE 2024</b></p>						
NON	<p><b>Growth Strategy for Gloucester</b></p> <p><u>Summary of decision:</u> To approve a draft of a 5 year Growth Plan for the city of Gloucester.</p> <p><i>Wards affected: All Wards</i></p>	12/06/24	Cabinet Leader of the Council			<p>David Evans, City Growth and Delivery Manager Tel: 01452 396621 david.evans@gloucester.gov.uk</p>

NON	<p><b>Equalities Action Plan Annual Report</b></p> <p><u>Summary of decision:</u> To receive an update on activities undertaken to support the Equalities Action Plan.</p> <p><i>Wards affected: All Wards</i></p>	12/06/24	Cabinet Cabinet Member for Communities and Neighbourhoods			Isobel Johnson, Community Wellbeing Officer Tel: 01452 396298 isobel.johnson@gloucester.gov.uk
NON	<p><b>2022-2024 Year End Council Plan Update</b></p> <p><u>Summary of decision:</u> To provide an update on the delivery of the activities as outlined in the Council Plan 2022-2024 to build a greener, fairer, better Gloucester.</p> <p><i>Wards affected: All Wards</i></p>	12/06/24	Cabinet Leader of the Council			Tanya Davies, Policy and Governance Manager Tel: 01452 396125 tanya.davies@gloucester.gov.uk
NON	<p><b>2023-24 Financial Outturn Report</b></p> <p><u>Summary of decision:</u> To update Cabinet on the Financial Outturn Report 2023-24.</p> <p><i>Wards affected:</i></p>	12/06/24	Overview and Scrutiny Committee  Cabinet Cabinet Member for Performance and Resources			Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk

NON	<p><b>Treasury Management Year End Annual Report 2023/24</b></p> <p><u>Summary of decision:</u> To update Cabinet on treasury management activities.</p> <p><i>Wards affected: All Wards</i></p>	12/06/24	Cabinet Cabinet Member for Performance and Resources			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>
<b>JULY 2024</b>						
NON Page 458	<p><b>Annual Report on the Grant Funding provided to the Voluntary and Community Sector</b></p> <p><u>Summary of decision:</u> To update Members on the impact of grant funding on the Voluntary and Community Sector (VCS) and value for money that has been achieved.</p> <p><i>Wards affected: All Wards</i></p>	10/07/24	Cabinet Cabinet Member for Communities and Neighbourhoods			<p>Leanne Purnell, Community Wellbeing Officer Tel: 01452 396069 leanne.purnell@gloucester.gov.uk</p>

NON	<p><b>Annual Risk Management Report</b></p> <p><u>Summary of decision:</u> To update Members on the Council's Strategic Risk Register.</p> <p><i>Wards affected: All Wards</i></p>	10/07/24	Cabinet Cabinet Member for Performance and Resources			Paul Brown, Senior Risk Management Advisor Tel: 01452328884 paul.brown@gloucestershire.gov.uk
<b>AUGUST 2024 - No Meetings</b>						
<b>SEPTEMBER 2024</b>						
NON Page 459	<p><b>Financial Monitoring Quarter 1 Report</b></p> <p><u>Summary of decision:</u> To receive an update on financial monitoring information for the first quarter 2024/25.</p> <p><i>Wards affected: All Wards</i></p>	11/09/24	Cabinet Cabinet Member for Performance and Resources			Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk

OCTOBER 2024						
NON	<p><b>Green Travel Progress Report 2023-2024</b></p> <p><u>Summary of decision:</u> Annual update on initiatives in the Green Travel Plan.</p> <p><i>Wards affected: All Wards</i></p>	16/10/24	Cabinet Cabinet Member for Environment			<p>Jon Burke, Climate Change Manager Tel: 01452 396170 Jon.Burke@gloucester.gov.uk</p>
NON	<p><b>Armed Forces Community Covenant Update</b></p> <p><u>Summary of decision:</u> To update Cabinet on the work done by Gloucester City Council to support current and ex-service personnel as part of the Gloucestershire Armed Forces Community Covenant.</p> <p><i>Wards affected: All Wards</i></p>	16/10/24	Cabinet Cabinet Member for Communities and Neighbourhoods			<p>Isobel Johnson, Community Wellbeing Officer Tel: 01452 396298 isobel.johnson@gloucester.gov.uk</p>



NOVEMBER 2024						
NON	<p><b>Regulation of Investigatory Powers Act 2000 (RIPA) – Annual Update</b></p> <p><u>Summary of decision:</u> To report on the Council’s use of its powers under the Regulation of Investigatory Powers Act 2000 (RIPA).</p> <p><i>Wards affected: All Wards</i></p>	13/11/24	Cabinet Cabinet Member for Performance and Resources			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>
DECEMBER 2024						
107461 BPF	<p><b>Local Council Tax Support Scheme</b></p> <p><u>Summary of decision:</u> To advise Members of the requirement to review the Local Council Tax Support Scheme (LCTS).</p> <p><i>Wards affected: All Wards</i></p>	11/12/24 30/01/25	Cabinet Council Cabinet Member for Performance and Resources			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>

NON	<p><b>Tourism and Destination Marketing Report 2024</b></p> <p><u>Summary of decision:</u> To update Members on the progress that has been made in achieving the Growing Gloucester’s Visitor Economy Action Plan during 2024.</p> <p><i>Wards affected: All Wards</i></p>	11/12/24	Cabinet Cabinet Member for Culture and Leisure			Philip Walker, Head of Culture Tel: 01452 396355 philip.walker@gloucester.gov.uk
KEY Page 462	<p><b>Infrastructure Funding Statement (IFS) 2024</b></p> <p><u>Summary of decision:</u> To approve for publication the Community Infrastructure Levy and S106 reports for 2023/24 and the Infrastructure List.</p> <p><i>Wards affected: All Wards</i></p>	11/12/24	Cabinet Cabinet Member for Planning and Housing Strategy			Paul Hardiman, CIL Manager for the Joint Core Strategy Authorities of Cheltenham, Gloucester and Tewkesbury Tel: 07828542734 paul.hardiman@gloucester.gov.uk

NON	<p><b>Draft Budget Proposals (including Money Plan and Capital Programme)</b></p> <p><u>Summary of decision:</u> To update Cabinet on the draft budget proposals.</p> <p><i>Wards affected: All Wards</i></p>	11/12/24	<p>Overview and Scrutiny Committee</p> <p>Cabinet Leader of the Council, Cabinet Member for Performance and Resources</p>			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>
NON	<p><b>Treasury Management Six Monthly Update 2024/25</b></p> <p><u>Summary of decision:</u> To update Cabinet on treasury management activities.</p> <p><i>Wards affected: All Wards</i></p>	11/12/24	<p>Cabinet Cabinet Member for Performance and Resources</p>			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>
NON	<p><b>Financial Monitoring Quarter 2 Report</b></p> <p><u>Summary of decision:</u> To receive an update on financial monitoring information for the second quarter 2024/25.</p> <p><i>Wards affected: All Wards</i></p>	11/12/24	<p>Cabinet Cabinet Member for Performance and Resources</p>			<p>Greg Maw, Head of Finance and Resources Tel: 01452 396422 greg.maw@gloucester.gov.uk</p>

NON	<p><b>2022-2024 Council Plan Update</b></p> <p><u>Summary of decision:</u> To provide an update on the delivery of the activities as outlined in the Council Plan 2022-2024, to build a greener, fairer, better Gloucester.</p> <p><i>Wards affected: All Wards</i></p>	11/12/24	Cabinet Leader of the Council			Tanya Davies, Policy and Governance Manager Tel: 01452 396125 tanya.davies@gloucester.gov.uk
<b>JANUARY 2025</b>						
KEY Page 464	<p><b>Community Infrastructure Levy (CIL) Charging Schedule</b></p> <p><u>Summary of decision:</u> To approve a draft new CIL Charging Schedule for public consultation.</p> <p><i>Wards affected: All Wards</i></p>	15/01/25	Cabinet Cabinet Member for Planning and Housing Strategy			Paul Hardiman, CIL Manager for the Joint Core Strategy Authorities of Cheltenham, Gloucester and Tewkesbury Tel: 07828542734 paul.hardiman@gloucester.gov.uk

NON	<p><b>Festivals and Events Programme</b></p> <p><u>Summary of decision:</u> To seek approval for the 2025-26 Festivals and Events Programme.</p> <p><i>Wards affected: All Wards</i></p>	15/01/25	Cabinet Cabinet Member for Culture and Leisure			Philip Walker, Head of Culture Tel: 01452 396355 philip.walker@gloucester.gov.uk
<b>ITEMS DEFERRED- Dates to be confirmed</b>						
KEY	<p><b>Community Infrastructure Levy (CIL) Charging Schedule</b></p> <p><u>Summary of decision:</u> To approve a draft new CIL Charging Schedule for public consultation.</p> <p><i>Wards affected: All Wards</i></p>		Cabinet Cabinet Member for Planning and Housing Strategy			Paul Hardiman, CIL Manager for the Joint Core Strategy Authorities of Cheltenham, Gloucester and Tewkesbury Tel: 07828542734 paul.hardiman@gloucester.gov.uk
KEY	<p><b>Asset Management Strategy</b></p> <p><u>Summary of decision:</u> To seek approval for the Asset Management Strategy.</p> <p><i>Wards affected: All Wards</i></p>		Overview and Scrutiny Committee  Cabinet Cabinet Member for Performance and Resources			Jayne Wilsdon, Asset Management Officer Tel: 01452 396871 jayne.wilsdon@gloucester.gov.uk

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**Gloucester City Council  
Overview and Scrutiny Committee Work Programme 2023-24  
Updated 16<sup>th</sup> February 2024**

Item	Format	Lead Member (if applicable)/Lead Officer	Comments
<b>26<sup>th</sup> February 2024</b>			
Private Sector Stock Condition Survey	Cabinet Report	Cabinet Member for Planning and Housing Strategy	Requested by Overview and Scrutiny Committee
2022-24 Council Plan Six Month Update	Cabinet Report	Leader of the Council and Cabinet Member for Environment	Requested by Group Leads
Future Opportunities for the Fleece	Cabinet Report	Leader of the Council and Cabinet Member for Environment	Requested by Group Leads
Financial Monitoring Quarter 3 Report	Cabinet Report	Cabinet Member for Performance and Resources	Requested by Group Leads

Dates to be confirmed	Format	Lead Member (if applicable)/Lead Officer	Comments
Asset Management Strategy	Cabinet Report	Cabinet Member for Performance and Resources	Requested by Overview and Scrutiny Committee
Ubico Briefing		Leader of the Council and Cabinet Member for Environment	
Growth Strategy for Gloucester	Cabinet Report	Leader of the Council	Requested by Overview and Scrutiny Committee
Water Quality Review	To be scoped	Leader of the Council and Cabinet Member for Environment	Requested by Overview and Scrutiny Committee

**NOTE: The work programme is agreed by the Chair, Vice-Chair and Spokesperson of the Overview and Scrutiny Committee**