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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ACKNOWLEDGEMENTS

David Adamson & Partners Ltd. wishes to thank participating households in the City of Gloucester without whose co-operation this survey would not have been possible.

SECTION 1:
SURVEY BACKGROUND AND METHODOLOGY

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.

TABLE 1: SUB-AREA COMPOSITION BY ELECTORAL WARD		
SURVEY SUB-AREA	**ELECTORAL WARD**	**HOUSING STOCK**
BARTON & TREDWORTH	Barton & Tredworth	4920
KINGSHOLM & WOTTON	Kingsholm & Wotton	3425
WESTGATE	Westgate	5728
CITY REMAINDER	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
TOTAL ALL WARDS		58196

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.

TABLE 2: EFFECTIVE SAMPLE DISTRIBUTIONS BY HOUSING SECTOR		
HOUSING SECTOR	**HOUSING STOCK**	**COMPLETED SAMPLE**
SUB-AREA	**Dwellings**	**Dwellings**
Barton & Tredworth	4920	215
Kingsholm and Wotton	3425	160
Westgate	5728	200
City Remainder	44123	425
TENURE		
Owner-Occupied	40361	593
Private-Rented	10682	251
Social-Rented	7074	156
DWELLING TYPE		
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
DATE OF CONSTRUCTION		
Pre-1919	7268	232
1919-1944	7660	98
1945-1964	8756	114
1965-1974	8405	114
1975-1980	3636	52
Post-1980	22471	390
ALL SECTORS	**58196**	**1000**

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)	***Patch Repair:***	***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.***
b)	***Comprehensive Repair:***	***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.***
c)	***Category 1 hazards:***	***Costs to address Category 1 hazards within the HHSRS.***
d)	***Decent Homes:***	***Costs to improve non-Decent homes.***

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

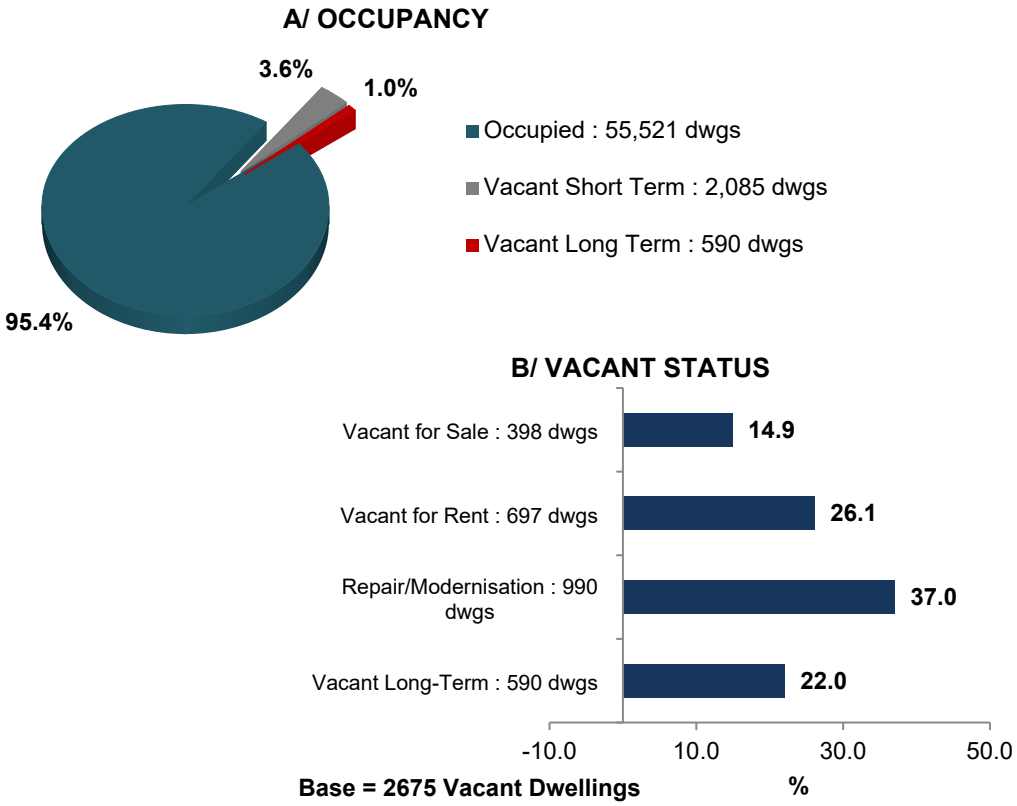
5. THE CHARACTERISTICS AND DISTRIBUTION OF CITY HOUSING STOCK

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

	Housing Occupancy							
	Occupied		Vacant-short term		Vacant-long term		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
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
MAIN HOUSE TYPE								
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
SUB-AREA								
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
All Dwellings	**55521**	**95.4**	**2085**	**3.6**	**590**	**1.0**	**58196**	**100.0**

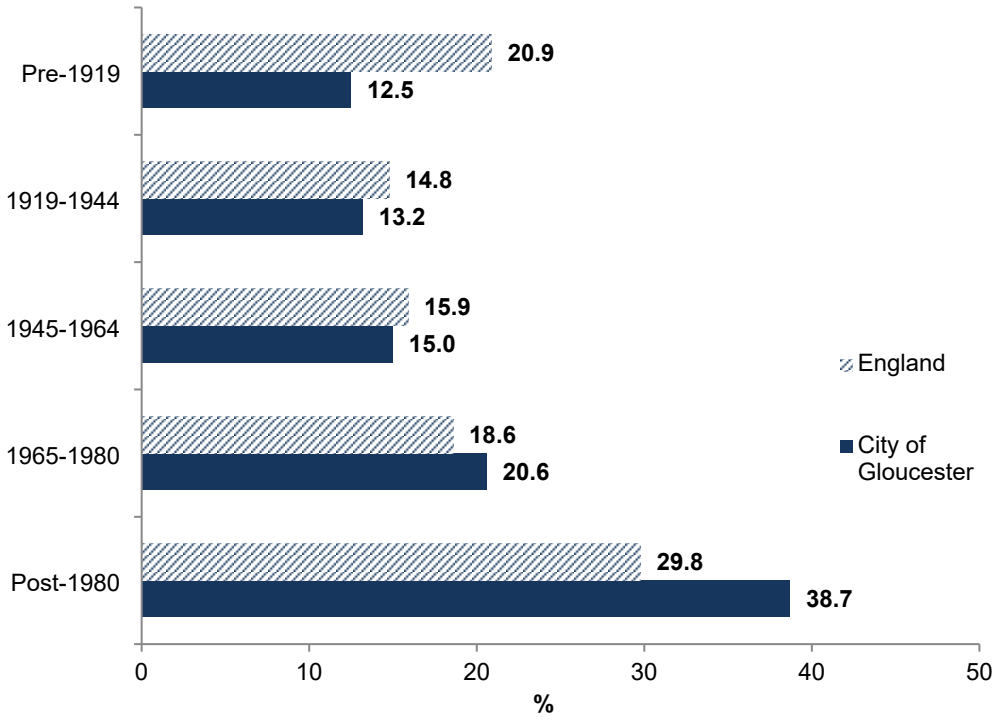
HOUSING AGE

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.

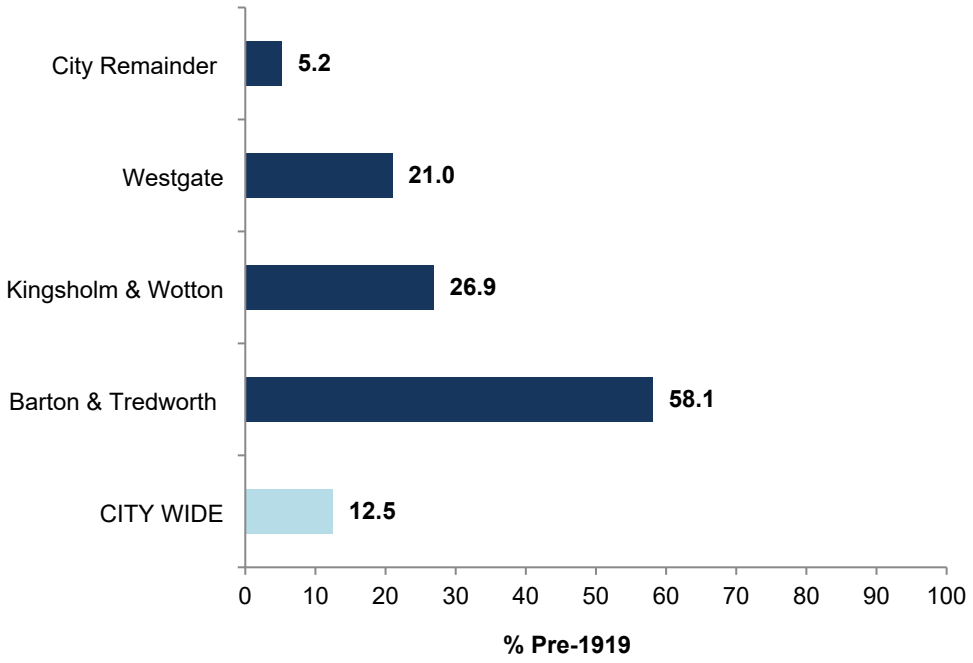
More modern construction post-1980 exhibits a broader house type mix but particularly focused on detached and semi-detached housing. 13,465 dwellings constructed post-1980

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	%
MAIN HOUSE TYPE														
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
HOUSING OCCUPANCY														
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
SUB-AREA														
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
All Dwellings	**7268**	**12.5**	**7660**	**13.2**	**8756**	**15.0**	**8405**	**14.4**	**3636**	**6.2**	**22471**	**38.6**	**58196**	**100.0**

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.

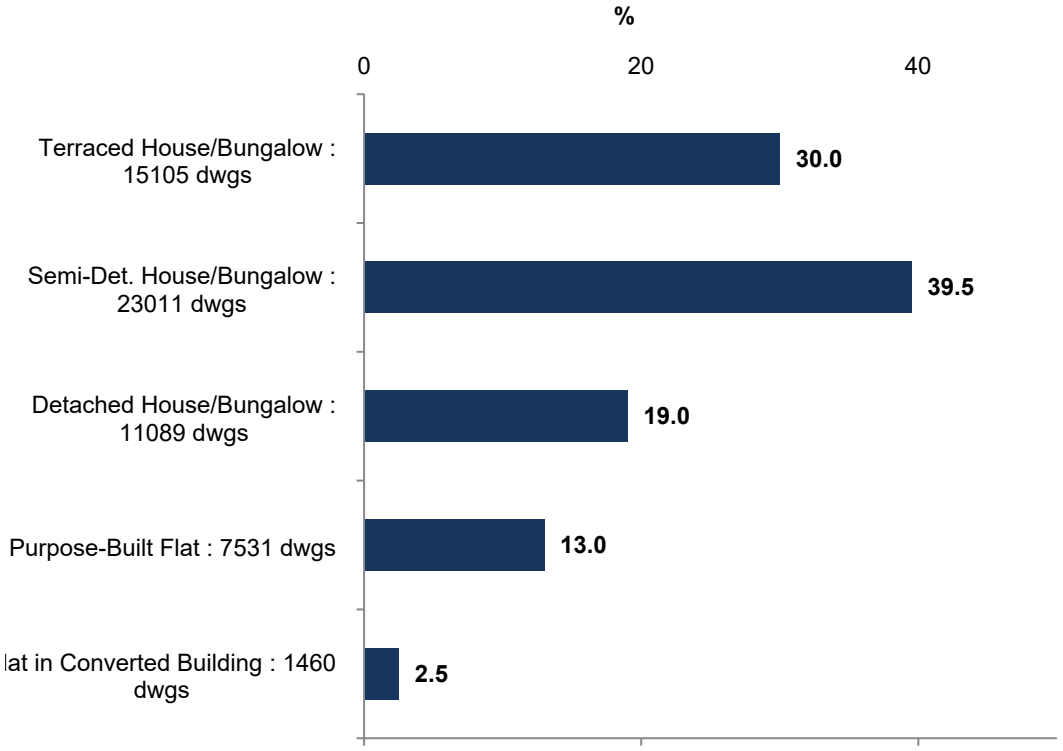
FIGURE 4: RATES OF PRE-1919 CONSTRUCTION BY SUB-AREA



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.

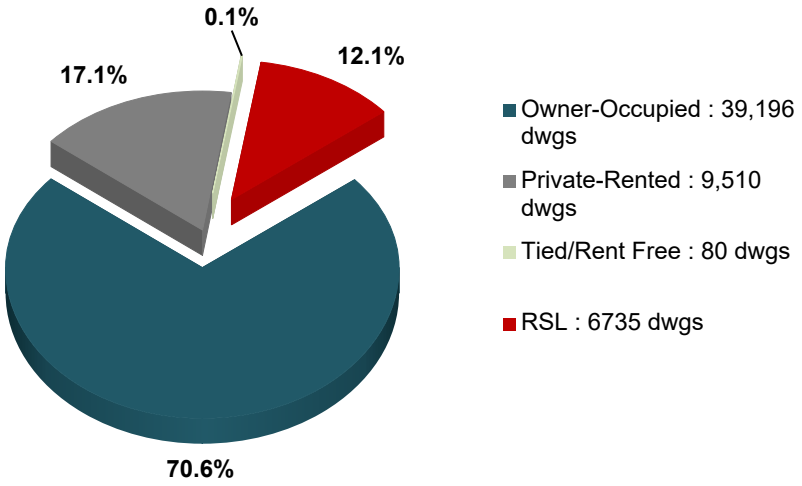
TABLE 5: HOUSE TYPE DISTRIBUTIONS BY DWELLING AGE, OCCUPANCY AND SUB-AREA												
	MAIN HOUSE TYPE											
	Detached House/Bungalow		Semi-detached House/Bungalow		Terraced House/Bungalow		Purpose-built Flat		Converted/Mixed use Flat		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE 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
All Dwellings	**11089**	**100.0**	**23011**	**100.0**	**15105**	**100.0**	**7531**	**100.0**	**1460**	**100.0**	**58196**	**100.0**

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.

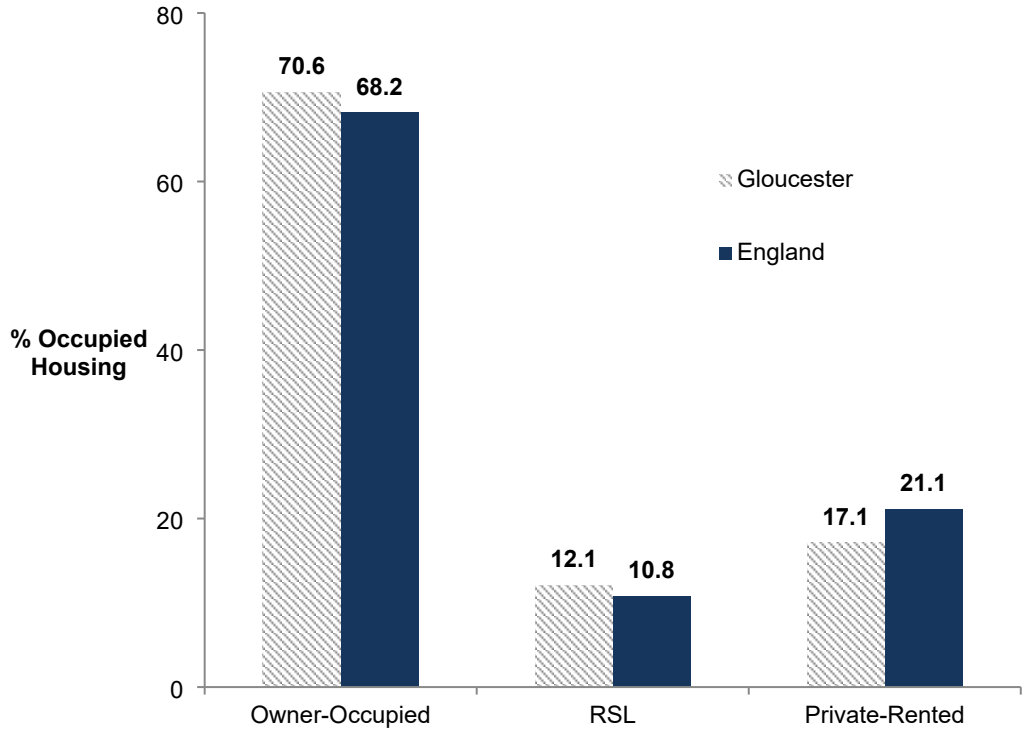
5.11 Owner-Occupation is the predominant form of tenure within the city accounting for 39,196 occupied dwellings or 70.6%. 9,510 occupied dwellings (17.1%) are private rented with 6,735 occupied dwellings (12.1%) rented by a Registered Social Landlord.

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



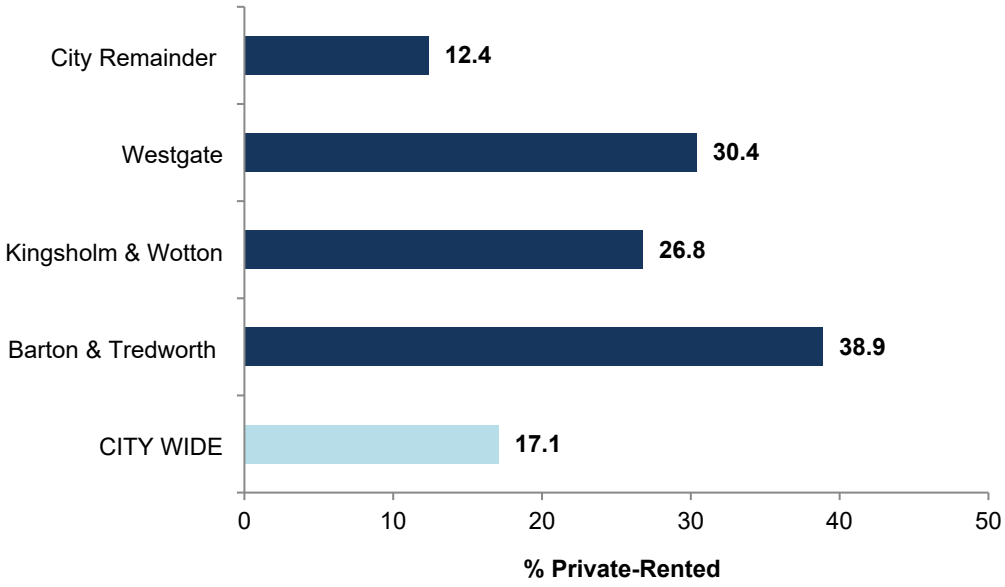
5.13 Significant differences in the composition of the housing stock exist between the main tenure groups. The owner-occupied sector exhibits the broadest house type base but typically comprising two-storey detached/semi-detached and terraced houses and bungalows. Both the private-rented and RSL sectors 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										
	TENURE									
	Owner occupied		Private rented		Tied/rent free		RSL		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION										
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
All Dwellings	**39196**	**100.0**	**9510**	**100.0**	**80**	**100.0**	**6735**	**100.0**	**55521**	**100.0**

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.

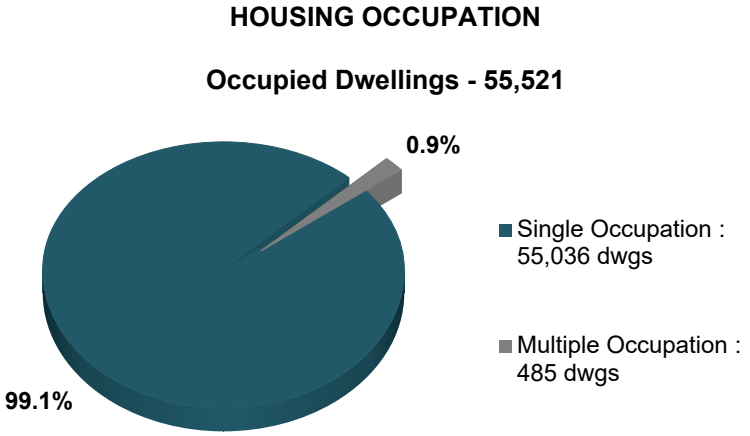
FIGURE 8: RATES OF PRIVATE RENTAL (OCCUPIED HOUSING STOCK) BY SUB-AREA



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.

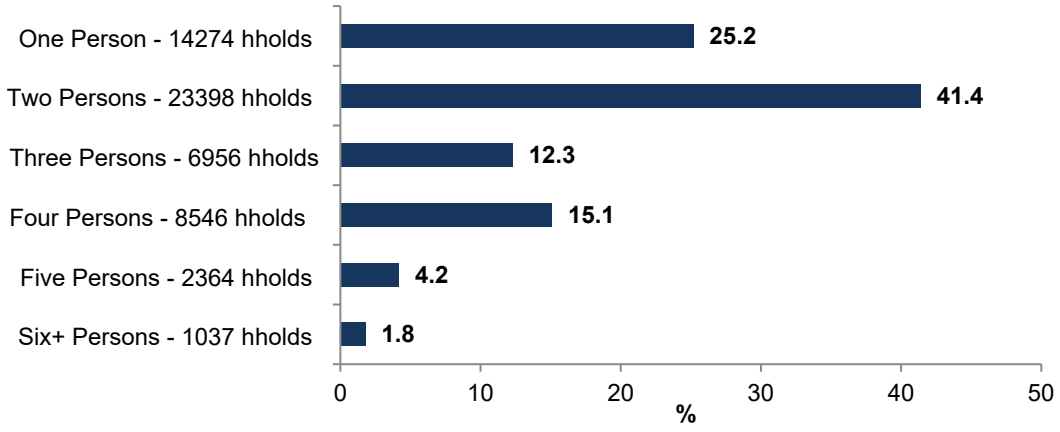
FIGURE 9: HOUSES IN MULTIPLE OCCUPATION



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	**%**
AGE OF HRP		
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
HOUSEHOLD TYPE		
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
TOTAL HOUSEHOLDS	**56575**	**100.0**

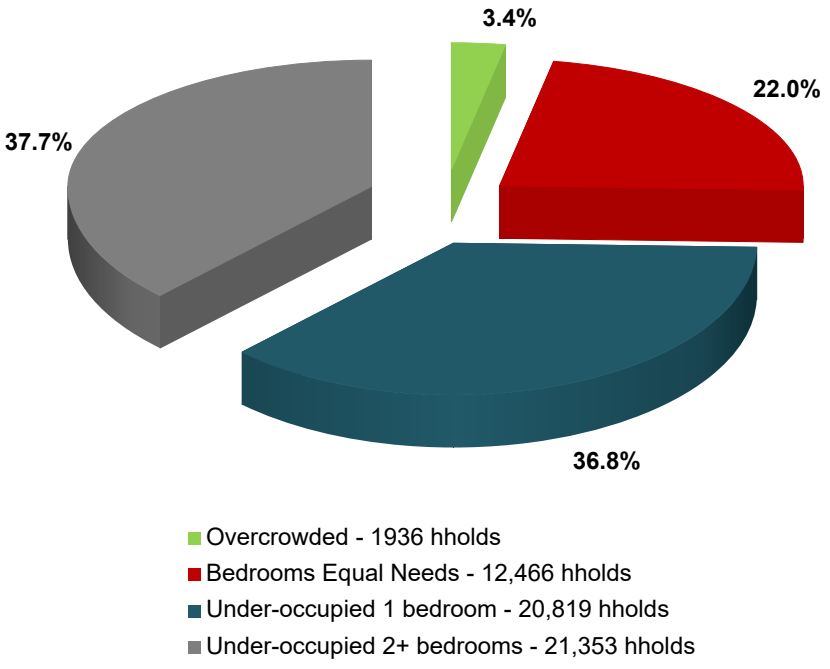
ETHNICITY

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	%
TENURE										
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
DATE OF CONSTRUCTION										
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
MAIN HOUSE TYPE										
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
All Households	**1936**	**3.4**	**12466**	**22.0**	**20819**	**36.8**	**21353**	**37.7**	**56575**	**100.0**

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	%
LENGTH OF RESIDENCY										
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
INTENTION TO MOVE										
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
All Households	**39196**	**100.0**	**10564**	**100.0**	**80**	**100.0**	**6735**	**100.0**	**56575**	**100.0**

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										
	Sub-Area									
	Barton & Tredworth		Kingsholm & Wotton		Westgate		City Remainder		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
LENGTH OF RESIDENCY										
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
INTENTION TO MOVE										
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
All Households	**5057**	**100.0**	**3339**	**100.0**	**5613**	**100.0**	**42566**	**100.0**	**56575**	**100.0**

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	%
AGE HRP										
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
HOUSEHOLD TYPE										
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
HOUSEHOLD SIZE										
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
All Households	**39196**	**100.0**	**10564**	**100.0**	**80**	**100.0**	**6735**	**100.0**	**56575**	**100.0**

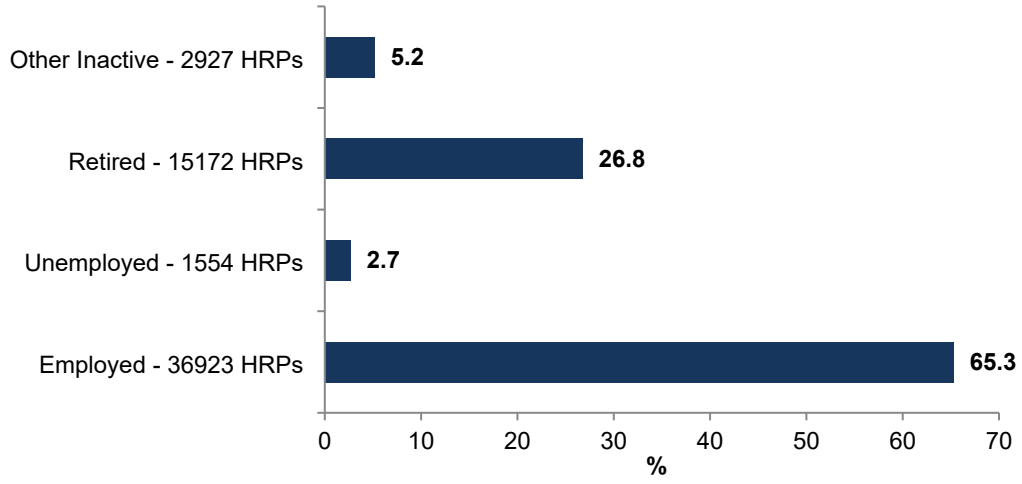
TABLE 12: DEMOGRAPHIC AND SOCIAL VARIATIONS BY SUB-AREA										
	Sub-Area									
	Barton & Tredworth		Kingsholm & Wotton		Westgate		City Remainder		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
AGE HRP										
under 25 years	290	5.7	319	9.5	91	1.6	416	1.0	1115	2.0
25 - 34 years	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
HOUSEHOLD TYPE										
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
HOUSEHOLD SIZE										
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
All Households	**5057**	**100.0**	**3339**	**100.0**	**5613**	**100.0**	**42566**	**100.0**	**56575**	**100.0**

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.

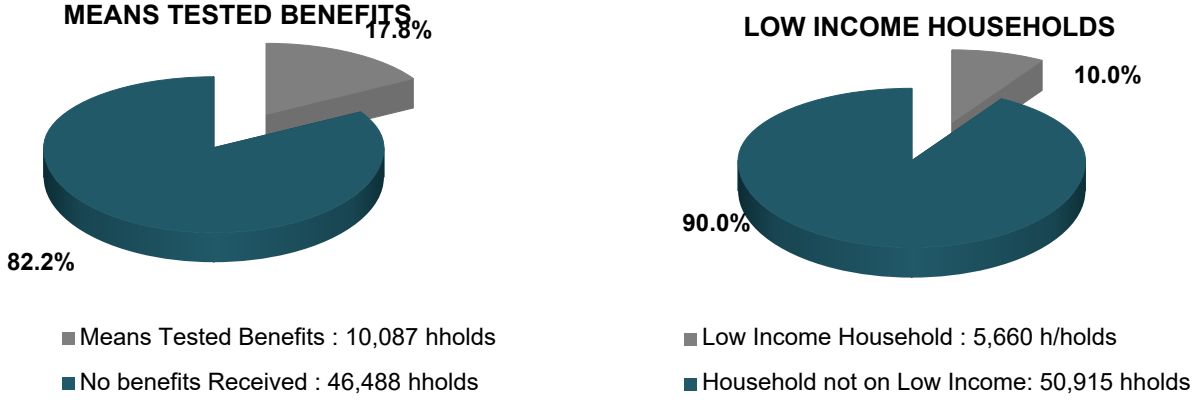
FIGURE 12: ECONOMIC STATUS OF HRP



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	%
ECONOMIC STATUS - HRP										
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
LOW INCOME										
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
MEANS TESTED BENEFITS										
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
All Households	**39196**	**100.0**	**10564**	**100.0**	**80**	**100.0**	**6735**	**100.0**	**56575**	**100.0**

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	%
ECONOMIC STATUS HRP										
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
LOW INCOME										

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
MEANS TESTED BENEFITS										
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
All Households	**5057**	**100.0**	**3339**	**100.0**	**5613**	**100.0**	**42566**	**100.0**	**56575**	**100.0**

SECTION 3:
HOUSING CONDITIONS

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.

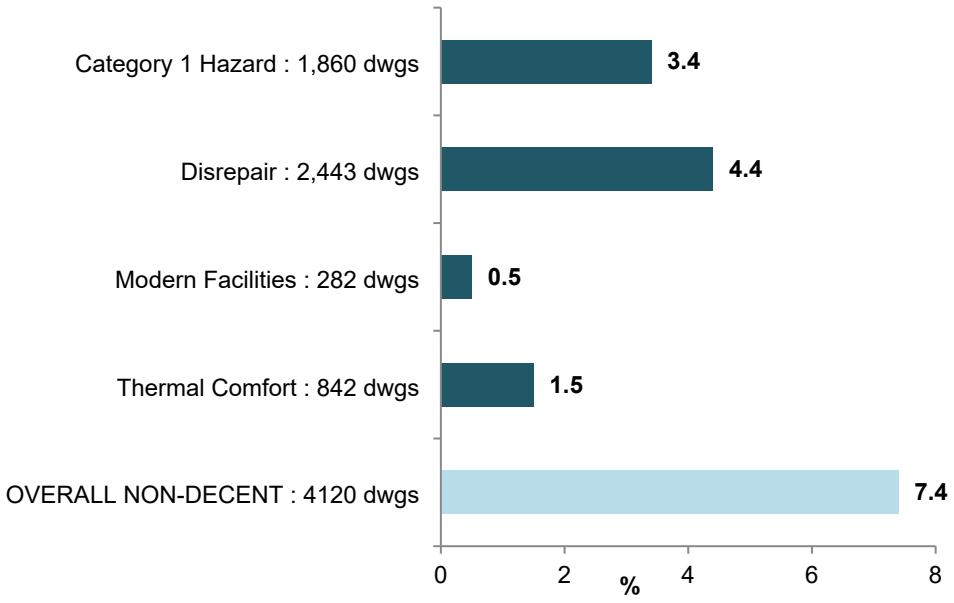
7.2 51,401 occupied dwellings (92.6%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 4,120 dwellings (7.4%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure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

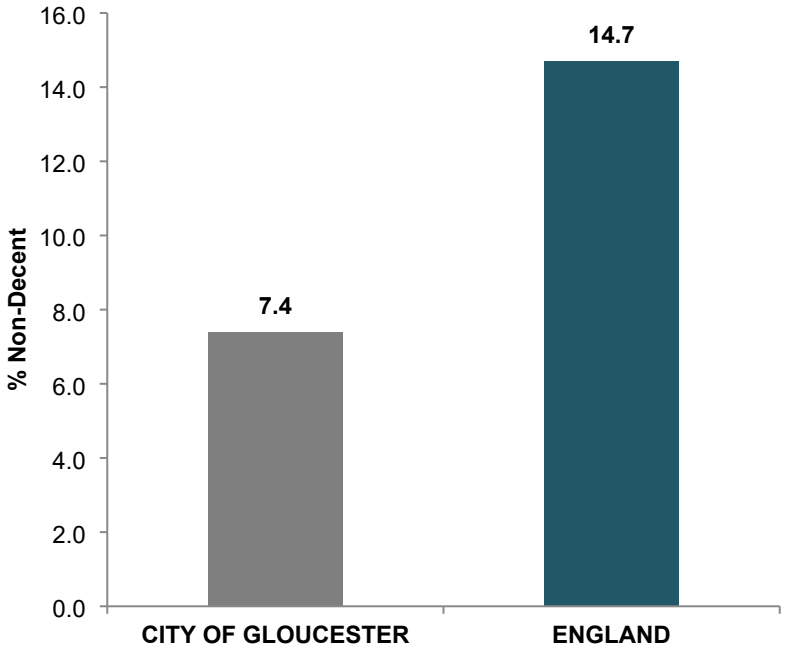
FIGURE 14: DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD



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	**CATEGORY 1**
2000 - 4999	B	
1000 - 1999	C	
500 - 999	D	**CATEGORY 2**
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:

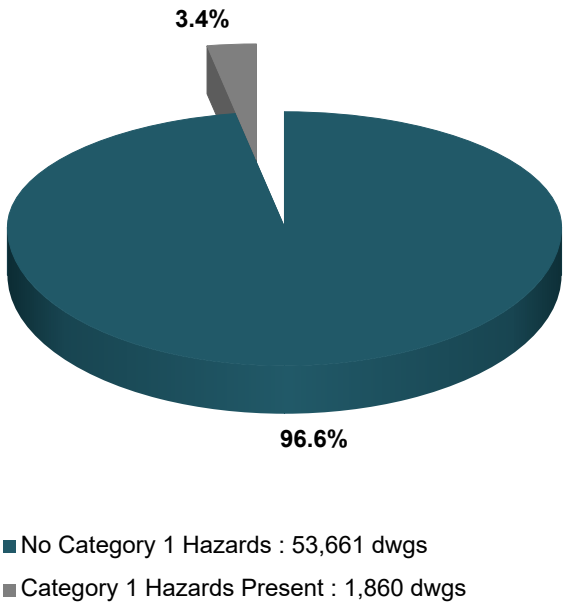
- *Improvement Notice (Section 11, Housing Act 2004).*
- *Prohibition Order (Section 20, Housing Act 2004).*
- *Hazard Awareness Notice (Section 28, Housing Act 2004).*
- *Emergency Remedial Action (Section 40, Housing Act 2004).*
- *Emergency Prohibition Order (Section 43, Housing Act 2004).*
- *Demolition 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



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

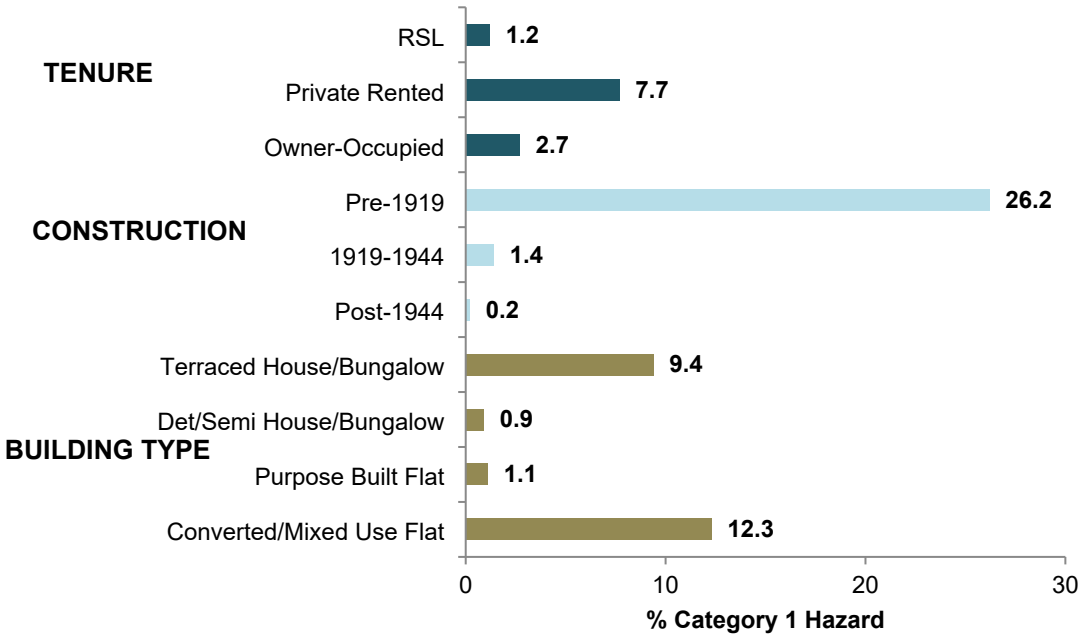
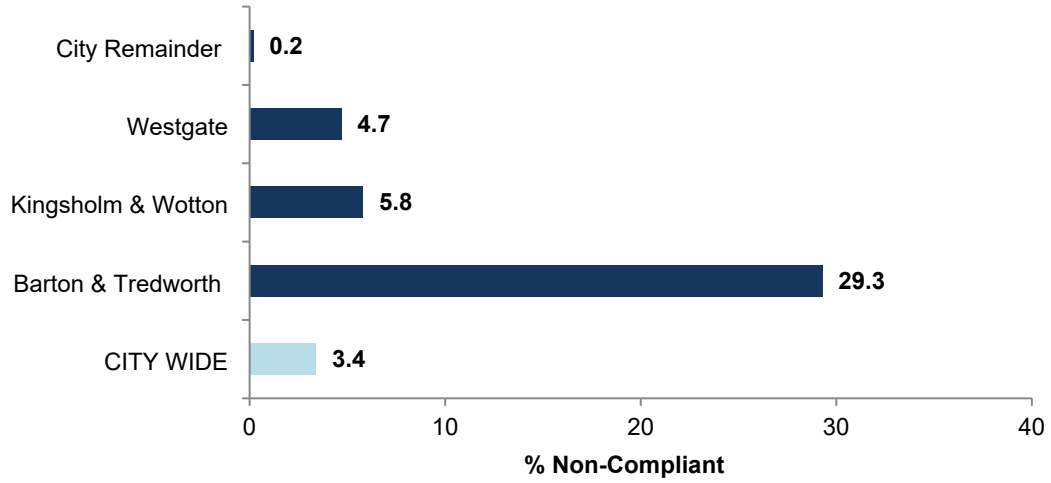


TABLE 15: CATEGORY 1 HAZARD DISTRIBUTIONS BY SUB-AREA AND HOUSING SECTOR						
	HHSRS CATEGORY 1 RISK					
	No category 1 risks		Category 1 risks present		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	38153	97.3	1043	2.7	39196	100.0
Private rented	8773	92.3	737	7.7	9510	100.0
Tied/rent free	80	100.0	0	0.0	80	100.0
RSL	6654	98.8	80	1.2	6735	100.0
DATE OF CONSTRUCTION						
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
MAIN HOUSE TYPE						
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
SUB-AREA						
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
All Occupied Dwellings	**53661**	**96.6**	**1860**	**3.4**	**55521**	**100.0**

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.

TABLE 16: CATEGORY 2 HAZARD DISTRIBUTIONS BY SUB-AREA AND HOUSING SECTOR						
	HHSRS CATEGORY 2 RISK					
	No category 2 risks		Category 2 risks present		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
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
DATE OF CONSTRUCTION						
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
MAIN HOUSE TYPE						
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
SUB-AREA						
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
All Occupied Dwellings	**41340**	**74.5**	**14181**	**25.5**	**55521**	**100.0**

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:

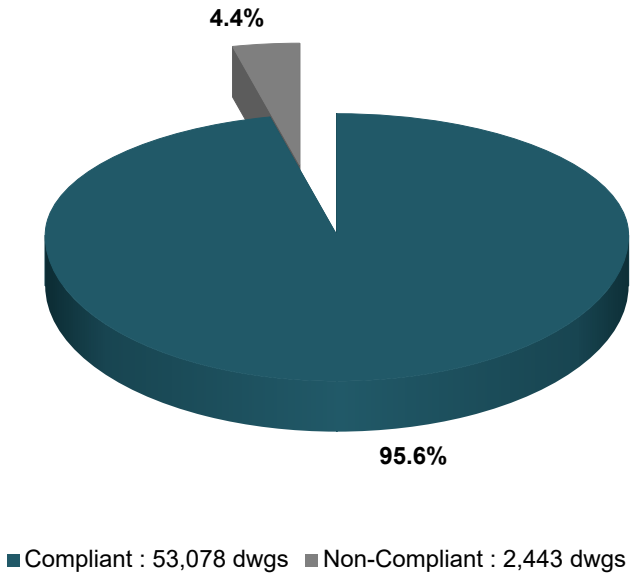
- ***External walls.***
- ***Roof structure and covering.***
- ***Windows and doors.***
- ***Chimneys.***
- ***Central heating boilers.***
- ***Gas fires.***
- ***Storage heaters; and***
- ***Electrics.***

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:

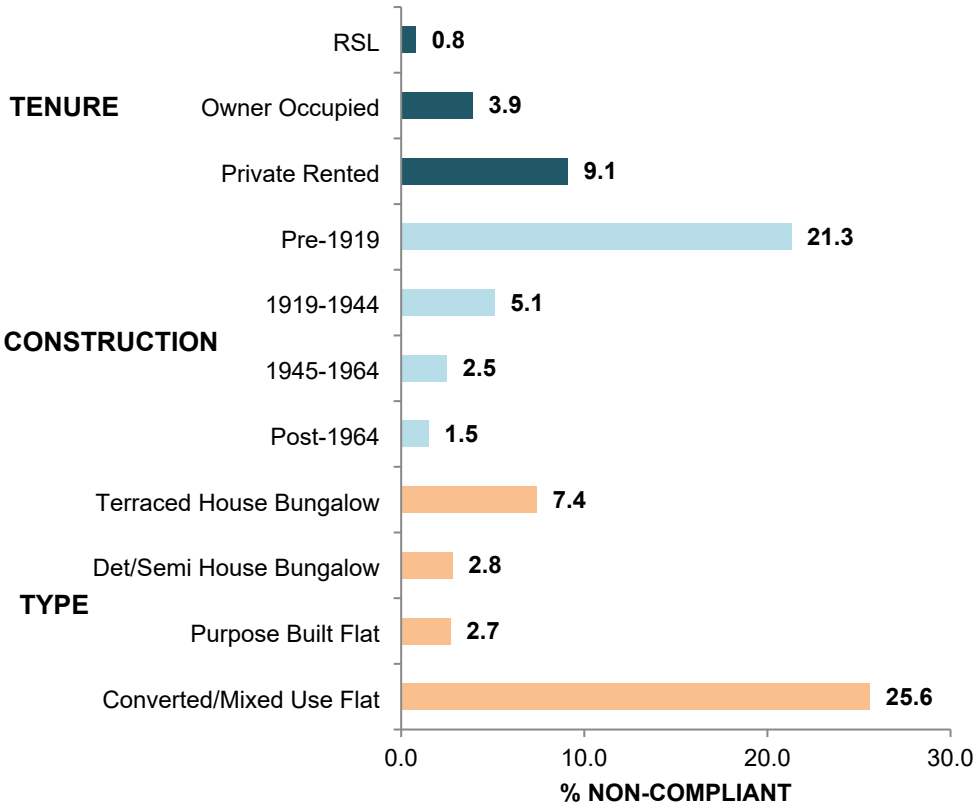
- 6,998 roof coverings (12.6%).
- 968 chimneys (1.9%).
- 8,030 gutters and downpipes (14.5%).
- 2,718 external pointing (4.9%).
- 7,925 windows (14.3%); and
- 4,148 access doors (7.5%).

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

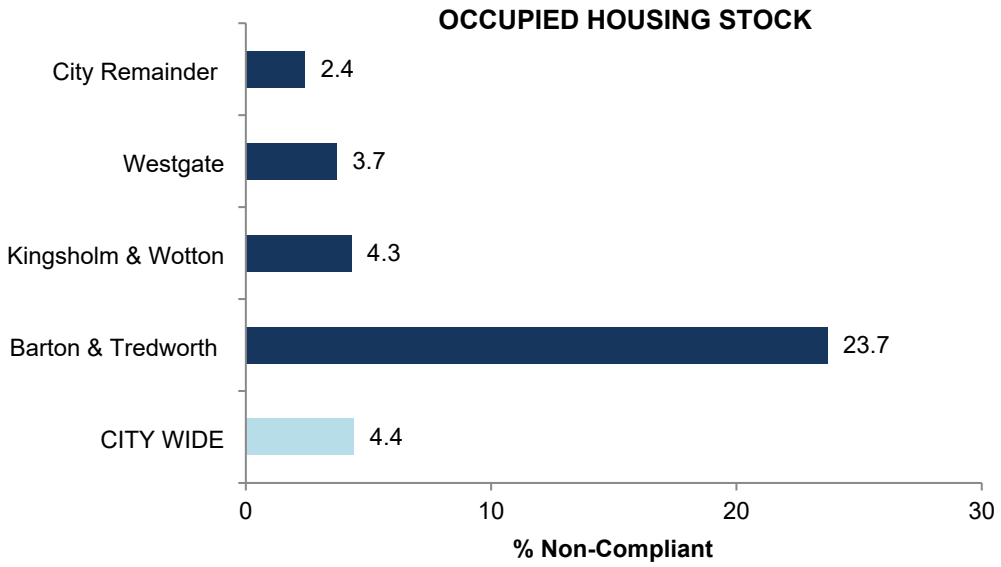


TABLE 17: DECENT HOMES REPAIR PERFORMANCE BY SUB-AREA AND HOUSING SECTOR

	DECENT HOMES REPAIR					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
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
DATE OF CONSTRUCTION						
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
MAIN HOUSE TYPE						
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

TABLE 17: DECENT HOMES REPAIR PERFORMANCE BY SUB-AREA AND HOUSING SECTOR						
	DECENT HOMES REPAIR					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
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
SUB-AREA						
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
All Occupied Dwellings	**53078**	**95.6**	**2443**	**4.4**	**55521**	**100.0**

10. HOUSING AMENITIES AND FACILTIES

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:

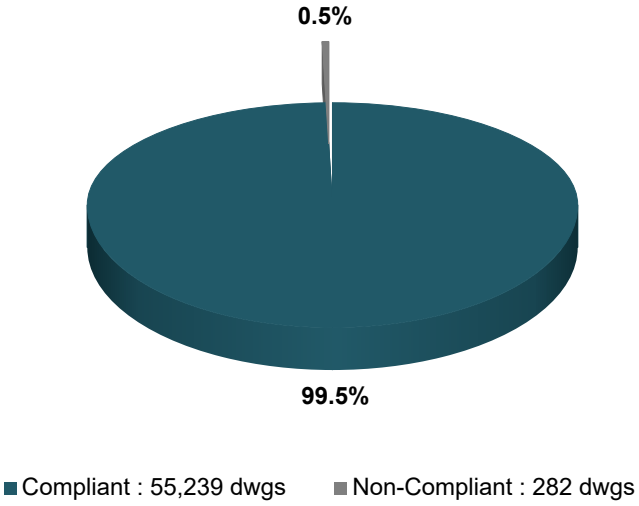
- ***A kitchen which is 20 years old or less.***
- ***A kitchen with adequate space and layout.***
- ***A bathroom which is 30 years old or less.***
- ***An appropriately located bathroom and WC.***
- ***Adequate sound insulation; and***
- ***Adequate size and layout of common entrance areas for flats.***

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.

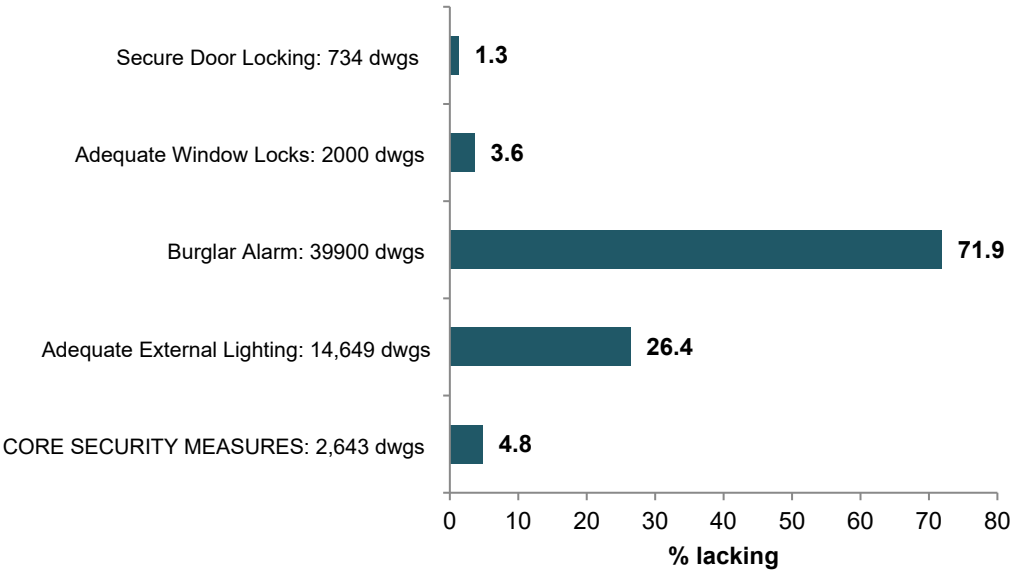
FIGURE 22: DECENT HOMES AMENITY PERFROMANCE



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



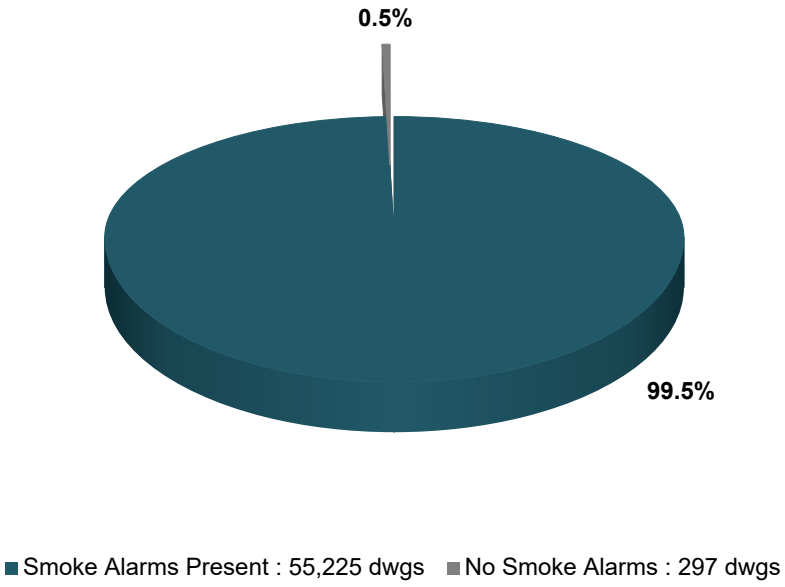
10.5 The absence of core security measures is higher within the private-rented sector, pre-1919 housing and flats in converted buildings. Geographically the absence of core security measures is higher in Westgate and Barton & Tredworth Wards.

TABLE 18: CORE SECURITY MEASURES BY SUB-AREA AND HOUSING SECTOR

	CORE SECURITY MEASURES					
	Core measures present		Core measures absent		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
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
DATE OF CONSTRUCTION						
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
MAIN HOUSE TYPE						
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
SUB-AREA						
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
All Occupied Dwellings	**52878**	**95.2**	**2643**	**4.8**	**55521**	**100.0**

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_2).***
- ***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_2) 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

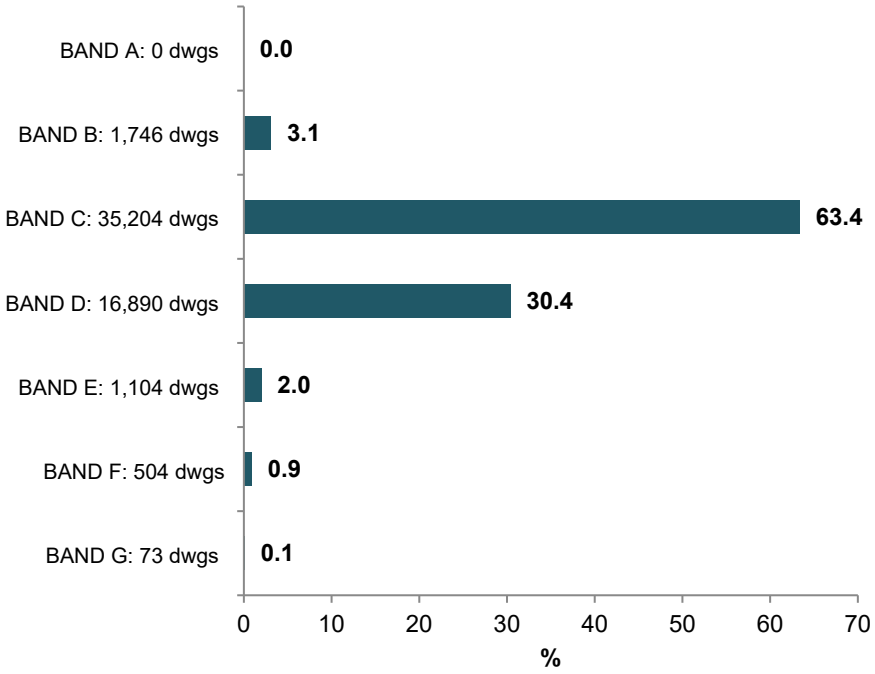
Band E: 39-54

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_2 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.

TABLE 19: ENERGY EFFICIENCY RATINGS (EER) – CITY OF GLOUCESTER, ENGLAND			
EER BANDING	CITY OF GLOUCESTER 2022/23		ENGLAND 2021/22
	dwgs	%	%
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.

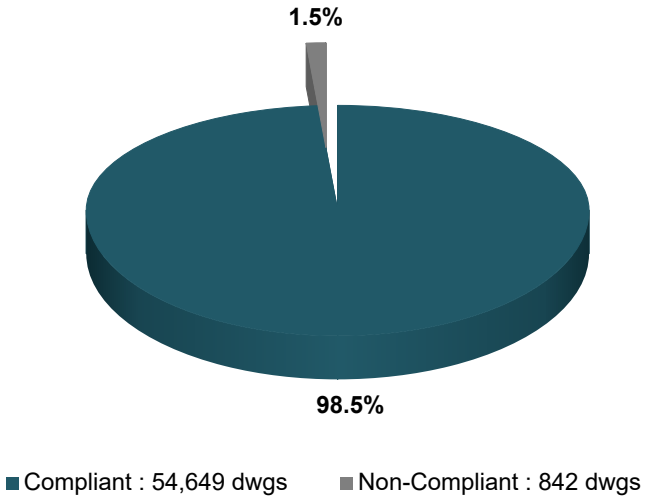
11.6 Underlying the energy efficiency of the housing stock the following attributes apply:

- 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	%
TENURE						
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%
DATE OF CONSTRUCTION						
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%
MAIN HOUSE TYPE						

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	%
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%
SUB-AREA						
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%
All Occupied Dwellings	**54679**	**98.5%**	**842**	**1.5%**	**55521**	**100.0%**

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

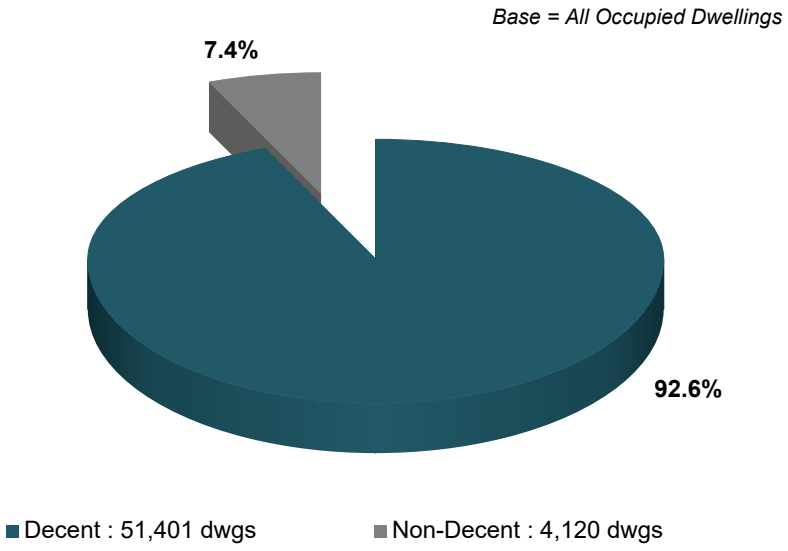


TABLE 21: DECENT HOMES DEFECT CLASSIFICATION

		Dwellings	%
DECENT HOMES DEFECT CLASSIFICATION	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
All Dwellings Non-Decent		**4120**	**100.0**

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 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

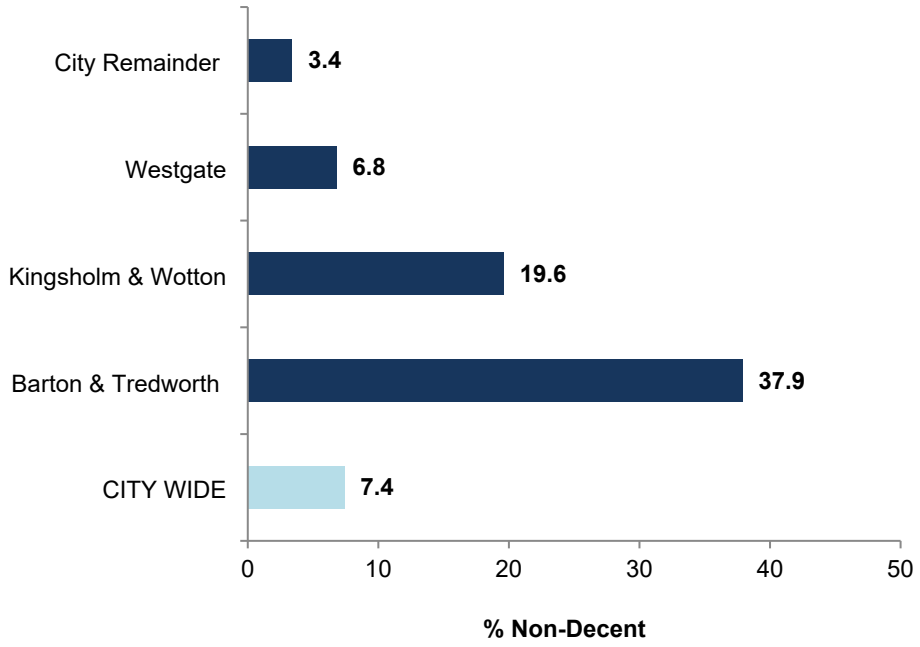


TABLE 22: NON-DECENT HOMES BY SUB-AREA AND HOUSING SECTOR

	DECENT HOMES OVERALL PERFORMANCE					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
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
DATE OF CONSTRUCTION						
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
MAIN HOUSE TYPE						
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
SUB-AREA						
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
All Occupied Dwellings	**51401**	**92.6**	**4120**	**7.4**	**55521**	**100.0**

13. NON-DECENT HOMES: INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

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.

TABLE 23: NON-DECENT DWELLINGS - COST TO ACHIEVE DECENCY

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

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).

TABLE 24: DECENT HOMES IMPROVEMENT COSTS BY SUB-AREA, TENURE AND DWELLING AGE

HOUSING SECTOR	COST TO ACHIEVE DECENCY	% 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
TENURE		
Owner-Occupied	16.419	62.7
Private-Rented	8.352	31.9
Social-Rented	1.418	5.4
DATE OF CONSTRUCTION		
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
ALL SECTORS	**26.189**	**100.0**

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 indictors 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%)***

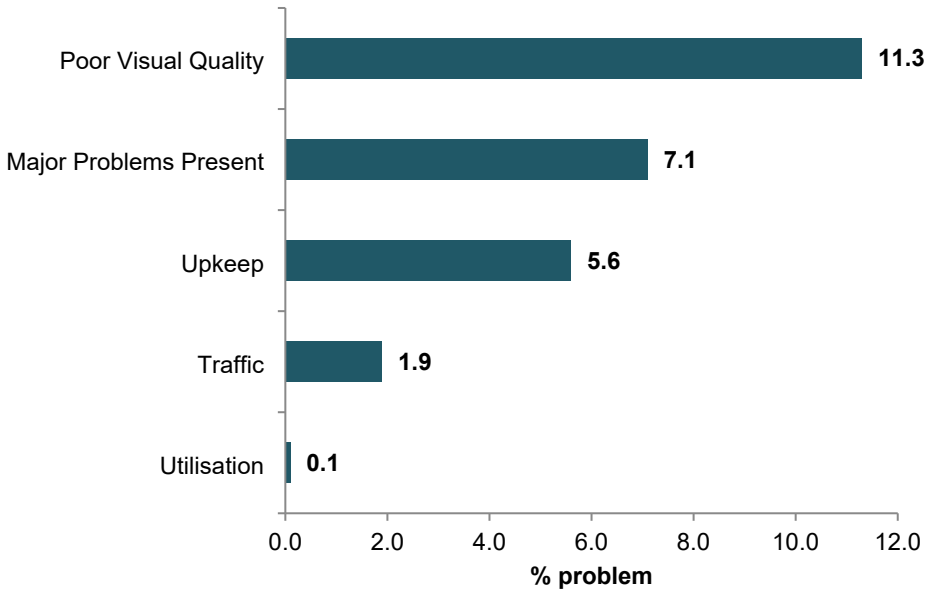
TABLE 25: ENVIRONMENTAL CONDITIONS								
	Not a Problem		Minor Problem		Major Problem		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
LITTER AND RUBBISH	43905	75.4	12808	22.0	1484	2.5	58196	100.0
SCRUFFY GARDENS	53544	92.0	4502	7.7	150	0.3	58196	100.0
GRAFFITI	57900	99.5	296	0.5	0	0.0	58196	100.0
VANDALISM	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

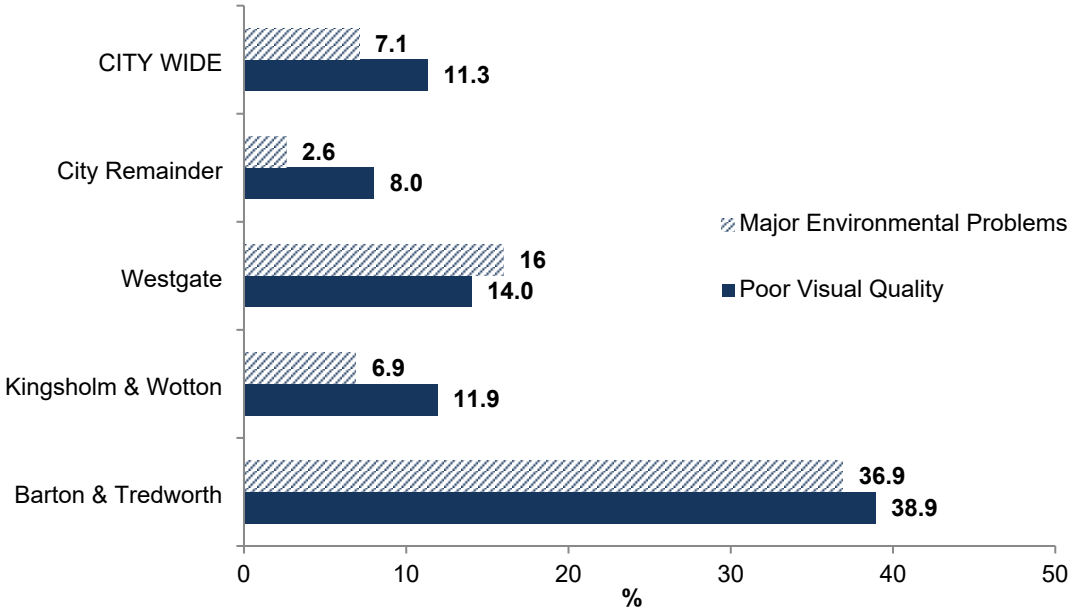


TABLE 26: ENVIRONMENTAL GRADING BY SUB-AREA AND HOUSING SECTOR						
	OVERALL ENVIRONMENTAL GRADING					
	No environmental problems		Environmental problems present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	38704	95.9	1656	4.1	40361	100.0
Private rented	9536	89.3	1145	10.7	10682	100.0
Tied/rent free	52	64.3	29	35.7	80	100.0
RSL	5779	81.7	1295	18.3	7074	100.0
DATE OF CONSTRUCTION						
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
MAIN HOUSE TYPE						
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

TABLE 26: ENVIRONMENTAL GRADING BY SUB-AREA AND HOUSING SECTOR						
	OVERALL ENVIRONMENTAL GRADING					
	No environmental problems		Environmental problems present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Converted/mixed use flat	1195	81.9	265	18.1	1460	100.0
SUB-AREA						
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
All Dwellings	**54071**	**92.9**	**4125**	**7.1**	**58196**	**100.0**

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	%
TENURE												
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
DATE OF CONSTRUCTION												
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
MAIN HOUSE TYPE												
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
SUB-AREA												

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
All Dwellings	**320**	**0.6**	**6226**	**10.7**	**42911**	**73.7**	**8739**	**15.0**	**0**	**0.0**	**58196**	**100.0**

SECTION 4:
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

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.

TABLE 28: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES						
	DECENT HOMES OVERALL PERFORMANCE					
	Non-compliant		Compliant		All Households	
	hholds	%	hholds	%	hholds	%
AGE HRP						
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
ECONOMIC STATUS HRP						
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
HOUSEHOLD TYPE						
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

TABLE 28: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES						
	DECENT HOMES OVERALL PERFORMANCE					
	Non-compliant		Compliant		All Households	
	hholds	%	hholds	%	hholds	%
LOW INCOME						
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
MEANS TESTED BENEFITS						
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
All Households	**4488**	**7.9**	**52087**	**92.1**	**56575**	**100.0**

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.

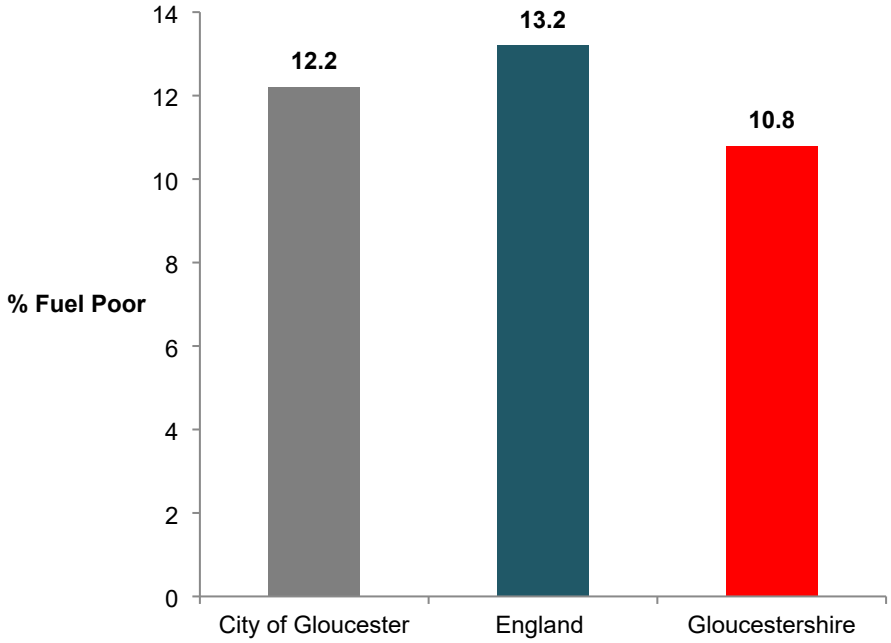
16.3 For Fuel poverty purposes household incomes (net) are adjusted for housing costs by subtracting household mortgage and rent payments. The resulting income is then equivalised to reflect the fact that different types of households have different spending requirements. Income equivalisation factors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

HOUSEHOLD MEMBER	*EQUIVALISED FACTOR*
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

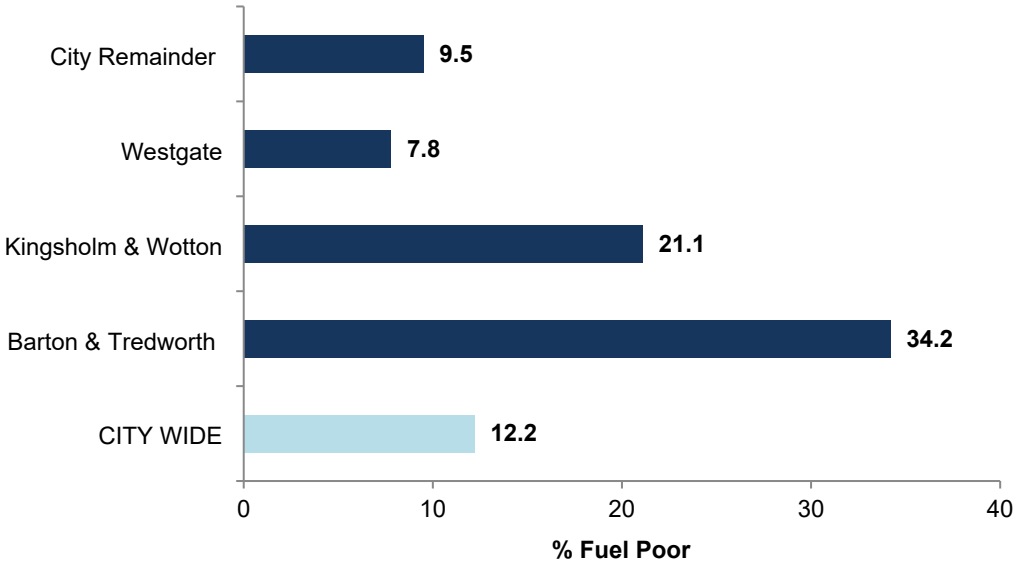


TABLE 29: FUEL POVERTY AND HOUSEHOLD CHARACTERISTICS						
	FUEL POVERTY					
	Household in fuel poverty		Household not in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
AGE HRP						
under 25 years	418	37.5	697	62.5	1115	100.0
25 - 34 years	1112	12.9	7530	87.1	8642	100.0
35 - 44 years	2048	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
ECONOMIC STATUS HRP						
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
LOW INCOME HOUSEHOLDS						
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

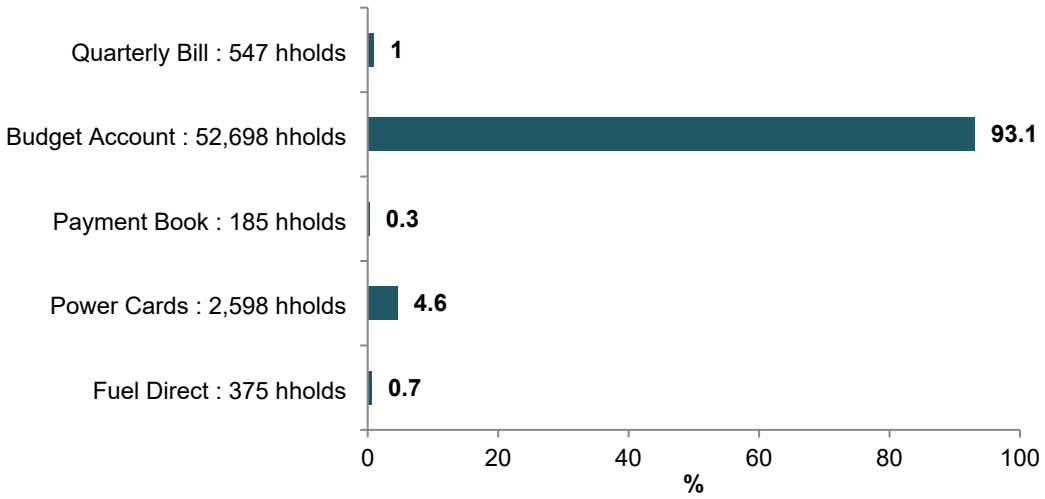
TABLE 29: FUEL POVERTY AND HOUSEHOLD CHARACTERISTICS						
	FUEL POVERTY					
	Household in fuel poverty		Household not in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
HOUSEHOLD TYPE						
Single Person Non Pensioner	655	8.7	6845	91.3	7501	100.0
Single Parent Family	474	19.4	1968	80.6	2442	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
All Households	**6928**	**12.2**	**49647**	**87.8**	**56575**	**100.0**

TABLE 30: FUEL POVERTY BY HOUSING SECTOR AND SUB-AREA						
	FUEL POVERTY					
	Household in fuel poverty		Household not in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
TENURE						
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
SUB-AREA						
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
All Households	**6928**	**12.2**	**49647**	**87.8**	**56575**	**100.0**

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.

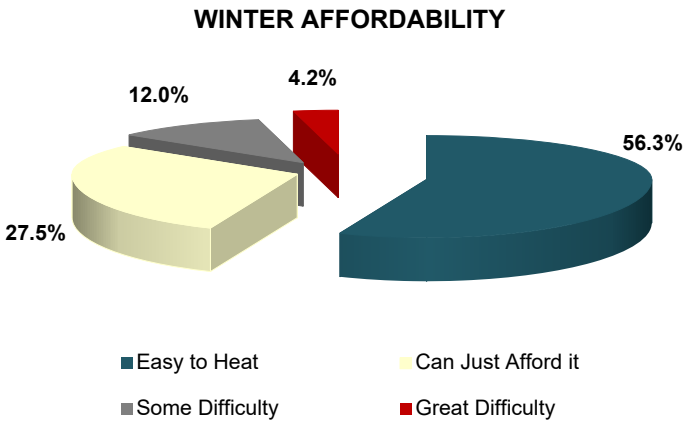
FIGURE 33: ENERGY PAYMENT METHODS

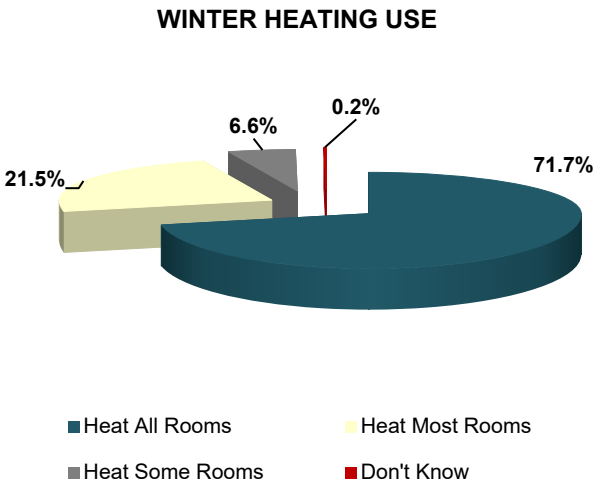


16.9 Households were asked how easy or difficult it was to meet the cost of heating their home to a comfortable level in winter, and what level of heating they could comfortably achieve. 31,849

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:

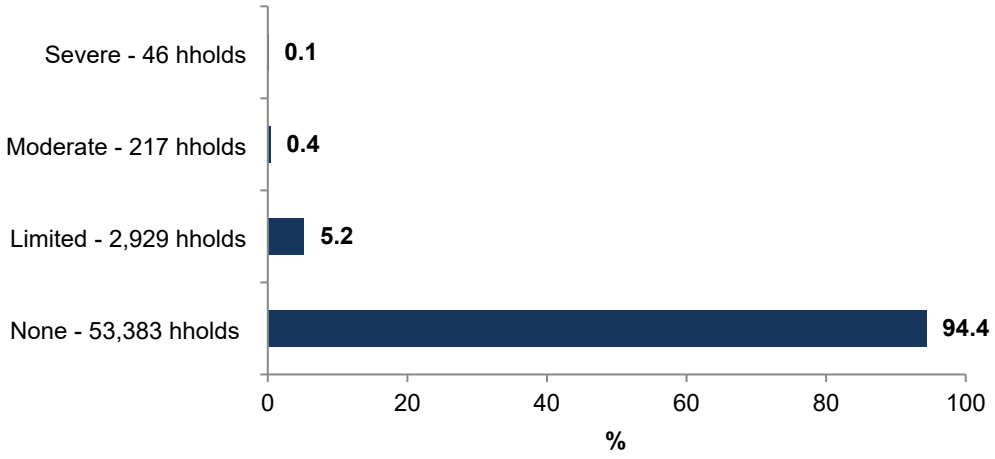
- The presence of dampness, mould and condensation; and
- The presence of long-term illness/disability, its impact on normal dwelling occupation and use, and its impact on health service resources.

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 it 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.

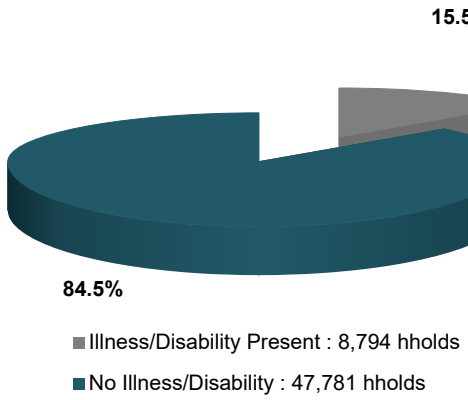
FIGURE 35: EVIDENCE OF MOULD/CONDENSATION



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



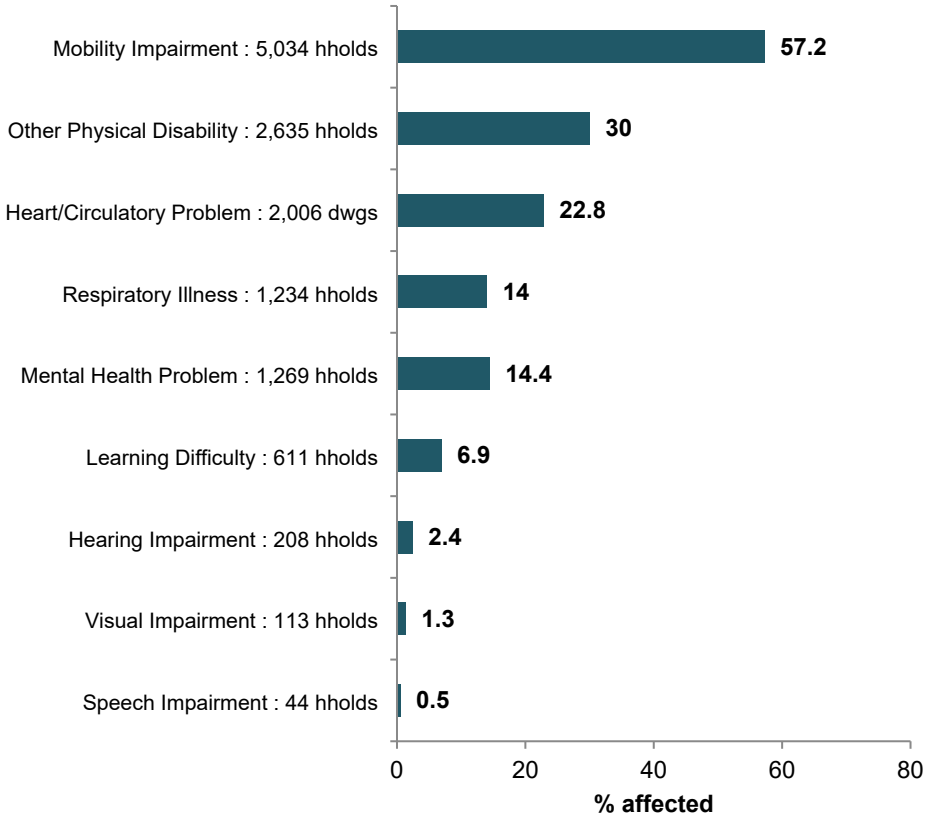
The incidence of illness/disability is strongly age related. 5,082 households with an HRP aged 65 years and over have an illness/disability representing 32.7% of such households and 57.8% of all households with an illness/disability.

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%

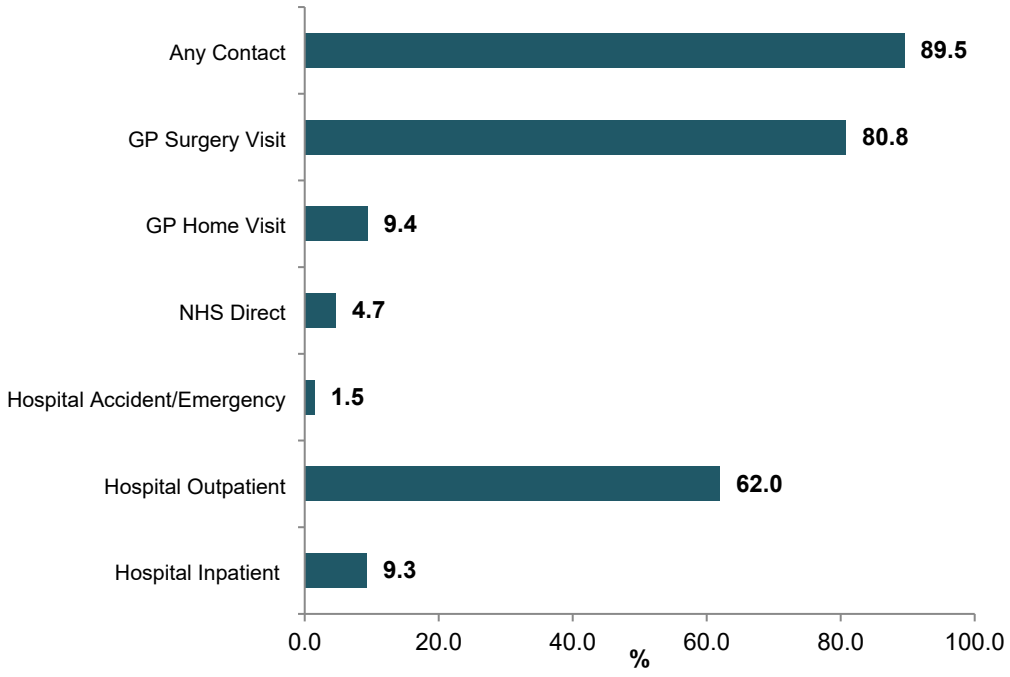
- Respiratory Illness : 1,234 households – 14.0%

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.

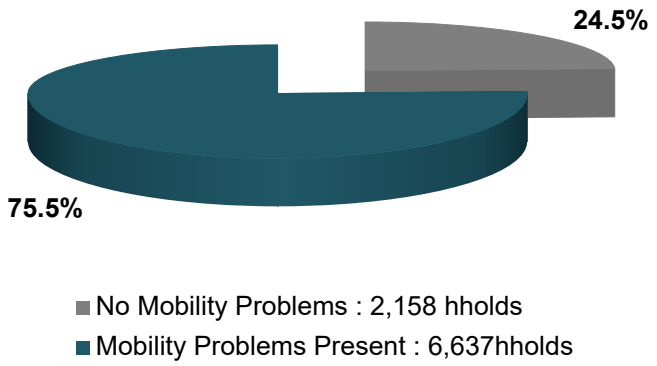
FIGURE 38: HOUSEHOLDS WITH ILLNESS/DISABILITY – HEALTH SERVICE CONTACT PAST YEAR



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



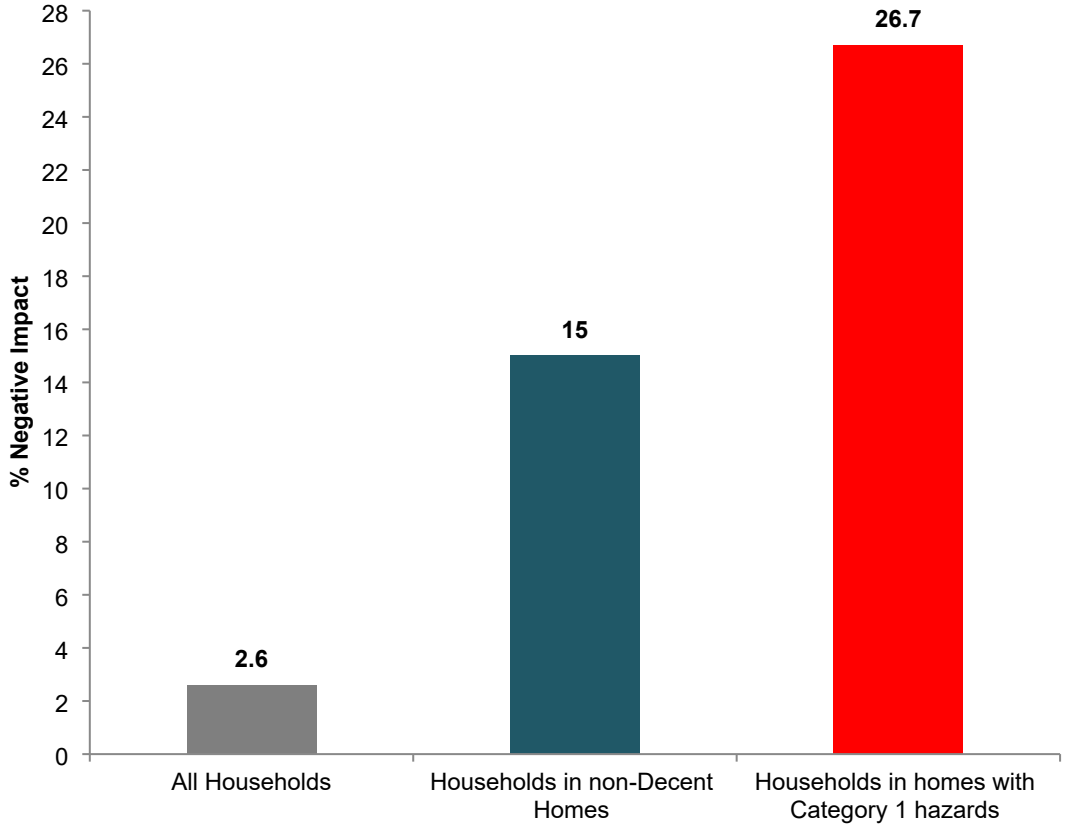
17.7 Among households where mobility is affected the most common problems relate to climbing steps/stairs, using bathroom amenities, access to and from the home and access to gardens.

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:

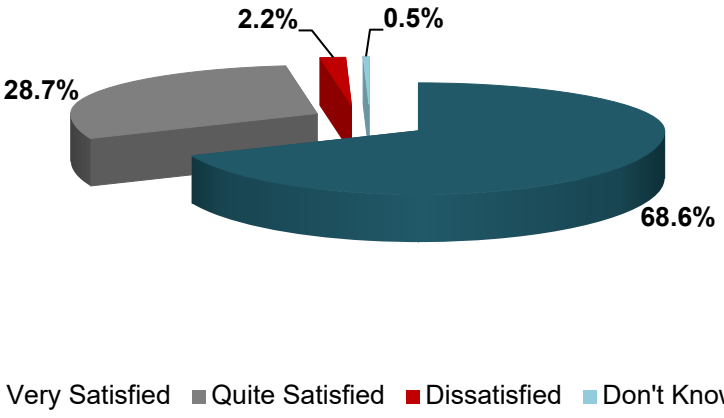
- ***Satisfaction with housing circumstances.***
- ***Satisfaction with the local area.***
- ***Attitudes to area trends; and***
- ***Problems within the local area.***

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.

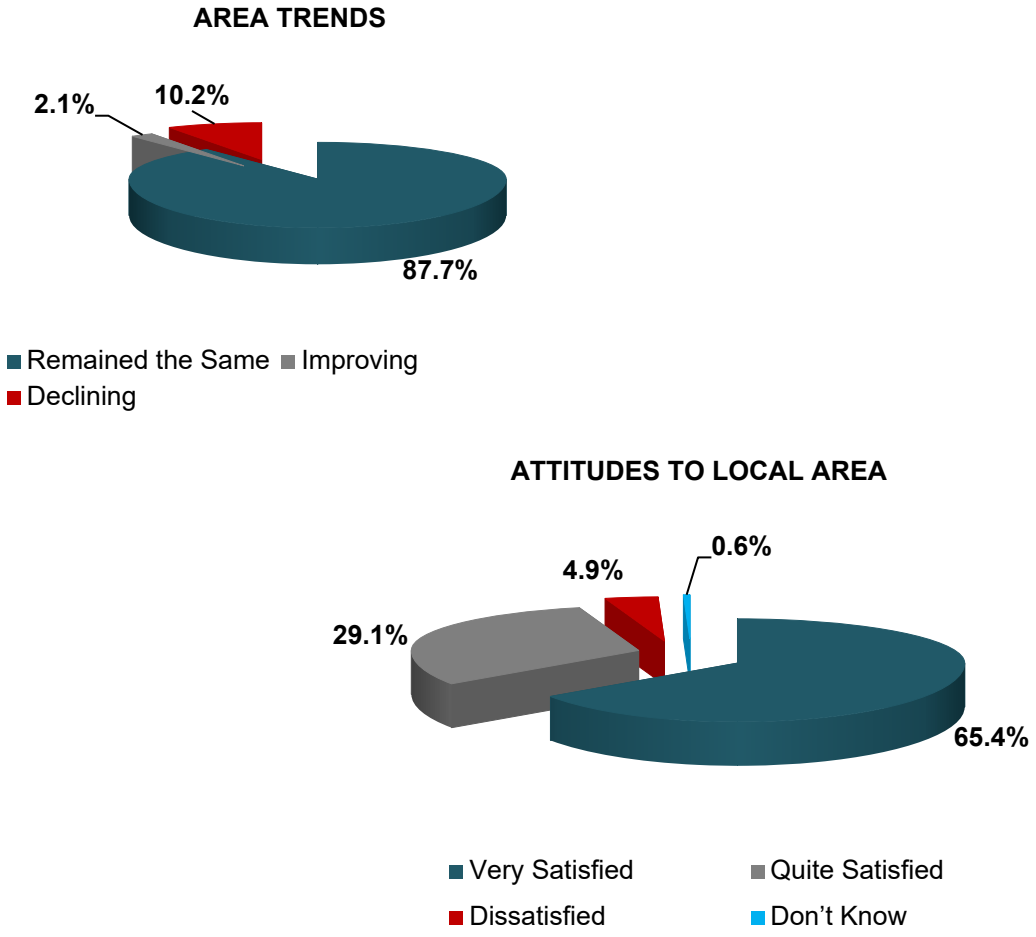
TABLE 31: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING												
	SATISFACTION WITH CURRENT ACCOMMODATION											
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		Don't know		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
TENURE												
Owner occupied	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
DATE OF CONSTRUCTION												
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
DECENT HOMES OVERALL PERFORMANCE												
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
MAIN HOUSE TYPE												
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
SUB-AREA												
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
All Households	**38789**	**68.6**	**16223**	**28.7**	**1020**	**1.8**	**201**	**0.4**	**341**	**0.6**	**56575**	**100.0**

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

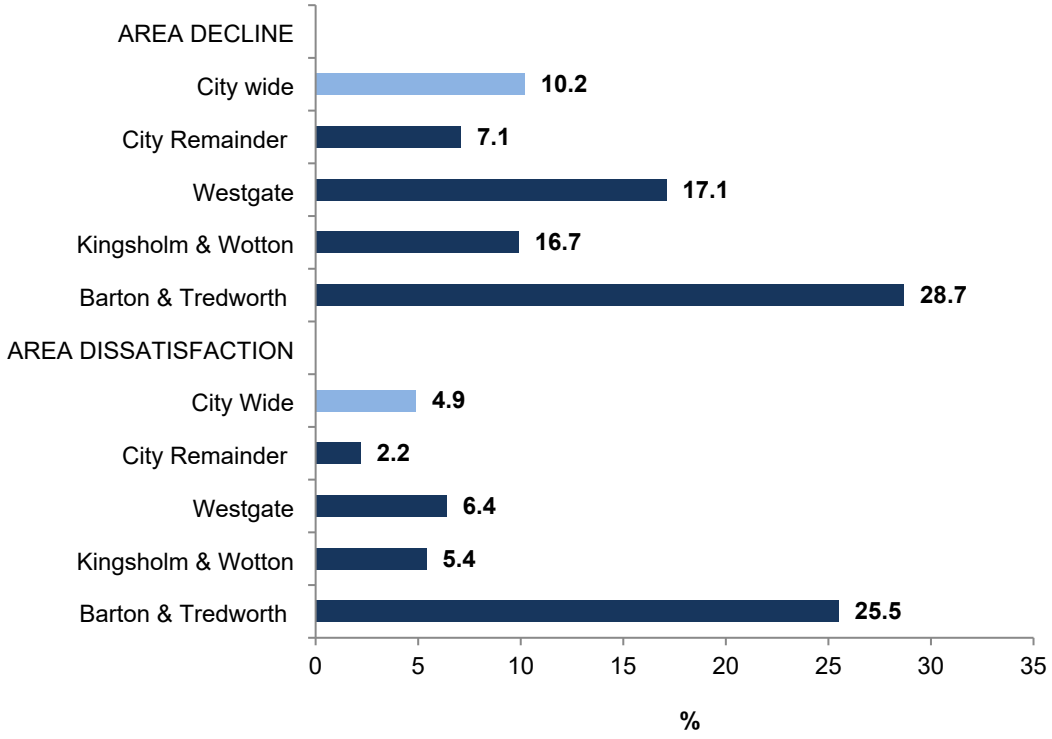


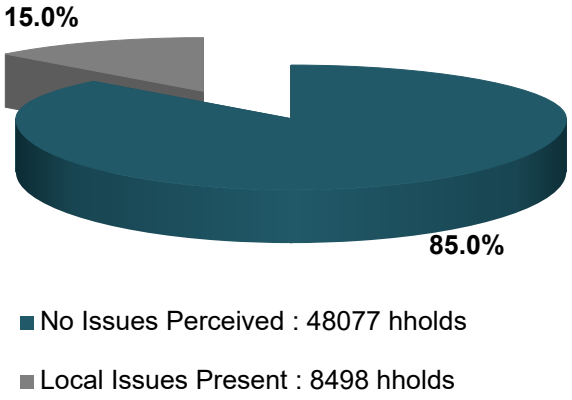
TABLE 32: HOUSEHOLD SATISFACTION WITH LOCAL AREA												
	Satisfaction with the area in which you live:											
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		Don't know		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
TENURE												
Owner occupied	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
DATE OF CONSTRUCTION												
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
DECENT HOMES OVERALL PERFORMANCE												
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
MAIN HOUSE TYPE												
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
SUB-AREA												
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
All Households	**37017**	**65.4**	**16450**	**29.1**	**2540**	**4.5**	**226**	**0.4**	**341**	**0.6**	**56575**	**100.0**

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	%
TENURE								
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
DATE OF CONSTRUCTION								
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
DECENT HOMES OVERALL PERFORMANCE								
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
MAIN HOUSE TYPE								
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
SUB-AREA								
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
All Households	**49633**	**87.7**	**1183**	**2.1**	**5760**	**10.2**	**56575**	**100.0**

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.

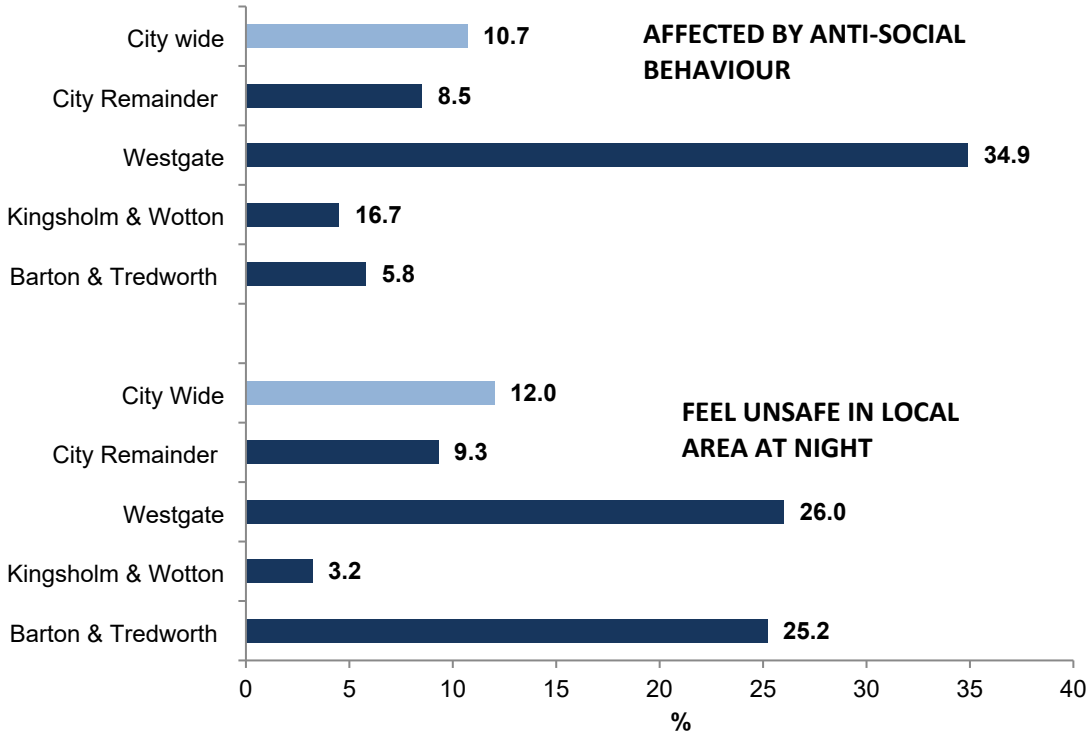
TABLE 34: HOUSEHOLDS PERCEIVING LOCAL ISSUES

	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:

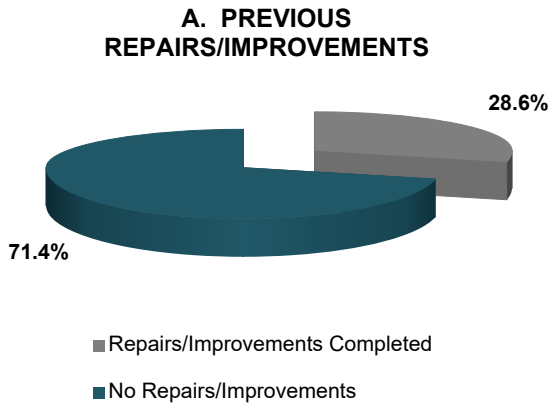
- Past improvement histories and improvement intentions; and
- Attitudes and barriers to the funding and completion of repairs/improvements.

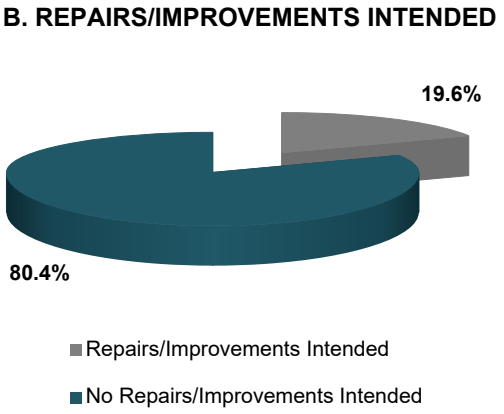
18.9 While economic factors will influence the ability of owner-occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels have been reported as high and these are retained among owner-occupiers in non-Decent homes. 2,070 owner-

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.

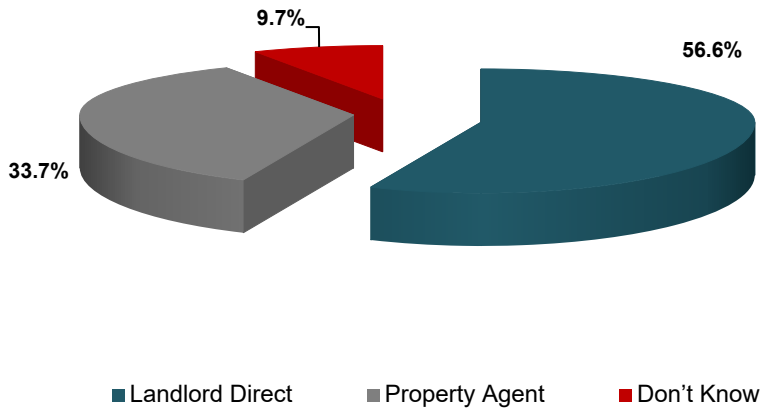
When asked if Council support for owner-occupied repair/improvement should be provided, 18,060 owner-occupiers (46.1%) would be interested if the Council provided a list of builders/contractors, 4,804 owner occupied households (12.3%) would be interested in affordable/low-cost loans.

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.

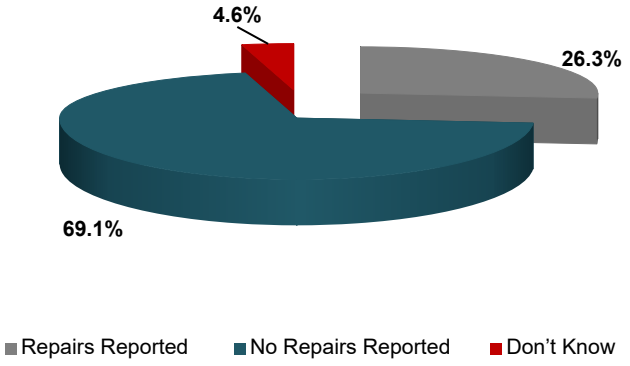
FIGURE 47: PRIVATE-RENTED TENANTS, POINT OF TENANCY CONTACT



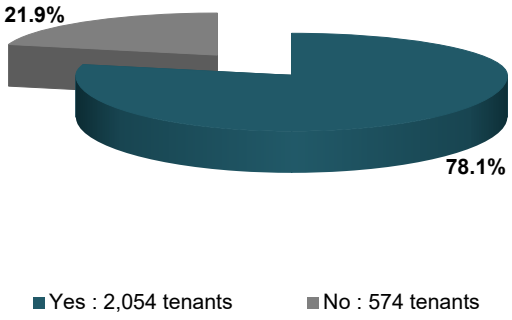
18.15 3,879 tenant households (36.7%) have informed their landlord or agent of outstanding repairs. In 2,766 households (71.3%) those issues were being addressed, however in 1,113 households (28.7%) repair issues remain outstanding.

FIGURE 48: LANDLORD REPAIR ISSUES

A/ REPAIRS REPORTED

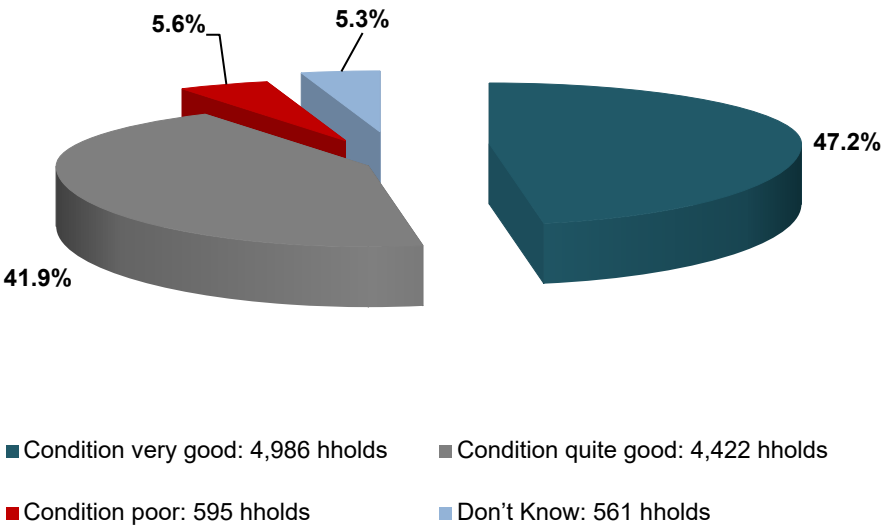


B/ REPAIRS BEING ADDRESSED



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

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

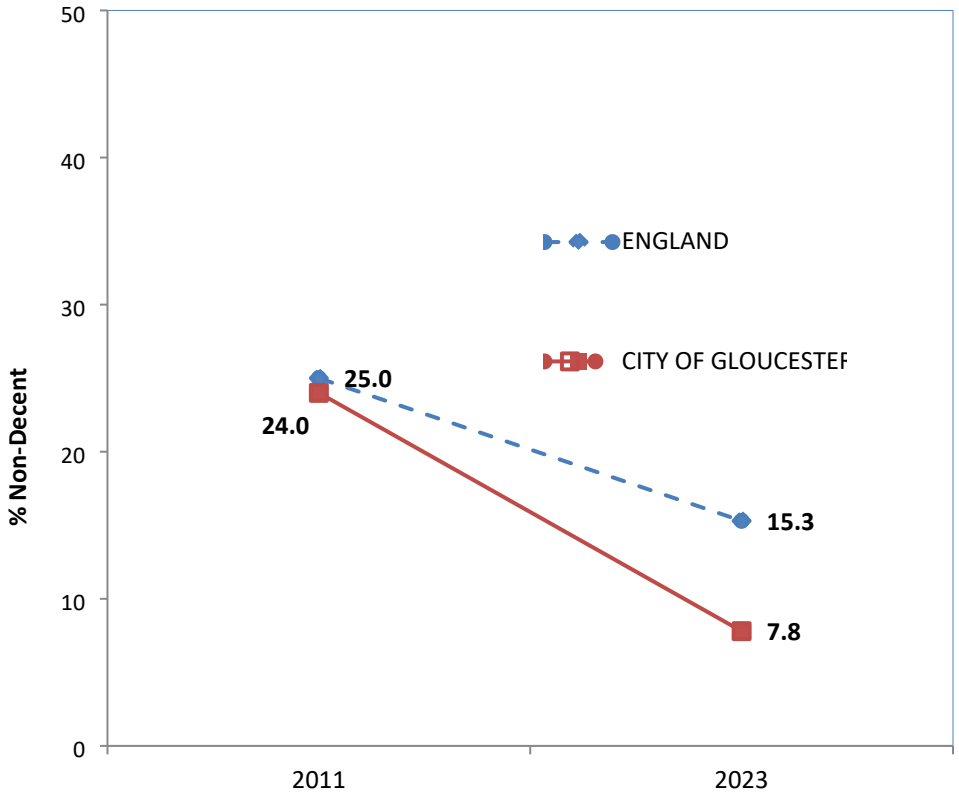
HOUSING AND ENVIRONMENTAL INDICATORS	BARTON & TREDWORTH	KINGSHOLM & WOTTON	WESTGATE	CITY REMAINDER
% Vacant Dwellings	7.9	13.7	4.5	3.5
% Dwellings Pre-1919	58.1	26.9	21.0	5.2
% Dwellings Post-1980	29.3	25.0	64.0	37.4
% Dwellings Terraced	54.4	20.0	16.5	24.5
% Dwellings Detached/Semi-Detached	24.2	31.2	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 hosing strategy review and development in the City.

APPENDICES:

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:

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

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:

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

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:

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

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 ± %						
AREA								
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
TENURE								
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
HOUSE TYPE								
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
DATE OF CONSTRUCTION								
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
COUNCIL WIDE	**1009**	**1.3**	**1.8**	**2.2**	**2.5**	**2.8**	**2.8**	**3.1**

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

◯ Brick pointed ◯ Stone
◯ Brick/block render ◯ 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%) ◯ Renew (81 - 100%)
◯ Minor Disrepair (6 - 25%) ◯ N/A
◯ Medium Disrepair (26 - 60%)

LINTOL REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years ◯ N/A

POINTING REPAIR

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

POINTING REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years ◯ N/A

DWELLING WINDOW MATERIAL

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

DWELLING WINDOW REPAIR

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

DWELLING WINDOW REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years

DO WINDOWS HAVE LOCKS?

◯ Yes, where required
◯ No

DOOR MATERIAL

◯ Softwood complete glazed ◯ Hardwood complete ◯ Softwood Hardwood glazed
◯ UPVC complete UPVC glazed ◯ Metal◯

ACCESS DOOR REPAIR

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

UNDERGROUND DRAINAGE REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years FENCING

REPAIR

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

FENCES/WALLS/GATES REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years ◯ N/A

PATH REPAIR

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

PATHS/PAVED AREAS REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years ◯ N/A

OUTBUILDING REPAIR

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

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	◯	◯	◯	
Scruffy Gardens	◯	◯	◯	
Graffiti	◯	◯	◯	
Vandalism	◯	◯	◯	
Scruffy/Neglected Buildings	◯	◯	◯	
Dog Fouling	◯	◯	◯	

Condition of Dwellings	◯	◯	◯
Nuisance from Street Parking	◯	◯	◯
Ambient Air Quality	◯	◯	◯
Heavy Traffic	◯	◯	◯
Railway / Aircraft Noise	◯	◯	◯
Intrusion from Motorways	◯	◯	◯
Vacant Sites	◯	◯	◯
Intrusive Industry		◯	◯
Non Conforming Uses	◯	◯	◯
Vacant /Boarded up Buildings	◯	◯	◯

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	◯	◯	◯	◯	◯	◯	◯
Floor Finishes	◯	◯	◯	◯	◯	◯	◯
Internal Wall Structures	◯	◯	◯	◯	◯	◯	◯
Wall Finishes	◯	◯	◯	◯	◯	◯	◯
Ceiling Finishes	◯	◯	◯	◯	◯	◯	◯
Internal Doors / Frames	◯	◯	◯	◯	◯	◯	◯
Fireplaces / Flues	◯	◯	◯	◯	◯	◯	◯
Stairs/ Balustrades	◯	◯	◯	◯	◯	◯	◯

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
- ○ Localised (1 - <5%)
- ○ Minor (5-<25%)
- ○ Medium (25 - <40%)
- ○ Major (40 - <60%)
- ○ 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
- ○ Localised (1 - <5%)
- ○ Minor (5-<25%)
- ○ Medium (25 - <40%)
- ○ Major (40 - <60%)
- ○ 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 t 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	◯	◯	◯
Chair/stairlift/through floor lift	◯	◯	◯
Adapted bathroom / WC	◯	◯	◯
Adapted kitchen	◯	◯	◯
Wheelchair accessible WC	◯	◯	◯
Ground floor bedroom / bathroom	◯	◯	◯
Repositioned electrical controls	◯	◯	◯

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		◯	◯ ◯
Excess Cold	◯	◯	◯
Excess Heat			
Asbestos	◯	◯	◯
Biocides	◯	◯	◯
Carbon Monoxide			
Lead	◯	◯	◯
Radiation	◯	◯	◯
Uncombusted Fuel			
Volatile Organic Compounds	◯	◯	◯
Crowding & Space			
Entry by Intruders	◯	◯	◯
Lighting	◯	◯	◯
Noise			
Domestic Hygiene Food	◯	◯	◯
Personal Hygiene/Sanitation	◯	◯	◯
Falls associated with Baths			
Falls associated with Steps	◯	◯	◯
Electrical Fire	◯	◯	◯
Hot Surfaces & Materials			
Ergonomics Structural	◯	◯	◯
Failure			

PROPERTY TYPE

0 House
0 Bungalow
0 Flat
0 Maisonette

BUIIT FORM - DWELLING NOT BLOCK

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

NUMBER OF STOREYS IN DWELLING - NOT BLOCK

NUMBER OF HABITABLE ROOMS

NUMBER OF HEATED HABITABLE ROOMS

MAIN DWELLING AGE

0	**Pre -1900**	0	1967 - 1975	0	1996 - 2002
0	**1900 - 1929**	0	1976 - 1982	0	**2003 - 2006**
0	1930 - 1949	0	1983 - 1990	0	2007 - 2011
0	**1950 - 1966**	0	1991 - 1995	0	**2012 onwards**

MAIN DWELLING ROOM IN ROOF AGE (if applicable)

0	Pre -1900	0	1976 - 1982	0	2007 - 2011
0	1900 -1929	0	1983 - 1990	0	2012 onwards
0	1930 -1949	0	1991 - 1995	0	No room in roof
0	1950 - 1966	0	1996 – 2002		
0	1967 - 1975	0	2003 - 2006		

BASIS OF DIMENSIONS

0 Internal
0 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?

0 No
0 Yes

IS CONSERVATORY THERMALLY SEPARATED?

0 No
0 Yes
0 N/A

IF THERMALLY SEPARATED, DOES IT HAVE FIXED HEATERS?

0 No
0 Yes
0 N/A

IS CONSERVATORY DOUBLE GLAZED?

0 No
0 Yes
0 N/A

FLOOR AREA OF CONSERVATORY (m2)

GLAZED PERIMETER OF CONSERVATORY (m2)

ROOM HEIGHT OF CONSERVATORY

0 1 storey
0 1.5 storey
0 2 storey
0 2.5 storey
0 3 storey
0 **N/A**

HEAT-LOSS CORRIDOR

0 No corridor
0 Unheated corridor
0 Heated corridor
0 **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

0 Ground floor
0 Mid floor
0 Top floor
0 Basement
0 N/A

MAIN CONSTRUCTION TYPE

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

EXTERNAL WALL THICKNESS (mm)

WALL INSULATION TYPE

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

WALL INSULATION THICKNESS

0 50mm
0 100mm
0 150mm
O 200mm
O Unknown

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

0 no
0 yes
Q N/A

PARTY WALL TYPE (if applicable)

0 Solid Masonary *I* Timber/ System build
0 Cavity masonary unfilled
0 Cavity masonary filled
0 Unable to determine
0 N/A - Detached property

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

0 No
0 Yes

IS THIS A SHELTERED WALL (Flats only)

0 No
0 Yes
Q N/A

ALTERNATIVE WALL CONSTRUCTION TYPE

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

ALTERNATIVE WALL AREA (m2)

ALTERNATIVE WALL THICKNESS (mm)

D **Don't Know**

ALTERNATIVE WALL INSULATION TYPE

0 As built
0 Filled cavity
0 External
0 Internal
0 Filled cavity & Internal

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

ALTERNATIVE WALL INSULATION THICKNESS

- 0 50mm
- 0 100mm
- 0 150mm
- 0 200mm
- 0 Unknown
- 0 N/A

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

- 0 No
- 0 Yes
- 0 Unknown
- 0 N/A

ROOF CONSTRUCTION

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

ROOF INSULATION AT..

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

INSULATION DEPTH (Pitched/ Thatched)

0 12mm	0 150mm	0 350mm
0 25mm	0 200mm	0 400+mm
0 50mm	0 250mm	0 N/A
0 75mm	0 270mm	
0 100mm	0 300mm	

INSULATION DEPTH (Flat/ Sloping Ceiling)

- 0 None
- 0 As built
- 0 50mm
- 0 100mm
- 0 150+mm

- 0 Unknown
- 0 N/A

MAIN PROPERTY ROOM IN ROOF PRESENT

- 0 No
- 0 Yes

ROOM IN ROOF INSULATION

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

ROOM IN ROOF INSULATION THICKNESS AT CEILING

0 12mm	0 150mm	0 350mm
0 25mm	0 200mm	0 400+mm
0 50mm	0 250mm	0 N/A
0 75mm	0 270mm	
0 100mm	0 300mm	

ROOM IN ROOF INSULATION AT OTHER PARTS

- 0 None
- 0 As built
- 0 50mm
- 0 100mm
- 0 150mm (or more)
- 0 Unknown
- 0 N/A

IS ROOM IN ROOF CONNECTED TO ANOTHER BUILDING PART?

- 0 No
- 0 Yes
- 0 N/A

MAIN PROPERTY FLOOR LOCATION

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

MAIN PROPERTY FLOOR CONSTRUCTION

- 0 Solid

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

MAIN PROPERTY FLOOR INSULATION

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

MAIN PROPERTY FLOOR INSULATION THICKNESS (if retro-fitted)

0 50mm
0 100mm
0 150mm
0 Unknown
0 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

0 Typical
0 Less than typical
0 More than typical
O Much less than typical
O Much more than typical

PERCENTAGE OF WINDOWS DOUBLE/TRIPLE GLAZED

PERCENTAGE DRAUGHT PROOFING

GLAZING TYPE

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

FRAME TYPE (DG pre 2003 or unknown date only)

- 0 PVCframe
- 0 Non-PVC frame
- 0 N/A

GLAZING GAP (PVC frame only)

- 0 6mm
- 0 12mm
- 0 16mm or more
- 0 N/A

NUMBER OF LIGHT FITTINGS

NUMBER OF LOW ENERGY LIGHT FITTINGS

NUMBER OF OPEN FIREPLACES

MECHANICAL VENTILATION (whole house)

- 0 No
- 0 Yes
- 0 N/A

SUPPLY & EXTRACT SYSTEM

- 0 No
- 0 Yes
- 0 N/A

FIXED SPACE COOLING SYSTEM PRESENT

- 0 No
- 0 Yes
- 0 N/A

MAIN HEATING 1 - MAKE & MODEL

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

MAIN HEATING FUEL

0 Mains Gas	0 House Coal	0 Dual Fuel
0 Electric	0 Bulk LPG	0 Other
0 Oil	0 Bottled Gas	

MAIN HEATING 1 - HIGH HEAT RETENTION STORAGE HEATERS

(E.G. Quantum)

- 0 Yes
- 0 No
- 0 N/A

MAIN HEATING 1 - HEATING PUMP AGE

- 0 2012 or earlier
- 0 2013 or later
- 0 Unknown
- 0 N/A

MAIN HEATING 1 - HEAT EMITTER

- 0 Radiators
- 0 Underfloor
- 0 N/A

MAIN HEATING 1 - FLUE TYPE

- 0 Balanced
- 0 Open
- 0 N/A

MAIN HEATING 1 - FAN ASSISTED FLUE

- 0 Yes
- Q No
- Q 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

- Q No
- 0 Yes

MAIN HEATING 2- MAKE & MODEL

SECOND HEATING SYSTEM CODE (3 letter Elmhurst Code)

MAIN HEATING 2- HIGH HEAT RETENTION STORAGE HEATERS

- 0 Yes
- Q No
- Q N/A

MAIN HEATING 2- HEATING PUMP AGE

- 0 2012 or earlier
- 0 2013 or later
- 0 Unknown
- 0 N/A

MAIN HEATING 2 - HEAT EMITTER

- 0 Radiators
- 0 Underfloor
- 0 N/A

MAIN HEATING 2 - FLUE TYPE

- 0 Balanced
- 0 Open
- 0 N/A

MAIN HEATING 2 - FAN ASSISTED FLUE

- 0 Yes
- 0 No
- 0 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

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

HOT WATER CYLINDER INSULATION TYPE

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

JACKET OR FOAM INSULATION DEPTH

- 0 12mm
- 0 25mm
- 0 38mm
- 0 50mm
- 0 80mm
- 0 120mm
- 0 160mm
- 0 N/A

IMMERSION HEATER

- 0 Single
- 0 Dual
- 0 N/A

CYLINDER THERMOSTAT

- 0 Yes
- 0 No
- 0 N/A

SOLAR WATER HEATING PRESENT

0 Yes

0 No

ARE DETAILS KNOWN

0 Yes

0 No

0 N/A

SOLAR WATER HEATING ELEVATION

0 Horizontal

0 30 degrees

0 45 degrees

0 60 degrees

0 Vertical

0 N/A

SOLAR WATER HEATING OVER-SHADING

0 None / Little

0 Modest

0 Significant

0 Heavy

0 N/A

SOLAR PUMP

0 PV powered

0 Electrically powered

0 Unknown power source

0 N/A

TYPE OF SHOWERS IN THE PROPERTY

0 Non-electric only

0 Electric only

0 Both electric and non-electric

0 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

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

FLUE GAS HEAT RECOVERY SYSTEM PRESENT

- 0 Yes
- 0 No

PHOTOVOLTAIC PANEL PRESENT

- 0 No
- 0 Yes

% OF EXTERNAL ROOF COVERED

CONNECTED TO DWELLINGS ELECTRICITY METER

- 0 Yes
- 0 No

IS THERE A WIND TURBINE

- 0 No
- 0 Yes

ARE WIND TURBINE DETAILS KNOWN

- 0 Yes
- 0 No
- Q N/A

NUMBER OF TURBINES

ROTOR DIAMETER (m)

HEIGHT ABOVE RIDGE (m)

ELECTRICITY METER TYPE

- 0 Single
- 0 Dual
- 0 18 Hour
- 0 24 Hour
- 0 Unknown

IS MAINS GAS AVAILABLE

- 0 Yes
- 0 No

LENGTH OF RESIDENCY

- 0 Under 1 year
- 0 1 - 2 years
- 0 3 - 5 years
- O 6 - 10 years
- O 11 - 20 years
- O Over 20 years

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

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

	Very Satisfied	Quite satisfied	Quite dissatisfied	Very dissatisfied	Don't know
Satisfaction with current accommodation	0	0	0	0	0
Satisfaction with the area in which you live	0	0	0	0	0

OVER THE LAST 5 YEARS HAS YOUR AREA

- 0 Remained the same
- 0 Improved
- 0 Declined

ARE THERE ANY ISSUES IN YOUR NEIGHBOURHOOD?

- 0 No

0 Yes

NEIGHBOURHOOD ISSUES

	Not a problem	Minor problem	Major problem
Property crime	0	0	0
Auto crime	0	0	0
Personal assaulUtheft	0	0	0
Racial harassment	0	0	0
Unsocial behaviour	0	0	0
Groups of youths causing annoyance	0	0	0
Graffiti	0	0	0
Drug abuse/dealing	0	0	0
Empty properties	0	0	0
Public drinking/drunkenness	0	0	0
Traffic noise	0	0	0
Litter/ fly tipping	0	0	0
Dog fouling	0	0	0

NUMBER OF PERSONS NORMALLY RESIDENT AT THIS PROPERTY?

Person 1 - Gender

0 Male

0 Female Person

1 - Age in years

Person 1 - Economic Status

0 Full time work(>= 30 hours) 0 Looking after home

0 Part time work(< 30 hours) 0 Wholly retired

0 Registered unemployed O Student

0 Permanently sick / disabled Person

1 - Ethnicity

0 White British 0 White & Black African 0 Bangladeshi O Chinese

0 Irish 0 White & Asian 0 Asian background - other O Any other

0 White - other 0 Mixed - other 0 Caribbean

0 Gypsy/Traveller 0 Indian 0 African

0 White& Black Caribbean O Pakistani

Person 2 - RELATIONSHIP TO PERSON 1

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

Person 2 - Gender

0 Male
0 Female Person

2 - Age in Years

Person 3 - RELATIONSHIP TO PERSON 1

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

Person 3 - Gender

0 Male
0 Female Person

3 - Age in Years

Person 4 - Relationship to Person 1

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

Person 4 - Gender

0 Male
0 Female Person

4 - Age in Years

Person 5 - Relationship to Person 1

0 Other family member

0 Friend / lodger

0 Other

Person 5 - Gender

- 0 Male
- 0 Female Person

5 - Age in Years

Person 6 - Relationship to Person 1

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

Person 6 - Gender

- 0 Male
- 0 Female Person

6 - Age in Years

Person 7 - Relationship to Person 1

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

Person 7 - Gender

- 0 Male
- 0 Female

Person 7 - Age in Years

Person 8 - Relationship to Person 1

- 0 Spouse / partner
- 0 Child

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

Person 8 - Gender

0 Male
0 Female

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

0 No
0 Yes

WHICH ILLNESS/DISABILITY DO HOUSEHOLD MEMBERS SUFFER?

	No	Yes	N/A
Heart/Circulatory problems	0	0	0
Respiratory Illness	0	0	0
Mobility impairment	0	0	0
Visual impairment	0	0	0
Hearing impairment	0	0	0
Speech impairment	0	0	0
Mental health problem	0	0	0
Learning difficulty/disability	O	O	0
Other physical disability	0	0	0

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

	No	Yes	N/A
Visit GP at their surgery	0	0	0
Had GP home visit	0	0	0
Contact NHS Direct	0	0	0
Attend A&E	0	0	0
Attend hospital as outpatient	0	0	0
Attend hospital as inpatient	0	0	0

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

0 No
0 Yes
0 N/A

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

0 No
0 Yes

DID THE ACCIDENT RESULT IN ANY OF THE FOLLOWING?

	No	Yes	N/A
Consult with GP	0	0	0
Attend A&E	0	0	0
Attend hospital as outpatient	0	0	0
Attend hospital as inpatient	0	0	0

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

	No	Yes
Climbing stairs		
Getting in/out of bath	0	0
Turning taps on/off	0	0
Cooking / preparing food	0	0
Using WC	0	0
Washing/ drying clothes	0	0
Access to / from home	0	0
Access to ground floor rooms	0	0
Access to from /rear gardens	0	0

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

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

SOURCES OF INCOME DURING LAST MONTH

	No	Yes
No source of income	0	0
Earnings/ wages/ salary / bonuses	O	0
Income from self-employment	0	0
Interest from savings/investment	O	0
Other income (child maintenance, income from lodgers/ non-dependents)	O	O
State Pension	O	0
Private Pension	0	0

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

0 No
0 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.)

0 Up to £9 week, £42 month, £519 year
0 £10 - £29, £43 - £129, £520 - £1,559
0 £30 - £49, £130 - £216, £1,560 - £2,599
0 £50 - £69, £217 - £302, £2,600 - £3,639
0 £70 - £89, £303 - £389, £3,640 - £4,679
0 £90 - £119, £390 - £519, £4,680 - £6,239
0 £120 - £159, £520 - £692, £6,240 - £8,319
0 £160 - £199, £693- £866, £8,320 - £10,399
0 £200 - £239, £867 - £1,039, £10,400 - £12,479
0 £240 - £279, £1,040 - £1,212, £12,480 - £14,559
0 £280 - £319, £1,212 - £1,386, £14,560 - £16,639
0 £320 - £359, £1,387 - £1,559, £16,640 - £18,719
0 £360 - £399, £1,560 - £1,732, £18,720 - £20,799
0 £400-£499, £1,733 -£2,166, £20,800 - £25,999
0 £500 - £599, £2,167 - £2,599, £26,000 - £31,199
0 £600 - £699, £2,600 - £3,032, £31,200 - £36,399
0 £700 - £799, £3,033 - £3,466, £36,400 - £41,599
0 £800 - £899, £3,467 - £3,899, £41,600 - £46,799
0 £900 - £999, £3,900 - £4,332, £46,800 - £51,999
0 £1,000 or more, £4,333 or more, £52,000 or more
0 Refused
0 Not applicable

DOES YOUR HOUSEHOLD HAVE ANY SAVINGS?

0 No - In debt	0 £2,501 - £5,000	0 £20,001 - £25,000
0 None	0 £5,001 - £10,000	0 £25,001 - £30,000
0 Under £1,000	0 £10,001 - £15,000	0 Over £30,000
0 £1,000 - £2,500	0 £15,001 - £20,000	0 Refused

HOW MUCH TO YOU SPEND ON ELECTRICITY EACH YEAR?

0 Under £200	0 £751 - £1,000	0 £1,501 - £2,000

0 £200 - £500 0 £1,001 - £1,250 0 Over £2,000
0 £501 - £750 0 £1,251 - £1,500 0 Unobtainable

HOW MUCH TO YOU SPEND ON GAS EACH YEAR?

0 Under£200 0 £1,001 - £1,250 0 Unobtainable
0 £200-£500 0 £1,251 - £1,500 0 N/A
0 £501 - £750 0 £1,501 - £2,000
0 £751 - £1,000 0 Over £2,000

HOW MUCH TO YOU SPEND ON OTHER FUEL EACH YEAR?

0 Under£200 0 £1,001 - £1,250 0 Unobtainable
0 £200-£500 0 £1,251 - £1,500 0 N/A
0 £501 - £750 0 £1,501 - £2,000
0 £751 - £1,000 0 Over £2,000

BY WHAT MEANS DO YOU NORMALLY PAY FOR YOUR FUEL?

	Yes	No	Don't Know
Quarterly Bill	O	O	0
Budget Account/ Direct Debit	O	O	0
Payment Book	O	O	0
Power Cards	O	O	0
Fuel Direct	O	O	0

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

0 Quite easy
0 Can just afford
0 Some difficulty
0 Great difficulty

IN WINTER WOULD YOU NORMALLY HEAT?

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

DO YOU HAVE ACCESS TO THE INTERNET?

0 Yes
0 No

HAVE YOU EVER SWITCHED ELECTRICITY/ GAS SUPPLIER?

0 Yes
0 No
0 Don't know

WAS THIS WITHIN THE LAST 12 MONTHS?

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

DO YOU FEEL SAFE IN YOUR HOME AT NIGHT?

0 Safe
0 Unsafe
0 Don't Know

DO YOU FEEL SAFE IN YOUR LOCAL AREA AT NIGHT?

0 Safe
0 Unsafe
0 Don't Know

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

0 No
0 Yes
0 Don"t Know

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

0 No
0 Yes
0 Don't Know

TENURE

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

DO YOU HAVE A MORTGAGE

0 No
0 Yes
0 Don't know

OUTSTANDING MORTGAGE

0 Less than £5,000
0 £5,000 - £15,000
0 £15,000 - £30,000
0 £30,000 - £45,000
0 £45,000 - £60,000
0 £60,000 - £75,000
0 £75,000 - £90,000
0 £90,000 - £120,000
0 £120,000 - £150,000
0 £150,000 - £180,000
0 £180,000 - £210,000
0 £210,000 - £240,000
0 Over £240,000
0 Don't know/ **N/A**

REMAINING MORTGAGE LIFE

0 Less than 5 years
0 5 -10 years
0 10 - 15 years
0 15 - 20 years
0 Over 20 years
0 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	O	O	0
Finding a reliable builder/ contractor/ tradesman	O	O	0
Need DIY skills	O	O	0
Access to money to do works	O	O	0

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

0 Yes
0 No
0 Don't Know

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

0 Yes
0 No
0 Don't know

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

0 Yes
0 No
0 Don't know

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

0 Yes
0 No
0 Don't know

IMPROVEMENTS COMPLETED

	Yes	No
Cavity wall insulation	O	0
Loft insulation	O	
0 Central heating for 1st time	O	0
Changed central heating system	O	0
Installed PVs	O	0
New windows / double glazing	O	0
New external doors	O	0
Rewired	O	0
Added extension/ conservatory	O	0
External repairs	O	0

HAVE ANY OF THE ENERGY EFFICIENCY MEASURES UNDERTAKEN BEEN EFFECTIVE?

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

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

0 Yes
0 No
0 Don't know

IMPROVEMENTS INTENDED

	Yes	No	N/A
Cavity wall insulation	O	O	0
Loft insulation	O	O	0
Central heating for 1st time	O	O	0
Change existing central heating	O	O	0
New kitchen	O	O	0
New bathroom	O	O	0
New windows / double glazing	O	O	0
New external doors	O	O	0
Rewire	O	O	0
Add extension/ conservatory	O	O	0
External repairs	O	O	0

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

0 Landlord directly
0 Property agent
0 Don't know

WHAT IS YOUR TOTAL MONTHLY RENT - INCLUDE HOUSING BENEFIT

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

0 Yes
0 No
0 Don't know

IF YES, ARE THESE ISSUES BEING ADDRESSED?

0 Yes
0 No
0 N/A

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

0 Yes - Very good
0 Yes - quite good
0 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 associated 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

Building Components (key components marked *)	Houses and Bungalows	All flats in blocks of below 6 storeys	All flats in blocks of 6 or more storeys
	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 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

Building Components (key components marked *)	Houses and Bungalows
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 2 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 2 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.