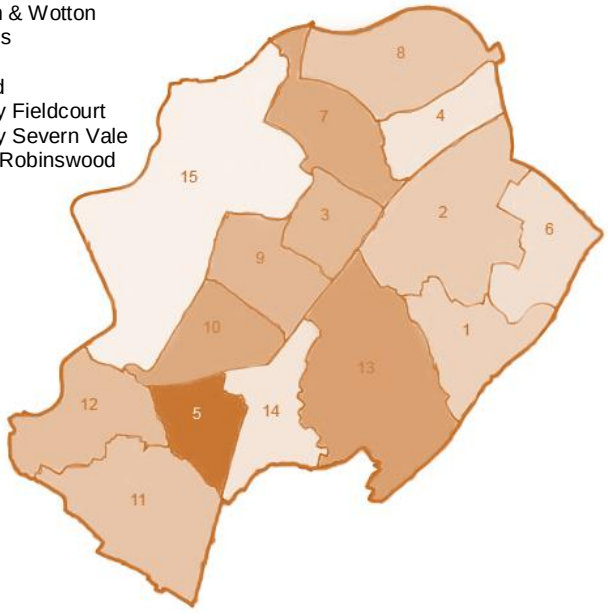
GLOUCESTER CITY COUNCIL

Private Sector House Condition Survey 2011

REPORT OF SURVEY

1. Abbey
2. Barnwood
3. Barton & Tredworth
4. Elmbridge
5. Grange
6. Hucclecote
7. Kingsholm & Wotton
8. Longlevens
9. Moreland
10. Podsmead
11. Quedgeley Fieldcourt
12. Quedgeley Severn Vale
13. Matson & Robinswood
14. Tuffley
15. Westgate



Prepared on behalf of

Gloucester City Council
by

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November 2011

Ref : E2111

TABLE OF CONTENTS

APPENDICES

SUMMARY OF SURVEY FINDINGS

PRIVATE SECTOR HOUSING

1.0 46,492 private sector dwellings. 43,667 dwellings (93.9%) occupied; 2,825 dwellings (6.1%) vacant. 97% of vacant dwellings are transitional and expected to return to occupancy in the short-term.

2.0 Private sector housing in Gloucester is significantly more modern than the national profile. Nationally, 19.9% of private housing was constructed post-1981 compared to 32.1% in Gloucester. Conversely 24.6% of private housing nationally is of pre-1919 construction compared to 16.4% in Gloucester. The oldest housing age profiles are associated with the inner City.

3.0 Owner-occupation accounts for 37,242 dwellings (80.1%). Dwellings rented from a private landlord account for 8,250 dwellings (17.7%) while tenure was unobtainable in 1,000 dwellings (2.2%) due to vacancy. Rates of private rental at 17.7% are below the national average - 25% of all private dwellings in 2009.

PRIVATE SECTOR HOUSEHOLDS

4.0 Private sector housing contains 44,194 households and a household population of 103,347 persons.

5.0 Households are predominantly small in size - 12,476 households (28.2%) contain a single person, an additional 17,279 households (39.1%) contain two persons. Households exhibit a mature age profile - 21,372 households (48.3%) have a head of household aged 55 years or over; 14,591 households (33.0%) are elderly in type.

6.0 8,213 households (18.6%) have sufficient bedrooms to meet their family needs. 34,186 households (77.3%) have more bedrooms than required and are under-occupying while 1,795 households (4.1%) have insufficient bedrooms to meet their family needs and are overcrowded. Rates of overcrowding are above average in the private rented sector.

7.0 6,622 private sector households (15.0%) are economically vulnerable (in receipt of a qualifying means-tested or disability related benefit). Rates of economic vulnerability are marginally below the average for private households in England -16.3% in 2009.

8.0 Average annual net household income is estimated at £25,507 per household compared to a current UK average of £24,580. Using national definitions, 935 households in Gloucester (2.1) are on low incomes.

PRIVATE SECTOR HOUSING CONDITIONS

9.0 35,338 private sector dwellings (76.0%) meet the requirements of the Decent Homes Standard and are Decent. The remaining 11,154 private dwellings (24.0%) fail to meet the requirements of the Decent Homes Standard and are non-Decent.

10.0 Costs to address non-Decent homes in Gloucester are estimated at £70.692M (net) averaging £6,338 per non-Decent dwelling.

11.0 With the exception of disrepair, housing conditions in Gloucester are better than the national average for all private housing. The rate of Decent Homes failure in Gloucester of 24.0% compares with 34.4% of all private dwellings non-Decent in England. The level of Category 1 hazard failure (HHSRS) in Gloucester of 6.7% compares with 23.6% of all private dwellings in England exhibiting Category 1 hazards. Key indicators of housing condition in Gloucester include:

- *3,100 dwellings (6.7%) with Category 1 hazard.*
- *7,034 dwellings (15.1%) non compliant with Decent Homes repair criteria.*
- *73 dwellings (0.2%) non compliant with Decent Homes amenity criteria.*
- *5,786 dwellings (12.4%) non compliant with Decent Homes thermal comfort criteria.*

12.0 House condition problems are above average for pre-1919 housing, for the private-rented sector, for flats in converted and mixed-use buildings and for terraced housing. Geographically, conditions are significantly worse in the Moreland and Westgate areas.

13.0 The current Standard Assessment Procedure (SAP - Energy) rating for private housing in Gloucester is measured at 65, significantly above the national average of 51 for all private housing in England. Average CO_2 emissions total 4.42 tonnes per annum per dwelling again significantly better than the national average of 6.0 tonnes for all private housing in England.

PRIVATE SECTOR HOUSEHOLDS AND HOUSING CONDITIONS

14.0 The survey estimates that there are 6,622 economically vulnerable households in Gloucester representing 15.0% of all private households. Currently, 3,128 economically vulnerable

households (47.2%) live in Decent Homes. This figure remains below the previous PSA Target 7 requirement for 2011 of 70%.

15.0 Costs to achieve Decency for vulnerable households are estimated at £22.004M (net) averaging £6.297 per vulnerable household.

16.0 4,759 private households in Gloucester, or 10.8% spend in excess of 10% of annual household income on fuel and are in fuel poverty. Highest levels of fuel poverty are associated with single parent families and elderly households and also with households with a younger head of household (under 25 years). Within the housing stock rates of fuel poverty are higher for households living in pre-war housing and in the Barton and Tredworth and Moreland Areas.

17.0 9,094 households (20.6%) indicated at least one household member affected by a long-term illness or disability. Relationships have been identified between poor health and poor housing conditions. One-off costs to address unhealthy housing (Category 1 HHSRS hazard) in Gloucester are estimated at £7.099M (occupied dwellings). These costs are estimated to attract NHS savings locally of £0.484M giving a payback period of 14.7 years. Total savings to society through completion of these works are estimated at £1.210M reducing the payback period to just over 5 years.

HOUSEHOLD ATTITUDES

18.0 Private sector household satisfaction with their current housing and areas in which they live is high. 34,611 households (78.3%) are very satisfied with their current accommodation; 34,549 households (78.2%) are very satisfied with where they live.

19.0 39,813 households (90.1%) perceive no change in their area; 1,144 households (2.6%) regard their area as improving and 3,237 households (7.3%) regard their area as declining. Perceptions of area decline are strongest within the Barton and Tredworth and Moreland areas and in the owner-occupied sector.

OWNER-OCCUPIED HOUSEHOLDS

20.0 16,852 owner-occupied households (46.5%) have existing mortgage or financial commitments against their home; the remaining 19,404 households (53.5%) are mortgage free. Owner-occupied equity potential is estimated at £5.221 billion and exists across all areas and sub sectors of the owner-occupied housing market. Among households living in non-Decent homes equity potential is estimated at £1.034 billion.

21.0 Among owner-occupiers living in non-Decent housing, 5.8% of households stated that they would re-mortgage their dwelling for home improvements; 11.9% were interested in a Council sponsored scheme for interest free loans.

ACKNOWLEDGEMENTS

David Adamson and Partners Ltd. wishes to thank the residents of the City of Gloucester Council area without whose cooperation this survey would not have been possible.

SECTION 1 :

SURVEY BACKGROUND AND METHODOLOGY

1.0 INTRODUCTION

1.1 The 2011 house condition survey was designed and implemented to update information on private sector housing conditions across the Gloucester City Council area and in particular to provide an updated benchmark for private sector housing performance against the Decent Homes Standard. In total, a sample of 1,011 dwellings was surveyed representing approximately 2% of total private sector housing stock.

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

Section 1 : Survey Background and Methodology
Section 2 : Private Sector Housing Stock and Households
Section 3 : Private Sector Housing Conditions
Section 4 : Housing Conditions and Household Circumstances in the Private Sector
Section 5 : Sectoral Review
Section 6 : Conclusions

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

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

2.0 SURVEY METHOD AND RESPONSE

2.1 Local authorities have a statutory requirement to periodically review housing conditions within the private housing sector. Guidance from the Department for Communities and Local Government recommends the use of sample house condition survey techniques and five yearly appraisal intervals. Gloucester City Council's previous private sector house condition survey, undertaken in 2005, has reached the end of its effective life. In moving forward, the 2011 house condition survey will allow Gloucester City Council to reconcile historic stock condition data in line with changes taking place in private sector housing. The study will support the Council's Housing Investment Programme submissions, assist the Council to comply with its duties under the Regulatory Reform Order 2002 and contribute toward the production of a baseline against which progress towards Decent Homes for vulnerable households can be measured.

2.2 The 2011 house condition survey was designed and implemented according to national guidelines recommended by the Department for Communities and Local Government. Housing stock address listings were provided by Gloucester City Council isolating private sector properties. Total private housing stock has been indicated at 46,492 dwellings. RSL housing stock was excluded from the survey programme. This stock is estimated at 3,069 dwellings.

2.3 To support sub-area reporting across the Council area a target sample size of 1,000 dwellings was agreed. Sample sizes were set to facilitate survey reporting both City-wide and for agreed sub-areas. Four sub areas were determined comprising:

- ***Barton and Tredworth Ward***
- ***Moreland Ward***
- ***Westgate Ward (non GL2 postcodes)***
- ***City Remainder***

Sub area selection was conducted in 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.

TABLE 1 : SUB AREA COMPOSITION BY ELECTORAL WARD		
SUB-AREA	**ELECTORAL WARD**	**PRIVATE SECTOR HOUSING STOCK dwgs**
1. BARTON AND TREDWORTH	Barton and Tredworth	4309
	SUB-TOTAL	**4309**
2. MORELAND	Moreland	3713
	SUB-TOTAL	**3713**
3. WESTGATE	Westgate (Non GL2)	2699
	SUB TOTAL	**2699**
4. REMAINDER	Abbey	3843
	Barnwood	3582
	Elmbridge	2220
	Fieldcourt	3619
	Grante	2511
	Hucclecote	3854
	Kingsholm and Wotton	3175
	Longlevens	3993
	Matson and Robinswood	2844
	Podsmead	767
	Severn Vale	2742
	Tuffley	1846
	Westgate Remainder	776
	SUB-TOTAL	**35771**
	ALL AREAS	**46492**

FIGURE 1 : ELECTORAL WARD BOUNDARIES

1. Abbey
2. Barnwood
3. Barton & Tredworth
4. Elmbridge
5. Grange
6. Hucclecote
7. Kingsholm & Wotton
8. Longlevens
9. Moreland
10. Podsmead
11. Quedgeley Fieldcourt
12. Quedgeley Severn Vale
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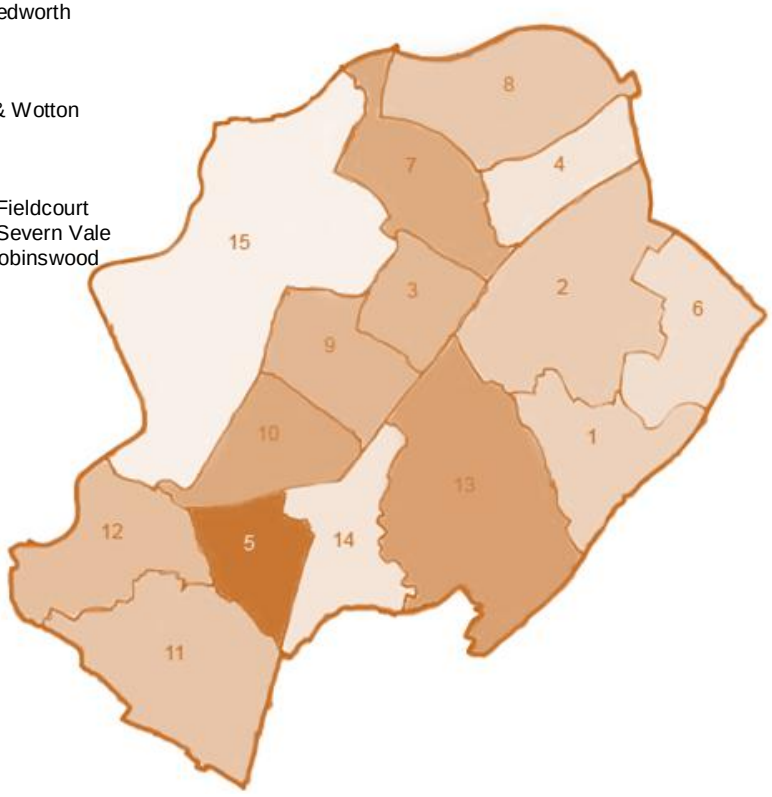


2.4 To achieve the target sample size of 1,000 completed surveys a total sample of 1,955 addresses was issued representing an average access rate of 51%. Against the target of 1,000 surveys, full information was returned on 939 dwellings with external information available on an additional 70 dwellings. Refusals were received from 58 households representing a refusal rate of 2.9%. This is in line with typical response from a survey of this type and is indicative of the high level of public cooperation with the survey programme. The completed sample size of 1,011 surveys represents a large scale and robust source of information on housing conditions and households both Council-wide and at sub-area level. Sample data has been grossed up statistically to represent total housing stock. Issues on the interpretation of grossed statistical data are outlined in Appendix A while sampling errors associated with survey data are presented in Appendix B. Housing stock and sample distributions for key reporting cells are illustrated in Table 2.

2.5 The survey generates a wide range of information on the condition of housing and on the circumstances and attitudes of its residents. Copies of the survey questionnaire are attached at Appendix C. The physical survey inspection has included general housing repair, the Decent Homes Standard, Housing Health and Safety Rating System and Energy Efficiency. Household interviews have included information on the socio-economic characteristics of households, special needs with regard to illness and/or disability, household attitudes to housing and local community and owner-occupied interest in equity release.

TABLE 2 : HOUSING STOCK AND EFFECTIVE SAMPLE DISTRIBUTIONS

HOUSING SECTOR	PRIVATE SECTOR HOUSING STOCK	EFFECTIVE SAMPLE	
	dwgs	dwgs	%
AREA			
Barton and Tredworth	4309	342	7.9
Moreland	3713	313	8.4
Westgate	2699	220	8.1
Remainder	35771	134	0.4
MAIN HOUSE TYPE			
Terraced House/Bungalow	10532	359	3.4
Semi-Det. House/Bungalow	17431	302	1.7
Detached House/Bungalow	11186	61	0.5
Purpose Built Flat	4860	126	2.6
Converted/Mixed use Flat	2482	161	6.5
MAIN TENURE GROUP			
Owner-occupied	37242	608	1.6
Private-rented	8250	361	4.4
Unrecorded (Vacant)	1000	40	0.4
DATE OF CONSTRUCTION			
Pre-1919	7613	536	7.0
1919-1944	5218	116	2.2
1945-1964	5236	54	1.0
1965-1974	6881	42	0.6
1975-1981	6639	43	0.6
Post-1981	14906	218	1.5
ALL SECTORS	**46492**	**1009**	**2.2**

3.0 THE MEASUREMENT OF HOUSING CONDITIONS

3.1 The measurement of housing conditions locally has been conducted within the Decent Homes framework. The Government's housing objective is to ensure that everyone has the opportunity of a decent home and so promote social cohesion, well being and self-dependence.

3.2 DECENT HOMES: A decent home is one that satisfies all of the following four criteria:

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

A full definition of this Standard is provided in Appendix E.

3.3 MINIMUM STATUTORY STANDARDS : The Housing Act 2004 (Chapter 34) introduced a system for assessing housing conditions and enforcing housing standards. This system which replaced the former test of fitness for human habitation (Section 604, Housing Act 1985) operates by reference to the existence of Category 1 or Category 2 hazards on residential premises as assessed within the Housing Health and Safety Rating System (HHSRS - Version 2). For the purposes of the current survey the presence of Category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS Bands A, B or C and accruing hazard scores of 1,000 points or more.

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

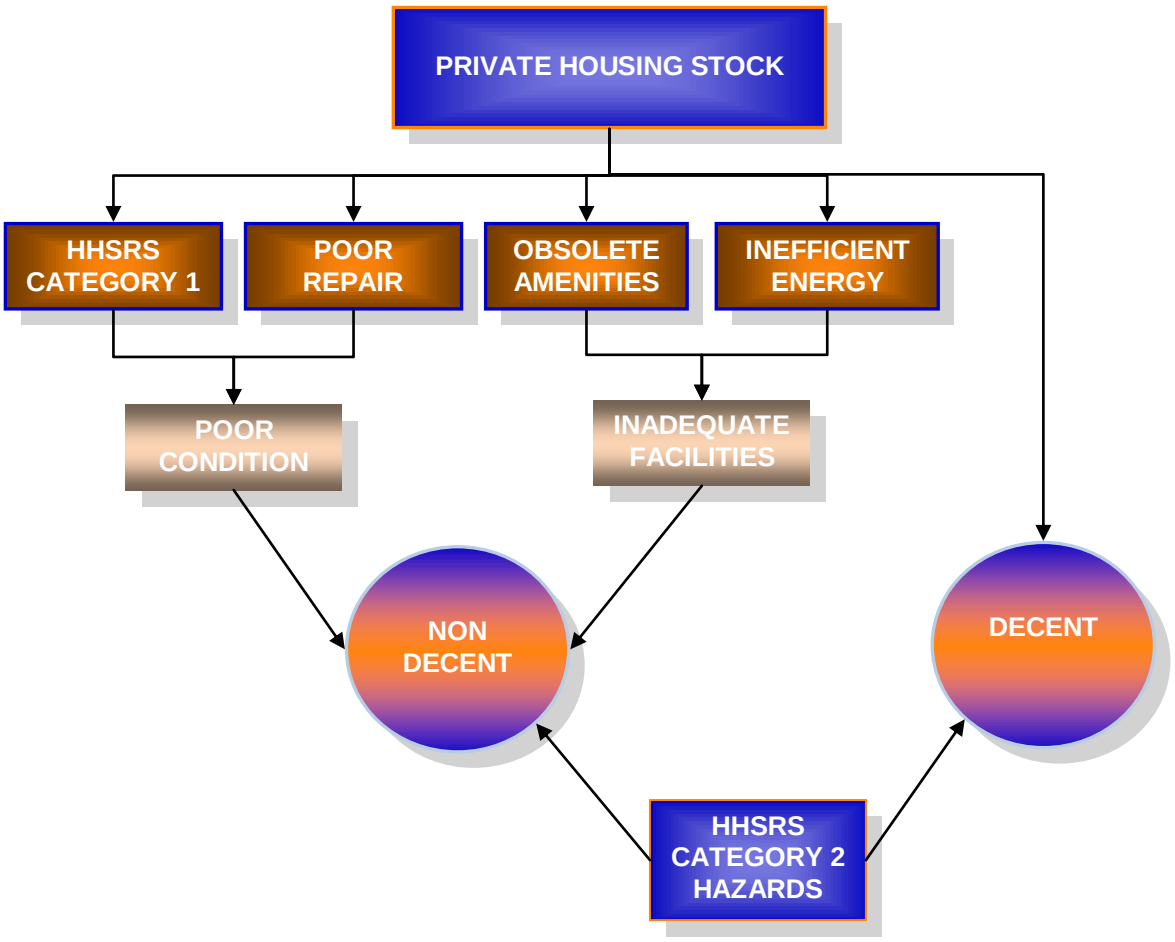
- ***One or more key building components are old, and because of their condition need replacement or major repair.***

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

A full definition of building components, life expectancies and condition defects is provided in Appendix E.

3.5 In addition to non-Decency, homes identified as exhibiting Category 2 Hazards may be targeted for a range of action within the Housing Act 2004. Such homes are identified in the course of the survey and may be in Decent or non-Decent condition. For the purposes of the survey, homes exhibiting hazards in Bands D and E have been classified as Category 2.

FIGURE 2 : HOUSING CONDITION FRAMEWORK



4.0 SURVEY ANALYSIS AND REPORTING FRAMEWORK

4.1 The survey framework was designed to deliver a flexible reporting base permitting the analysis of survey findings not only Council-wide but differentiated by sub-area and tenure. At a sub-area level information is reported across the four defined sub-areas. For tenure purposes the main focus of this report is on private sector housing (owner-occupied and private-rented).

SECTION 2 :

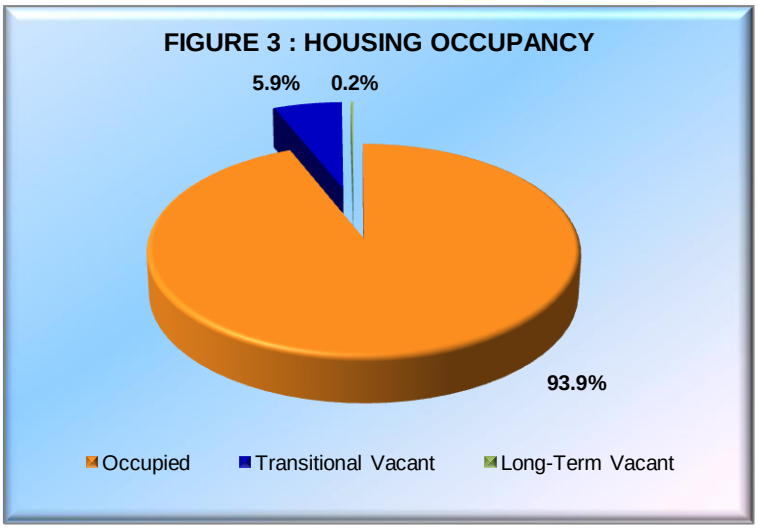
PRIVATE SECTOR HOUSING STOCK AND HOUSEHOLDS

Chapter 5 : The Characteristics and Distribution of Private Sector Housing

Chapter 6 : The Characteristics and Circumstances of Private Sector Households

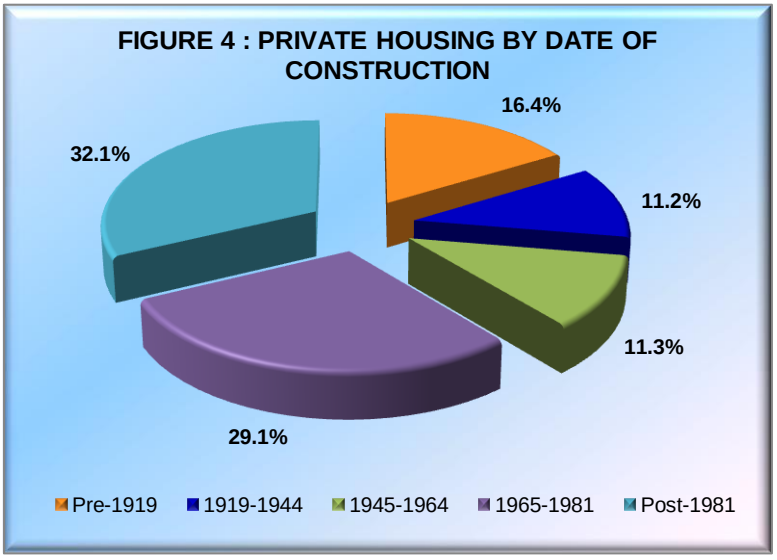
5.0 THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSING

5.1 Gloucester City Council area contains 46,492 private sector dwellings. At the time of survey, 43,667 dwellings (93.9%) were occupied; the remaining 2,825 dwellings (6.1%) were vacant.

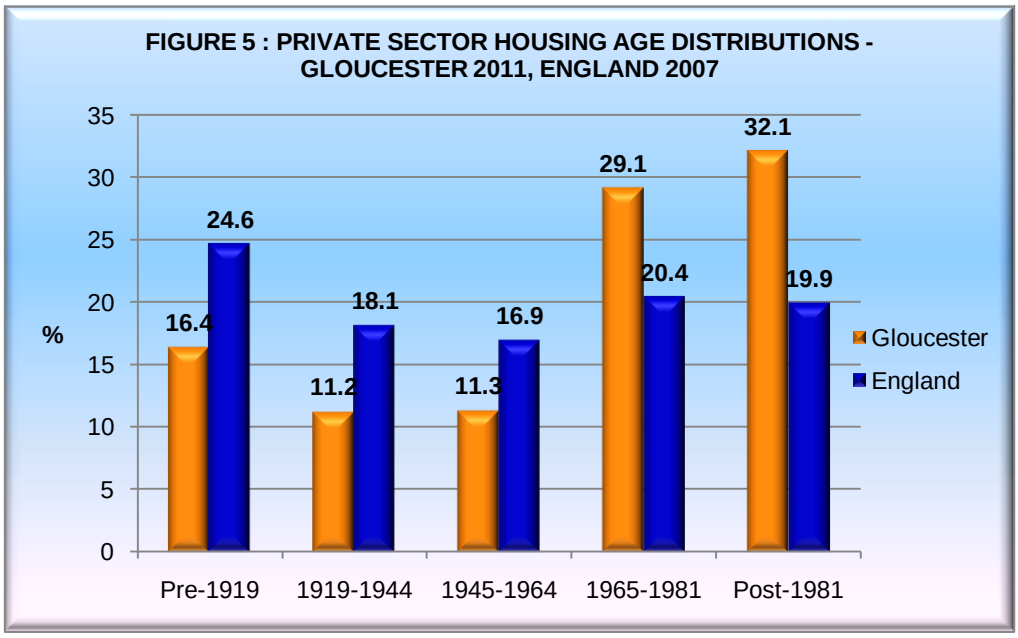


5.2 Within the vacant housing stock, 2,740 dwellings (5.9% were transitional in nature and expected to return to occupancy in the short-term. The remaining 85 vacant dwellings (0.2%) were assessed as long-term vacants due to closure or dereliction. Long-term vacants show a wide distribution across the City with no pattern of geographical concentration. Rates of long-term vacancy are however above average in the Moreland and Westgate sub-areas. Short-term vacancy rates are in line with normal housing market turnover expectations.

5.3 Private sector housing is representative of all building eras. 12,831 dwellings (27.6%) were constructed pre-1945. Within this group, 7,613 dwellings (16.4%) were constructed pre-1919; 5,218 dwellings (11.2%) in the inter-war period (1919-1944). 33,662 dwellings (72.4%) were constructed post-1944. Within this group, 14,906 dwellings (32.1%) are of post-1981 construction.

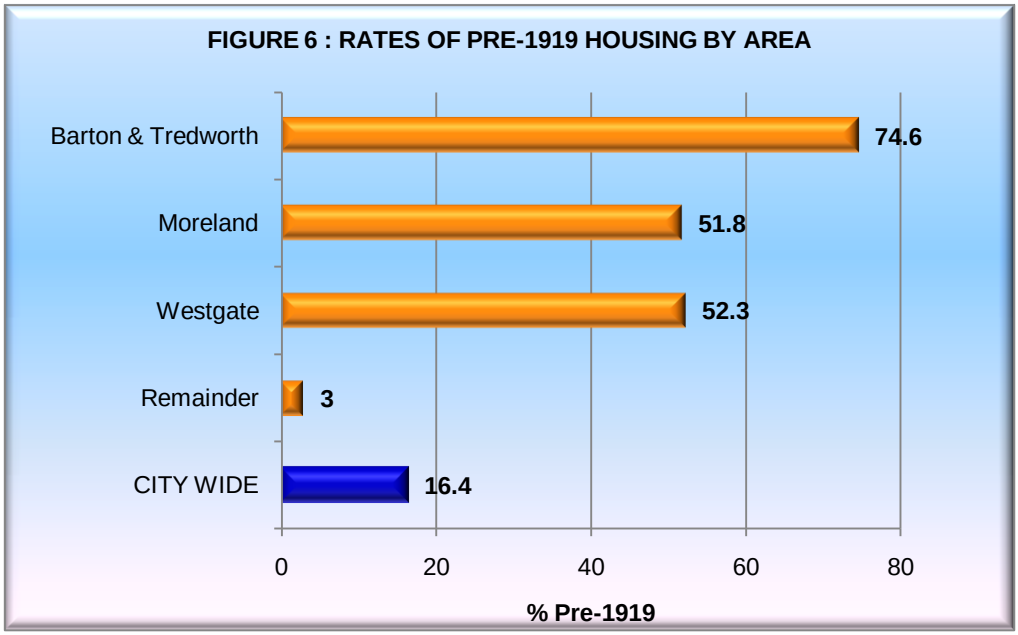


5.4 Private sector housing stock in the City of Gloucester is significantly younger than the national profile. Nationally, 19.9% of private housing was constructed post-1981 compared to 32.1% in Gloucester. Conversely 24.6% of private housing nationally is of pre-1919 construction compared to 16.4% in Gloucester.

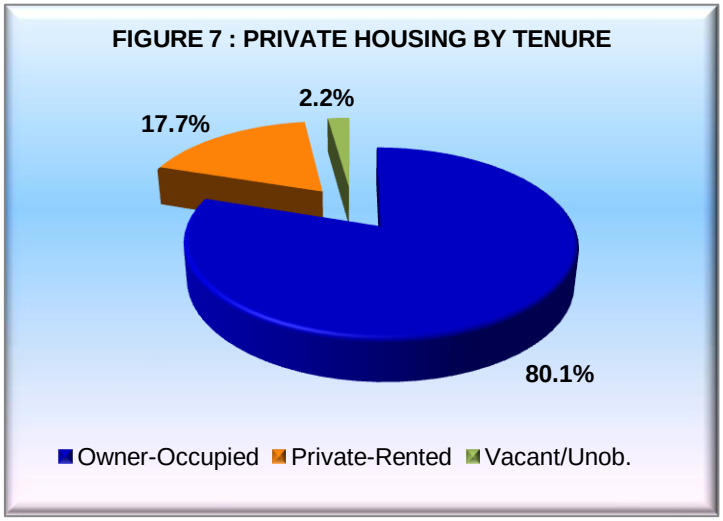


5.5 The oldest housing age profiles are associated with the survey target areas of Barton and Tredworth, Moreland and Westgate but particularly with Barton and Tredworth where 74.5% of private housing was constructed pre-1919.

TABLE 3: PRIVATE SECTOR HOUSING AGE DISTRIBUTIONS BY AREA										
	SURVEY AREA									
	Barton & Tredworth		Moreland		Westgate Target		Remainder		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION										
Pre-1919	3213	74.6	1922	51.8	1411	52.3	1068	3.0	7613	16.4
1919-1944	227	5.3	925	24.9	61	2.3	4004	11.2	5218	11.2
1945-1964	38	.9	356	9.6	37	1.4	4805	13.4	5236	11.3
1965-1974	63	1.5	83	2.2	61	2.3	6674	18.7	6881	14.8
1975-1981	76	1.8	95	2.6	61	2.3	6407	17.9	6639	14.3
Post-1981	693	16.1	332	8.9	1067	39.5	12813	35.8	14906	32.1
All Dwellings	**4309**	**100.0**	**3713**	**100.0**	**2699**	**100.0**	**35771**	**100.0**	**46492**	**100.0**



5.6 Owner-occupation is the predominant form of private tenure accounting for 37,242 dwellings (80.1%). Dwellings rented from a private landlord account for an additional 8,250 dwellings (17.7%) while tenure was unobtainable in 1,000 dwellings (2.2%) due to vacancy.



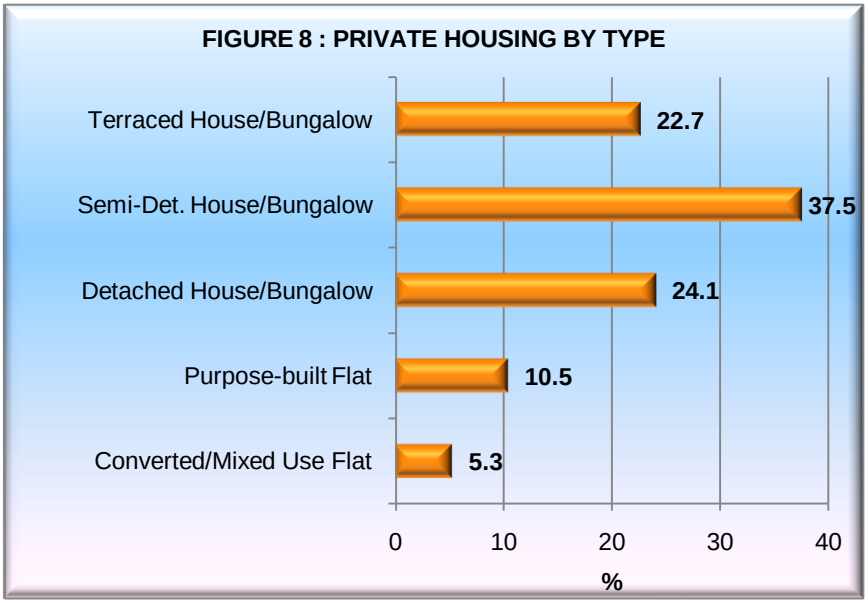
5.7 Rates of private rental in the City of Gloucester at 17.7% are below the national average - 25% of all private dwellings in 2009. Tenure trends within the City show a significant increase in private-rental since 2005, a pattern in line with national trends.

5.8 Rates of private rental are above average in the three target areas of Barton and Tredworth, Moreland and Westgate. In the former two areas rates of private rental exceed 30% of private sector housing stock; in Westgate the private rented sector accounts for almost 60% of private sector housing.

TABLE 4: PRIVATE SECTOR TENURE DISTRIBUTIONS BY AREA

SURVEY AREA	TENURE							
	Owner Occupied		Private Rented		Unrecorded		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Barton & Tredworth	2671	62.0	1512	35.1	126	2.9	4309	100.0
Moreland	2467	66.5	1139	30.7	107	2.9	3713	100.0
Westgate target	871	32.3	1595	59.1	233	8.6	2699	100.0
Remainder	31233	87.3	4004	11.2	534	1.5	35771	100.0
All Dwellings	**37242**	**80.1**	**8250**	**17.7**	**1000**	**2.2**	**46492**	**100.0**

5.9 Houses and bungalows comprise 39,149 dwellings (84.2%) with the remaining 7,342 dwellings (15.8%) in flats. Houses and bungalows offer a range of terraced, semi-detached and detached configurations with flats located in both purpose-built and converted blocks.



5.10 Housing characteristics vary significantly across the main tenure groups. In general the owner-occupied sector offers a more modern and varied housing profile. The private-rented sector exhibits a dual distribution within the pre-1919 terraced and converted flat sectors but also within the post-1981 purpose built flat sector.

TABLE 5: HOUSE TYPE AND AGE DISTRIBUTIONS BY TENURE

	TENURE							
	Owner Occupied		Private Rented		unrecorded		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre-1919	4008	10.8	3019	36.6	586	58.6	7613	16.4
1919-1944	3557	9.6	1611	19.5	49	4.9	5218	11.2
1945-1964	4885	13.1	350	4.2	0	.0	5236	11.3
1965-1974	6565	17.6	304	3.7	12	1.2	6881	14.8
1975-1981	6479	17.4	99	1.2	61	6.1	6639	14.3
Post-1981	11749	31.5	2866	34.7	291	29.2	14906	32.1
All Dwellings	37242	100.0	8250	100.0	1000	100.0	46492	100.0
MAIN HOUSE TYPE								
Terraced House/Bungalow	8304	22.3	2081	25.2	147	14.7	10532	22.7
Semi-Detached House/Bungalow	14893	40.0	2185	26.5	353	35.3	17431	37.5
Detached House/Bungalow	11137	29.9	49	.6	0	.0	11186	24.1
Purpose Built Flat	2750	7.4	1819	22.1	291	29.1	4860	10.5
Converted/Mixed Use Flat	159	.4	2114	25.6	209	20.9	2482	5.3
All Dwellings	**37242**	**100.0**	**8250**	**100.0**	**1000**	**100.0**	**46492**	**100.0**

6.0 THE CHARACTERISTICS AND CIRCUMSTANCES OF PRIVATE SECTOR HOUSEHOLDS

HOUSEHOLDS AND POPULATION

6.1 The private sector housing stock of 46,492 dwellings contains an estimated 44,194 households and a household population of 103,347 persons. Average household size is 2.34 persons.

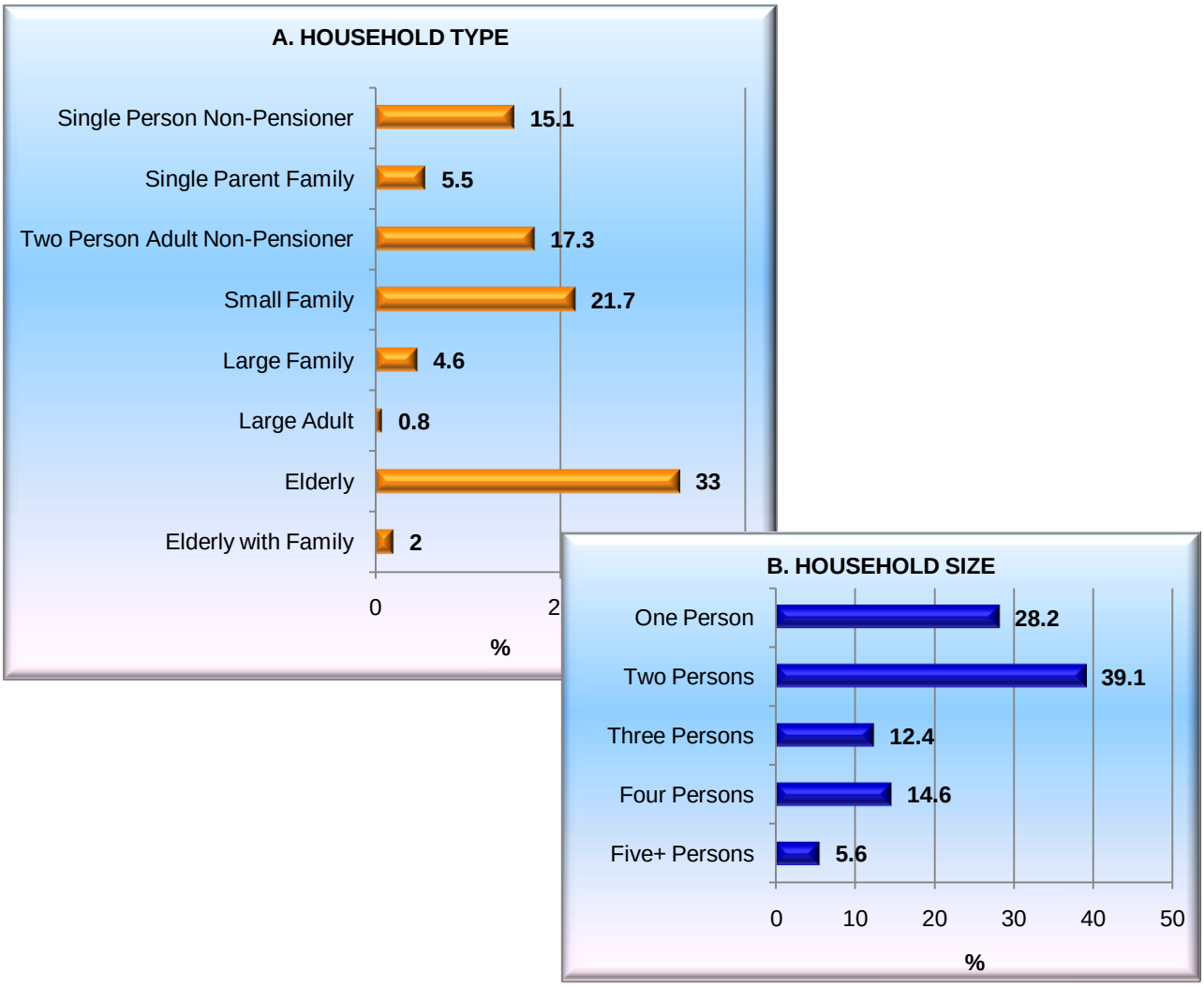
6.2 For the purposes of the survey households were classified into types based on their size and demographic composition. Seven main types are represented comprising:

- **SINGLE PERSON NON-PENSIONER:** **One person aged 16 years to retirement age.**
- **SINGLE PARENT FAMILY:** **One person aged 16 years to retirement age together with one or more children aged under 16 years.**
- **TWO PERSON ADULT NON PENSIONER:** **Two persons of either sex aged 16 years to retirement age.**
- **SMALL FAMILY:** **Two persons aged 16 years to retirement age together with one or two children aged under 16 years.**
- **LARGE FAMILY:** **Two persons aged 16 years to retirement age together with three or more children aged under 16 years.**
- **LARGE ADULT:** **Three or more persons aged 16 years to retirement age.**
- **ELDERLY :** **One or more persons of retirement age.**
- **ELDERLY WITH FAMILY:** **One or more persons of retirement age together with one or more persons under retirement age.**

Small households predominate. 12,476 households (28.2%) contain a single person, an additional 17,279 households (39.1%) contain two persons. The most common household types are:

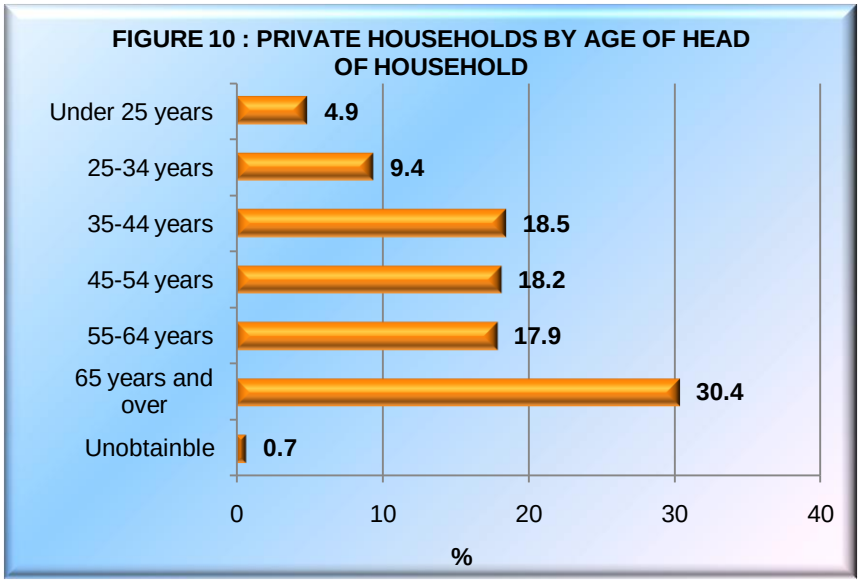
- **Single Person Non Pensioner : 6,666 households (15.1%)**
- **Elderly : 14,591 households (33.0%)**
- **Small Family : 9,569 households (21.7%)**
- **Two Person Adult Non Pensioner : 7,650 households (17.3%)**

FIGURE 9 : PRIVATE HOUSEHOLDS BY TYPE AND SIZE



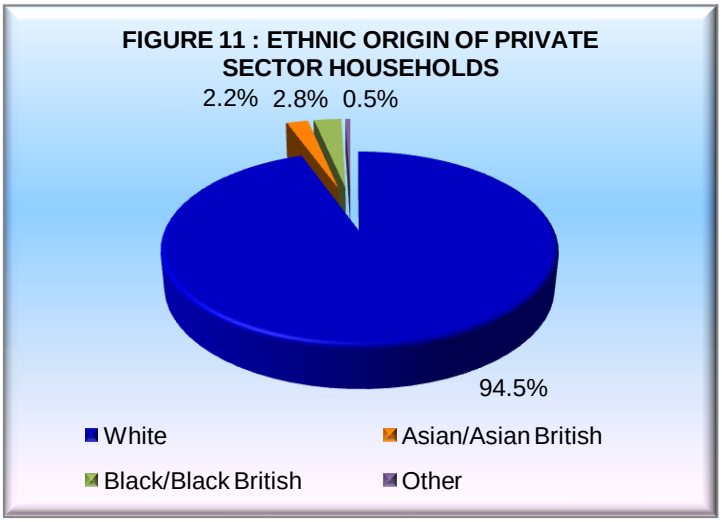
AGE OF HEAD OF HOUSEHOLD

6.3 Private households exhibit a mature age distribution. 21,372 households (48.3%) have a head of household aged 55 years or over; 13,449 households (30.4%) have a head of household aged 65 years or over.



ETHNIC COMPOSITION

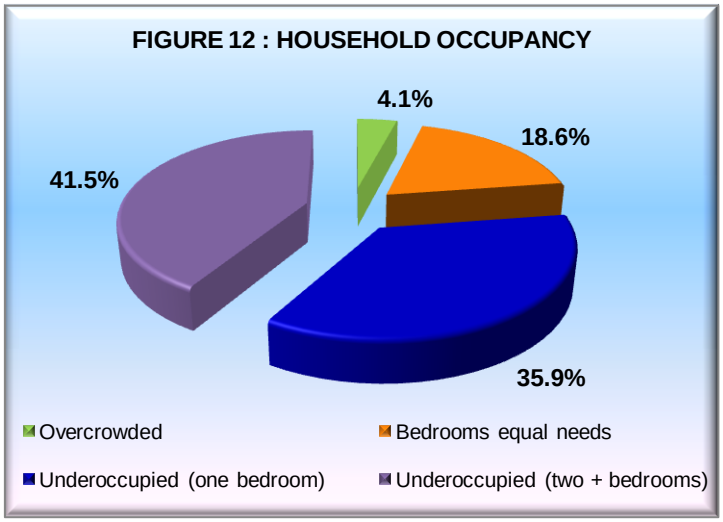
6.4 41,780 households (94.5%) are of white origin, the majority of these British. The remaining 2,414 households (5.5%) represent minority ethnic backgrounds. The largest of the minority ethnic groups are Asian/Asian British (968 households, 2.2%) and Black/Black British (1,216 households, 2.8%).



HOUSING OCCUPANCY

6.5 8,213 households (18.6%) have sufficient bedrooms to meet their family needs. 34,186 households (77.3%) have more bedrooms than required and are under-occupying while 1,795 households (4.1%) have insufficient bedrooms to meet their family needs and are

overcrowded. High levels of under occupancy are not surprising against generally small household sizes and a predominance of 3 bed+ housing.



6.6 Rates of overcrowding are above average in the private rented sector, for terraced and semi-detached housing and for converted flats. Geographically, overcrowding is higher within the Barton and Tredworth and Moreland areas. Demographically, rates of overcrowding are significantly higher for family households and for households of Asian/Asian British or Black/Black British origin. Elderly households exhibit significantly higher rates of under-occupancy.

TABLE 6: HOUSING OCCUPANCY BY AREA AND HOUSING SECTOR

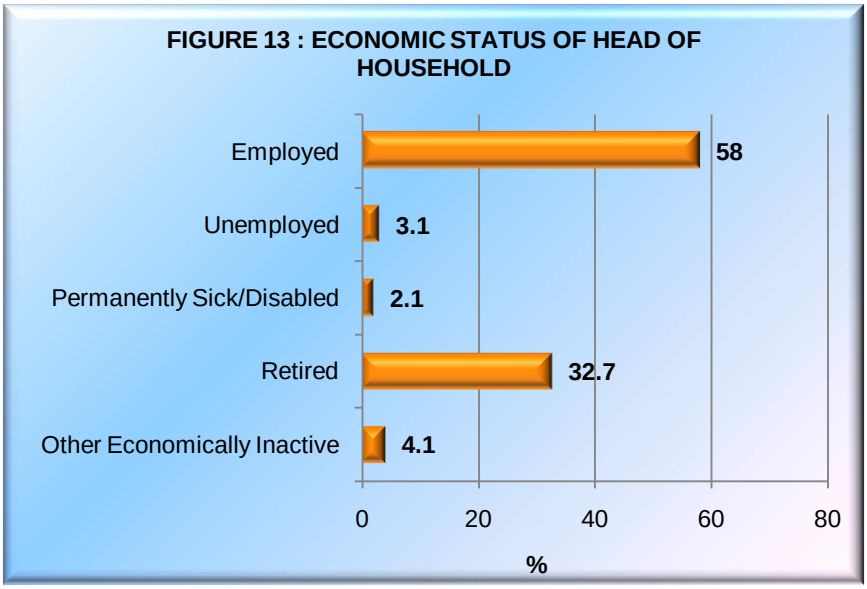
	BEDROOM STANDARD									
	Overcrowded		Bedrooms Equal Needs		Under Occupied (1 Bedroom)		Under Occupied (2+ Bedrooms)		All Hholds	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
TENURE										
Owner Occupied	947	2.6	4438	12.2	14010	38.6	16862	46.5	36256	100.0
Private Rented	849	10.7	3775	47.6	1844	23.2	1471	18.5	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
DATE OF CONSTRUCTION										
Pre-1919	547	7.8	2340	33.5	1946	27.9	2151	30.8	6984	100.0
1919-1944	858	18.3	857	18.3	583	12.4	2394	51.0	4691	100.0
1945-1964	40	.7	338	6.3	2071	38.6	2913	54.3	5362	100.0
1965-1974	0	.0	1165	17.4	3594	53.6	1941	29.0	6700	100.0
1975-1981	26	.4	894	14.0	2459	38.4	3030	47.3	6409	100.0
Post-1981	325	2.3	2619	18.6	5201	37.0	5904	42.0	14049	100.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
MAIN HOUSE TYPE										
Terraced House/Bungalow	422	4.1	2677	26.0	4885	47.5	2297	22.3	10281	100.0

TABLE 6: HOUSING OCCUPANCY BY AREA AND HOUSING SECTOR										
	BEDROOM STANDARD									
	Overcrowded		Bedrooms Equal Needs		Under Occupied (1 Bedroom)		Under Occupied (2+ Bedrooms)		All Hholds	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
Semi-Detached House/Bungalow	1235	7.2	1956	11.4	5163	30.2	8749	51.2	17103	100.0
Detached House/Bungalow	0	.0	557	5.4	2498	24.2	7248	70.4	10302	100.0
Purpose Built Flat	40	.9	1506	34.7	2783	64.1	14	.3	4343	100.0
Converted/Mixed Use Flat	98	4.5	1518	70.1	525	24.2	25	1.1	2165	100.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
SURVEY AREA										
Barton & Tredworth	312	7.6	1290	31.4	1210	29.4	1300	31.6	4112	100.0
Moreland	279	7.4	984	26.1	1153	30.6	1348	35.8	3764	100.0
Westgate Target	127	5.2	1343	55.6	732	30.3	214	8.9	2416	100.0
Remainder	1077	3.2	4596	13.6	12758	37.6	15471	45.6	33902	100.0
All Households	**1795**	**4.1**	**8213**	**18.6**	**15854**	**35.9**	**18332**	**41.5**	**44194**	**100.0**

TABLE 7: HOUSING OCCUPANCY BY HOUSEHOLD TYPE, AGE OF HOH AND ETHNICITY										
	BEDROOM STANDARD									
	Overcrowded		Bedrooms Equal Needs		Under Occupied (1 Bedroom)		Under Occupied (2+ Bedrooms)		All	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
AGE OF HEAD OF HOUSEHOLD										
Under 25 Years	80	3.7	707	33.0	662	30.9	695	32.4	2145	100.0
25 - 34 Years	151	3.6	1493	35.9	1941	46.7	575	13.8	4160	100.0
35 - 44 Years	1043	12.7	2145	26.2	3403	41.5	1605	19.6	8195	100.0
45 - 54 Years	483	6.0	2109	26.3	2131	26.6	3302	41.1	8025	100.0
55 - 64 Years	26	.3	1069	13.5	3181	40.1	3647	46.0	7923	100.0
65 Years And Over	13	.1	689	5.1	4523	33.6	8224	61.2	13449	100.0
Unrecorded	0	.0	0	.0	13	4.4	285	95.6	298	100.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
ETHNICITY										
White	1201	2.9	7450	17.8	15499	37.1	17631	42.2	41780	100.0
Mixed	28	14.9	81	42.6	68	35.6	13	6.8	190	100.0
Asian/Asian British	247	25.5	394	40.7	143	14.8	183	18.9	968	100.0
Black Or Black/British	319	26.2	260	21.4	131	10.8	506	41.6	1216	100.0
Chinese/Other	0	.0	27	67.7	13	32.3	0	.0	40	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Hholds	1795	4.1	8213	18.6	15854	35.9	18332	41.5	44194	100.0
HOUSEHOLD TYPE										
Single Person Non Pensioner	0	.0	2101	31.5	2503	37.5	2063	30.9	6666	100.0
Single Parent Family	697	28.4	684	27.9	783	32.0	286	11.7	2449	100.0
Two Person Adult Non Pensioner	0	.0	302	4.0	1972	25.8	5375	70.3	7650	100.0
Small Family	93	1.0	2953	30.9	5510	57.6	1013	10.6	9569	100.0
Large Family	859	42.4	1051	51.8	92	4.5	25	1.2	2027	100.0
Large Adult	134	37.1	93	25.8	121	33.4	13	3.7	361	100.0
Elderly	0	.0	717	4.9	4588	31.4	9286	63.6	14591	100.0
Elderly With Family	13	1.5	312	35.4	285	32.3	272	30.8	881	100.0
Unobtainable	0	.0	0	.0	0	.0	0	.0	0	.0
All Hholds	**1795**	**4.1**	**8213**	**18.6**	**15854**	**35.9**	**18332**	**41.5**	**44194**	**100.0**

ECONOMIC STATUS

6.7 25,633 households (58.0%) have a head of household in full or part-time employment. In 1,381 households (3.1%) the head of household is unemployed, in 937 households (2.1%) the head of household is permanently sick/disabled and in 14,435 households (32.7%) the head of household is economically retired. The City also exhibits a significant student population - estimated at 750 households (1.7%).

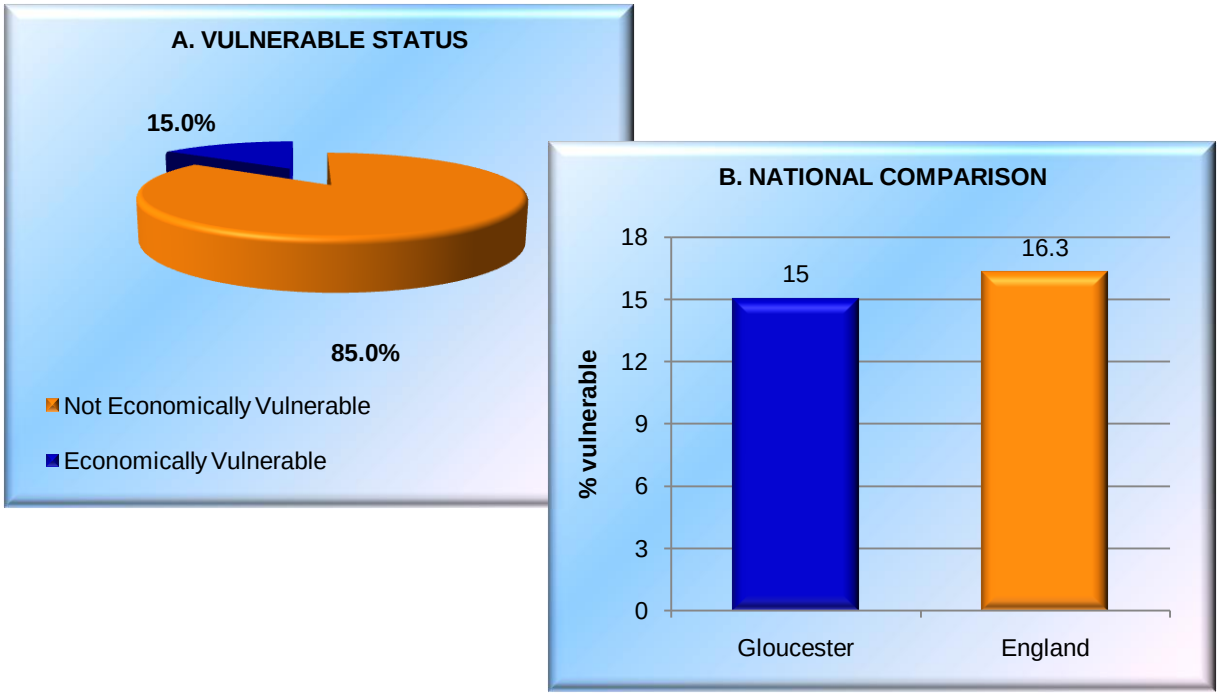


ECONOMIC VULNERABILITY

6.8 Within Decent Homes guidance households are classed as economically vulnerable if they are in receipt of at least one of the principal means tested or disability related benefits. Decent Homes guidance (June 2006) lists these benefits as: Income Support, Income-based Job Seekers Allowance, Housing Benefit, Council Tax Benefit, Working Families Tax Credit, Disabled Persons Tax Credit, Disability Living Allowance, Industrial Injuries Disabled Benefit, War Disablement Pension, Attendance Allowance, Child Tax Credit, Working Tax Credit and Pension Credit. For Child Tax Credit and Working Tax Credit the household is only considered vulnerable if the relevant income is less than the threshold amount (£16,040 for 2010).

6.9 Applying the above definition, 6,622 private sector households (15.0%) are economically vulnerable. Rates of economic vulnerability in the City of Gloucester at 15.0% are in line with the national average for private housing in England (16.3% - 2009).

FIGURE 14 : ECONOMIC VULNERABILITY



6.10 Rates of economic vulnerability are higher within the private-rented sector (37.0%) and for households living in pre-1919 housing (39.0%). Geographically, economic vulnerability is higher within the target areas of Barton and Tredworth (43.1%), Moreland (30.8%) and Westgate (29.8%).

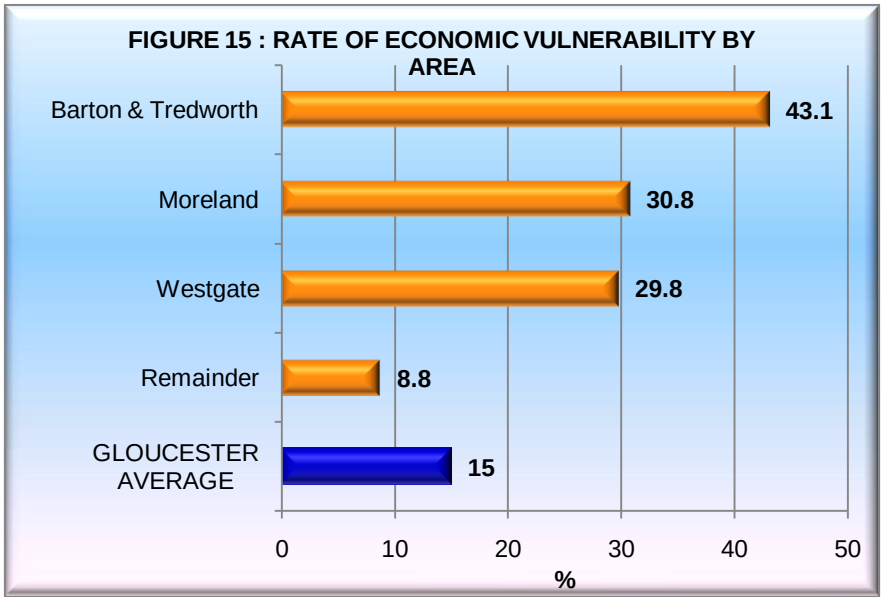


TABLE 8: ECONOMIC VULNERABILITY BY AREA AND HOUSING SECTOR						
	ECONOMIC VULNERABILITY					
	Not Economically Vulnerable		economically vulnerable		All Households	
	hholds	%	hholds	%	hholds	%
TENURE						
Owner Occupied	32568	89.8	3688	10.2	36256	100.0
Private Rented	5004	63.0	2934	37.0	7938	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	37572	85.0	6622	15.0	44194	100.0
DATE OF CONSTRUCTION						
Pre-1919	4261	61.0	2723	39.0	6984	100.0
1919-1944	3867	82.4	824	17.6	4691	100.0
1945-1964	4677	87.2	684	12.8	5362	100.0
1965-1974	6389	95.4	311	4.6	6700	100.0
1975-1981	5501	85.8	907	14.2	6409	100.0
Post-1981	12877	91.7	1172	8.3	14049	100.0
All Households	37572	85.0	6622	15.0	44194	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	8259	80.3	2022	19.7	10281	100.0
Semi-Detached House/Bungalow	15080	88.2	2023	11.8	17103	100.0
Detached House/Bungalow	9720	94.3	583	5.7	10302	100.0
Purpose Built Flat	3172	73.0	1171	27.0	4343	100.0
Converted/Mixed Use Flat	1342	62.0	823	38.0	2165	100.0
All Households	37572	85.0	6622	15.0	44194	100.0
SURVEY AREA						
Barton & Tredworth	2341	56.9	1771	43.1	4112	100.0
Moreland	2604	69.2	1160	30.8	3764	100.0
Westgate Target	1695	70.2	721	29.8	2416	100.0
Remainder	30932	91.2	2970	8.8	33902	100.0
All Households	**37572**	**85.0**	**6622**	**15.0**	**44194**	**100.0**

6.11 At a household level, rates of economic vulnerability are higher for younger single person households, single parent families, large families and large adult households

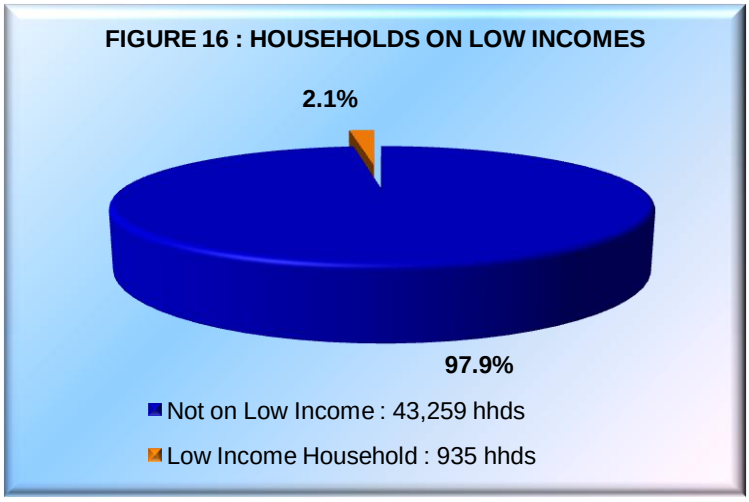
- ***1,111 single person non-elderly households are economically vulnerable representing 16.7% of these households and 16.8% of all economically vulnerable households.***
- ***1,527 single parent families are economically vulnerable representing 62.3% of all single parent families and 23.0% of all economically vulnerable households.***

Although rates of economic vulnerability are below average for elderly households, 1,975 elderly households are economically vulnerable representing 29.8% of all economically vulnerable households.

TABLE 9: ECONOMIC VULNERABILITY BY HOUSEHOLD TYPE AND AGE OF HEAD OF HOUSEHOLD						
	ECONOMIC VULNERABILITY					
	Not Economically Vulnerable		Economically Vulnerable		All Households	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	1793	83.6	352	16.4	2145	100.0
25 - 34 Years	3166	76.1	993	23.9	4160	100.0
35 - 44 Years	6723	82.0	1472	18.0	8195	100.0
45 - 54 Years	6724	83.8	1301	16.2	8025	100.0
55 - 64 Years	7054	89.0	868	11.0	7923	100.0
65 Years And Over	11826	87.9	1623	12.1	13449	100.0
Unrecorded	285	95.6	13	4.4	298	100.0
All Households	37572	85.0	6622	15.0	44194	100.0
HOUSEHOLD TYPE						
Single Person Non Pensioner	5555	83.3	1111	16.7	6666	100.0
Single Parent Family	922	37.7	1527	62.3	2449	100.0
Two Person Adult Non Pensioner	7195	94.1	455	5.9	7650	100.0
Small Family	8618	90.1	951	9.9	9569	100.0
Large Family	1543	76.1	484	23.9	2027	100.0
Large Adult	281	77.9	80	22.1	361	100.0
Elderly	12616	86.5	1975	13.5	14591	100.0
Elderly With Family	842	95.5	40	4.5	881	100.0
Unobtainable	0	.0	0	.0	0	.0
All Households	**37572**	**85.0**	**6622**	**15.0**	**44194**	**100.0**

HOUSEHOLD INCOME

6.12 Average annual net household income is estimated at £25,507 per household compared to a current UK average of £24,580, and a South West England Regional average of £20,954. Low income households in the UK are normally defined as having a net household income that is 60% or less of the average (median) British household income in that year. Using this definition, 935 households (2.1%) in Gloucester are on low incomes.



6.13 The proportion of low income households shows limited variation by area or housing sector. Demographically, rates of low income increase among younger and older households.

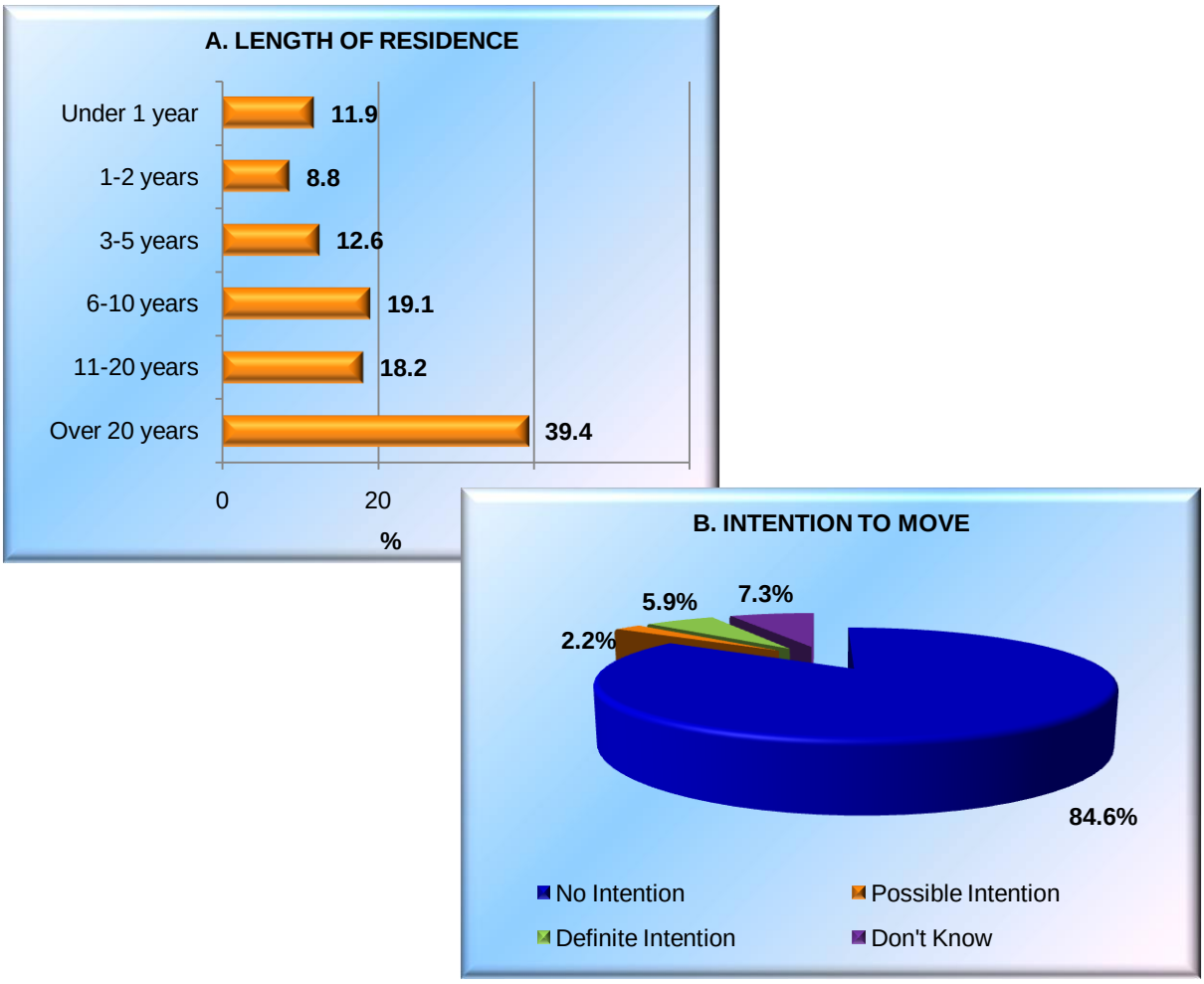
TABLE 10: LOW INCOME HOUSEHOLDS BY AREA AND HOUSING SECTOR						
	LOW INCOME HOUSEHOLDS					
	Not On Low Income		Low Income Household		All Households	
	hholds	%	hholds	%	hholds	%
TENURE						
Owner Occupied	35530	98.0	726	2.0	36256	100.0
Private Rented	7729	97.4	209	2.6	7938	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	43259	97.9	935	2.1	44194	100.0
DATE OF CONSTRUCTION						
Pre-1919	6674	95.6	310	4.4	6984	100.0
1919-1944	4393	93.6	299	6.4	4691	100.0
1945-1964	5321	99.2	41	.8	5362	100.0
1965-1974	6428	95.9	272	4.1	6700	100.0
1975-1981	6409	100.0	0	.0	6409	100.0
Post-1981	14035	99.9	14	.1	14049	100.0
All Households	43259	97.9	935	2.1	44194	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	10070	97.9	211	2.1	10281	100.0
Semi-Detached House/Bungalow	16722	97.8	381	2.2	17103	100.0
Detached House/Bungalow	10030	97.4	272	2.6	10302	100.0
Purpose Built Flat	4343	100.0	0	.0	4343	100.0
Converted/Mixed Use Flat	2094	96.7	71	3.3	2165	100.0
All Households	43259	97.9	935	2.1	44194	100.0
SURVEY AREA						
Barton & Tredworth	3995	97.2	117	2.8	4112	100.0
Moreland	3587	95.3	177	4.7	3764	100.0
Westgate Target	2318	96.0	98	4.0	2416	100.0
Remainder	33358	98.4	544	1.6	33902	100.0
All Households	**43259**	**97.9**	**935**	**2.1**	**44194**	**100.0**

TABLE 11: LOW INCOME HOUSEHOLDS BY AGE OF HEAD OF HOUSEHOLD AND HOUSEHOLD TYPE						
	LOW INCOME HOUSEHOLDS					
	Not On Low Income		Low Income Household		All Households	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	2076	96.8	69	3.2	2145	100.0
25 - 34 Years	4035	97.0	124	3.0	4160	100.0
35 - 44 Years	8128	99.2	67	.8	8195	100.0
45 - 54 Years	7985	99.5	40	.5	8025	100.0
55 - 64 Years	7884	99.5	39	.5	7923	100.0
65 Years And Over	12853	95.6	596	4.4	13449	100.0
Unrecorded	298	100.0	0	.0	298	100.0
All Households	43259	97.9	935	2.1	44194	100.0
HOUSEHOLD TYPE						
Single Person Non Pensioner	6623	99.4	43	.6	6666	100.0
Single Parent Family	2380	97.2	70	2.8	2449	100.0
Two Person Adult Non Pensioner	7637	99.8	13	.2	7650	100.0
Small Family	9475	99.0	94	1.0	9569	100.0
Large Family	1974	97.4	53	2.6	2027	100.0
Large Adult	294	81.5	67	18.5	361	100.0
Elderly	14565	99.8	26	.2	14591	100.0
Elderly With Family	312	35.4	570	64.6	881	100.0
Unobtainable	0	.0	0	.0	0	.0
All Households	**43259**	**97.9**	**935**	**2.1**	**44194**	**100.0**

RESIDENTIAL MOBILITY

6.14 Private households exhibit a high degree of residential stability. 21,053 households (57.6%) have been resident in their current dwelling over 10 years. Of these households, 14,267 households (39.4%) have been resident over 20 years. 37,379 households (84.6%) have no intention to move within the next year, 971 households (2.2%) might possibly consider moving while 2,608 households (5.9%) have a definite intention to move.

FIGURE 17 : RESIDENTIAL MOBILITY



6.15 Residential mobility has long been known as a catalyst for home improvement and repair not only reflecting lender requirements but differential household preferences in a new housing environment. In Gloucester, 9,136 households have been resident in their current dwellings for 2 years or less representing 20.7% of all private households. Highest rates of recent residential mobility are recorded within the Barton and Tredworth and Westgate areas. The most stable residential area is the Remainder. Higher rates of household mobility are also recorded for households in the private-rented sector where 67.6% of households have been resident in their current dwelling under 2 years. Rates of potential future household mobility are also higher in the private-rented sector.

TABLE 12: LENGTH OF HOUSEHOLD RESIDENCY BY AREA AND HOUSING SECTOR																
	RESIDENCY															
	under 1 year		1-2 years		3-5 years		6-10 years		11-20 years		over 20 years		unob.		All Households	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
TENURE																
Owner Occupied	2056	5.7	1714	4.7	3952	10.9	7655	21.1	6594	18.2	14286	39.4	0	.0	36256	100.0
Private Rented	3185	40.1	2182	27.5	1608	20.3	790	10.0	92	1.2	81	1.0	0	.0	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0	0	.0	0	.0	0	.0
All Households	5241	11.9	3895	8.8	5560	12.6	8445	19.1	6686	15.1	14367	32.5	0	.0	44194	100.0
DATE OF CONSTRUCTION																
Pre-1919	1341	19.2	812	11.6	1219	17.5	878	12.6	523	7.5	2211	31.7	0	.0	6984	100.0
1919-1944	411	8.8	1196	25.5	146	3.1	1239	26.4	467	9.9	1231	26.2	0	.0	4691	100.0
1945-1964	96	1.8	286	5.3	566	10.5	1411	26.3	1152	21.5	1852	34.5	0	.0	5362	100.0
1965-1974	557	8.3	298	4.4	841	12.6	849	12.7	1139	17.0	3015	45.0	0	.0	6700	100.0
1975-1981	286	4.5	40	.6	854	13.3	1113	17.4	570	8.9	3546	55.3	0	.0	6409	100.0
Post-1981	2551	18.2	1264	9.0	1933	13.8	2954	21.0	2835	20.2	2511	17.9	0	.0	14049	100.0
All Households	5241	11.9	3895	8.8	5560	12.6	8445	19.1	6686	15.1	14367	32.5	0	.0	44194	100.0
MAIN HOUSE TYPE																
Terraced House/Bungalow	1496	14.5	859	8.4	1437	14.0	1469	14.3	2308	22.4	2712	26.4	0	.0	10281	100.0
Semi-Detached House/Bungalow	858	5.0	1491	8.7	2363	13.8	2664	15.6	2047	12.0	7680	44.9	0	.0	17103	100.0
Detached House/Bungalow	881	8.6	557	5.4	557	5.4	2756	26.7	1928	18.7	3624	35.2	0	.0	10302	100.0
Purpose Built Flat	1201	27.7	295	6.8	698	16.1	1474	33.9	376	8.7	298	6.9	0	.0	4343	100.0
Converted/Mixed Use Flat	805	37.2	694	32.0	505	23.3	83	3.8	27	1.2	53	2.4	0	.0	2165	100.0
All Households	5241	11.9	3895	8.8	5560	12.6	8445	19.1	6686	15.1	14367	32.5	0	.0	44194	100.0
SURVEY AREA																
Barton & Tredworth	782	19.0	561	13.6	573	13.9	650	15.8	390	9.5	1156	28.1	0	.0	4112	100.0
Moreland	529	14.1	464	12.3	619	16.5	549	14.6	455	12.1	1147	30.5	0	.0	3764	100.0
Westgate Target	1236	51.2	444	18.4	306	12.7	190	7.8	134	5.6	107	4.4	0	.0	2416	100.0
Remainder	2693	7.9	2426	7.2	4062	12.0	7056	20.8	5707	16.8	11957	35.3	0	.0	33902	100.0
All Households	**5241**	**11.9**	**3895**	**8.8**	**5560**	**12.6**	**8445**	**19.1**	**6594**	**18.2**	**14286**	**39.4**	**0**	**.0**	**44194**	**100.0**

TABLE 13: HOUSEHOLD INTENTIONS TO MOVE BY AREA AND HOUSING SECTOR										
	INTENTION TO MOVE									
	No		D/K		Yes - Possible		Yes - Definitely		All Households	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
TENURE										
Owner Occupied	32029	88.3	1998	5.5	662	1.8	1567	4.3	36256	100.0
Private Rented	5350	67.4	1238	15.6	309	3.9	1041	13.1	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Households	37379	84.6	3236	7.3	971	2.2	2608	5.9	44194	100.0
DATE OF CONSTRUCTION										
Pre-1919	4733	67.8	1034	14.8	708	10.1	509	7.3	6984	100.0
1919-1944	4027	85.8	306	6.5	52	1.1	307	6.5	4691	100.0
1945-1964	4458	83.1	593	11.1	39	.7	272	5.1	5362	100.0
1965-1974	5812	86.7	557	8.3	52	.8	280	4.2	6700	100.0
1975-1981	5799	90.5	285	4.4	39	.6	286	4.5	6409	100.0

TABLE 13: HOUSEHOLD INTENTIONS TO MOVE BY AREA AND HOUSING SECTOR										
	INTENTION TO MOVE									
	No		D/K		Yes - Possible		Yes - Definitely		All Households	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
Post-1981	12551	89.3	462	3.3	81	.6	955	6.8	14049	100.0
All Households	37379	84.6	3236	7.3	971	2.2	2608	5.9	44194	100.0
MAIN HOUSE TYPE										
Terraced House/Bungalow	8952	87.1	801	7.8	289	2.8	239	2.3	10281	100.0
Semi-Detached House/Bungalow	14825	86.7	893	5.2	443	2.6	942	5.5	17103	100.0
Detached House/Bungalow	9137	88.7	272	2.6	52	.5	841	8.2	10302	100.0
Purpose Built Flat	3005	69.2	920	21.2	39	.9	379	8.7	4343	100.0
Converted/Mixed Use Flat	1459	67.4	349	16.1	149	6.9	208	9.6	2165	100.0
All Households	37379	84.6	3236	7.3	971	2.2	2608	5.9	44194	100.0
SURVEY AREA										
Barton & Tredworth	2979	72.5	481	11.7	430	10.4	222	5.4	4112	100.0
Moreland	2923	77.6	428	11.4	186	4.9	227	6.0	3764	100.0
Westgate Target	1632	67.6	434	18.0	83	3.5	267	11.0	2416	100.0
Remainder	29845	88.0	1893	5.6	272	.8	1893	5.6	33902	100.0
All Households	**37379**	**84.6**	**3236**	**7.3**	**971**	**2.2**	**2608**	**5.9**	**44194**	**100.0**

TENURE VARIATIONS

6.16 Significant variations in socio-economic conditions exist between the main tenure groups. In this respect the private-rented sector exhibits less favourable socio-economic conditions:

- ***21.6% of heads of household aged under 25 years compared to 1.2% of owner-occupied households.***
- ***44.8% single person non-pensioner households compared to 8.6% of owner-occupied households.***
- ***14.7% single parent families compared to 3.5% of owner-occupied households.***
- ***13.5% of heads of household unemployed compared to 0.9% of owner-occupied households.***
- ***37.0% of households economically vulnerable compared to 10.2% of owner-occupied households.***
- ***2.6% of households on low incomes compared to 2.0% of owner-occupied households.***
- ***67.6% of households resident under 2 years compared to 10.4% of owner-occupied households.***
- ***13.1% of households definitely intending to move compared to 4.3% of owner-occupied households.***

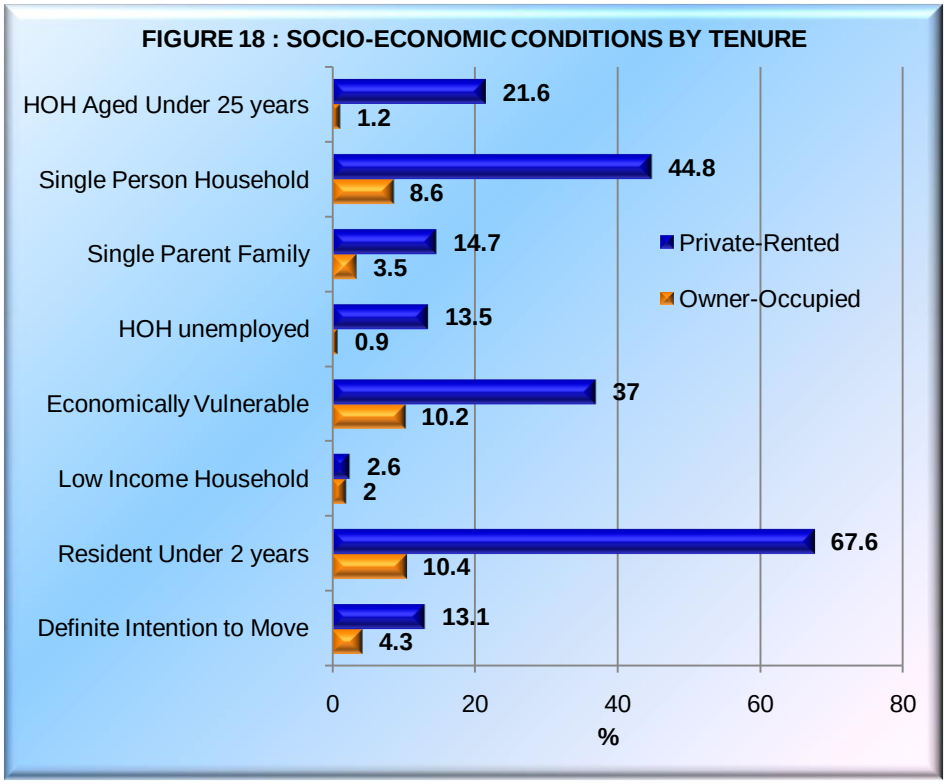


TABLE 14: HOUSEHOLD CHARACTERISTICS BY TENURE

	TENURE					
	Owner Occupied		Private Rented		All Households	
	hhds	%	hhds	%	hhds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	429	1.2	1716	21.6	2145	4.9
25 - 34 Years	2223	6.1	1937	24.4	4160	9.4
35 - 44 Years	5937	16.4	2258	28.4	8195	18.5
45 - 54 Years	7279	20.1	746	9.4	8025	18.2
55 - 64 Years	6787	18.7	1135	14.3	7923	17.9
65 Years And Over	13316	36.7	133	1.7	13449	30.4
Unrecorded	285	.8	13	.2	298	.7
All Households	36256	100.0	7938	100.0	44194	100.0
ECONOMIC STATUS HOH						
Full-Time Work	18910	52.2	4543	57.2	23453	53.1
Part-Time Work	1891	5.2	289	3.6	2180	4.9
Unemployed-Available For Work	311	.9	1070	13.5	1381	3.1
Permanently Sick/Disabled	455	1.3	483	6.1	937	2.1
Housewife	376	1.0	682	8.6	1058	2.4
Wholly Retired	14235	39.3	201	2.5	14435	32.7
Student	79	.2	671	8.5	750	1.7
Unob.	0	.0	0	.0	0	.0
All Households	36256	100.0	7938	100.0	44194	100.0
HOUSEHOLD TYPE						
Single Person Non Pensioner	3113	8.6	3553	44.8	6666	15.1

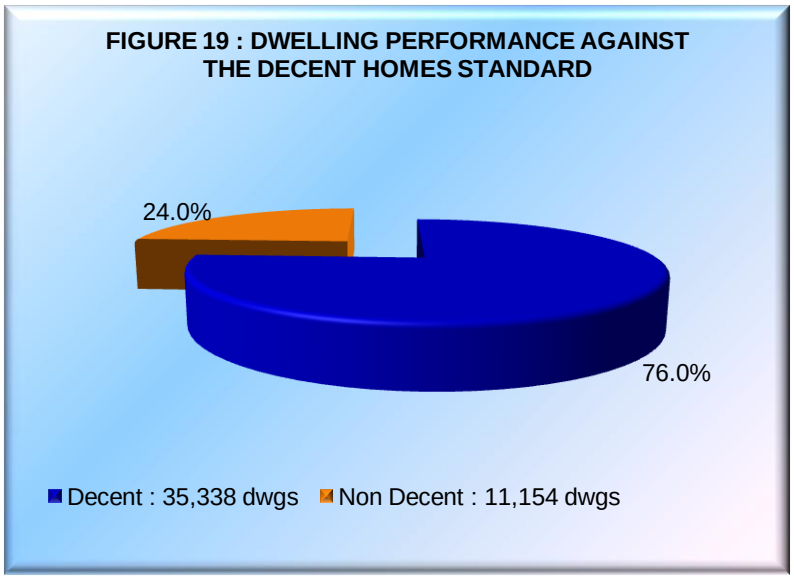
TABLE 14: HOUSEHOLD CHARACTERISTICS BY TENURE						
	TENURE					
	Owner Occupied		Private Rented		All Households	
	hhds	%	hhds	%	hhds	%
Single Parent Family	1282	3.5	1167	14.7	2449	5.5
Two Person Adult Non Pensioner	6207	17.1	1443	18.2	7650	17.3
Small Family	8319	22.9	1250	15.8	9569	21.7
Large Family	1907	5.3	121	1.5	2027	4.6
Large Adult	183	.5	178	2.2	361	.8
Elderly	14379	39.7	212	2.7	14591	33.0
Elderly With Family	868	2.4	14	.2	881	2.0
Unobtainable	0	.0	0	.0	0	.0
All Households	36256	100.0	7938	100.0	44194	100.0
LOW INCOME HOUSEHOLDS						
Not On Low Income	35530	98.0	7729	97.4	43259	97.9
Low Income Household	726	2.0	209	2.6	935	2.1
All Households	36256	100.0	7938	100.0	44194	100.0
ECONOMIC VULNERABILITY						
Not Economically Vulnerable	32568	89.8	5004	63.0	37572	85.0
Economically Vulnerable	3688	10.2	2934	37.0	6622	15.0
All Households	**36256**	**100.0**	**7938**	**100.0**	**44194**	**100.0**

SECTION 3 : PRIVATE SECTOR HOUSING CONDITIONS

7.0 PRIVATE SECTOR HOUSING CONDITIONS - AN OVERVIEW AND NATIONAL PERSPECTIVE

LOCAL HOUSING CONDITIONS

7.1 35,338 dwellings (76.0%) meet the requirements of the Decent Homes standard and can be regarded as satisfactory. The remaining 11,154 dwellings (24.0%) are non-Decent.



7.2 The majority of non-Decent dwellings (7,435 dwellings - 66.7%) experience a single item failure with the primary areas of failure represented by disrepair (33.9%) and thermal comfort (24.5%). 3,719 non-Decent dwellings (33.3%) experience two or more defects on the Decent Homes Standard. The most common combined defects are linkages between Category 1 hazards, disrepair and thermal comfort.

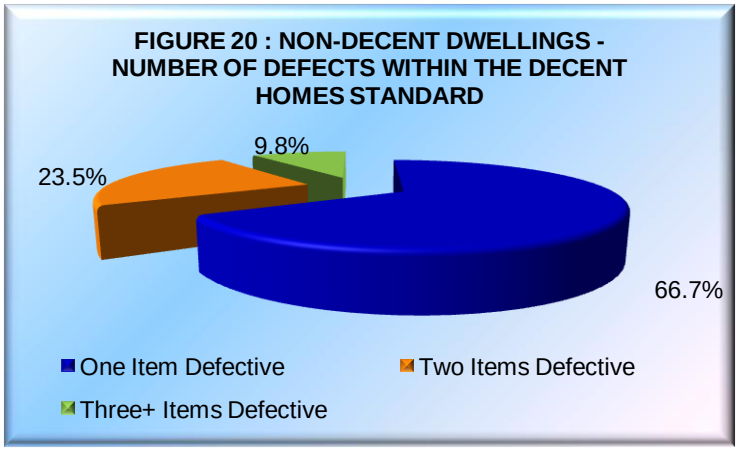


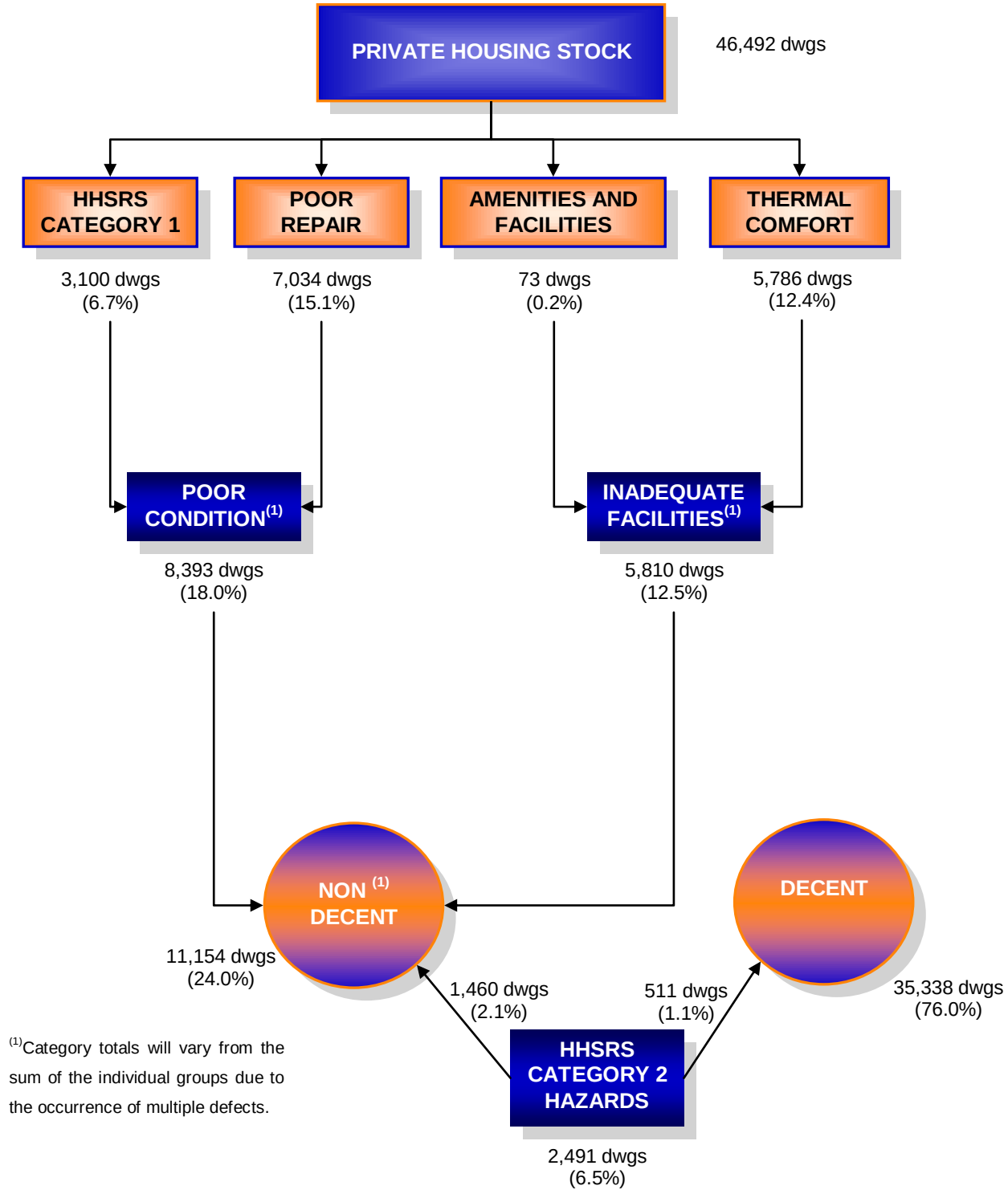
TABLE 15: NON DECENT DWELLINGS - DEFECT CLASSIFICATION		
	DECENT HOMES DEFECT CLASSIFICATION	
	dwellings	%
HHSRS Only	921	8.3
Disrepair Only	3778	33.9
Amenities Only	0	.0
Energy Only	2736	24.5
HHSRS And Disrepair	645	5.8
HHSRS And Amenities	0	.0
HHSRS And Energy	438	3.9
Disrepair And Amenity	13	.1
Disrepair And Energy	1503	13.5
Amenity And Energy	24	.2
HHSRS, Disrepair And Amenity	12	.1
HHSRS, Disrepair And Energy	1061	9.5
HHSRS, Amenity And Energy	0	.0
Disrepair, Amenity And Energy	0	.0
HHSRS, Disrepair, Amenity And Energy	24	.2
No Defects	0	.0
ALL DWELLINGS NON-DECENT	**11154**	**100.0**

7.3 1,971 dwellings (4.1%) exhibit Category 2 hazards (Bands D and E) within the HHSRS. Of these dwellings, 1,460 dwellings (74.1%) are also non-Decent. The remaining 511 dwellings (25.9%) are otherwise Decent.

LOCAL CONDITION FRAMEWORK

7.4 The house condition framework emerging from Decent Homes is illustrated overleaf in Figure 21.

FIGURE 21 : LOCAL HOUSE CONDITION FRAMEWORK



(1)Category totals will vary from the sum of the individual groups due to the occurrence of multiple defects.

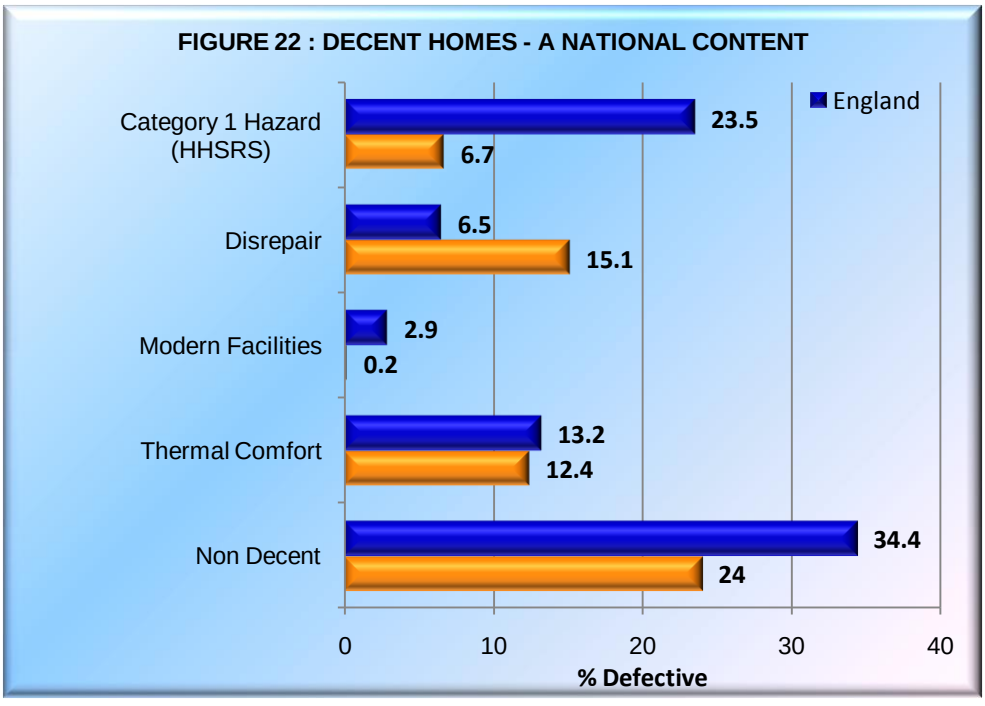
7.5 Costs to address non-Decent homes are estimated at £55.804M averaging £5,003 per non-Decent dwelling.

THE NATIONAL CONTEXT

7.6 Information available from the English Housing Survey 2008 enables housing conditions in the City of Gloucester to be placed in a national perspective. Although national data is 3 years out of date no movement in the main housing indicators has been recorded nationally since 2006.

TABLE 16 : LOCAL HOUSING CONDITIONS IN A NATIONAL CONTEXT		
CONDITION INDICATOR	ENGLAND 2008	GLOUCESTER 2011
	% Defective	% Defective
Category 1 Hazard HHSRS	23.6	6.7
Disrepair	6.5	15.1
Modern Facilities	2.9	0.2
Thermal Comfort	13.2	12.4
ALL NON-DECENT	**34.4**	**24.0**

7.7 With the exception of disrepair, housing conditions in the City of Gloucester are generally better than the national average for all private housing. The rate of Decent Homes failure in the City of Gloucester of 24.0% compares with 34.4% of all private dwellings non-Decent in England. The level of Category 1 hazard failure in the City of Gloucester of 6.7% compares with 23.6% of all private dwellings in England exhibiting Category 1 hazards. Rates of disrepair in the City of Gloucester at 15.1% are however higher than the national average of 6.5%. These have long-term implications for the condition and quality of private housing in the City.



8.0 HHSRS - CATEGORY 1 AND CATEGORY 2 HAZARDS

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

HAZARD APPRAISAL

8.2 Assessment of hazards is a two-stage process, addressing first the likelihood of an occurrence and secondly the range of probable harm outcomes. These two factors are combined using a standard method to give a score in respect of each hazard. There are 29 hazards, arranged in four main groups reflecting the basic health requirements. These are illustrated in Table 17 and include:

- ***Physiological Requirements including Hygrothermal conditions and pollutants.***
- ***Psychological Requirements including - Space, Security, Light and Noise.***
- ***Protection against infection including - Hygiene, Sanitation and Water Supply.***
- ***Protection against Accidents including Falls, Electric Shocks, Burns/Scalds, Collision.***

TABLE 17 : HAZARD GROUPINGS

HAZARD CATEGORY	SUB GROUPING	NATURE OF HAZARD
PHYSIOLOGICAL REQUIREMENTS	Hygrothermal Conditions	1. Dampness & Mould
		2. Excess Cold
		3. Excess Heat
	Pollutants	4. Asbestos
		5. Biocides
		6. CO2/Fuel Combustion
		7. Lead
		8. Radiation
		9. Un-combusted Fuel Gas
		10. Volatile Organic Compounds
PSYCHOLOGICAL REQUIREMENTS	Space, Security, Light and Noise	11. Crowding and Space
		12. Entry by Intruders
		13. Lighting
		14. Noise
PROTECTION AGAINST INFECTION	Hygiene, Sanitation and Water Supply	15. Hygiene, Pests, Refuse
		16. Food Safety
		17. Personal Hygiene, Sanitation, Drainage
		18. Water Supply
PROTECTION AGAINST ACCIDENTS	Falls	19. Baths
		20. Level surfaces

TABLE 17 : HAZARD GROUPINGS		
HAZARD CATEGORY	SUB GROUPING	NATURE OF HAZARD
		21. Stairs
		22. Between Levels
	Shocks, Fires, Burns, Scalds	23. Electrical Hazards
		24. Fire
		25. Flames, Hot Surfaces
	Collisions, Cuts and Strains	26. Collision and Entrapment
		27. Explosions
		28. Position of Amenities
		29. Structural Collapse

8.3 Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band J (9 points or less) the safest, to Band A (5000 points or more) the most dangerous.

TABLE 18 : HHSRS HAZARD BANDS	
HHSRS BANDS	HAZARD SCORE RANGE
A	5000 or more
B	2000 to 4999
C	1000 to 1999
D	500 to 999
E	200 to 499
F	100 to 199
G	50 to 99
H	20 to 49
I	10 to 19
J	9 or less

8.4 Using the above bands hazards can be grouped as Category 1 or Category 2. A Category 1 hazard will fall within Bands A, B and C; a Category 2 hazard will fall within Bands D or higher (Bands D and E were selected for the purposes of this survey). The Housing Act 2004 puts Local Authorities under a general duty to take appropriate action in relation to a Category 1 hazard. Such action can include:

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

Similar powers exist to deal with Category 2 hazards but at the discretion of the Local Authority. Emergency measures cannot however be used, nor can clearance area or demolition powers. The presence of Category 1 hazards is integrated within the Decent Homes Standard and forms the main focus for our analyses.

EMERGING HAZARDS

8.5 The distribution of hazard bandings and their allocation to risk categories is illustrated in Tables 19 and 20. The highest risks within the HHSRS (Category 1; exceeding 1000 points) are related to falls on steps/stairs, falls on the level and excess cold.

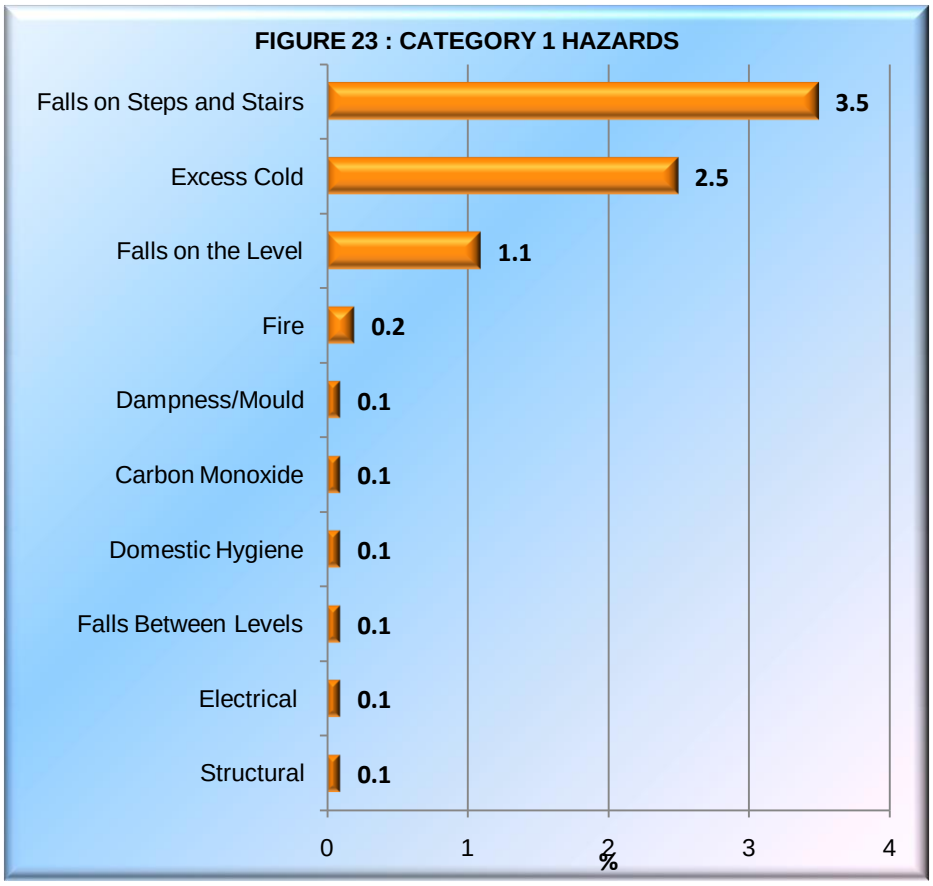


TABLE 19: HHSRS HAZARD BANDINGS BY HAZARD/RISK CATEGORY											
	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Band I	Band J	ALL DWGS
	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs	dwgs
Dampness/Mould Hazard Band	13	0	38	0	122	0	0	0	0	46320	46492
Excess Cold Hazard Band	13	1011	60	0	645	0	0	0	0	44704	46492
Excess Heat Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Asbestos Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Biocides Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Carbon Monoxide Hazard Band	0	0	12	0	0	47	0	0	0	46432	46492
Lead Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Radiation Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Uncombusted Fuel Hazard Band	0	0	0	0	0	12	0	0	0	46480	46492
Volatile Organic Compounds Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Crowding And Space Hazard Band	0	0	0	0	74	0	0	7756	0	38663	46492
Intruder Entry Hazard Band	0	0	0	0	0	145	0	7646	0	38701	46492
Lighting Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Noise Hazard Band	0	0	0	0	0	0	12	0	207	46273	46492
Domestic Hygiene Hazard Band	0	0	12	0	0	0	24	0	0	46456	46492
Food Safety Hazard Band	0	0	0	0	12	0	0	108	0	46372	46492
Hygiene/Sanitation/Drainage Hazard Band	0	0	0	0	12	0	0	0	36	46444	46492
Domestic Water Hazard Band	0	0	0	0	0	0	0	0	0	46492	46492
Falls With Amenities Hazard Band	0	0	0	0	0	12	0	0	0	46480	46492
Falls On The Level Hazard Band	0	0	503	0	1234	0	0	0	0	37013	46492
Falls On Steps/Stairs Hazard Band	0	0	1646	0	0	0	0	0	0	44846	46492
Falls Between Levels Hazard Band	0	0	24	0	134	0	0	0	0	46333	46492
Electrical Hazard Band	12	0	37	0	0	0	0	0	0	46433	46492
Fire Hazard Band	0	0	98	0	0	0	0	8552	0	37842	46492
Hot Surface And Material Hazard Band	0	0	0	0	0	25	0	8093	0	38375	46492
Collision/Entrapment Hazard Band	0	0	0	0	73	0	8322	0	0	38097	46492
Explosion Hazard Band	0	0	0	25	0	0	0	0	7647	38821	46492
Ergonomics Hazard Band	0	0	0	0	0	0	0	0	74	46418	46492
Structural Failure Hazard Band	0	0	12	0	0	0	0	0	71	46409	46492

TABLE 20: HHSRS HAZARD CATEGORISATION BY HAZARD/RISK CATEGORY								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	50	0.1	122	0.3	46320	99.6	46492	100.0
Excess Cold Hazard Band	1143	2.5	645	1.4	44704	96.2	46492	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Asbestos Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Biocides Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Carbon Monoxide Hazard Band	12	0.1	0	0.0	46480	99.9	46492	100.0
Lead Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Radiation Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Crowding And Space Hazard Band	0	0.0	74	0.2	46418	99.8	46492	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Lighting Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Noise Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Domestic Hygiene Hazard Band	12	0.1	0	0.0	46480	99.9	46492	100.0
Food Safety Hazard Band	0	0.0	12	0.1	46480	99.9	46492	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	12	0.1	46480	99.9	46492	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Falls On The Level Hazard Band	503	1.1	1234	2.7	44755	96.3	46492	100.0
Falls On Steps/Stairs Hazard Band	1646	3.5	0	0.0	44846	96.5	46492	100.0
Falls Between Levels Hazard Band	24	0.1	134	0.3	46333	99.7	46492	100.0
Electrical Hazard Band	49	0.1	0	0.0	46443	99.9	46492	100.0
Fire Hazard Band	98	0.2	0	0.0	46394	99.8	46492	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Collision/Entrapment Hazard Band	0	0.0	73	0.2	46419	99.8	46492	100.0
Explosion Hazard Band	0	0.0	25	0.1	46467	99.9	46492	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	46492	100.0	46492	100.0
Structural Failure Hazard Band	12	0.1	0	0.0	46480	99.9	46492	100.0

8.6 Overall Category 1 hazard patterns are maintained across the main building types but with several interesting variations. These include:

- ***A broader spread of hazards operating within the terraced housing market which is not only influenced by the risk of falls on steps/stairs and excess cold but problems of dampness/mould, fire hazard and electrical hazard.***
- ***The dominance of excess cold and risk of falls as category 1 hazards within the semi-detached housing market. No Category 1 hazards were recorded for detached properties.***
- ***The above average level of Category 1 hazard failure in converted and mixed use flats particularly influenced by excess cold and risk of falls.***

TABLE 20A: TERRACED HOUSES/BUNGALOWS - HHSRS HAZARD CATEGORISATION								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	13	0.1	72	0.7	10448	99.2	10532	100.0
Excess Cold Hazard Band	424	4.0	134	1.3	9975	94.7	10532	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Asbestos Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Biocides Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Carbon Monoxide Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Lead Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Radiation Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Crowding And Space Hazard Band	0	0.0	12	0.1	10520	99.9	10532	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Lighting Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Noise Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Domestic Hygiene Hazard Band	12	0.1	0	0.0	10521	99.9	10532	100.0
Food Safety Hazard Band	0	0.0	12	0.1	10521	99.9	10532	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	12	0.1	10521	99.9	10532	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Falls On The Level Hazard Band	123	1.2	522	5.0	9888	93.9	10532	100.0
Falls On Steps/Stairs Hazard Band	917	8.7	0	0.0	9615	91.3	10532	100.0
Falls Between Levels Hazard Band	12	0.1	48	0.5	10473	99.4	10532	100.0
Electrical Hazard Band	24	0.2	0	0.0	10508	99.8	10532	100.0
Fire Hazard Band	24	0.2	0	0.0	10508	99.8	10532	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Collision/Entrapment Hazard Band	0	0.0	25	0.2	10508	99.8	10532	100.0
Explosion Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	10532	100.0	10532	100.0
Structural Failure Hazard Band	12	0.1	0	0.0	10520	99.9	10532	100.0

TABLE 20B: SEMI-DETACHED HOUSES/BUNGALOWS - HHSRS HAZARD CATEGORISATION								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	38	0.2	25	0.1	17368	99.6	17431	100.0
Excess Cold Hazard Band	110	0.6	351	2.0	16971	97.4	17431	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Asbestos Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Biocides Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Carbon Monoxide Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Lead Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Radiation Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Crowding And Space Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Lighting Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Noise Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Domestic Hygiene Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Food Safety Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Falls On The Level Hazard Band	0	0.0	570	33	16861	96.7	17431	100.0
Falls On Steps/Stairs Hazard Band	312	1.8	0	0.0	17119	98.2	17431	100.0
Falls Between Levels Hazard Band	13	0.1	13	0.1	17406	99.8	17431	100.0
Electrical Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Fire Hazard Band	12	0.1	0	0.0	17419	99.9	17431	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Collision/Entrapment Hazard Band	0	0.0	12	0.1	17419	99.9	17431	100.0
Explosion Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0
Structural Failure Hazard Band	0	0.0	0	0.0	17431	100.0	17431	100.0

TABLE 20C: DETACHED HOUSES/BUNGALOWS - HHSRS HAZARD CATEGORISATION								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Excess Cold Hazard Band	0	0.0	24	0.2	11162	99.8	11186	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Asbestos Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Biocides Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Carbon Monoxide Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Lead Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Radiation Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Crowding And Space Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Lighting Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Noise Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Domestic Hygiene Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Food Safety Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Falls On The Level Hazard Band	0	0.0	24	2.9	11162	99.8	11186	100.0
Falls On Steps/Stairs Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Falls Between Levels Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Electrical Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Fire Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Collision/Entrapment Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Explosion Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0
Structural Failure Hazard Band	0	0.0	0	0.0	11186	100.0	11186	100.0

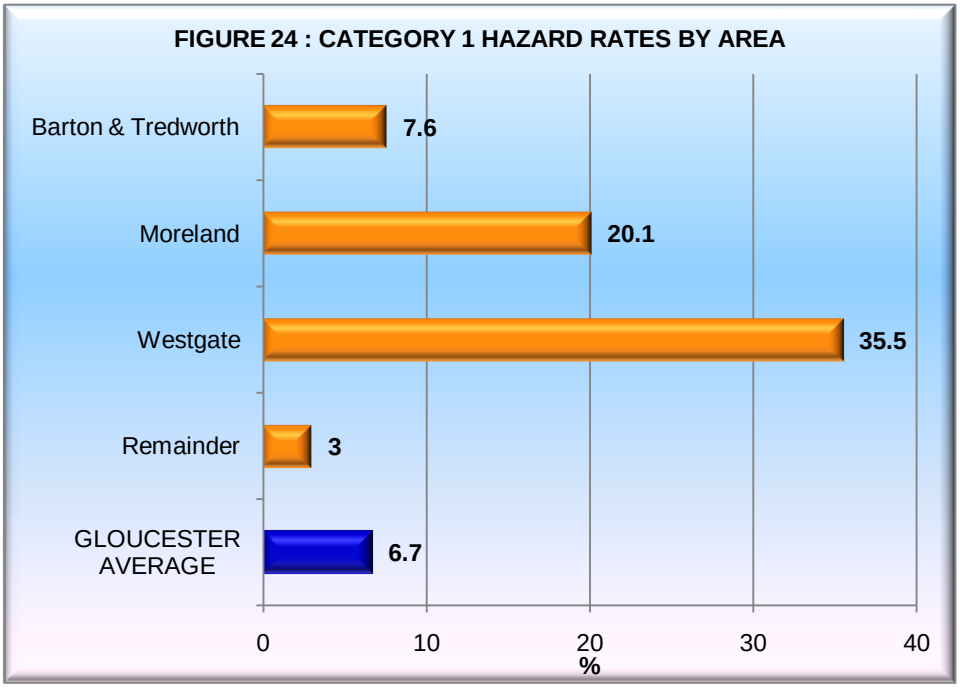
TABLE 20D: PURPOSE BUILT FLATS - HHSRS HAZARD CATEGORISATION								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Excess Cold Hazard Band	267	5.5	62	1.3	4531	93.2	4860	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Asbestos Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Biocides Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Carbon Monoxide Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Lead Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Radiation Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Crowding And Space Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Lighting Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Noise Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Domestic Hygiene Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Food Safety Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Falls On The Level Hazard Band	123	2.5	71	1.5	4666	96.0	4860	100.0
Falls On Steps/Stairs Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Falls Between Levels Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Electrical Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Fire Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Collision/Entrapment Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Explosion Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0
Structural Failure Hazard Band	0	0.0	0	0.0	4860	100.0	4860	100.0

TABLE 20E: CONVERTED/MIXED USE FLATS - HHSRS HAZARD CATEGORISATION								
	Category 1		Category 2		Other		ALL DWELLINGS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	0	0.0	25	1.0	2458	99.0	2482	100.0
Excess Cold Hazard Band	343	13.8	75	3.0	2065	83.2	2482	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Asbestos Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Biocides Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Carbon Monoxide Hazard Band	12	0.5	0	0.0	2470	99.5	2482	100.0
Lead Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Radiation Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Crowding And Space Hazard Band	0	0.0	61	2.5	2421	97.5	2482	100.0
Intruder Entry Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Lighting Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Noise Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Domestic Hygiene Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Food Safety Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Falls With Amenities Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Falls On The Level Hazard Band	258	10.4	47	1.9	2177	87.7	2482	100.0
Falls On Steps/Stairs Hazard Band	416	16.8	0	0.0	2066	83.2	2482	100.0
Falls Between Levels Hazard Band	0	0.0	74	3.0	2409	97.0	2482	100.0
Electrical Hazard Band	25	1.0	0	0.0	2458	99.0	2482	100.0
Fire Hazard Band	62	2.5	0	0.0	2420	97.5	2482	100.0
Hot Surface And Material Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Collision/Entrapment Hazard Band	0	0.0	36	1.5	2446	98.5	2482	100.0
Explosion Hazard Band	0	0.0	25	1.0	2458	99.0	2482	100.0
Ergonomics Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0
Structural Failure Hazard Band	0	0.0	0	0.0	2482	100.0	2482	100.0

CATEGORY 1 HAZARD DISTRIBUTION

8.7 The survey estimates that 3,100 private sector dwellings exhibit Category 1 hazards representing 6.7% of all private dwellings in the City of Gloucester. Category 1 hazards are not evenly distributed but vary in their extent by area and housing sector.

8.8 Highest rates of Category 1 hazard failure are recorded for the Moreland and Westgate target areas. Rates of Category 1 hazard failure are also above average in Barton and Tredworth. The lowest rate of Category 1 failure is associated with the City remainder.



8.9 Category 1 hazard failures also vary within the housing stock. In this respect rates of Category 1 hazard failure are above average in pre-1919 homes, for the private-rented sector for terraced housing and for flats in mixed use or converted buildings.

- ***1,787 dwellings constructed pre-1919 exhibit Category 1 hazards representing 24.8% of all dwellings built in this period and 57.6% of all private dwellings exhibiting Category 1 hazards.***

- ***The largest number of Category 1 hazards are found within the owner-occupied sector (1,681 dwellings) although relative to its size, rates of failure are higher within the private-rented sector. 1,418 private rented dwellings exhibit Category 1 hazards representing 17.2% of all private rented dwellings.***

- ***Rates of Category 1 failure are higher for flats in converted and mixed use buildings which have a strong association with the private-rented sector. 32.6% of these flats exhibit Category 1 hazards. Rates of Category 1 failure are also above average for terraced houses/bungalows (13.4%).***

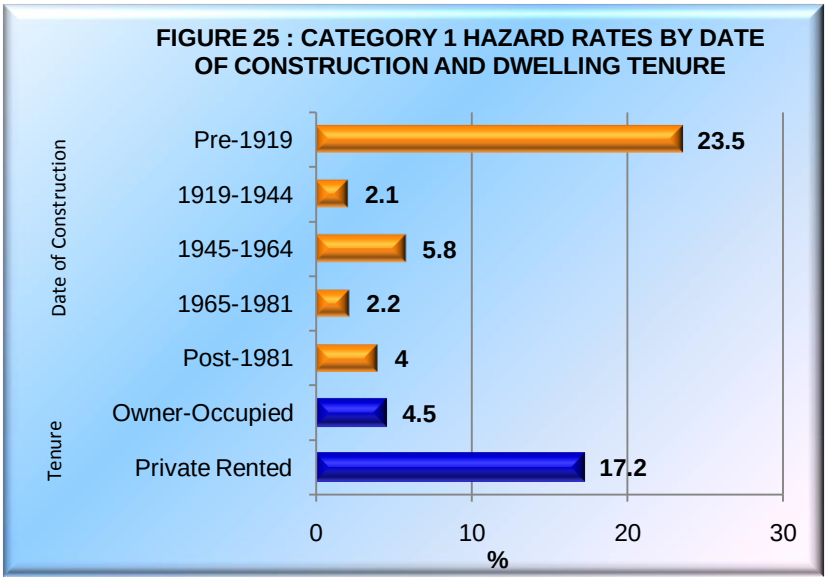


TABLE 21: THE DISTRIBUTION OF CATEGORY 1 HAZARDS BY AREA AND HOUSING SECTOR

	HHSRS CATEGORY 1 RISK					
	No Category 1 Risks		Category 1 Risks Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner Occupied	35561	95.5	1681	4.5	37242	100.0
Private Rented	6832	82.8	1418	17.2	8250	100.0
Unrecorded	1000	100.0	0	.0	1000	100.0
All Dwellings	43392	93.3	3100	6.7	46492	100.0
DATE OF CONSTRUCTION						
Pre-1919	5826	76.5	1787	23.5	7613	100.0
1919-1944	5109	97.9	109	2.1	5218	100.0
1945-1964	4933	94.2	303	5.8	5236	100.0
1965-1974	6590	95.8	291	4.2	6881	100.0
1975-1981	6626	99.8	12	.2	6639	100.0
Post-1981	14308	96.0	598	4.0	14906	100.0
All Dwellings	43392	93.3	3100	6.7	46492	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	9116	86.6	1416	13.4	10532	100.0
Semi-Detached House/Bungalow	16960	97.3	471	2.7	17431	100.0
Detached House/Bungalow	11186	100.0	0	.0	11186	100.0
Purpose Built Flat	4458	91.7	402	8.3	4860	100.0
Converted/Mixed Use Flat	1672	67.4	810	32.6	2482	100.0
All Dwellings	43392	93.3	3100	6.7	46492	100.0
SURVEY AREA						
Barton & Tredworth	3981	92.4	328	7.6	4309	100.0
Moreland	2966	79.9	747	20.1	3713	100.0
Westgate Target	1742	64.5	957	35.5	2699	100.0
Remainder	34703	97.0	1068	3.0	35771	100.0
All Dwellings	**43392**	**93.3**	**3100**	**6.7**	**46492**	**100.0**

CATEGORY 1 HAZARD COST

8.10 Costs to address Category 1 hazards within the unsatisfactory housing stock are estimated at £20.963M averaging £6,762 per defective dwelling. Individual costs range from £2,000 to just under £30,000 per dwelling.

8.11 Costs presented are net of VAT, fees, preliminaries and contingencies but in addition to HHSRS improvements allow for the completion of outstanding repairs to dwellings experiencing Category 1 hazards.

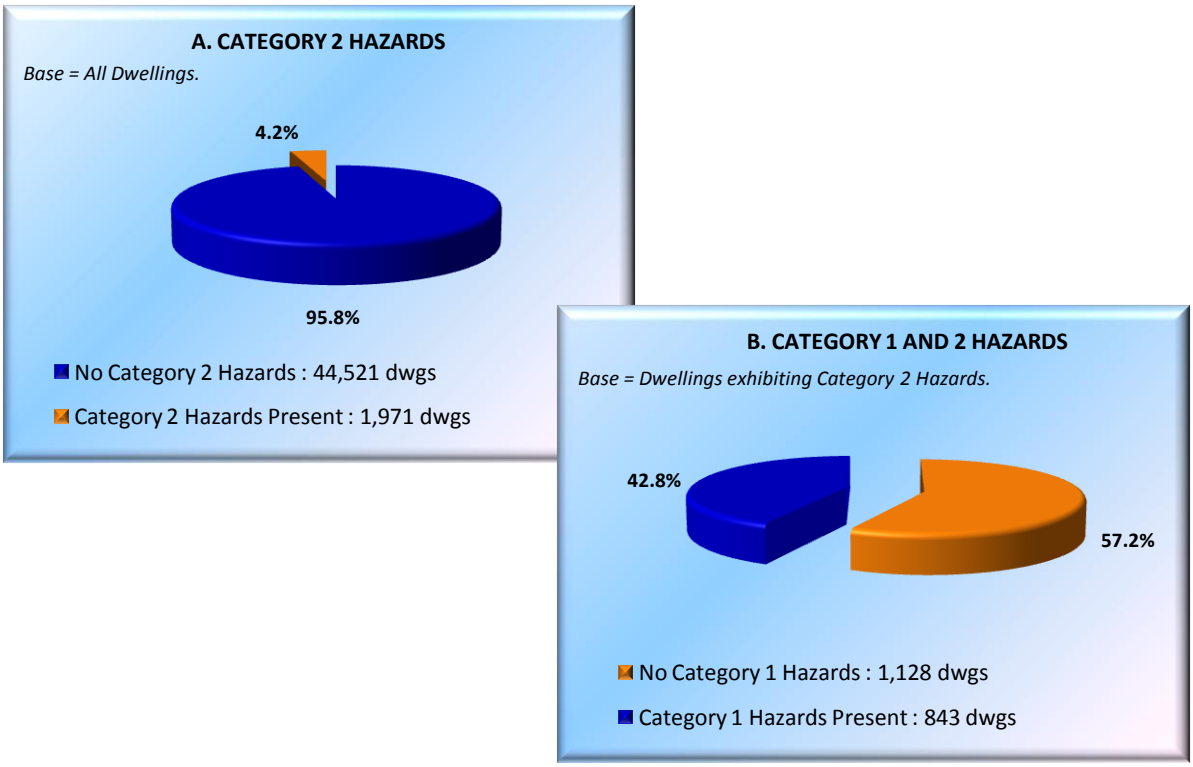
TABLE 22: COSTS TO ADDRESS CATEGORY 1 HAZARDS BY AREA AND HOUSING SECTOR

	CATEGORY 1 HAZARD REPAIR AND IMPROVEMENT COST		DWELLINGS WITH CATEGORY 1 HAZARDS	
	Average Cost (£)	Total Cost (£)	dwgs	%
AREA				
Barton & Tredworth	8,324	2,730,309	328	7.6
Moreland	8,185	6,14,033	747	20.1
Westgate	5,631	5,388,546	957	35.5
Remainder	6,302	6,730,560	1068	3.0
TENURE				
Owner Occupied	6,745	11,339,210	1681	4.5
Private Rented	6,787	9,624,238	1418	17.2
MAIN HOUSE TYPE				
Terraced House/Bungalow	7,230	10,237,641	1416	13.4
Semi-Detached House/Bungalow	8,482	3,994,953	471	2.7
Detached House/Bungalow	0	0	0	0.0
Purpose Built Flat	5,864	2,357,549	402	8.3
Flat In Converted/Mixed Use Building	5,399	4,373,304	810	32.6
DATE OF CONSTRUCTION				
Pre-1919	7,253	12,961,205	1787	23.5
1919-1944	9,884	1,077,348	109	2.1
1945-1964	6,571	1,991,030	303	5.8
1965-1974	6,533	1,901,177	291	4.2
1975-1981	4,693	56,319	12	0.2
Post-1981	4,977	2,976,368	598	4.0
Total	**6,762**	**20,963,448**	**3100**	**6.7**

CATEGORY 2 HAZARDS

8.12 In addition to Category 1 hazards, 1,971 dwellings (4.2%) experience defects in hazard bands D and E and have been classified as Category 2 homes. Within the Category 2 hazard group, 843 dwellings (42.8%) also exhibit Category 1 hazards - the remaining 1,128 dwellings (57.2%) do not. Strategies to deal with Category 1 hazards might logically be expected to address associated Category 2 defects. Those dwellings experiencing Category 2 hazards only will remain at risk and may be capable of early and effective targeting through the use of Hazard Awareness Notices.

FIGURE 26 : CATEGORY 2 HAZARD OCCURRENCE



8.13 Within the group of dwellings experiencing Category 2 hazards only, hazards remain dominated by the risk of falls and excess cold.

TABLE 23: DWELLINGS EXPERIENCING CATEGORY 2 HAZARDS ONLY - HAZARD CLASSIFICATION						
	Category 2		Other		ALL DWGS	
	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band	13	1.1	1115	98.9	1128	100.0
Excess Cold Hazard Band	451	40.0	677	60.0	1128	100.0
Excess Heat Hazard Band	0	0.0	1128	100.0	1128	100.0
Asbestos Hazard Band	0	0.0	1128	100.0	1128	100.0
Biocides Hazard Band	0	0.0	1128	100.0	1128	100.0
Carbon Monoxide Hazard Band	0	0.0	1128	100.0	1128	100.0
Lead Hazard Band	0	0.0	1128	100.0	1128	100.0
Radiation Hazard Band	0	0.0	1128	100.0	1128	100.0
Uncombusted Fuel Hazard Band	0	0.0	1128	100.0	1128	100.0
Volatile Organic Compounds Hazard Band	0	0.0	1128	100.0	1128	100.0
Crowding And Space Hazard Band	0	0.0	1128	100.0	1128	100.0
Intruder Entry Hazard Band	0	0.0	1128	100.0	1128	100.0
Lighting Hazard Band	0	0.0	1128	100.0	1128	100.0
Noise Hazard Band	0	0.0	1128	100.0	1128	100.0
Domestic Hygiene Hazard Band	0	0.0	1128	100.0	1128	100.0
Food Safety Hazard Band	0	0.0	1128	100.0	1128	100.0
Hygiene/Sanitation/Drainage Hazard Band	0	0.0	1128	100.0	1128	100.0
Domestic Water Hazard Band	0	0.0	1128	100.0	1128	100.0
Falls With Amenities Hazard Band	0	0.0	1128	100.0	1128	100.0
Falls On The Level Hazard Band	724	64.1	404	35.9	1128	100.0
Falls On Steps/Stairs Hazard Band	0	0.0	1128	100.0	1128	100.0
Falls Between Levels Hazard Band	0	0.0	1128	100.0	1128	100.0
Electrical Hazard Band	0	0.0	1128	100.0	1128	100.0
Fire Hazard Band	0	0.0	1128	100.0	1128	100.0
Hot Surface And Material Hazard Band	0	0.0	1128	100.0	1128	100.0
Collision/Entrapment Hazard Band	0	0.0	1128	100.0	1128	100.0
Explosion Hazard Band	0	0.0	1128	100.0	1128	100.0
Ergonomics Hazard Band	0	0.0	1128	100.0	1128	100.0
Structural Failure Hazard Band	0	0.0	1128	100.0	1128	100.0

STRATEGY GUIDELINES

3,100 private sector dwellings exhibit Category 1 hazards representing 6.7% of all private housing in the City. Key hazards emerging include the risk of falls and excess cold.

Category 1 hazard failure rates are above average for pre-1919 housing, the private-rented sector, terraced houses and flats in converted and mixed use buildings. Geographically the highest rates of Category 1 hazard failure are associated with the Moreland and Westgate areas. Rates of Category 1 hazard failure are particularly high in the Westgate area where 35.5% of private housing is defective.

Costs to address Category 1 hazards are estimated at £20.963M at an average of £6,762 per defective dwelling.

9.0 HOUSING DISREPAIR

REPAIR STANDARDS

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

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

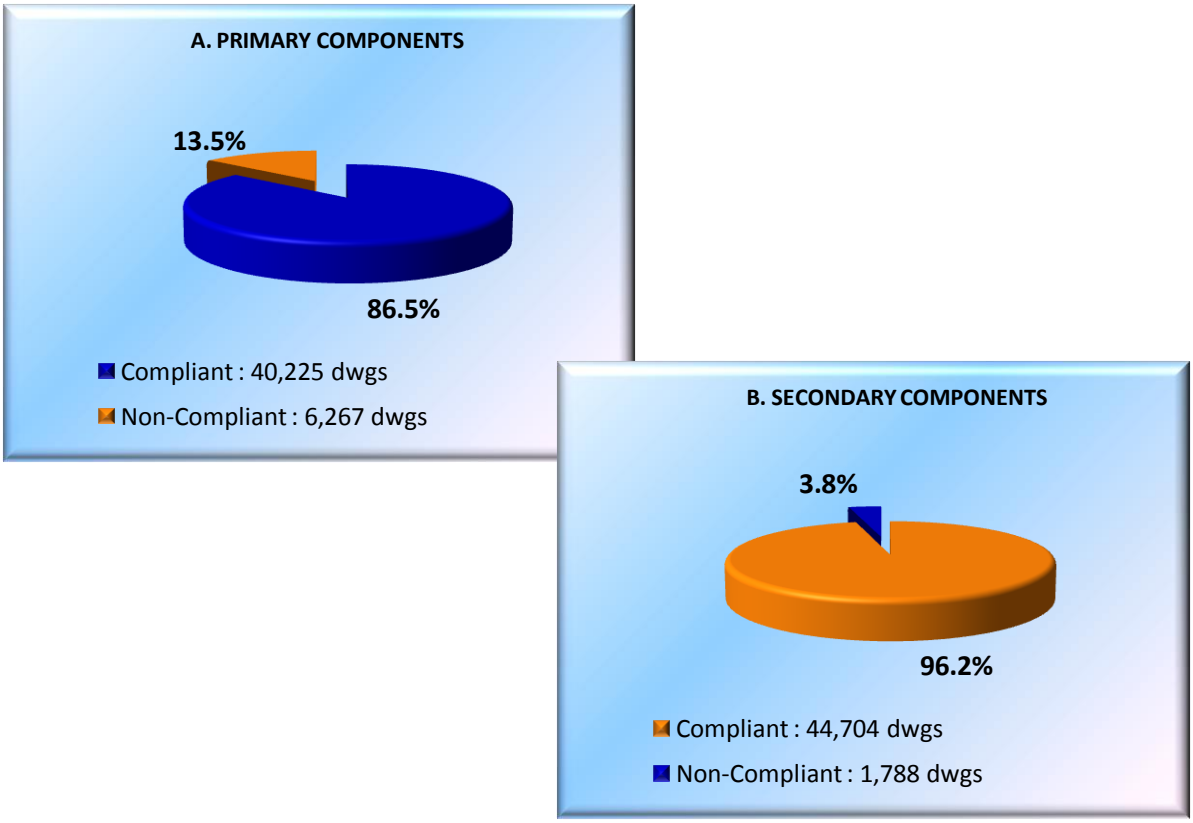
Key building components are those which are essential to the future integrity of the home and its continued occupancy. These include:

- ***External Walls.***
- ***Roof Structure and Covering.***
- ***Windows and Doors.***
- ***Chimneys.***
- ***Central Heating Boilers.***
- ***Gas Fires.***
- ***Storage Heaters.***
- ***Electrics.***

REPAIR PERFORMANCE

9.2 Overall, 7,034 dwellings (15.1%) fail the repair requirements of the Decent Homes Standard. Repair failures are recorded against both primary and secondary building elements. Rates of repair failure are above the national average.

FIGURE 27 : DECENT HOMES REPAIR PERFORMANCE



ELEMENTAL DEFECTS

9.3 Elemental repair defects for those dwellings requiring major repairs are illustrated in Table 24, with regard to external dwelling components and internal amenities/services. Externally the main areas of disrepair relate, to roofs, rainwear and pointing. Internal repairs are more substantial including in particular heating and electrics.

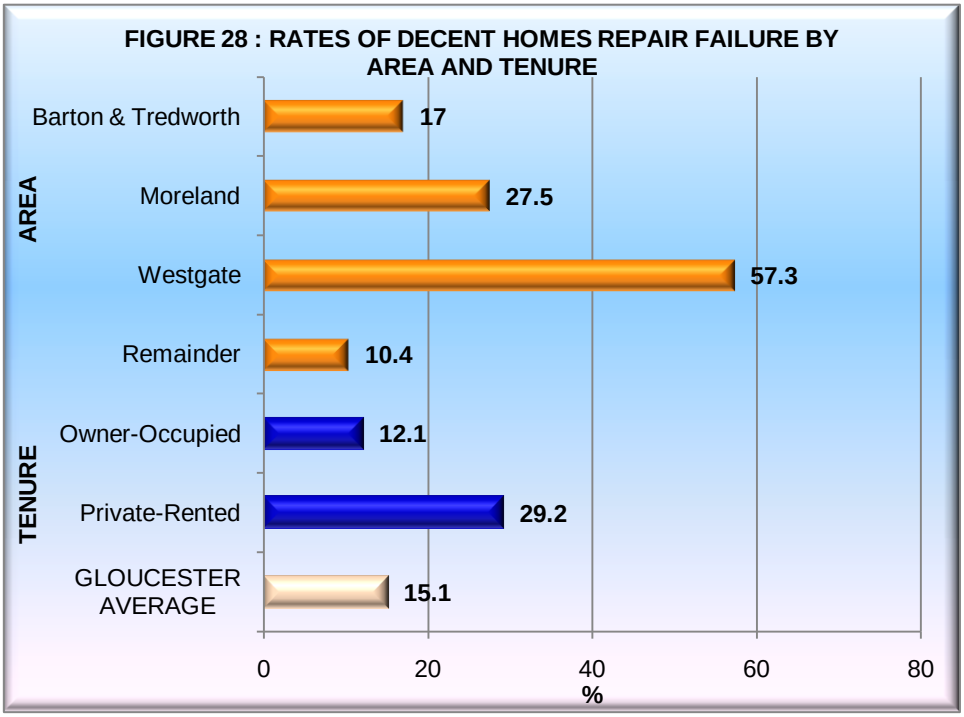
TABLE 24: DWELLINGS REQUIRING MAJOR REPAIRS - ELEMENTAL REPAIR PROFILE																
	no repair		localised repair 1-5%		minor repair 6-25%		medium repair 26 - 60%		major repair 61-80%		renew element 81-100%		n/a		DWELLINGS REQUIRING MAJOR REPAIRS	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Repairs To Roof Structure	5807	82.6	196	2.8	62	0.9	37	0.5	362	5.1	571	8.1	0	.0	7034	100.0
Repairs To Roof Cover	4760	67.7	1459	20.7	499	7.1	24	0.3	0	0.0	291	4.1	0	.0	7034	100.0
Repairs To Stacks	4418	62.8	1664	23.7	672	9.6	244	3.5	24	0.3	12	0.2	0	.0	7034	100.0
Repairs To Flashings	5816	82.7	805	11.4	74	1.1	36	0.5	0	0.0	303	4.3	0	.0	7034	100.0
Repairs To Rainwear	5406	76.9	1180	16.8	327	4.7	74	1.0	12	0.2	36	0.5	0	.0	7034	100.0
Repairs To External Wall Finishes	5573	79.2	355	5.1	729	10.4	110	1.6	0	0.0	267	3.8	0	.0	7034	100.0
Repairs To External Wall Pointing	5302	75.4	622	8.8	697	9.9	110	1.6	24	0.3	279	4.0	0	.0	7034	100.0
Repairs To Lintols	6779	96.4	147	2.1	85	1.2	24	0.3	0	0.0	0	0.0	0	.0	7034	100.0
Repairs To External Wall Structure	6116	87.0	515	7.3	378	5.4	13	0.2	0	0.0	12	0.2	0	.0	7034	100.0
Repairs To Windows	5411	76.9	414	5.9	576	8.2	451	6.4	49	0.7	134	1.9	0	.0	7034	100.0
Repairs To Access Doors	5015	71.3	1178	16.7	343	4.9	401	5.7	0	0.0	97	1.4	0	.0	7034	100.0
Repairs To Underground Drainage	6972	99.1	37	0.5	12	0.2	0	0.0	0	0.0	13	0.2	0	.0	7034	100.0
Repairs To Fences/Walls And Gates	3633	51.6	1856	26.4	928	13.2	509	7.2	48	0.7	61	0.9	0	.0	7034	100.0
Repairs To Paths And Paved Areas	4155	59.1	972	13.8	1289	18.3	532	7.6	60	0.9	25	0.4	0	.0	7034	100.0
Kitchen Fittings	2983	42.4	2071	29.4	1216	17.3	341	4.8	0	0.0	423	6.0	0	.0	7034	100.0
Bathroom Amenities	3999	56.9	2175	30.9	437	6.2	37	0.5	24	0.3	362	5.2	0	.0	7034	100.0
Internal Plumbing	6340	90.1	294	4.2	328	4.7	24	0.3	0	0.0	48	0.7	0	.0	7034	100.0
Electrics	3791	53.9	648	9.2	170	2.4	279	4.0	0	0.0	2147	30.5	0	.0	7034	100.0
Heating Boilers/ Appliances	5991	85.2	221	3.1	36	0.5	0	0.0	12	0.2	773	11.0	0	.0	7034	100.0
Heating Distribution	5298	75.3	158	2.2	48	0.7	25	0.4	0	0.0	107	1.5	1397	19.9	7034	100.0

9.4 Highest rates of disrepair are associated with the private-rented sector, pre-1919 housing and flats in converted and mixed-use buildings. Geographically, rates of disrepair are higher in the Westgate and Moreland Areas.

TABLE 25: DECENT HOMES REPAIR PERFORMANCE BY AREA AND HOUSING SECTOR						
	DECENT HOMES REPAIR					
	Compliant		Non Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner Occupied	32737	87.9	4506	12.1	37242	100.0
Private Rented	5843	70.8	2407	29.2	8250	100.0
Unrecorded	878	87.9	121	12.1	1000	100.0
All Dwellings	39458	84.9	7034	15.1	46492	100.0
DATE OF CONSTRUCTION						
Pre-1919	5523	72.5	2090	27.5	7613	100.0
1919-1944	4226	81.0	992	19.0	5218	100.0
1945-1964	4534	86.6	702	13.4	5236	100.0
1965-1974	5523	80.3	1358	19.7	6881	100.0
1975-1981	6564	98.9	74	1.1	6639	100.0
Post-1981	13089	87.8	1817	12.2	14906	100.0
All Dwellings	39458	84.9	7034	15.1	46492	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	8635	82.0	1897	18.0	10532	100.0
Semi-Detached House/Bungalow	14449	82.9	2982	17.1	17431	100.0
Detached House/Bungalow	10884	97.3	303	2.7	11186	100.0
Purpose Built Flat	4208	86.6	652	13.4	4860	100.0
Converted/Mixed Use Flat	1282	51.6	1200	48.4	2482	100.0
All Dwellings	39458	84.9	7034	15.1	46492	100.0
SURVEY AREA						
Barton & Tredworth	3578	83.0	731	17.0	4309	100.0
Moreland	2693	72.5	1020	27.5	3713	100.0
Westgate Target	1153	42.7	1546	57.3	2699	100.0
Remainder	32034	89.6	3737	10.4	35771	100.0
All Dwellings	**39458**	**84.9**	**7034**	**15.1**	**46492**	**100.0**

REPAIR COSTS

9.5 Costs to address repair defects within the Decent Homes Standard are estimated at £31.766M averaging £4,516 per defective dwelling.



STRATEGY GUIDELINES

7,034 dwellings (15.1%) fail the repair requirements of the Decent Homes Standard with rates of failure above the national average. Poor repair can threaten the structural integrity and wind/weatherproofing of a dwelling with ultimate implications for the health and safety of the occupants. Housing disrepair remains focussed on pre-war housing and the private rented sector and geographically within the Westgate and Moreland Areas.

Costs to address disrepair within the Decent Homes Standard are estimated at £31.766M net.

10.0 HOUSING AMENITIES AND FACILITIES

10.1 In addition to Category 1 hazards and disrepair the survey has examined aspects of the amenities and facilities offered by private sector housing in the City of Gloucester. Three areas have been examined including:

a) ***The amenity requirements of decent homes.***
b) ***Home security arrangements.***
c) ***Adaptation.***

DECENT HOMES FACILITIES

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

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

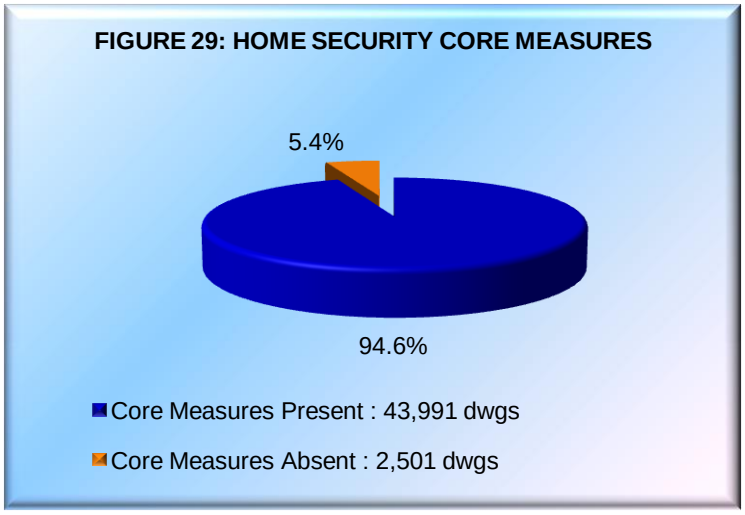
10.3 Kitchen and bathroom amenities exhibit a modern age profile. 37,504 dwellings or 80.7% offer kitchens under 20 years old; 41,596 dwellings or 89.5% offer bathrooms under 30 years old. Linked to this modern age profile additional amenity defects are recorded in under 1% of the housing stock:

- ***73 dwellings (0.2%) offer inadequate kitchen space/layout.***
- ***60 dwellings (0.1%) offer unsatisfactory WC location.***
- ***60 dwellings (0.1%) offer unsatisfactory Bathroom location.***

10.4 To fail the decent homes standard a dwelling must be deficient on three or more amenity requirements. This results in a limited pattern of failure within the standard. Only 73 dwellings or 0.2% fail the Decent Homes amenity criteria.

HOME SECURITY

10.5 Rising public awareness of and exposure to crime have placed an increasing emphasis on home security. Levels of core dwelling security (secure door and window locking) are good, with secure window and door locking present in 43,991 homes or 94.6% of total housing stock. However, 2,501 dwellings (5.4%) lack core security.



10.6 Variations in security provision across the City may be worthy of consideration by the Council in any home security initiatives. These include a greater absence of core measures in:

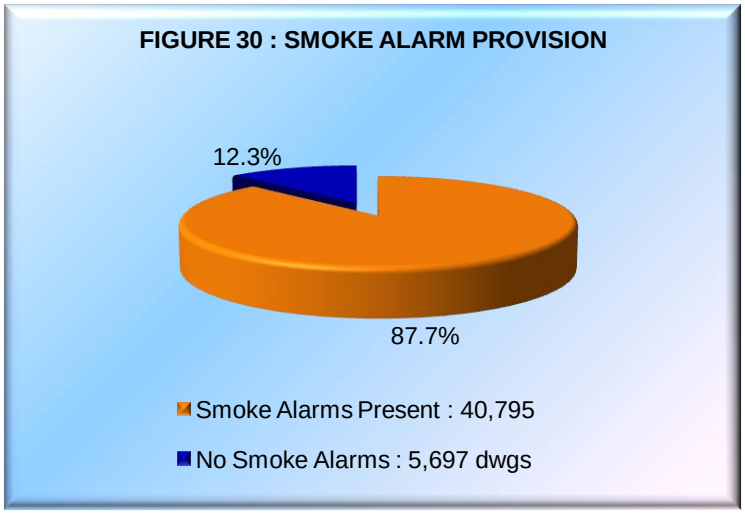
- ***Private-Rented Sector (16.7%).***
- ***Pre-1919 housing (15.9%).***
- ***Converted/Mixed-use Flats (35.0%).***
- ***Westgate Area (21.4%).***

TABLE 26: HOME SECURITY PROVISION BY AREA AND HOUSING SECTOR

	CORE SECURITY MEASURES					
	Core Measures Present		Core Measures Absent		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner Occupied	36122	97.0	1120	3.0	37242	100.0
Private Rented	6869	83.3	1381	16.7	8250	100.0
Unrecorded	1000	100.0	0	.0	1000	100.0
All Dwellings	43991	94.6	2501	5.4	46492	100.0
DATE OF CONSTRUCTION						
Pre-1919	6399	84.1	1214	15.9	7613	100.0
1919-1944	5181	99.3	36	.7	5218	100.0
1945-1964	5200	99.3	36	.7	5236	100.0

TABLE 26: HOME SECURITY PROVISION BY AREA AND HOUSING SECTOR						
	CORE SECURITY MEASURES					
	Core Measures Present		Core Measures Absent		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
1965-1974	6614	96.1	267	3.9	6881	100.0
1975-1981	6639	100.0	0	.0	6639	100.0
Post-1981	13958	93.6	948	6.4	14906	100.0
All Dwellings	43991	94.6	2501	5.4	46492	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	9753	92.6	779	7.4	10532	100.0
Semi-Detached House/Bungalow	17235	98.9	196	1.1	17431	100.0
Detached House/Bungalow	10907	97.5	280	2.5	11186	100.0
Purpose Built Flat	4482	92.2	378	7.8	4860	100.0
Converted/Mixed Use Flat	1614	65.0	868	35.0	2482	100.0
All Dwellings	43991	94.6	2501	5.4	46492	100.0
SURVEY AREA						
Barton & Tredworth	3956	91.8	353	8.2	4309	100.0
Moreland	3476	93.6	237	6.4	3713	100.0
Westgate Target	2122	78.6	577	21.4	2699	100.0
Remainder	34436	96.3	1335	3.7	35771	100.0
All Dwellings	**43991**	**94.6**	**2501**	**5.4**	**46492**	**100.0**

10.7 In addition to dwelling security, home safety was assessed with regard to smoke detection. 40,795 dwellings (87.7%) had smoke alarms present, the remaining 5,697 dwellings (12.3%) do not.

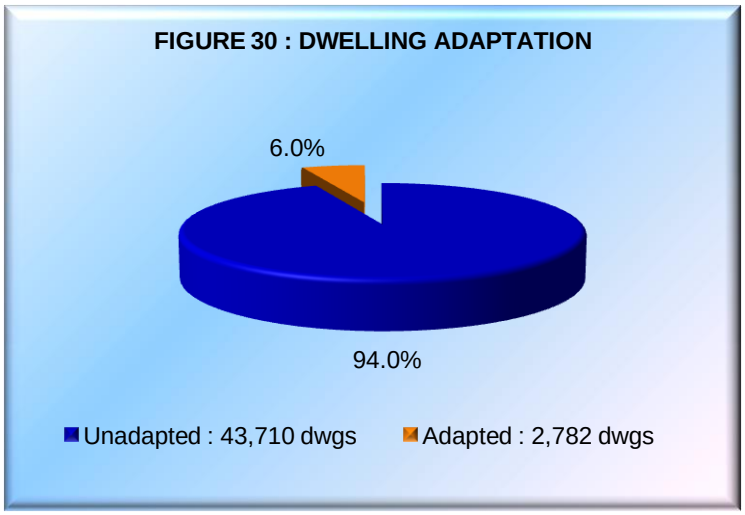


No significant variations in smoke alarm provision are apparent between tenures although lower rates of provision were recorded for pre-1919 housing and converted/mixed-use flats. Geographically the lowest rates of provision were recorded for the Westgate Area.

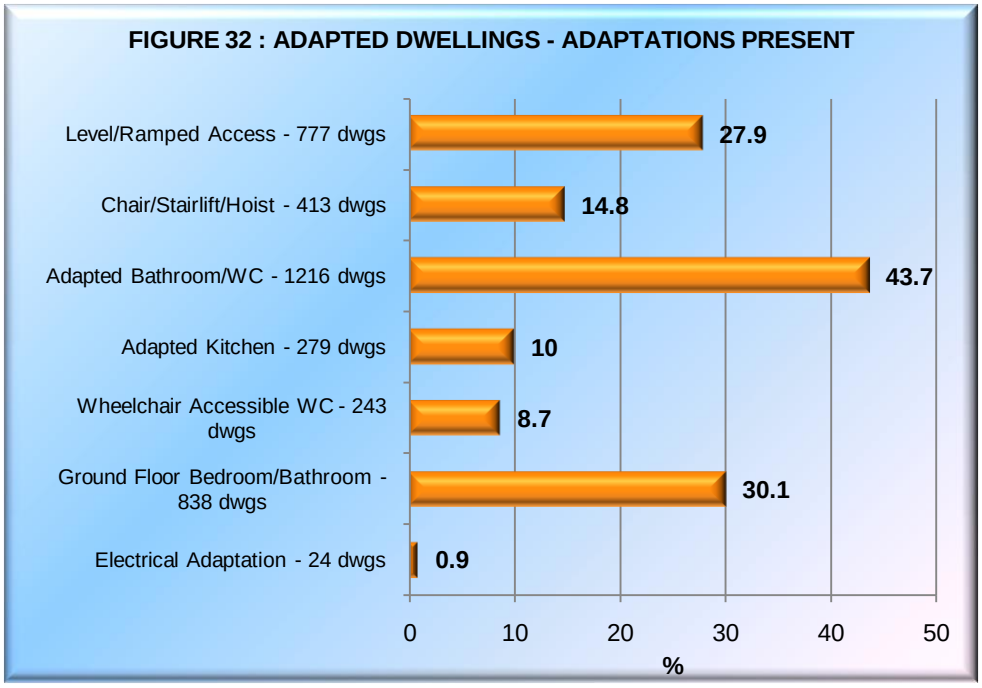
TABLE 27: SMOKE ALARM PROVISION BY AREA AND HOUSING SECTOR						
	SMOKE ALARMS					
	Yes		No		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner Occupied	33351	89.6	3891	10.4	37242	100.0
Private Rented	7431	90.1	818	9.9	8250	100.0
Unrecorded	12	1.2	988	98.8	1000	100.0
All Dwellings	40795	87.7	5697	12.3	46492	100.0
DATE OF CONSTRUCTION						
Pre-1919	5813	76.3	1801	23.7	7613	100.0
1919-1944	4259	81.6	958	18.4	5218	100.0
1945-1964	4908	93.7	328	6.3	5236	100.0
1965-1974	6068	88.2	813	11.8	6881	100.0
1975-1981	5486	82.6	1152	17.4	6639	100.0
Post-1981	14261	95.7	645	4.3	14906	100.0
All Dwellings	40795	87.7	5697	12.3	46492	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	9066	86.1	1467	13.9	10532	100.0
Semi-Detached House/Bungalow	15174	87.1	2257	12.9	17431	100.0
Detached House/Bungalow	10336	92.4	851	7.6	11186	100.0
Purpose Built Flat	4216	86.7	644	13.3	4860	100.0
Converted/Mixed Use Flat	2004	80.7	479	19.3	2482	100.0
All Dwellings	40795	87.7	5697	12.3	46492	100.0
SURVEY AREA						
Barton & Tredworth	3641	84.5	668	15.5	4309	100.0
Moreland	3203	86.3	510	13.7	3713	100.0
Westgate Target	2184	80.9	515	19.1	2699	100.0
Remainder	31767	88.8	4004	11.2	35771	100.0
All Dwellings	**40795**	**87.7**	**5697**	**12.3**	**46492**	**100.0**

DWELLING ADAPTATION

10.8 Levels of adaptation with the housing stock are low - 2,782 adapted dwellings (6.0%).



10.9 A range of adaptations are present in adapted dwellings with the most common relating to bathroom/WC amenity adaptation.



10.10 Relationships between dwelling adaptation and household illness/disability are examined in Chapter 17.

STRATEGY GUIDELINES

Amenity performance within the Decent Homes Standard is good against a modern amenity profile for private housing. Specific action on amenities is not recommended by the survey.

Home security deficiencies have been identified and are particularly associated with inadequate window locking. Highest levels of deficiency are recorded for the private-rented sector, for converted/mixed-use flats and for the Westgate Area. 5,697 dwellings (12.3%) lack smoke alarms with lowest levels of provision again associated with converted/mixed use flats and the Westgate Area. Levels of adaptation within the housing stock are low although these are discussed in more detail in Chapter 17 related to underlying needs within the population.

11.0 HOME ENERGY EFFICIENCY

ENERGY EFFICIENCY MEASUREMENT

11.1 Information on home energy efficiency was subjected to an energy efficiency audit at Enhanced Level '0' within the National Home Energy Rating (NHER) framework. Indicators from this system are not precise at individual dwelling level but can be used accurately for housing stock profiling. SAP ratings are subject to a potential variation around the true value of ± 5 SAP points.

11.2 Key indicators used from the energy efficiency audit include:

- ***SAP Rating (Standard Assessment Procedure).***
- ***Carbon Dioxide Emissions (CO_2).***
- ***Energy Costs.***
- ***Energy Efficiency Rating (EER).***

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

Carbon Dioxide (CO_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.

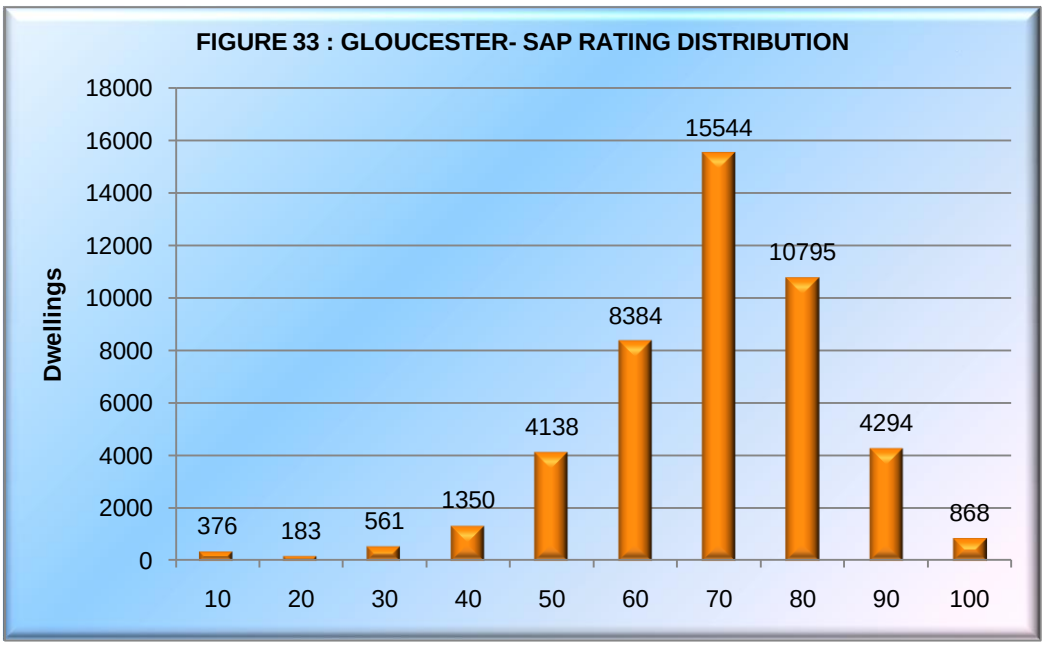
The Energy Efficiency Rating (EER) is presented in bands from A - G for an Energy Performance Certificate, where a Band A rating represents low energy costs (the most efficient band) and Band G rating represents high energy costs (the least efficient band). The break points in SAP used for the EER bands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

Band A : 92-100

Band B : 81-91
Band C : 69-80
Band D : 55-68
Band E : 39-54
Band F : 21-38
Band G : 1-20

GENERAL ENERGY RATINGS

11.3 The current SAP rating for private housing in the City of Gloucester is measured at 65, significantly above the national average of 51 for all private housing in England. Average CO_2 emissions total 4.42 tonnes per annum again significantly better than the national average of 6.0 tonnes for all housing in England. Average annual energy costs are estimated at £1,009 per annum giving a total household energy bill for the City of Gloucester of £46.920M per annum. National figures are the latest available and relate to 2009. The lower quartile SAP rating for private housing in the City of Gloucester is 56; 1,217 private dwellings (2.6%) have a SAP Rating of under 35.



ENERGY EFFICIENCY RATINGS (EER)

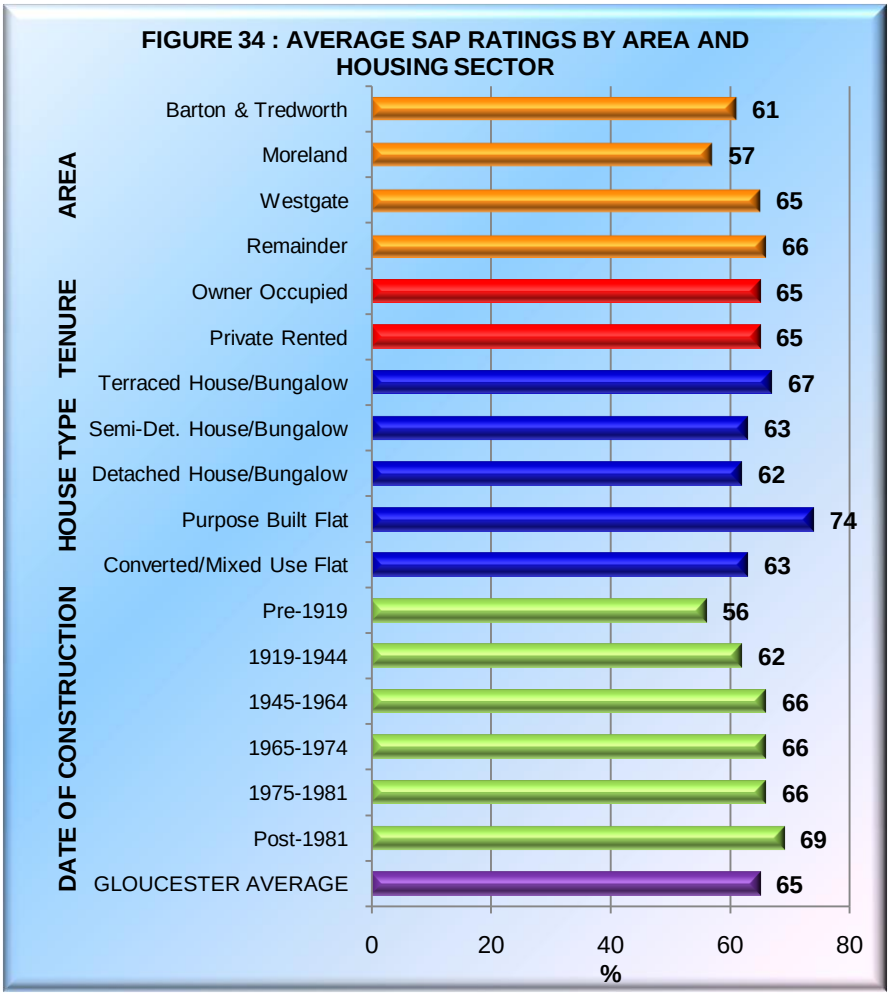
11.4 5,162 private dwellings (11.1%) in Gloucester fall within the highest EER bands (A and B) compared to under 1% of private housing nationally. Conversely the proportion of private dwellings in the lowest EER bands (F and G) is significantly below the national average.

3.3% of private dwellings in Gloucester (1,545) dwellings fall within bands F and G compared to 16.6% of private dwellings nationally.

TABLE 28 : ENERGY EFFICIENCY RATINGS (EER) - GLOUCESTER AND ENGLAND				
	GLOUCESTER (2011)			ENGLAND (2009)
	Dwgs	%		%
Band A (SAP 92-100)	819	1.8	11.1	0.4
Band B (SAP 81-91)	4343	9.3		
Band C (SAP 69-80)	15634	33.6		10.0
Band D (SAP 55-68)	14984	32.2		36.0
Band E (SAP 39-54)	9167	19.7		37.0
Band F (SAP 21-38)	987	2.1		12.7
Band G (SAP 1-20)	558	1.2		3.9

VARIATIONS IN ENERGY EFFICIENCY

11.5 Variations in energy efficiency are apparent both geographically and by housing sector. In this respect the lowest energy efficiency ratings are recorded for the Moreland area, for detached and semi-detached houses, for converted/mixed-use flats and for pre-1919 housing.

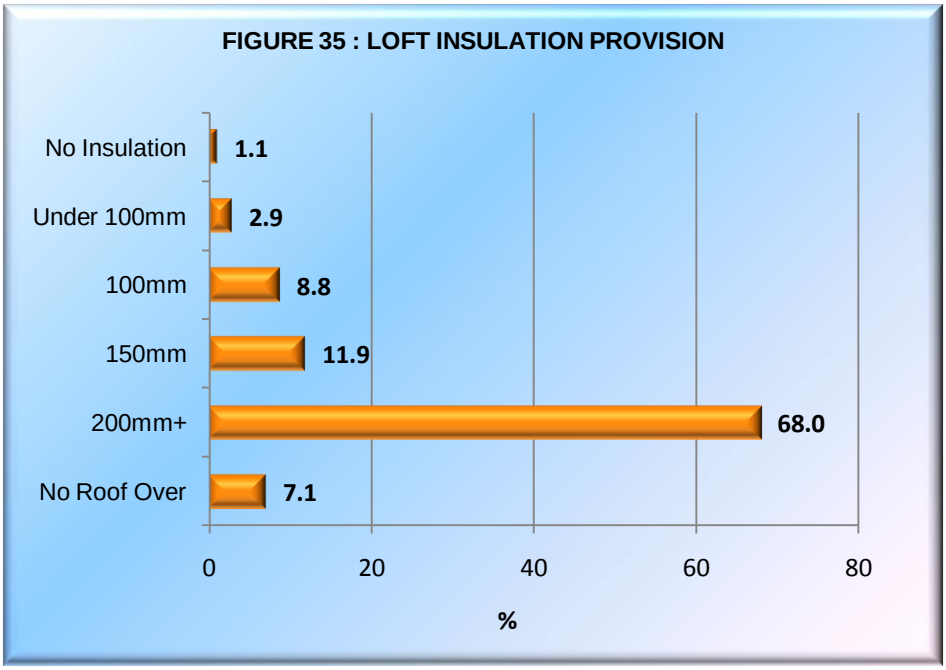


HOME ENERGY ATTRIBUTES

11.6 Home energy efficiency is influenced by both heating and insulation characteristics. Underlying the energy efficiency of private housing the following attributes apply:

- ***532 dwellings (1.1%) lack any form of appropriate loft insulation, an additional 1,361 dwellings (2.9%) contain loft insulation levels below 100mm. Evidence of enhanced insulation is however apparent. 4,113 dwellings (8.8%) offer loft insulation to 100mm, 5,548 dwellings (11.9%) to 150mm and 31,626 dwellings (68.0%) to 200mm or above. In 3,311 dwellings (7.1%) roof insulation is not appropriate due to other uses over. The loft insulation profile for Gloucester is better than the national average where 65.7% of homes are estimated to contain loft insulation to a minimum 100mm thickness. Locally, 88.8% of dwellings meet this target.***

FIGURE 35 : LOFT INSULATION PROVISION



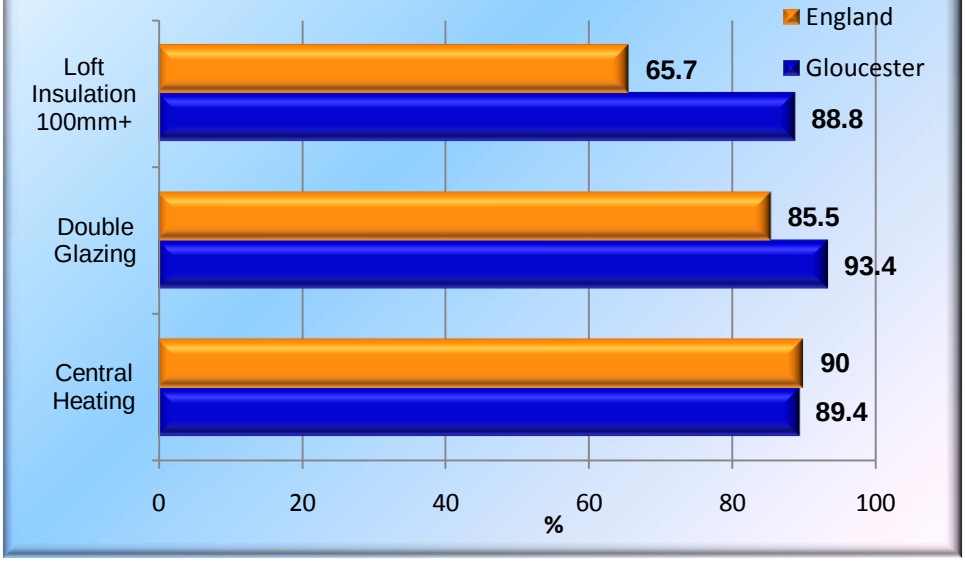
- ***Excluding dwellings of solid wall construction, 22,530 dwellings exhibit evidence of cavity wall insulation. This includes cavity insulation as built in more modern dwellings and insulation added since built. This represents 62.5% of dwellings with cavities and is above the national average for private housing of 32.3%.***

- ***43,397 dwellings (93.4%) are double or triple glazed, the remaining 3,095 dwellings (6.7%) offer single glazing. Levels of double glazing within the stock are above the***

national average of 85.5%. 37,328 dwellings (80.3%) offer effective draught proofing to windows and doors.

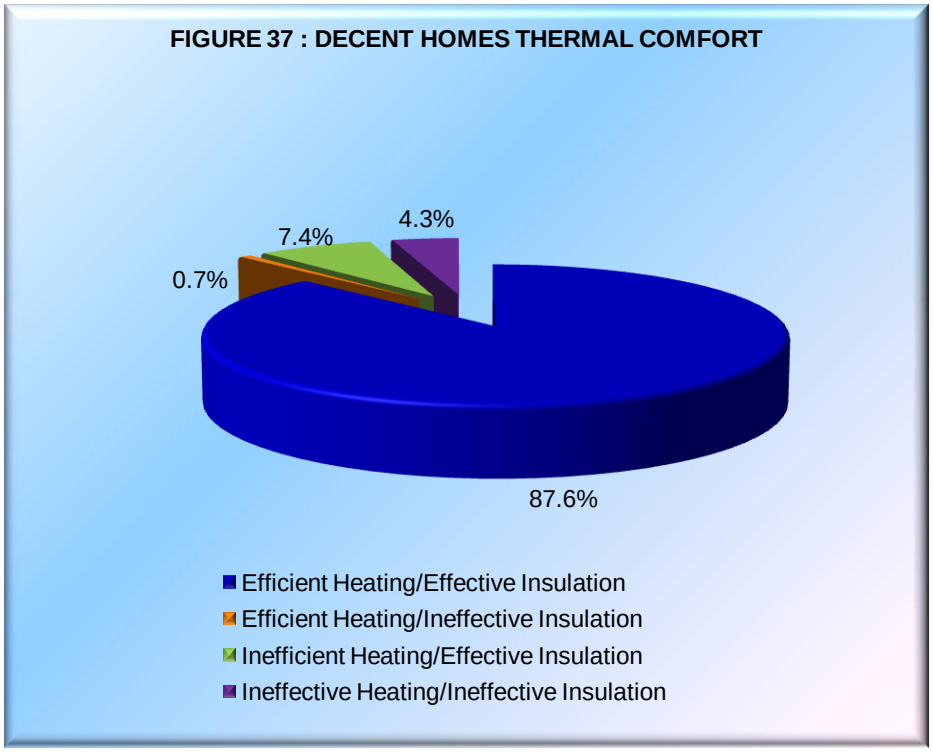
- ***41,543 dwellings (89.4%) offer full central heating, with an additional 1,060 dwellings (2.3%) offering partial heating systems. Levels of full central heating are in line with the national average which is currently estimated at 90%. Mains gas represents the primary heating fuel in 40,906 dwellings or 88.0%.***

FIGURE 36 : KEY ENERGY ATTRIBUTES



DECENT HOMES THERMAL COMFORT

11.7 To meet the requirements of the Decent Homes standard dwellings must offer efficient heating and effective insulation. Overall, 41,032 dwellings (88.3%) meet these requirements and comply with the standard; the remaining 5,786 dwellings (12.4%) are non compliant. Among dwellings failing to meet the standard heating defects are predominant. 3,448 dwellings (7.4%) have inefficient heating but effective insulation, 326 dwellings (0.7%) have efficient heating but ineffective insulation while 2,012 dwellings (4.3%) offer both inefficient and ineffective insulation.



11.8 Variations in Decent Homes thermal comfort performance reflect higher rates of non-compliance in the private-rented sector (23.9%), for purpose-built flats (26.7%) and converted/mixed use flats (27.2%) and for the Westgate Area (31.8%).

TABLE 29: DECENT HOMES THERMAL COMFORT PERFORMANCE BY AREA AND HOUSING SECTOR

	DECENT HOMES THERMAL COMFORT					
	Compliant		Non Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner Occupied	33428	89.8	3814	10.2	37242	100.0
Private Rented	6279	76.1	1971	23.9	8250	100.0
Unrecorded	1000	100.0	0	.0	1000	100.0
All Dwellings	40706	87.6	5786	12.4	46492	100.0
DATE OF CONSTRUCTION						
Pre-1919	6411	84.2	1202	15.8	7613	100.0
1919-1944	4843	92.8	374	7.2	5218	100.0
1945-1964	4885	93.3	351	6.7	5236	100.0
1965-1974	6045	87.8	836	12.2	6881	100.0
1975-1981	5521	83.2	1117	16.8	6639	100.0
Post-1981	13001	87.2	1905	12.8	14906	100.0
All Dwellings	40706	87.6	5786	12.4	46492	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	8889	84.4	1643	15.6	10532	100.0
Semi-Detached House/Bungalow	15806	90.7	1625	9.3	17431	100.0

TABLE 29: DECENT HOMES THERMAL COMFORT PERFORMANCE BY AREA AND HOUSING SECTOR	DECENT HOMES THERMAL COMFORT					
	Compliant		Non Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Detached House/Bungalow	10640	95.1	546	4.9	11186	100.0
Purpose Built Flat	3563	73.3	1297	26.7	4860	100.0
Converted/Mixed Use Flat	1808	72.8	675	27.2	2482	100.0
All Dwellings	40706	87.6	5786	12.4	46492	100.0
SURVEY AREA						
Barton & Tredworth	3641	84.5	668	15.5	4309	100.0
Moreland	3191	85.9	522	14.1	3713	100.0
Westgate Target	1840	68.2	859	31.8	2699	100.0
Remainder	32034	89.6	3737	10.4	35771	100.0
All Dwellings	**40706**	**87.6**	**5786**	**12.4**	**46492**	**100.0**

TABLE 30: DECENT HOMES HEATING AND INSULATION PERFORMANCE BY AREA AND HOUSING SECTOR	DECENT HOMES HEATING AND INSULATION									
	Efficient Heating/ Effective Insulation		Inefficient Heating/ Effective Insulation		Efficient Heating/ Ineffective Insulation		Inefficient Heating/Ineffective Insulation		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
TENURE										
Owner Occupied	33428	89.8	2515	6.8	326	.9	973	2.6	37242	100.0
Private Rented	6279	76.1	932	11.3	0	.0	1039	12.6	8250	100.0
Unrecorded	1000	100.0	0	.0	0	.0	0	.0	1000	100.0
All Dwellings	40706	87.6	3448	7.4	326	.7	2012	4.3	46492	100.0
DATE OF CONSTRUCTION										
Pre-1919	6411	84.2	492	6.5	12	.2	698	9.2	7613	100.0
1919-1944	4843	92.8	314	6.0	24	.5	36	.7	5218	100.0
1945-1964	4885	93.3	36	.7	0	.0	315	6.0	5236	100.0
1965-1974	6045	87.8	534	7.8	24	.3	279	4.1	6881	100.0
1975-1981	5521	83.2	1093	16.5	0	.0	24	.4	6639	100.0
Post-1981	13001	87.2	978	6.6	267	1.8	659	4.4	14906	100.0
All Dwellings	40706	87.6	3448	7.4	326	.7	2012	4.3	46492	100.0
MAIN HOUSE TYPE										
Terraced House/Bungalow	8889	84.4	657	6.2	24	.2	963	9.1	10532	100.0
Semi-Detached House/Bungalow	15806	90.7	947	5.4	291	1.7	387	2.2	17431	100.0
Detached House/Bungalow	10640	95.1	534	4.8	12	.1	0	.0	11186	100.0
Purpose Built Flat	3563	73.3	917	18.9	0	.0	379	7.8	4860	100.0
Converted/Mixed Use Flat	1808	72.8	393	15.8	0	.0	282	11.4	2482	100.0
All Dwellings	40706	87.6	3448	7.4	326	.7	2012	4.3	46492	100.0
SURVEY AREA										
Barton & Tredworth	3641	84.5	328	7.6	0	.0	340	7.9	4309	100.0
Moreland	3191	85.9	178	4.8	59	1.6	285	7.7	3713	100.0
Westgate Target	1840	68.2	540	20.0	0	.0	319	11.8	2699	100.0
Remainder	32034	89.6	2403	6.7	267	.7	1068	3.0	35771	100.0
All Dwellings	**40706**	**87.6**	**3448**	**7.4**	**326**	**.7**	**2012**	**4.3**	**46492**	**100.0**

11.9 Dwellings failing the thermal comfort requirements of the Decent Homes Standard exhibit significantly lower levels of loft and wall insulation and double glazing and exhibit a higher dependence on electricity as the primary heating fuel. Levels of central heating provision, at 14.5%, are also significantly below average. The average SAP rating for these properties is 47 compared to a whole stock average of 65.

TABLE 31: DECENT HOMES THERMAL COMFORT AND DWELLING ENERGY ATTRIBUTES

	DECENT HOMES THERMAL COMFORT					
	Compliant		Non Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
CENTRAL HEATING						
Yes - Full C.H.	40706	100.0	837	14.5	41543	89.4
Yes - Partial C.H.	0	.0	1060	18.3	1060	2.3
No - None	0	.0	3890	67.2	3890	8.4
All Dwellings	40706	100.0	5786	100.0	46492	100.0
ROOF INSULATION						
None	108	.3	424	7.3	532	1.1
25mm	12	.0	0	.0	12	.0
50mm	559	1.4	219	3.8	778	1.7
75mm	535	1.3	36	.6	571	1.2
100mm	3563	8.8	551	9.5	4113	8.8
150mm	5074	12.5	474	8.2	5548	11.9
200mm	20765	51.0	1437	24.8	22202	47.8
250mm	7652	18.8	1371	23.7	9023	19.4
Over 250mm	111	.3	291	5.0	401	.9
No Roof Over	2328	5.7	983	17.0	3311	7.1
Unob.	0	.0	0	.0	0	.0
All Dwellings	40706	100.0	5786	100.0	46492	100.0
ADDED WALL INSULATION						
None	22233	54.6	4051	70.0	26284	56.5
25mm	36	.1	0	.0	36	.1
50mm	18425	45.3	1735	30.0	20160	43.4
75mm	0	.0	0	.0	0	.0
100mm	12	.0	0	.0	12	.0
150mm Or More	0	.0	0	.0	0	.0
N/A	0	.0	0	.0	0	.0
Unob.	0	.0	0	.0	0	.0
All Dwellings	40706	100.0	5786	100.0	46492	100.0
PRIMARY HEATING FUEL						
Gas(Mains)	38798	95.3	2109	36.4	40906	88.0
Bulk LPG	0	.0	13	.2	13	.0
Bottled Gas	0	.0	12	.2	12	.0
Oil (35 Sec)	0	.0	0	.0	0	.0
Oil (28 Sec)	0	.0	0	.0	0	.0
Housecoal/Pearls	0	.0	13	.2	13	.0
Smokeless (Processed)	0	.0	24	.4	24	.1
Anthracite Nuts	0	.0	0	.0	0	.0
Anthracite Grains	0	.0	0	.0	0	.0
Wood	0	.0	0	.0	0	.0
Domestic On Peak Electricity	12	.0	1158	20.0	1170	2.5
Economy 7 On-Peak	0	.0	159	2.7	159	.3
Economy 7 Off Peak	1761	4.3	2300	39.8	4061	8.7
Preserved Tariff	0	.0	0	.0	0	.0
Special Tariff (Storage)	0	.0	0	.0	0	.0

TABLE 31: DECENT HOMES THERMAL COMFORT AND DWELLING ENERGY ATTRIBUTES						
	DECENT HOMES THERMAL COMFORT					
	Compliant		Non Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Special Tariff (Direct)	0	.0	0	.0	0	.0
Community Heating No CHP	98	.2	0	.0	98	.2
Community Heating With CHP	38	.1	0	.0	38	.1
All Dwellings	40706	100.0	5786	100.0	46492	100.0
PRIMARY HEATING TYPE						
Boiler System	38785	95.3	1410	24.4	40196	86.5
Warm Air System	12	.0	0	.0	12	.0
Room Heaters	0	.0	1989	34.4	1989	4.3
Storage Heaters	948	2.3	2387	41.2	3334	7.2
Other System	813	2.0	0	.0	813	1.7
Community Heating	148	.4	0	.0	148	.3
All Dwellings	40706	100.0	5786	100.0	46492	100.0
GLAZING TYPE						
Single	2241	5.5	854	14.8	3095	6.7
Double	38199	93.8	4931	85.2	43130	92.8
Triple	267	.7	0	.0	267	.6
All Dwellings	**40706**	**100.0**	**5786**	**100.0**	**46492**	**100.0**

11.10 Costs to address thermal comfort deficiencies within the Decent Homes Standard are estimated at £17.781M at an average of £3,073 per dwelling.

STRATEGY GUIDELINES

Energy efficiency levels in Gloucester are significantly better than the national average. Nevertheless, 5,786 dwellings or 12.9% fail to meet the thermal comfort requirements of the Decent Homes Standard. The sectors most greatly affected include:

- *Private-rented Sector.*
- *Purpose-built Flats.*
- *Converted/Mixed-use Flats.*

Geographically, key energy targets lie within the Westgate Area. Insulation standards are generally high across the City with the majority of defects related to inefficient heating. Dwellings failing Decent Homes thermal comfort exhibit low levels of central heating and a higher dependence on electricity as the primary heating fuel.

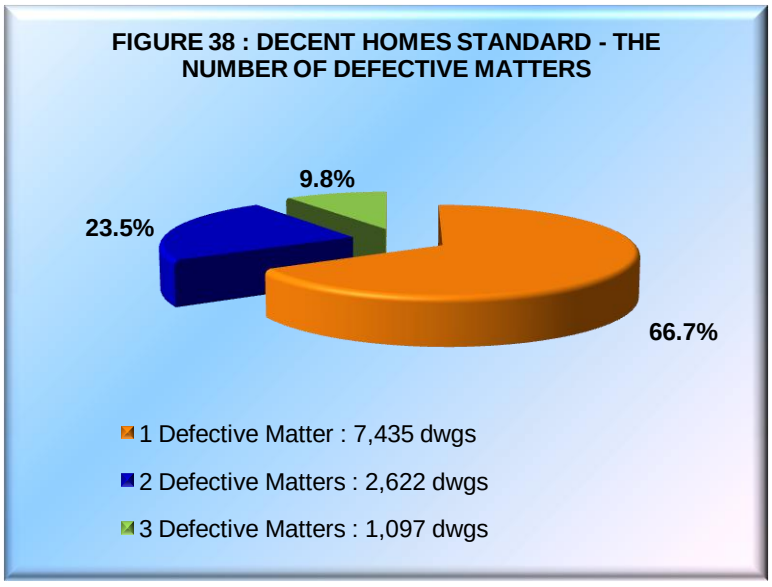
Costs to address thermal comfort deficiencies are estimated at £17.781M.

12.0 DECENT HOMES OVERALL PERFORMANCE

DECENT HOMES COMPLIANCE

12.1 Overall, 35,338 dwellings meet the requirements of the Decent Homes Standard and are Decent. These represent 76.0% of all private dwellings in Gloucester. 11,154 dwellings fail to meet the criteria of the Decent Homes Standard and are non Decent. This represents 24.0% of total private sector housing.

12.2 The majority of dwellings (7,435 dwellings - 66.7%) failing the Decent Homes Standard are deficient on one matter of the Standard, the remaining 3,719 dwellings or 33.3% are deficient on two or more matters.



DEFECT CLASSIFICATION

12.3 The pattern of category failure within the Standard is illustrated in Table 32. This stresses the individual influence of thermal comfort, and disrepair and confirms the minimal effect of amenities on non-decency. The most common combined defects are those associated with disrepair and thermal comfort, HHSRS, disrepair and thermal comfort and HHSRS and disrepair.

TABLE 32: NON DECENT DWELLINGS DEFECT CLASSIFICATION		
	DECENT HOMES DEFECT CLASSIFICATION	
	dwgs	%
HHSRS Only	921	8.3
Disrepair Only	3778	33.9
Amenities Only	0	.0
Energy Only	2736	24.5
HHSRS And Disrepair	645	5.8
HHSRS And Amenities	0	.0
HHSRS And Energy	438	3.9
Disrepair And Amenity	13	.1
Disrepair And Energy	1503	13.5
Amenity And Energy	24	.2
HHSRS, Disrepair And Amenity	12	.1
HHSRS , Disrepair And Energy	1061	9.5
HHSRS, Amenity And Energy	0	.0
Disrepair , Amenity And Energy	0	.0
HHSRS, Disrepair, Amenity And Energy	24	.2
No Defects	0	.0
ALL DWELLINGS NON DECENT	**11154**	**100.0**

PATTERNS OF DECENT HOMES FAILURES

12.4 Highest rates of non compliance are associated with the private-rented sector, with pre-1919 housing, with terraced houses and with flats both purpose built and in converted/mixed use buildings. Geographically highest rates of Decent Homes failure are associated with the Westgate and Moreland Areas.

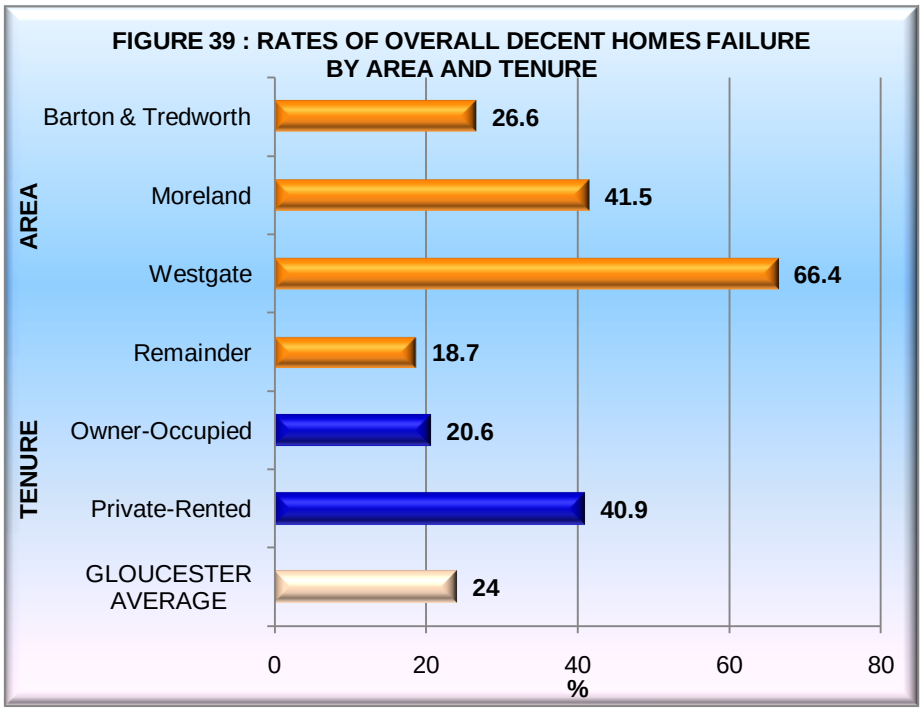


TABLE 33: DECENT HOMES OVERALL PERFORMANCE BY AREA AND HOUSING SECTOR						
	DECENT HOMES STANDARD (HHSRS)					
	Compliant		Non Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner Occupied	29582	79.4	7660	20.6	37242	100.0
Private Rented	4878	59.1	3372	40.9	8250	100.0
Unrecorded	878	87.9	121	12.1	1000	100.0
All Dwellings	35338	76.0	11154	24.0	46492	100.0
DATE OF CONSTRUCTION						
Pre-1919	4464	58.6	3149	41.4	7613	100.0
1919-1944	4129	79.1	1088	20.9	5218	100.0
1945-1964	4243	81.0	992	19.0	5236	100.0
1965-1974	5232	76.0	1649	24.0	6881	100.0
1975-1981	5472	82.4	1167	17.6	6639	100.0
Post-1981	11798	79.1	3108	20.9	14906	100.0
All Dwellings	35338	76.0	11154	24.0	46492	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	7092	67.3	3440	32.7	10532	100.0
Semi-Detached House/Bungalow	13517	77.5	3914	22.5	17431	100.0
Detached House/Bungalow	10338	92.4	848	7.6	11186	100.0
Purpose Built Flat	3258	67.0	1602	33.0	4860	100.0
Converted/Mixed Use Flat	1134	45.7	1348	54.3	2482	100.0
All Dwellings	35338	76.0	11154	24.0	46492	100.0
SURVEY AREA						
Barton & Tredworth	3162	73.4	1147	26.6	4309	100.0
Moreland	2171	58.5	1542	41.5	3713	100.0
Westgate Target	908	33.6	1791	66.4	2699	100.0
Remainder	29097	81.3	6674	18.7	35771	100.0
All Dwellings	**35338**	**76.0**	**11154**	**24.0**	**46492**	**100.0**

PROJECTED MOVEMENTS IN NON DECENCY 2012 - 2022

12.5 In planning intervention to achieve Decent Homes the Council will have to address not only existing non Decent Homes but those properties which while currently decent will deteriorate into non decency in the future. For the purpose of this survey forward projection of non Decency has been conducted over a 10 year period to 2022 and within the following framework focussing on dynamic attributes of the Decent Homes Standard:

a) HHSRS : Not all risks within the HHSRS will change or deteriorate over time e.g. asbestos if not current in the house will not be installed. The following risk categories have been selected as potentially dynamic:

- *Dampness/Mould (linked to repair deterioration).*
- *Excess cold (deterioration of heating systems).*

- *Electrical (linked to age and repair deterioration).*
- *Structural Failure (linked to repair deterioration).*

Dwellings currently experiencing Category 2 hazards in these areas have been assumed to deteriorate into non Decency by 2022.

b) REPAIR : The repair condition of dwellings can deteriorate over time potentially influencing performance against Decent Homes requirements. Surveyor assessments of building element life expectancies have been used to predict major element repair failure to 2020.

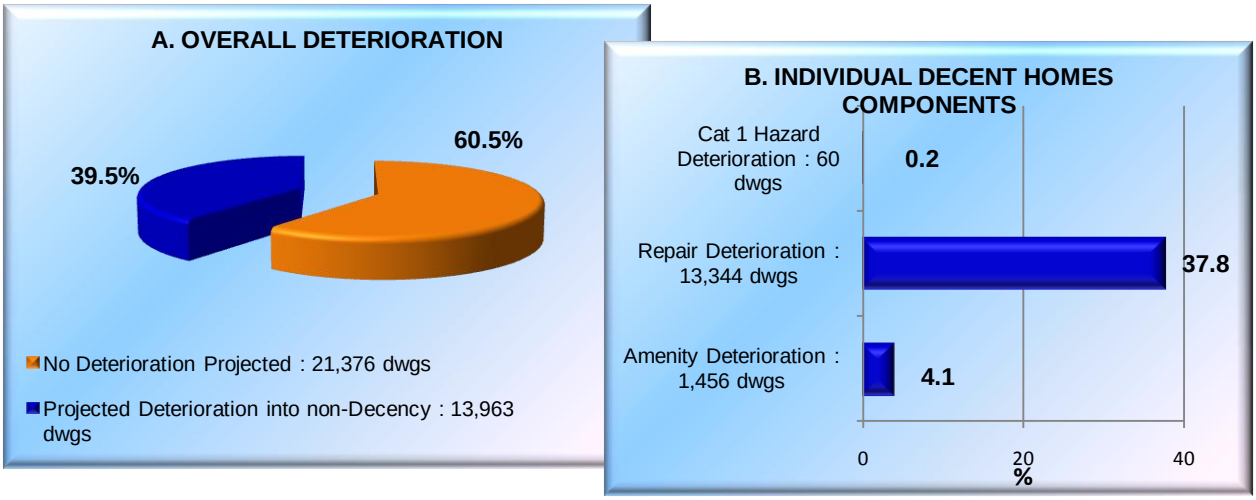
c) AMENITIES : While overall amenity standards within the Decent Homes Standard are good, a range of dwellings exhibit non-compliance on two amenity attributes representing a borderline pass on decency. These dwellings have been assumed to deteriorate into non-Decency by 2022.

d) THERMAL COMFORT : No deterioration in existing thermal comfort performance within the Decent Homes Standard is projected as both heating and insulation attributes remain fixed and operational over time. Heating system deterioration has however been factored into projections of excess cold within the HHSRS.

12.6 Using these assumptions, 13,963 private dwellings currently compliant with the Decent Homes Standard are projected to deteriorate into non-Decency by 2022. These dwellings represent 30.3% of total occupied private housing stock, and 39.5% of all dwellings currently decent. Rates of deterioration are strongly influenced by disrepair with 13,344 dwellings currently decent (37.8%) projected to require major element replacement by 2022 resulting in Decent Homes repair failure. Amenity deterioration in Decent homes is projected to affect 1,456 dwellings while emerging category 1 hazards will affect 60 dwellings.

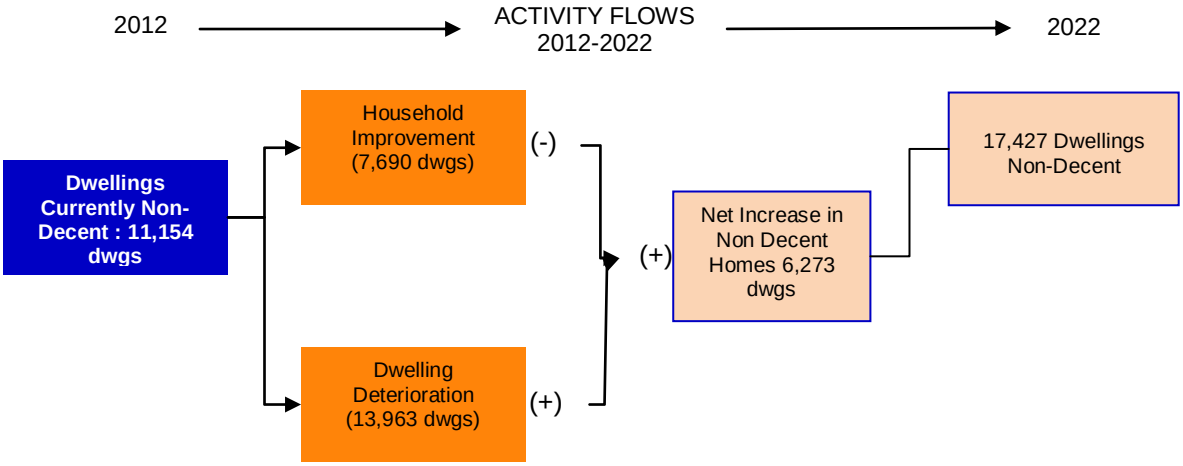
FIGURE 40 : DECENT HOMES DETERIORATION

Base = Decent Dwellings 2012



12.7 Information provided by households on likely future repairs indicates that 3,845 households living in non-Decent homes or those projected to deteriorate intend to carry out improvements/repairs to their dwellings within the next 5 years. Assuming that such improvements/repairs will remove dwellings from non-Decency and that estimates represent a five year average then 7,690 dwellings could be removed from or prevented from falling into non-Decency by household activity over the 10 year period to 2022. Balancing projected household activity against projected dwelling deterioration enables a more accurate estimate of likely levels of non-Decency in Gloucester by 2022. This assumes no direct activity or support from the Council and indicates 17,427 non-Decent dwellings or 37.5% of private housing stock non-Decent in 2022.

FIGURE 41 : DECENT HOMES FORECAST 2022



13.0 NON DECENT HOMES INVESTMENT NEEDS

13.1 Costs to address Decent Homes deficiencies are estimated at £70.692M at an average of £6,338 per non decent dwelling. Costs range from just over £3,000 per dwelling for thermal comfort deficiencies to over £29,000 per dwelling for combined defects across all categories.

TABLE 34 : COSTS TO MEET THE DECENT HOMES STANDARD

DECENT HOMES DEFECT	NON DECENT DWELLINGS	COSTS TO MAKE DECENT	
		TOTAL	AVERAGE
	dwgs	£M	£
Category 1 Hazard Only	921	5.801	6,298
Disrepair Only	3778	21.581	5,712
Thermal Comfort Only	2736	8.592	3,140
Category 1 Hazard and Disrepair	645	4.770	7,395
Category 1 Hazard and Thermal Comfort	438	4.454	10,168
Disrepair and Modern Amenities	13	0.125	9,657
Disrepair and Thermal Comfort	1503	14.055	9,351
Modern Amenities and Thermal Comfort	24	0.142	5,902
Category 1 Hazard, Disrepair and Modern Amenities	12	0.214	17,846
Category 1 Hazard, Disrepair and Thermal Comfort	1061	10.249	9,659
Category 1 Hazard, Disrepairs, Modern Amenities and Thermal Comfort	24	0.709	29,539
ALL DWELLINGS NON-DECENT	**11154**	**70.692**	**6,338**

14.0 DECENT PLACES : ENVIRONMENTAL CONDITIONS AND LIVEABILITY

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

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

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

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

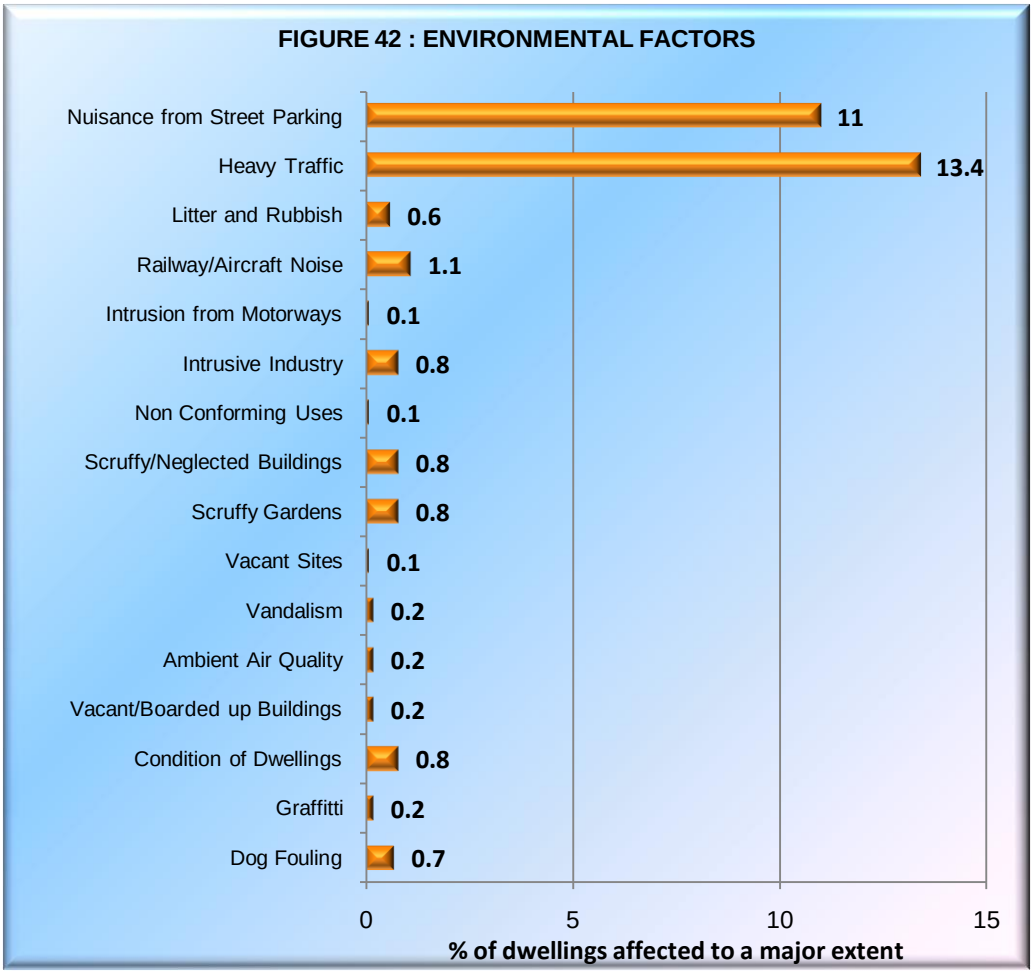
ENVIRONMENTAL ISSUES

14.2 Environmental issues are apparent but are generally of minor impact, with the exception of heavy traffic and nuisance from street parking. Nuisance from street parking was assessed as a major problem in 11.0% of all dwellings surveyed and heavy traffic in 13.4% of all dwellings. The remaining environmental factors impacted in a major way on under 2% of private housing stock.

TABLE 35: ENVIRONMENTAL INDICATORS

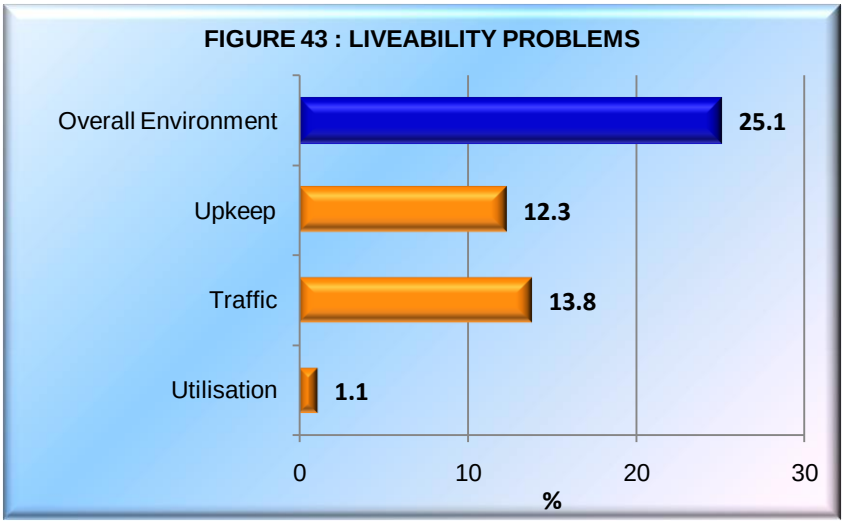
	Not A Problem At All		A Bit Of A Problem		A Big Problem		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Litter And Rubbish	41470	89.2	4740	10.2	282	.6	46492	100.0
Scruffy Gardens	41960	90.3	4141	8.9	391	.8	46492	100.0
Graffiti	45223	97.3	1181	2.5	88	.2	46492	100.0
Vandalism	44676	96.1	1704	3.7	112	.2	46492	100.0
Scruffy/Neglected Buildings	43306	93.1	2833	6.1	353	.8	46492	100.0
Dog Fouling	41808	89.9	4381	9.4	303	.7	46492	100.0
Condition Of Dwellings	43418	93.4	2698	5.8	377	.8	46492	100.0
Nuisance From Street Parking	32515	69.9	8848	19.0	5129	11.0	46492	100.0
Ambient Air Quality	46005	99.0	412	.9	75	.2	46492	100.0
Heavy Traffic	37869	81.5	2392	5.1	6230	13.4	46492	100.0

TABLE 35: ENVIRONMENTAL INDICATORS	Not A Problem At All		A Bit Of A Problem		A Big Problem		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Railway/Aircraft Noise	45556	98.0	446	1.0	489	1.1	46492	100.0
Intrusion From Motorways	45059	96.9	1408	3.0	25	.1	46492	100.0
Vacant Sites	45987	98.9	455	1.0	50	.1	46492	100.0
Intrusive Industry	45465	97.8	674	1.4	353	.8	46492	100.0
Non Conforming Uses	46162	99.3	282	.6	49	.1	46492	100.0
Vacant/Boarded Up Buildings	45461	97.8	919	2.0	112	.2	46492	100.0



LIVEABILITY

14.3 Overall, 11,685 dwellings (25.1%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 5,713 dwellings (12.3%), traffic problems affect 6,416 dwellings (13.8%) and utilisation issues affect 488 dwellings (1.1%).



THE DISTRIBUTION OF ENVIRONMENTAL PROBLEMS

14.4 Environmental problems are more noted in areas of older terraced housing and converted/mixed use flats. Conditions are also significantly worse in the survey target areas including Barton and Tredworth, Moreland and Westgate. A strong relationship would also appear to exist between environmental conditions and housing conditions. 4,153 non-Decent homes (37.2%) are located in areas affected by environmental problems. Only 21.3% of Decent Homes are similarly affected.

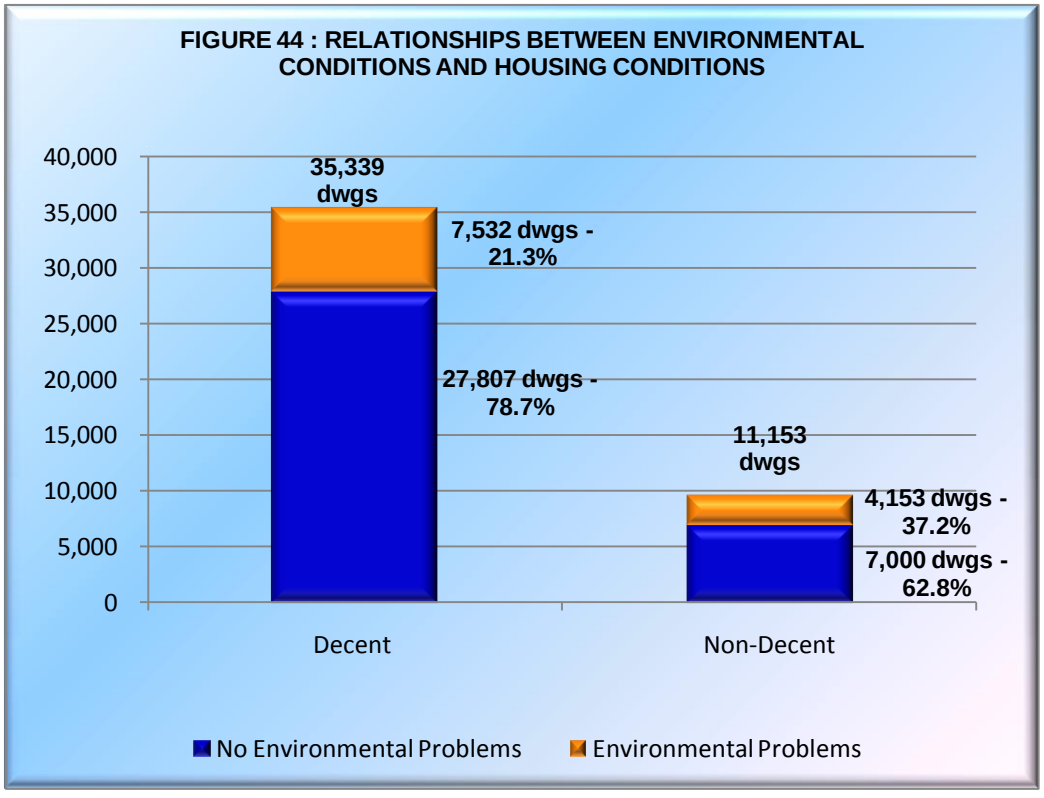


TABLE 36: ENVIRONMENTAL PROBLEMS BY AREA AND HOUSING SECTOR						
	OVERALL ENVIRONMENTAL GRADING					
	No Environmental Problems		Environmental Problems Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner Occupied	27975	75.1	9268	24.9	37242	100.0
Private Rented	5844	70.8	2405	29.2	8250	100.0
Unrecorded	988	98.8	12	1.2	1000	100.0
All Dwellings	34807	74.9	11685	25.1	46492	100.0
DATE OF CONSTRUCTION						
Pre-1919	4060	53.3	3554	46.7	7613	100.0
1919-1944	4133	79.2	1085	20.8	5218	100.0
1945-1964	3975	75.9	1260	24.1	5236	100.0
1965-1974	3604	52.4	3277	47.6	6881	100.0
1975-1981	5751	86.6	888	13.4	6639	100.0
Post-1981	13284	89.1	1622	10.9	14906	100.0
All Dwellings	34807	74.9	11685	25.1	46492	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	6480	61.5	4053	38.5	10532	100.0
Semi-Detached House/Bungalow	12327	70.7	5104	29.3	17431	100.0
Detached House/Bungalow	10252	91.6	934	8.4	11186	100.0
Purpose Built Flat	4270	87.9	590	12.1	4860	100.0
Converted/Mixed Use Flat	1478	59.6	1004	40.4	2482	100.0
All Dwellings	34807	74.9	11685	25.1	46492	100.0
SURVEY AREA						
Barton & Tredworth	2671	62.0	1638	38.0	4309	100.0
Moreland	1637	44.1	2076	55.9	3713	100.0
Westgate Target	1668	61.8	1031	38.2	2699	100.0
Remainder	28830	80.6	6941	19.4	35771	100.0
All Dwellings	**34807**	**74.9**	**11685**	**25.1**	**46492**	**100.0**

SECTION 4 :

HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES IN THE PRIVATE SECTOR

15.0 HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSING AND HOUSEHOLD CONDITIONS

15.1 Relationships between housing conditions and household circumstances are outlined in Tables 37 and 38. While no disproportionate bias exists between housing conditions and household circumstances poor housing conditions are associated with households in social or economic disadvantage:

- ***3,660 elderly households live in non-Decent dwellings representing 33.3% of all households in non-Decent dwellings. Elderly households also comprise 30.0% of all households living in dwellings with a Category 1 hazard.***

- ***3,494 economically vulnerable households live in non-Decent dwellings representing 31.8% of all households in non-Decent dwellings. These households also comprise 29.5% of all households living in dwellings with a Category 1 hazard. Low income households are also over-represented in poor condition dwellings.***

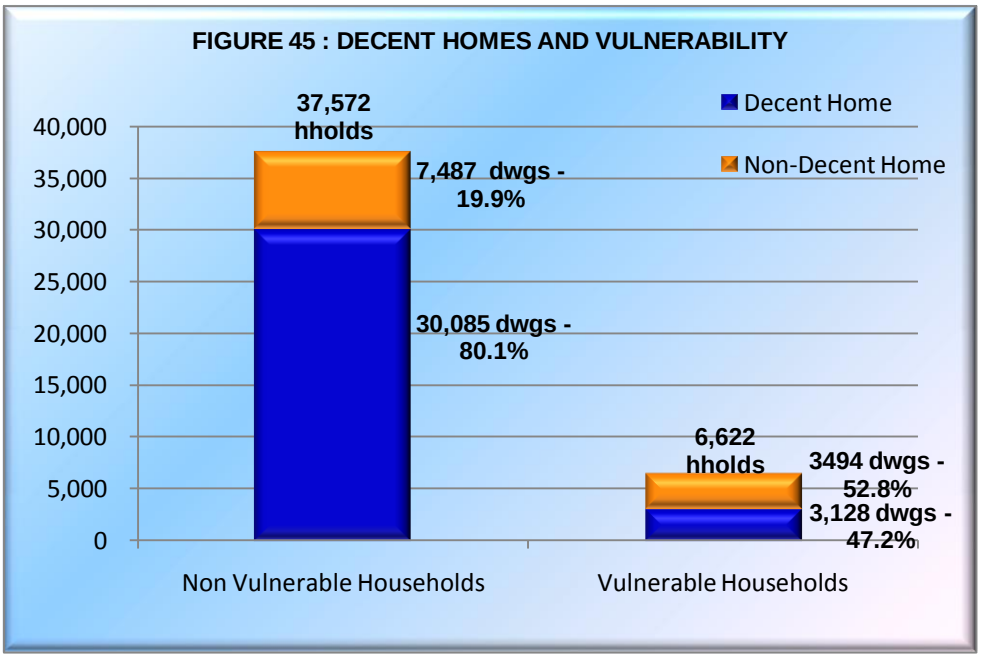
TABLE 37 : DECENT HOMES AND HOUSEHOLD CIRCUMSTANCES						
	DECENT HOMES STANDARD (HHSRS)					
	Compliant		Non Compliant		All Dwellings	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	1369	4.1	776	7.1	2145	4.9
25 - 34 Years	2622	7.9	1538	14.0	4160	9.4
35 - 44 Years	7202	21.7	993	9.0	8195	18.5
45 - 54 Years	6012	18.1	2013	18.3	8025	18.2
55 - 64 Years	6087	18.3	1835	16.7	7923	17.9
65 Years And Over	9908	29.8	3541	32.2	13449	30.4
Unrecorded	13	.0	285	2.6	298	.7
All Households	33213	100.0	10981	100.0	44194	100.0
ECONOMIC STATUS HOH						
Full-Time Work	18333	55.2	5120	46.6	23453	53.1
Part-Time Work	1893	5.7	287	2.6	2180	4.9
Unemployed-Available For Work	1007	3.0	373	3.4	1381	3.1
Permanently Sick/Disabled	371	1.1	566	5.2	937	2.1
Housewife	589	1.8	469	4.3	1058	2.4
Wholly Retired	10350	31.2	4085	37.2	14435	32.7
Student	669	2.0	81	.7	750	1.7
Unob.	0	.0	0	.0	0	.0
All Households	33213	100.0	10981	100.0	44194	100.0
ETHNICITY						
White	31667	95.3	10113	92.1	41780	94.5
Mixed	107	.3	83	.8	190	.4
Asian/Asian British	733	2.2	234	2.1	968	2.2
Black Or Black/British	693	2.1	523	4.8	1216	2.8
Chinese/Other	13	.0	27	.2	40	.1
Unrecorded	0	.0	0	.0	0	.0
All Households	33213	100.0	10981	100.0	44194	100.0
HOUSEHOLD TYPE						
Single Person Non Pensioner	4398	13.2	2268	20.7	6666	15.1
Single Parent Family	1885	5.7	564	5.1	2449	5.5
Two Person Adult Non Pensioner	6218	18.7	1432	13.0	7650	17.3
Small Family	7752	23.3	1817	16.5	9569	21.7
Large Family	1545	4.7	482	4.4	2027	4.6
Large Adult	185	.6	175	1.6	361	.8
Elderly	10931	32.9	3660	33.3	14591	33.0
Elderly With Family	298	.9	583	5.3	881	2.0
Unobtainable	0	.0	0	.0	0	.0
All Households	33213	100.0	10981	100.0	44194	100.0
LOW INCOME HOUSEHOLDS						
Not On Low Income	32754	98.6	10505	95.7	43259	97.9
Low Income Household	459	1.4	476	4.3	935	2.1
All Households	33213	100.0	10981	100.0	44194	100.0
ECONOMIC VULNERABILITY						
Not Economically Vulnerable	30085	90.6	7487	68.2	37572	85.0
Economically Vulnerable	3128	9.4	3494	31.8	6622	15.0
All Households	**33213**	**100.0**	**10981**	**100.0**	**44194**	**100.0**

TABLE 38 : CATEGORY 1 HAZARDS AND HOUSEHOLD CIRCUMSTANCES						
	HHSRS CATEGORY 1 RISK					
	No Category 1 Risks		Category 1 Risks Present		All Households	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	1787	4.4	357	11.0	2145	4.9
25 - 34 Years	3220	7.9	939	28.8	4160	9.4
35 - 44 Years	7844	19.2	351	10.8	8195	18.5
45 - 54 Years	7808	19.1	217	6.7	8025	18.2
55 - 64 Years	7478	18.3	445	13.7	7923	17.9
65 Years And Over	12500	30.5	949	29.1	13449	30.4
Unrecorded	298	.7	0	.0	298	.7
All Households	40936	100.0	3258	100.0	44194	100.0
ECONOMIC STATUS HOH						
Full-Time Work	21749	53.1	1705	52.3	23453	53.1
Part-Time Work	1987	4.9	193	5.9	2180	4.9
Unemployed-Available For Work	1213	3.0	168	5.2	1381	3.1
Permanently Sick/Disabled	829	2.0	108	3.3	937	2.1
Housewife	975	2.4	82	2.5	1058	2.4
Wholly Retired	13500	33.0	936	28.7	14435	32.7
Student	683	1.7	67	2.0	750	1.7
Unob.	0	.0	0	.0	0	.0
All Households	40936	100.0	3258	100.0	44194	100.0
ETHNICITY						
White	38821	94.8	2959	90.8	41780	94.5
Mixed	147	.4	43	1.3	190	.4
Asian/Asian British	889	2.2	78	2.4	968	2.2
Black Or Black/British	1053	2.6	163	5.0	1216	2.8
Chinese/Other	26	.1	14	.4	40	.1
Unrecorded	0	.0	0	.0	0	.0
All Households	40936	100.0	3258	100.0	44194	100.0
HOUSEHOLD TYPE						
Single Person Non Pensioner	5708	13.9	958	29.4	6666	15.1
Single Parent Family	2273	5.6	177	5.4	2449	5.5
Two Person Adult Non Pensioner	7376	18.0	273	8.4	7650	17.3
Small Family	8922	21.8	647	19.9	9569	21.7
Large Family	1934	4.7	93	2.9	2027	4.6
Large Adult	267	.7	94	2.9	361	.8
Elderly	13615	33.3	976	30.0	14591	33.0
Elderly With Family	842	2.1	40	1.2	881	2.0
Unobtainable	0	.0	0	.0	0	.0
All Households	40936	100.0	3258	100.0	44194	100.0
LOW INCOME HOUSEHOLDS						
Not On Low Income	40125	98.0	3135	96.2	43259	97.9
Low Income Household	812	2.0	123	3.8	935	2.1
All Households	40936	100.0	3258	100.0	44194	100.0
ECONOMIC VULNERABILITY						
Not Economically Vulnerable	35274	86.2	2298	70.5	37572	85.0
Economically Vulnerable	5662	13.8	960	29.5	6622	15.0
All Households	**40936**	**100.0**	**3258**	**100.0**	**44194**	**100.0**

DECENT HOMES AND VULNERABLE HOUSEHOLDS

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

15.3 The survey estimates 6,622 vulnerable households representing 15.0% of all private households. Currently 3,128 economically vulnerable households (47.2%) live in Decent Homes. This figure remains below previous PSA Target 7 requirements for 2011 and 2021.



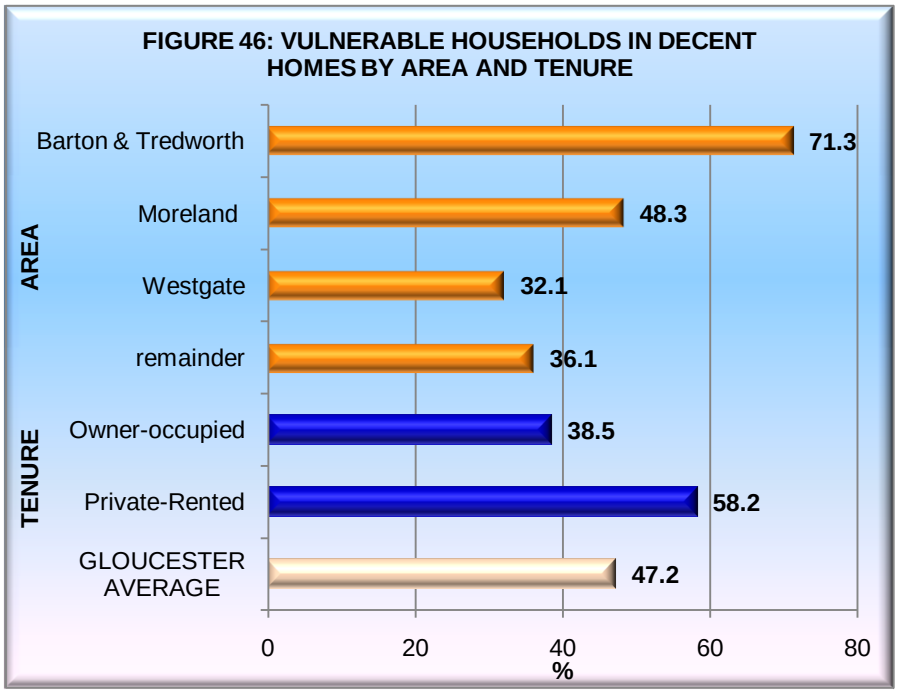
15.4 Variations in progress towards Decent Homes for vulnerable households exist both geographically and by housing sector. Key sectors remaining below the previous 2011 target threshold of 70% include:

- ***Owner-occupied sector where 38.5% of vulnerable households live in Decent Homes.***
- ***Post-war housing where 32.7% of vulnerable households live in Decent Homes.***
- ***Purpose built flats where 34.4% of vulnerable households live in Decent Homes.***
- ***Converted/mixed use flats where 45.5% of vulnerable households live in Decent Homes.***

At an area level, highest rates of non-Decency for vulnerable households are recorded in the Westgate and City Remainder areas.

TABLE 39: VULNERABLE HOUSEHOLDS - DECENT HOMES BY AREA AND HOUSING SECTOR

	DECENT HOMES STANDARD (HHSRS)					
	Compliant		Non Compliant		All Households	
	hholds	%	hholds	%	hholds	%
TENURE						
Owner Occupied	1419	38.5	2269	61.5	3688	100.0
Private Rented	1709	58.2	1225	41.8	2934	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	3128	47.2	3494	52.8	6622	100.0
DATE OF CONSTRUCTION						
Pre - 1919	1685	61.9	1038	38.1	2723	100.0
Inter-War	438	53.2	386	46.8	824	100.0
Post-War	1004	32.7	2070	67.3	3075	100.0
All Households	3128	47.2	3494	52.8	6622	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	1195	59.1	828	40.9	2022	100.0
Semi-Detached House/Bungalow	845	41.8	1178	58.2	2023	100.0
Detached House/Bungalow	311	53.4	272	46.6	583	100.0
Purpose Built Flat	402	34.4	769	65.6	1171	100.0
Converted/Mixed Use Flat	375	45.5	448	54.5	823	100.0
All Households	3128	47.2	3494	52.8	6622	100.0
SURVEY AREA						
Barton & Tredworth	1263	71.3	508	28.7	1771	100.0
Moreland	561	48.3	600	51.7	1160	100.0
Westgate Target	232	32.1	489	67.9	721	100.0
Remainder	1073	36.1	1897	63.9	2970	100.0
All Households	**3128**	**47.2**	**3494**	**52.8**	**6622**	**100.0**



15.5 Vulnerable households living in non-Decent homes are affected by three key failure areas within the Decent Homes Standard:

- ***Energy Efficiency Only : 1,257 households (36.0%).***
- ***Disrepair alone : 660 households (18.9%).***
- ***Disrepair and Energy Efficiency : 591 households (16.9%).***

Costs to achieve decency for these households are estimated at £22.004M averaging £6,297 per vulnerable household.

TABLE 40: ECONOMICALLY VULNERABLE HOUSEHOLDS IN NON DECENT HOMES - DECENT HOMES DEFECT PROFILE

	DECENT HOMES DEFECT CLASSIFICATION	
	hholds	%
HHSRS Only	267	7.6
Disrepair Only	660	18.9
Amenities Only	0	.0
Energy Only	1257	36.0
HHSRS And Disrepair	366	10.5
HHSRS And Amenities	0	.0
HHSRS And Energy	52	1.5
Disrepair And Amenity	13	.4
Disrepair And Energy	591	16.9
Amenity And Energy	13	.4
HHSRS, Disrepair And Amenity	13	.4
HHSRS , Disrepair And Energy	248	7.1
HHSRS , Amenity And Energy	0	.0
Disrepair , Amenity And Energy	0	.0
HHSRS, Disrepair, Amenity And Energy	14	.4
No Defects	0	.0
ALL VULNERABLE HOUSEHOLDS IN NON DECENT HOMES	**3494**	**100.0**

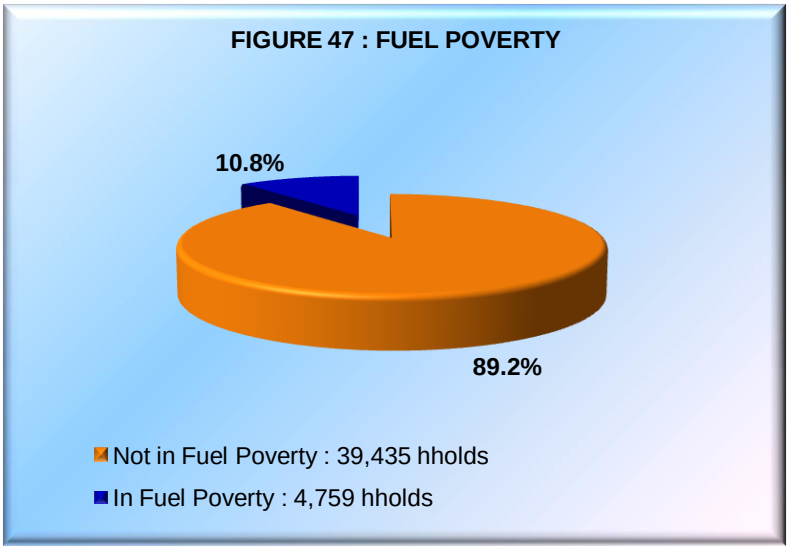
STRATEGY GUIDELINES

Private sector housing falls below previous PSA Target 7 2011 guidelines for vulnerable households in Decent Homes and sectoral variations remain. These include below average performance for pre-war housing, the owner-occupied sector, converted flats and the Westgate and City Remainder areas. Costs to achieve decency for vulnerable households are estimated at £22.004M. In addition to economically vulnerable households the elderly exhibit a strong association with poor housing conditions.

16.0 FUEL POVERTY

FUEL POVERTY LEVELS

16.1 Linking information on annual fuel costs from the energy survey to household income provides an indicative pattern of fuel poverty among private sector households. Fuel poverty is usually defined by an annual expenditure on fuel in excess of 10% of annual household income. By this definition, 4,759 households or 10.8% are in fuel poverty.



VARIATIONS IN FUEL POVERTY

16.2 Variations in fuel poverty show a bias towards households in the private-rented sector, in pre-war housing, in semi-detached housing and in converted/mixed-use flats. Geographically, highest rates of fuel poverty are recorded for the Barton and Tredworth and Moreland Areas. Rates of fuel poverty are also above average in the Westgate Area.

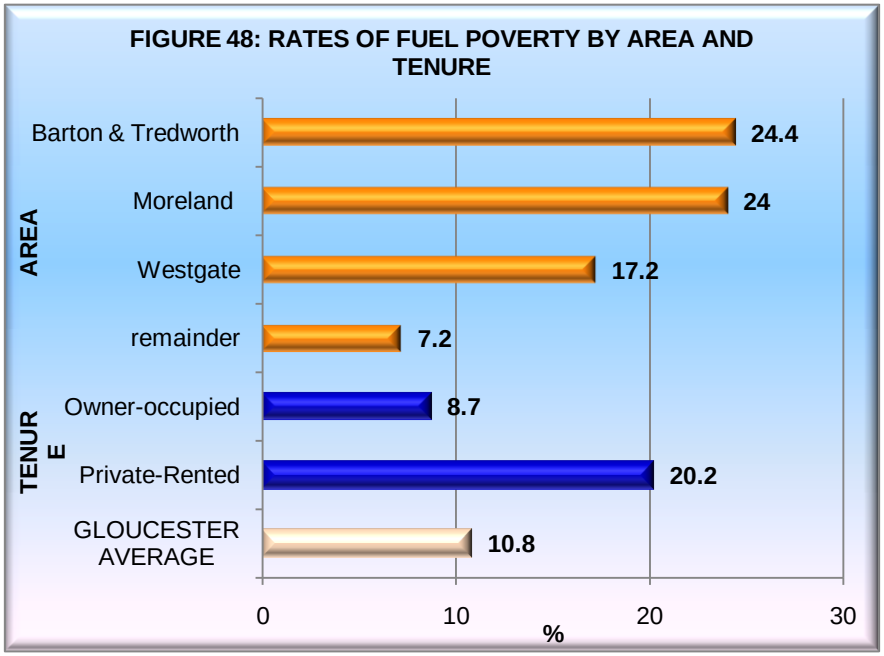


TABLE 41 : FUEL POVERTY BY AREA AND HOUSING SECTOR						
	Fuel Poverty - Full Income Model					
	Not In Fuel Poverty		In Fuel Poverty		All Households	
	hholds	%	hholds	%	hholds	%
TENURE						
Owner Occupied	33104	91.3	3152	8.7	36256	100.0
Private Rented	6332	79.8	1606	20.2	7938	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	39435	89.2	4759	10.8	44194	100.0
DATE OF CONSTRUCTION						
Pre-1919	5165	74.0	1818	26.0	6984	100.0
1919-1944	3676	78.4	1016	21.6	4691	100.0
1945-1964	4778	89.1	584	10.9	5362	100.0
1965-1974	6130	91.5	570	8.5	6700	100.0
1975-1981	6382	99.6	27	.4	6409	100.0
Post-1981	13304	94.7	744	5.3	14049	100.0
All Households	39435	89.2	4759	10.8	44194	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	9319	90.6	962	9.4	10281	100.0
Semi-Detached House/Bungalow	14614	85.4	2489	14.6	17103	100.0
Detached House/Bungalow	9448	91.7	854	8.3	10302	100.0
Purpose Built Flat	4197	96.6	146	3.4	4343	100.0
Converted/Mixed Use Flat	1858	85.8	307	14.2	2165	100.0
All Households	39435	89.2	4759	10.8	44194	100.0
SURVEY AREA						
Barton & Tredworth	3110	75.6	1002	24.4	4112	100.0
Moreland	2860	76.0	904	24.0	3764	100.0
Westgate Target	1999	82.8	417	17.2	2416	100.0
Remainder	31466	92.8	2436	7.2	33902	100.0
All Households	**39435**	**89.2**	**4759**	**10.8**	**44194**	**100.0**

16.3 Excluding obvious relationships between household economic circumstances and the risk of fuel poverty households most affected include single parent, young single person and elderly households.

TABLE 42 : FUEL POVERTY BY HOUSEHOLD CHARACTERISTICS						
	Fuel Poverty - Full Income Model					
	Not In Fuel Poverty		In Fuel Poverty		All Households	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	1861	86.8	284	13.2	2145	100.0
25 - 34 Years	3805	91.5	355	8.5	4160	100.0
35 - 44 Years	7302	89.1	893	10.9	8195	100.0
45 - 54 Years	7295	90.9	730	9.1	8025	100.0
55 - 64 Years	7698	97.2	225	2.8	7923	100.0
65 Years And Over	11203	83.3	2246	16.7	13449	100.0
Unrecorded	272	91.3	26	8.7	298	100.0
All Households	39435	89.2	4759	10.8	44194	100.0
ECONOMIC STATUS HOH						
Full-Time Work	22848	97.4	605	2.6	23453	100.0
Part-Time Work	1705	78.2	475	21.8	2180	100.0
Unemployed-Available For Work	772	55.9	609	44.1	1381	100.0
Permanently Sick/Disabled	818	87.3	119	12.7	937	100.0
Housewife	525	49.6	533	50.4	1058	100.0
Wholly Retired	12110	83.9	2325	16.1	14435	100.0
Student	657	87.7	93	12.3	750	100.0
Unob.	0	.0	0	.0	0	.0
All Households	39435	89.2	4759	10.8	44194	100.0
ETHNICITY						
White	37870	90.6	3911	9.4	41780	100.0
Mixed	123	64.5	67	35.5	190	100.0
Asian/Asian British	758	78.3	210	21.7	968	100.0
Black Or Black/British	659	54.2	557	45.8	1216	100.0
Chinese/Other	26	64.7	14	35.3	40	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	39435	89.2	4759	10.8	44194	100.0
HOUSEHOLD TYPE						
Single Person Non Pensioner	5903	88.6	763	11.4	6666	100.0
Single Parent Family	1244	50.8	1206	49.2	2449	100.0
Two Person Adult Non Pensioner	7583	99.1	66	.9	7650	100.0
Small Family	9382	98.0	187	2.0	9569	100.0
Large Family	1909	94.2	118	5.8	2027	100.0
Large Adult	307	85.1	54	14.9	361	100.0
Elderly	12782	87.6	1809	12.4	14591	100.0
Elderly With Family	325	36.9	557	63.1	881	100.0
Unobtainable	0	.0	0	.0	0	.0
All Households	39435	89.2	4759	10.8	44194	100.0
LOW INCOME HOUSEHOLDS						
Not On Low Income	39315	90.9	3944	9.1	43259	100.0
Low Income Household	120	12.9	815	87.1	935	100.0
All Households	39435	89.2	4759	10.8	44194	100.0
ECONOMIC VULNERABILITY						
Not Economically Vulnerable	34977	93.1	2594	6.9	37572	100.0
Economically Vulnerable	4458	67.3	2164	32.7	6622	100.0
All Households	**39435**	**89.2**	**4759**	**10.8**	**44194**	**100.0**

UNDERLYING REASONS FOR FUEL POVERTY

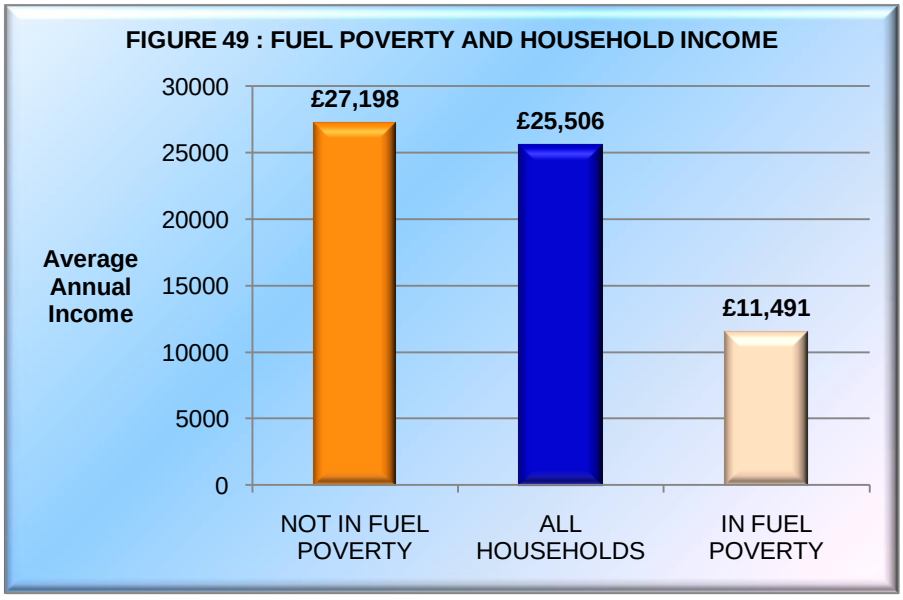
16.4 In explaining variations in fuel poverty cognisance needs to be given to both energy efficiency and household income factors. In terms of energy efficiency dwellings occupied by households in fuel poverty have an average SAP Rating of 53, compared to a private sector average of 65, and an average of 67 for households not in fuel poverty. The energy characteristics of dwellings occupied by households in fuel poverty are illustrated in Table 43 indicating lower levels of access to central heating and a higher dependency on electricity as the primary heating fuel.

TABLE 43 : FUEL POVERTY AND HOUSEHOLD ENERGY ATTRIBUTES

	Fuel Poverty - Full Income Model					
	Not In Fuel Poverty		In Fuel Poverty		All Households	
	hholds	%	hholds	%	hholds	%
CENTRAL HEATING						
Yes - Full C.H.	35560	90.2	3871	81.3	39432	89.2
Yes - Partial C.H.	746	1.9	67	1.4	813	1.8
No - None	3129	7.9	820	17.2	3949	8.9
All Households	39435	100.0	4759	100.0	44194	100.0
ROOF INSULATION						
None	468	1.2	93	2.0	562	1.3
25mm	0	.0	0	.0	0	.0
50mm	365	.9	294	6.2	659	1.5
75mm	209	.5	321	6.7	530	1.2
100mm	3307	8.4	429	9.0	3736	8.5
150mm	4414	11.2	834	17.5	5248	11.9
200mm	19307	49.0	2158	45.3	21465	48.6
250mm	8263	21.0	386	8.1	8648	19.6
Over 250mm	399	1.0	13	.3	412	.9
No Roof Over	2702	6.9	232	4.9	2934	6.6
Unob.	0	.0	0	.0	0	.0
All Households	39435	100.0	4759	100.0	44194	100.0
PRIMARY HEATING FUEL						
Gas(Mains)	35278	89.5	3740	78.6	39018	88.3
Bulklpg	0	.0	13	.3	13	.0
Bottled Gas	0	.0	14	.3	14	.0
Oil (35 Sec)	0	.0	0	.0	0	.0
Oil (28 Sec)	0	.0	0	.0	0	.0
Housecoal/Pearls	0	.0	13	.3	13	.0
Smokeless (Processed)	14	.0	13	.3	27	.1
Anthracite Nuts	0	.0	0	.0	0	.0
Anthracite Grains	0	.0	0	.0	0	.0
Wood	0	.0	0	.0	0	.0
Domestic On Peak Electricity	985	2.5	250	5.2	1234	2.8
Economy 7 On-Peak	69	.2	39	.8	108	.2
Economy 7 Off Peak	2944	7.5	677	14.2	3621	8.2

TABLE 43 : FUEL POVERTY AND HOUSEHOLD ENERGY ATTRIBUTES						
	Fuel Poverty - Full Income Model					
	Not In Fuel Poverty		In Fuel Poverty		All Households	
	hholds	%	hholds	%	hholds	%
Preserved Tariff	0	.0	0	.0	0	.0
Special Tariff (Storage)	0	.0	0	.0	0	.0
Special Tariff (Direct(	0	.0	0	.0	0	.0
Community Heating No CHP	107	.3	0	.0	107	.2
Community Heating With CHP	39	.1	0	.0	39	.1
All Households	39435	100.0	4759	100.0	44194	100.0
PRIMARY HEATING TYPE						
Boiler System	34757	88.1	3518	73.9	38274	86.6
Warm Air System	13	.0	0	.0	13	.0
Room Heaters	1537	3.9	499	10.5	2036	4.6
Storage Heaters	2142	5.4	742	15.6	2884	6.5
Other System	828	2.1	0	.0	828	1.9
Community Heating	158	.4	0	.0	158	.4
All Households	39435	100.0	4759	100.0	44194	100.0
GLAZING TYPE						
Single	2556	6.5	351	7.4	2907	6.6
Double	36880	93.5	4408	92.6	41287	93.4
Triple	0	.0	0	.0	0	.0
All Households	**39435**	**100.0**	**4759**	**100.0**	**44194**	**100.0**

16.5 Households in fuel poverty have an average annual household income of £11,491 compared to an all household average of £25,506 and an average of £27,198 for households not in fuel poverty. Seventeen percent of households in fuel poverty in Gloucester are below the nationally defined low income threshold.



STRATEGY GUIDELINES

4,759 households in Gloucester are in fuel poverty with the greatest impact felt by younger and older households and single parent families. At a sectoral level highest rates of fuel poverty are recorded for households in the private-rented sector and for households resident in the Barton and Tredworth, and Moreland areas. Households in fuel poverty exhibit lower access to central heating and a higher dependence on electricity for heating purposes. They also exhibit significantly lower household incomes.

17.0 HOUSING AND HEALTH

17.1 There is a long established relationship between poor housing and poor health and a growing national interest in the cost of unhealthy housing to society and the potential health cost benefit of housing interventions.

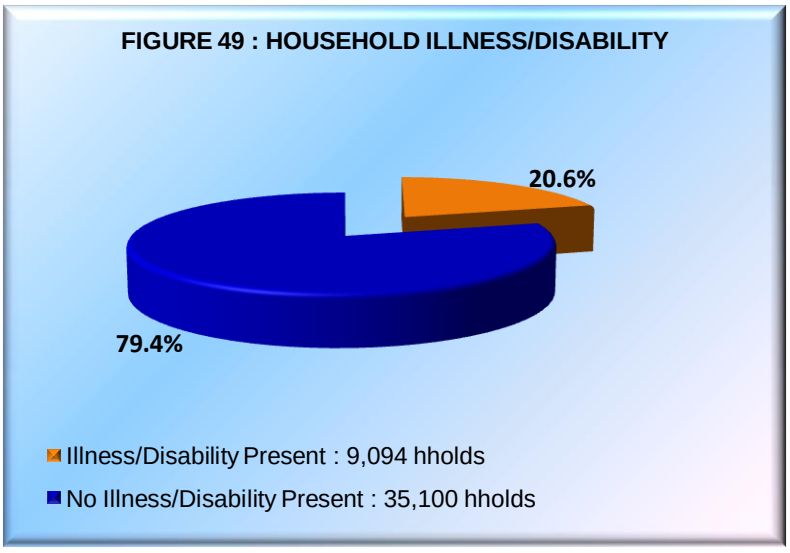
17.2 The current survey, in addition to quantifying current levels of unhealthy housing through measurement of the Housing Health and Safety Rating System, has examined a range of related household health issues. These have included:

- ***The presence of long-term illness/disability, its impact on normal dwelling occupation and its impact on health service resources.***
- ***The incidence of accidents within the home and their impact on health service resources.***

Using national case study data recently published for England[1] we have also attempted to quantify the economic cost of unhealthy housing in Gloucester.

17.3 9,094 households in Gloucester (20.6%) indicated at least one household member affected by a long-term illness or disability.

FIGURE 49 : HOUSEHOLD ILLNESS/DISABILITY



Illness/disability is strongly age-related. 4,553 households affected (49.0%) have a head of household aged 65 years and over; a further 2,253 households affected (24.8%) have a head of household aged over 55 years. 3,070 households affected (33.7%) are also economically vulnerable. The distribution of households affected by illness/disability shows limited

[1] Quantifying the economic cost of unhealthy housing - a case study from England. 2011 - Simon Nicol, Mike Roys, Maggie Davidson, David Ormandy, Peter Ambrose.

geographical variation across the City but rates of impact are significantly higher within the owner-occupied sector. This is in large part related to the household age profile of the owner-occupied sector (over one third of owner occupied households have a head of household aged 65 years and over).

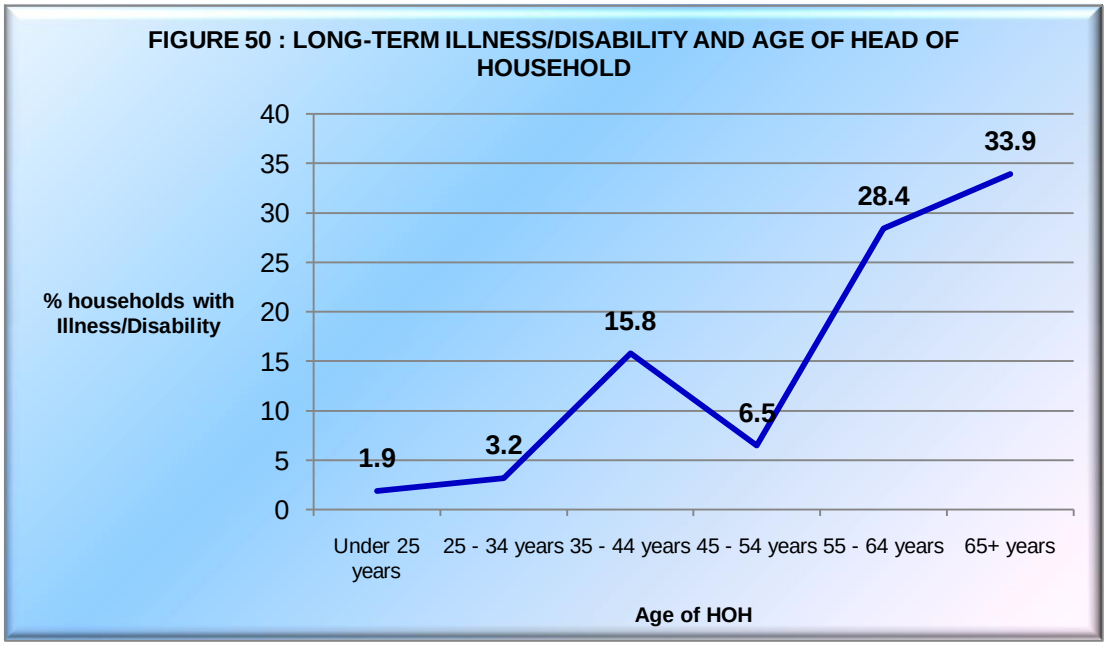


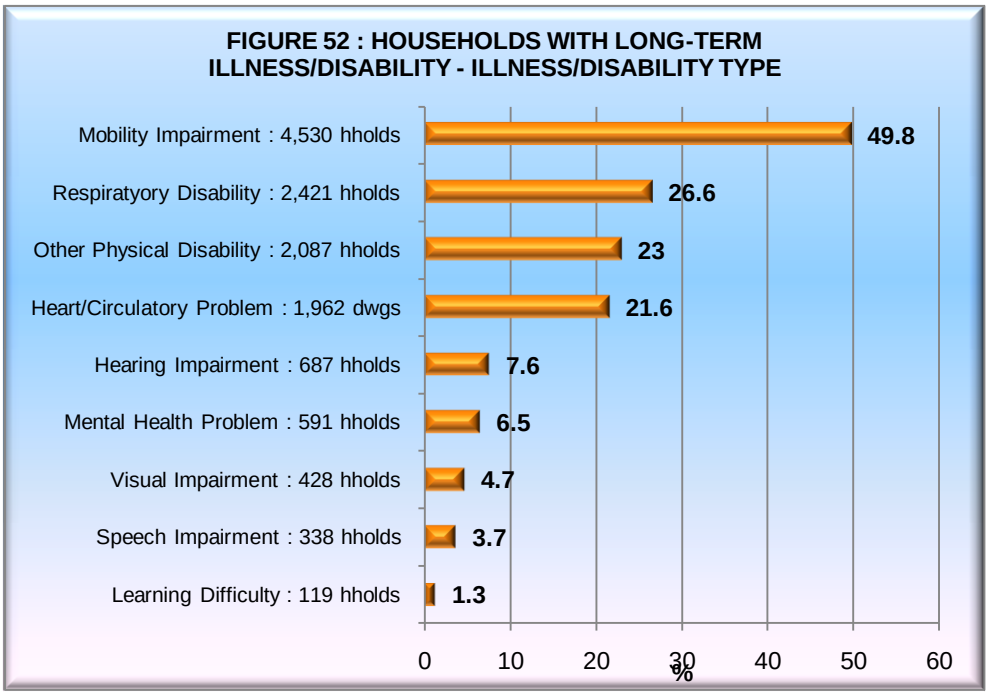
TABLE 44: HOUSEHOLDS WITH LONG TERM ILLNESS/DISABILITY BY AREA AND HOUSING SECTOR

	ILLNESS/DISABILITY					
	No		Yes		All Households	
	hholds	%	hholds	%	hholds	%
TENURE						
Owner Occupied	28207	77.8	8049	22.2	36256	100.0
Private Rented	6893	86.8	1045	13.2	7938	100.0
Unrecorded	0	.0	0	.0	0	.0
All Households	35100	79.4	9094	20.6	44194	100.0
DATE OF CONSTRUCTION						
Pre-1919	5747	82.3	1237	17.7	6984	100.0
1919-1944	3660	78.0	1031	22.0	4691	100.0
1945-1964	3899	72.7	1463	27.3	5362	100.0
1965-1974	5565	83.1	1135	16.9	6700	100.0
1975-1981	4958	77.4	1450	22.6	6409	100.0
Post-1981	11271	80.2	2777	19.8	14049	100.0
All Households	35100	79.4	9094	20.6	44194	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	8910	86.7	1371	13.3	10281	100.0
Semi-Detached House/Bungalow	13714	80.2	3389	19.8	17103	100.0
Detached House/Bungalow	7778	75.5	2524	24.5	10302	100.0
Purpose Built Flat	2685	61.8	1658	38.2	4343	100.0
Converted/Mixed Use Flat	2013	93.0	153	7.0	2165	100.0
All Households	35100	79.4	9094	20.6	44194	100.0
SURVEY AREA						
Barton & Tredworth	3253	79.1	859	20.9	4112	100.0
Moreland	2938	78.1	826	21.9	3764	100.0
Westgate Target	2063	85.4	353	14.6	2416	100.0
Remainder	26846	79.2	7056	20.8	33902	100.0
All Households	**35100**	**79.4**	**9094**	**20.6**	**44194**	**100.0**

TABLE 45: HOUSEHOLDS WITH LONG TERM ILLNESS/DISABILITY BY HOUSEHOLD CHARACTERISTICS	ILLNESS/DISABILITY					
	No		Yes		All Households	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	2104	98.1	41	1.9	2145	100.0
25 - 34 Years	4026	96.8	133	3.2	4160	100.0
35 - 44 Years	6902	84.2	1293	15.8	8195	100.0
45 - 54 Years	7502	93.5	523	6.5	8025	100.0
55 - 64 Years	5670	71.6	2253	28.4	7923	100.0
65 Years And Over	8896	66.1	4553	33.9	13449	100.0
Unrecorded	0	.0	298	100.0	298	100.0
All Households	35100	79.4	9094	20.6	44194	100.0
ECONOMIC STATUS HOH						
Full-Time Work	21135	90.1	2318	9.9	23453	100.0
Part-Time Work	1556	71.4	624	28.6	2180	100.0
Unemployed-Available For Work	1273	92.2	108	7.8	1381	100.0
Permanently Sick/Disabled	334	35.6	603	64.4	937	100.0
Housewife	739	69.8	319	30.2	1058	100.0
Wholly Retired	9313	64.5	5122	35.5	14435	100.0
Student	750	100.0	0	.0	750	100.0
Unob.	0	.0	0	.0	0	.0
All Households	35100	79.4	9094	20.6	44194	100.0
HOUSEHOLD TYPE						
Single Person Non Pensioner	6209	93.1	457	6.9	6666	100.0
Single Parent Family	2090	85.3	359	14.7	2449	100.0
Two Person Adult Non Pensioner	6730	88.0	919	12.0	7650	100.0
Small Family	8273	86.5	1296	13.5	9569	100.0
Large Family	1843	90.9	184	9.1	2027	100.0
Large Adult	281	77.8	80	22.2	361	100.0
Elderly	8820	60.4	5771	39.6	14591	100.0
Elderly With Family	854	96.9	27	3.1	881	100.0
Unobtainable	0	.0	0	.0	0	.0
All Households	35100	79.4	9094	20.6	44194	100.0
LOW INCOME HOUSEHOLDS						
Not On Low Income	34245	79.2	9015	20.8	43259	100.0
Low Income Household	856	91.5	79	8.5	935	100.0
All Households	35100	79.4	9094	20.6	44194	100.0
ECONOMIC VULNERABILITY						
Not Economically Vulnerable	31548	84.0	6023	16.0	37572	100.0
Economically Vulnerable	3552	53.6	3070	46.4	6622	100.0
All Households	**35100**	**79.4**	**9094**	**20.6**	**44194**	**100.0**

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

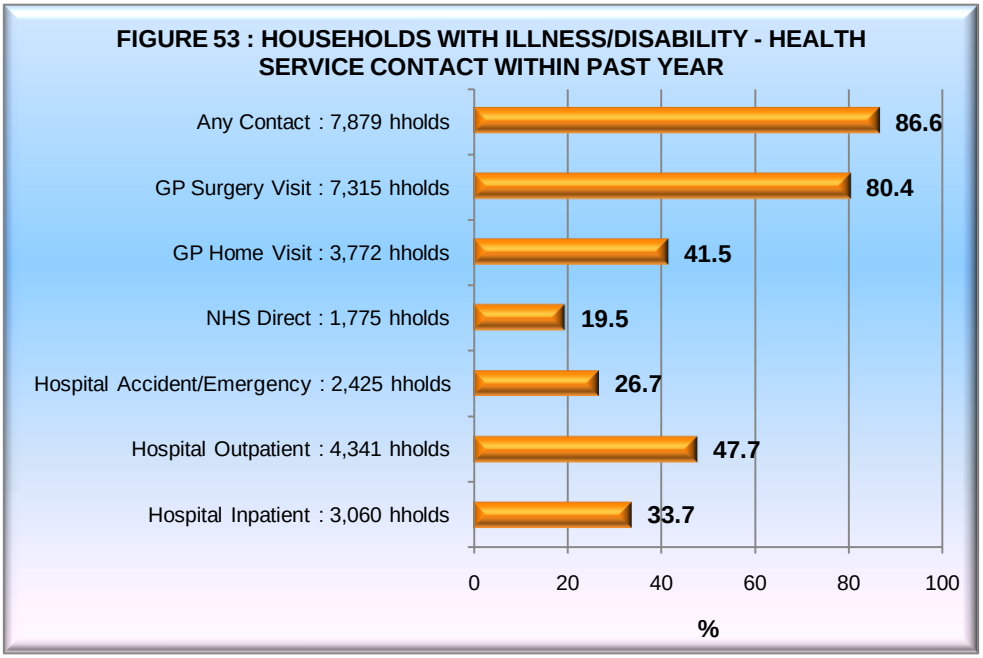
- ***Mobility Impairment :*** ***4,530 hholds - 49.8%***
- ***Respiratory Illness :*** ***2,421 hholds - 26.6%***
- ***Other Physical Disability :*** ***2,087 hholds - 23.0%***
- ***Heart/Circulatory Problems :*** ***1,962 hholds - 21.6%***



17.5 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year and additionally if the illness/disability affected their normal use of the dwelling signifying a potential need for adaptation. Health service contact in the past year is significant among households experiencing illness/disability. 86.6% of such households have made some form of contact with the health service compared to under 2% of households with no illness/disability. The most common form of contact has involved a surgery visit to the GP (7,315 households - 80.4%) although 3,772 households (41.5%) have received a home visit from the GP and 4,341 households (47.7%) have attended hospital as an outpatient.

TABLE 46: HOUSEHOLDS WITH ILLNESS/DISABILITY - HEALTH SERVICE ACTION WITHIN PAST YEAR

	No		Yes		All Households with Illness/ Disability	
	hholds	%	hholds	%	hholds	%
Consult GP Through Surgery Visit	1779	19.6	7315	80.4	9094	100.0
Consult GP Through Home Visit	5322	58.5	3772	41.5	9094	100.0
Consult NHS Direct	7319	80.5	1775	19.5	9094	100.0
Attend Hospital Accident/Emergency	6669	73.3	2425	26.7	9094	100.0
Attend Hospital As Outpatient	4752	52.3	4341	47.7	9094	100.0
Attend Hospital As Inpatient	6033	66.3	3060	33.7	9094	100.0



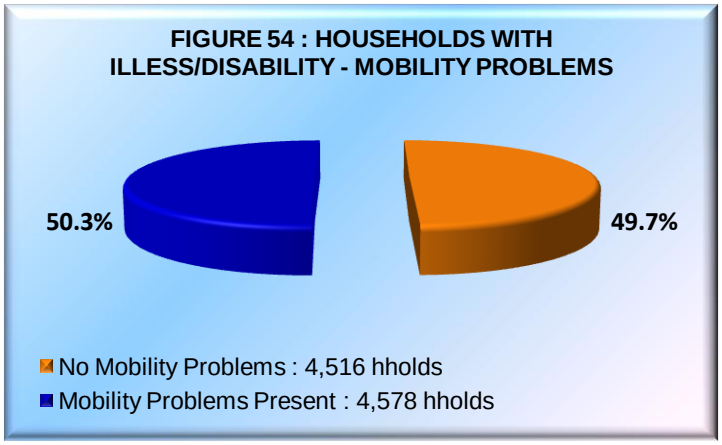
17.6 While the presence of illness/disability has resulted in a high level of contact with the health service this is not necessarily a direct result of poor housing conditions. To examine the presence or otherwise of a relationship between household health/health service contact and housing conditions a correlation analysis has been completed. This confirms a statistically significant correlation between housing conditions, household health and health service contact.

17.7 Of the 9,094 households affected by a long-term illness or disability, 4,578 households (50.3%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 4,516 households (49.7%).

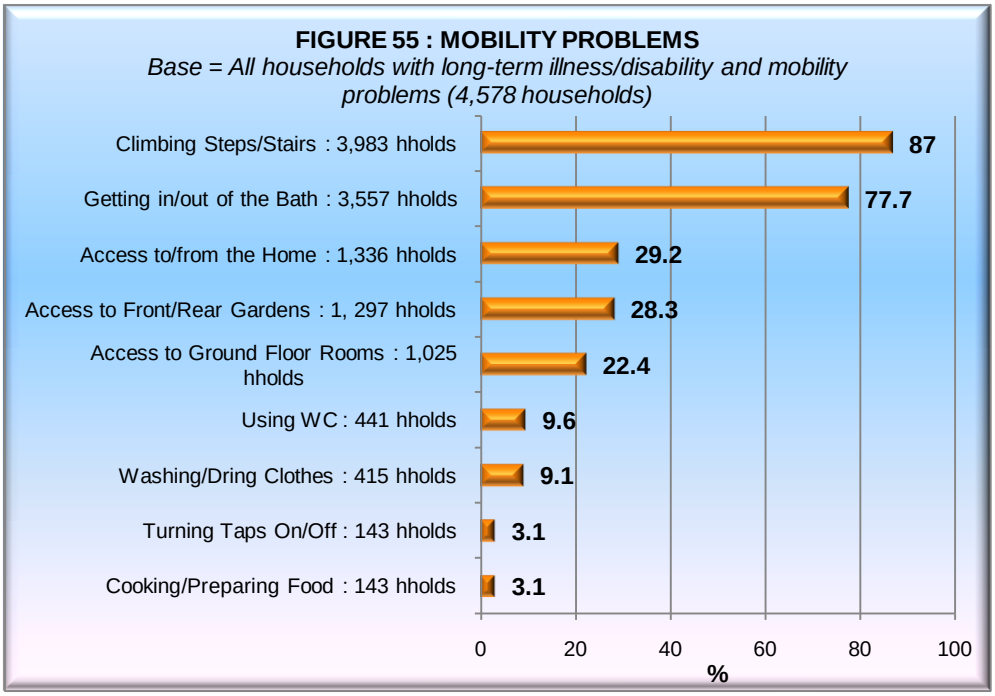
TABLE 47 : CORRELATION MATRIX - HOUSING CONDITIONS, HOUSEHOLD HEALTH AND HEALTH SERVICE CONTACT

	ILLNESS/ DISABILITY	HEALTH SERVICE CONTACT	CATEGORY 1 HAZARD	DECENT HOMES REPAIR	DECENT HOMES THERMAL	DECENT HOMES OVERALL
Illness/Disability	1.00	0.867**	0.018**	0.100**	0.181**	0.198**
Health Service Contact	0.867**	1.00	0.021**	0.078**	0.197**	0.185**
Category 1 Hazard	0.018**	0.021**	1.00	0.318**	0.306**	0.491**
Decent Homes Repair	0.100**	0.078**	0.318**	1.00	0.324**	0.756**
Decent Homes Thermal	0.181**	0.197**	0.306**	0.324**	1.00	0.665**
Decent Homes Overall	0.198**	0.185**	0.491**	0.756**	0.665**	1.00

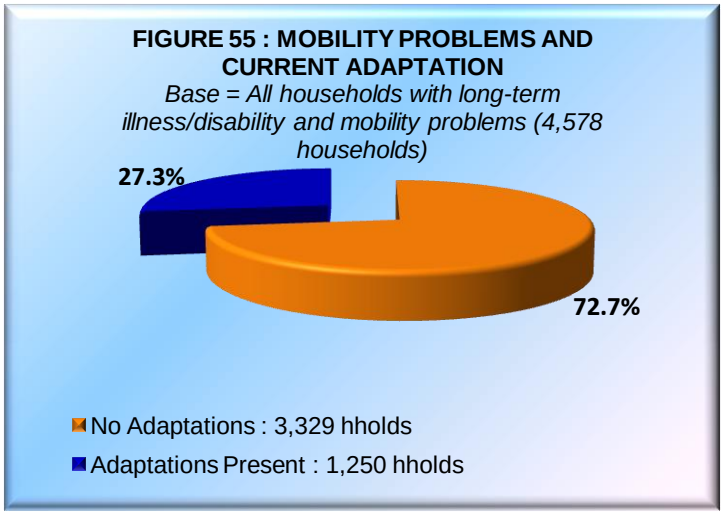
**Significant at 0.01 level (2-tailed)



Among households where mobility is affected the most common problems relate to climbing stairs, using bathroom amenities and general access to and around the dwelling including front and rear garden areas.



17.8 Dwelling adaptation has been previously discussed in Chapter 10 with regard to the housing stock in general. Only 1,250 households with a mobility problem (27.3%) live in an adapted dwelling. For the remaining 3,329 households with a mobility problem (72.7%) no adaptations have been made to their existing dwellings. These households represent the core short-term future demand for Disabled Facilities Grant support from Gloucester City Council.

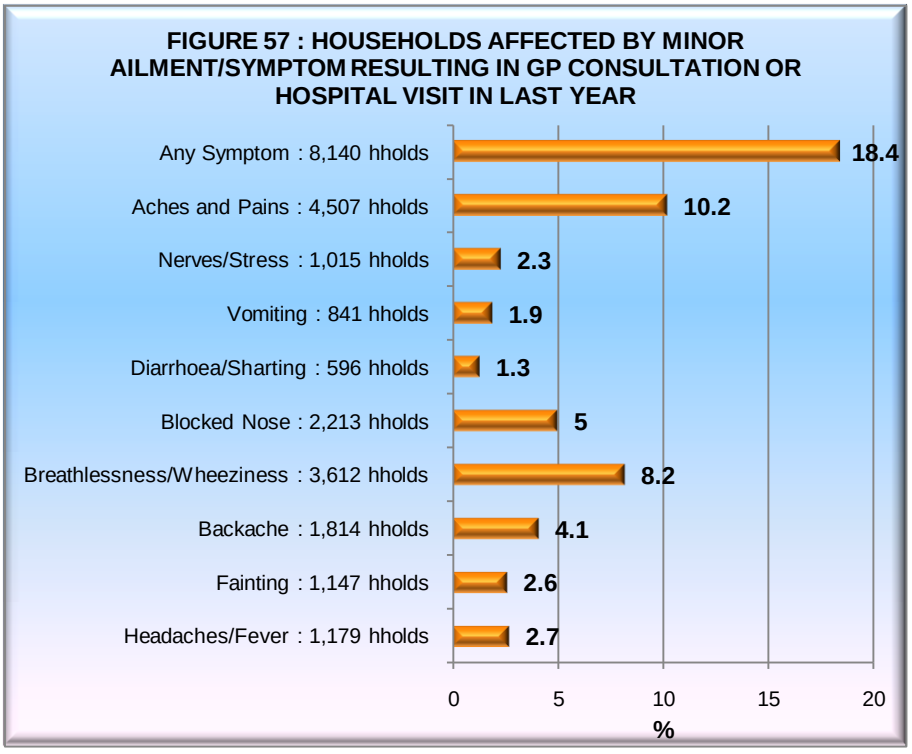


17.9 Additional health related issues were examined across the entire household population related to:

(a) Minor ailments/symptoms resulting in a GP or hospital consultation within the past year.

(b) Accidents within the home.

8,140 households (18.4%) stated that they had consulted their GP or visited hospital due to minor ailments/symptoms during the past year. Many of the symptoms tested are suspected to be house condition related. The most common symptoms quoted were aches and pains (10.2%), breathlessness/wheeziness (8.2%), blocked nose (5.0%) and backache (4.1%).



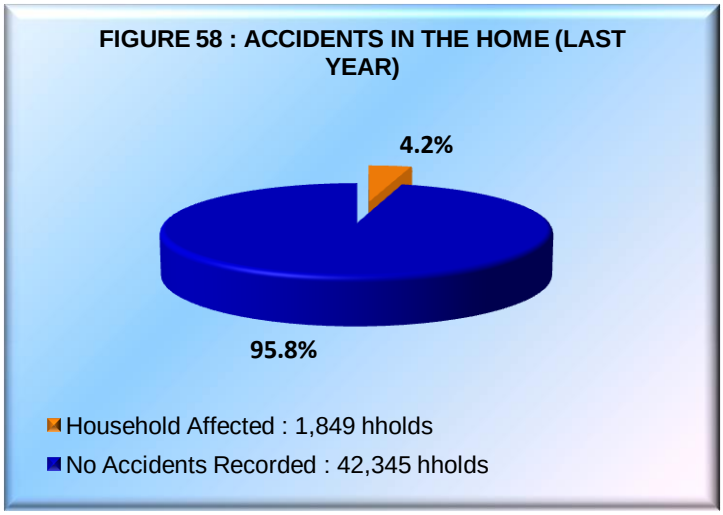
Households most affected by minor ailments/symptoms include the elderly and households with children.

TABLE 48: HOUSEHOLDS AFFECTED BY MINOR AILMENTS/SYMPTOMS REQUIRING A GP CONSULTATION OR HOSPITAL VISIT

	MINOR AILMENTS					
	No Minor Ailments Past Year		Minor Ailments Present Last Year		All Households	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	2063	96.2	82	3.8	2145	100.0
25 - 34 Years	4093	98.4	66	1.6	4160	100.0
35 - 44 Years	6643	81.1	1552	18.9	8195	100.0
45 - 54 Years	6780	84.5	1245	15.5	8025	100.0
55 - 64 Years	5517	69.6	2406	30.4	7923	100.0
65 Years And Over	10958	81.5	2491	18.5	13449	100.0
Unrecorded	0	.0	298	100.0	298	100.0
All Households	36054	81.6	8140	18.4	44194	100.0
HOUSEHOLD TYPE						
Single Person Non Pensioner	6018	90.3	648	9.7	6666	100.0
Single Parent Family	1858	75.9	591	24.1	2449	100.0
Two Person Adult Non Pensioner	6703	87.6	947	12.4	7650	100.0
Small Family	7238	75.6	2331	24.4	9569	100.0
Large Family	1923	94.9	104	5.1	2027	100.0
Large Adult	281	77.8	80	22.2	361	100.0
Elderly	11192	76.7	3400	23.3	14591	100.0
Elderly With Family	842	95.5	39	4.5	881	100.0
Unobtainable	0	.0	0	.0	0	.0
All Households	**36054**	**81.6**	**8140**	**18.4**	**44194**	**100.0**

No significant statistical relationship exists between minor ailments and HHSRS Category 1 risk although relationships are statistically significant with non-Decent housing.

17.10 The risk of accidents in the home, including falls/shocks, burns, fires, scalds and collisions/cuts/strains is measured within the HHSRS and has been reported previously in Chapter 8 of the report. Households were asked if any member had an accident in the home during the past year. 1,849 households (4.2%) stated that a household member had been affected.



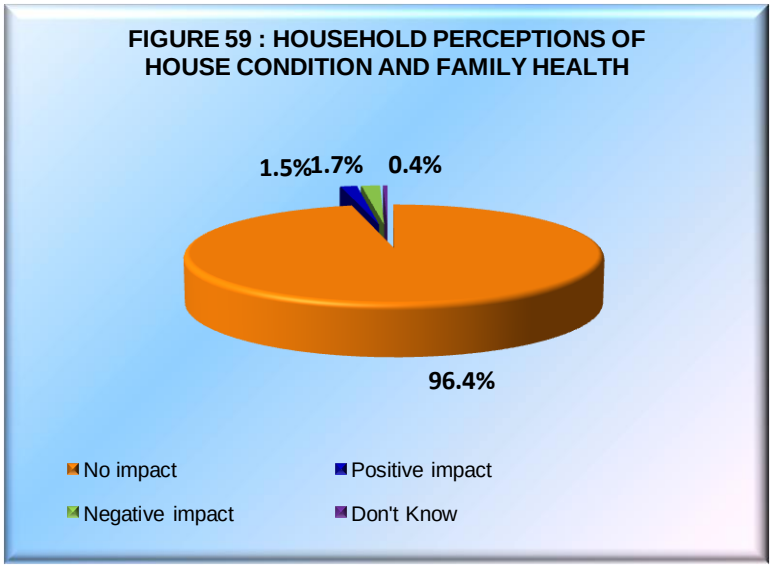
Accidents were predominantly related to trips or falls which affected 1,822 households or 98.5% of all households recording an accident. Accidents recorded by households rarely involved attending hospital as an in-patient although 293 households affected by accidents attended hospital as out-patients. In 617 households (33.4%) accidents involved consultation with a GP, in 565 households (30.5%) accidents involved attending hospital accident/emergency departments. Within the HHSRS the risk of falls on the level and on steps/stairs both exhibit a significant positive correlation with the actual incident of trip/fall accidents in the home.

TABLE 49 : CORRELATION MATRIX - RISK OF FALLS (HHSRS) AND HOME ACCIDENTS

	Accident Recorded at Home	Cat 1 Hazard - Falls on the Level	Cat 1 Hazard Falls on Steps and Stairs
Accident Recorded at Home	1.00	0.014**	0.018**
Cat 1 Hazard - Falls on the Level	0.014**	1.00	0.321**
Cat 1 Hazard - Falls on Steps/Stairs	0.018**	0.321**	1.00

** Correlation significant at the 0.01 level (2-tailed).

17.11 Households were asked if the design or condition of their dwelling impacted on family health. 96% of households (42,599 hholds) did not think that this was the case; 651 households (1.5%) thought that design and condition impacted positively on their family's health, 773 households (1.7%) thought that design and condition impacted negatively on family health.



Among households with a long-term illness or disability negative views on house condition and health are stronger, 6.8% of households with an illness/disability thought that design and condition impacted negatively on their health.

17.12 Recent research in England has examined and quantified the costs, and benefits to the NHS of reducing HHSRS Category 1 hazards to an acceptable level :- 'Quantifying the economic cost of unhealthy housing - a case study from England', 2011, Simon Nichol, Mike Roys, Maggie Davidson, David Ormandy, Peter Ambrose. Using conclusions from this research at a national level and data from the house condition survey enables a local analysis to be completed. This is represented in Table 50. 3,258 households in the City of Gloucester are affected by HHSRS Category 1 hazards. The spread of these hazards by risk type is illustrated in Column 1 of the table. Costs to address Category 1 hazards as a one-off programme were calculated during the house condition survey and are illustrated in Table 2 of the table. Columns 3 and 4 of the Table have applied national averages to local data to determine likely savings as a result of addressing Category 1 hazards. Savings fall into two groups : (a) Direct savings to the NHS, and (b) overall savings to society. The national research indicates that the annual cost to the NHS of treating health outcomes attributable to Category 1 HHSRS hazards in English housing accounts for a maximum of 40% of the total cost to society. Columns 5 and 6 of the Table indicate payback periods through savings of actions to address Category 1 HHSRS hazards. Payback periods have been computed against direct NHS savings but also based on total savings to society.

TABLE 50 : THE COSTS AND BENEFITS TO THE NHS IN GLOUCESTER OF ADDRESSING CATEGORY 1 HAZARDS						
HHSRS HAZARD	TOTAL NUMBER OF CATEGORY 1 HAZARDS	TOTAL ONE OFF COST TO ADDRESS CATEGORY 1 HAZARD	ANNUAL SAVINGS TO NHS	TOTAL SOCIETY SAVINGS	PAYBACK PERIOD	
					NHS SAVINGS	TOTAL SAVINGS
	dwgs	£	£	£	years	years
Falls between levels	27	21,478	2,943	7,357	7.3	2.9
Excess Cold	1181	3,973,720	10,629	26,572	373.8	149.5
Dampness	52	104,288	4,680	11,700	22.2	8.9
Electrical	56	83,324	8,456	21,140	9.8	3.9
Fire	110	109,697	13,310	33,275	8.2	3.3
Falls on Level	536	160,860	75,040	187,600	2.1	0.8
Domestic Hygiene	14	12,471	1,344	3,360	9.3	3.7
Falls on Stairs	1729	2,593,470	364,819	912,047	7.1	2.8
Structural	12	33,309	1,512	3,780	22.0	8.8
Carbon Monoxide	14	7,093	1,134	2,835	6.2	2.5
ALL HAZARDS	**3258**	**7,099,710**	**483,867**	**1,209,666**	**14.7**	**5.9**

17.13 One-off costs to address Category 1 HHSRS hazards in occupied dwellings in Gloucester are estimated at £7.099M. These costs are estimated to attract NHS savings locally of £0.484M per annum giving a payback period of 14.7 years. Total savings to society are estimated at £1.210M per annum reducing this payback period to just over 5 years.

STRATEGY GUIDELINES

9,094 households (20.6%) have indicated at least one household member affected by a long-term illness or disability. Illness and/or disability remains strongly age-related with 74% of households affected having a head of household aged 55 years and over. The survey has established relationships between housing conditions and household health with potential implications for local NHS expenditure. One-off programmes to address Category 1 hazards in the City will cost an estimated £7.099M but with estimated annual savings to the NHS of £0.484M per annum and to overall society of £1.210M per annum.

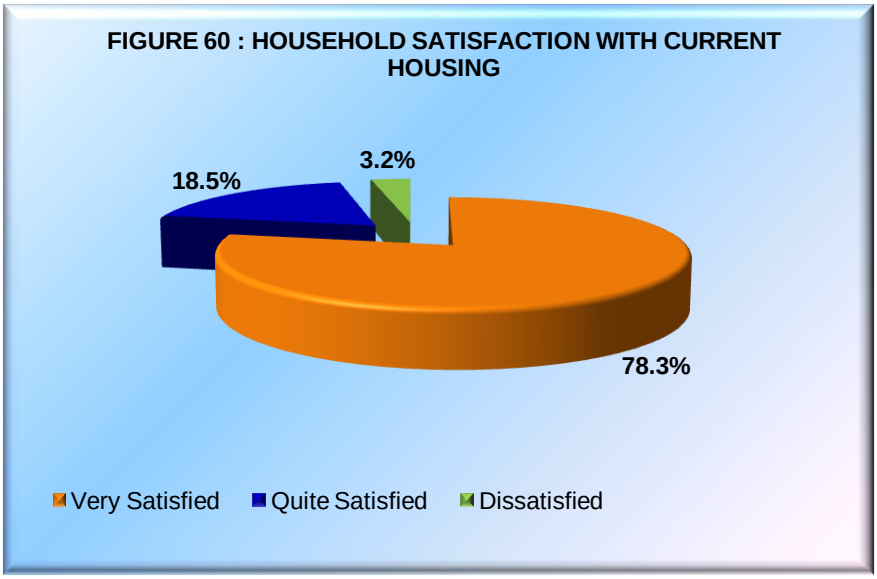
18.0 HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

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

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

HOUSING SATISFACTION

18.2 Housing satisfaction levels are good. 34,611 households (78.3%) are very satisfied with their current accommodation, 8,169 households (18.5%) are quite satisfied. Only 1,414 households (3.2%) expressed direct dissatisfaction with their home.



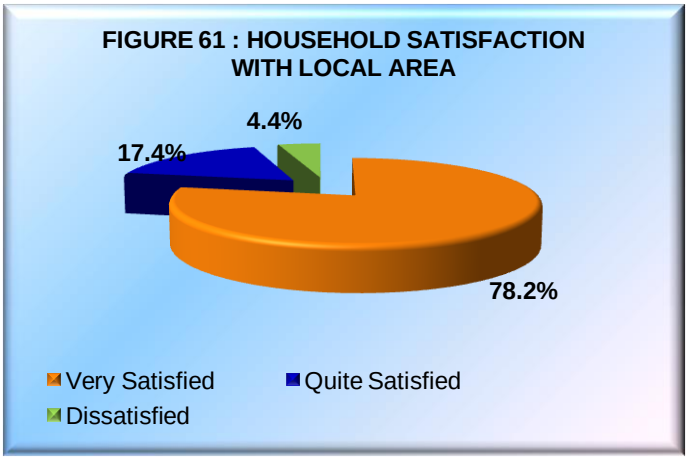
18.3 Levels of dissatisfaction vary geographically across the City and by housing sector. In this respect dissatisfaction levels with current housing circumstances are higher for:

- ***Households within the Barton and Tredworth, Moreland and Westgate areas.***
- ***Households in the private-rented sector.***
- ***Households living in pre-war housing.***
- ***Households living in flats in converted/mixed-use buildings.***

TABLE 51: HOUSING SATISFACTION BY AREA AND HOUSING SECTOR										
	SATISFACTION WITH ACCOMMODATION									
	Very Satisfied		Fairly Satisfied		Fairly Dissatisfied		Very Dissatisfied		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
TENURE										
Owner Occupied	30482	84.1	5190	14.3	209	.6	376	1.0	36256	100.0
Private Rented	4129	52.0	2979	37.5	386	4.9	443	5.6	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Households	34611	78.3	8169	18.5	595	1.3	819	1.9	44194	100.0
DATE OF CONSTRUCTION										
Pre-1919	3661	52.4	2675	38.3	419	6.0	228	3.3	6984	100.0
1919-1944	2805	59.8	1553	33.1	53	1.1	280	6.0	4691	100.0
1945-1964	4572	85.3	764	14.3	26	.5	0	.0	5362	100.0
1965-1974	5216	77.9	1458	21.8	13	.2	13	.2	6700	100.0
1975-1981	5527	86.2	855	13.3	13	.2	13	.2	6409	100.0
Post-1981	12830	91.3	863	6.1	71	.5	285	2.0	14049	100.0
All Households	34611	78.3	8169	18.5	595	1.3	819	1.9	44194	100.0
MAIN HOUSE TYPE										
Terraced House/Bungalow	8052	78.3	1936	18.8	201	2.0	93	.9	10281	100.0
Semi-Detached House/Bungalow	13443	78.6	3170	18.5	145	.8	345	2.0	17103	100.0
Detached House/Bungalow	9176	89.1	854	8.3	0	.0	272	2.6	10302	100.0
Purpose Built Flat	3011	69.3	1252	28.8	53	1.2	27	.6	4343	100.0
Converted/Mixed Use Flat	929	42.9	957	44.2	196	9.1	83	3.8	2165	100.0
All Households	34611	78.3	8169	18.5	595	1.3	819	1.9	44194	100.0
SURVEY AREA										
Barton & Tredworth	2394	58.2	1418	34.5	182	4.4	117	2.9	4112	100.0
Moreland	2333	62.0	1138	30.2	173	4.6	120	3.2	3764	100.0
Westgate Target	1384	57.3	750	31.1	239	9.9	43	1.8	2416	100.0
Remainder	28501	84.1	4863	14.3	0	.0	539	1.6	33902	100.0
All Households	**34611**	**78.3**	**8169**	**18.5**	**595**	**1.3**	**819**	**1.9**	**44194**	**100.0**

AREA SATISFACTION

18.4 Household satisfaction with their local area is also high. 34,549 households (78.2%) are very satisfied with where they live; 7,689 households (17.4%) are quite satisfied. 1,956 households (4.4%) expressed direct dissatisfaction with their local area.

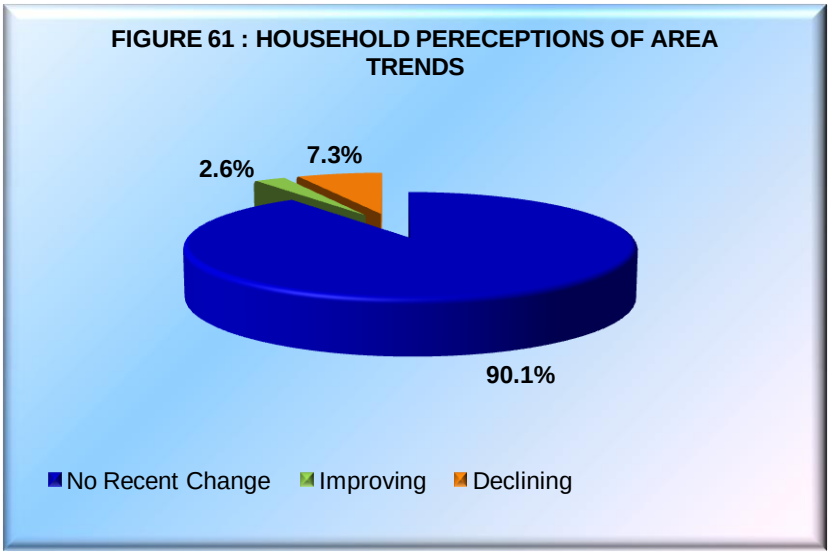


18.5 Variations in area views remain limited although rates of area dissatisfaction are above average for households living in converted and mixed-use flats and in the Barton and Tredworth, Moreland and Westgate areas.

TABLE 52: HOUSEHOLD SATISFACTION WITH LOCAL AREA										
	AREA SATISFACTION									
	Very Satisfied		Quite Satisfied		Quite Dissatisfied		Very Dissatisfied		All Households	
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
TENURE										
Owner Occupied	29845	82.3	4866	13.4	1194	3.3	350	1.0	36256	100.0
Private Rented	4704	59.3	2823	35.6	371	4.7	40	.5	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
All Households	34549	78.2	7689	17.4	1566	3.5	390	.9	44194	100.0
DATE OF CONSTRUCTION										
Pre-1919	3429	49.1	2858	40.9	617	8.8	79	1.1	6984	100.0
1919-1944	2814	60.0	1825	38.9	39	.8	13	.3	4691	100.0
1945-1964	4353	81.2	724	13.5	272	5.1	13	.2	5362	100.0
1965-1974	6013	89.8	674	10.1	0	.0	13	.2	6700	100.0
1975-1981	5774	90.1	65	1.0	570	8.9	0	.0	6409	100.0
Post-1981	12166	86.6	1543	11.0	68	.5	272	1.9	14049	100.0
All Households	34549	78.2	7689	17.4	1566	3.5	390	.9	44194	100.0
MAIN HOUSE TYPE										
Terraced House/Bungalow	8247	80.2	1677	16.3	291	2.8	66	.6	10281	100.0
Semi-Detached House/Bungalow	13078	76.5	3298	19.3	700	4.1	26	.2	17103	100.0
Detached House/Bungalow	9396	91.2	609	5.9	13	.1	285	2.8	10302	100.0
Purpose Built Flat	2914	67.1	1104	25.4	325	7.5	0	.0	4343	100.0
Converted/Mixed Use Flat	915	42.2	1002	46.3	236	10.9	13	.6	2165	100.0
All Households	34549	78.2	7689	17.4	1566	3.5	390	.9	44194	100.0
SURVEY AREA										
Barton & Tredworth	2199	53.5	1652	40.2	195	4.8	65	1.6	4112	100.0
Moreland	2285	60.7	1162	30.9	277	7.4	40	1.1	3764	100.0
Westgate Target	1302	53.9	823	34.1	278	11.5	13	.6	2416	100.0
Remainder	28763	84.8	4052	12.0	815	2.4	272	.8	33902	100.0
All Households	**34549**	**78.2**	**7689**	**17.4**	**1566**	**3.5**	**390**	**.9**	**44194**	**100.0**

AREA TRENDS

18.6 Household attitudes to trends within their local area are more mixed. 39,813 households (90.1%) perceive no recent change in their area, 1,144 households (2.6%) regard their area as improving and 3,237 households (7.3%) regard their area as declining.

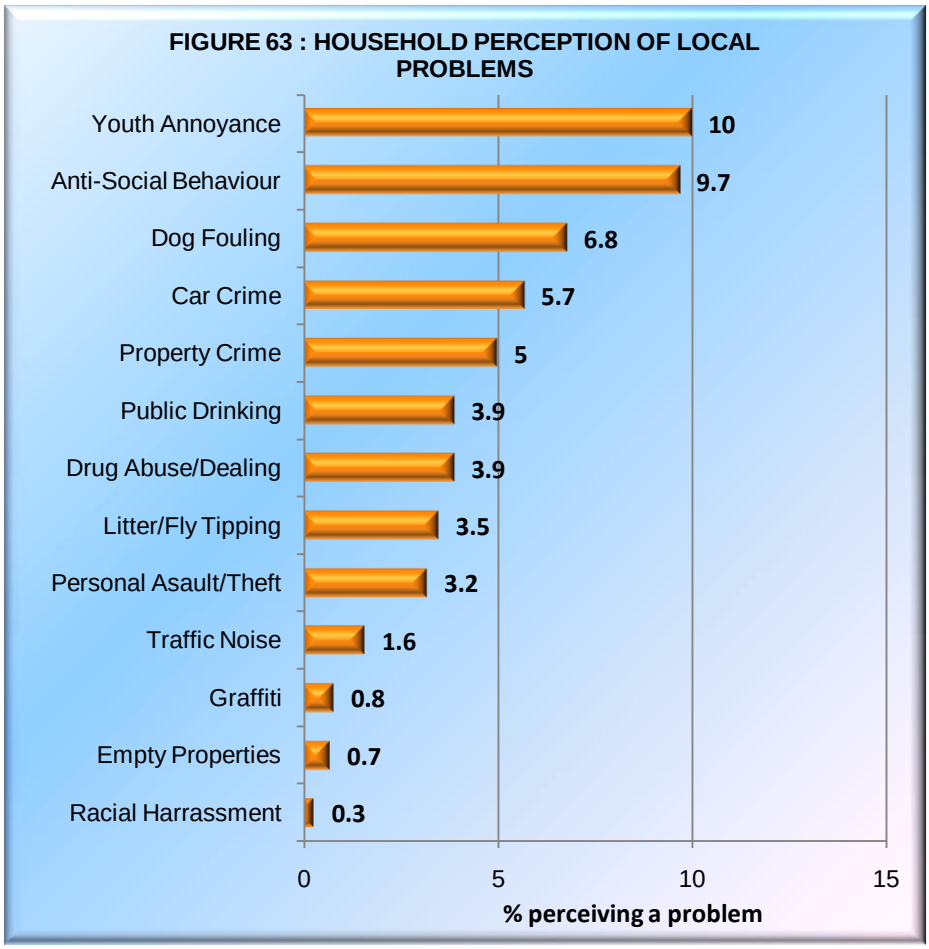


18.7 Perceptions of area decline are strongest within the Barton and Tredworth, and Moreland areas and in the owner-occupied sector.

TABLE 53: HOUSEHOLD ATTITUDES TO CHANGE IN THEIR LOCAL AREA								
	AREA TRENDS							
	Remained The Same		Improving		Declining		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%
TENURE								
Owner Occupied	32133	88.6	1102	3.0	3022	8.3	36256	100.0
Private Rented	7680	96.8	42	.5	215	2.7	7938	100.0
Unrecorded	0	.0	0	.0	0	.0	0	.0
All Households	39813	90.1	1144	2.6	3237	7.3	44194	100.0
DATE OF CONSTRUCTION								
Pre-1919	5945	85.1	211	3.0	828	11.8	6984	100.0
1919-1944	4264	90.9	39	.8	389	8.3	4691	100.0
1945-1964	4726	88.2	325	6.1	311	5.8	5362	100.0
1965-1974	6661	99.4	13	.2	26	.4	6700	100.0
1975-1981	5308	82.8	272	4.2	829	12.9	6409	100.0
Post-1981	12908	91.9	285	2.0	856	6.1	14049	100.0
All Households	39813	90.1	1144	2.6	3237	7.3	44194	100.0
MAIN HOUSE TYPE								
Terraced House/Bungalow	9460	92.0	144	1.4	677	6.6	10281	100.0
Semi-Detached House/Bungalow	15143	88.5	403	2.4	1557	9.1	17103	100.0
Detached House/Bungalow	9176	89.1	557	5.4	570	5.5	10302	100.0
Purpose Built Flat	4031	92.8	13	.3	299	6.9	4343	100.0
Converted/Mixed Use Flat	2003	92.5	28	1.3	135	6.2	2165	100.0
All Households	39813	90.1	1144	2.6	3237	7.3	44194	100.0
SURVEY AREA								
Barton & Tredworth	3488	84.8	78	1.9	546	13.3	4112	100.0
Moreland	3214	85.4	196	5.2	354	9.4	3764	100.0
Westgate Target	2199	91.0	55	2.3	162	6.7	2416	100.0
Remainder	30913	91.2	815	2.4	2174	6.4	33902	100.0
All Households	**39813**	**90.1**	**1144**	**2.6**	**3237**	**7.3**	**44194**	**100.0**

HOUSEHOLD VIEWS ON LOCAL PROBLEMS

18.9 In addition to general area attitudes, households were prompted to comment on a range of issues which might represent problems within their areas. Key issues emerging as important include anti-social behaviour, and youth annoyance.



STRATEGY GUIDELINES

Levels of household satisfaction with their housing and local areas remain high. Local issues identified by households as important include anti-social behaviour, youth annoyance, property and auto crime.

SECTION 5 : SECTORAL REVIEW

Chapter 19 : Owner-occupiers in non-Decent Housing

Chapter 20 : The Private Rented Sector

19.0 OWNER-OCCUPIERS IN NON DECENT HOUSING

19.1 Owner-occupied households were the focus of additional analyses during the house condition survey. Areas of special interest have included:

a) Relationships between house condition and economic/social circumstances guiding intervention and support strategies within the sector.

b) Past improvement histories and improvement intentions.

c) Attitudes to the funding of repairs/improvements including methods of payment and interest in Council loans or equity release. A desktop valuation of private sector housing has also been completed providing indications of equity potential when linked with information on mortgage holdings.

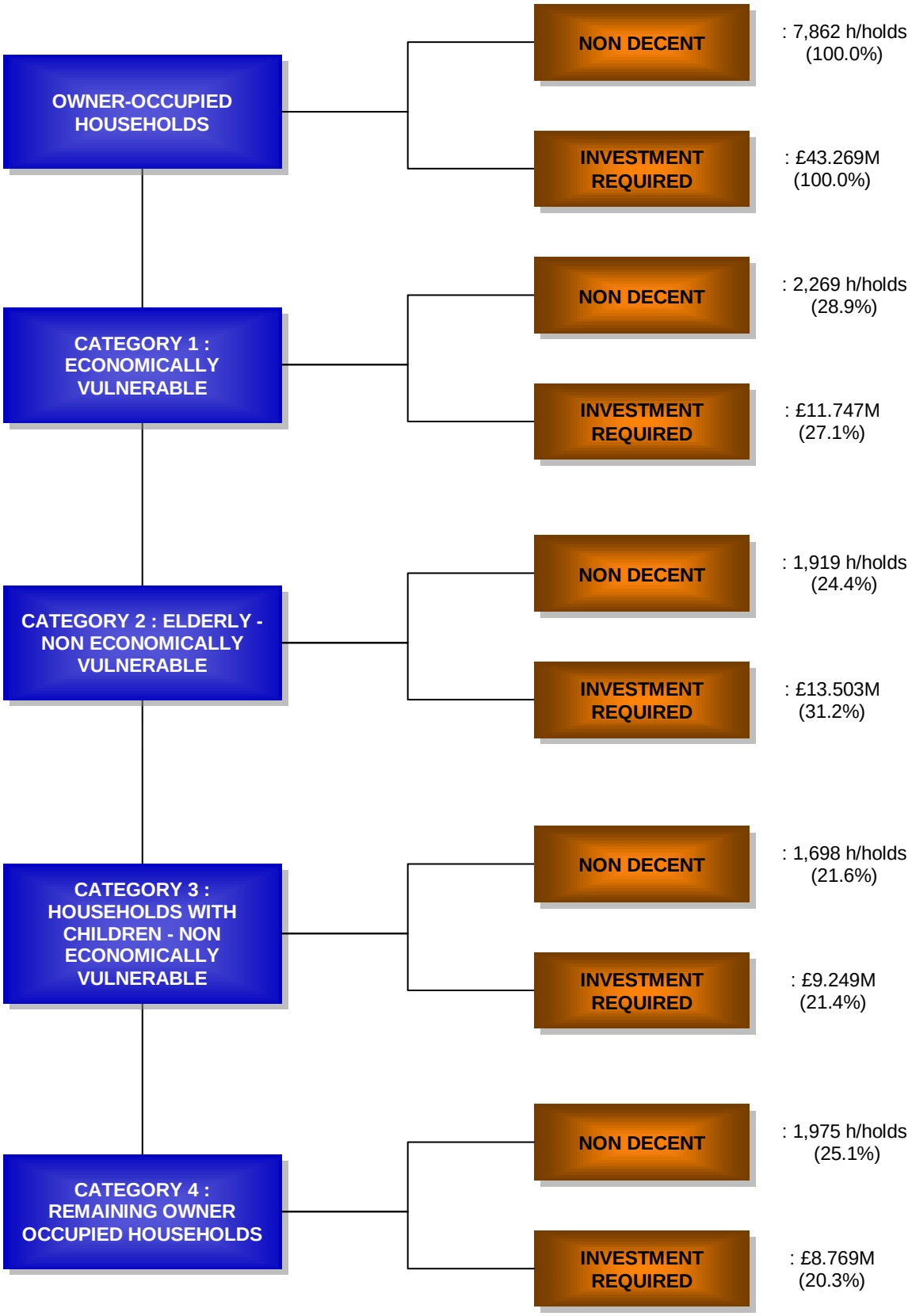
INTERVENTION AND SUPPORT REQUIREMENTS

19.2 A potential framework for intervention within the owner-occupied sector is illustrated in Figure 64. Three main targets for support have been identified within this framework including:

- ***Economically Vulnerable households.***
- ***Elderly households; non Economically Vulnerable.***
- ***Families with Children; non Economically Vulnerable.***

19.3 7,862 owner-occupied households (21.7%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £43.269M. 2,269 households within this sector are economically vulnerable representing 28.9% of the total. Estimated improvement expenditure for these households is £11.747M.

FIGURE 64 : OWNER-OCCUPIED INTERVENTION FRAMEWORK
Base = Owner-occupied Households in Non Decent Homes



Among owner-occupied households living in non-Decent conditions; 1,919 households (24.4%) are elderly in composition but not economically vulnerable and 1,698 households (21.6%) contain children. These households are not economically vulnerable by definition but may be under pressure financially to improve and maintain their homes. Outstanding expenditure against these groups to achieve the decent homes standard is estimated at £22.752M.

TABLE 54: OWNER-OCCUPIED HOUSEHOLDS IN NON DECENT HOMES - TARGET SUPPORT GROUPS BY AREA AND HOUSING SECTOR

	TARGET HOUSEHOLDS									
	Non-Target		Economically Vulnerable		Elderly - Non Economically Vulnerable		Family - Non Economically Vulnerable		Owner Occupied Households In Non Decent Homes	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
TENURE										
Owner Occupied	1975	100.0	2269	100.0	1919	100.0	1698	100.0	7862	100.0
Private Rented	0	.0	0	.0	0	.0	0	.0	0	.0
Unrecorded	0	.0	0	.0	0	.0	0	.0	0	.0
Owner Occupied Households In Non Decent Homes	1975	100.0	2269	100.0	1919	100.0	1698	100.0	7862	100.0
DATE OF CONSTRUCTION										
Pre-1919	340	17.2	378	16.7	390	20.3	441	26.0	1549	19.7
1919-1944	39	2.0	91	4.0	324	16.9	39	2.3	493	6.3
1945-1964	298	15.1	350	15.4	39	2.0	285	16.8	972	12.4
1965-1974	557	28.2	272	12.0	828	43.2	26	1.5	1683	21.4
1975-1981	0	.0	815	35.9	285	14.9	13	.8	1113	14.2
Post-1981	743	37.6	363	16.0	53	2.8	895	52.7	2054	26.1
Owner Occupied Households In Non Decent Homes	1975	100.0	2269	100.0	1919	100.0	1698	100.0	7862	100.0
MAIN HOUSE TYPE										
Terraced House/Bungalow	739	37.4	571	25.2	765	39.8	739	43.5	2815	35.8
Semi-Detached House/Bungalow	725	36.7	817	36.0	1062	55.3	622	36.6	3226	41.0
Detached House/Bungalow	285	14.4	272	12.0	13	.7	298	17.5	867	11.0
Purpose Built Flat	159	8.1	596	26.3	66	3.4	13	.8	835	10.6
Converted/Mixed Use Flat	67	3.4	13	.6	13	.7	27	1.6	120	1.5
Owner Occupied Households In Non Decent Homes	1975	100.0	2269	100.0	1919	100.0	1698	100.0	7862	100.0
SURVEY AREA										
Barton & Tredworth	143	7.2	195	8.6	195	10.2	78	4.6	611	7.8
Moreland	234	11.8	364	16.0	299	15.6	195	11.5	1092	13.9
Westgate Target	240	12.1	80	3.5	67	3.5	67	3.9	453	5.8
Remainder	1359	68.8	1631	71.9	1359	70.8	1359	80.0	5707	72.6
Owner Occupied Households In Non Decent Homes	**1975**	**100.0**	**2269**	**100.0**	**1919**	**100.0**	**1698**	**100.0**	**7862**	**100.0**

THE DISTRIBUTION OF TARGET GROUPS

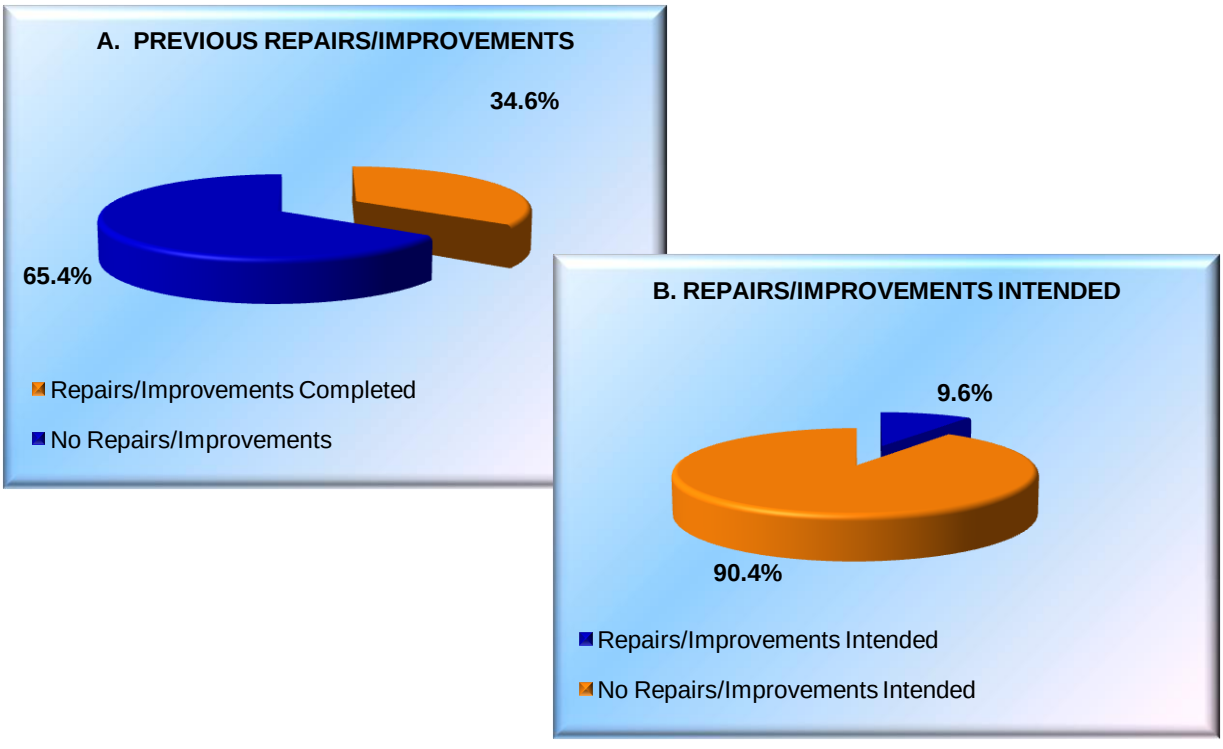
19.4 All target groups are heavily represented in the pre-1919 terraced housing and inter-war semi-detached housing markets. At an area level all target groups are heavily concentrated in the City Remainder.

OWNER OCCUPIED IMPROVEMENT HISTORY

19.5 While economic factors will influence the ability of owner-occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels have been reported as high and these are retained among owner-occupiers in non-Decent housing. 6,213 owner-occupiers living in non-Decent housing (79.0%) are very satisfied with their current home, an additional 1,144 households (14.5%) are quite satisfied. Only 506 owner-occupiers in non-Decent homes (6.4%) expressed direct dissatisfaction with their current accommodation.

19.6 Against these attitudes to housing, previous and projected home improvement activity levels among owner-occupiers remain mixed. 5,142 owner-occupiers in non-Decent homes (65.4%) have completed no major repairs/improvements in the last 5 years, 7,111 households (90.4%) have no intentions to carry out major repairs/improvements, within the next 5 years.

FIGURE 65 : OWNER-OCCUPIED REPAIR ACTIVITY :
OWNER OCCUPIED HOUSEHOLDS IN NON-DECENT HOMES



PROPERTY VALUES AND HOUSEHOLD EQUITY

19.7 Equity release remains a Government recommendation to achieve an increase in owner-occupied funding for home improvement. The availability of equity and its use by owner-occupiers is dependent upon three key factors:

a) ***The value of owner-occupied housing assets.***
b) ***Existing owner-occupied mortgage holdings.***
c) ***Owner-occupied attitudes to the use of available equity for home improvement purposes.***

19.8 During the survey owner-occupiers were asked for information on their current mortgage position. In support of this information a desktop valuation of private occupied homes was completed from land registry sources. Property values less existing mortgage holdings provide an indicative value of equity potential.

MORTGAGE HOLDINGS

19.9 16,852 owner-occupied households (46.5%) have existing mortgage or financial commitments against their home. The remaining 19,404 households (53.5%) have no mortgage or financial commitments against their home. Among households with a mortgage, the average size of this mortgage is estimated at £51,132 per household giving total mortgage holdings of £861.688 million.

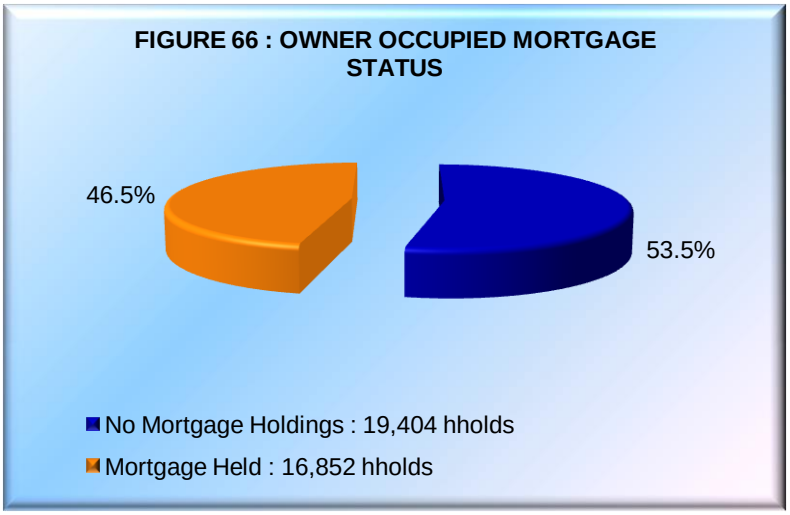
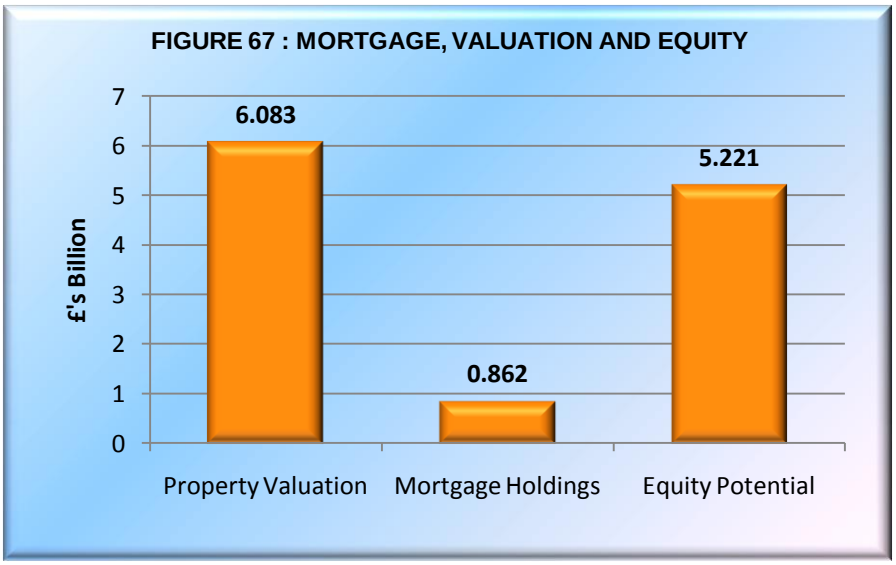


TABLE 55 : OWNER-OCCUPIED MORTGAGE HOLDINGS		
OUTSTANDING MORTGAGE	HOUSEHOLDS	%
£'s...		
No Mortgage Commitment	19404	53.5
5000	1697	4.7
10000	1903	5.2
22500	831	2.3
37500	3368	9.3
52500	3732	10.3
67500	1765	4.9
82500	1480	4.1
105000	1361	3.8
130000	79	0.2
155000	622	1.7
185000	13	0.1
ALL HOUSEHOLDS	36256	100.0

HOUSE PRICES AND HOUSEHOLD EQUITY

19.10 Average owner-occupied property prices are estimated at £167,776 from Land Registry sources producing a valuation of owner-occupied housing of £6.083 billion. Compared with mortgage holdings this provides an equity potential of £5.221 billion.



Given the significant difference between property values and mortgage holdings, equity potential exists across all areas and sub-sectors of the owner-occupied housing market. Of importance within the equity equation owner-occupied households living in non-Decent housing hold an equity potential of £1.034 billion.

VARIATIONS IN EQUITY POTENTIAL

19.11 Equity potential exhibits a strong relationship to household age and income status. In this respect equity levels are generally higher for older households and also for those on low incomes. This would tend to support the view that many elderly households are equity rich but cash poor.

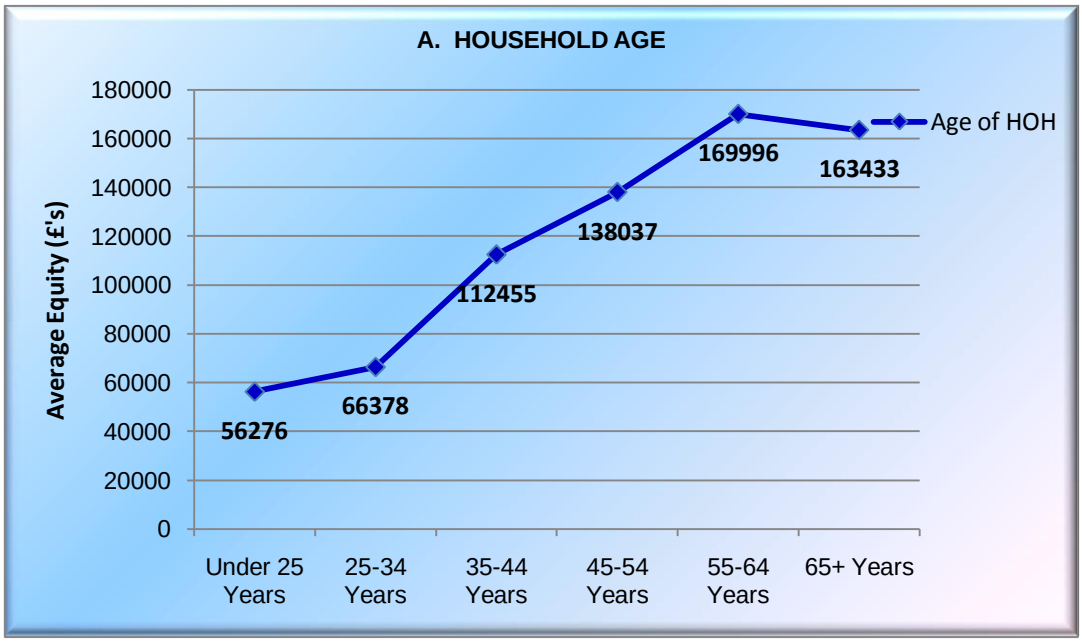
19.12 Average equity levels for owner-occupied households living in non-Decent Homes are estimated at £131,554. Against this, average improvement expenditure required by owner-occupied households in non-Decent homes is £5,503.

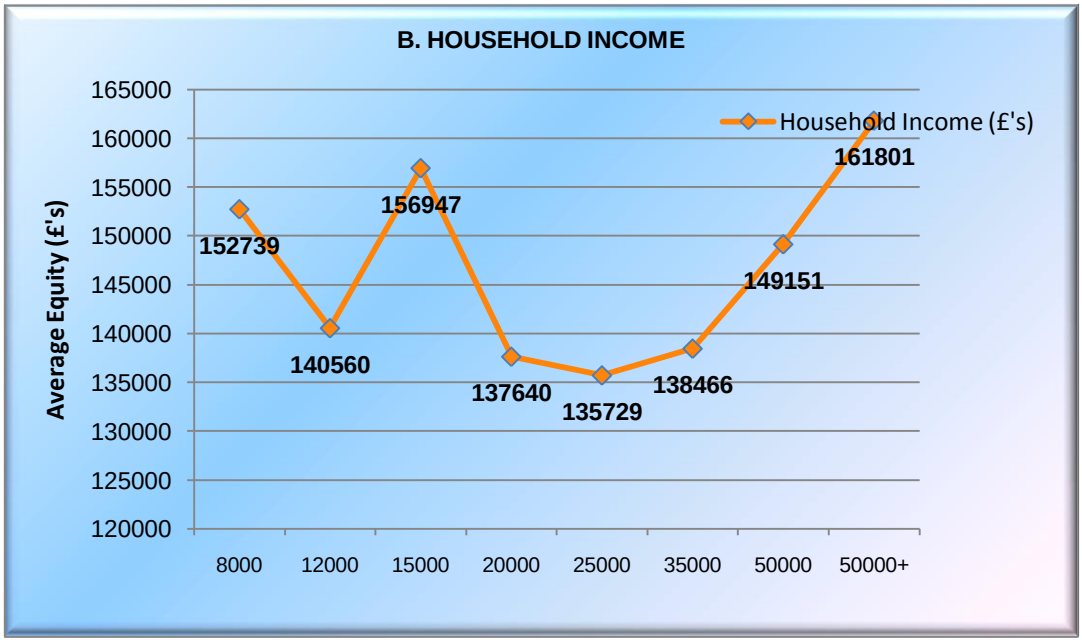
TABLE 56: OWNER OCCUPIED PROPERTY VALUES, MORTGAGE HOLDINGS AND INDICATIVE EQUITY BY AREA AND HOUSING SECTOR

	PROPERTY EQUITY		MORTGAGE HOLDINGS		INDICATIVE PROPERTY VALUE	
	Average (£)	Total (£)	Average (£)	Total (£)	Average (£)	Total (£)
DATE OF CONSTRUCTION						
Pre-1919	97639	389981171	23715	94720770	121354	484701941
1919-1944	136021	419481223	36617	112925290	172639	532406513
1945-1964	145344	726356215	14819	74055717	160163	800411932
1965-1974	138393	888482435	10707	68736556	149099	957218992
1975-1981	154728	977216267	15769	99590541	170496	1076806807
Post-1981	158999	1819700633	35969	411658971	194968	2231359605
All Owner Occupied Households	144010	5221217944	23767	861687845	167777	6082905790
MAIN HOUSE TYPE						
Terraced House/Bungalow	82045	689497114	37375	314093341	119420	1003590455
Semi-Detached House/Bungalow	138674	2067036198	15698	233985014	154372	2301021212
Detached House/Bungalow	219441	2249270741	26013	266631464	245454	2515902204
Purpose Built Flat	80823	205065819	15943	40449497	96766	245515316
Converted/Mixed Use Flat	64990	10348073	41002	6528529	105992	16876602
All Owner Occupied Households	144010	5221217944	23767	861687845	167777	6082905790
SURVEY AREA						
Barton & Tredworth	91128	235566568	28794	74432412	119922	309998981
Moreland	105075	273193895	28075	72995000	133150	346188895
Westgate Target	62734	56836764	44485	40303676	107219	97140441
Remainder	154338	4655620717	22342	673956757	176681	5329577473
All Owner Occupied Households	**144010**	**5221217944**	**23767**	**861687845**	**167777**	**6082905790**

TABLE 57: OWNER OCCUPIED PROPERTY VALUES, MORTGAGE HOLDINGS AND INDICATIVE EQUITY BY AGE OF HOH, HOUSEHOLD TYPE AND HOUSEHOLD INCOME						
	PROPERTY EQUITY		MORTGAGE HOLDINGS		INDICATIVE PROPERTY VALUE	
	average(£)	total(£)	average(£)	total(£)	average(£)	total(£)
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	56276	24144029	65712	28192388	121988	52336417
25 - 34 Years	66378	147535892	88894	197581911	155272	345117802
35 - 44 Years	112455	667637668	58454	347039519	170909	1014677188
45 - 54 Years	138037	1004770686	33021	240356912	171058	1245127599
55 - 64 Years	169996	1153836268	6026	40898558	176022	1194734825
65 Years And Over	163433	2176306053	572	7618558	164006	2183924610
Unrecorded	165009	46987349	0	0	165009	46987349
All Owner Occupied Households	144010	5221217944	23767	861687845	167777	6082905790
HOUSEHOLD TYPE						
Single Person Non Pensioner	120251	374356956	32564	101376036	152815	475732992
Single Parent Family	154841	198494177	31094	39859753	185934	238353930
Two Person Adult Non Pensioner	139881	868232364	40482	251267563	180363	1119499927
Small Family	122311	1017458448	46891	390069787	169202	1407528235
Large Family	134691	256793721	33335	63554613	168026	320348334
Large Adult	91168	16646091	26814	4895883	117982	21541974
Elderly	163182	2346347447	703	10112137	163886	2356459584
Elderly With Family	164699	142888740	636	552073	165336	143440813
Unobtainable	.	.	.	.	.	.
All Owner Occupied Households	144010	5221217944	23767	861687845	167777	6082905790
HOUSEHOLD INCOME						
Upto £8000	152739	154404660	0	0	152739	154404660
£8001 - £12000	140560	479381314	2245	7658244	142805	487039558
£12001 - £15000	156947	394390621	2943	7396622	159890	401787243
£15001 - £20000	137640	1038077089	21835	164680086	159475	1202757174
£20001 - £25000	135729	619477154	21739	99217423	157468	718694577
£25001 - £35000	138466	751721141	15099	81973108	153565	833694249
£35001 - £50000	149151	1454217741	42088	410359106	191240	1864576847
Over £50000	161801	329548226	44386	90403256	206187	419951482
All Owner Occupied Households	**144010**	**5221217944**	**23767**	**861687845**	**167777**	**6082905790**

FIGURE 68 : RELATIONSHIPS BETWEEN HOUSEHOLD AGE AND INCOME AND HOUSING EQUITY



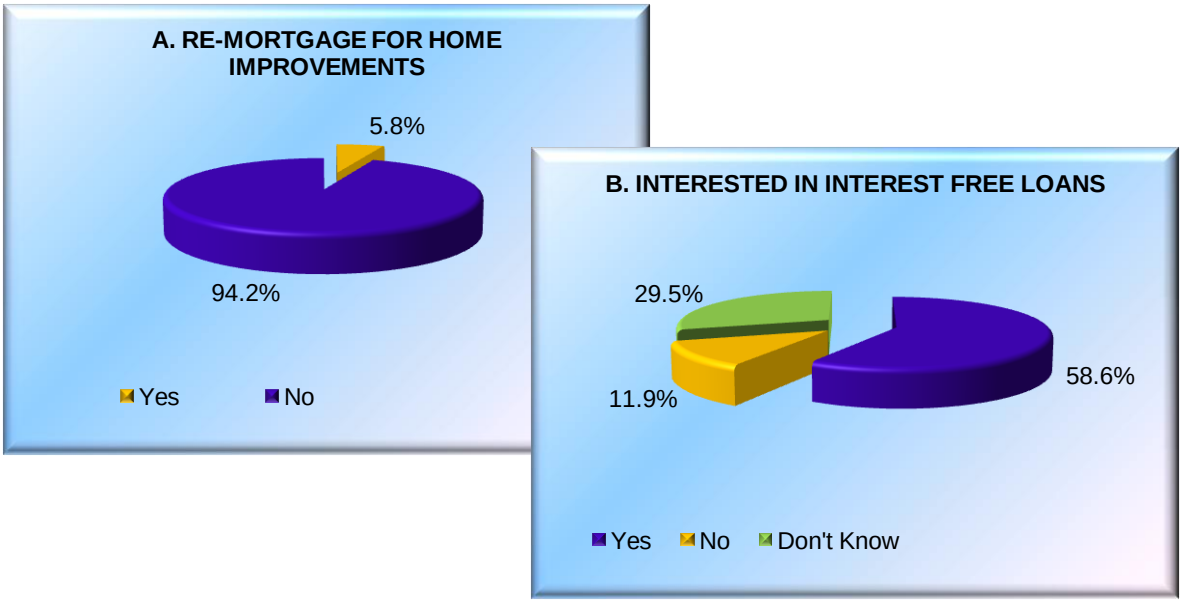


EQUITY RELEASE

19.13 A central issue locally is not the undoubted existence of owner-occupied property equity but the release of this equity for home improvement/repair activity. Households were questioned on their attitudes to such release. For the purposes of this analysis we have isolated owner-occupied households living in non-Decent homes (7,862 households). 457 households

(5.8%) stated that they would re-mortgage their dwelling for home improvements. A larger number of households - 937 households (11.9%) - were interested in interest free loans.

FIGURE 69 : OWNER-OCCUPIERS IN NON-DECENT HOMES - INTEREST IN EQUITY RELEASE



STRATEGY GUIDELINES

Economically vulnerable and elderly households comprise 53% of all owner-occupied households living in non-Decent homes indicating a need for continued support mechanisms for home repair and improvement. Equity levels within the owner-occupied sector are however substantial and represent a potential source of housing investment. Among owner-occupiers living in non-Decent housing 6% of households would be interested in re-mortgaging for home improvement/repair and 12% in Council sponsored interest free loans.

20.0 THE PRIVATE-RENTED SECTOR

20.1 The private rented sector is estimated to contain 8,250 dwellings or 17.7% of all private housing. Rates of private-rental within Gloucester are below the national average although the sector has increased significantly over the last 5 years. This section examines briefly the underlying distribution, structure and characteristics of the sector, patterns of occupancy within it and housing conditions relative to the private sector housing stock in general.

PRIVATE-RENTED DISTRIBUTION

20.2 The private-rented sector shows a broad distribution but is more concentrated than the owner-occupied sector. In this respect the private rented sector is strongly associated with the pre-1919 and post-1981 housing sectors and with the terraced, and flatted housing markets. Geographically it exhibits a more concentrated distribution in the inner city with rates of private rental exceeding 50% of total housing stock in the Westgate area and 30% of private housing in the Moreland and Barton and Tredworth areas.

TABLE 58: THE DISTRIBUTION OF PRIVATE RENTED DWELLINGS BY AREA, HOUSE TYPE AND DATE OF CONSTRUCTION

	TENURE							
	Owner Occupied		Private Rented		Unrecorded		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre-1919	4008	10.8	3019	36.6	586	58.6	7613	16.4
1919-1944	3557	9.6	1611	19.5	49	4.9	5218	11.2
1945-1964	4885	13.1	350	4.2	0	.0	5236	11.3
1965-1974	6565	17.6	304	3.7	12	1.2	6881	14.8
1975-1981	6479	17.4	99	1.2	61	6.1	6639	14.3
Post-1981	11749	31.5	2866	34.7	291	29.2	14906	32.1
All Dwellings	37242	100.0	8250	100.0	1000	100.0	46492	100.0
MAIN HOUSE TYPE								
Terraced House/Bungalow	8304	22.3	2081	25.2	147	14.7	10532	22.7
Semi-Detached House/Bungalow	14893	40.0	2185	26.5	353	35.3	17431	37.5
Detached House/Bungalow	11137	29.9	49	.6	0	.0	11186	24.1
Purpose Built Flat	2750	7.4	1819	22.1	291	29.1	4860	10.5
Converted/Mixed Use Flat	159	.4	2114	25.6	209	20.9	2482	5.3
All Dwellings	37242	100.0	8250	100.0	1000	100.0	46492	100.0
SURVEY AREA								
Barton & Tredworth	2671	7.2	1512	18.3	126	12.6	4309	9.3
Moreland	2467	6.6	1139	13.8	107	10.7	3713	8.0
Westgate Target	871	2.3	1595	19.3	233	23.3	2699	5.8
Remainder	31233	83.9	4004	48.5	534	53.4	35771	76.9
All Dwellings	**37242**	**100.0**	**8250**	**100.0**	**1000**	**100.0**	**46492**	**100.0**

PRIVATE-RENTED HOUSEHOLDS

20.3 The private-rented sector contains 7,938 households. Households within the private rented sector exhibit evidence of socio-economic disadvantage as referenced previously (Chapter 5). They also exhibit a younger more mobile household structure.

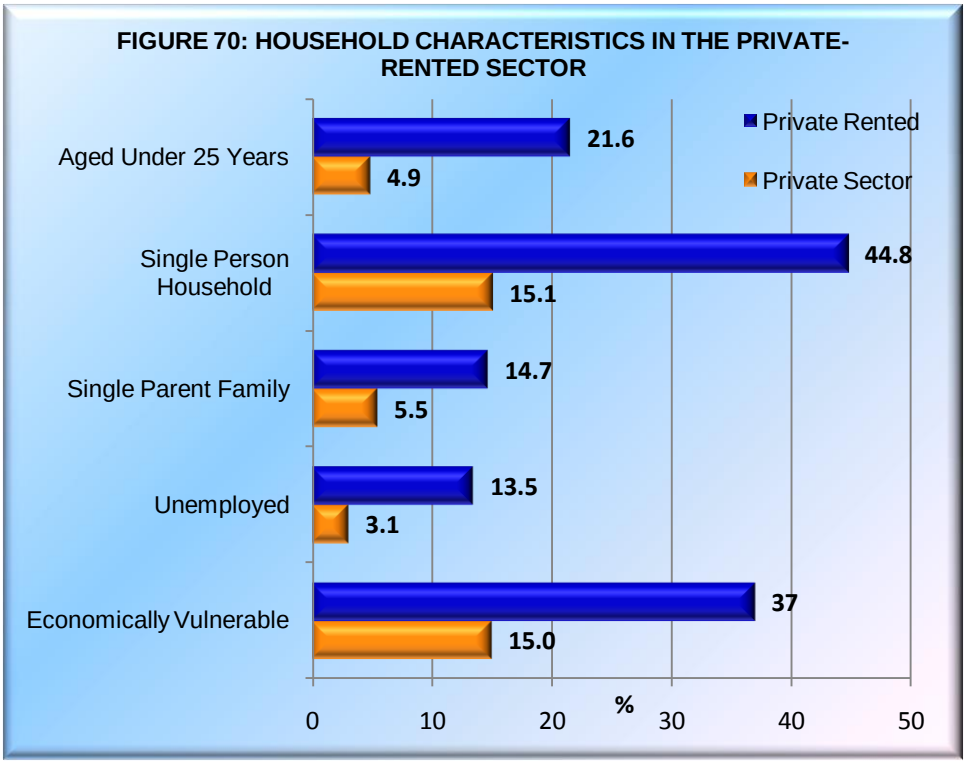


TABLE 59: THE CHARACTERISTICS OF PRIVATE RENTED HOUSEHOLDS

	TENURE							
	Owner Occupied		Private Rented		Unrecorded		All Households	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
AGE OF HEAD OF HOUSEHOLD								
Under 25 Years	429	1.2	1716	21.6	0	.0	2145	4.9
25 - 34 Years	2223	6.1	1937	24.4	0	.0	4160	9.4
35 - 44 Years	5937	16.4	2258	28.4	0	.0	8195	18.5
45 - 54 Years	7279	20.1	746	9.4	0	.0	8025	18.2
55 - 64 Years	6787	18.7	1135	14.3	0	.0	7923	17.9
65 Years And Over	13316	36.7	133	1.7	0	.0	13449	30.4
Unrecorded	285	.8	13	.2	0	.0	298	.7
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
ECONOMIC STATUS HOH								
Full-Time Work	18910	52.2	4543	57.2	0	.0	23453	53.1
Part-Time Work	1891	5.2	289	3.6	0	.0	2180	4.9
Unemployed-Available For Work	311	.9	1070	13.5	0	.0	1381	3.1
Permanently Sick/Disabled	455	1.3	483	6.1	0	.0	937	2.1
Housewife	376	1.0	682	8.6	0	.0	1058	2.4

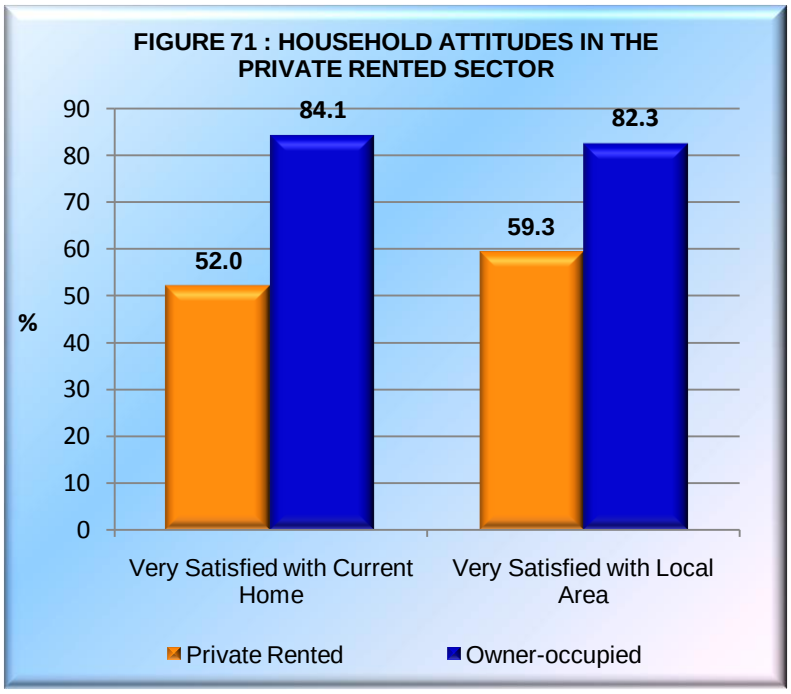
TABLE 59: THE CHARACTERISTICS OF PRIVATE RENTED HOUSEHOLDS								
	TENURE							
	Owner Occupied		Private Rented		Unrecorded		All Households	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Wholly Retired	14235	39.3	201	2.5	0	.0	14435	32.7
Student	79	.2	671	8.5	0	.0	750	1.7
Unob.	0	.0	0	.0	0	.0	0	.0
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
HOUSEHOLD TYPE								
Single Person Non Pensioner	3113	8.6	3553	44.8	0	.0	6666	15.1
Single Parent Family	1282	3.5	1167	14.7	0	.0	2449	5.5
Two Person Adult Non Pensioner	6207	17.1	1443	18.2	0	.0	7650	17.3
Small Family	8319	22.9	1250	15.8	0	.0	9569	21.7
Large Family	1907	5.3	121	1.5	0	.0	2027	4.6
Large Adult	183	.5	178	2.2	0	.0	361	.8
Elderly	14379	39.7	212	2.7	0	.0	14591	33.0
Elderly With Family	868	2.4	14	.2	0	.0	881	2.0
Unobtainable	0	.0	0	.0	0	.0	0	.0
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
HOUSEHOLD INCOME								
Upto £8000	1011	2.8	252	3.2	0	.0	1263	2.9
£8001 - £12000	3411	9.4	2130	26.8	0	.0	5541	12.5
£12001 - £15000	2513	6.9	308	3.9	0	.0	2821	6.4
£15001 - £20000	7542	20.8	1780	22.4	0	.0	9322	21.1
£20001 - £25000	4564	12.6	2143	27.0	0	.0	6707	15.2
£25001 - £35000	5429	15.0	1118	14.1	0	.0	6547	14.8
£35001 - £50000	9750	26.9	125	1.6	0	.0	9875	22.3
Over £50000	2037	5.6	82	1.0	0	.0	2119	4.8
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
LOW INCOME HOUSEHOLDS								
Not On Low Income	35530	98.0	7729	97.4	0	.0	43259	97.9
Low Income Household	726	2.0	209	2.6	0	.0	935	2.1
All Households	36256	100.0	7938	100.0	0	.0	44194	100.0
ECONOMIC VULNERABILITY								
Not Economically Vulnerable	32568	89.8	5004	63.0	0	.0	37572	85.0
Economically Vulnerable	3688	10.2	2934	37.0	0	.0	6622	15.0
All Households	**36256**	**100.0**	**7938**	**100.0**	**0**	**.0**	**44194**	**100.0**

HOUSING OCCUPANCY

20.4 Levels of overcrowding within the private-rented sector at 10.7% are above the private sector average of 4.1%. The sector is also highly transitional. 40.1% of private rented households have been resident in their current dwelling under 1 year; 13.1% intend to move within the next year.

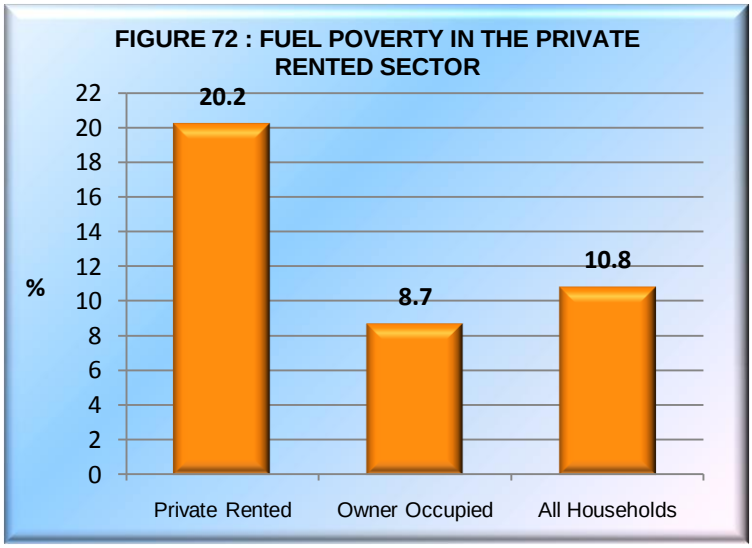
HOUSING ATTITUDES

20.5 Household attitudes to private-rented accommodation are positive although less positive than those held by owner-occupiers. 52.0% of private-rented tenants are very satisfied with their accommodation; 59.3% are very satisfied with the area in which they live.



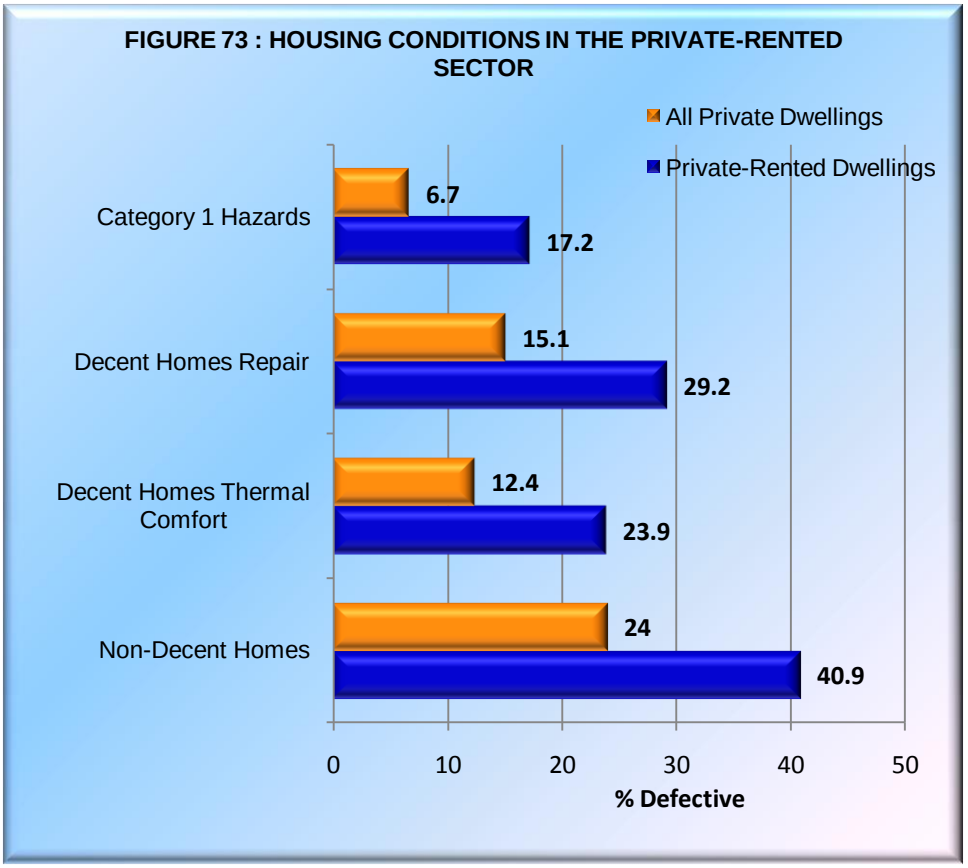
ENERGY EFFICIENCY AND FUEL POVERTY

20.6 Higher levels of socio-economic disadvantage in the private-rented sector contribute towards higher levels of fuel poverty even though variations in energy efficiency between tenures are minimal. 1,606 private-rented households are in fuel poverty representing 20.2% of all households in the private-rented sector. This compares with 8.7% of owner-occupied households in fuel poverty and 10.4% of all households. Income levels within the private-rented sector contribute strongly to fuel poverty. An average income for private-rented tenants of £18,904 compares to £26,952 for owner-occupiers.



HOUSING CONDITIONS

20.7 Housing conditions within the private-rented sector are generally worse on all main indicators. In particular rates of non-Decency in the private-rented sector are significantly higher at 40.9%.



20.8 Costs to address non-Decent homes in the private-rented sector are estimated at £28.022M averaging £8,310 per non-Decent home.

STRATEGY GUIDELINES

Housing conditions within the private-rented sector remain comparatively worse than the owner-occupied sector and the private housing sector as a whole. Households within the private-rented sector also exhibit higher levels of socio-economic disadvantage.

SECTION 6 :

CONCLUSIONS

Chapter 21 : Conclusions

21.0 CONCLUSIONS

21.1 Across all private tenures the survey estimates that 11,154 dwellings (24.0%) fail the requirements of the Decent Homes Standard and are non-Decent. Within this profile, 3,100 dwellings (6.7%) experience Category 1 hazards within the Housing Health and Safety Rating System (HHSRS). To improve non-Decent housing owners and private landlords will require a minimum investment of £70.692M net.

21.2 With the exception of disrepair, housing conditions locally are better than the national average for private housing. Local problems however remain which impact on this investment framework and which can guide any strategic response by Gloucester City Council to the survey findings. These issues can be summarised under four main areas:

- ***Physical condition factors.***
- ***Energy efficiency and fuel poverty.***
- ***Household considerations.***
- ***Environmental factors.***

PHYSICAL CONDITIONS

21.3 Within the Decent Homes Standard key influences on performance include:

- *3,100 dwellings (6.7%) experiencing Category 1 hazards.*
- *7,034 dwellings (15.1%) in disrepair.*
- *5,786 dwellings (12.4%) with inefficient heating and ineffective insulation.*

Category 1 hazard rates are above average in the private-rented and pre-1919 terraced housing markets and for terraced housing and converted flats. Geographically rates of failure are higher in the Moreland and Westgate Areas. Patterns of disrepair follow a similar pattern both geographically and by housing sector.

ENERGY EFFICIENCY

21.4 Home energy efficiency levels in Gloucester are significantly better than the national average although local issues still remain.

- *5,786 dwellings (12.4%) fail to meet the thermal comfort requirements of the Decent Homes Standard.*
- *4,759 households (10.8%) are in fuel poverty.*

Energy deficiencies again impact most strongly on the private-rented and pre-war housing sectors. Geographically, lower rates of energy efficiency are recorded for the Westgate Area. Fuel poverty also impacts most strongly on these sectors and on younger and older households and single parent families. While less favourable energy efficiency levels are recorded for households in fuel poverty, household income differentials are the main driver of fuel poverty.

Action to address energy efficiency can have multiple benefits including reductions in fuel poverty and a positive impact on HHSRS and Decent Homes performance.

HOUSEHOLD CONSIDERATIONS

21.5 Poor housing conditions are associated with households in social or economic disadvantage. Elderly households, the economically vulnerable and those on low incomes are worst affected. Currently, 3,128 vulnerable households (47.2%) live in Decent Homes, a figure below the previous PSA 7 2011 target of 70%. Lowest rates of progress towards Decent Homes for vulnerable households are recorded for households living in the Westgate and City Remainder Areas and in the owner-occupied sector.

21.6 Equity potential among owner-occupied households is high - estimated at £5.221 billion. Highest levels of equity are recorded for older households and also those on lower incomes. 6% of owner-occupied households living in non-Decent homes would remortgage for home improvement; 12% would be interested in Council sponsored interest free loans.

21.7 9,094 households (20.6%) indicated at least one household member affected by long-term illness or disability. Relationships have been identified between poor health and poor housing conditions. One-off costs to address unhealthy housing (Category 1 HHSRS Hazard) in Gloucester are estimated at £7.099M (occupied dwellings). These costs are estimated to attract NHS savings locally of £0.484M giving a payback period of 14.7 years. Total savings to society through completion of these works are estimated at £1.210M reducing the payback period to just over 5 years.

ENVIRONMENTAL FACTORS

21.8 11,685 dwellings (25.1%) are located in residential environments suffering liveability problems with the greatest environmental impact coming from heavy traffic and street parking. Levels of household satisfaction with their housing circumstances and local area remain high although perceptions of area decline were held by 7.3% of households. Perceptions of area decline are

higher within the Barton and Tredworth and Moreland Areas and in the owner-occupied sector.

THE WAY FORWARD

21.9 Information from the house condition survey programme provides a detailed and up-to-date profile of private housing in Gloucester and a new benchmark for the monitoring and future development of private sector housing strategy.

APPENDIX A : THE INTERPRETATION OF STATISTICAL DATA

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

(a) **Data estimates are mid point estimates within a range of sampling error. The extent of sampling error is discussed in Appendix B but is dependant upon two factors – the sample size employed and the number or percentage of dwellings exhibiting the attribute in question.**

(b) **Data estimates are subject to rounding errors associated with statistical grossing. Table totals will therefore not necessarily remain consistent throughout the reports but will normally vary by under 1%.**

(c) **Survey returns from large scale house condition surveys invariably contain elements of missing data and not applicable data. The former may be due to surveyor error or to differential access within dwellings. The latter relates to individual elements which are not present in all dwellings. Consistently across the survey missing data represents under 5% of returns. An analysis of missing returns indicates a random distribution with no inherent bias evident across the main database.**

APPENDIX B : SAMPLING ERRORS

NON-TECHNICAL SUMMARY

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

Sampling Error

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

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

Sampling Error Calculation

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

For example, the survey estimates that 24.0% of housing stock is non-decent. The standard error for this value is estimated to be $\pm$ 2.6%. This means that there is a 95% chance of the value lying in the range 21.4% – 26.6%. In terms of numbers this means that of the total housing stock of 46,492 dwellings, the number of dwellings which are non-decent is likely to be between 9,949 and 12,367. However our best estimate is 11,154 dwellings.

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

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

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 FORM

GLOUCESTER CITY COUNCIL

A. SURVEY RECORD

ADDRESS:

VISITS	1	2	3
TIME			
DATE			
SURVEYORS SIGNATURE:			

DWELLING REF:

SURVEYOR NO:

A1. Status of address?	*rsl/gch exclude 7*	*address untraceable 6*	*demolished/ derelict 5*	*converted to non-residential 4*	*major works underway 3*	*non permanent dwelling 2*	*effective permanent dwelling 1*	
A2. Extent of survey?				*no survey 4*	*external survey only 3*	*full survey only 2*	*full survey/ interview 1*	
A3. Is the dwelling occupied or vacant?	*vacant-other long-term 7*	*vacant-derelict 6*	*vacant-closed/ bricked up 5*	*vacant-other temporary 4*	*vacant-repairs/mod-ernisation 3*	*vacant for sale/rent 2*	*occupied 1*	
A4. Dwelling tenure?				*unob 9*	*tied/rent free 3*	*private rented 2*	*owner occupied 1*	
A5. Is the dwelling in multiple Occupation?						*Yes 2*	*No 1*	

B. FIRST IMPRESSIONS

B1. Condition of dwelling?		*requires major repairs/improvements 4*	*requires minor repairs 3*	*requires routine maintenance 2*	*good condition 1*	
B2. General condition of surrounding dwellings?	*poor condition 5*	*below average 4*	*average 3*	*above average 2*	*good condition 1*	
B3. General appearance of neighbourhood?	*poor 5*	*below average 4*	*average 3*	*above average 2*	*good 1*	
B4. Evidence of environmental abuse?			*significant 3*	*minor/ isolated 2*	*none 1*	

C. DWELLING CHARACTERISTICS

C1. Dwelling type?	*house/ mixed use 7*	*non-res with flats 6*	*flat in converted building 5*	*purpose built flat 4*	*maisonette 3*	*bungalow 2*	*house 1*
C1a. Dwelling configuration?				*detached 4*	*semi-detached 3*	*end terrace 2*	*mid terrace 1*
C1b. Dwelling construction type?					*park home 3*	*non-traditional 2*	*traditional 1*
C1c. If Flat : Storey level of flat? Specify level - Ground 0					*n/a 99*	*specify no: ……..*	
C2. Date of construction?		*post-1981*	*1975-1981 5*	*1965-1974 4*	*1945-1964 3*	*1919-1944 2*	*pre-1919 1*
C3. Number of habitable floors to dwelling?					*n/a 99*	*specify no: ……..*	
C4. External wall construction?	***unob. 9***	***other 6***	*timber frame 5*	*solid 9"+ 4*	*cavity 11"+ 3*	*cavity 9-11" 2*	*solid 9" 1*
C5. Predominant building material?		*other **6***	*wood/ timber 5*	*stone 4*	*concrete 3*	*block 2*	*brick 1*
C6. Principal wall finish?			*other 5*	*tiles 4*	*timber 3*	*render/dash 2*	*self finish 1*
C7. Main roof form?					*mixed 3*	*flat 2*	*pitched 1*
C8. Roof covering?	*unob. 9*	*other 6*	*felt or asphalt 5*	*artificial slate 4*	*clay tile 3*	*concrete tile 2*	*natural slate 1*
C9. Flashings?		*unob. 9*	*none 5*	*other 4*	*cement fillet 3*	*zinc 2*	*lead 1*
C10. Chimneys?	*unob. 9*	*none 6*	*other 5*	*stone 4*	*concrete 3*	*brick/ block render 2*	*brick pointed 1*

C. DWELLING CHARACTERISTICS…….(cont.)

C11. Rainwear?	*unob.* 9	*mixed* 7	*other* 6	*asbestos* 5	*cast iron* 4	*steel* 3	*aluminium* 2	*Upvc* 1	
C12. Predominant window material?			*other* 6	*Upvc* 5	*metal with thermal break* 4	*metal no thermal break* 3	*hardwood* 2	*softwood* 1	
C13. Dwelling entrance door material?	*metal* 7	*hardwood glazed* 6	*hardwood complete* 5	*upvc glazed* 4	*upvc complete* 3	*softwood glazed* 2	*softwood complete* 1		

D. EXTERNAL REPAIR/RENEWAL

VIEWPOINT

WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS?

	REPAIR – Viewpoint 1 **front only – 1** **front & side – A2** **unob. - 9**	**REPAIR – Viewpoint 2** **back only – 1** **back & side – B"** **unob. - 9**	**PERIOD** **Replacement period for whole element**
D1. Roof structure			
D2. Roof covering			
D3. Chimney stacks			
D4. Flashings			
D5. Rainwear – gutters & downpipes			
D6. External wall finish			
D7. External wall pointing			
D8. Lintols			
D9. External wall structure			
D10. Windows			
D11. Doors			
D12. Underground drainage			
D13. Fences/walls/gates			
D14. Paths/paved areas			
D15. Outbuildings			

REPAIR

1- No repair
2. Localised disrepair 1- 5%
3. Minor disrepair 6-25%
4. Medium disrepair 26-60%
5. Major disrepair 61-80%
6. Renew 81-100%
8. na
9. Unob./does not exist

REPLACEMENT PERIOD

1. Urgent / immediate
2. Inside 5 years
3. 6-10 years
4. 11-15 years
5. 16-20 years
6. 21-25 years
7. 26-30 years
8. Over 30 years
9. Unob./does not exist

D16. Evidence of structural failure

a) Foundation failure	*no* 2	*yes* 1		**e) Wall-tie failure**	*no* 2	*yes* 1	
b) Roof sag	*no* 2	*yes* 1		**f) Chimney failure**	*no* 2	*yes* 1	
c) Roof spread	*no* 2	*yes* 1		**g) Lintol failure**	*no* 2	*yes* 1	
d) Wall bulge	*no* 2	*yes* 1					

E. INTERNAL REPAIR/RENEWAL

E1. Number of rooms including kitchen and bathroom? *specify number……*

E2. Number of bedrooms? *specify number……*

REPAIR

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

REPAIR	N/A	RENEW 61<100	MAJOR 41<60	MEDIUM 26<40	MINOR 6<25	LOCALISED 1<5	NO REPAIR nil
E3. Floor Structure	8	6	5	4	3	2	1
E4. Floor Finishes	8	6	5	4	3	2	1
E5. Internal Wall Structures	8	6	5	4	3	2	1
E6. Wall Finishes	8	6	5	4	3	2	1
E7. Ceiling Finishes	8	6	5	4	3	2	1
E8. Doors/Frames	8	6	5	4	3	2	1
E9. Fireplaces/Flues	8	6	5	4	3	2	1
E10. Stairs/Balustrades	8	6	5	4	3	2	1

INTERNAL DEFECTS

WHAT INTERNAL DEFECTS ARE APPARENT (WHOLE DWELLING ASSESSMENT)

NONE - CODE 1 : No evident defect.

MINOR - CODE 2 : Defect present but of limited extent.

MODERATE - CODE 3 : Defect present and easily visible. Potential impact on occupation and use of dwelling.

SEVERE - CODE 4 : Major defect present with significant impact on occupation and use of dwelling.

DEFECTS	SEVERE	MODERATE	MINOR	NONE
E11. Rising Damp	4	3	2	1
E12. Penetrating Damp	4	3	2	1
E13. Dry/Wet Rot	4	3	2	1
E14. Heating	4	3	2	1
E15. Ventilation	4	3	2	1
E16. Natural Light	4	3	2	1
E17. Artificial Light	4	3	2	1
E18. Mould/Condensation	4	3	2	1

F. AMENITIES AND SERVICES

F1. Does the dwelling possess the following…?

(a) Standard Amenities	*no* 3	*yes - shared use* 2	*yes – exclusive use* 1	
(b) Mains Gas Supply		*no* 2	*yes* 1	
(c) Mains Water Supply		*no* 2	*yes* 1	
(d) Mains Drainage		*no* 2	*yes* 1	
F2. Does the dwelling possess central heating?	*no- none* 3	*yes - partial C.H.* 2	*yes - full C.H.* 1	
F3. Age of kitchen fittings?		*over 20 yrs old* 2	*under 20 yrs old* 1	
F4. Kitchen space/layout?		*inadequate* 2	*adequate* 1	
F5. Age of bathroom amenities?		*over 30 yrs old* 2	*under 30 yrs old* 1	
F6. Bathroom location?		*unsatisfactory* 2	*satisfactory* 1	
F7. W.C. location?		*unsatisfactory* 2	*satisfactory* 1	

FLATS/MAISONETTES ONLY

F7a. Are common areas of adequate size?	*n/a* 8	*unsatis.* 2	*satisfactory* 1	
F7b. Is layout of common areas satisfactory?	*n/a* 8	*unsatis.* 2	*satisfactory* 1	

WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS AND WHAT REPLACEMENT PERIOD APPLIES?
REPAIR

REPAIR	*N/A*	*RENEW 61<100*	*MAJOR 41<60*	*MEDIUM 26<40*	*MINOR 6<25*	*LOCALISED 1<5*	*NO REPAIR nil*	
F8. Kitchen Fittings		*6*	*5*	*4*	*3*	*2*	*1*	
F9. Bathroom Amenities		*6*	*5*	*4*	*3*	*2*	*1*	
F10. Internal Plumbing		*6*	*5*	*4*	*3*	*2*	*1*	
F11. Electrics		*6*	*5*	*4*	*3*	*2*	*1*	
F12. Heating/Boilers/ Appliances		*6*	*5*	*4*	*3*	*2*	*1*	
F13. Heating Distribution	*8*	*6*	*5*	*4*	*3*	*2*	*1*	

REPLACEMENT PERIOD

REPLACEMENT PERIOD	*N/A*	*OUTSIDE 30 YRS*	*26-30 YRS*	*21-25 YRS*	*16-20 YRS*	*11-15 YRS*	*6-10 YRS*	*INSIDE 5 YRS*	
F14. Kitchen Fittings					*4*	*3*	*2*	*1*	
F15. Bathroom Amenities			*6*	*5*	*4*	*3*	*2*	*1*	
F16. Internal Plumbing		*7*	*6*	*5*	*4*	*3*	*2*	*1*	
F17. Electrics			*6*	*5*	*4*	*3*	*2*	*1*	
F18. Heating/ Boiler/Appliances						*3*	*2*	*1*	
F19. Heating Distribution	*8*	*7*	*6*	*5*	*4*	*3*	*2*	*1*	

G. SECURITY AND ADAPTATIONS

G1. Are the following security measures present?

MEASURES	*N/A*	*NO*	*YES*	
a) Secure door locking	*8*	*2*	*1*	
b) Window locks	*8*	*2*	*1*	
c) Burglar alarm	*8*	*2*	*1*	
d) External lighting	*8*	*2*	*1*	
e) Smoke Alarms	*8*	*2*	*1*	

G2. Has the dwelling been adapted for disabled use?

no	*yes*	
2	*1*	

G3. IF ADAPTED…Are any of the following adaptations present?

ADAPTATIONS	*N/A*	*NO*	*YES*	
a) Level/ramped access	*8*	*2*	*1*	
b) Chair/stairlift/through floor lift	*8*	*2*	*1*	
c) Adapted bathroom/W.C.	*8*	*2*	*1*	
d) Adapted kitchen	*8*	*2*	*1*	
e) Wheelchair accessible W.C.	*8*	*2*	*1*	
f) Ground floor bedroom/bathroom	*8*	*2*	*1*	
g) Repositioned electrical controls	*8*	*2*	*1*	

G4. Is there safe and unimpeded access to the front garden for a disabled person?

Satisfactory Access	*Un-satisfactory Access.*	*No Front Garden*	
3	*2*	*1*	

G5. Is there safe and unimpeded access to the rear garden for a disabled person?

Satisfactory Access	*Un-satisfactory Access.*	*No rear Garden*	
3	*2*	*1*	

H. ENERGY EFFICIENCY OF DWELLINGS

H1. Built form.

unob	*maisonette*	***flat***	*mid terrace with passage*	*mid terrace*	*end of terrace*	*semi-detached*	*detached*	
9	*7*	*6*	*5*	*4*	*3*	*2*	*1*	

H2. Dwelling Age

1900-1929	*1930-1949*	*1950-1965*	*1966-1976*	*1977-1981*	*1982 - 1990*	*1991 - 1995*	*1996 - 2002*	*2003 and later*	
9	*8*	*7*	*6*	*5*	*4*	*3*	*2*	*1*	

pre-1900		
10		

H3. Number of storeys in dwelling (excluding roof rooms, uninhabitable basement.

unob	*specify no:*		
9			

H4. Number of rooms (including kitchen, bathroom & circulation).

unob	*specify no:*		
99			

H5. Rooms in roof.

no	*yes*	
2	*1*	

H6. Flat or maisonette type (flats only).

n/a	*tower block or 6+ storey*	*other type*	*divided house*	*above shops or offices*	*custom block up to 5 storeys*	
8	*5*	*4*	*3*	*2*	*1*	

H7. Floor exposure (flats only).

	n/a	*un-exposed floor*	*partially exposed upper floor*	*exposed upper floor*	*exposed ground floor*	
	8	*4*	*3*	*2*	*1*	

H8. Roof exposure (flats only).

	n/a	*un-exposed roof*	*partially exposed flat roof*	*exposed flat roof*	*exposed pitch roof*	
	8	*4*	*3*	*2*	*1*	

H9. Wall exposure (flats only).

three to four walls exposed	*three walls exposed*	*two to three walls exposed*	*two walls exposed*	*one to two walls exposed*	*one wall exposed*	
6	*5*	*4*	*3*	*2*	*1*	

n/a	*Four walls exposed*	
8	*7*	

H. ENERGY EFFICIENCY OF DWELLINGS (cont…)

H10. Roof insulation.

150mm 6	100mm 5	75mm 4	50mm 3	25mm 2	none 1
	unob 99	no roof over 10	over 250mm 9	250mm 8	200mm 7

H11. Insulation to external walls, since built?

150mm or more 6	100mm 5	75mm 4	50mm 3	25mm 2	none 1
				unob 9	n/a 8

H11.a If no insulation added, does the dwelling already have external insulation?

	unob. 9	internal 4	external applied 3	cavity 2	none 1

H12. Floor insulation since built.

100mm 6	75mm 5	50mm 4	37.5mm 3	25mm 2	none 1
			unob 9	n/a 8	150mm or above 7

H13. Primary heating system fuel.

anthracite grains 9	anthracite nuts 8	smokeless processed 7	housecoal/ pearls 6	oil (28 sec) 5	oil (35 sec) 4	bottled gas 3	bulk LPG 2	gas (mains) 1
community heating wth CHP 18	community heating no CHP 17	special tariff – direct 16	special tariff –storage 15	preserved tariff 14	Economy 7 (off-peak) 13	Economy 7 (on-peak) 12	domestic (on-peak) electric 11	wood 10

H14. Primary heating system type.

community heating 6	other system 5	storage heaters 4	room heaters 3	warm air system 2	boiler system 1

WITHIN THE CATEGORY SELECTED IN THE PREVIOUS QUESTION – INDICATE TYPE OF SYSTEM

1. BOILER SYSTEM										
OIL BOILER	Old oil boiler (pre 1985)	040	Standard oil boiler (1985-97)	041	Condensing oil boiler	042	New oil boiler (97+)	043		
GAS BOILER	Old gas boiler (pre 1979)	223	Old gas floor boiler (1979-97)	222	Standard gas or wall boiler (pre 1998+)	221	New boiler (1998+)	501	Combi boiler (pre 1998)	224
CONDENSING BOILER	Condensing gas boiler (pre 1998)	204	Condensing combi boiler (pre 1998)	206	Condensing boiler (1998+)	503	Condensing combi boiler (1998+)	507		
OTHER BOILER SYSTEMS	Electric boiler	100	Open solid fuel fire with rads	074	Closed solid fire with rads	075				
2. WARM AIR SYSTEM : USE BOILER SYSTEM CODES										
3. ROOM HEATERS										
OPEN SOLID FUEL	Open solid fuel room heater	080	Open solid fuel heater BB no rads	082						
CLOSED SOILD FUEL	Closed solid fuel room heater	083	Closed SF room heater BB no rads	084						
GAS ROOM HEATERS	Old pre 1960 gas room heater	301	Room heater with BB pre 1998	225	Modern gas room heater	302	New gas room heater with BB no rads	304	Condensing gas room heater	282
4. STORAGE HEATERS										
	Old large volume storage heater	132	New slimline storage heater	130	Fan assisted storage heater	133				
5. OTHER SYSTEM										
	Electric underfloor heating	134	Panel or fan heater	120						
6. COMMUNITY HEATING										
	High temp community heating	400	Low temp community heating	401						

ENTER CODE…….

H15. Hot water system fuel.

anthracite grains 9	anthracite nuts 8	smokeless processed 7	housecoal/ pearls 6	oil (28 sec) 5	oil (35 sec) 4	bottled gas 3	bulk LPG 2	gas (mains) 1
community heating wth CHP 18	community heating no CHP 17	special tariff – direct 16	special tariff –storage 15	preserved tariff 14	Economy 7 (off-peak) 13	Economy 7 (on-peak) 12	domestic (on-peak) electric 11	wood 10

H16. Hot water system type.

gas fired kitchen range 8	gas instant (multi point) 7	gas instant (single point) 6	electric instant 5	single on-peak immersion 4	single off - peak immersion 3	dual immersion 2	from boiler 1
community heating with tank 16	community heating no tank 15	from CPSU 14	from oil fired warm air unit 13	from gas fired warm air unit 12	gas circulator 11	coal fired kitchen range 10	oil fired kitchen range 9
					from solid fuel back boiler 19	from gas back boiler 18	from combi boiler 17

H. ENERGY EFFICIENCY OF DWELLINGS (cont…)

H17. Age of heating system.		unob 9	20+ years 5	15+ years 4	10+ years 3	5+ years 2	0-5 years 1	
H18. Secondary heating system	unob 9	none 6	electric fire 5	closed fire 4	open fire 3	other gas heater 2	gas coal effect fire 1	
H19. Additional information… a) Roomstat						no 2	yes 1	
b) Trv's						no 2	***yes*** 1	
c) Programmer/Timer						no 2	***yes*** 1	
d) Hot water tank insulation?				no insulation 4	foam 3	jacket 2	no tank 1	
e) Hot water tank thermostat?					no thermostat 3	thermostat 2	no tank 1	
H20. Predominant window frame type.			sash (wood) 5	UPVC 4	metal with thermal break 3	metal 2	wood (not sash) 1	
H21. Predominant window glazing type.					triple 3	double 2	single 1	
H21 a) Proportion of windows single glazed?						specify no: ……%		
H22. Draught proofing of windows/doors.					well sealed 3	minimal 2	none 1	
H23. is the dwelling suitable for Cavity Wall Insulation?						no 2	yes 1	

H24. Floor areas (m^2).

FLOOR	*N/A*	*71+m^2*	*61-70m^2*	*51-60m^2*	*41-50m^2*	*31-40m^2*	*21-30m^2*	*11-20m^2*	*1-10m^2*	
a) Lowest floor	9	8	7	6	5	4	3	2	1	
b) 1st floor	9	8	7	6	5	4	3	2	1	
c) 2nd floor	9	8	7	6	5	4	3	2	1	
d) 3rd floor	9	8	7	6	5	4	3	2	1	
e) 4th floor	9	8	7	6	5	4	3	2	1	

I. HEALTH AND SAFETY HAZARDS - INDICATIVE

WHAT LEVEL OF POTENTIAL RISK DO THE FOLLOWING HAZARDS PRESENT……..?

	UNOB.	*SEVERE*	*MODERATE*	*SLIGHT*	*NONE*	
A. PHYSIOLOGICAL						
1. Damp & Mould	9	4	3	2	1	
2. Excess Cold	9	4	3	2	1	
3. Excess Heat	9	4	3	2	1	
4. Asbestos	9	4	3	2	1	
5. Biocides	9	4	3	2	1	
6. Carbon Monoxide etc.	9	4	3	2	1	
7. Lead	9	4	3	2	1	
8. Radiation	9	4	3	2	1	
9. Uncombusted Fuel	9	4	3	2	1	
10. Volatile Organic Compounds	9	4	3	2	1	

I. HEALTH AND SAFETY HAZARDS - INDICATIVE cont...

WHAT LEVEL OF POTENTIAL RISK DO THE FOLLOWING HAZARDS PRESENT……..?

B. PSYCHOLOGICAL						
11. Crowding & Space	*9*	*4*	*3*	*2*	*1*	
12. Entry by Intruders	*9*	*4*	*3*	*2*	*1*	
13. Lighting	*9*	*4*	*3*	*2*	*1*	
14. Noise	*9*	*4*	*3*	*2*	*1*	
C. INFECTION PROTECTION						
15. Domestic Hygiene	*9*	*4*	*3*	*2*	*1*	
16. Food Safety	*9*	*4*	*3*	*2*	*1*	
17. Personal Hygiene/Sanitation/Drainage	*9*	*4*	*3*	*2*	*1*	
18. Domestic Water	*9*	*4*	*3*	*2*	*1*	
D. ACCIDENT PROTECTION						
19. Falls Associated with Baths etc.	*9*	*4*	*3*	*2*	*1*	
20. Falls on the Level	*9*	*4*	*3*	*2*	*1*	
21. Falls Associated with Stairs/Steps	*9*	*4*	*3*	*2*	*1*	
22. Falls between Levels	*9*	*4*	*3*	*2*	*1*	
23. Electrical	*9*	*4*	*3*	*2*	*1*	
24. Fire	*9*	*4*	*3*	*2*	*1*	
25. Hot Surfaces & Materials	*9*	*4*	*3*	*2*	*1*	
26. Collision/Entrapment	*9*	*4*	*3*	*2*	*1*	
27. Explosion	*9*	*4*	*3*	*2*	*1*	
28. Ergonomics	*9*	*4*	*3*	*2*	*1*	
29. Structural Failure	*9*	*4*	*3*	*2*	*1*	

J. HEALTH AND SAFETY HAZARDS - DETAILED

J1. Please complete a detailed appraisal below for all hazards exhibiting a moderate/severe occurrence.

Physiological		**Psychological**		**Safety**	
Cold	**01**	Crowding & Space	**11**	Falls in the bath etc.	**19**
Damp & Mould etc.	**02**	Entry by intruders	**12**	Falling on level surfaces	**20**
Heat	**03**	Lighting	**13**	Falling on stairs etc.	**21**
Asbestos (and MMFs)	**04**	Noise	**14**	Falling between levels	**22**
Biocides	**05**			Electrical hazards	**23**
Carbon Monoxide	**06**	**Infection**		Fire hazards	**24**
Lead	**07**	Domestic Hygiene etc.	**15**	Hot surfaces etc.	**25**
Radiation	**08**	Food Safety	**16**	Collision/entrapment	**26**
Uncombusted fuel	**09**	Personal Hygiene etc.	**17**	Position and operability of amenities	**27**
VOC's	**10**	Water Supply	**18**	Explosions	**28**
				Structural collapse	**29**

HAZARD NUMBER: **HAZARD**

LIKELIHOOD

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300	750	420	240	130	75	42	24	13	7.5	4	2.5	1.5>	

Justification

OUTCOMES

Class I	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4
Class II	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4
Class III	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4

Class IV

100-(I+II+III)

Justification

RATING

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10>	

Rating **Score**

J. HEALTH AND SAFETY HAZARDS cont..

HAZARD NUMBER: **HAZARD**

LIKELIHOOD

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300		750	420	240	130	75	42	24	13	7.5	4	2.5	1.5>

Justification

OUTCOMES

	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	
Class I												**Class IV**
Class II												**100-(I+II+III)**
Class III												

Justification

RATING

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10>	

Rating **Score**

HAZARD NUMBER: **HAZARD**

LIKELIHOOD

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300		750	420	240	130	75	42	24	13	7.5	4	2.5	1.5>

Justification

OUTCOMES

	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	
Class I												**Class IV**
Class II												**100-(I+II+III)**
Class III												

Justification

RATING

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10>	

Rating **Score**

HAZARD NUMBER: **HAZARD**

LIKELIHOOD

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1
<4200	2400	1300		750	420	240	130	75	42	24	13	7.5	4	2.5	1.5>

Justification

OUTCOMES

	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	
Class I												**Class IV**
Class II												**100-(I+II+III)**
Class III												

Justification

RATING

A	B	C	D	E	F	G	H	I	J
<5000	2000	1000	500	200	100	50	20	10>	

Rating **Score**

J. HEALTH AND SAFETY HAZARDS cont..

HAZARD NUMBER: **HAZARD**

LIKELIHOOD

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1

<4200 2400 1300 750 420 240 130 75 42 24 13 7.5 4 2.5 1.5>

Justification

OUTCOMES

Class I	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4
Class II	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4
Class III	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4

Class IV
100-(I+II+III)

Justification

RATING

A	B	C	D	E	F	G	H	I	J

<5000 2000 1000 500 200 100 50 20 10>

Rating **Score**

HAZARD NUMBER: **HAZARD**

LIKELIHOOD

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1

<4200 2400 1300 750 420 240 130 75 42 24 13 7.5 4 2.5 1.5>

Justification

OUTCOMES

Class I	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4
Class II	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4
Class III	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4

Class IV
100-(I+II+III)

Justification

RATING

A	B	C	D	E	F	G	H	I	J

<5000 2000 1000 500 200 100 50 20 10>

Rating **Score**

HAZARD NUMBER: **HAZARD**

LIKELIHOOD

5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2	1

<4200 2400 1300 750 420 240 130 75 42 24 13 7.5 4 2.5 1.5>

Justification

OUTCOMES

Class I	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4
Class II	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4
Class III	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4

Class IV
100-(I+II+III)

Justification

RATING

A	B	C	D	E	F	G	H	I	J

<5000 2000 1000 500 200 100 50 20 10>

Rating **Score**

K. ENVIRONMENTAL APPRAISAL

K1. Are problems apparent in the local area or neighbourhood…?

(Surveyor Assessment)

PROBLEMS	*NOT A PROBLEM*	*MINOR*	*MAJOR*	
a) Litter and Rubbish	*1*	*2*	*3*	
b) Scruffy Gardens	*1*	*2*	*3*	
c) Graffiti	*1*	*2*	*3*	
d) Vandalism	*1*	*2*	*3*	
e) Scruffy/Neglected Buildings	*1*	*2*	*3*	
f) Dog Fouling	*1*	*2*	*3*	
g) Condition of Dwellings	*1*	*2*	*3*	
h) Nuisance from Street Parking	*1*	*2*	*3*	
i) Ambient Air Quality	*1*	*2*	*3*	
j) Heavy Traffic	*1*	*2*	*3*	
k) Railway/Aircraft Noise	*1*	*2*	*3*	
l) Intrusion from Motorways	*1*	*2*	*3*	
m) Vacant Sites	*1*	*2*	*3*	
n) Intrusive Industry	*1*	*2*	*3*	
o) Non conforming Uses	*1*	*2*	*3*	
p) Vacant/Boarded-up Buildings	*1*	*2*	*3*	

K2. Visual quality of local environment?
(Surveyor Assessment)

good 5	*above average* 4	*average* 3	*below average* 2	*poor* 1	

L. HOUSEHOLD INFORMATION

L1. How long has your household lived at this address?

unob. 9	*over 20 years* 6	*11-20 yrs* 5	*6-10 yrs* 4	*3-5 yrs* 3	*1-2 yrs* 2	*under 1 yr* 1	

L2. Would you like to move within the next 12 months if you had a free choice?

yes – definitely 4	*yes - possible* 3	*don't know* 2	*no* 1	

L3. How satisfied are you with your current accommodation?

don't know 5	*very dissatisfied* 4	*fairly dissatisfied* 3	*fairly satisfied* 2	*very satisfied* 1	

L4. How satisfied or otherwise are you with the area in which you live?

don't know 5	*very dissatisfied* 4	*quite dissatisfied* 3	*quite satisfied* 2	*very satisfied* 1	

L5. Over the past 5 years would you say your area has ……?

declined 3	*improved* 2	*remained the same* 1	

L. HOUSEHOLD INFORMATION (Cont…)

L6. How much of a problem, if any, are the following in your neighbourhood? *(Household to answer)*

NEIGHBOURHOOD ISSUES	*D/K*	*NOT A PROBLEM*	*MINOR*	*MAJOR*	
a) Property crime	*8*	*1*	*2*	*3*	
b) Auto crime	*8*	*1*	*2*	*3*	
c) Personal assault/theft	*8*	*1*	*2*	*3*	
d) Racial harassment	*8*	*1*	*2*	*3*	
e) Unsocial behaviour	*8*	*1*	*2*	*3*	
f) Group of youths causing annoyance	*8*	*1*	*2*	*3*	
g) Graffiti	*8*	*1*	*2*	*3*	
h) Drug abuse/dealing	*8*	*1*	*2*	*3*	
i) Empty properties	*8*	*1*	*2*	*3*	
j) Public drinking/drunkenness	*8*	*1*	*2*	*3*	
k) Traffic Noise	*8*	*1*	*2*	*3*	
l) Litter/fly tipping	*8*	*1*	*2*	*3*	
m) Dog Fouling	*8*	*1*	*2*	*3*	

L7. Could you please supply me with some information on the head of the household and other members of the family living at this address?

RELATIONSHIP TO H.O.H.	*PERSON*	*SEX*	*AGE*	*ECONOMIC STATUS*	*ETHNICITY*
		Male = 1 Female = 2	*record in yrs unob. = 99*	*see codes*	*see codes*
H.O.H.	*A*				
	B				
	C				
	D				
	E				
	F				
	G				
	H				

ETHNICITY

White
1. *White British*
2. *Irish*
3. *White – other*
4. *Gypsy/Traveller*

Mixed
5. *White & Black Caribbean*
6. *White & Black African*
7. *White & Asian*
8. *Mixed - other*

99. *Refused/Unob.*

Asian or Asian British
9. *Indian*
10. *Pakistani*
11. *Bangladeshi*
12. *Asian background-other*

Black or Black British
13. *Caribbean*
14. *African*
15. *Black background - other*

Chinese or Other ethnic group
16. *Chinese*
17. *Any other*

OFFICE USE ONLY

ECONOMIC STATUS:
1. Full-time work (>30 hrs)
2. Part-time work (<30 hrs)
3. Unemployed-registered
4. Permanently sick/disabled
5. Looking after home
6. Wholly retired
7. Student
9. Unobtainble.

OFFICE USE ONLY: Confirm from the household grid...

L8a. Number of persons in hhold?

L8b. Type of Household

L8c. Number of Bedrooms Required?

L. HOUSEHOLD INFORMATION (Cont…)

L9. Does anyone in the household suffer from a limiting long-term illness or disablity?

yes	no	
2	1	

L10. IF YES, what illness/disability do they suffer from?

ILLNESS/DISABILITY	*N/A*	*YES*	*NO*	
a) Heart/circulatory problems e.g. angina/stroke	8	2	1	
b) Respiratory illness e.g. asthma/bronchitis	8	2	1	
c) Mobility impairment	8	2	1	
d) Visual impairment	8	2	1	
e) Hearing impairment	8	2	1	
f) Speech impairment	8	2	1	
g) Mental health problem	8	2	1	
h) Learning difficulty/disability	8	2	1	
i) Other physical disability	8	2	1	

L11. IF YES, has your illness/disability caused you to do any of the following in the past year?

ACTION	*N/A*	*YES*	*NO*	
a) Consult GP through visit to surgery	8	2	1	
b) Consult GP through home visit	8	2	1	
c) Contact NHS Direct	8	2	1	
d) Attend hospital accident/emergency	8	2	1	
e) Attend hospital as outpatient	8	2	1	
f) Attend hospital as inpatient	8	2	1	

L12. During the past year have any of the following symptoms caused you or a member of your household to consult your GP or visit hospital?

SYMPTOM	*YES*	*NO*	
a) Aches and pains	2	1	
b) Nerves/stress	2	1	
c) Vomiting	2	1	
d) Diarrhoea	2	1	
e) Blocked nose	2	1	
f) Breathlessness/wheeziness	2	1	
g) Backache	2	1	
h) Fainting	2	1	
i) Headaches/fever	2	1	

L13. During the past year have you or any member of your household had an accident in the home?

yes	no	
2	1	

L13a. IF YES - Did this accident involve any of the following?

ACCIDENT	*N/A*	*YES*	*NO*	
a) Trip or fall	8	2	1	
b) Electrical shock	8	2	1	
c) Fire/explosion	8	2	1	
d) Burns/scalds	8	2	1	
e) Other	8	2	1	

L. HOUSEHOLD INFORMATION (Cont…)

L13b. IF YES - Did you or any member of the household consult the GP or attend hospital?

ACTION	*N/A*	*YES*	*NO*	
a) Consulted GP	*8*	*2*	*1*	
b) Attended hospital accident/emergency	*8*	*2*	*1*	
c) Attended hospital as outpatient	*8*	*2*	*1*	
d) Attended hospital as inpatient	*8*	*2*	*1*	

L14. Do you or any members of your household have difficulties with any of the following?

ACTIVITY	*YES*	*NO*	
a) Climbing steps/stairs	*2*	*1*	
b) Getting in/out of bath	*2*	*1*	
c) Turning taps on/off	*2*	*1*	
d) Cooking/preparing food	*2*	*1*	
e) Using WC	*2*	*1*	
f) Washing/drying clothes	*2*	*1*	
g) Access to/from the home	*2*	*1*	
h) Access to ground floor rooms	*2*	*1*	
i) Access to front or rear gardens	*2*	*1*	

L15. Are you bothered by noise from neighbours?		*frequently 3*	*sometimes - infrequently 2*	*never 1*	
L15a. Have you ever made a noise complaint to your local Council?			*yes 2*	*no 1*	
L16. Do you think the design and/or condition of your home affects the health and well-being of your family?	*don't know 4*	*yes - negatively 3*	*yes - positively 2*	*no - not really 1*	

L17. During the last month did you, your partner/spouse or other members of your household receive an income from any of these sources…?

SOURCE	*REFUSED/ D/K*	*YES*	*NO*	
a) No Source of Income	*9*	*2*	*1*	
b) Earnings, wages, salary, bonuses	*9*	*2*	*1*	
c) Income from self employment	*9*	*2*	*1*	
d) Interest from savings/investments	*9*	*2*	*1*	
e) Other income (maintenance payments, grants, rent)	*9*	*2*	*1*	
f) Pension from employment	*9*	*2*	*1*	
g) Retirement or widows pension	*9*	*2*	*1*	
h) Income based jobseekers allowance	*9*	*2*	*1*	
i) Working tax credit	*9*	*2*	*1*	
j) Pension credit	*9*	*2*	*1*	
k) Child tax credit	*9*	*2*	*1*	
l) Income support	*9*	*2*	*1*	
m) Housing benefit	*9*	*2*	*1*	
n) Council tax benefit	*9*	*2*	*1*	
o) Attendance allowance	*9*	*2*	*1*	
p) Disability working allowance	*9*	*2*	*1*	

L. HOUSEHOLD INFORMATION (Cont…)

SOURCE	*REFUSED/ D/K*	*YES*	*NO*	
q) Disability living allowance	*9*	*2*	*1*	
r) Incapacity benefit	*9*	*2*	*1*	
s) Severe disablement allowance	*9*	*2*	*1*	
t) Disabled person tax credit	*9*	*2*	*1*	
u) Industrial injuries disablement allowance	*9*	*2*	*1*	
v) War disablement pension	*9*	*2*	*1*	

L18. I would now like some information the income of the household? Please include income from all sources including employment, self-employment, pensions, benefits, interest from investments and other sources e.g. maintenance, grants and rent. Deduct any income tax, national insurance and pension contributions to give your NET income.

a) What is the income (on the bands below) of the head of household?

b) What is the income (on the bands below) of any partner

c) What is the total combined income for the whole household (all members who receive an income)?

WEEKLY MONTHLY ANNUAL	MONTHLY	ANNUAL	CODE
Up to £9	Up to £42	Up to £519	**1**
£10 up to £19	£43 up to £85	£520 up to £1,039	**2**
£20 up to £29	£86 up to £129	£1,040 up to £1,559	**3**
£30 up to £39	£130 up to £172	£1,560 up to £2,079	**4**
£40 up to £49	£173 up to £216	£2,080 up to £2,599	**5**
£50 up to £59	£217 up to £259	£2,600 up to £3,119	**6**
£60 up to £69	£260 up to £302	£3,120 up to £3,639	**7**
£70 up to £79	£303 up to £346	£3,640 up to £4,159	**8**
£80 up to £89	£347 up to £389	£4,160 up to £4,679	**9**
£90 up to £99	£390 up to £432	£4,680 up to £5,199	**10**
£100 up to £119	£433 up to £519	£5,200 up to £6,239	**11**
£120 up to £139	£520 up to £606	£6,240 up to £7,279	**12**
£140 up to £159	£607 up to £692	£7,280 up to £8,319	**13**
£160 up to £179	£693 up to £779	£8,320 up to £9,359	**14**
£180 up to £199	£780 up to £866	£9,360 up to £10,399	**15**
£200 up to £219	£867 up to £952	£10,400 up to £11,439	**16**
£220 up to £239	£953 up to £1,039	£11,440 up to £12,479	**17**
£240 up to £259	£1,040 up to £1,126	£12,480 up to £13,519	**18**
£260 up to £279	£1,127 up to £1,212	£13,520 up to £14,559	**19**
£280 up to £299	£1,213 up to £1,299	£14,560 up to £15,599	**20**
£300 up to £319	£1,300 up to £1,386	£15,600 up to £16,639	**21**
£320 up to £339	£1,387 up to £1,472	£16,640 up to £17,679	**22**
£340 up to £359	£1,473 up to £1,559	£17,680 up to £18,719	**23**
£360 up to £379	£1,560 up to £1,646	£18,720 up to £19,759	**24**
£380 up to £399	£1,647 up to £1,732	£19,760 up to £20,799	**25**
£400 up to £449	£1,733 up to £1,949	£20,800 up to £23,399	**26**
£450 up to £499	£1,950 up to £2,166	£23,400 up to £25,999	**27**
£500 up to £549	£2,167 up to £2,382	£26,000 up to £28,599	**28**
£550 up to £599	£2,383 up to £2,599	£28,600 up to £31,199	**29**
£600 up to £649	£2,600 up to £2,816	£31,200 up to £33,799	**30**
£650 up to £699	£2,817 up to £3,032	£33,800 up to £36,399	**31**
£700 up to £749	£3,033 up to £3,249	£36,400 up to £38,999	**32**
£750 up to £799	£3,250 up to £3,466	£39,000 up to £41,599	**33**
£800 up to £849	£3,467 up to £3,685	£41,600 up to £44,199	**34**
£850 up to £899	£3,686 up to £3,899	£44,200 up to £46,799	**35**
£900 up to £949	£3,900 up to £4,116	£46,800 up to £49,399	**36**
£950 up to £999	£4,117 up to £4,332	£49,400 up to £51,999	**37**
£1000 or more	£4,333 or more	£52,000 or more	**38**
		Not Applicable	**88**
		Unobtainable	**99**

L. HOUSEHOLD INFORMATION (Cont…)

L19. If you receive housing benefit how much is that…. **Weekly? (£)**

(complete one only) **Monthly? (£)**

L20. If you receive Council Tax benefit how much is that…. **Weekly? (£)**

(complete one only) **Monthly? (£)**

L21. Does your household have any savings?

AMOUNT?	CODE
No - In Debt.	1
None	2
Under £1,000	3
£1,000 - £2,500	4
£2,501 - £5,000	5
£5,001 - £10,000	6
£10,001 - £15,000	7
£15,001 - £20,000	8
£20,001 - £25,000	9
£25,001 - £30,000	10
Over £30,000	11
Unobtainable	99

M. ADDITIONAL QUESTIONS - OWNER OCCUPIERS ONLY

M1. Do you have a mortgage or other loan secured against your property?

don't know/unob 9	refused 8	yes 2	no 1

M2. IF YES…. How much mortgage is outstanding?

£120,000 - £140,000 9	£90,000 - £120,000 8	£75,000 - £90,000 7	£60,000 - £75,000 6	£45,000 - £60,000 5	£30,000 - £45000 4	£15,000 - £30,000 3	£5,000 - £15,000 2	less than £5000 1
				don't know/ refused 15	over £225,000 14	£200,000 - £225,000 13	£170,000 - £200,000 12	£140,000 - £170,000 11

M3. IF YES… How many years remain on the term of the mortgage…?

don't know/unob 8	over 20 yrs 6	20 - 25 yrs 5	15-20 yrs 4	10 - 15 yrs 3	5 - 10 yrs 2	less than 5 yrs 1

M4. Do any of the following issues make it difficult to repair or maintain your home?

SOURCE	REFUSED/ D/K	YES	NO
a) Getting independent advice on what is needed & the cost	9	2	1
b) Finding a reliable builder/other contractor or tradesmen	9	2	1
c) Need DIY Skills	9	2	1
d) Access to money to do works	9	2	1

M5. If the council provided a list of builders & contractors would you find this useful?	Don't know 3	no 2	yes 1
M6. Would you remortgage, or otherwise use the value of your home, to enable necessary improvements/repairs to be carried out	n/a 8	no 2	yes 1
M7. If the Council provided interest free loans, to repair or improve your home which are repayable would you be interested?	Don't Know 3	no 2	yes 1
M8. Have you completed any major repairs/improvements to your home within the past 5 years? (costing £500+ and not including decoration)	Don't Know 3	no 2	yes 1

IF YES... Have you completed any of the following...?

IMPROVEMENTS COMPLETED	N/A	NO	YES
a) Installed cavity wall insulation?	8	2	1
b) Installed loft insulation?	8	2	1
c) Installed central heating for first time?	8	2	1
d) Changed existing central heating system?	8	2	1
e) Installed new kitchen?	8	2	1
f) Installed new bathroom?	8	2	1

M. ADDITIONAL QUESTIONS - OWNER OCCUPIERS ONLY

IMPROVEMENTS COMPLETED	*N/A*	*NO*	*YES*	
g) Installed new windows/double glazing?	*8*	*2*	*1*	
h) Installed new external doors?	*8*	*2*	*1*	
i) Rewired?	*8*	*2*	*1*	
j) Added extension/conservatory?	*8*	*2*	*1*	
k) Completed external repairs (e.g. roof, gutters)	*8*	*2*	*1*	
l) Other	*8*	*2*	*1*	

M9 Would you intend to carry out any major repairs/improvements to your home within the next 5 years? (costing £500+ and not including decoration?)	*Don't Know 3*	*no 2*	*yes 1*	

IF YES... Have you completed any of the following...?

IMPROVEMENTS INTENDED	*N/A*	*NO*	*YES*	
a) Cavity wall insulation?	*8*	*2*	*1*	
b) Loft insulation?	*8*	*2*	*1*	
c) Install central heating for first time?	*8*	*2*	*1*	
d) Change existing central heating system?	*8*	*2*	*1*	
e) Install new kitchen?	*8*	*2*	*1*	
f) Install new bathroom?	*8*	*2*	*1*	
g) Install new windows/double glazing?	*8*	*2*	*1*	
h) Install new external doors?	*8*	*2*	*1*	
i) Rewire your property?	*8*	*2*	*1*	
j) Add extension/conservatory?	*8*	*2*	*1*	
k) Complete external repairs (e.g. roof, gutters)	*8*	*2*	*1*	

N. ADDITIONAL QUESTIONS - PRIVATE TENANTS

N1. Have you informed your landlord about any outstanding repair issues?			*yes 2* / *no 1*	
N2. IF YES, Are these issues being addressed?	*don't know 9*	*no 8*	*being addressed 2*	*already addressed 1*

O. HOUSES IN MULTIPLE OCCUPATION

COMPLETE THIS SECTION FOR ALL DWELLINGS IN MULTIPLE OCCUPATION i.e. occupied by 2 or more unrelated persons

O1. Total number of persons resident at the address...?			*n/a 99*	*specify no: ……..*		
O2. Total number of households (i.e. unrelated persons) resident at the address?			*n/a 99*	*specify no: ……..*		
O3. Number of occupied storeys in the dwelling?	*5 storey 5*	*4 storey 4*	*3 storey 8*	*2 storey 2*	*1 storey 1*	
O4. Is the property licensable under the Housing Act 2004?			*don't know 3*	*no 2*	*yes 1*	
O5. Means of escape from fire?	*fire doors not present*		*fire doors in poor condition no self closers*	*fire doors seats and self closers*	*fire doors with seals, closers and upgraded partitions*	

O: HOUSES IN MULTIPLE OCCUPATION

O5a	**Fire Detection systems**	No AFD or smoke detectors	Battery smoke detectors only	Afd in Moe only	Full AFD, with defects	Full working AFD	
		5	*4*	*3*	*2*	*1*	

O5b	**Fire fighting equipment present**	YES	No	
		1	*2*	

O6	**Emergency Lighting**	Not Present	Defective	Working			
		3	*2*	*1*			

***Amenit*ies**		None	Shared worse than 1:5	Shared up to 1:5	Exclusive use to most lets	Exclusive use to all lets	Present in flat (conversion)
O7	**Kitchens**	*6*	*5*	*4*	*3*	*2*	*1*

Amenities (continued)		None	Shared worse than 1:5	Shared up to 1:5	Exclusive use to most lets	Exclusive use to all lets	Present in flat (conversion)
O8	**Wash hand basins**	*6*	*5*	*4*	*3*	*2*	*1*
O9	**Baths/showers**	*6*	*5*	*4*	*3*	*2*	*1*
O10	**WC's**	*6*	*5*	*4*	*3*	*2*	*1*

O11	**Condition of Amenities**	Repair/replace over 50% of amenities	Repair/replace up to 50% of amenities	Minor disrepair	Satisfactory
		4	*3*	*2*	*1*

O12	**Management Regulations**	Very Poor	Poor	Average	Good	Very Good
		5	*4*	*3*	*2*	*1*

O13	**State of disrepair**	Unfit	Urgent disrepair	Substantial disrepair	Minor disrepair	Satisfactory
		5	*4*	*3*	*2*	*1*

O14	**Fitness for Multi-occupation** (amenities, means of escape & other fire precautions)	Unfit amenities and fire	Unfit amenities	Unfit fire	Fit amenities and fire
		4	*3*	*2*	*1*

O15. Have the electrical installation(s) been tested by a competent person within the last 5 years

don't know	*no*	*yes*
8	*2*	*1*

O16. Are there adequate Refuse Storage and Disposal Facilities

Poor	*adequate*	*good*	*no facilities*
4	*3*	*2*	*1*

O17. Are the following Certificates available?

Certificate	*d/k*	*No*	*Yes*
a) Electrical Testing (IEE or Part P Building Regulations)	*3*	*2*	*1*
b) Fire Detection System	*3*	*2*	*1*
c) Emergency Lighting	*3*	*2*	*1*
d) Portable Appliance Testing	*3*	*2*	*1*
e) Fire Equipment Maintenance	*3*	*2*	*1*
f) CORGI Annual Gas Safety Certificate	*3*	*2*	*1*
g) OFTEC Annual Safety Certificate	*3*	*2*	*1*

APPENDIX D : SURVEY METHOD

1. THE SURVEY FRAMEWORK

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

- ***Barton and Tredworth Ward***
- ***Moreland Ward***
- ***Westgate Ward (non GL2 postcodes)***
- ***City Remainder***

Sub area selection was conducted in 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 private sector dwellings and households within the City. To do this estimates must be made of the total private sector housing stock and resident households. While such estimates represent a 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 private sector dwellings are as follows :

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

(a) By removing ineffective addresses which do not form a part of the private sector housing stock eg retail, commercial. closed, ineligible tenure.

(b) **By adjusting for the actual number of dwellings located at each address. This may be more than one where several self-contained flats are located at *one* building address, or less than one where several non self-contained units have individual addresses within the *one* building.**

STAGE 2 : Estimation of private-sector housing stock. Private sector housing estimates are derived by applying the address/dwelling ratio to effective address counts. This is completed on an area basis together with estimates of occupancy status.

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

2. FIELDWORK

Dwelling inspections were completed by experienced surveyors in our employ.

3. SURVEYOR VARIABILITY

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

- ***A detailed briefing and training exercise prior to survey implementation and involving all surveyors engaged in survey duties. The briefing included a full review of the techniques for completion of the physical survey form, the technical interpretation and application of the condition measures applied and a practical exercise involving the inspection of test dwellings chosen to be representative of a range of condition issues. Briefing also included instruction of the social interview.***

- ***In addition to the briefing there was a programme of regular monitoring adopted. This involved, first, the appointment of a Technical Co-ordinator for the project. The Co-ordinator monitored ongoing returns from surveyors and conducted a 5% back check of completed inspections. Additional audit inspections were conducted by Council technical staff.***

- ***All forms were inspected in detail for inconsistent and/or incomplete information as part of the normal survey administration process.***

- ***Once the data had been prepared, and prior to the main analysis commencing, a detailed examination of the distribution of each surveyor's markings on key factors such as unfitness and repair scores was conducted. These distributions were examined in terms of dwelling age and location and were conducted with the view to identifying anomalies.***

5. COMPUTATION OF REPAIR COSTS

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

TABLE D1: DWELLING CLASSIFICATION FOR COSTING PURPOSES

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

rm = Rooms

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

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

- ***The elemental renewal costs reflect the average quality of each dwelling classification in terms of specification, ornateness of detailing, etc. Where a dwelling is identified as being of superior quality when built, enhancement factors are automatically applied to the repair costs of the appropriate elements.***

- ***Decoration within a dwelling does not feature as a repair element in its own right. However, where the scope of internal repairs is such that redecoration, in whole or in part, would be required, then the cost of this is automatically added in.***

- ***Where the repair requirement of elements is assessed on a five point scale, enhancement factors are applied to the lower readings to reflect the higher unit costs of small repairs.***

- ***Other refinements built into the system include a reflection of the differences in the cost of repairing pitched or flat roofs, full or partial central heating installations, etc.***

APPENDIX E : THE DECENT HOMES STANDARD

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

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

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

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

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

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

E.4 A dwelling satisfies this criterion unless:

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

BUILDING COMPONENTS

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

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

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

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

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

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

'OLD' AND IN 'POOR CONDITION'

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

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

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

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

Criterion C: The dwelling has reasonably modern facilities and services

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

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

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

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

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

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

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

access ways with awkward corners and turnings, steep staircases, inadequate landings, absence of handrails, low headroom etc.

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

E.17 The definition requires a dwelling to have both:

- efficient heating; and
- effective insulation.

E.18 Under this standard, efficient heating is defined as any gas or oil programmable central heating or electric storage heaters/programmable solid fuel or LPG central heating or similarly efficient heating systems. Heating sources which provide less energy efficient options fail the decent home standard.

E.19 Because of the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation that is appropriate also differs:

- For dwellings with gas/oil programmable heating, cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm loft insulation (if there is loft space) is an effective package of insulation under the minimum standard set by the Department of Health;
- For dwellings heated by electric storage heaters/programmable solid fuel or LPG central heating a higher specification of insulation is required to meet the same standard: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavity walls that can be insulated effectively).

Component lifetimes and definition of 'in poor condition' used in the national measurement of the disrepair criterion

COMPONENT LIFETIMES

E.20 Table E.1 shows the predicted lifetimes of various key building components within the disrepair criterion to assess whether the building components are 'old'. These are used to construct the national estimates of the number of dwellings that are decent and those that fail.

Table E.1: Component lifetimes used in the disrepair criterion

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.

FITNESS

The Fitness Standard is defined by the 1989 Local Government and Housing Act: *section 604:* under Section 604 covering all the stock a dwelling is fit for human habitation unless in the opinion of the local housing authority it fails to meet one or more of the following requirements and by reason of that failure is not reasonably suitable for

occupation: it is free from disrepair; it is structurally stable; it is free from dampness prejudicial to the health of the occupants (if any); it has adequate provision for lighting, heating and ventilation; it has an adequate piped supply of wholesome water; it has an effective system for the draining of foul, waste and surface water; it has a suitably

located WC for the exclusive use of the occupants; it has for the exclusive use of the occupants (if any) a suitably located bath or shower and wash-hand basin, each of which is provided with a satisfactory supply of hot and cold water; and there are satisfactory facilities in the dwelling home for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water.

HHSRS

The Housing Health and Safety Rating System (HHSRS) is the Government's new approach to the evaluation of the potential risks to health and safety from any deficiencies identified in dwellings. The HHSRS, although not in itself a standard, has been introduced as a replacement for the Housing Fitness Standard (Housing Act 1985, Section 604, as amended). Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band J (9 points or less) the safest, to Band A (5000 points or more) the most dangerous. Using the above bands hazards can be grouped as Category 1 or Category 2. A Category 1 hazard will fall within Bands A, B and C (1000 points or more); a Category 2 hazard will fall within Bands D or higher (under 1000 points).

HMO

As defined in Section 254 Housing Act 2004, which relates predominantly to bedsits and shared housing where there is some sharing of facilities by more than one household.

HOUSEHOLD

One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

HOUSEHOLD TYPES

The classification is based on the primary family unit within the household only. This means that households in the first 4 categories (couple based and lone parents) may include other people in other family units. For example, a couple with dependent children who also have an elderly parent or a grown up non-dependent child living with them are still classed as a couple with dependent children. The types are:

Single Person: Single person aged below pensionable age;
Single Parent: Single person aged below pensionable age together with one or more persons aged under 16 years;
Small Adult: Two persons aged below pensionable age;
Small Family: Two persons aged below pensionable age together with one or two persons aged under 16 years;
Large Family: Two persons aged below pensionable age together with three or more persons aged under 16 years;
Large Adult: Three or more persons aged below pensionable age;
Elderly: One or more persons aged over pensionable age

LONG TERM ILLNESS OR DISABILITY

Whether anybody in the household has a long-term illness or disability. The respondent assesses this and long-term is defined as anything that has troubled the person, or is likely to affect them, over a period of time.

MEANS TESTED BENEFITS (IN RECEIPT OF)

Households where the HOH or partner receives Income Support, income-based Job Seekers Allowance, Working Families Tax Credit, Disabled Persons Tax Credit or Housing Benefit. Note that Council Tax Benefit is excluded from this definition.

SAP

The main measure of energy efficiency used in the report is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP). This is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly energy inefficient) to 120 (highly energy efficient).

SECURE WINDOWS AND DOORS

Homes with secure windows and doors have both of the following:

- main entrance door is solid or double glazed; the frame is strong; it has an auto deadlock or standard Yale lock plus mortise lock;
- all accessible windows (ground floor windows or upper floor windows in reach of flat roofs) are double glazed, either with or without key locks.

TENURE

Three categories are used for most reporting purposes:

owner-occupied: includes all households who own their own homes outright or buying them with a mortgage/loan. Includes intermediate ownership models;

private rented or private tenants: includes all households living in privately owned property which they do not own. Includes households living rent free, or in tied homes. Includes un-registered housing associations tenants;

registered social landlord (RSL): includes all households living in the property of registered housing associations.

RURAL/NON-RURAL

Survey data is available for areas classed as rural and non-rural as defined by Chorley Council at local Ward and Parish level.

VACANT DWELLINGS

The assessment of whether or not a dwelling was vacant was made at the time of the interviewer's visit. Clarification of vacancy was sought from neighbours. Two types of vacant property are used:

transitional vacancies: are those which, under normal market conditions, might be expected to experience a relatively short period of vacancy before being bought or re-let;

problematic vacancies: are those which remain vacant for long periods or need work before they can be re-occupied.

Dwellings vacant for up to 1 month are classified as transitional vacancies and those unoccupied for at least 6 months are treated as problematic vacancies. Dwellings vacant for between 1 and 6 months can be problematic or transitional depending on whether they are unfit for human habitation and therefore require repair work prior to being re-occupied.

VULNERABLE HOUSEHOLDS

Households who are in receipt of the following benefits: Income Support; Income-based Job Seeker's Allowance; Housing Benefit; Council Tax Benefit; Working Families Tax Credit; Disabled Person's Tax Credit; Disability Living Allowance: Industrial Injuries Disablement Benefit; War Disablement Pension, Attendance Allowance, Child Tax Credit, Working Tax Credit, Pension Credit.