



Winchester
City Council

Private Sector House Condition Survey 2014

REPORT OF SURVEY

**Prepared on behalf of
Winchester City Council**



David Adamson & Partners Ltd.

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PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

TABLE OF CONTENTS

SUMMARY OF MAIN FINDINGS

LIST OF TABLES

LIST OF FIGURES

ACKNOWLEDGEMENTS

1.0	SURVEY BACKGROUND AND METHODOLOGY	14
	Chapter 1 : Introduction and Background to the Study	15
	Chapter 2 : Survey Method and Response	16
	Chapter 3 : The Measurement of Housing Conditions	19
	Chapter 4 : Survey Analysis and Reporting Framework	21
2.0	A PROFILE OF THE PRIVATE HOUSING SECTOR	22
	Chapter 5 : The Characteristics and Distribution of Private Sector Housing	23
	Chapter 6 : The Characteristics and Distribution of Private Sector Households.....	31
3.0	AN OVERVIEW OF PRIVATE SECTOR HOUSING CONDITIONS AND CHANGES SINCE 2007	40
	Chapter 7 : Housing Conditions 2014 - An Overview.....	41
	Chapter 8 : Housing Conditions 2014 - National Context	43
	Chapter 9 : Changes in Housing Conditions 2007 - 2014.....	44
4.0	PRIVATE SECTOR HOUSING CONDITIONS 2014.....	47
	Chapter 10 : HHSRS - Category 1	48
	Chapter 11 : Housing Disrepair	57
	Chapter 12 : Housing Amenities and Facilities.....	63
	Chapter 13 : Home Energy Efficiency	68
	Chapter 14 : Decent Homes Overall Performance.....	75
	Chapter 15 : Non-Decent Homes - Investment Needs.....	78
	Chapter 16 : Decent Places - Environment Conditions	80
5.0	HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES	84
	Chapter 17 : Housing Conditions and Household Circumstances	85
	Chapter 18 : Fuel Poverty	90
	Chapter 19 : Housing and Health	102
	Chapter 20 : Household Attitudes to Housing and Local Areas	109



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

6.0	SECTORAL REVIEW	113
	Chapter 21 : Owner-occupiers in Non-Decent Homes	114
	Chapter 22 : The Private-Rented Sector	121
7.0	CONCLUSIONS	129
	Chapter 24 : Conclusions	130

APPENDICES

Appendix A :	The Interpretation of Statistical Data
Appendix B :	Sampling Errors
Appendix C :	Survey Questionnaire
Appendix D :	The Decent Homes Standard
Appendix E :	Glossary of Terms



SUMMARY OF MAIN FINDINGS

1.0 BACKGROUND

- 1.1 David Adamson & Partners Ltd. was commissioned by Winchester City Council to complete a review of housing and household conditions across the private housing sector. The last survey of housing conditions was completed in 2007. Information from the current study provides an up-to-date benchmark for private sector housing locally against national housing conditions and provides a base of information for the review and further development of private sector housing strategies.
- 1.2 The 2014 study has involved a comprehensive survey programme across a sample of 800 dwellings representing 1.9% of all private dwellings in Winchester. Survey investigation has included physical housing conditions (HHSRS and Decent Homes), energy efficiency (RdSAP) and the circumstances and attitudes of occupying households.
- 1.3 The house condition survey programme was designed and implemented according to national guidelines issued by the Department for Communities and Local Government in England. A sample size of 800 dwellings was agreed with the Council representing 1.9% of a total private sector housing stock of 41,458 dwellings. To adequately reflect the distribution and composition of private sector housing within the Council area the sample was stratified into 8 Parish Groups. The survey does not include social housing owned by Housing Associations in the City, or Council owned housing stock.

2.0 KEY FINDINGS : HOUSING STOCK AND HOUSEHOLDS

- 2.1 Winchester City Council Area contains a private sector housing stock of 41,458 dwellings occupied by 40,800 households and a population of 90,479 persons.
- 2.2 At the time of survey, 38,424 dwellings were occupied (92.7%), the remaining 3,034 dwellings (7.3%) were vacant. The majority of vacant dwellings (97.8%) have been vacant under six months.
- 2.3 The age of a home is strongly associated with its condition and energy performance. The oldest homes (Pre-1919) generally perform less well in these respects than newer homes. Private sector housing in the City of Winchester is representative of all building eras but predominantly of post second World War Construction. 10,998 dwellings (26.5%) were constructed pre-1945. Within this group, 6,525 dwellings (15.7%) were constructed pre-1919, 4,473 dwellings (10.8%) in the inter-war period (1919-1944). 30,641 dwellings (73.5%) were constructed post-1944. Within this group, 12,968 dwellings (31.3%) are of



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

post-1980 construction. Private sector housing stock in the City of Winchester is younger than the national average.

- 2.4 Owner-occupation is the predominant form of private sector tenure accounting for 29,531 dwellings or 71.2%. 8,893 dwellings (21.5%) are rented privately. Rates of private-rental in Winchester at 21.5% are in line with the national average (21.8% of private dwellings nationally in 2012-13).
- 2.5 In line with the national trends, rates of private-rental in Winchester have increased in recent years with a consequent reduction in the proportion of owner-occupied homes. Rates of private-rental have increased in Winchester from 14.1% of private sector dwellings in 2007 to 21.5% in 2014.
- 2.6 Geographically rates of private-rental are significantly above average in Parish Group 8 – estimated at 35.1%. This group comprises Winchester Town Centre and incorporates the University area and known concentrations of multiple occupation.
- 2.7 Demographic and social characteristics vary by tenure reflecting a younger, more mobile private-rented sector against an older owner-occupied sector. In 57.9% of private-rented households the head of household is aged under 35 years; 37.7% of owner occupied households have a head of household aged 65 years and over. Household type distributions reflect the demographic differences between tenures. 14.7% of private rented households are single person households aged under 60 years; 13.2% of owner-occupied households are single elderly in composition. The private-rented sector is also highly mobile – 39.5% of private rented households have been resident in their current dwelling under 1 year. In contrast, 48.4% of owner-occupiers have been resident in their current dwelling over 10 years.
- 2.8 23,018 heads of household (56.4%) are in full or part-time employment, 164 heads of household (0.4) are unemployed, 4,522 heads of household (11.1%) are students and 12,675 heads of household (31.1%) are economically retired.
- 2.9 3,392 Households (8.3%) are in receipt of means tested or disability related benefits and are economically vulnerable. Applying definitions within revised fuel poverty methodologies 4,218 households (10.3%) have equivalised net annual incomes below the national median which is currently set at £11,553. These households can be defined as 'low income'. The median annual net annual household income is estimated at £32,500 per household compared to a current UK average of £33,000. Overall income levels are reduced due to



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

the inclusion of student households. Excluding students, increases the median annual household income to £35,100.

2.10 Household economic circumstances are significantly worse in the private-rented sector.

3.0 KEY FINDINGS- HOUSING CONDITIONS 2013

3.1 34,634 dwellings (83.5%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 6,824 dwellings (16.5%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- **2,108 dwellings (5.1%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS).**
- **4,546 dwellings (11.0%) are in disrepair.**
- **63 dwellings (0.2%) lack modern facilities and services.**
- **2,506 dwellings (6.0%) fail to provide a reasonable degree of thermal comfort.**

The majority of non-Decent homes fail on one item of the standard (4,715 dwellings – 69.1%); the remaining 2,109 non-Decent Homes exhibit multiple failures (30.9%).

3.2 Information available from the English Housing Survey 2012/13 enables housing conditions in Winchester to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 16.5% of private sector housing fails the Decent Homes Standard compared to 23.1% of private sector housing nationally (2012/13). Local conditions with regard to Category 1 hazards are better than the national average, thermal comfort and amenity performance are in line with the national average. Levels of disrepair locally (11%) are however above the national average (5.0%) and these have implications for future deterioration within the private housing sector.

3.3 Costs to achieve Decent Homes within the private-housing sector are estimated at £52.3545M averaging £7,672 per non-Decent home.

3.4 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 32.8% reduction in overall rates of non-Decency which have declined from 34.4% of private housing non-Decent in 2008 to 23.1% in 2012. The extent of change nationally is mirrored locally in Winchester with a 16.7% reduction in overall rates of non-Decency from 22.1% of private housing non-Decent in 2007 to 16.5% non-Decent in 2014.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

3.5 Variations in Decent Homes performance reflect significantly higher rates of failure for:

- *Terraced housing*
- *Flats in converted buildings*
- *Dwellings constructed pre-1919*

Geographically, highest rates of Decent Homes failure are recorded for Parish Groups 3 and 8.

4. KEY FINDINGS - HOUSING AND HOUSEHOLD ISSUES

4.1 Poor housing conditions impact on socially and economically disadvantaged households and in particular the elderly and the economically vulnerable. Households with a head of household aged 65 years and over account for 39.3% of all households resident in non-Decent dwellings; economically vulnerable households account for 18.4% of all households resident in non-Decent dwellings. Overall, 65.4% of economically vulnerable households live in non-Decent dwellings – below the previous PSA Target 7 thresholds for 2011 and 2021.

4.2 Fuel poverty was measured according to the traditional 10% income measure and also under new Low Income/High Cost (LIHC) measures in England. Under the new LIHC approach 1,409 households in Winchester (3.5%) have low incomes and high fuel costs and are in fuel poverty. This figure rises to 3,157 households (7.7%) under the traditional 10% income measure. Levels of fuel poverty are below the national average for England (11%). Demographically, fuel poverty impacts most strongly on the elderly.

4.3 5,644 households in Winchester (13.8%) indicated that at least one household member was affected by a long-term illness or disability. The most common complaints were related to mobility impairment/physical disability, heart/circulatory problems and respiratory illness. Of those households with an illness/disability 2,579 households (45.7%) stated that they had a mobility problem with their dwelling. Only 17% of households with a mobility problem live in an adapted dwelling. Long-term illness and disability place significant pressure on local Health Service resources 81% of affected households have made health service contact in the past year with predominant contact at GP or hospital outpatient level.

4.4 4,494 owner-occupied households (15.2%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £33.361M. 868 households within this sector are economically vulnerable, 210 households while not economically vulnerable are elderly. Economic factors will influence the ability of owner-occupiers to improve their homes but other factors will also impact. 90% of owner-occupiers in non-



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

Decent Homes are very satisfied with their current home, 72% have completed no major repairs/improvements in the last 5 years and 81% have no intentions of carrying out repairs/improvements within the next 5 years. 54% of owner-occupied households have no existing mortgage or financial commitments on their home. Equity levels within the owner-occupied sector are estimated at £11 billion. Among owner-occupied households living in non-Decent Homes 15% stated they would re-mortgage for home improvements, 25% were interested in Council interest free loans.

4.5 8,893 private dwellings are in private-rental representing 21.5% of all private sector dwellings in the City. This sector has grown significantly since 2007 serving both student and buy-to-let markets. Within the private-rented sector 713 dwellings (8.0%) were in multiple occupation and predominantly occupied by single person student households in the Stanmore area. No significant differences in housing conditions were recorded between tenures or within the private-rented sector itself between dwellings in single or multiple occupation.

4.6 All HMO's identified were located in Parish Group 8 and are typically represented by inter-war and early post-war semi-detached and terraced housing. All HMO's surveyed were shared houses with the majority located over 2 occupied storeys. From a total of 713 HMO's only 54 dwellings were assessed as licensable under the Housing Act 2004. Repair conditions and amenity sharing ratios within HMO's were assessed as satisfactory. Fire detection and means of escape from fire were however assessed as poor. Only 97 dwellings (13.6%) offer fully working AFD, fire doors were not present in 519 dwellings (72.7%). Overall, 97 HMO's (13.6%) were assessed as fit for multiple occupation. The remaining 616 dwellings (86.4%) were unfit for multiple occupation on the basis of means of escape from fire and other fire precautions.

5. KEY FINDINGS - STRATEGY DIRECTIONS

5.1 Key directions emerging from the survey include:

- *Intervention in the multi-occupied component of the private rented sector including licensing where appropriate and landlord engagement.*
- *Support for economically vulnerable households, elderly households and households with children living in non-Decent homes across all tenure sectors.*
- *Encouragement of owner-occupied home improvement through increased awareness of condition issues and possible loan support.*



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

- *Exploitation of energy funding streams including Green Deal and ECO funding within a comprehensive fuel poverty strategy.*
- *More detailed examination of health service partnerships for housing intervention using survey information on house condition and household health.*



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

LIST OF TABLES

Table 1 :	The Composition of Parish Groupings.....	17
Table 2 :	Survey Response by Parish Group	17
Table 3 :	Dwelling Occupancy by Date of Construction, House Type and Parish Group	24
Table 4 :	Housing Age Distributions by Tenure, Housing Type and Parish Group	26
Table 5 :	The Distribution of Private Sector Housing by Tenure.....	28
Table 6 :	Private Sector Households by Age of HOH and Household Type	32
Table 7 :	Residential Mobility	33
Table 8 :	Household Socio-Demographic Characteristics by Tenure	35
Table 9 :	Household Economic Circumstances by Tenure.....	38
Table 10 :	Changes in Private Sector Housing Conditions 2007 - 2014.....	44
Table 11 :	Trends in Housing Conditions – England 2008 - 2012	45
Table 12 :	HHSRS Hazard Groupings.....	48
Table 13 :	HHSRS Hazard Bandings and Hazard Categorisation.....	49
Table 14 :	Category 1 Hazard Failure by Housing Sector and Parish Group	53
Table 15 :	Category 2 Hazard Failure by Housing Sector and Parish Group	55
Table 16 :	Dwellings Defective on Decent Homes Repair - Primary Building Element Performance.....	58
Table 17 :	Dwellings Defective on Decent Homes Repair - Secondary Building Element Performance.....	59
Table 18 :	Decent Homes Repair Failure by Housing Sector and Parish Group.....	59
Table 19 :	Home Security Provision by Housing Sector and Parish Group	66
Table 20 :	Energy Efficiency Rating (EER) Winchester and England.....	70
Table 21 :	Decent Homes Overall Performance by Housing Sector and Parish Group.....	73
Table 22 :	Decent Homes Defect Classification	76
Table 23 :	Decent Homes Overall Performance by Housing Sector and Parish Group.....	76
Table 24 :	Non-Decent Dwellings – Cost to Achieve Decency	78
Table 25 :	Costs to Achieve Decency by Housing Sector	78
Table 26 :	Environmental Conditions by Housing Sector and Parish Group	83
Table 27 :	Household Social Characteristics and Decent Homes	86
Table 28 :	Household Economic Characteristics and Decent Homes	86
Table 29 :	Economically Vulnerable Households – Decent Homes Compliance by Parish Group and Housing Sector.....	88
Table 30 :	Decent Homes Repair Performance by Household Characteristics	89
Table 31 :	Survey Sub-Area by Parish	97
Table 32 :	Fuel Poverty 2014 (10% Method) by Area and Housing Sector	99
Table 33 :	Fuel Poverty 2014 (10% Method) by Area and Household Characteristics	100
Table 34 :	Households with Illness/Disability – Health Service Activity Within Past Year	104
Table 35 :	Owner-Occupiers in Non-Decent Homes – Previously Completed and Intended Repairs and Maintenance.....	117
Table 36 :	Owner-Occupied Mortgage Holdings	118
Table 37 :	The Distribution of Private Rented Dwellings	121
Table 38 :	Means of Escape and Fire Detection	126



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

Table 39 : Facilities Testing and Certification	128
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LIST OF FIGURES

Figure 1 : Winchester City Council – District Ward and Parish Boundaries	18
Figure 2 : Survey Analysis and Reporting Framework	21
Figure 3 : Housing Occupancy	23
Figure 4 : Housing Age Distributions	23
Figure 5 : Housing Tenure Distributions	27
Figure 6 : Tenure Trends 2007 - 2014.....	28
Figure 7 : Rates of Private Rental by Parish Group	30
Figure 8 : Household Size	31
Figure 9 : Ethnic Origin	32
Figure 10 : Household Occupancy	33
Figure 11 : Households Resident Under 2 Years by Parish Group.....	34
Figure 12 : Economic Status of Head of Household	36
Figure 13 : Economic Vulnerability and Low Incomes.....	37
Figure 14 : Economic Variations by Tenure	38
Figure 15 : Economically Vulnerable and Low Income Households by Household Type	39
Figure 16 : Dwelling Performance Against the Decent Homes Standard	42
Figure 17 : Local Conditions in National Context	43
Figure 18 : Trends in Decent Homes Non Compliance by Tenure 2007 - 2014	46
Figure 19 : Category 1 Hazards Failure	50
Figure 20 : Category 1 Hazards by Hazard Type.....	51
Figure 21 : Category 1 Hazard Failure by Tenure, Occupancy, Building Type and Date of Construction	52
Figure 22 : Rates of Category 1 Hazard Failure by Parish Group.....	54
Figure 23 : Category 2 Hazards.....	55
Figure 24 : Decent Homes Repair Performance	58
Figure 25 : Decent Homes Repair Performance by Tenure, Dwelling Age, Dwelling Type	61
Figure 26 : Rates of Decent Homes Repair by Parish Group	62
Figure 27 : Decent Homes Amenity Performance	64
Figure 28 : Home Security Measures	65
Figure 29 : Smoke Alarm Provision	67
Figure 30 : SAP Rating Distribution – Occupied Dwellings	69
Figure 31 : Loft Insulation Provision - Winchester 2014, England 2012	71
Figure 32 : Double Glazing Provision - Winchester 2014, England 2012	72
Figure 33 : Central Heating Provision.....	72
Figure 34 : Households with Illness/Disability – Health.....	73
Figure 35 : Decent Homes Thermal Comfort Performance by Parish Group.....	74



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

Figure 36 :	Overall Performance on the Decent Homes Standard.....	75
Figure 37 :	Decent Homes Non-Compliance by Parish Group.....	77
Figure 38 :	Environmental Issues	81
Figure 39 :	Liveability Problems.....	82
Figure 40 :	Environmental Conditions and Housing Conditions	82
Figure 41 :	Environmental and Housing Conditions	83
Figure 42 :	Decent Homes and Economic Vulnerability	87
Figure 43 :	Low Income High Cost Fuel Poverty Definition	90
Figure 44 :	Winchester Fuel Poverty Matrix	92
Figure 45 :	Fuel Poverty Winchester 2014, England 2012.....	92
Figure 46 :	Fuel Poverty by Low Income and Economic Vulnerability	93
Figure 47 :	LIHC Methods – Rates of Fuel Poverty by Parish Group.....	94
Figure 48 :	Fuel Payment Methods	95
Figure 49 :	Heating Affordability and Heating Use	96
Figure 50 :	Trends in Fuel Poverty – Winchester 2007 - 2014.....	97
Figure 51 :	Trends in Fuel Poverty 2007 – 2014 by Parish Group	98
Figure 52 :	Trends in Fuel Poverty by Tenure 2007 - 2014.....	99
Figure 53 :	Households Illness/Disability	102
Figure 54 :	Long-Term Illness/Disability and Age of Head of Household.....	103
Figure 55 :	Household with Long-Term Illness/Disability – Illness/Disability Type.....	104
Figure 56 :	Household with Long-Term Illness/Disability – Health Service Contact within Last Year	105
Figure 57 :	Households with Illness/Disability – Mobility Problems.....	105
Figure 58 :	Mobility Problems	106
Figure 59 :	Adaptations Present	107
Figure 60 :	Accidents in the Home During the Past Year	108
Figure 61 :	Household Satisfaction with Current Housing	109
Figure 62 :	Attitudes to Local Area and Area Trends	110
Figure 63 :	Household Perception of Local Problems	111
Figure 64 :	Household Safety at Night.....	112
Figure 65 :	Owner Occupied Intervention Framework.....	115
Figure 66 :	Owner Occupied Repair Activity.....	116
Figure 67 :	Owner Occupied Mortgage Status	118
Figure 68 :	Mortgage, Valuation and Equity	119
Figure 69 :	Owner-Occupied Interest in Equity Release and Council Loan	119
Figure 70 :	Private-Rented Tenants-Length of Residence	123
Figure 71 :	Comparative Housing Conditions in The Private Rented Sector	123
Figure 72 :	Tenant Awareness of Property Accreditation	124
Figure 73 :	Outstanding Repair Issues	125



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

Figure 74 :	Tenant Attitudes to Housing Repair	125
Figure 75 :	The Conditions of Shared Amenities.....	127
Figure 76 :	Management Regulations	127
Figure 77 :	Fitness for Multiple Occupation	128



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SECTION 1 : SURVEY BACKGROUND AND METHODOLOGY

Chapter 1 : Introduction and Background to the Study

Chapter 2 : Survey Method and Response

Chapter 3 : The Measurement of Housing Conditions

Chapter 4 : Survey Analysis and Reporting Framework



1.0 INTRODUCTION AND BACKGROUND TO THE STUDY

1.1 This report presents the findings of a comprehensive survey of housing conditions across the private housing sector in The Winchester City Council Area. The survey has been completed by David Adamson & Partners Ltd. on behalf of Winchester City Council.

1.2 The 2014 survey provides an update on changes in housing conditions since the last major survey in 2007 and creates an important new benchmark for the refinement and further development of private sector housing strategies.

1.3 This report provides a detailed overview of survey findings. In seven main sections the report examines:

- *Section 1 : Survey Background and Methodology.*
- *Section 2 : A Profile of the Private Housing Sector.*
- *Section 3 : Private Sector Housing Conditions - An Overview.*
- *Section 4 : Private Sector Housing Conditions 2014.*
- *Section 5 : Housing Conditions and Household Circumstances.*
- *Section 6 : Sectoral Review.*
- *Section 7 : Conclusions.*

Survey analyses are supported by technical appendices including the survey questionnaire, advice on sampling error, guidance on the interpretation of statistical data, and key survey definitions/housing standards. Data from the survey programme has also been provided electronically for further use by the Council.

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



2.0 SURVEY METHOD AND RESPONSE

2.1 The Government requires that private sector housing conditions are known and understood on an on-going basis and duly acted upon. The Housing Act 2004 states that 'a local authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them.' Good practice dictates that private sector house condition surveys are conducted every five years and no longer than every seven years.

2.2 The last survey of private sector housing was conducted by Winchester City Council in 2007. The Council is aware that there has been substantial change in the condition and use of the private sector housing stock since then. As a result the Council requires up-to-date information to develop private sector housing strategies and to provide advice and support services to areas/individuals in greatest need.

2.3 The objectives for the house condition survey were clearly defined by Winchester City Council. The key objectives of the survey were:

- 1. To provide a statistically robust body of information which establishes a baseline of information relating to the condition of the private sector housing stock (i.e. stock not owned by Registered Providers of Social Housing) in the Winchester City Council Area.*
- 2. To provide statistically reliable information, which will inform the Council's Housing Strategies, Private Sector Housing Strategies and future renewal policies and programmes, and satisfy the requirements of the Home Energy Conservation Act and other statutory reporting to Government.*

2.4 The house condition survey programme was designed and implemented according to national guidelines issued by the Department for Communities and Local Government in England. A sample size of 800 dwellings was agreed with the Council representing 1.9% of a total private sector housing stock of 41,534 dwellings. To adequately reflect the distribution and composition of private sector housing within the Council area the sample was stratified across the Parish framework. Eight Parish groupings were identified across the Council Area. The Parish framework is illustrated in Figure 1 with the constituent Parishes in each group identified in Table 1. Private sector housing stock and sample sizes across these groups are illustrated in Table 2.



SURVEY BACKGROUND AND METHODOLOGY

TABLE 1 : THE COMPOSITION OF PARISH GROUPINGS

PARISH GROUP	CONSTITUENT PARISHES
GROUP 1	Curdridge, Shedfield, Swanmore, Wickham
GROUP 2	Bishops Waltham, Corhampton and Meonstoke, Droxford, Durley, Upham, Whiteley
GROUP 3	Colden Common, Compton and Shawford, Hursley, Otterbourne, Owlesbury, Twyford
GROUP 4	Beauworth, Bighton, Bishops Sutton, Bramdean and Hinton Ampner, Cheriton, Exton, Itchenstoke and Ovington, Kilmeston, New Alresford, Old Alresford, Tichborne, Warnford, West Meon
GROUP 5	Boarhunt, Denmead, Hambledon, Soberton, Southwick and Widley
GROUP 6	Chilcomb, Crawley, Headbourne Worthy, Itchen Valley, Kings Worthy, Littleton and Harestock, Micheldever, Northington, South Wonston, Sparsholt, Wonston
GROUP 7	Badger Farm, Olivers Battery, Waltam Chase
GROUP 8	Winchester Town

TABLE 2 : SURVEY RESPONSE BY PARISH GROUP

PARISH GROUP	PRIVATE HOUSING STOCK	SAMPLE TARGET	SURVEY RESPONSE		
			PHYSICAL SURVEY & INTERVIEW	PHYSICAL SURVEY ONLY	EXTERNAL SURVEY ONLY
			dwgs	dwgs	dwgs
Group 1	4528	70	56	1	3
Group 2	5054	140	131	0	7
Group 3	3798	70	53	0	7
Group 4	3807	140	131	0	8
Group 5	4052	140	134	0	6
Group 6	6306	70	56	0	5
Group 7	1784	70	54	1	5
Group 8	12129	100	145	7	1
TOTAL	41458	800	760	9	42

2.5 Household co-operation and response to the survey was good. Against a survey target of 800 dwellings, full physical surveys and interviews with occupying households were achieved in 760 dwellings. Full physical survey information was collected in an additional 9 dwellings with external surveys completed in 42 vacant dwellings.

2.6 Sample data has been grossed-up statistically to represent total private sector housing stock. Grossing also adjusts for the disproportionate sample sizes across the sample framework and for differential access and response rates. 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.

2.7 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



SURVEY BACKGROUND AND METHODOLOGY

attached at Appendix C. The physical survey inspection has included general housing condition/repair, the Decent Homes Standard, housing health and safety rating system and energy efficiency. Household interviews have included information on the socio economic circumstances of households, housing support needs with regard to illness/disability, household attitudes to housing and local community issues and owner-occupied interest in equity release and improvement loan support.

2.8 In addition to the main survey of private sector housing a secondary boost sample of 100 dwellings in multiple occupation was issued permitting a more detailed review of housing conditions within this important and growing sector of the City. The HMO sample was targeted within the Stanmore area and selected from HMO addresses held by the Council.

FIGURE 1 : WINCHESTER CITY COUNCIL – DISTRICT WARD AND PARISH BOUNDARIES





3. THE MEASUREMENT OF HOUSING CONDITIONS

3.1 The measurement of housing conditions 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, wellbeing and self-dependence. 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 attached in Appendix D.

3.2 **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 in 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.

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

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

A full definition of building components, life expectancies and condition defects under the decent homes standard is included in Appendix D.



SURVEY BACKGROUND AND METHODOLOGY

3.4 ENERGY EFFICIENCY. Information on home energy efficiency was collected against the thermal comfort requirements of the decent homes standard and also subjected to an energy efficiency audit within the RDSAP system. Decent homes thermal comfort requirements are outlined fully in Appendix D. Key indicators used from the energy efficiency audit include:

- *SAP rating (Standard Assessment Procedure).*
- *Carbon dioxide emissions (CO2).*
- *Energy costs.*
- *Energy efficiency rating (EER).*

A full definition of these indicators is included in Appendix E - glossary of terms. Linkages between energy cost outputs and household economic circumstances also permit the estimation of fuel poverty using current Low Income/High cost definitions.

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

- | | |
|-----------------------------------|--|
| a) <i>Patch Repair:</i> | <i>Cost to address visible disrepair. Costs are based on a patch and mend approach, using like-for-like materials and with no guarantee of medium to long-term building integrity.</i> |
| b) <i>Comprehensive Repair:</i> | <i>Patch repair costs together with any additional works required to ensure building integrity and sound condition over a 10 year period.</i> |
| c) <i>Thirty Year Life Cycle:</i> | <i>Patch repair costs together with full building life cycle replacement costs over a typical 30 year planning period.</i> |
| d) <i>Category 1 hazards:</i> | <i>Costs to address Category 1 hazards within the HHSRS.</i> |
| e) <i>Decent Homes:</i> | <i>Costs to improve non-Decent homes.</i> |

Survey costs are at third quarter 2014 and are presented net of fees, preliminaries, contingencies and VAT. These will typically add up to 30% to net cost outputs.



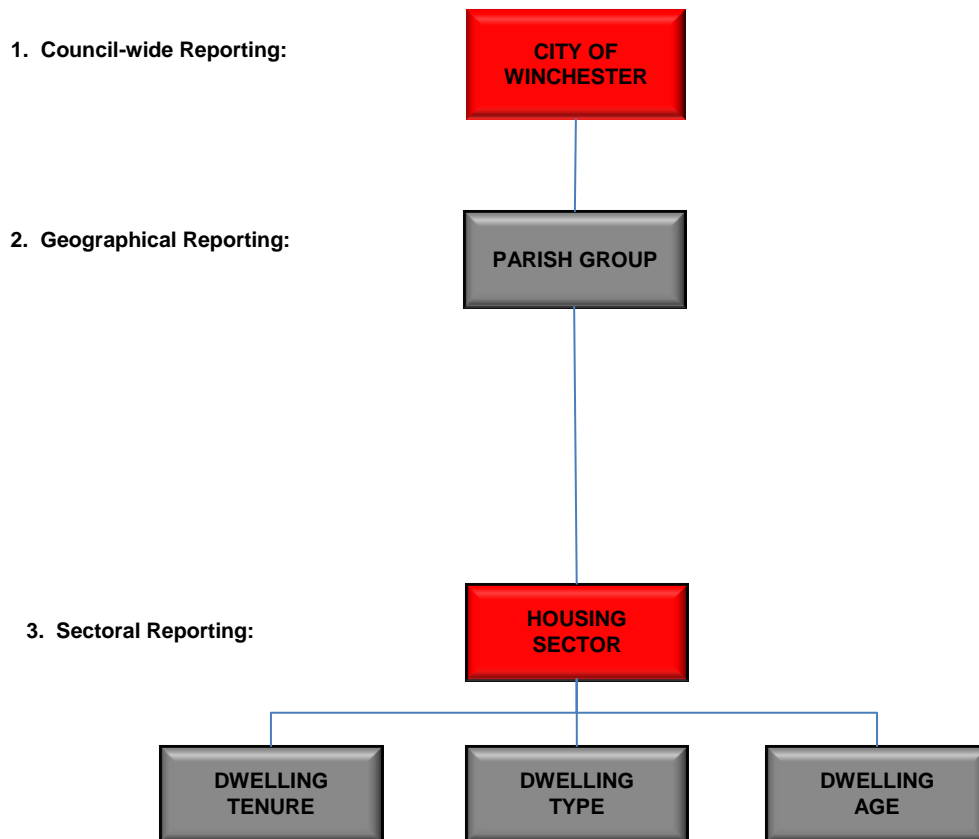
4. SURVEY ANALYSIS AND REPORTING FRAMEWORK

4.1 The sample size of 800 completed surveys was designed to provide a hierarchy of reporting across the City of Winchester Council area including:

- *Survey reporting City-wide.*
- *Sub-area reporting by Parish Group.*
- *Sub-sector reporting by private-sector tenure group, property type and date of construction.*

This hierarchy is illustrated in Figure 2.

FIGURE 2 : SURVEY ANALYSIS AND REPORTING FRAMEWORK



4.2 Sampling errors associated with each reporting level are illustrated in Appendix B.

SECTION 2 :

A PROFILE OF THE PRIVATE HOUSING SECTOR

Chapter 5 : The Characteristics and Distribution of Private Sector Housing

Chapter 6 : The Characteristics and Distribution of Private Sector Households

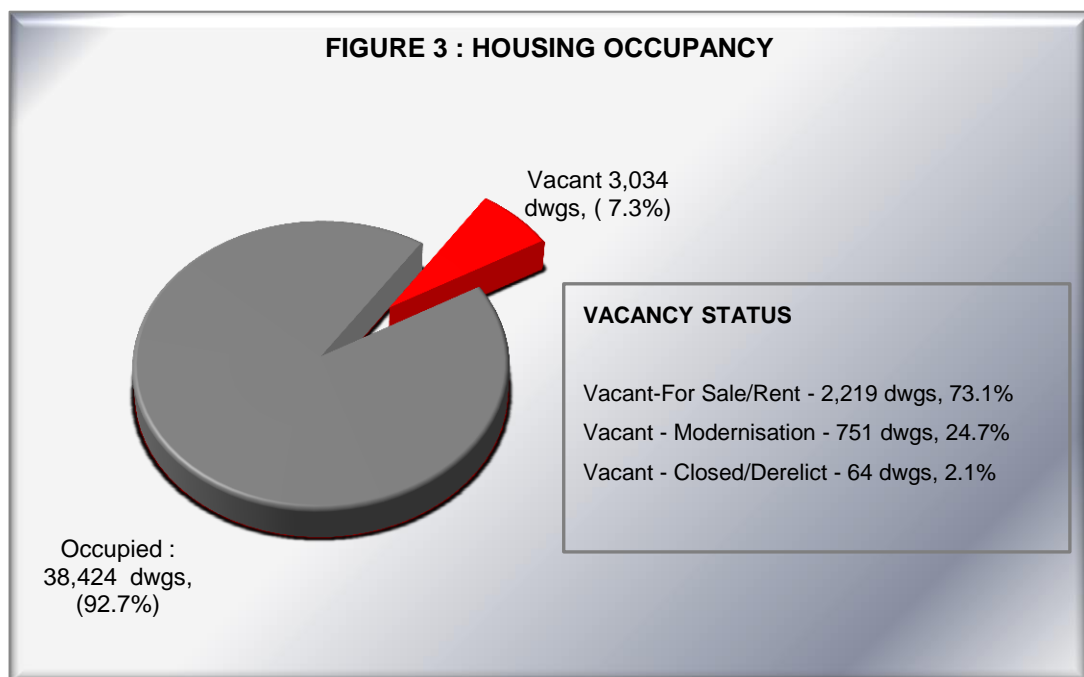


A PROFILE OF THE PRIVATE HOUSING SECTOR

5. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSING

HOUSING OCCUPANCY

5.1 The City of Winchester contains a private sector housing stock of 41,458 dwellings. At the time of survey, 38,424 dwellings were occupied (92.7%), the remaining 3,034 dwellings (7.3%) were vacant. Within the vacant housing stock, 2,970 dwellings (7.2%) have been vacant for under six months and are expected to return to occupancy in the short-term. The remaining 64 vacant dwellings (0.2%) have been vacant over 6 months. Vacancy rates are slightly above normal housing market turnover expectations but do exhibit significant housing market activity in the City. 2219 vacant dwellings were for sale or rent with an additional 751 vacant dwellings undergoing major repair or modernisation. Local vacancy rates of 7% are above the average for private sector housing in England estimated at 4.7%.



5.2 The distribution of vacant dwellings by Parish Group, housing age and type is illustrated in Table 3. Vacancy rates are above average within the pre-1919 housing sector, for converted/mixed use flats and in Parish Group 3.



A PROFILE OF THE PRIVATE HOUSING SECTOR

TABLE 3: DWELLING OCCUPANCY BY DATE OF CONSTRUCTION, HOUSE TYPE AND PARISH GROUP

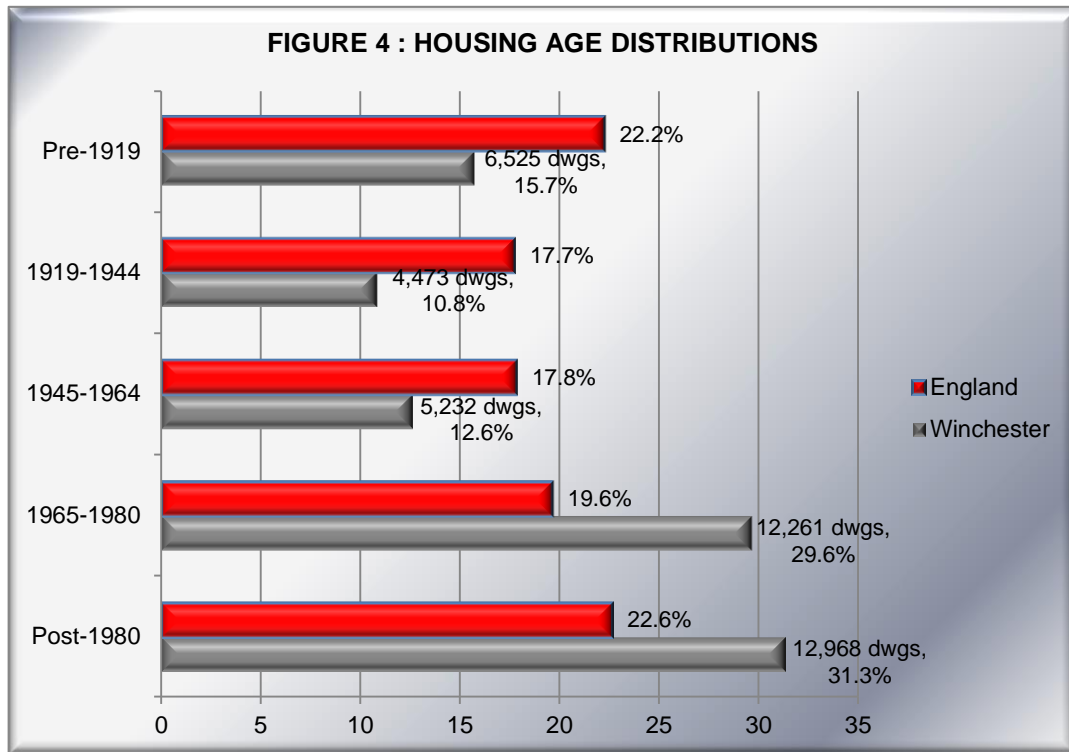
	DWELLING OCCUPANCY							
	Occupied		Vacant-Short Term		Vacant-Long Term		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre-1919	5419	83.1%	1106	16.9%	0	.0%	6525	100.0%
1919-1944	4098	91.6%	347	7.8%	27	0.6%	4473	100.0%
1945-1964	4980	95.2%	252	4.8%	0	.0%	5232	100.0%
Post-1964	23927	94.8%	1266	5.0%	37	.1%	25229	100.0%
All Dwellings	38424	92.7%	2970	7.2%	64	.2%	41458	100.0%
MAIN HOUSE TYPE								
Terraced House/Bungalow	9756	92.1%	841	7.9%	0	.0%	10597	100.0%
Semi-detached House/Bungalow	8361	97.2%	241	2.8%	0	.0%	8601	100.0%
Detached House/Bungalow	15091	93.2%	1078	6.7%	27	.2%	16196	100.0%
Purpose-built Flat	4279	91.0%	385	8.2%	37	.8%	4701	100.0%
Converted/mixed-use flat	937	68.8%	426	31.2%	0	.0%	1363	100.0%
All Dwellings	38424	92.7%	2970	7.2%	64	.2%	41458	100.0%
PARISH GROUP								
Group 1	4302	95.0%	226	5.0%	0	.0%	4528	100.0%
Group 2	4798	94.9%	220	4.3%	37	.7%	5054	100.0%
Group 3	3355	88.3%	443	11.7%	0	.0%	3798	100.0%
Group 4	3588	94.2%	192	5.0%	27	.7%	3807	100.0%
Group 5	3878	95.7%	174	4.3%	0	.0%	4052	100.0%
Group 6	5789	91.8%	517	8.2%	0	.0%	6306	100.0%
Group 7	1635	91.7%	149	8.3%	0	.0%	1784	100.0%
Group 8	11079	91.0%	1050	8.7%	0	.0%	12129	100.0%
All Dwellings	38424	92.7%	2970	7.2%	64	.2%	41458	100.0%

HOUSING AGE

5.3 The age of a home is strongly associated with its condition and energy performance. The oldest homes (Pre-1919) generally perform less well in these respects than newer homes. Private sector housing in the City of Winchester is representative of all building eras but predominantly of post second World War Construction. 10,998 dwellings (26.5%) were constructed pre-1945. Within this group, 6,525 dwellings (15.7%) were constructed pre-1919, 4,473 dwellings (10.8%) in the inter-war period (1919-1944). 30,641 dwellings (73.5%) were constructed post-1944. Within this group, 12,968 dwellings (31.3%) are of post-1980 construction. Private sector housing stock in the City of Winchester is younger than the national average.



A PROFILE OF THE PRIVATE HOUSING SECTOR



5.4 The oldest housing age profiles are associated with converted/mixed use flats, terraced housing and Parish Groups 3, 5 and 8.



A PROFILE OF THE PRIVATE HOUSING SECTOR

TABLE 4 : HOUSING AGE DISTRIBUTIONS BY TENURE, HOUSE TYPE AND PARISH GROUP

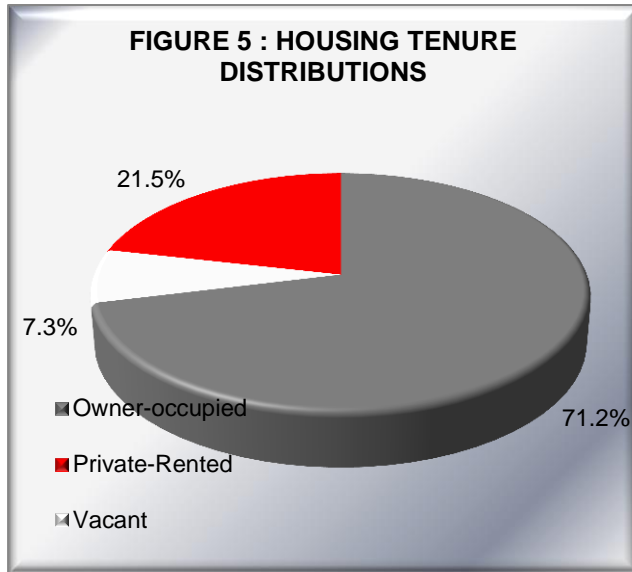
	Date of Construction									
	Pre-1919		1919-1944		1945-1964		Post-1964		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
MAIN HOUSE TYPE										
Terraced House/Bungalow	2521	23.8%	721	6.8%	911	8.6%	6444	60.8	10597	100.0%
Semi-detached House/Bungalow	865	10.1%	2110	24.5%	2398	27.9%	3227	37.5%	8601	100.0%
Detached House/Bungalow	2393	14.8%	1510	9.3%	1470	9.1%	10823	66.8%	16196	100.0%
Purpose-built Flat	30	.6%	0	.0%	321	6.8%	4350	92.5%	4701	100.0%
Converted/mixed – use Flat	715	52.5%	131	9.6%	131	9.6%	385	28.2%	1363	100.0%
All Dwellings	6525	15.7%	4473	10.8%	5232	12.6%	25229	60.9%	41458	100.0%
PARISH GROUP										
Group 1	604	13.3%	453	10.0%	453	10.0%	3019	66.7%	4528	100.0%
Group 2	769	15.2%	220	4.3%	293	5.8%	3772	74.6%	5054	100.0%
Group 3	696	18.3%	127	3.3%	570	15.0%	2405	63.3%	3798	100.0%
Group 4	603	15.8%	657	17.3%	438	11.5%	2109	55.4%	3807	100.0%
Group 5	839	20.7%	579	14.3%	666	16.4%	1968	48.6%	4052	100.0%
Group 6	207	3.3%	517	8.2%	620	9.8%	4962	78.7%	6306	100.0%
Group 7	30	1.7%	0	.0%	238	13.3%	1516	85.0%	1784	100.0%
Group 8	2777	22.9%	1920	15.8%	1954	16.1%	5477	45.2%	12129	100.0%
All Dwellings	6525	15.7%	4473	10.8%	5232	12.6%	25229	60.9%	41458	100.0%
TENURE										
Owner-Occupied	4673	15.8%	3148	10.7%	3844	13.0%	17866	60.5%	29531	100.0%
Private Rented	746	8.4%	951	10.7%	1136	12.8%	6061	68.2%	8893	100.0%
Vacant	1106	36.5%	374	12.3%	252	8.3%	1302	42.9%	3034	100.0%
All Dwellings	6525	15.7%	4473	10.8%	5232	12.6%	25229	60.9%	41458	100.0%

HOUSING TENURE

5.5 Owner-occupation is the predominant form of private sector tenure accounting for 29,531 dwellings or 71.2%. 8,893 dwellings (21.5%) are rented privately. Tenure was unobtainable in 3,034 dwellings (7.3%) largely due to vacancy. Rates of private-rental in the City of 21.5% are in line with the national average for private housing in England – estimated at 21.8% in 2012.



A PROFILE OF THE PRIVATE HOUSING SECTOR



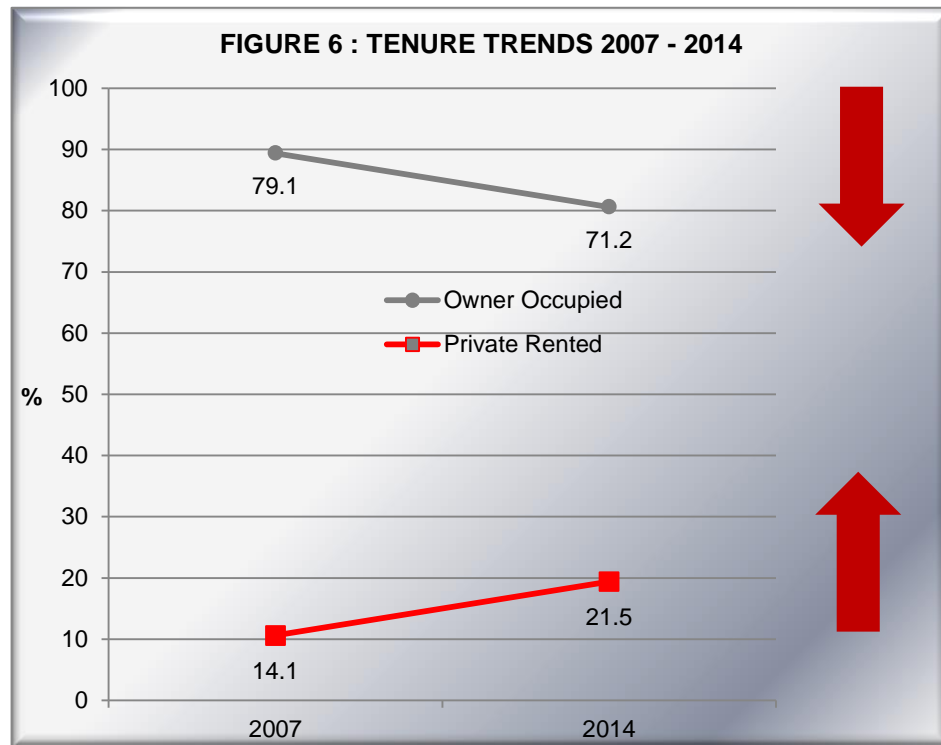
HOUSING TENURE	WINCHESTER		ENGLAND
	dwgs	%	%
Owner-occupied	29531	71.2	78.6
Private-rented	8893	21.5	21.4

5.6 In line with the national trends, rates of private-rental in Winchester have increased in recent years with a consequent reduction in the proportion of owner-occupied homes. Rates of private-rental have increased in Winchester from 14.1% of private sector dwellings in 2007 to 21.5% in 2014. Conversely owner-occupation has fallen from 79.1% in 2007 to 71.2% in 2014.

Significant national growth in private-rental has been recorded since 2003, overtaking in size the social-rented sector for the first time in 2012-13. Increases nationally have been related to the removal of rent controls, the introduction of assured short-hold tenancies and the growth in buy-to-let. Winchester university status will also impact on rental levels.



A PROFILE OF THE PRIVATE HOUSING SECTOR



5.7 The age distribution of private housing is broadly similar across the main tenure groups. Differences in house type distributions do however exist between the tenure groups reflecting the significant concentration of detached dwellings within the owner-occupied sector and of converted mixed-use flats and purpose built flats in the private-rented sector. Overall, houses and bungalows comprise 35,394 dwellings (85.4%) with the remaining 6,064 dwellings (14.6%) in flats. The majority of houses and bungalows (64.7%) are terraced or detached, flats are located in both purpose-built and converted blocks. A significant factor to both the owner-occupied and private rental sectors is the more recent development in the purpose-built flat market. The private sector contains 4,701 purpose-built flats of which 2,772 dwellings (59.0%) were constructed post-1980. The private-rented sector contains 2,947 purpose built flats of which 1,747 flats (59.3%) were constructed post-1980.

TABLE 5: THE DISTRIBUTION OF PRIVATE SECTOR HOUSING BY TENURE								
	TENURE							
	Owner Occupied		Private Rented		Vacant		All Dwgs	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre-1919	4673	15.8%	746	8.4%	1106	36.5%	6525	15.7%
1919-1944	3148	10.7%	951	10.7%	374	12.3%	4473	10.8%
1945-1964	3844	13.0%	1136	12.8%	252	8.3%	5232	12.6%



A PROFILE OF THE PRIVATE HOUSING SECTOR

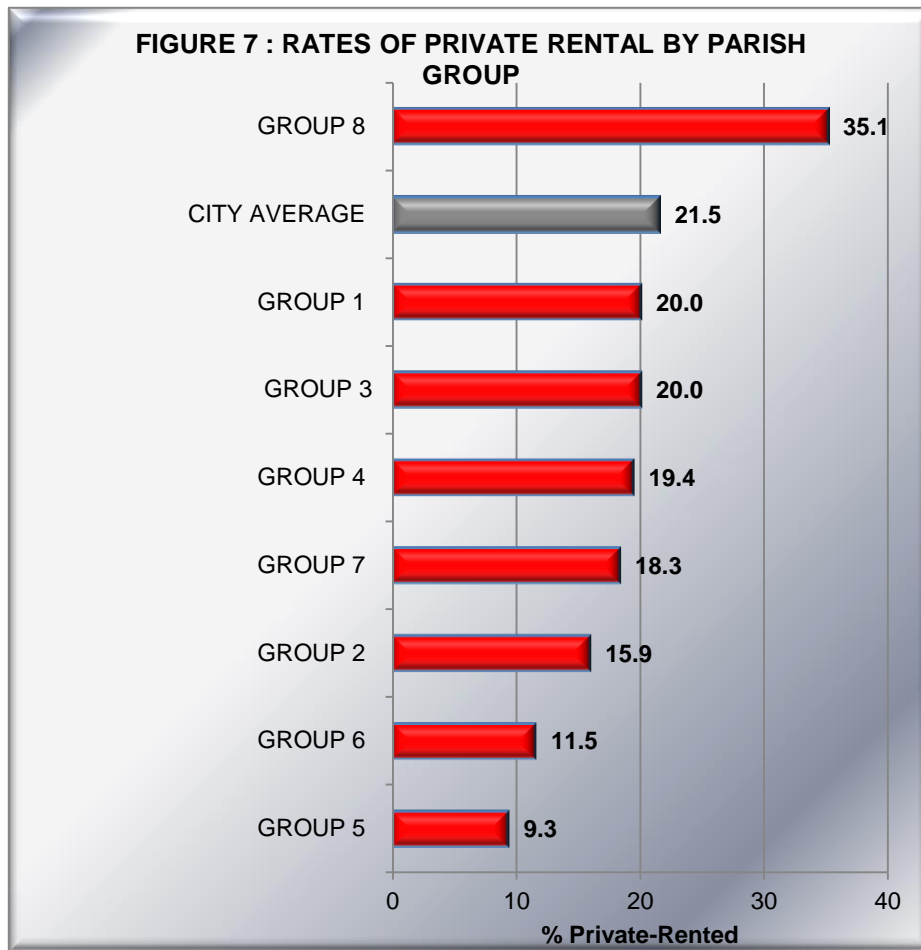
TABLE 5: THE DISTRIBUTION OF PRIVATE SECTOR HOUSING BY TENURE

	TENURE							
	Owner Occupied		Private Rented		Vacant		All Dwgs	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Post-1964	17866	60.5%	6061	68.2%	1302	42.9%	25229	60.9%
All Dwellings	29531	100.0%	8893	100.0%	3034	100.0%	41458	100.0%
MAIN HOUSE TYPE								
Terraced House/Bungalow	6917	23.4%	2840	31.9%	841	27.7%	10597	25.6%
Semi-detached House/Bungalow	6762	22.9%	1598	18.0%	241	7.9%	8601	20.7%
Detached House/Bungalow	14162	48.0%	929	10.4%	1105	36.4%	16196	39.1%
Purpose-built Flat	1332	4.5%	2947	33.1%	422	13.9%	4701	11.3%
Converted/Mixed-use Flat	358	1.2%	580	6.5%	426	14.0%	1363	3.3%
All Dwellings	29531	100.0%	8893	100.0%	3034	100.0%	41458	100.0%
PARISH GROUP								
Group 1	3396	11.5%	906	10.2%	226	7.5%	4528	10.9%
Group 2	3992	13.5%	806	9.1%	256	8.4%	5054	12.2%
Group 3	2595	8.8%	760	8.5%	443	14.6%	3798	9.2%
Group 4	2848	9.6%	739	8.3%	219	7.2%	3807	9.2%
Group 5	3502	11.9%	376	4.2%	174	5.7%	4052	9.8%
Group 6	5065	17.2%	724	8.1%	517	17.0%	6306	15.2%
Group 7	1308	4.4%	327	3.7%	149	4.9%	1784	4.3%
Group 8	6823	23.1%	4256	47.9%	1050	34.6%	12129	29.3%
All Dwellings	29531	100.0%	8893	100.0%	3034	100.0%	41458	100.0%

5.8 Geographically rates of private-rental are significantly above average in Parish Group 8 – estimated at 35.1%. This group comprises Winchester Town Centre and incorporates the University Area and known concentrations of multiple occupation.



A PROFILE OF THE PRIVATE HOUSING SECTOR



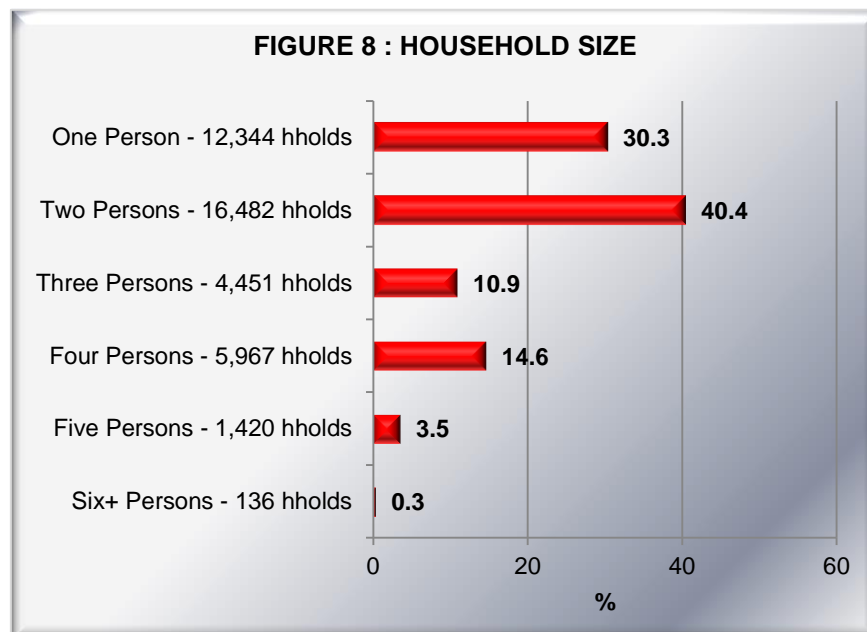


A PROFILE OF THE PRIVATE HOUSING SECTOR

6. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSEHOLDS

HOUSEHOLDS AND POPULATION

6.1 The private sector housing stock contains 40,800 households and a household population of 90,479 persons. Private sector households are predominantly small in size. 12,344 households (30.3%) are single person in size, an additional 16,482 households (40.4%) contain two persons. Average household size is estimated at 2.22 persons.



HOUSEHOLD DEMOGRAPHICS

6.2 Private sector households exhibit a broad demographic profile. 11,883 households (29.1%) are headed by a person aged 65 years and over; 8,200 households (20.0%) are headed by a person aged under 35 years. The City of Winchester contains a significant student population which inflates the number and proportion of households headed by an individual aged under 25 years. Approximately 713 dwellings were assessed to be in multiple occupation with the average number of households within these dwellings estimated at 4.3. These multiple occupied dwellings contain 3,090 individual households with over 90% being students.



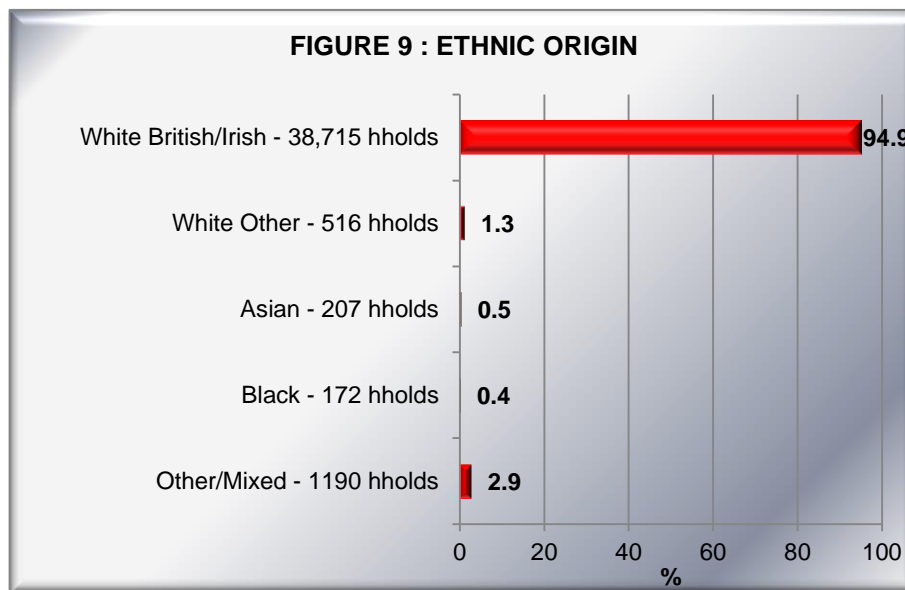
A PROFILE OF THE PRIVATE HOUSING SECTOR

TABLE 6 : PRIVATE SECTOR HOUSEHOLDS BY AGE OF HOH AND HOUSEHOLD TYPE

AGE OF HEAD OF HOUSEHOLD	HHOLDS	%	HOUSEHOLD TYPE	HHOLDS	%
Under 25 years	4631	11.3	Couple no Children	17687	43.4
25-34 years	3569	8.7	Couple with Children	9175	22.5
35-44 years	6741	16.5	Lone Parent Family	728	1.8
45-54 years	7792	19.1	Other Multi-Person	1151	2.8
55-64 years	6184	15.2	Single Person Under 60 years	3149	7.7
65 years and over	11883	29.1	Single Person 60+ years	4488	11.0
			Student	4422	10.8

ETHNICITY

6.3 38,715 households (94.9%) are of White British or Irish origin. The City contains a small Black and Minority Ethnic population estimated at 2,085 households (5.1%).

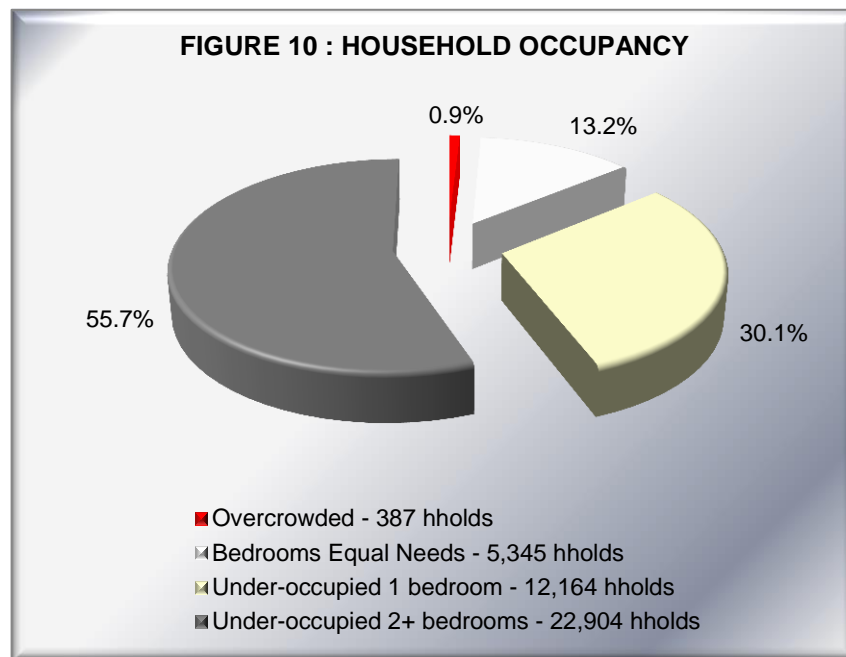


HOUSEHOLD OCCUPANCY

6.4 Linking dwelling size (number of bedrooms) to household demographics through the Bedroom standard provides indicators of household occupancy. 387 households (0.9%) have insufficient bedrooms to meet family needs and are over-crowded, 5,345 households (13.1%) have bedrooms equal to their needs; 35,068 households (86.0%) have bedrooms above their family needs and are in under-occupation.



A PROFILE OF THE PRIVATE HOUSING SECTOR



RESIDENTIAL MOBILITY

6.5 Patterns of residential mobility within Winchester reflect a distinction between a highly mobile private-rented sector and a stable and established owner-occupied sector. 14,275 owner-occupied households (48.4%) have been resident in their current dwelling over 10 years compared to 734 private-rented households (6.5%). In contrast, 7,612 private-rented households (67.5%) have been resident in their current dwelling under 2 years. Only 844 owner-occupied households (2.8%) intend to move within the next 12 months compared to 678 private rented households (6.0%).

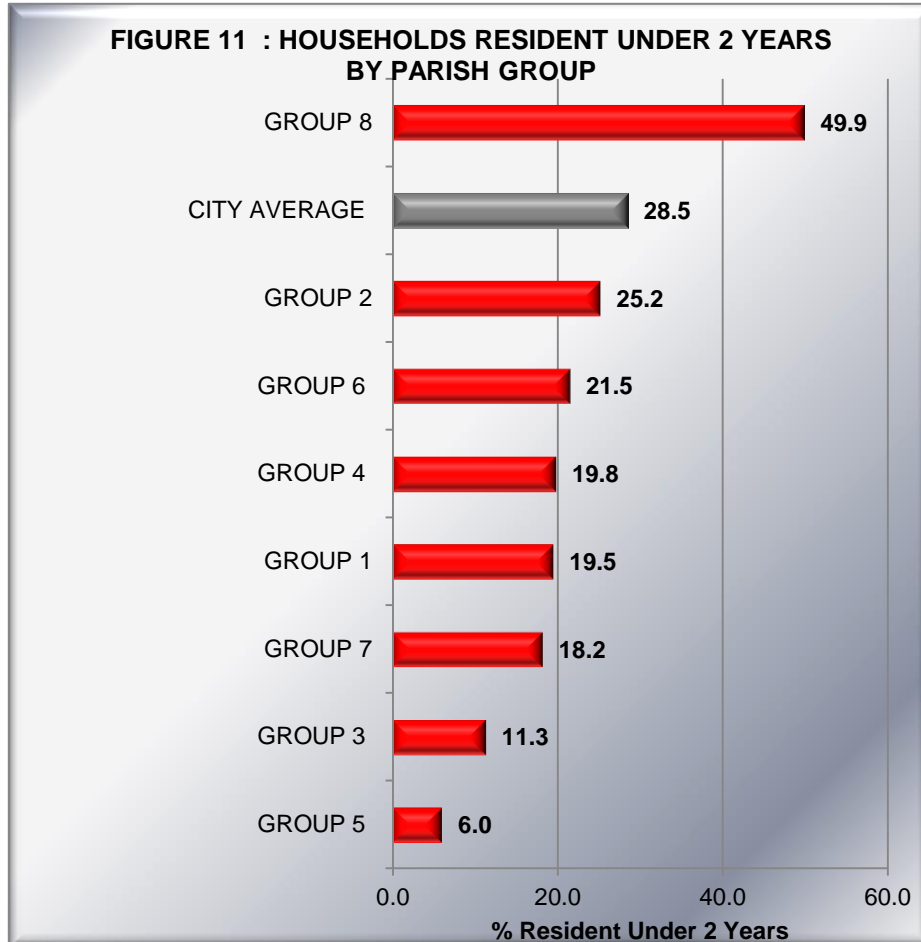
TABLE 7 : RESIDENTIAL MOBILITY					
LENGTH OF RESIDENCE	Hholds	%	INTENTION TO MOVE	Hholds	%
Under 1 year	6110	15.0	No	38241	93.7
1 - 2 years	5522	13.5	Don't Know	1037	2.5
3 - 5 years	6826	16.7	Yes - Possibly	852	2.1
6 - 10 years	7334	18.0	Yes - Definitely	669	1.6
11 - 20 years	6430	15.8			
Over 20 years	8579	21.0			

Relationships between residential mobility and tenure give rise to a concentrated pattern of recent movement within Winchester focussed primarily on areas of high private-rental. The distribution of households resident under 2 years by area is illustrated in Figure 11



A PROFILE OF THE PRIVATE HOUSING SECTOR

emphasising the high rate of residential mobility in Parish Group 8. This group also contains the highest concentration of private-rented property.



SOCIO-DEMOGRAPHIC VARIATIONS BY TENURE

6.6 Demographic and social characteristics vary by tenure reflecting a younger, more mobile private-rented sector against an older owner-occupied sector. In 57.9% of private-rented households the head of household is aged under 35 years; 37.7% of owner occupied households have a head of household aged 65 years and over. Household type distributions reflect the demographic differences between tenures. 14.7% of private rented households are single person households aged under 60 years; 13.2% of owner-occupied households are single elderly in composition. The private-rented sector is also highly mobile – 39.5% of private rented households have been resident in their current dwelling under 1 year. In contrast, 48.4% of owner-occupiers have been resident in their current dwelling over 10 years.



A PROFILE OF THE PRIVATE HOUSING SECTOR

TABLE 8: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY TENURE

	TENURE							
	Owner Occupied		Private Rented		Vacant		All Hholds	
	hholds	%	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD								
Less than 25 Years	0	.0%	4631	41.1%	0	.0%	4631	11.3%
25 - 34 Years	1679	5.7%	1890	16.8%	0	.0%	3569	8.7%
35 - 44 Years	4550	15.4%	2191	19.4%	0	.0%	6741	16.5%
45 - 54 Years	6720	22.8%	1072	9.5%	0	.0%	7792	19.1%
55 - 64 Years	5460	18.5%	724	6.4%	0	.0%	6184	15.2%
65 Years And Over	11119	37.7%	764	6.8%	0	.0%	11883	29.1%
All Households	29529	100.0%	11271	100.0%	0	.0%	40800	100.0%
BEDROOM STANDARD								
Overcrowded	223	.8%	164	1.5%	0	.0%	387	.9%
Bedrooms Equal Needs	3223	10.9%	2122	18.8%	0	.0%	5345	13.1%
Under-Occupied One Bedroom	8729	29.6%	3435	30.5%	0	.0%	12164	29.8%
Under-Occupied Two or More Bedrooms	17354	58.8%	5549	49.2%	0	.0%	22904	56.1%
All Households	29529	100.0%	11271	100.0%	0	.0%	40800	100.0%
HOUSEHOLD TYPE								
Single Person <60 years	1494	5.1%	1655	14.7%	0	.0%	3149	7.7%
Single Person 60 or over	3905	13.2%	583	5.2%	0	.0%	4488	11.0%
Lone Parent Family	469	1.6%	258	2.3%	0	.0%	728	1.8%
Married/Cohabiting couple with dependent child(ren)	7912	26.8%	1263	11.2%	0	.0%	9175	22.5%
Married/Cohabiting couple with no dependent child(ren)	15300	51.8%	2388	21.2%	0	.0%	17687	43.4%
Student	0	.0%	4422	39.2%	0	.0%	4422	10.8%
Other multi person household	449	1.5%	702	6.2%	0	.0%	1151	2.8%
All Households	29529	100.0%	11271	100.0%	0	.0%	40800	100.0%
RESIDENCY								
Under 1 Year	1657	5.6%	4453	39.5%	0	.0%	6110	15.0%
1-2 Years	2362	8.0%	3159	28.0%	0	.0%	5522	13.5%
3-5 Years	4381	14.8%	2445	21.7%	0	.0%	6826	16.7%
6-10 Years	6854	23.2%	480	4.3%	0	.0%	7334	18.0%
11-20 Years	6013	20.4%	417	3.7%	0	.0%	6430	15.8%
Over 20 Years	8262	28.0%	317	2.8%	0	.0%	8579	21.0%
Unobtainable	0	.0%	0	.0%	0	.0%	0	.0%
All Households	29529	100.0%	11271	100.0%	0	.0%	40800	100.0%
INTENTION TO MOVE								
No	27966	94.7%	10276	91.2%	0	.0%	38241	93.7%
Don't Know	719	2.4%	318	2.8%	0	.0%	1037	2.5%
Yes – Possible	336	1.1%	516	4.6%	0	.0%	852	2.1%
Yes – Definitely	508	1.7%	162	1.4%	0	.0%	669	1.6%



A PROFILE OF THE PRIVATE HOUSING SECTOR

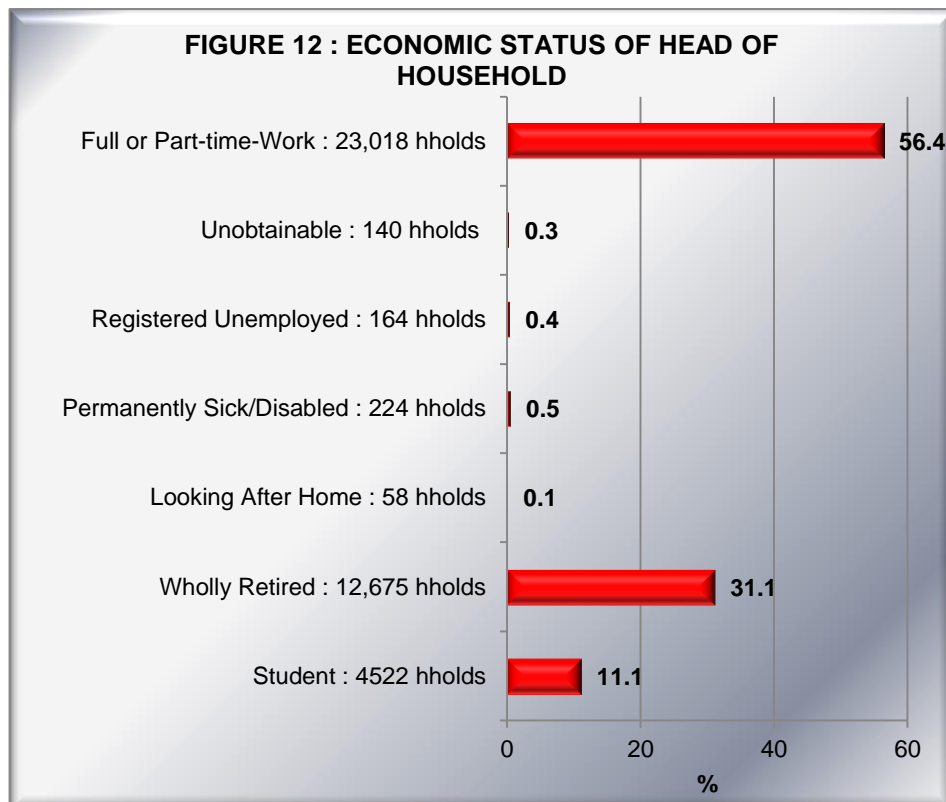
TABLE 8: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY TENURE

	TENURE							
	Owner Occupied		Private Rented		Vacant		All Hholds	
	hholds	%	hholds	%	hholds	%	hholds	%
All Households	29529	100.0%	11271	100.0%	0	.0%	40800	100.0%

HOUSEHOLD ECONOMIC CHARACTERISTICS

6.8 23,018 heads of household (56.4%) are in full or part-time employment, 164 heads of household (0.4) are unemployed, 4,522 heads of household (11.1%) are students and 12,675 heads of household (31.1%) are economically retired.

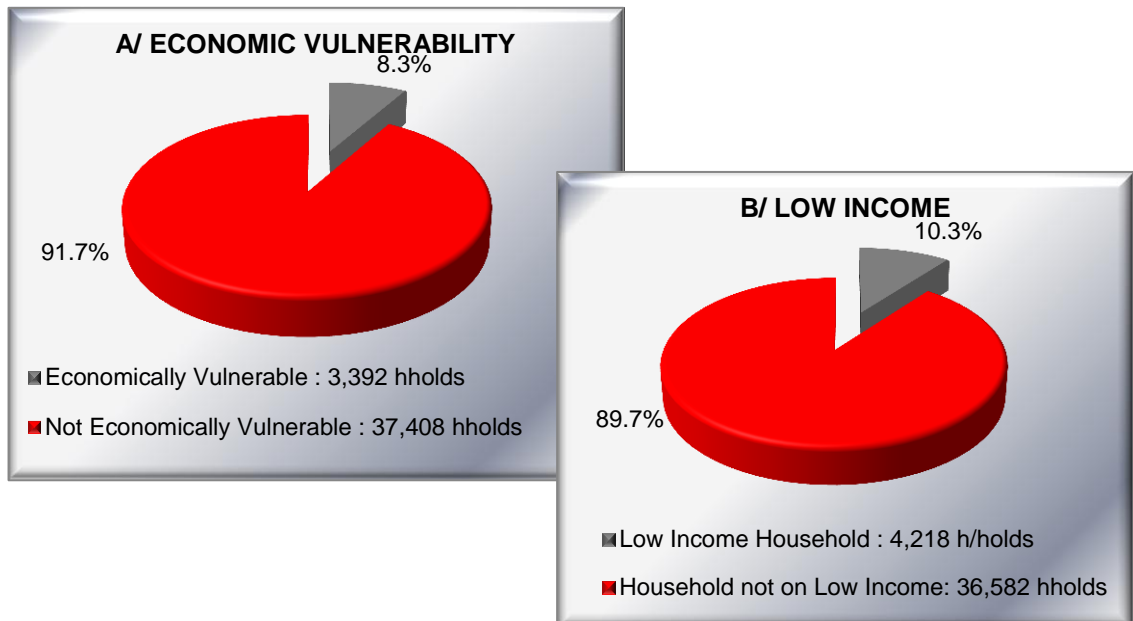
6.9 3,392 Households (8.3%) are in receipt of means tested or disability related benefits and are economically vulnerable. Applying definitions within revised fuel poverty methodologies 4,218 households (10.3%) have equivalised net annual incomes below the national median which is currently set at £11,553. These households can be defined as 'low income'. The median annual net annual household income is estimated at £32,500 per household compared to a current UK average of £33,000. Overall income levels are reduced due to the inclusion of student households. Excluding students, increases the median annual household income to £35,100.





A PROFILE OF THE PRIVATE HOUSING SECTOR

FIGURE 13 : ECONOMIC VULNERABILITY AND LOW INCOMES



6.10 Economic circumstances vary between the owner-occupied and private-rented sectors, the former exhibiting an older household age profile, the latter dominated by younger, single-person student households. Thus:

- *59.4% of owner-occupied heads of household are employed, 40.1% of private-rented heads of household are students.*
- *39.5% of owner-occupied heads of household are economically retired compared to 9.1% of private-rented households.*
- *Levels of economic vulnerability are broadly comparable across tenure although income differentials are substantial. 36.0% of private-rented households are on low incomes compared to under 1% of owner-occupied households.*

Median annual household income for private-rented households is estimated at £22,099 compared to £40,299 in the owner-occupied sector.



A PROFILE OF THE PRIVATE HOUSING SECTOR

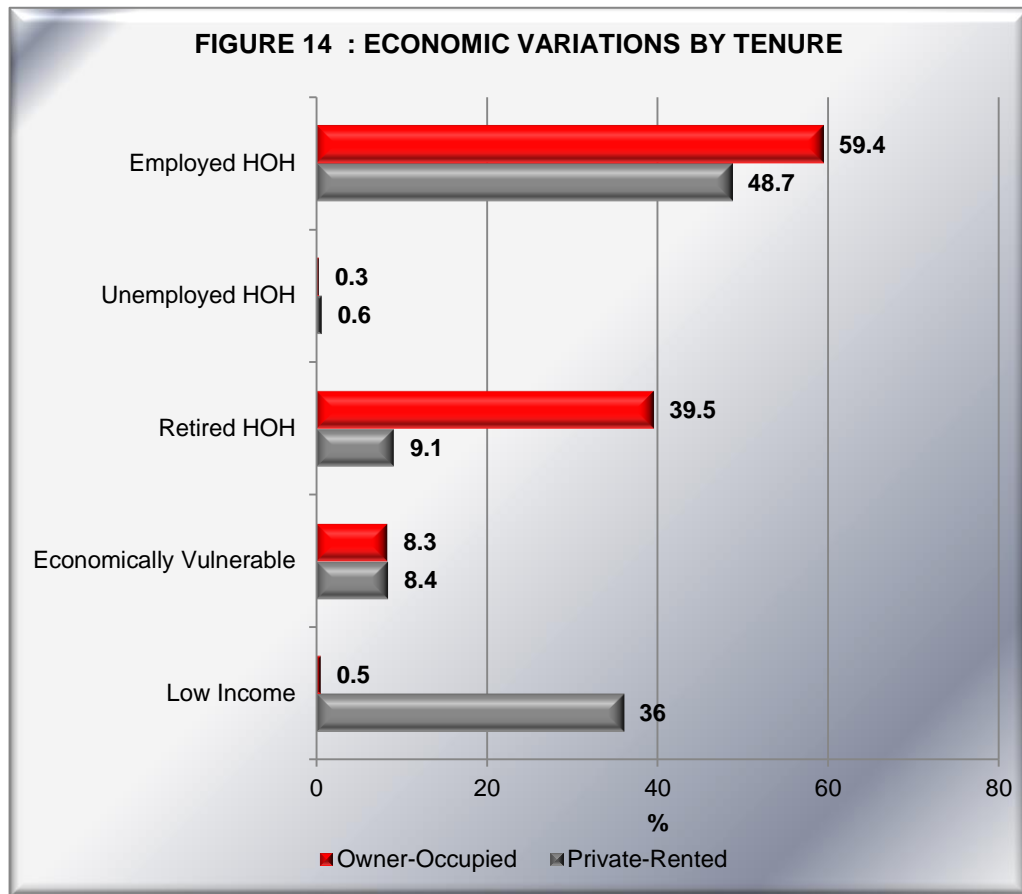


TABLE 9: HOUSEHOLD ECONOMIC CIRCUMSTANCES BY TENURE

	TENURE							
	Owner Occupied		Private Rented		Vacant		All hholds	
	hhlds	%	hhlds	%	hhlds	%	hhlds	%
ECONOMIC STATUS HOH								
Full-Time Work (>30 Hrs)	16878	57.2%	5248	46.6%	0	.0%	22126	54.2%
Part-Time Work (<30 Hrs)	651	2.2%	241	2.1%	0	.0%	892	2.2%
Unemployed - Registered	92	.3%	71	.6%	0	.0%	164	.4%
Permanently Sick/Disabled	59	.2%	164	1.5%	0	.0%	224	.5%
Looking After Home	58	.2%	0	.0%	0	.0%	58	.1%
Wholly Retired	11651	39.5%	1024	9.1%	0	.0%	12675	31.1%
Student	0	.0%	4522	40.1%	0	.0%	4522	11.1%
Not Applicable	0	.0%	0	.0%	0	.0%	0	.0%
Unob.	140	.5%	0	.0%	0	.0%	140	.3%
All Households	29529	100.0%	11271	100.0%	0	.0%	40800	100.0%
LOW INCOME								
Not Low Income	29372	99.5%	7210	64.0%	0	.0%	36582	89.7%
Low Income	157	.5%	4061	36.0%	0	.0%	4218	10.3%
All Households	29529	100.0%	11271	100.0%	0	.0%	40800	100.0%
ECONOMIC VULNERABILITY								

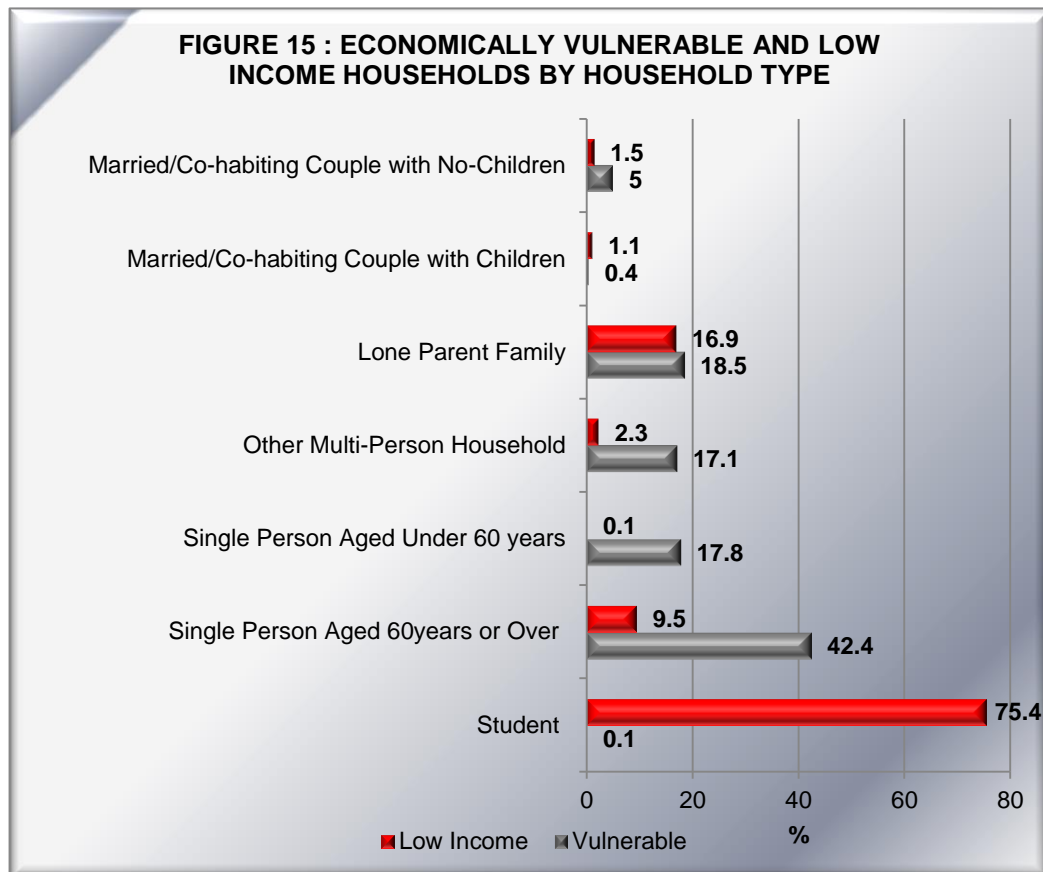


A PROFILE OF THE PRIVATE HOUSING SECTOR

TABLE 9: HOUSEHOLD ECONOMIC CIRCUMSTANCES BY TENURE

	TENURE							
	Owner Occupied		Private Rented		Vacant		All hholds	
	hholds	%	hholds	%	hholds	%	hholds	%
Not Economically Vulnerable	27086	91.7%	10322	91.6%	0	.0%	37408	91.7%
Economically Vulnerable	2443	8.3%	949	8.4%	0	.0%	3392	8.3%
All Households	29529	100.0%	11271	100.0%	0	.0%	40800	100.0%

6.11 Low incomes impact particularly on student households, lone parent families and the elderly. Economic vulnerability is also above average for lone parent families and elderly households.



SECTION 3 :
AN OVERVIEW OF PRIVATE SECTOR HOUSING
CONDITIONS AND CHANGES SINCE 2008

Chapter 7 : Housing Conditions 2014 - An Overview

Chapter 8 : Housing Conditions 2014 - National Context

Chapter 9 : Changes in Housing Conditions 2007 – 2014



7. HOUSING CONDITIONS 2014 - AN OVERVIEW

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

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

7.2 34,634 dwellings (83.5%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 6,824 dwellings (16.5%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- *2,108 dwellings (5.1%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS).*
- *4,546 dwellings (11.0%) are in disrepair.*
- *63 dwellings (0.2%) lack modern facilities and services.*
- *2,506 dwellings (6.0%) fail to provide a reasonable degree of thermal comfort.*

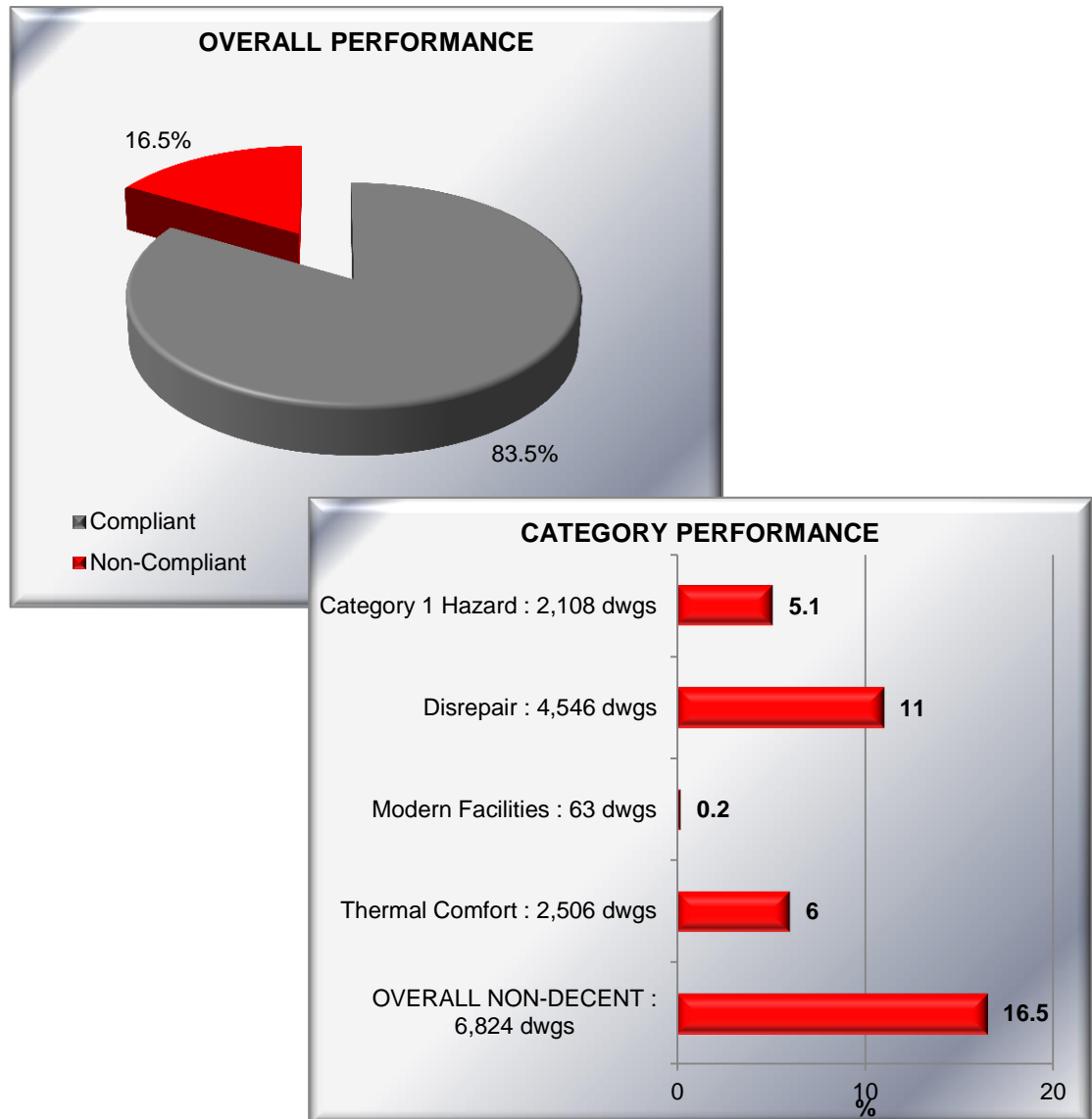
The majority of non-Decent homes fail on one item of the standard (4,715 dwellings – 69.1%); the remaining 2,109 non-Decent Homes exhibit multiple failures (30.9%).

7.3 Costs to achieve Decent Homes within the private-housing sector are estimated at £52.354M averaging £7,672 per non-Decent home.



PRIVATE SECTOR HOUSING CONDITIONS -AN OVERVIEW AND NATIONAL PERSPECTIVE

FIGURE 16 : DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD

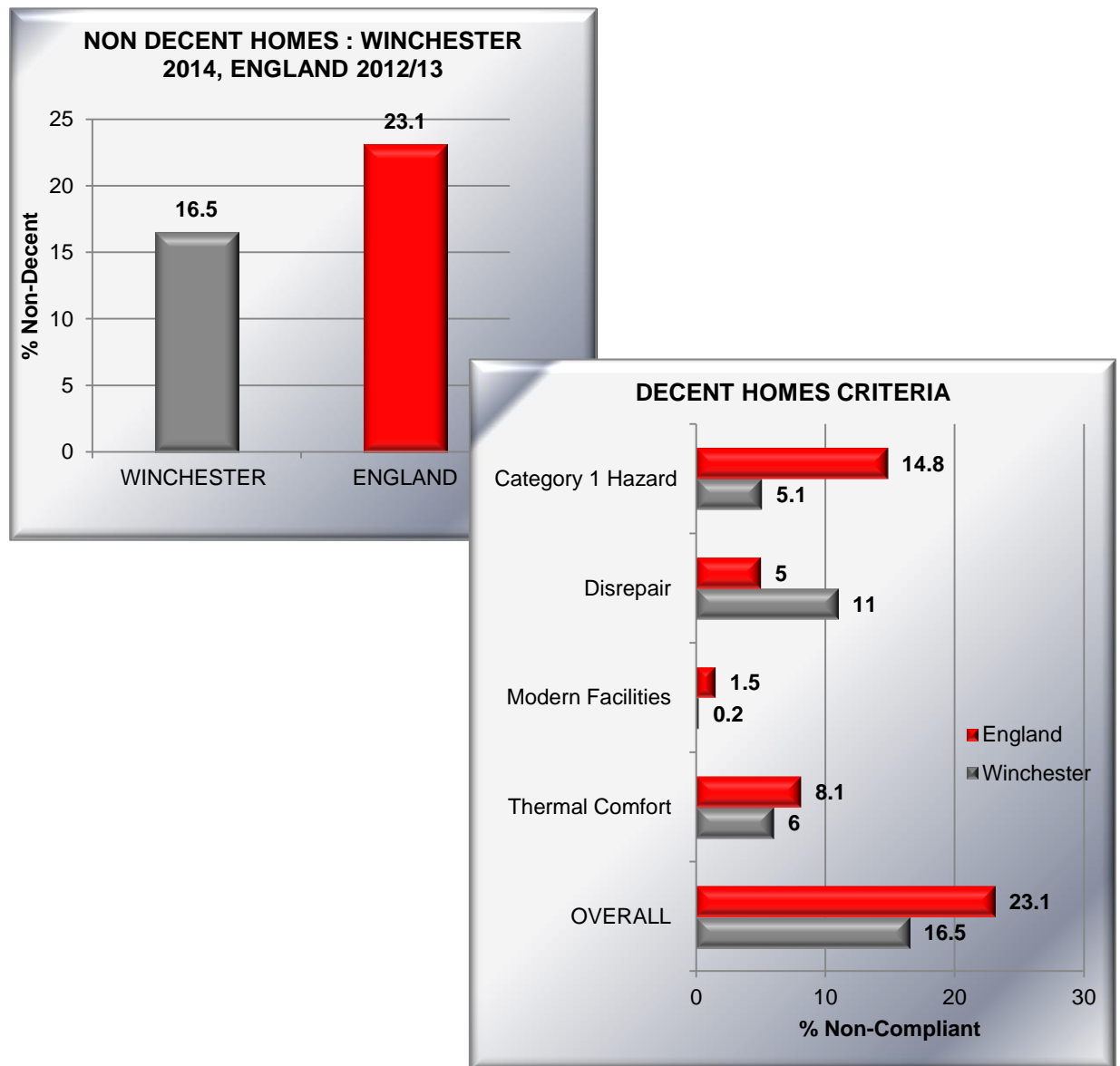




8. HOUSING CONDITIONS 2014 - NATIONAL CONTEXT

8.1 Information available from the English Housing Survey 2012/13 enables housing conditions in Winchester to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 16.5% of private sector housing fails the Decent Homes Standard compared to 23.1% of private sector housing nationally (2012/13). Local conditions with regard to Category 1 hazards are better than the national average, thermal comfort and amenity performance are in line with the national average. Levels of disrepair locally (11%) are however above the national average (5.0%) and these have implications for future deterioration within the private housing sector.

FIGURE 17 : LOCAL CONDITIONS IN A NATIONAL CONTEXT





PRIVATE SECTOR HOUSING CONDITIONS -AN OVERVIEW AND NATIONAL PERSPECTIVE

9.0 CHANGES IN HOUSING CONDITIONS 2007 - 2017

9.1 Changes in housing conditions are normally measured through the comparison of survey findings at different points in time. A previous house condition survey programme was completed in Winchester in 2007.

9.2 In comparing the results of two independent surveys care needs to be taken to ensure that any changes identified are actual changes in condition and not merely the product of different survey methodologies or the sampling errors associated with both surveys. While key indicators of housing condition measured in the course of the two surveys have remained unchanged since 2007 some differences in methodology are apparent between the 2007 and 2014 surveys. In particular, SAP methodologies used for energy efficiency have changed affecting assessments of Excess Cold within the Hhrs and thermal comfort within the Decent Homes Standard. The 2007 survey utilised SAP 2005 methodologies whereas SAP 2009 methodologies were employed in the 2014 survey. Both surveys were subject to sampling errors. For changes in housing condition to be statistically valid the extent of change must lie outside the sampling error ranges of both surveys.

9.3 Bearing the above points in mind we have completed a review of changes in housing conditions since 2007, including a review of national trends in housing conditions in England.

TABLE 10 : CHANGES IN PRIVATE SECTOR HOUSING CONDITIONS 2007 - 2014

CONDITION INDICATOR	2007		2014		CHANGES 2007 - 2014	
	Dwgs	%	Dwgs	%	Dwgs	%
Category 1 Hazards	4554	12.3	2108	5.1	-2446	-53.7
Disrepair	1329	3.6	4546	11.0	+3217	+242.1
Modern Facilities	111	0.3	63	0.2	-48	-43.2
Thermal Comfort	3239	8.7	2506	6.5	-733	-22.6
NON-DECENT	8189	22.1	6824	16.5	-1365	-16.7
Vulnerable Households in Non-Decent Homes	1341	16.1	1173	34.6	-168	-12.5
AVERAGE SAP RATING	56		64		+14.3	

9.4 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 32.8% reduction in overall rates of non-Decency which have declined from 34.4% of private housing non-Decent in 2008 to 23.1% in 2012. The extent of change nationally is mirrored locally in Winchester with a 16.7% reduction in overall rates of non-Decency from 22.1% of private housing non-Decent in 2007 to 16.5% non- Decent in 2014.



PRIVATE SECTOR HOUSING CONDITIONS -AN OVERVIEW AND NATIONAL PERSPECTIVE

TABLE 11 : TRENDS IN HOUSING CONDITION – ENGLAND 2008 - 2012

CONDITION INDICATOR	2008	2012	CHANGE 2008 - 2012
	%	%	%
Category 1 Hazard	23.6	14.8	-37.3
Disrepair	6.5	5.0	-23.1
Modern Facilities	2.9	1.5	-48.3
Thermal Comfort	13.2	8.1	-38.6
NON-DECENT	34.4	23.1	-32.8

9.5 With the exception of disrepair, improvements have been recorded across all categories of the Decent Homes Standard. Levels of disrepair nationally record the lowest rate of improvement since 2008 and may be impacted by two factors, including:

- The lower availability of mortgage finance and the depressed owner-occupied housing market over the inter-survey period. Lower rates of household mobility will impact on home improvements typically completed at change of occupancy.
- Depressed economic conditions affecting household employment and income. Income constraints typically result in a re-focus of household expenditure towards living essentials often resulting in the postponement of home improvements and maintenance.

9.6 Improvements in thermal comfort performance within the Decent Homes standard are substantiated by an increase in the average SAP rating of private dwellings from 56 in 2007 to 64 in 2014. This represents a significant improvement in the energy efficiency of private-sector housing.

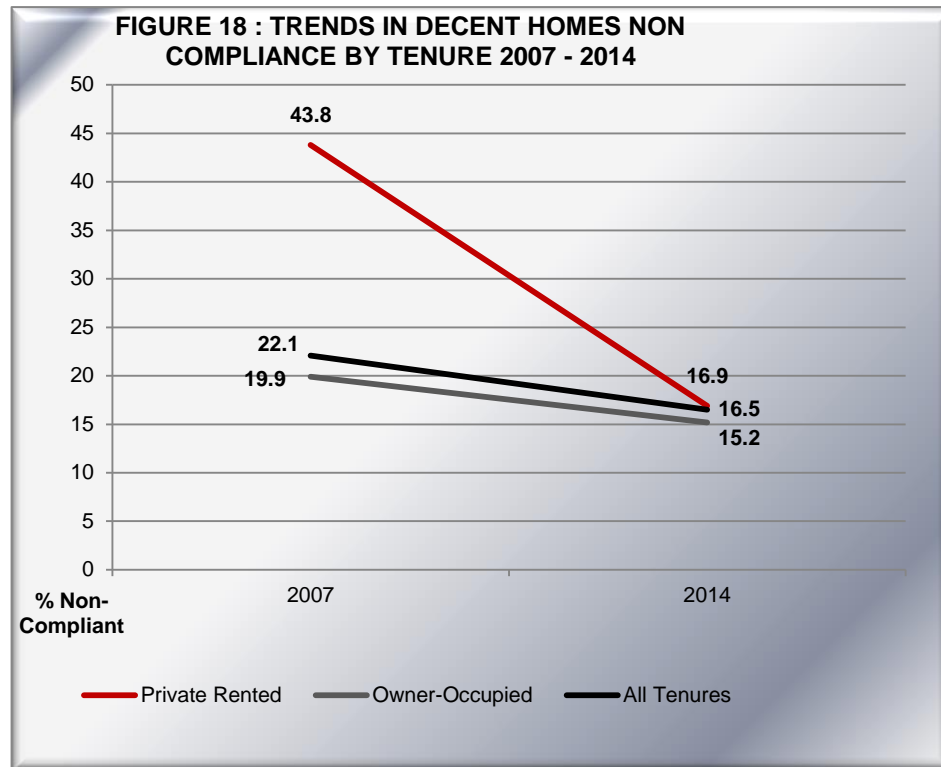
9.7 A key target for many Local Authorities remains the achievement of Decent Homes for economically vulnerable households as previously contained in the Public Service Agreement (PSA) Target 7. In Winchester while the proportion of vulnerable households living in non-Decent homes has increased the actual number of affected households has reduced by 12.5%.

9.8 In Winchester the overall rate of decent homes compliance has improved since 2007. The number of owner-occupied non-Decent homes has reduced by approximately 17% from 5844 non-Decent homes in 2007 to 4837 non-Decent homes in 2014. Rates of non-Decency within the owner-occupied sector have reduced from 19.9% in 2007 to 15.2% in 2014. The rate of non-compliance within the private rented sector has fallen from 43.8% in 2007 to 16.9% in 2014 whilst the absolute number of non-Decent private rented dwellings



PRIVATE SECTOR HOUSING CONDITIONS -AN OVERVIEW AND NATIONAL PERSPECTIVE

has decreased from 2290 dwellings to 1500 dwellings. Trends in non-Decency within the private-rented sector reflect both improvements in the condition of existing private-rented dwellings from 2007 but also the significant increase in the size of the sector through new build flats and buy-to-let.



SECTION 4 :

PRIVATE SECTOR HOUSING CONDITIONS 2014

Chapter 10 : HHSRS Category 1

Chapter 11 : Housing Disrepair

Chapter 12 : Housing Amenities and Facilities

Chapter 13 : Home Energy Efficiency

Chapter 14 : Decent Homes Overall Performance

Chapter 15 : Non-Decent Homes - Investment Needs

Chapter 16 : Decent Places - Environmental Conditions



10. HHSRS CATEGORY 1 HAZARDS

HOUSING HEALTH AND SAFETY RATING SYSTEM

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

10.2 Assessment of hazards is a two-stage process, addressing first the likelihood of an occurrence and secondly the range of probable harm outcomes. These two factors are combined using a standard prescribed method to give a score in respect of each hazard. There are 29 hazards, arranged in four main groups reflecting the basic health requirements. These are illustrated in Table 12 and include:

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

TABLE 12 : HHSRS - HAZARD GROUPINGS		
HAZARD CATEGORY	SUB-GROUPING	NATURE OF HAZARD
PHYSIOLOGICAL REQUIREMENTS	HYGROTHERMAL CONDITIONS	1. Dampness and Mould
		2. Excess Cold
		3. Excess Heat
	POLLUTANTS	4. Asbestos
		5. Biocides
		6. CO ₂ /Fuel Consumption
		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
		21. Stairs
		22. Between Levels



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 12 : HHSRS - HAZARD GROUPINGS

HAZARD CATEGORY	SUB-GROUPING	NATURE OF HAZARD
	SHOCKS, FIRES, BURNS, SCALDS	23. Electrical Hazards
		24. Fire
		25. Flames, Hot Surfaces
	COLLISIONS, CUTS AND STRAINS	26. Collision, Entrapment
		27. Explosions
		28. Position of Amenities
		29. Structural Collapse

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

TABLE 13 : HAZARD BANDINGS AND HAZARD CATEGORISATION

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

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

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

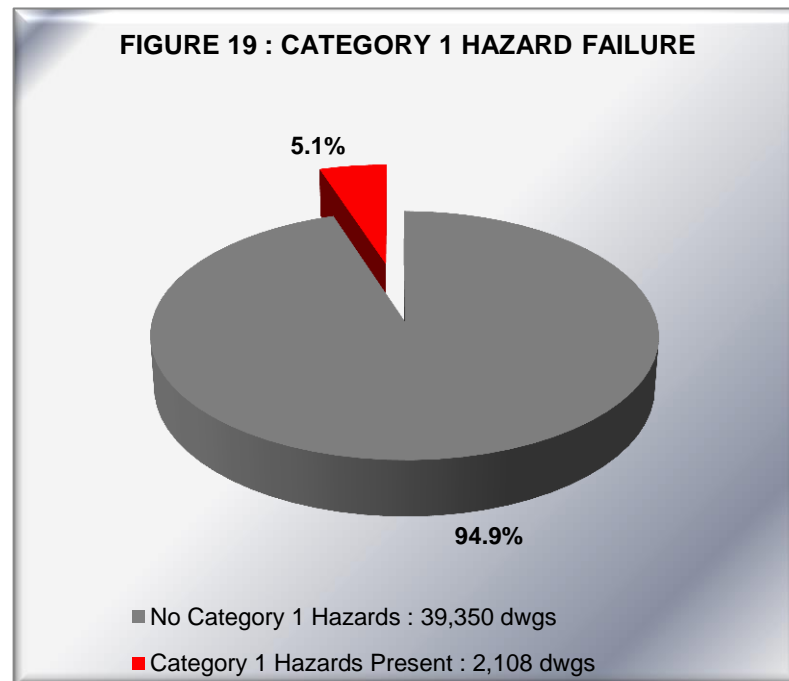


PRIVATE SECTOR HOUSING CONDITIONS 2014

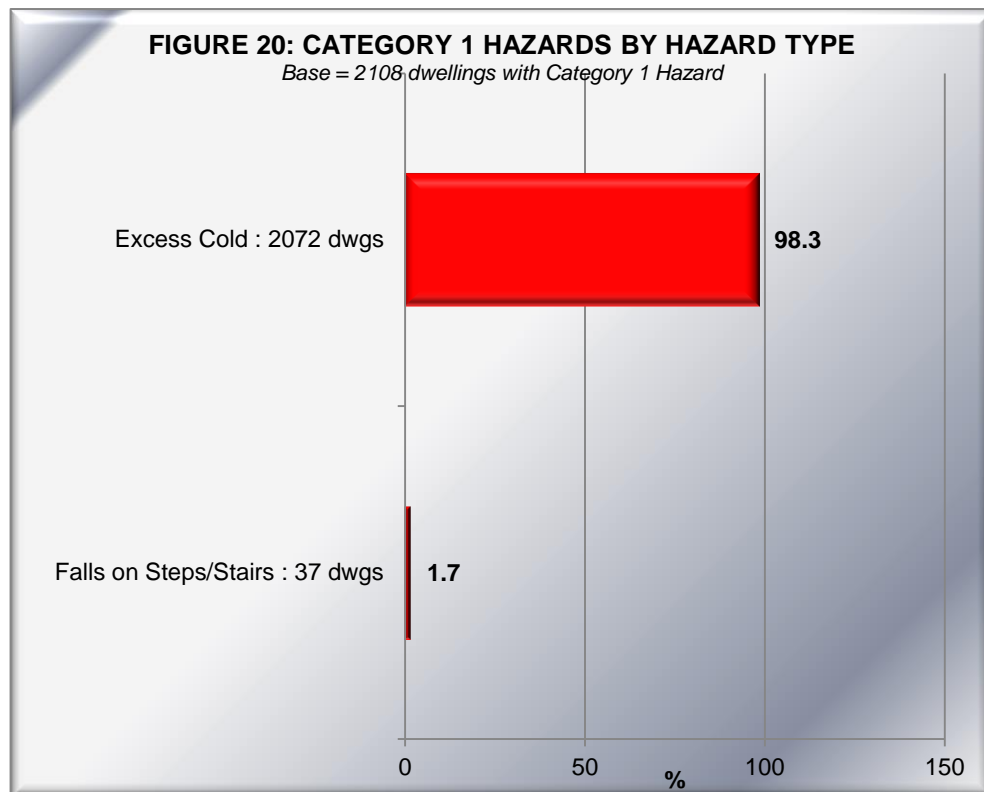
Similar powers exist to deal with category 2 hazards but at the discretion of the local authority. Emergency measures cannot however be used, nor can clearance area or demolition powers. The presence of category 1 hazards is integrated within the decent homes standard and forms the main focus for our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

CATEGORY 1 HAZARDS

- 10.5 2,108 dwellings (5.1%) experience Category 1 hazards within the HHSRS and as a result fail the requirements of the Decent Homes Standard. Rates of category 1 hazard failure are below the national average (14.8%).



- 10.6 Only 2 Category 1 hazard areas were identified by the survey but with the overall Category 1 hazard profile dominated by excess cold. 2,072 dwellings (5.0%) experience a Category 1 hazard fail on excess cold with an additional 37 dwellings (0.1%) failing on the risk of falls on steps and stairs.



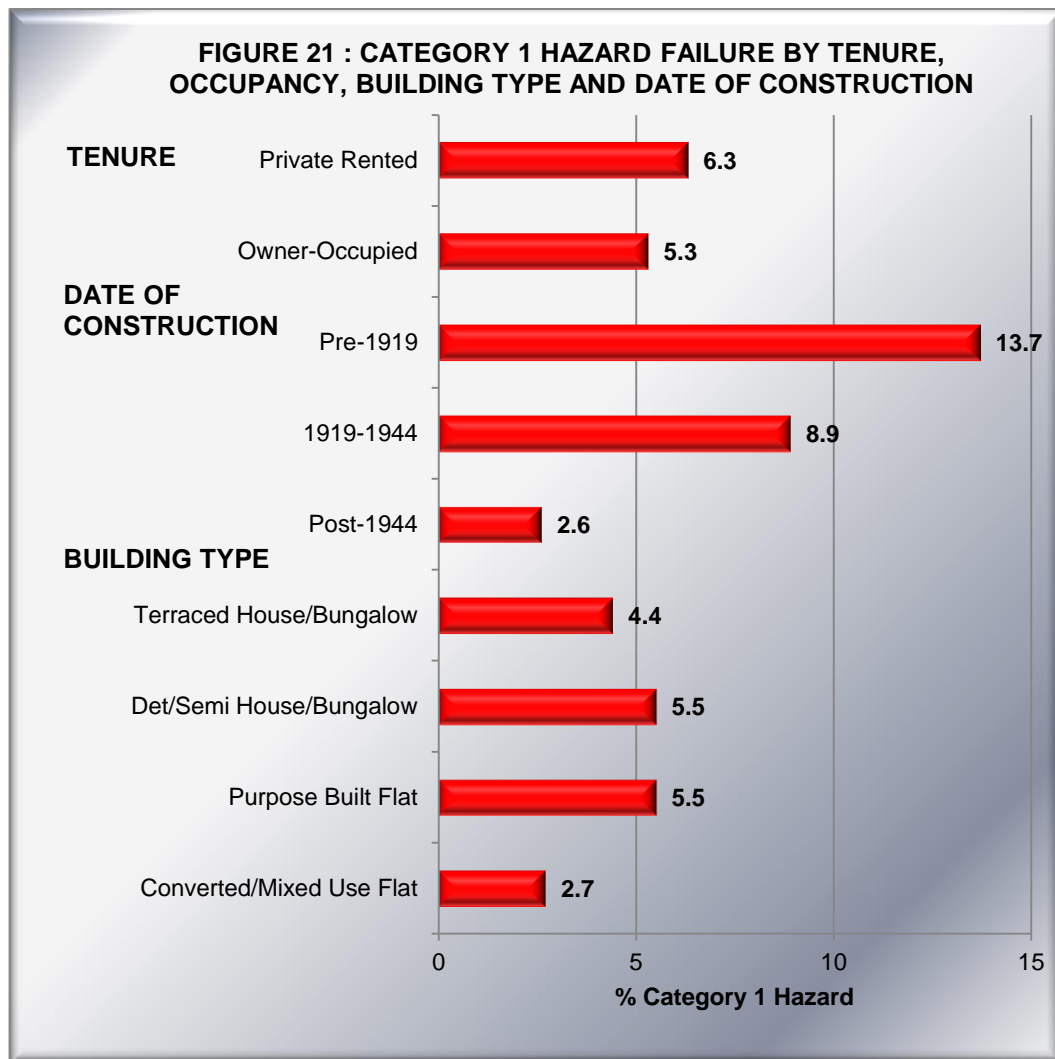
- 10.7 Problems on excess cold dominate performance in all housing sectors. Properties experiencing Category 1 hazards on excess cold have an average SAP Rating of 33 compared to the private sector average of 64. A significant proportion of these dwellings (12.5%) lack central heating, and use heating fuels other than mains gas (48.7%).

HAZARD DISTRIBUTIONS

- 10.8 Rates of Category 1 Hazard failure show limited variation by tenure or property type but are above average for private-sector dwellings constructed pre-1945.



PRIVATE SECTOR HOUSING CONDITIONS 2014



10.9 Within the City rates of Category, hazard failure are above average for Parish Groups 4 (13.7%), 3 (11.7%), 5 (8.6%) and 7 (6.7%).



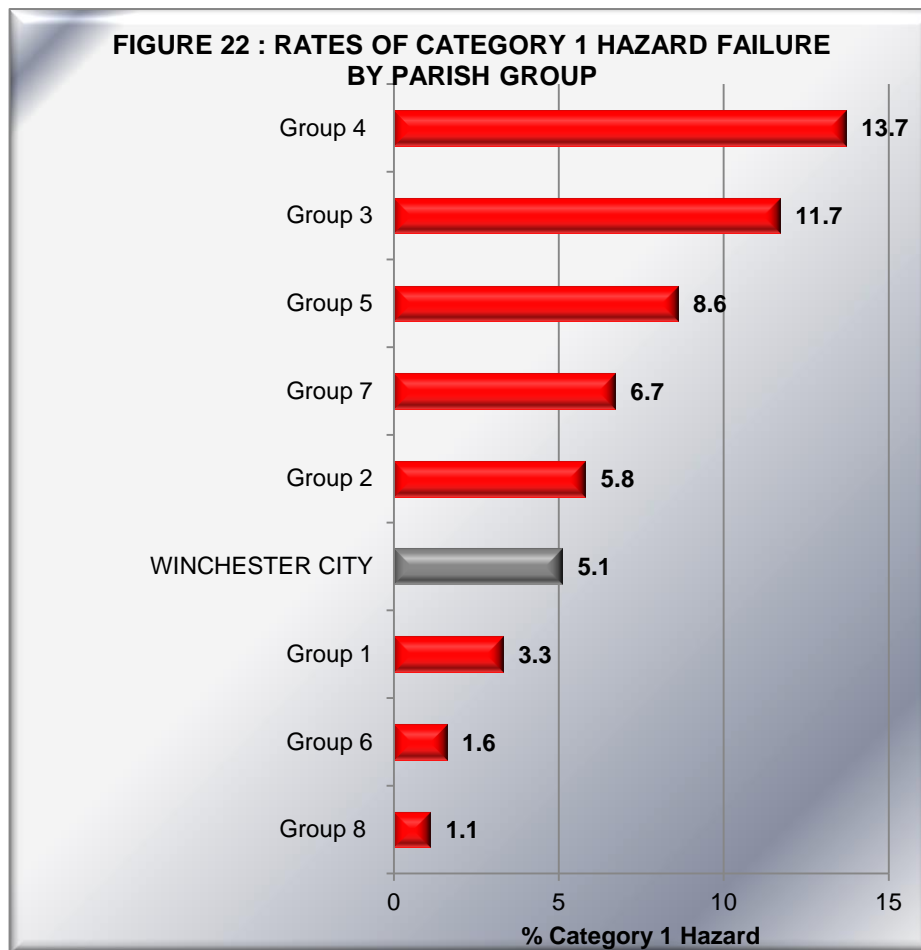
PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 14: CATEGORY 1 HAZARD FAILURE BY HOUSING SECTOR AND PARISH GROUP

	HHSRS CATEGORY 1 RISK					
	No Category 1 Risks		Category 1 Risks Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION						
Pre-1919	5633	86.3%	892	13.7%	6525	100.0%
1919-1944	4072	91.0%	400	9.0%	4473	100.0%
1945-1964	5113	97.7%	119	2.3%	5232	100.0%
Post-1964	24532	97.2%	697	2.8%	25229	100.0%
All Dwellings	39350	94.9%	2108	5.1%	41458	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	10132	95.6%	465	4.4%	10597	100.0%
Semi-detached House/Bungalow	8110	94.3%	491	5.7%	8601	100.0%
Detached House/Bungalow	15329	94.6%	867	5.4%	16196	100.0%
Purpose-built Flat	4443	94.5%	258	5.5%	4701	100.0%
Converted/mixed-use flat	1336	98.0%	27	2.0%	1363	100.0%
All Dwellings	39350	94.9%	2108	5.1%	41458	100.0%
PARISH GROUP						
Group 1	4377	96.7%	151	3.3%	4528	100.0%
Group 2	4761	94.2%	293	5.8%	5054	100.0%
Group 3	3355	88.3%	443	11.7%	3798	100.0%
Group 4	3287	86.3%	520	13.7%	3807	100.0%
Group 5	3705	91.4%	347	8.6%	4052	100.0%
Group 6	6203	98.4%	103	1.6%	6306	100.0%
Group 7	1665	93.3%	119	6.7%	1784	100.0%
Group 8	11998	98.9%	131	1.1%	12129	100.0%
All Dwellings	39350	94.9%	2108	5.1%	41458	100.0%
TENURE						
Owner-Occupied	27980	94.7%	1551	5.3%	29531	100.0%
Private-Rented	8336	93.7%	557	6.3%	8893	100.0%
Vacant	3034	100.0%	0	.0%	3034	100.0%
All Dwellings	39350	94.9%	2108	5.1%	41458	100.0%



PRIVATE SECTOR HOUSING CONDITIONS 2014



CATEGORY 1 HAZARD IMPROVEMENT COSTS

10.10 Costs purely to address Category 1 hazard defects are estimated at £5.855M averaging £2,777 per defective dwelling. Allowing for associated repairs and to maintain a reasonable standard these costs increase to £18,030M averaging £8,552 per dwelling. Costs are net of fees, preliminaries and VAT.

CATEGORY 2 HAZARDS

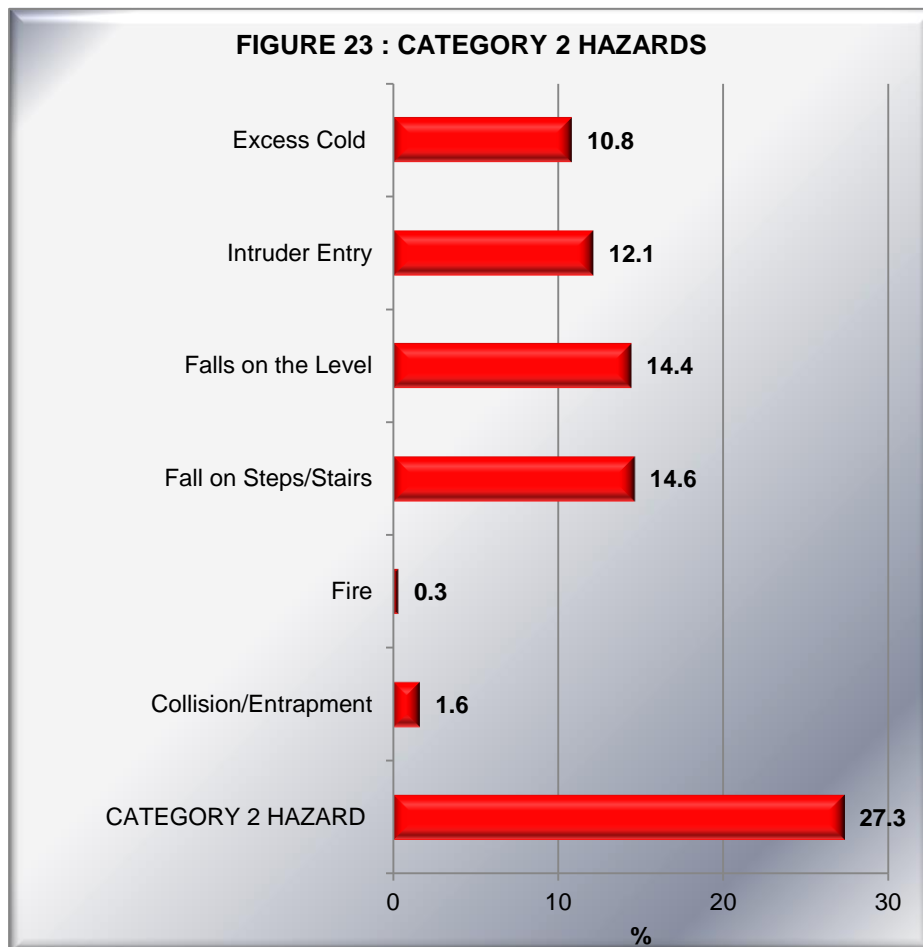
10.11 While the Council has no statutory obligation to address Category 2 hazards, the presence of such hazards may be indicative of properties at risk of future deterioration. Overall, 11,299 dwellings (27.3%) exhibit hazards within hazard bands D and E i.e. Category 2. A broader spread of Category 2 hazards is apparent including:

- Excess Cold : 4,491 dwellings – 10.8%
- Intruder Entry : 4,999 dwellings – 12.1%
- Falls on the Level : 5,980 dwellings – 14.4%
- Falls on Steps/Stairs : 6,041 dwellings – 14.6%
- Fire : 134 dwellings – 0.3%



PRIVATE SECTOR HOUSING CONDITIONS 2014

- Collusion/Entrapment : 651 dwellings – 1.6%



10.12 Rates of Category 2 Hazard occurrence are significantly higher in the pre-1919 housing market, for flats and in Parish Group 8. They also vary by tenure with significantly higher rates of Category 2 hazard within the private-rented sector (46.1%).

TABLE 15: CATEGORY 2 HAZARD FAILURE BY HOUSING SECTOR AND PARISH GROUP						
	HHSRS CATEGORY 2 RISK					
	No Category 2 Risks		Category 2 Risks Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION						
Pre-1919	748	11.5%	5777	88.5	6525	100.0%
1919-1944	4092	91.5%	380	8.5%	4473	100.0%
1945-1964	4432	84.7%	800	15.3%	5232	100.0%
Post-1964	20887	82.8%	4342	17.2%	25229	100.0%
All Dwellings	30159	72.7%	11299	27.3%	41458	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	7816	73.8%	2781	26.2%	10597	100.0%



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 15: CATEGORY 2 HAZARD FAILURE BY HOUSING SECTOR AND PARISH GROUP

	HHSRS CATEGORY 2 RISK					
	No Category 2 Risks		Category 2 Risks Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Semi-detached House/Bungalow	7213	83.9%	1388	16.1%	8601	100.0%
Detached House/Bungalow	14002	86.5%	2195	13.5%	16196	100.0%
Purpose-built Flat	834	17.7%	3867	82.3%	4701	100.0%
Converted/mixed-use flat	294	21.6%	1068	78.4%	1363	100.0%
All Dwellings	30159	72.7%	11299	27.3%	41458	100.0%
PARISH GROUP						
Group 1	3321	73.3%	1207	26.7%	4528	100.0%
Group 2	3479	68.8%	1575	31.2%	5054	100.0%
Group 3	3165	83.3%	633	16.7%	3798	100.0%
Group 4	2766	72.7%	1041	27.3%	3807	100.0%
Group 5	3068	75.7%	984	24.3%	4052	100.0%
Group 6	5892	93.4%	414	6.6%	6306	100.0%
Group 7	1725	96.7%	59	3.3%	1784	100.0%
Group 8	6743	55.6%	5386	44.4%	12129	100.0%
All Dwellings	30159	72.7%	11299	27.3%	41458	100.0%
TENURE						
Owner-Occupied	23182	78.5%	6349	21.5%	29531	100.0%
Private-Rented	4794	53.9%	4099	46.1%	8893	100.0%
Vacant	2183	71.9%	851	28.1%	3034	100.0%
All Dwellings	30159	72.7%	11299	27.3%	41458	100.0%



11. HOUSING DISREPAIR

DECENT HOMES REPAIR STANDARD

11.1 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.*

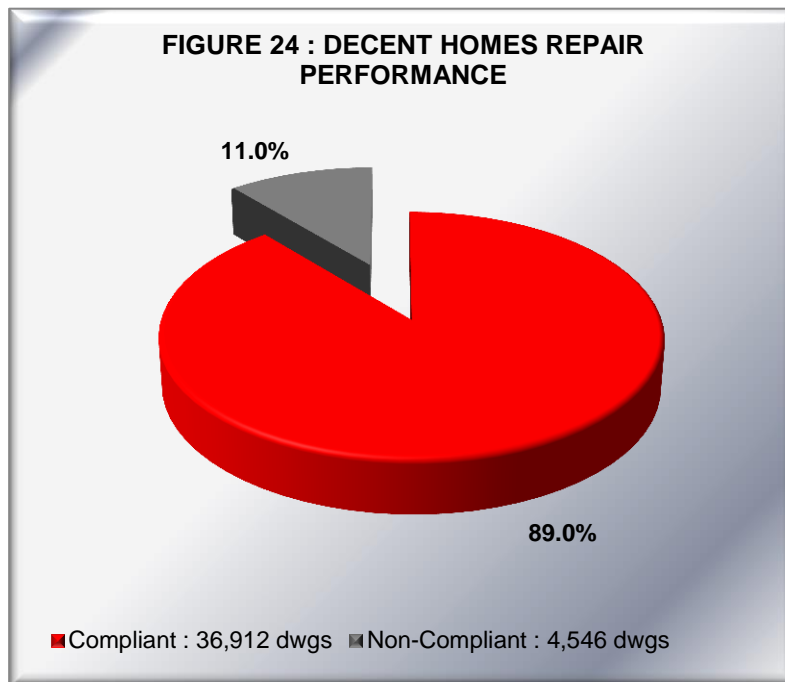
Full details of the standard of repair required within the Decent Homes Standard are attached as Appendix D.

DECENT HOMES REPAIR COMPLIANCE

11.2 Overall, 4,546 dwellings (11.0%) fail the repair requirements of the decent homes standard. Rates of disrepair are above the national average and these properties are at risk of future deterioration. While dwelling disrepair is symptomatic of the natural deterioration of building elements over time it is also reflective of household activity within the housing market, namely housing transactions and home improvement. Both of these factors are known to have been depressed during the recent economic climate.



PRIVATE SECTOR HOUSING CONDITIONS 2014



11.3 Elemental repair defects in those dwellings failing the repair requirements of the Decent Homes Standard are illustrated in Tables 16 and 17 with regard to primary and secondary building elements. External repairs are dominated by works to windows, doors and roof coverings. Internal repair needs are minimal.

TABLE 16 : DWELLINGS DEFECTIVE ON DECENT HOMES REPAIR - PRIMARY BUILDING ELEMENT PERFORMANCE

PRIMARY BUILDING ELEMENT	DECENT HOMES CONDITION				ALL DWELLINGS DEFECTIVE ON REPAIR
	COMPLIANT		NON-COMPLIANT		
	dwgs	%	dwgs	%	dwgs
Roof Structure	4380	96.3	166	3.7	4546
Roof Cover	4130	90.9	415	9.1	4546
Chimney Stacks	4316	95.0	229	5.0	4546
External Wall Finish	4303	94.7	243	5.3	4546
External Pointing	4389	96.5	157	3.5	4546
Lintols	4309	94.8	237	5.2	4546
External Wall Structure	4310	94.8	236	5.2	4546
Windows	2088	45.9	2458	54.1	4546
Doors	3036	66.8	1510	33.2	4546
Electrics	4473	98.4	73	1.6	4546
Heating	4470	98.3	75	1.7	4546



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 17 : DWELLINGS DEFECTIVE ON DECENT HOMES REPAIR - SECONDARY BUILDING ELEMENT PERFORMANCE

SECONDARY BUILDING ELEMENT	DECENT HOMES CONDITION				ALL DWELLINGS DEFECTIVE ON REPAIR
	COMPLIANT		NON-COMPLIANT		
	dwgs	%	dwgs	%	dwgs
Flashings	4358	95.9	188	4.1	4546
Rainwear	3682	81.0	864	19.0	4546
Underground Drainage	4470	98.3	75	1.7	4546
Internal Floor Structure	4546	100.0	-	-	4546
Internal Floor Finishes	4546	100.0	-	-	4546
Internal Wall Structure	4546	100.0	-	-	4546
Internal Wall Finishes	4546	100.0	-	-	4546
Internal Ceiling Finishes	4415	97.1	131	2.9	4546
Internal Doors	4546	100.0	-	-	4546
Fireplaces/Flues	4546	100.0	-	-	4546
Internal Balustrades/Stairs	4546	100.0	-	-	4546
Plumbing	4546	100.0	-	-	4546
Kitchens	4351	95.7	195	4.3	4546
Bathrooms	4546	100.0	-	-	4546

DISREPAIR BY SECTOR

11.4 As might be expected, disrepair is strongly related to dwelling age with rates of disrepair significantly higher within the pre-1919 housing stock. 26.5% of dwellings constructed pre-1919 are defective on repair as are 27.3% of dwellings constructed 1919-1944. In contrast only 4.5% of dwellings constructed post-1964 fail the repair requirements of the Decent Homes standard. Rates of disrepair are also above average for terraced housing and flats in converted buildings.

TABLE 18: DECENT HOMES REPAIR PERFORMANCE BY HOUSING SECTOR AND PARISH GROUP

	DECENT HOMES REPAIR					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION						
Pre-1919	4792	73.5%	1732	26.5%	6525	100.0%
1919-1944	3253	72.7%	1220	27.3%	4473	100.0%
1945-1964	4781	91.4%	450	8.6%	5232	100.0%
Post-1964	24085	95.5%	1143	4.5%	25229	100.0%
All Dwellings	36912	89.0%	4546	11.0%	41458	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	8943	84.4%	1653	15.6%	10597	100.0%



PRIVATE SECTOR HOUSING CONDITIONS 2014

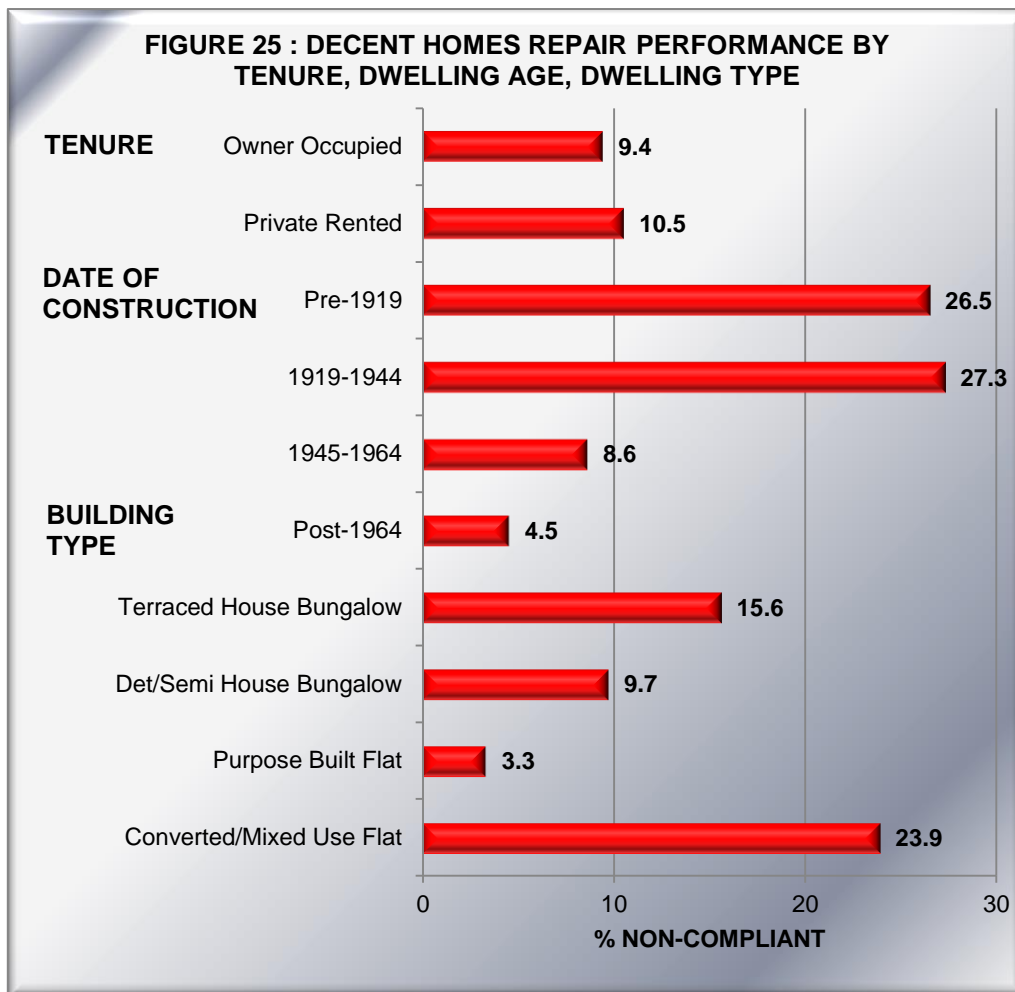
TABLE 18: DECENT HOMES REPAIR PERFORMANCE BY HOUSING SECTOR AND PARISH GROUP

	DECENT HOMES REPAIR					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Semi-detached House/Bungalow	7636	88.8%	965	11.2%	8601	100.0%
Detached House/Bungalow	14751	91.1%	1445	8.9%	16196	100.0%
Purpose-built Flat	4544	96.7%	156	3.3%	4701	100.0%
Converted/mixed-use flat	1037	76.1%	326	23.9%	1363	100.0%
All Dwellings	36912	89.0%	4546	11.0%	41458	100.0%
PARISH GROUP						
Group 1	4302	95.0%	226	5.0%	4528	100.0%
Group 2	4908	97.1%	146	2.9%	5054	100.0%
Group 3	3165	83.3%	633	16.7%	3798	100.0%
Group 4	3615	95.0%	192	5.0%	3807	100.0%
Group 5	3792	93.6%	260	6.4%	4052	100.0%
Group 6	6099	96.7%	207	3.3%	6306	100.0%
Group 7	1635	91.7%	149	8.3%	1784	100.0%
Group 8	9397	77.5%	2732	22.5%	12129	100.0%
All Dwellings	36912	89.0%	4546	11.0%	41458	100.0%
TENURE						
Owner-Occupied	26754	90.6%	277	9.4%	29531	100.0%
Private-Rented	7963	89.5%	930	10.5%	8893	100.0%
Vacant	2195	72.4%	839	27.6%	3034	100.0%
All Dwellings	36912	89.0%	4546	11.0%	41458	100.0%

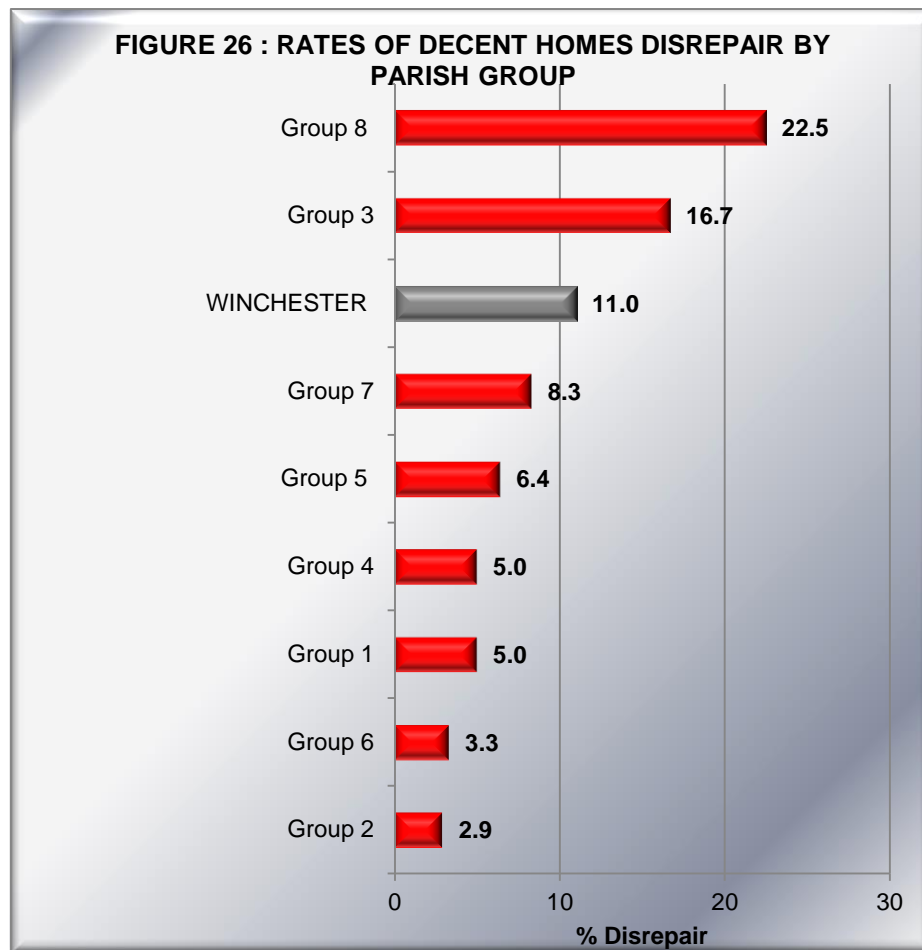
11.5 Variations in Decent Homes repair performance by tenure are less marked although rates of non-compliance are marginally higher within the private-rented sector.



PRIVATE SECTOR HOUSING CONDITIONS 2014



- 11.6 Patterns of Decent Homes repair failure geographically indicate greater concentrations of disrepair in Parish Groups 8 and 3. Group 8 exhibits the oldest housing age profile with 38% of private sector housing constructed pre-1945.



11.7 Costs to address Decent Homes disrepair are estimated at £30.861M net averaging £7,418 per dwelling. Individual dwelling costs range from approximately £1,500 to over £30,000.



12. HOUSING AMENITIES AND FACILITIES

AMENITIES & FACILITIES

12.1 The survey has examined the amenities and facilities offered by private sector housing in Winchester. Two areas have been examined, including:

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

DECENT HOMES

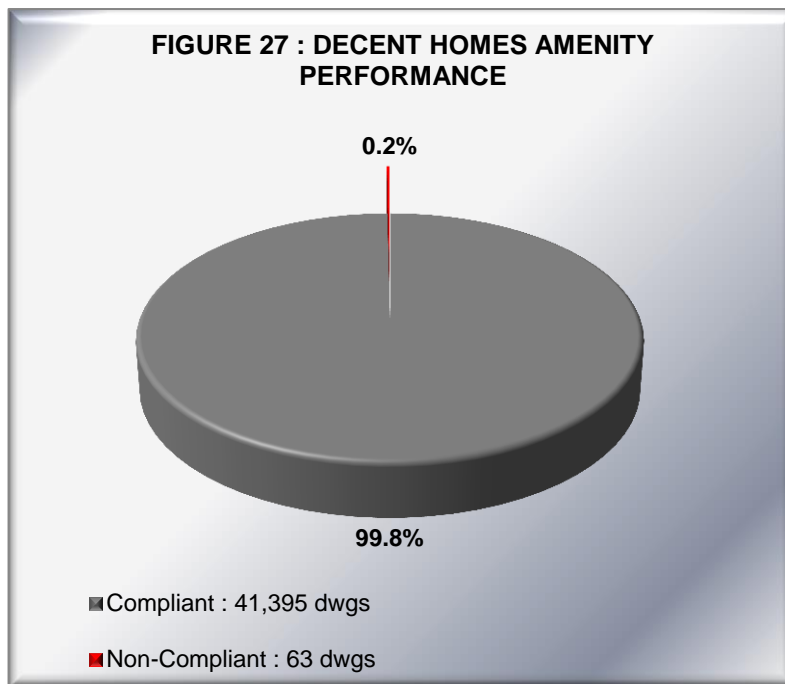
12.2 For a dwelling to comply with the Decent Homes Standard it must possess reasonably modern amenities. A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- *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.*

12.3 Kitchen and bathroom amenities exhibit a modern age profile within the private housing sector. 38,307 dwellings (92.4%) offer kitchens under 20 years old, 39,169 dwellings (94.5%) offer bathrooms under 30 years old. Linked to this modern age profile, additional amenity defects are recorded in under 1% of the housing stock:

- *263 dwellings (0.6%) offer inadequate space and layout in the kitchen.*
- *63 dwellings (0.2%) offer an unsatisfactory bathroom location.*
- *63 dwellings (0.2%) offer an unsatisfactory WC location.*

In addition to amenities, no defects were recorded on noise or on the size and layout of common access areas in flats. To fail the Decent Homes Standard a dwelling must be deficient on three or more amenity requirements. This results in a limited pattern of failure within the standard. Only 63 dwellings (0.2%) fail the Decent Homes amenity criteria.

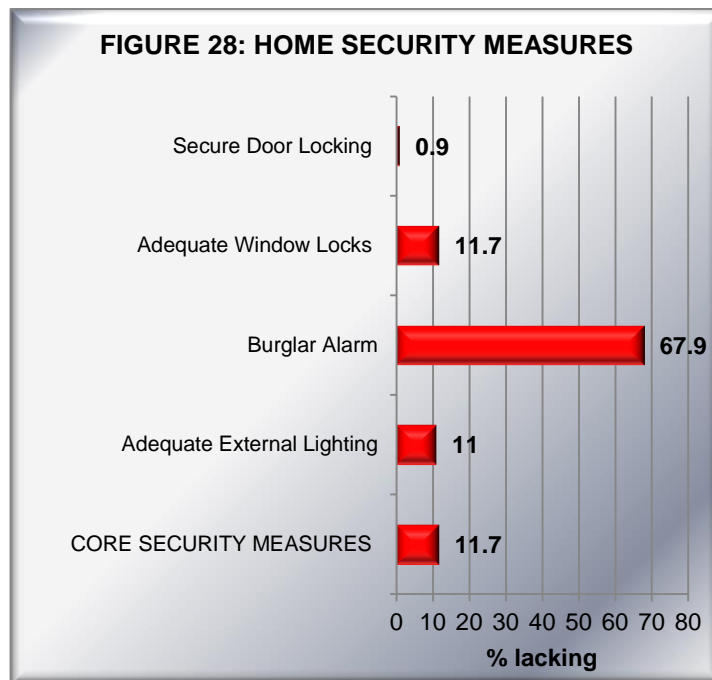


HOME SECURITY

- 12.4 Approximately 12% of private sector dwellings were assessed as exhibiting Category 2 risks (HHSRS) on intruder entry. Rising public awareness of, and exposure to crime have placed an increasing emphasis on home security. Core security measures within the home are typically considered to include secure access door locking and window locking to ground floor windows and accessible upper floor windows where appropriate. Overall, core security measures are present in 36,623 dwellings (88.3%) but absent 4,835 dwellings (11.7%). Adequate window locking represents a particular issue. In addition to the core measures 28,149 private sector dwellings (67.9%) have no burglar alarm provision, 4,565 dwellings (11.0%) offer inadequate external curtilage lighting.



PRIVATE SECTOR HOUSING CONDITIONS 2014



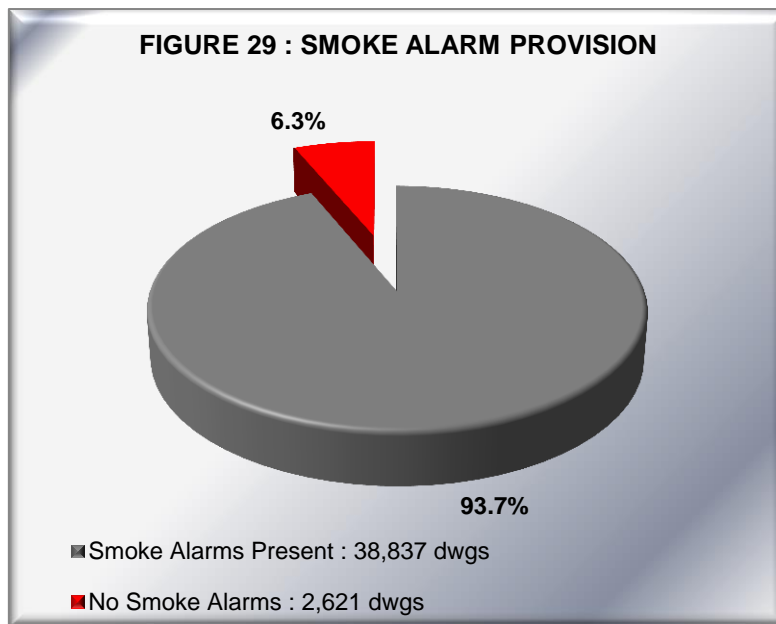
- 12.5 The absence of core security measures is higher within the private-rented sector, in flats and terraced housing and for older dwellings. Within the City security issues are above average in Parish Groups 8 and 4.



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 19: HOME SECURITY PROVISION BY HOUSING SECTOR AND PARISH GROUP						
	CORE SECURITY MEASURES					
	Core Measures Present		Core Measures Absent		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION						
Pre-1919	4520	69.3%	2005	30.7%	6525	100.0%
1919-1944	3559	79.6%	914	20.4%	4473	100.0%
1945-1964	4972	95.0%	260	5.0%	5232	100.0%
Post-1964	23572	93.4%	1657	6.6%	25229	100.0%
All Dwellings	36623	88.3%	4835	11.7%	41458	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	8764	82.7%	1833	17.3%	10597	100.0%
Semi-detached House/Bungalow	7864	91.4%	737	8.6%	8601	100.0%
Detached House/Bungalow	14696	90.7%	1500	9.3%	16196	100.0%
Purpose-built Flat	4095	87.1%	606	12.9%	4701	100.0%
Converted/mixed-use flat	1204	88.4%	159	11.6%	1363	100.0%
All Dwellings	36623	88.3%	4835	11.7%	41458	100.0%
PARISH GROUP						
Group 1	4000	88.3%	528	11.7%	4528	100.0%
Group 2	4908	97.1%	146	2.9%	5054	100.0%
Group 3	3545	93.3%	253	6.7%	3798	100.0%
Group 4	2985	78.4%	822	21.6%	3807	100.0%
Group 5	3849	95.0%	203	5.0%	4052	100.0%
Group 6	6099	96.7%	207	3.3%	6306	100.0%
Group 7	1754	98.3%	30	1.7%	1784	100.0%
Group 8	9483	78.2%	2646	21.8%	12129	100.0%
All Dwellings	36623	88.3%	4835	11.7%	41458	100.0%
TENURE						
Owner-Occupied	26558	89.9%	2973	10.1%	29531	100.0%
Private-Rented	7294	82.0%	1599	18.0%	8893	100.0%
Vacant	2771	91.3%	262	8.7%	3034	100.0%
All Dwellings	36623	88.3%	4835	11.7%	41458	100.0%

12.6 38,837 dwellings (93.7%) have internal smoke alarms fitted; 2,621 dwellings (6.3%) offer no internal smoke alarm provision. No significant variations in provisions are apparent by tenure. Levels of provision are however lower within the pre-1919 converted flat sector.





13. HOME ENERGY EFFICIENCY

HOME ENERGY INFORMATION

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

13.2 Key indicators used from the energy efficiency audit include:

- ***SAP Rating (Standard Assessment Procedure).***
- ***Carbon Dioxide Emissions (CO₂).***
- ***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 (CO₂) emissions are derived from space heating, water heating, ventilation, lighting, less any emissions saved by energy generation and are measured in tonnes per year.

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

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

Band A : 92-100



PRIVATE SECTOR HOUSING CONDITIONS 2014

Band B : 81-91

Band C : 69-80

Band D : 55-68

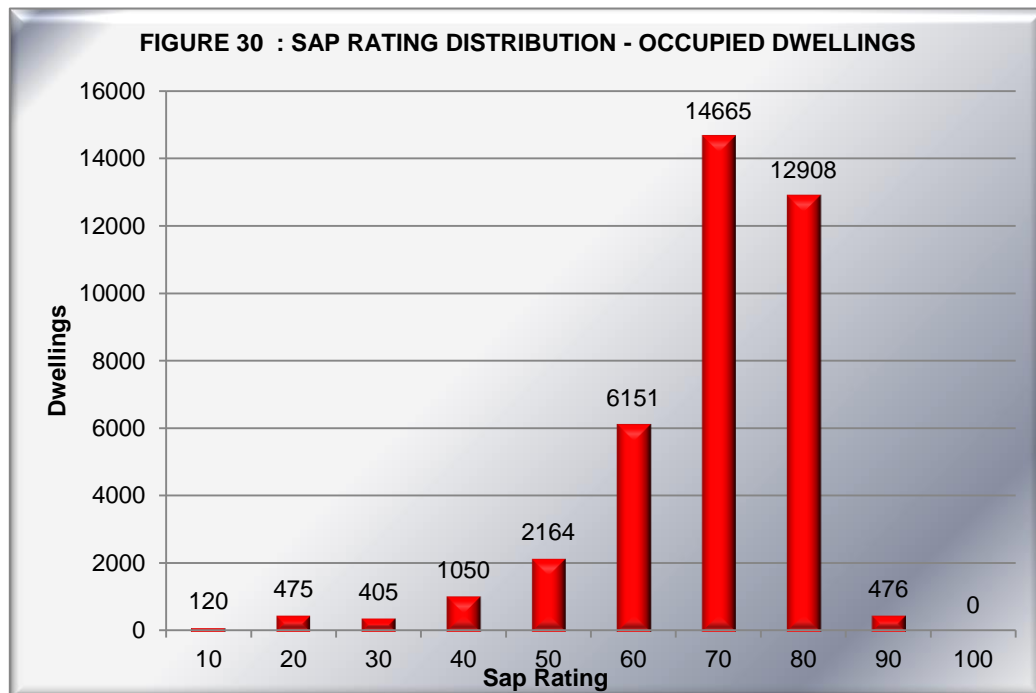
Band E : 39-54

Band F : 21-38

Band G : 1-20

ENERGY EFFICIENCY PERFORMANCE

13.3 The current SAP rating for private sector housing in Winchester is measured at 64, significantly above the national average of 56 for all private housing in England. Average CO₂ emissions total 3.82 tonnes per annum again significantly better than the national average (6.01 tonnes). The lower quartile SAP rating for private housing is 60.



13.4 17,411 occupied private dwellings (45.3%) in Winchester fall within the highest EER bands (A, B and C) compared to 11.3% of private housing nationally. Conversely the proportion of private dwellings in the lowest EER bands (E, F and G) is significantly below the national average. 15.0% of private dwellings (5,746 dwellings) fall within EER bands E, F and G compared to 40.3% of private dwellings nationally.



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 20 : ENERGY EFFICIENCY RATINGS (EER) WINCHESTER AND ENGLAND

EER BANDING	WINCHESTER 2014		ENGLAND 2012
	dwgs	%	%
Band A (SAP 92 - 100)	0	0.00	-
Band B (SAP 81 - 91)	476	1.2	-
Band C (SAP 69 - 80)	16935	44.1	11.3
Band D (SAP 55 - 68)	15268	39.7	48.3
Band E (SAP 39 - 54)	3948	10.3	31.4
Band F (SAP 21 - 38)	1202	3.1	6.9
Band G (SAP 1 - 20)	596	1.6	2.0

13.5 Energy Efficiency Ratings show limited variation geographically or by housing sector. Where differences exist these reflect generally lower Sap ratings for pre-1919 housing and detached dwellings. Geographically the lowest energy efficiency ratings are recorded in Parish Groups 3,4 and 5.

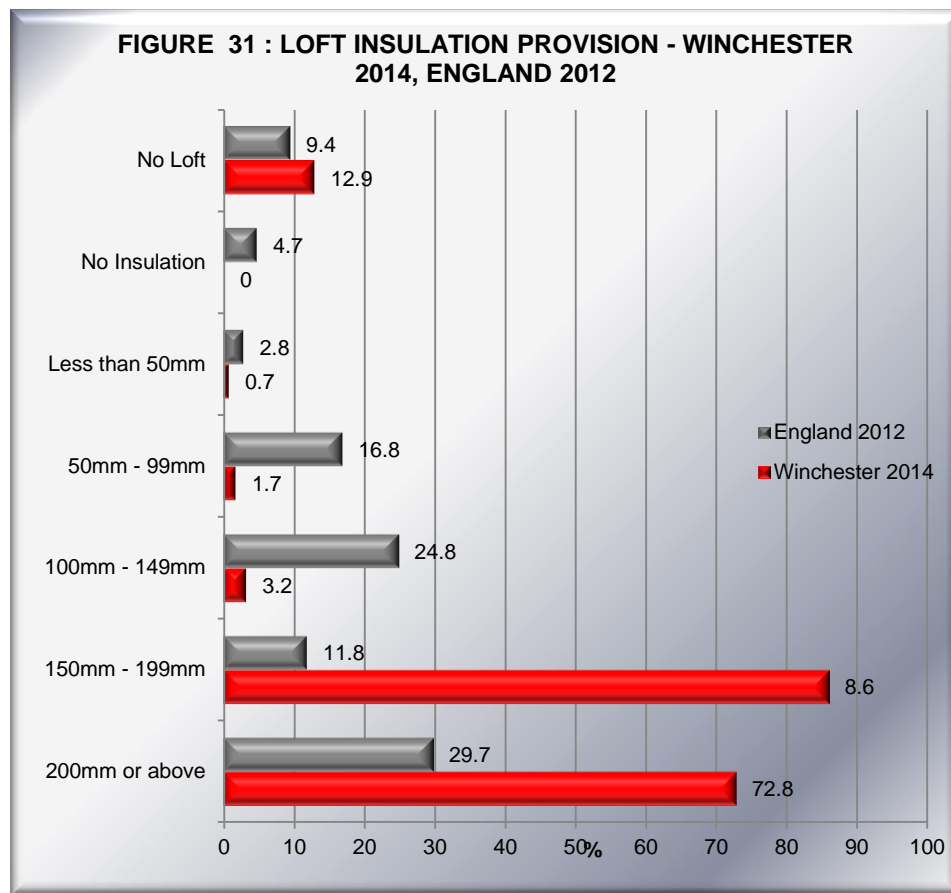
ENERGY EFFICIENCY ATTRIBUTES

13.6 Underlying the energy efficiency of private sector housing the following attributes apply:

- *933 dwellings (2.4%) contain loft insulation levels below 100mm. 1,220 dwellings (3.2%) offer loft insulation to 100mm, 3,309 dwellings (8.6%) to 150mm, and 27,978 dwellings (72.8%) to 200mm or above. In 4,984 dwellings (13.0%) loft insulation is not appropriate due to other uses over. Loft insulation provision in Winchester is better than the national average. Nationally, 29.7% of private sector housing has loft insulation of 200mm or above. Locally, 72.8% of private housing meets this target.*



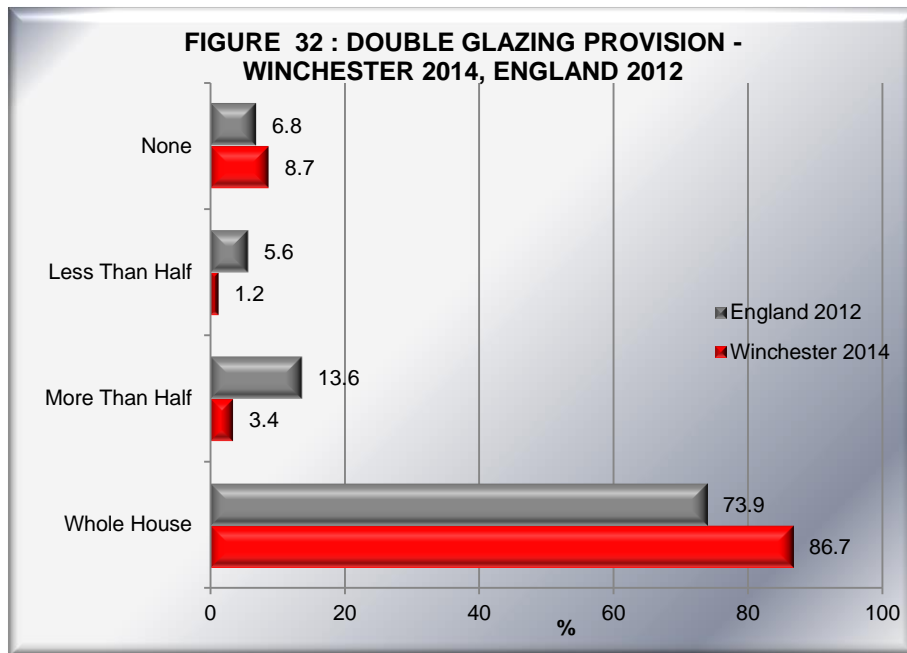
PRIVATE SECTOR HOUSING CONDITIONS 2014



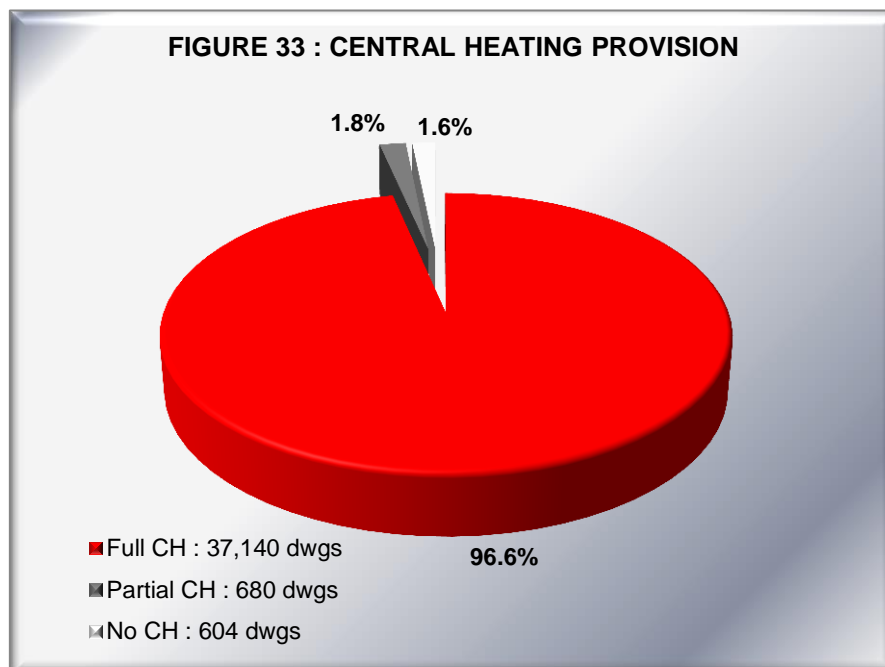
- *Excluding dwellings of solid wall construction, 20,256 dwellings exhibit evidence of cavity wall insulation. This includes cavity insulation as built in more modern dwellings and insulation added since built in older dwellings. This represents 62.1% of dwellings with cavities and is above the national average for private housing in England of 43.4% (dwellings with cavities - 2012).*
- *35,098 dwellings (91.3%) offer some form of double glazing, the majority of which is whole house. Levels of double glazing in Winchester are above the national average for private housing in England, 86.7% of private dwellings in Winchester offer whole house double glazing compared to 73.9% of private dwellings nationally.*



PRIVATE SECTOR HOUSING CONDITIONS 2014



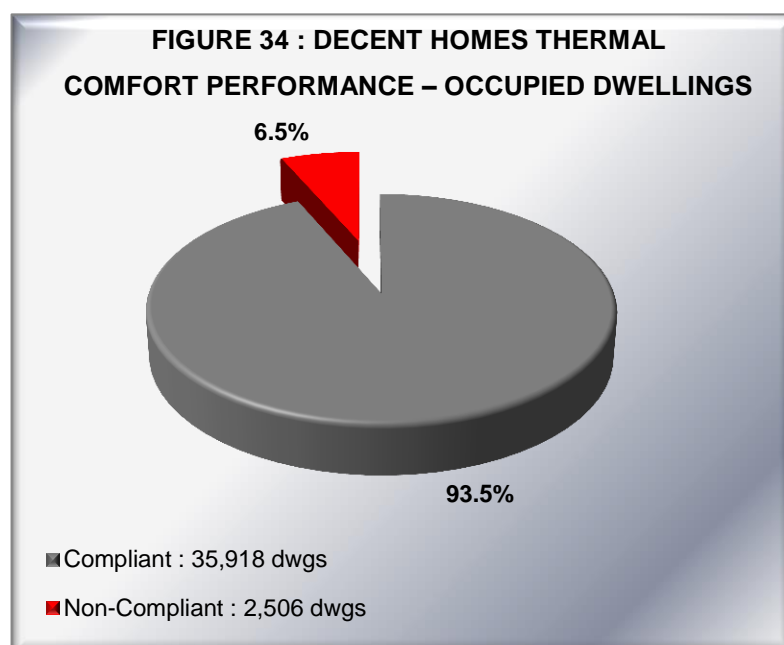
- **37,140 dwellings (96.7%) offer full central heating with an additional 680 dwellings (1.8%) offering partial heating systems. 604 dwellings (1.6%) lack central heating. Levels of central heating locally at 96.7% are above the national average for private housing (90.5% - 2012).**





PRIVATE SECTOR HOUSING CONDITIONS 2014

- 13.7 To meet the requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. 2,506 occupied dwellings (6.5%) fail to meet these requirements and are non-Decent.



- 13.8 Limited variations in Decent Homes thermal comfort performance are apparent by tenure but rates of non-compliance are significantly above average for the older housing stock (pre-1945). Within the City the highest rates of non-compliance are associated with Parish Groups 3, 5 and 7.

TABLE 21: DECENT HOMES THERMAL COMFORT PERFORMANCE BY HOUSING SECTOR AND PARISH GROUP

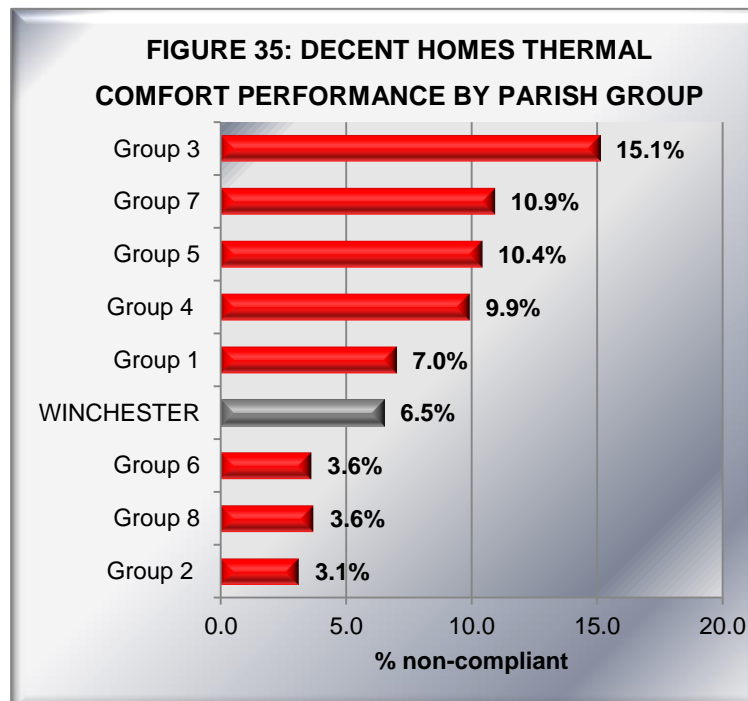
	DECENT HOMES ENERGY					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION						
Pre-1919	462	85.4%	791	14.6%	5419	100.0%
1919-1944	3461	84.5%	637	15.5%	4098	100.0%
1945-1964	4887	98.1%	93	1.9%	4980	100.0%
Post-1964	22942	95.9%	985	4.1%	23927	100.0%
All Dwellings	35918	93.5%	2506	6.5%	38424	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	9324	95.6%	432	4.4%	9756	100.0%
Semi-detached House/Bungalow	7745	92.6%	616	7.4%	8361	100.0%
Detached House/Bungalow	13891	92.0%	1200	8.0%	15091	100.0%
Purpose-built Flat	4021	94.0%	258	6.0%	4279	100.0%



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 21: DECENT HOMES THERMAL COMFORT PERFORMANCE BY HOUSING SECTOR AND PARISH GROUP

	DECENT HOMES ENERGY					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Converted/mixed-use flat	937	100.0%	0	.0%	937	100.0%
All Dwellings	35918	93.5%	2506	6.5%	38424	100.0%
PARISH GROUP						
Group 1	4000	93.0%	302	7.0%	4302	100.0%
Group 2	4651	96.9%	146	3.1%	4798	100.0%
Group 3	2849	84.9%	506	15.1%	3355	100.0%
Group 4	3232	90.1%	356	9.9%	3588	100.0%
Group 5	3473	89.6%	405	10.4%	3878	100.0%
Group 6	5582	96.4%	207	3.6%	5789	100.0%
Group 7	1457	89.1%	178	10.9%	1635	100.0%
Group 8	10675	96.3%	404	3.7%	11079	100.0%
All Dwellings	35918	93.5%	2506	6.5%	38424	100.0%
TENURE						
Owner-Occupied	27623	93.5%	1908	6.5%	29531	100.0%
Private-Rented	8296	93.3%	598	6.7%	8893	100.0%
Vacant	0	.0%	0	.0%	0	.0%
All Dwellings	35918	93.5%	2506	6.5%	38424	100.0%



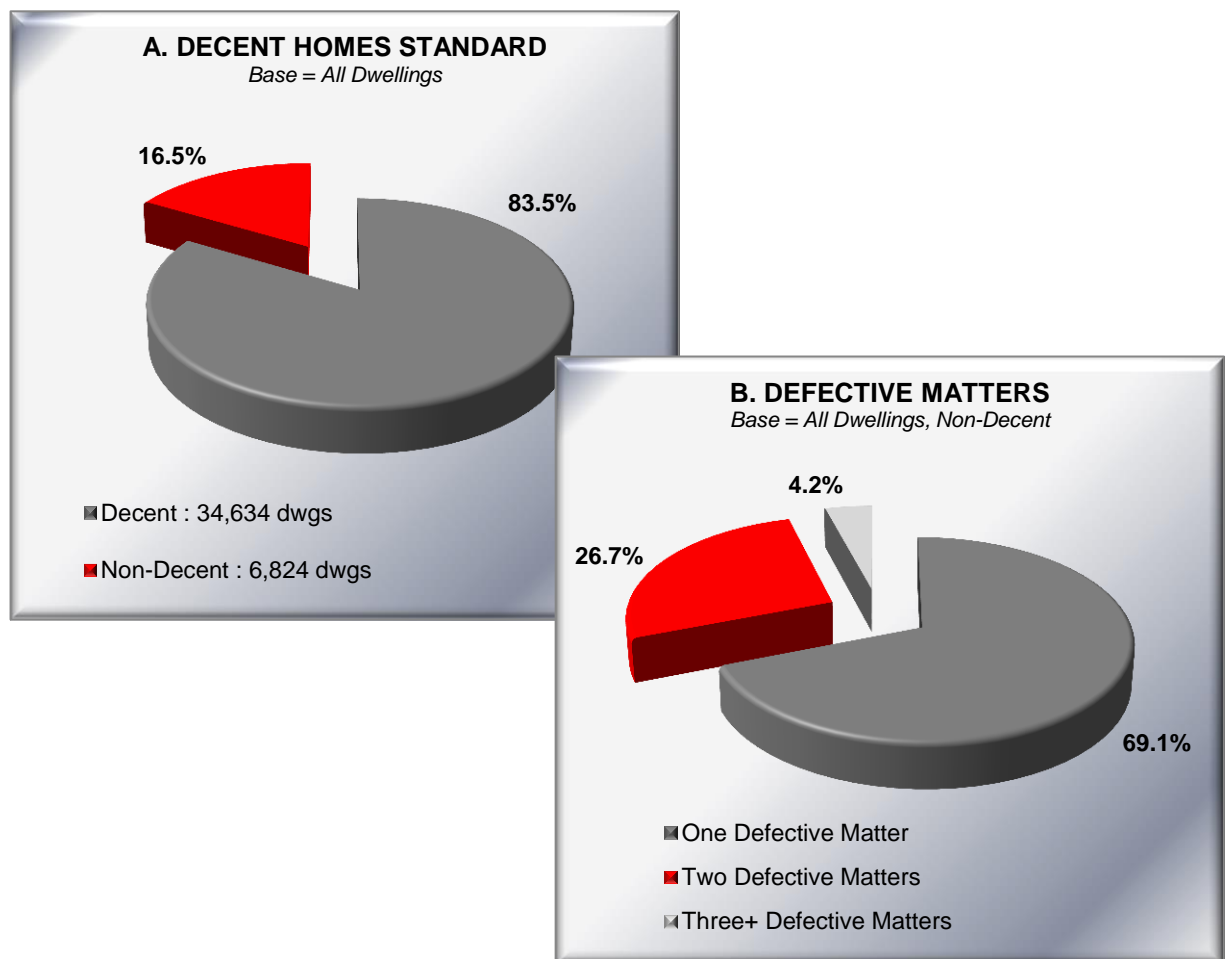


14. DECENT HOMES OVERALL PERFORMANCE

OVERALL PERFORMANCE

14.1 Overall, 34,634 dwellings meet the requirements of the decent homes standard and are decent. These represent 83.5% of all private dwellings in Winchester. 6,824 dwellings fail to meet the requirements of the decent homes standard and are non-decent. This represents 16.5% of total private sector housing. The majority of dwellings failing the decent homes standard (4,715 dwellings – 69.1%) are defective on one matter only: the remaining 2,109 dwellings or 30.9% are defective on two or more matters.

FIGURE 36: OVERALL PERFORMANCE ON THE DECENT HOMES STANDARD



14.2 The pattern of category failure within the standard is illustrated in Table 22. This stresses the strong individual influence of disrepair and thermal comfort hazards. The most common combined defects are those associated with energy efficiency and Category 1 hazards, largely through the linkage between energy efficiency and excess cold.



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 22: DECENT HOMES DEFECT CLASSIFICATION		
	DECENT HOMES DEFECT CLASSIFICATION	
	dwgs	%
HHSRS Only	359	5.3
Disrepair Only	3832	56.2
Energy Only	523	7.7
HHSRS and Disrepair	64	0.9
HHSRS And Energy	1395	20.4
Disrepair And Amenity	63	0.9
Disrepair And Energy	297	4.4
HHSRS, Disrepair And Energy	289	4.2
All Dwellings Non-Decent	6824	100.0

SECTORAL VARIATIONS

14.3 Variations in Decent Homes performance reflect higher rates of failure for:

- **Terraced Housing** : **2,159 dwellings, 20.4%**
- **Flats in converted buildings** : **353 dwellings, 25.9%**
- **Dwellings constructed pre-1919** : **2,646 dwellings, 40.5%**

Geographically, highest rates of Decent Homes failure are recorded for Parish Groups 3 (26.7%) and 8 (24.8%).

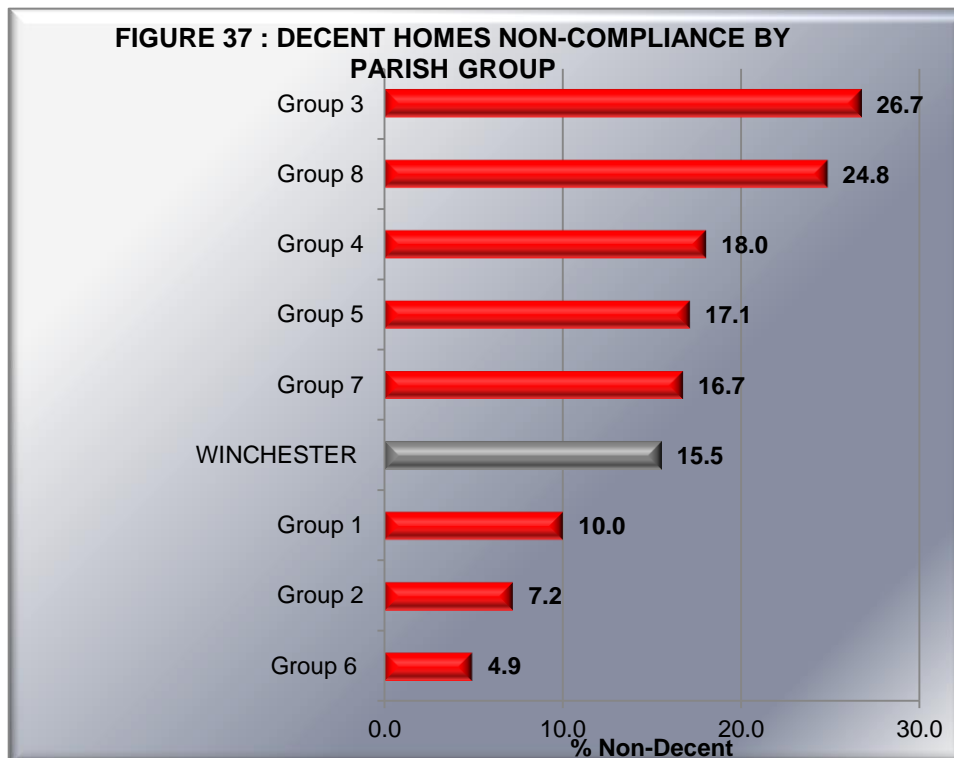
TABLE 23: DECENT HOMES OVERALL PERFORMANCE BY HOUSING SECTOR AND PARISH GROUP						
	DECENT HOMES STANDARD					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION						
Pre-1919	3879	59.5%	2646	40.5%	6525	100.0%
1919-1944	2907	65.0%	1566	35.0%	4473	100.0%
1945-1964	4634	88.6%	598	11.4%	5232	100.0%
Post-1964	23214	92.0%	2015	8.0%	25229	100.0%
All Dwellings	34634	83.5%	6824	16.5%	41458	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	8438	79.6%	2159	20.4%	10597	100.0%
Semi-detached House/Bungalow	7104	82.6%	1497	17.4%	8601	100.0%
Detached House/Bungalow	13765	85.0%	2431	15.0%	16196	100.0%
Purpose-built Flat	4317	91.8%	384	8.2%	4701	100.0%



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 23: DECENT HOMES OVERALL PERFORMANCE BY HOUSING SECTOR AND PARISH GROUP

	DECENT HOMES STANDARD					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Converted/mixed-use flat	1010	74.1%	353	25.9%	1363	100.0%
All Dwellings	34634	83.5%	6824	16.5%	41458	100.0%
PARISH GROUP						
Group 1	4075	90.0%	453	10.0%	4528	100.0%
Group 2	4688	92.8%	366	7.2%	5054	100.0%
Group 3	2785	73.3%	1013	26.7%	3798	100.0%
Group 4	3122	82.0%	685	18.0%	3807	100.0%
Group 5	3357	82.9%	695	17.1%	4052	100.0%
Group 6	5996	95.1%	310	4.9%	6306	100.0%
Group 7	1487	83.3%	297	16.7%	1784	100.0%
Group 8	9123	75.2%	3006	24.8%	12129	100.0%
All Dwellings	34634	83.5%	6824	16.5%	41458	100.0%
TENURE						
Owner-Occupied	25046	84.8%	4485	15.2%	29531	100.0%
Private-Rented	7393	83.1%	1500	16.9%	8893	100.0%
Vacant	2195	72.4%	838	27.6%	3034	100.0%
All Dwellings	34634	83.5%	6824	16.5%	41458	100.0%





15. NON DECENT HOMES INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

- 15.1 Costs to address non decency are estimated at £52.354M net averaging £7,672 per dwelling across all non-decent dwellings. Individual costs range from £500 linked to energy improvement measures to £31,782 linked to comprehensive failure across the standard. The most significant cost elements rate to disrepair and to combined HHSRS and thermal comfort defects.

TABLE 24 : NON DECENT DWELLINGS - COST TO ACHIEVE DECENCY		
	COST TO ACHIEVE DECENCY	
	Average Cost (£)	Total Cost (£M)
DECENT HOMES DEFECT CLASSIFICATION		
HHSRS Only	8127	2.922
Disrepair Only	7126	27.304
Energy Only	500	0.261
HHSRS And Disrepair	19793	1.267
HHSRS And Energy	8329	11.622
Disrepair And Amenity	12563	0.795
Disrepair And Energy	6476	1.926
HHSRS, Disrepair And Energy	21619	6.256
Total	7672	52.354

COST DISTRIBUTION BY SECTOR

- 15.2 Costs to achieve decency by housing sector are illustrated in Table 25. Allowing for variations in sector size the majority of required expenditure is targeted towards the owner-occupied sector (£39.061M), and pre-1919 housing (£25.297M).

TABLE 25 : COSTS TO ACHIEVE DECENCY BY HOUSING SECTOR					
	Dwellings		Cost to Achieve Decency		
	dwgs	%	Average	Total	%
			£	£M	%
TENURE					
Owner-occupied	29531	71.2	7427	33.310	63.6
Private-rented	8893	21.5	6868	10.304	19.7
HOUSE TYPE					



PRIVATE SECTOR HOUSING CONDITIONS 2014

TABLE 25 : COSTS TO ACHIEVE DECENCY BY HOUSING SECTOR

	Dwellings		Cost to Achieve Decency		
	dwgs	%	Average	Total	%
			£	£M	%
Terraced House/Bungalow	10597	25.6	7117	15.364	29.3
Semi-Det. House/Bungalow	8601	20.7	7252	10.858	20.7
Detached House/Bungalow	16196	39.1	9060	22.023	42.1
Purpose-Built Flat	4701	11.3	8078	3.104	5.9
Converted Flat	1363	3.3	2846	1.005	1.9
DATE OF CONSTRUCTION					
Pre-1919	6525	15.7	9617	25.445	48.6
1919-1944	4473	10.8	8586	13.445	25.7
1945-1964	5232	12.6	4524	2.706	5.2
Post-1964	25229	60.9	5340	10.758	20.5
ALL SECTORS	41458	100.0	7672	52.354	100.0



16. DECENT PLACES - ENVIRONMENTAL CONDITIONS

DECENT PLACES AND LIVEABILITY

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

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

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

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

ENVIRONMENTAL ISSUES

16.2 Environmental issues are apparent but are generally of minor impact. Major impact problems where identified are predominantly related to traffic and parking:

- **Street Parking** : **5,704 dwellings (13.8%)**
- **Heavy Traffic** : **2,903 dwellings (7.0%)**

Secondary issues emerging as minor problems for local residential environments include litter and rubbish, dog fouling, condition of dwellings and railway/aircraft noise.



PRIVATE SECTOR HOUSING CONDITIONS 2014

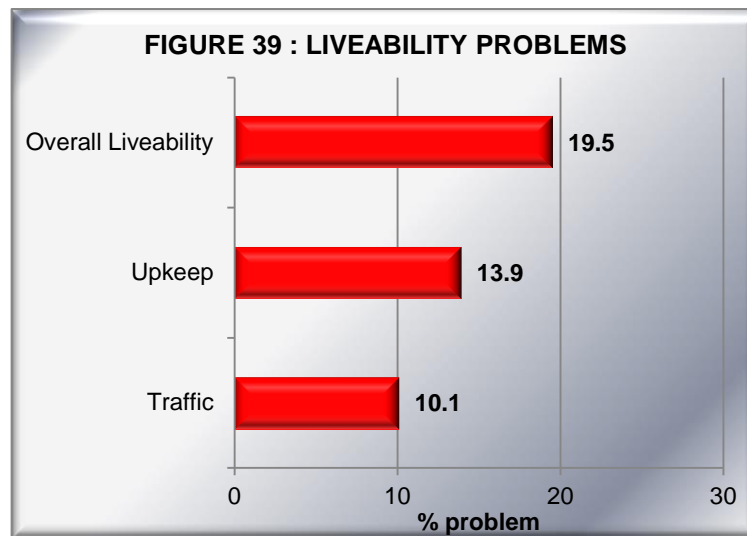


LIVEABILITY

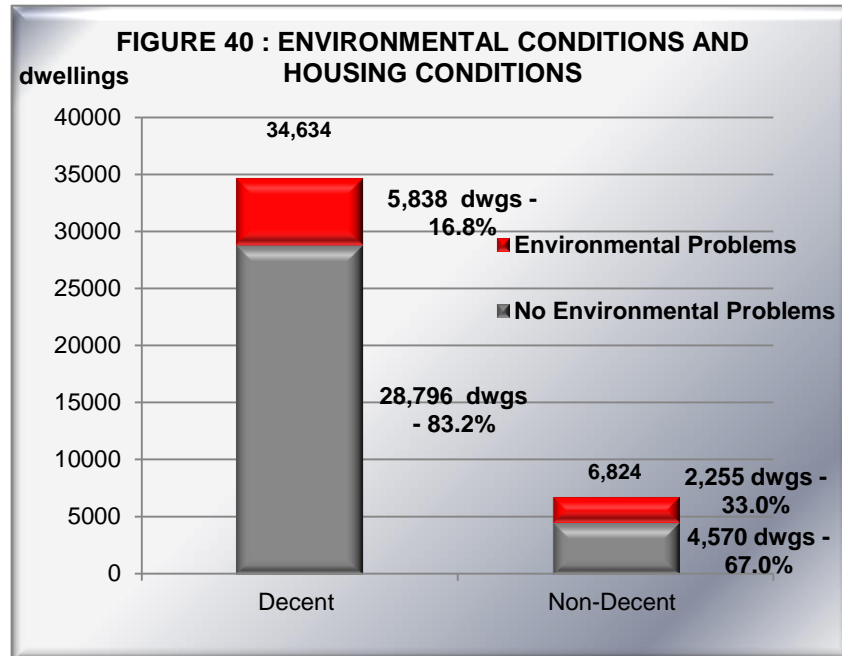
16.3 Overall, 8,092 dwellings (19.5%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 5,773 dwellings (13.9%), traffic problems affect 4,186 dwellings (10.1%) while no major utilisation issues were identified.



PRIVATE SECTOR HOUSING CONDITIONS 2014



16.4 Environmental problems are more noted in areas of older terraced housing and converted flats and in areas of private-rental. A relationship would also appear to exist between environmental conditions and housing conditions. 2,255 non-Decent homes are located in areas affected by environmental problems (33%). Only 16.8% of Decent homes are similarly affected.



16.5 Environmental problems are significantly higher in Parish Group 8. This Parish grouping demonstrates a combination of above average housing and environmental conditions.



PRIVATE SECTOR HOUSING CONDITIONS 2014

FIGURE 41 : ENVIRONMENTAL AND HOUSING CONDITIONS

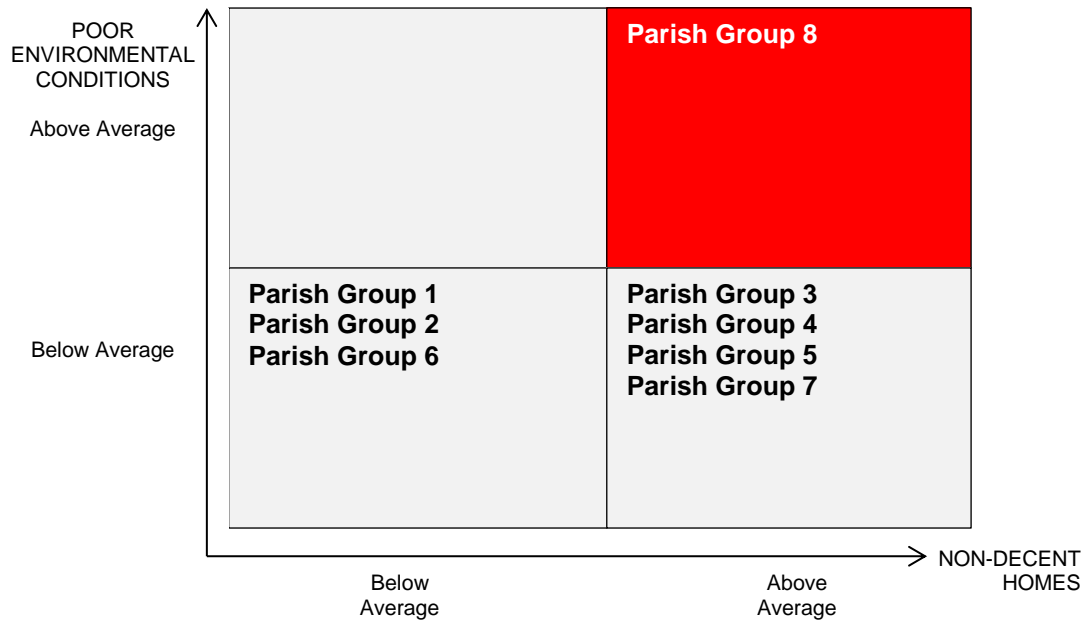


TABLE 26: ENVIRONMENTAL CONDITIONS BY HOUSING SECTOR AND PARISH GROUP

	OVERALL ENVIRONMENTAL GRADING					
	Problems		Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION						
Pre-1919	3744	57.4%	2780	42.6%	6525	100.0%
1919-1944	3190	71.3%	1282	28.7%	4473	100.0%
1945-1964	3702	70.8%	1530	29.2%	5232	100.0%
Post-1964	22729	90.1%	2500	9.9%	25229	100.0%
All Dwellings	33366	80.5%	8092	19.5%	41458	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	7787	73.5%	2810	26.5%	10597	100.0%
Semi-detached House/Bungalow	6663	77.5%	1939	22.5%	8601	100.0%
Detached House/Bungalow	14884	91.9%	1312	8.1%	16196	100.0%
Purpose-built Flat	3457	73.5%	1244	26.5%	4701	100.0%
Converted/mixed-use flat	576	42.2%	787	57.8%	1363	100.0%
All Dwellings	33366	80.5%	8092	19.5%	41458	100.0%
PARISH GROUP						
Group 1	4528	100.0%	0	.0%	4528	100.0%
Group 2	5054	100.0%	0	.0%	5054	100.0%
Group 3	3545	93.3%	253	6.7%	3798	100.0%
Group 4	3451	90.6%	356	9.4%	3807	100.0%
Group 5	3763	92.9%	289	7.1%	4052	100.0%
Group 6	5996	95.1%	310	4.9%	6306	100.0%
Group 7	1784	100.0%	0	.0%	1784	100.0%
Group 8	5246	43.2%	6883	56.8%	12129	100.0%
All Dwellings	33366	80.5%	8092	19.5%	41458	100.0%
TENURE						
Owner-Occupied	24738	83.8%	4793	16.2%	29531	100.0%
Private-Rented	6250	70.3%	2643	29.7%	8893	100.0%
Vacant	2378	78.4%	656	21.6%	3034	100.0%
All Dwellings	33366	80.5%	8092	19.5%	41458	100.0%

SECTION 5 :

HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

Chapter 17 : Housing Conditions and Household Circumstances

Chapter 18 : Fuel Poverty

Chapter 19 : Housing and Health

Chapter 20 : Household Attitudes to Housing and Local Areas



17. HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSING AND HOUSEHOLD CONDITIONS

17.1 Relationships between housing conditions and household circumstances are summarised in Tables 27 and 28 with regard to household social and economic characteristics. Poor housing conditions are over-represented in economically and socially disadvantaged households in particular the elderly and the economically vulnerable. Thus:

- *Households with a head of household aged 65 years or over comprise 29.1% of all private sector households yet account for 39.3% of all households in non-decent dwellings.*
- *Households containing at least one person aged 60 years or over comprise 36.5% of all private households yet account for 48.2% of all households in non-decent dwellings.*
- *Economically vulnerable households comprise 8.3% of all private households yet account for 18.4% of all households in non-decent dwellings.*
- *Households where the head of household is economically retired account for 31.1% of all households yet comprise 40.7% of all households in non-Decent homes.*

17.2 No significant difference exists in housing conditions between households of different ethnic backgrounds.

TABLE 27: HOUSEHOLD SOCIAL CHARACTERISTICS AND DECENT HOMES						
	DECENT HOMES STANDARD					
	Compliant		Non-Compliant		All Households	
	hhlds	%	hhlds	%	hhlds	%
AGE OF HEAD OF HOUSEHOLD						
Less than 25	4060	11.8%	571	9.0%	4631	11.3%
25 - 34	3290	9.6%	279	4.4%	3569	8.7%
35 – 44	5815	16.9%	926	14.6%	6741	16.5%
45 – 54	6744	19.6%	1048	16.5%	7792	19.1%
55 – 64	5083	14.8%	1101	17.3%	6184	15.2%
65 or over	9446	27.4%	2437	38.3%	11883	29.1%
All Households	34439	100.0%	6361	100.0%	40800	100.0%
ELDERLY PERSONS						
No one over 59 years	22611	65.7%	3296	51.8%	25907	63.5%
At least one person 60+ years	11828	34.3%	3065	48.2%	14893	36.5%



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

TABLE 27: HOUSEHOLD SOCIAL CHARACTERISTICS AND DECENT HOMES

	DECENT HOMES STANDARD					
	Compliant		Non-Compliant		All Households	
	hholds	%	hholds	%	hholds	%
All Households	34439	100.0%	6361	100.0%	40800	100.0%
HOUSEHOLD TYPE						
Single person <60 years	2734	7.9%	414	6.5%	3149	7.7%
Single person over 60 years	3628	10.5%	860	13.5%	4488	11.0%
Lone parent family	637	1.9%	91	1.4%	728	1.8%
Married/Cohabiting couple with dependent child(ren)	8215	23.9%	960	15.1%	9175	22.5%
Married/Cohabiting couple with no dependent child(ren)	14703	42.7%	2984	46.9%	17687	43.4%
Student	3780	11.0%	642	10.1%	4422	10.8%
Other multi person household	741	2.2%	411	6.5%	1151	2.8%
All Households	34439	100.0%	6361	100.0%	40800	100.0%

TABLE 28: HOUSEHOLD ECONOMIC CHARACTERISTICS AND DECENT HOMES

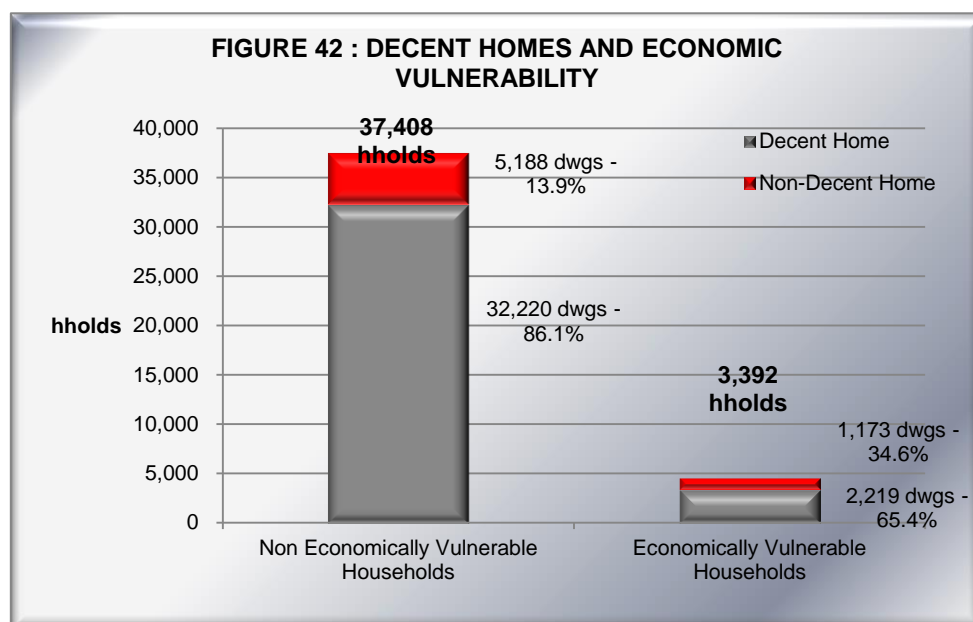
	DECENT HOMES STANDARD					
	Compliant		Non-Compliant		All Households	
	hholds	%	hholds	%	hholds	%
ECONOMIC STATUS						
Full-time work (>30 hrs)	19356	56.2%	2770	43.5%	22126	54.2%
Part-time work (<30 hrs)	765	2.2%	127	2.0%	892	2.2%
Unemployed-registered	92	.3%	71	1.1%	164	.4%
Permanently sick/disabled	89	.3%	135	2.1%	224	.5%
Looking after home	29	.1%	29	.5%	58	.1%
Wholly retired	10088	29.3%	2587	40.7%	12675	31.1%
Student	3880	11.3%	642	10.1%	4522	11.1%
Not applicable	0	.0%	0	.0%	0	.0%
Unob.	140	.4%	0	.0%	140	.3%
All Households	34439	100.0%	6361	100.0%	40800	100.0%
LOW INCOME						
Not Low Income	30775	89.4%	5806	91.3%	36582	89.7%
Low Income	3664	10.6%	555	8.7%	4218	10.3%
All Households	34439	100.0%	6361	100.0%	40800	100.0%
ECONOMIC VULNERABILITY						
Not Economically Vulnerable	32220	93.6%	5188	81.6%	37408	91.7%
Economically Vulnerable	2219	6.4%	1173	18.4%	3392	100.0%
All Households	34439	100.0%	6361	100.0%	40800	100.0%



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

DECENT HOMES AND VULNERABLE HOUSEHOLDS

- 17.3 The previous Public Service Agreement (PSA) Target 7 - Decent Homes implied that 65% of vulnerable households would live in decent homes by 2007, rising to 70% by 2011 and 75% by 2021. While the national target has been removed these previous thresholds can still provide a local yardstick for private sector renewal strategy.
- 17.4 The survey estimates 3,392 vulnerable households representing 8.3% of all private households. Currently 2,219 economically vulnerable households (65.4%) live in decent homes. This figure is below previous PSA Target 7 requirements for 2011 and 2021.



- 17.5 Variations in progress towards decent homes for economically vulnerable households exist both geographically and by housing sector. Key sectors remaining below the previous 2011 target threshold of 70% include:
- **Pre-1919 housing where 5.6% of economically vulnerable households live in decent homes.**
 - **Terraced housing where 47.3% economically vulnerable households live in decent homes.**
- 17.6 Geographically the lowest proportions of economically vulnerable households in Decent Homes are found in Parish Groups 3 (25.0%) and 8 (34.8%).



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

TABLE 29: ECONOMICALLY VULNERABLE HOUSEHOLDS - DECENT HOMES COMPLIANCE BY PARISH GROUP AND HOUSING SECTOR

	DECENT HOMES STANDARD					
	Compliant		Non-Compliant		All Households	
	hholds	%	hholds	%	hholds	%
DATE OF CONSTRUCTION						
Pre-1919	29	5.6%	484	94.4%	513	100.0%
1919-1944	189	54.6%	157	45.4%	345	100.0%
1945-1964	320	81.8%	71	18.2%	391	100.0%
Post-1964	1682	78.5%	460	21.5%	2142	100.0%
All Vulnerable Households	2219	65.4%	1173	34.6%	3392	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	678	47.3%	755	52.7%	1433	100.0%
Semi-detached House/Bungalow	397	65.2%	212	34.8%	609	100.0%
Detached House/Bungalow	737	84.5%	135	15.5%	871	100.0%
Purpose-built Flat	408	100.0%	0	.0%	408	100.0%
Converted/mixed-use flat	0	.0%	71	100.0%	71	100.0%
All Vulnerable Households	2219	65.4%	1173	34.6%	3392	100.0%
PARISH GROUP						
Group 1	304	100.0%	0	.0%	304	100.0%
Group 2	183	100.0%	0	.0%	183	100.0%
Group 3	63	25.0%	190	75.0%	253	100.0%
Group 4	274	83.3%	55	16.7%	329	100.0%
Group 5	231	80.0%	58	20.0%	289	100.0%
Group 6	517	100.0%	0	.0%	517	100.0%
Group 7	182	100.0%	0	.0%	182	100.0%
Group 8	465	34.8%	870	65.2%	1335	100.0%
All Vulnerable Households	2219	65.4%	1173	34.6%	3392	100.0%
TENURE						
Owner-Occupied	1575	64.5%	868	35.5%	2443	100.0%
Private-Rented	644	67.9%	305	32.1%	949	100.0%
Vacant	0	.0%	0	.0%	0	.0%
All Dwellings	2219	65.4%	1173	34.6%	3392	100.0%

17.7 Disrepair represents a central issue within the Decent Homes Standard, remaining above the national average and increasing significantly within Winchester since 2007. At a household level highest rates of disrepair are associated with older households (particularly single elderly households), younger households (typically students), the economically inactive, the economically vulnerable and households on low income.



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

TABLE 30: DECENT HOMES REPAIR PERFORMANCE BY HOUSEHOLD CHARACTERISTICS

		DECENT HOMES REPAIR					
		Compliant		Non-Compliant		Total Households	
		hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD	Less than 25	4131	89.2	499	10.8	4631	100.0
	25 - 34	3439	96.4	129	3.6	3569	100.0
	35 - 44	6122	90.8	619	9.2	6741	100.0
	45 - 54	7104	91.2	688	8.8	7792	100.0
	55 – 64	5496	88.9	688	11.1	6184	100.0
	65 or over	10429	87.8	1455	12.2	11883	100.0
	Total Households	36723	90.0	4077	10.0	40800	100.0
ELDERLY PERSONS	No one over 59 years	23642	91.3	2265	8.7	25907	100.0
	At least one person 60+ years	13080	87.8	1812	12.2	14893	100.0
	Total Households	36723	90.0	4077	10.0	40800	100.0
HOUSEHOLD TYPE	Single person <60 yrs	3018	95.8	131	4.2	3149	100.0
	Single person 60 or over	3830	85.3	658	14.7	4488	100.0
	Lone parent family	701	96.2	27	3.8	728	100.0
	Married/Cohabiting couple with dependent child(ren)	8441	92.0	733	8.0	9175	100.0
	Married/Cohabiting couple with no dependent child(ren)	16104	91.0	1583	9.0	17687	100.0
	Student	3851	87.1	571	12.9	4422	100.0
	Other multi person household	777	67.5	374	32.5	1151	100.0
	Total Households	36723	90.0	4077	10.0	40800	100.0
ECONOMIC STATUS HOH	Full-time work (>30 hrs)	20409	92.2	1716	7.8	22126	100.0
	Part-time work (<30 hrs)	792	88.8	100	11.2	892	100.0
	Unemployed - registered	92	56.4	71	43.6	164	100.0
	Permanently sick/disabled	152	68.1	71	31.9	224	100.0
	Looking after home	29	50.0	29	50.0	58	100.0
	Wholly retired	11156	88.0	1519	12.0	12675	100.0
	Student	3952	87.4	571	12.6	4522	100.0
	Not applicable	0	0	0	0	0	0
	Unob.	140	100.0	0	0	140	100.0
	Total Households	36723	90.4	4077	10.0	40800	100.0
LOW INCOME	Not Low Income	33059	90.4	3523	9.6	36582	100.0
	Low Income	3664	86.9	555	13.1	4218	100.0
	Total Households	36723	90.0	4077	10.0	40800	100.0
ECONOMIC VULNERABILITY	Not Economically Vulnerable	34342	91.8	3067	8.2	37408	100.0
	Economically Vulnerable	2381	70.2	1011	29.8	3392	100.0
	Total Households	36723	90.0	4077	10.0	40800	100.0

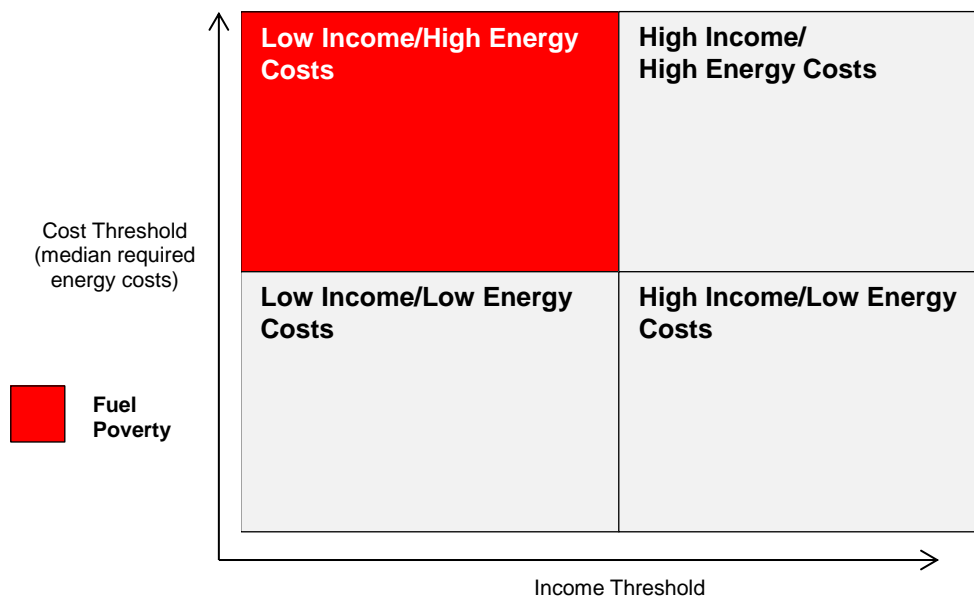


18.0 FUEL POVERTY

18.1 The Department of Energy and Climate Change (DECC) has recently announced its intention to adopt a new definition of fuel poverty based on a Low Income High Costs (LIHC) framework recommended by Professor Hills in his independent review. Under the new Low Income High Cost definition a household is considered to be fuel poor where:

- *They have required fuel costs that are above average (the national median level).*
- *Were they to spend that amount, they would be left with a residual income below the official poverty line.*

FIGURE 43: LOW INCOME HIGH COST FUEL POVERTY DEFINITION



18.2 The methodology for calculating fuel poverty under the LIHC indicator is contained within the August 2013 Updated Fuel Poverty Report published by DECC and has been adhered to within this study. This involves calculation of the following household indicators:

- Equivalised Fuel Bill. Household fuel bills have been generated by the RdSAP models. Modelled fuel bills allow energy consumption to be controlled to ensure that households maintain an adequate standard of warmth. Fuel bills are also equivalised by the number of persons in the household to reflect the fact that different size households will have different required expenditure on fuel. Equivalisation factors are as follows*



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

<i>PERSONS IN HOUSEHOLD</i>	<i>EQUIVALISATION FACTOR</i>
1	0.82
2	1.00
3	1.07
4	1.21
5+	1.33

The median required fuel bill for England forming the energy cost threshold is currently £1,203. Median equivalised fuel bills in Winchester are estimated at £801.

- b) Equivalised Household Income. Household income data generated by the survey was adjusted for housing costs by subtracting household mortgage and rent payments. Once housing costs have been deducted incomes are also equivalised, to reflect the fact that different types of households have different spending requirements. Income equivalisation factors are as follows:*

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

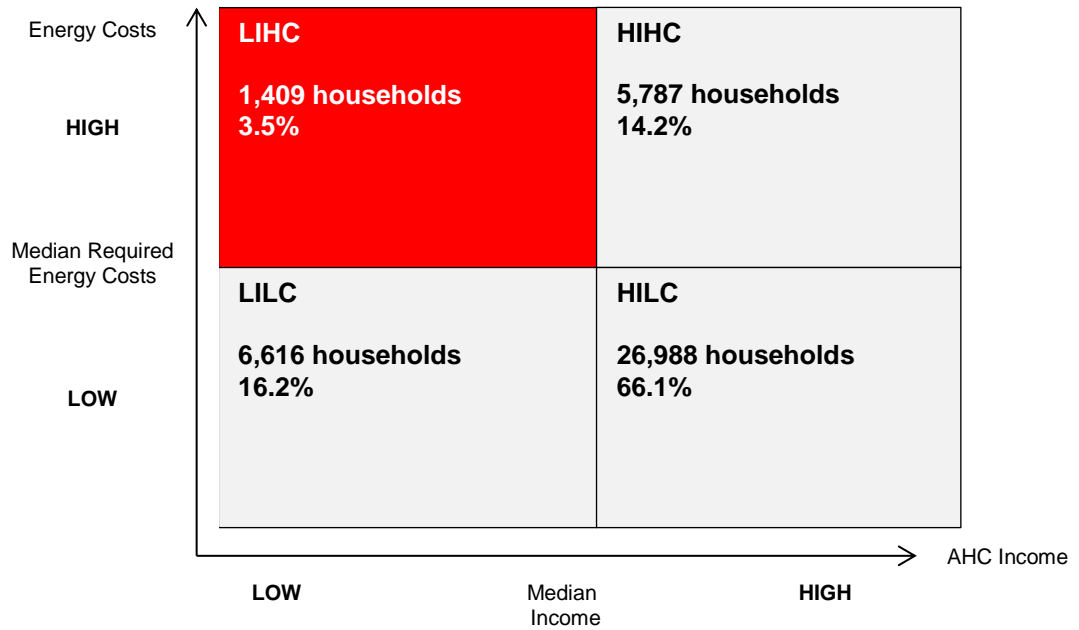
Equivalised AHC households incomes are compared with the income threshold currently set in England at £11,553. The income threshold is further adjusted through the addition of equivalised required fuel costs for each household. Median equivalised AHC incomes in Winchester are estimated at £16,119.



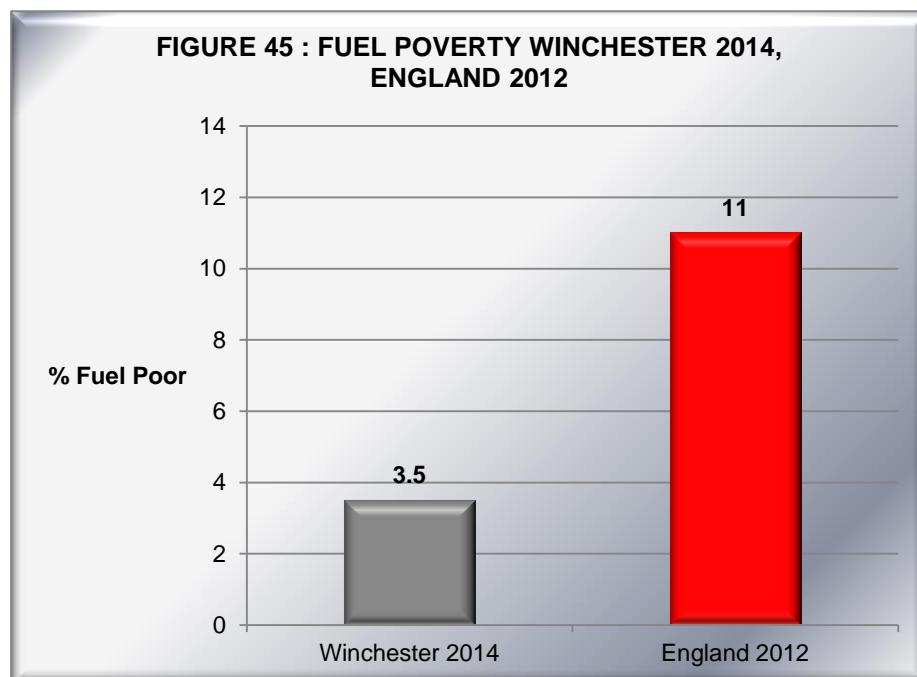
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

18.3 Application of these indicators produces the following LIHC Matrix of fuel poverty in Winchester:

FIGURE 44 : WINCHESTER - FUEL POVERTY MATRIX



Under current definitions 1,409 households in Winchester (3.5%) have low incomes and high fuel costs and are in fuel poverty. Rates of fuel poverty are below above the average for England estimated at 11% of households in 2012.

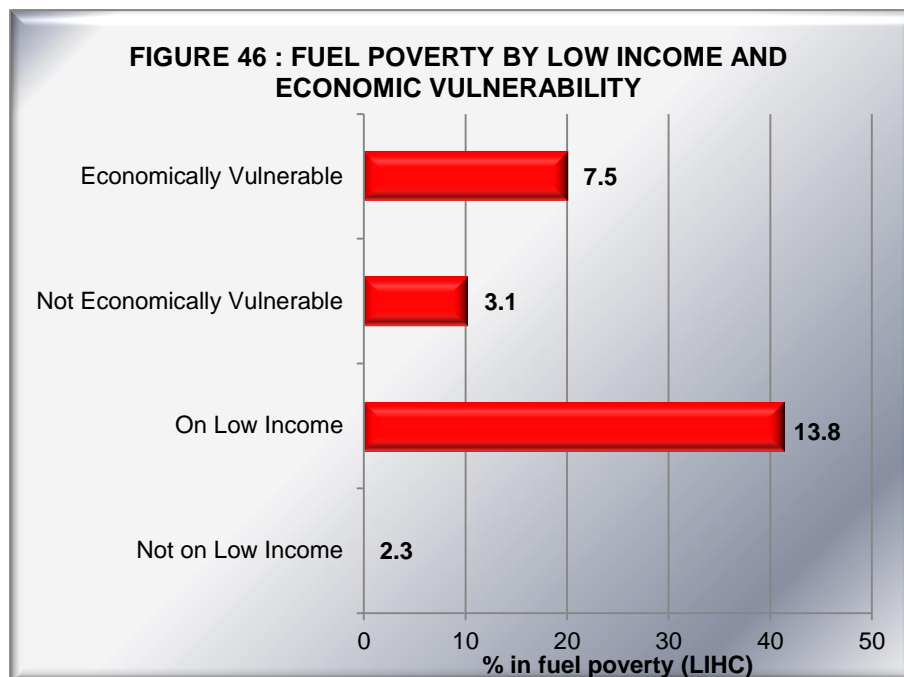




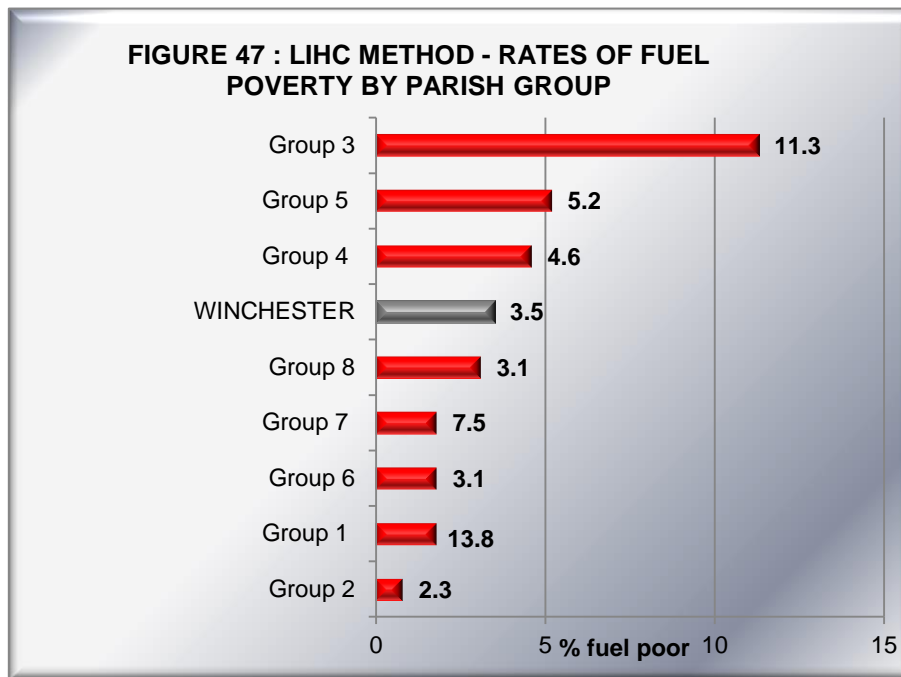
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSEHOLDS AFFECTED BY FUEL POVERTY

- 18.4 Demographically, fuel poverty impacts most strongly on elderly households. 726 households headed by a person aged over 65 years are in fuel poverty representing 6.1% of all older households and 51.4% of all households in fuel poverty. 446 single elderly households are in fuel poverty representing 9.9% of all single elderly households and 31.6% of all households in fuel poverty.
- 18.5 Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 256 economically vulnerable households are in fuel poverty representing 7.5% of vulnerable households and 18.2% of all households in fuel poverty. 584 low income households are in fuel poverty representing 13.8% of all low income households. AHC equivalised annual income for households in fuel poverty is estimated at £15,465 compared to over £31,090 for households not in fuel poverty.



- 18.6 Within the housing stock rates of fuel poverty are above average within the private-rented sector (5.8%), and for households living in pre-1919 housing (10.0%). Geographically the highest rates of fuel poverty are associated with Parish Groups 3 (11.3%), 5 (5.2%) and 4 (4.6%).

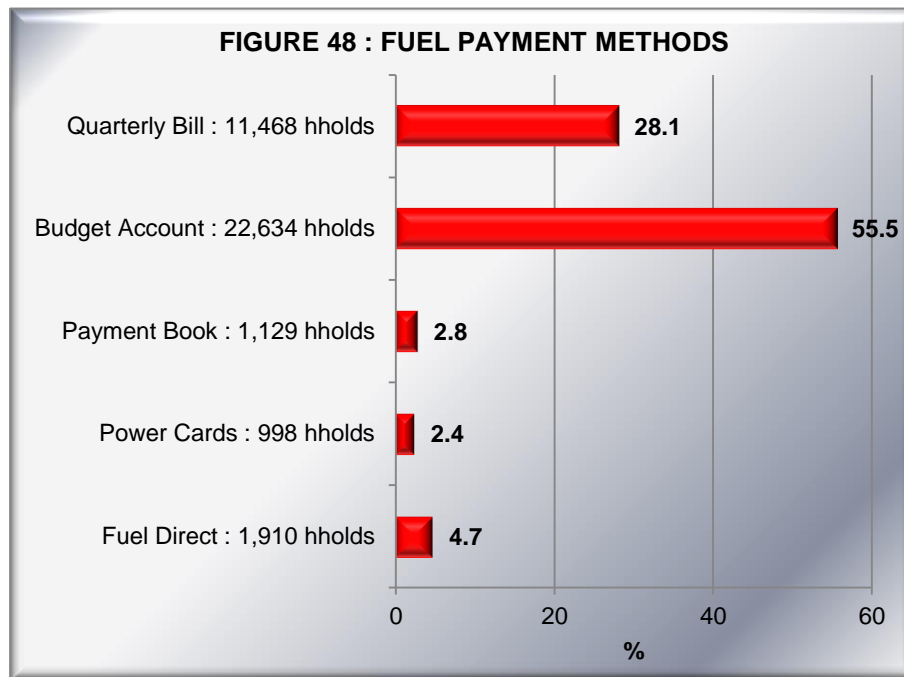


FUEL PAYMENTS AND FUEL USE

- 18.7 Households were asked about their methods for fuel payment and their attitudes to and use of home heating. Households pay different prices for fuel, with the best tariffs for gas and electricity available for customers who shop around for on-line tariffs and pay by direct debit. Such tariffs are often out of reach for some households and particularly those on low incomes and/or benefits. The most common methods of fuel payment are by quarterly bill (11,468 hholds – 28.1%) and budget account (22,634 hholds – 55.5%). A significant proportion of households do however use other payment methods with these payment methods reflecting the highest tariffs. 1,129 households (2.8%) use payment books, 998 households (2.4%) use power cards and 1,910 households (4.7%) use fuel direct.



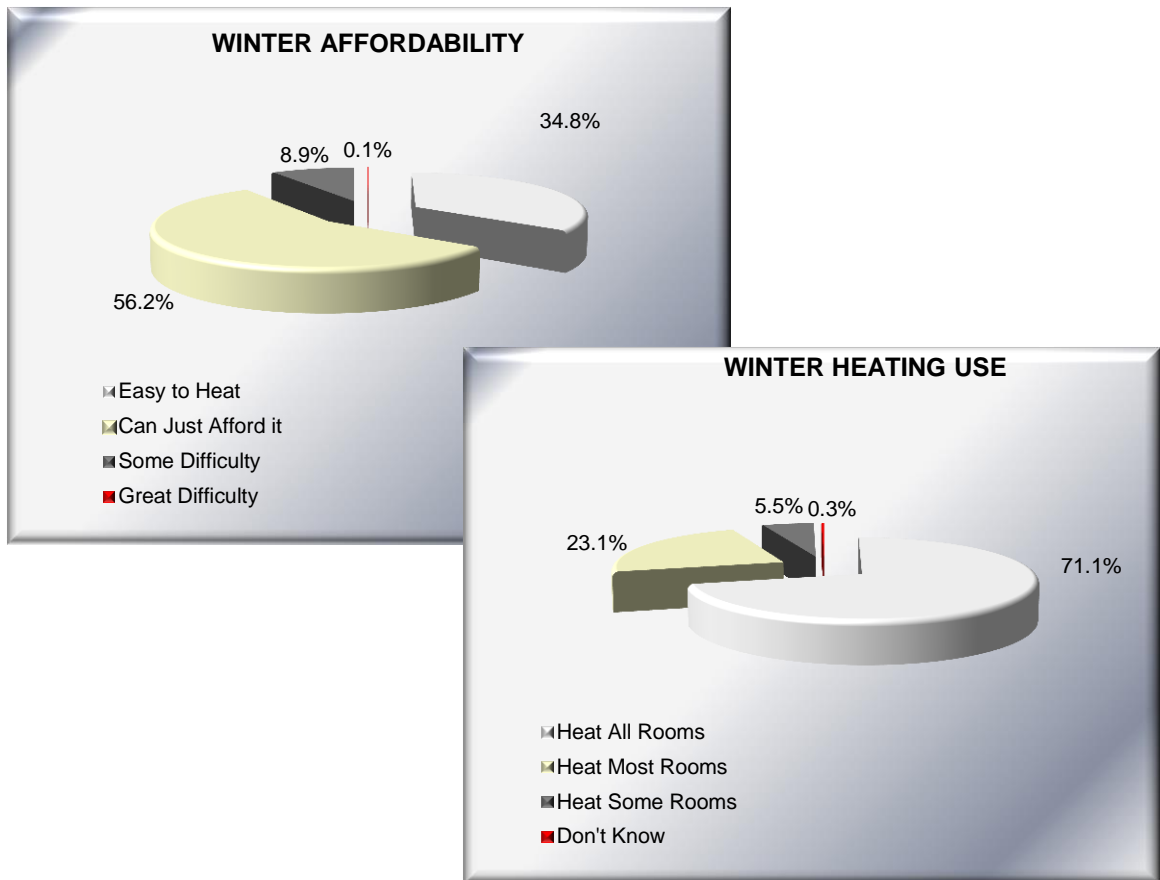
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES



18.8 Households were asked how easy or difficult it was to meet the cost of heating their home to a comfortable level in winter, and what level of heating they could comfortably achieve. 14,215 households (34.8%) found it quite easy to heat their home; a further 22,882 households (56.1%) could just afford it. 3,703 households (9.0%) find difficulty in heating their home. Not surprisingly, households in fuel poverty experience the greatest difficulty in heating their home – 221 households (15.7%). High fuel costs and financial restrictions often lead to a reduction in heating within the home through selective heating of some rooms. 29,042 households (71.2%) stated that they heated all rooms in the winter; 9,407 households (23.1%) heated most rooms while 2,351 households (5.7%) heated only some rooms or one room. Selective heating is again significantly more common for those households experiencing fuel poverty.



FIGURE 49 : HEATING AFFORDABILITY AND HEATING USE

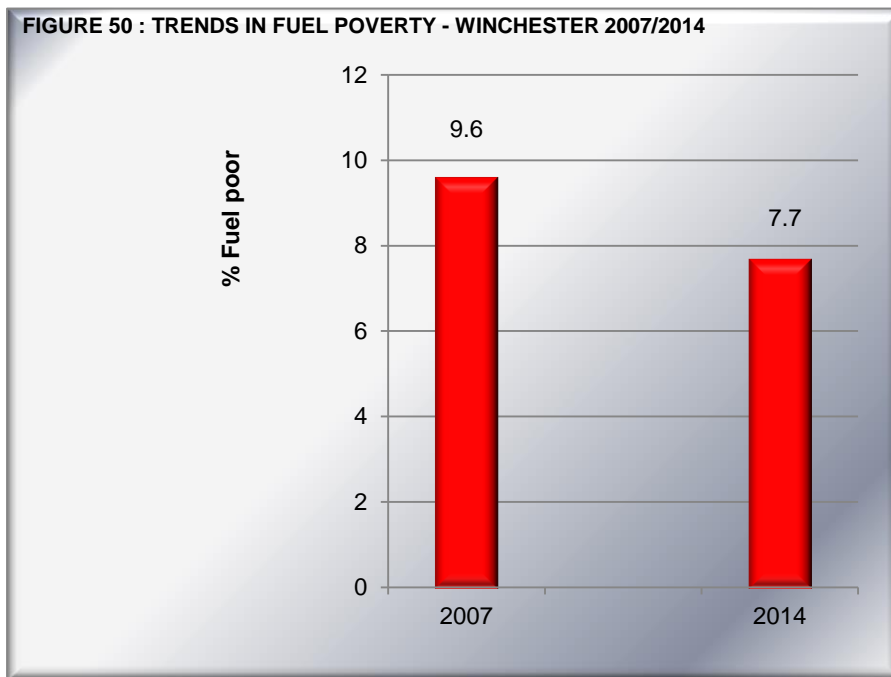


TRENDS IN FUEL POVERTY

- 18.9 Fuel poverty was measured during the 2007 house condition survey using the then applicable percentage method. Under this method a household is in fuel poverty if it would be required to spend more than 10% of its income (including housing benefit or Income support for mortgage interest) on all household fuel use. This method has been applied to the 2014 house condition survey to determine recent trends in fuel poverty.
- 18.10 In 2007, 3,317 private sector households were assessed to be in fuel poverty representing 9.6% of all private sector households. Using the 10% assessment method 3,157 households were assessed to be in fuel poverty in 2014 representing 7.7% of all private households.



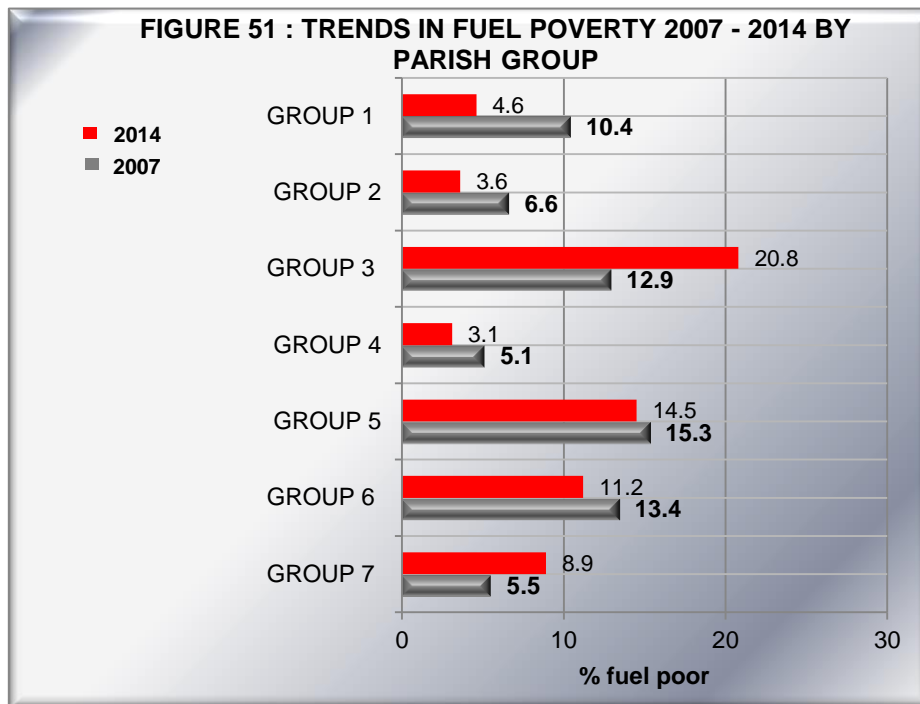
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES



18.11 Geographically the 2007 survey was organised around 7 Parish groupings. These groupings were largely maintained in the 2014 survey although with Parish Group 1 in 2007 sub-divided into 3 zones. Standardising the Parish groupings permits a review of changes in fuel poverty across the City. Parish groupings used in this analysis are defined in Table 31 as applied in 2007.

TABLE 31 : SURVEY SUB-AREA STRUCTURE BY PARISH - 2007

SUB-AREA	PARISH
GROUP 1	Weeke, Winnall, Stanmore, Highcliffe, Abbots Barton, Central
GROUP 2	Wickham, Shedfield, Curridge, Swanmore
GROUP 3	Droxford, Bishops Waltham, Durley, Upham, Corhampton and Meonstoke
GROUP 4	Hursley, Compton, Otterbourne, Twyford, Colden Common, Owslebury
GROUP 5	Eston, West Meon, Kilmeston, Bramdean, Cherlton, Bishops Sutton, New Alresford, Bighton, Old Alresford, Itchen Stoke and Ovington, Warnford
GROUP 6	Soberton, Denmead, Boarhunt, Southwick, Hambleton
GROUP 7	Micheldeer, Wonston, Headbourne Worthy, Kings Worth, Itchen Valley, Crawley, Sparsholt, Littleton, Harestock

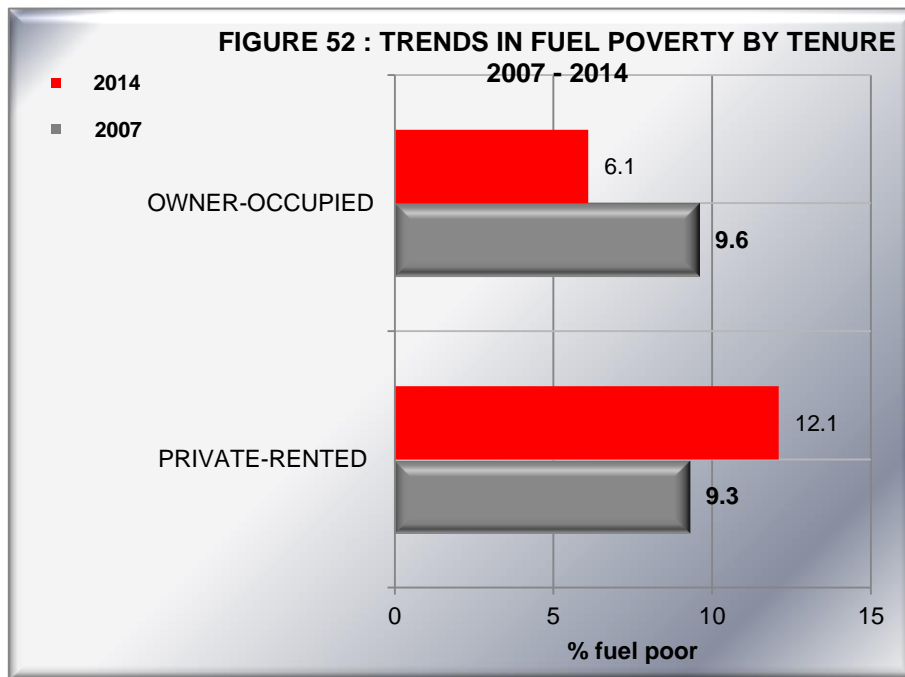


18.12 Trends in fuel poverty since 2007 have been measured using the 10% definition of fuel poverty. The highest fuel poverty rates in 2007 were associated with Parish Groups 3, 5 and 6. Fuel poverty rates remain highest in these Groups in 2014, with a further significant rise in fuel poverty in Parish Group 3 in particular to 20.7%.

18.13 Over the period 2007 – 2014 rates of fuel poverty have changed by tenure reflecting an improvement within the owner-occupied sector and a marginal deterioration within the private-rented sector. Rates of fuel poverty within the owner-occupied sector have decreased from 9.6% of households to 6.1% within the private-rented sector rates have increased from 9.3% to 12.1% of households.



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES



18.14 The overall distribution of fuel poverty in 2014 using the 10% method is illustrated in Tables 30 and 31. Within the housing stock highest rates of fuel poverty are associated with households living in:

- Private rented accommodation (12.1%)
- Pre-1919 housing (14.0%)
- Detached houses (11.3%)
- Converted and mixed-use flats (14.0%)
- Parish Groups 3 (20.8%), 4 (14.5%) and 5 (11.2%)

Fuel poverty, as might be expected, impacts most strongly on the economically vulnerable (22.0%) and those on low incomes (25.6%). Households particularly affected include single elderly households (23.0%) and lone parent families (16.9%).

TABLE 32: FUEL POVERTY 2014(10% METHOD) BY AREA AND HOUSING SECTOR

		FUEL POVERTY (10% INDICATOR)					
		Not in Fuel Poverty		In Fuel Poverty		Total Households	
		hholds	%	hholds	%	hholds	%
DATE OF CONSTRUCTION	Pre-1919	4550	86.0	743	14.0	5293	100.0
	1919-1944	5418	91.5	502	8.5	5920	100.0
	1945-1964	5819	94.2	355	5.8	6174	100.0
	Post-1964	21855	93.3	1558	6.7	23412	100.0
	Total Households	37643	92.3	3157	7.7	40800	100.0



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

TABLE 32: FUEL POVERTY 2014(10% METHOD) BY AREA AND HOUSING SECTOR

		FUEL POVERTY (10% INDICATOR)					
		Not in Fuel Poverty		In Fuel Poverty		Total Households	
		hholds	%	hholds	%	hholds	%
MAIN HOUSE TYPE	Terraced House/Bungalow	10717	97.5	270	2.5	10987	100.0
	Semi-detached House/Bungalow	9736	92.9	746	7.1	10483	100.0
	Detached House/Bungalow	13367	88.7	1695	11.3	15062	100.0
	Purpose-built Flat	3218	90.3	347	9.7	3565	100.0
	Converted/mixed-use Flat	604	86.0	99	14.0	703	100.0
	Total Households	37643	92.3	3157	7.7	40800	100.0
PARISH GROUP	Group 1	4149	96.5	153	3.5	4302	100.0
	Group 2	4651	96.9	147	3.1	4798	100.0
	Group 3	2659	79.2	696	20.8	3355	100.0
	Group 4	3067	85.5	520	14.5	3587	100.0
	Group 5	3444	88.8	434	11.2	3878	100.0
	Group 6	5272	91.1	517	8.9	5789	100.0
	Group 7	1575	96.3	60	3.7	1635	100.0
	Group 8	12826	95.3	630	4.7	13456	100.0
	Total Households	37643	92.3	3157	7.7	40800	100.0
TENURE	Owner-occupied	27737	93.9	1792	6.1	29529	100.0
	Private-rented	9905	87.9	1366	12.1	11271	100.0
	Vacant	0	0	0	0	0	0
	Total Households	37643	92.3	3157	7.7	40800	100.0

TABLE 33: FUEL POVERTY 2014(10% METHOD) BY HOUSEHOLD CHARACTERISTICS

		FUEL POVERTY (10% INDICATOR)					
		Not in Fuel Poverty		In Fuel Poverty		Total Households	
		hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD	Less than 25	4461	96.3	170	3.7	4631	100.0
	25 – 34	3407	95.5	162	4.5	3569	100.0
	35 – 44	6583	97.7	158	2.3	6741	100.0
	45 – 54	7224	92.7	568	7.3	7792	100.0
	55 – 64	5833	94.3	352	5.7	6184	100.0
	65 or over	10136	85.3	1747	14.7	11883	100.0
	Total Households	37643	92.3	3157	7.7	40800	100.0
ELDERLY PERSONS	No one over 59 years	24933	96.2	975	3.8	25907	100.0
	At least one person 60+ years	12710	85.3	2183	14.7	14893	100.0
	Total Households	37643	92.3	3157	7.7	40800	100.0
HOUSEHOLD TYPE	Single person <60 years	3094	98.3	55	1.7	3149	100.0
	Single person 60 or over	3458	77.0	1031	23.0	4488	100.0
	Lone parent family	605	83.1	123	16.9	728	100.0
	Married/Cohabiting couple with dependent	8770	95.6	405	4.4	9175	100.0



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

TABLE 33: FUEL POVERTY 2014(10% METHOD) BY HOUSEHOLD CHARACTERISTICS

		FUEL POVERTY (10% INDICATOR)						
		Not in Fuel Poverty		In Fuel Poverty		Total Households		
		hholds	%	hholds	%	hholds	%	
ECONOMIC STATUS HOH	child(ren)							
	Married/Cohabiting couple with no dependent child(ren)	16342	92.4	1345	7.6	17687	100.0	
	Student	4279	96.8	143	3.2	4422	100.0	
	Other multi person household	1095	95.1	56	4.9	1151	100.0	
	Total Households	37643	92.3	3157	7.7	40800	100.0	
	Full-time work (>30 hrs)	21063	95.2	1063	4.8	22126	100.0	
	Part-time work (<30 hrs)	834	93.5	58	6.5	892	100.0	
	Unemployed-registered	164	100.0	0	0	164	100.0	
	Permanently sick/disabled	152	68.1	71	31.9	224	100.0	
	Looking after home	58	100.0	0	0	58	100.0	
	Wholly retired	10852	85.6	1823	14.4	12675	100.0	
	Student	4380	96.8	143	3.2	4522	100.0	
	Not applicable	0	0	0	0	0	0	
	Unob.	140	100.0	0	0	140	100.0	
	Total Households	37643	92.3	3157	7.7	40800	100.0	
	LOW INCOME	Not Low Income	34505	94.3	2077	5.7	36582	100.0
		Low Income	3138	74.4	1080	25.6	4218	100.0
Total Households		37643	92.3	3157	7.7	40800	100.0	
ECONOMIC VULNERABILITY	Not economically vulnerable	34997	93.6	2411	6.4	37408	100.0	
	Economically vulnerable	2646	78.0	746	22.0	3392	100.0	
	Total Households	37643	92.3	3157	7.7	40800	100.0	



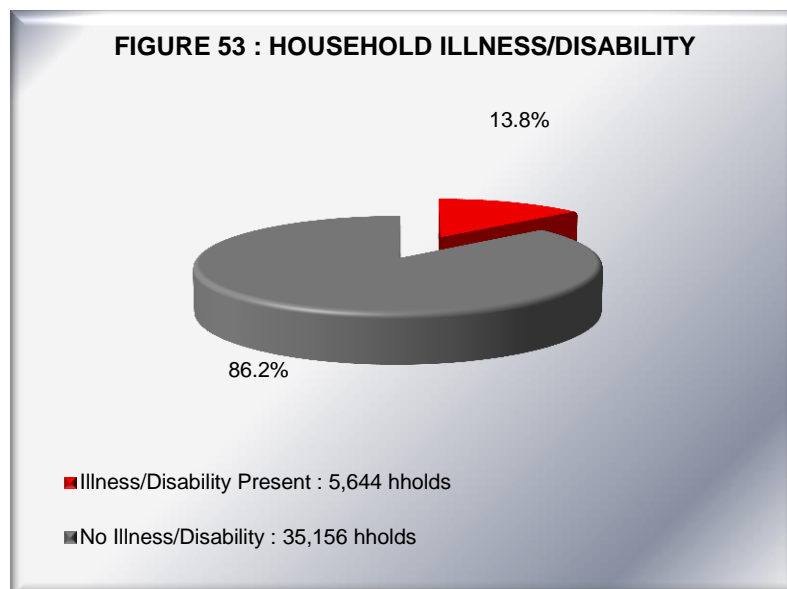
19. HOUSING AND HEALTH

19.1 There is a substantial body of research into the relationship between poor housing and poor health and a growing national interest in the cost of unhealthy housing to society and the potential health cost benefit of housing interventions. The current survey, in addition to quantifying current levels of unhealthy housing in Winchester 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.*

LONG-TERM ILLNESS AND DISABILITY AND ADAPTATION

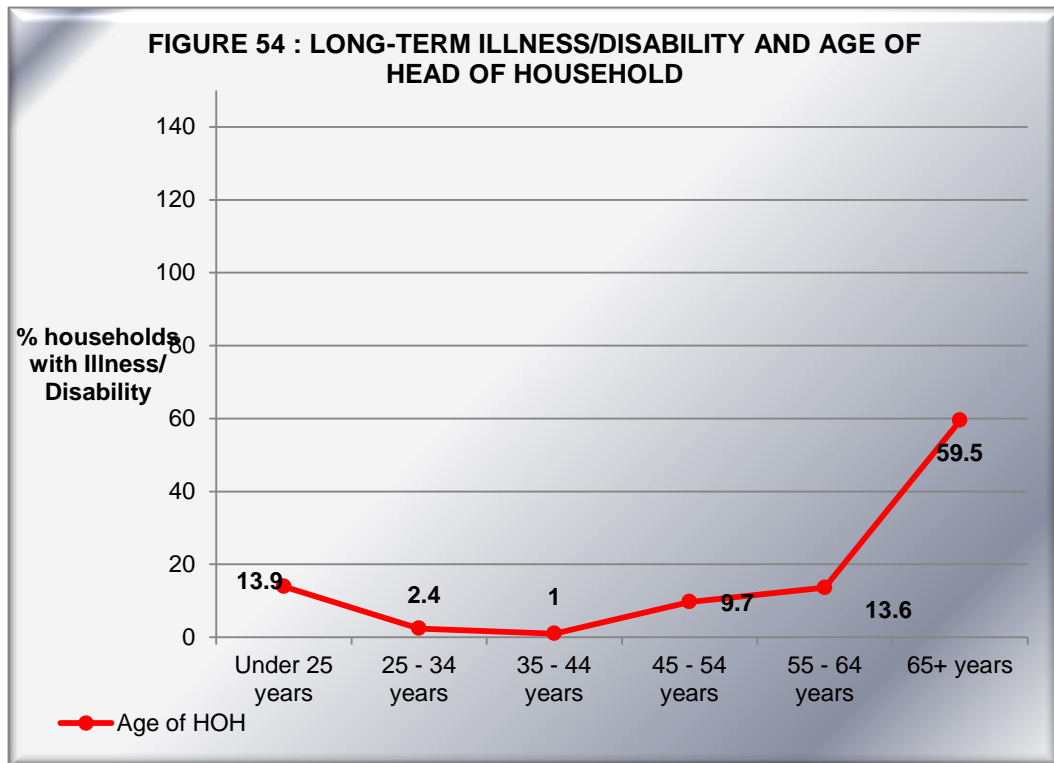
19.2 5,644 households in Winchester (13.8%) indicated that at least one member was affected by a long-term illness or disability.



Illness/disability is generally age-related. 3,357 households affected by illness/disability (59.5%) have a head of household aged 65 years and over, a further 765 households affected (13.6%) have a head of household aged 55 - 64 years. A significant proportion of younger households also exhibit illness/disability – 785 households or 13.9% of all households affected are aged under 25 years.



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

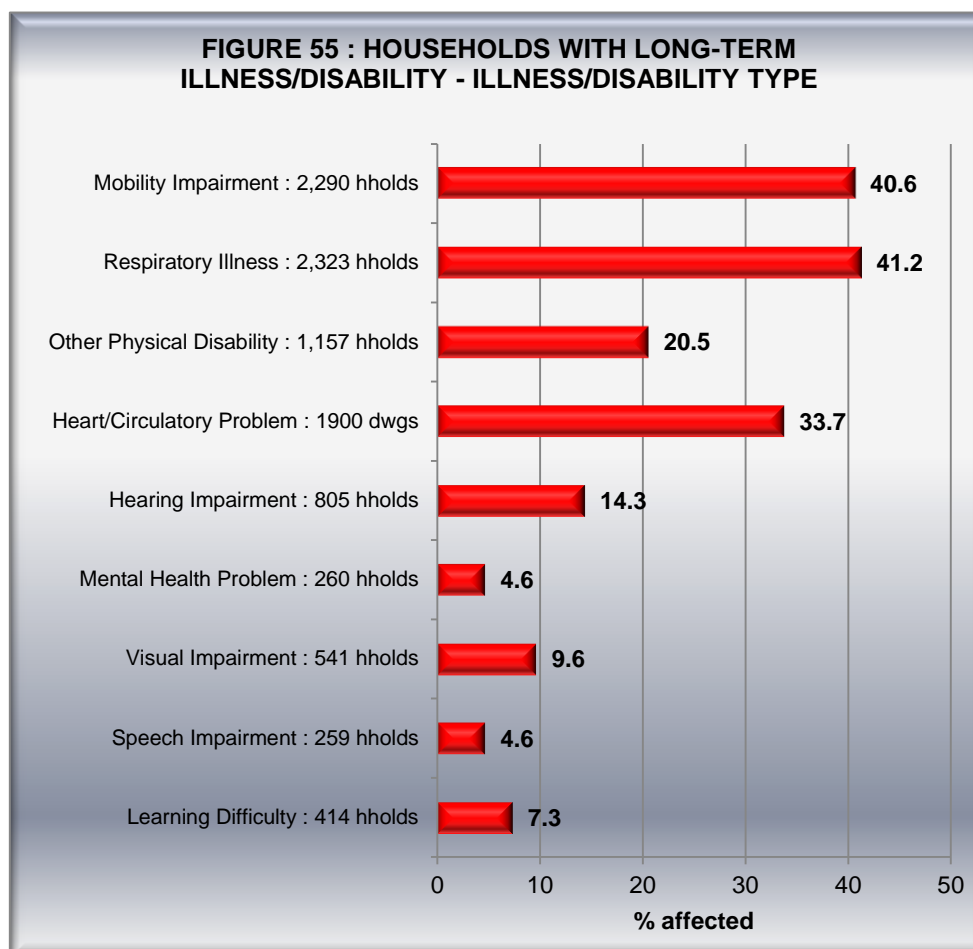


19.3 Households affected by a long-term illness/disability were asked for the nature of that illness/disability. The most common complaints relate to:

- *Mobility impairment/physical disability* : 2,290 hholds – 40.6%.
- *Heart/Circulatory Problems* : 1,900 hholds – 33.7%
- *Respiratory Illness* : 2,323 hholds – 41.2%



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES



19.4 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.

TABLE 34: HOUSEHOLDS WITH ILLNESS/DISABILITY - HEALTH SERVICE ACTIVITY WITHIN PAST YEAR

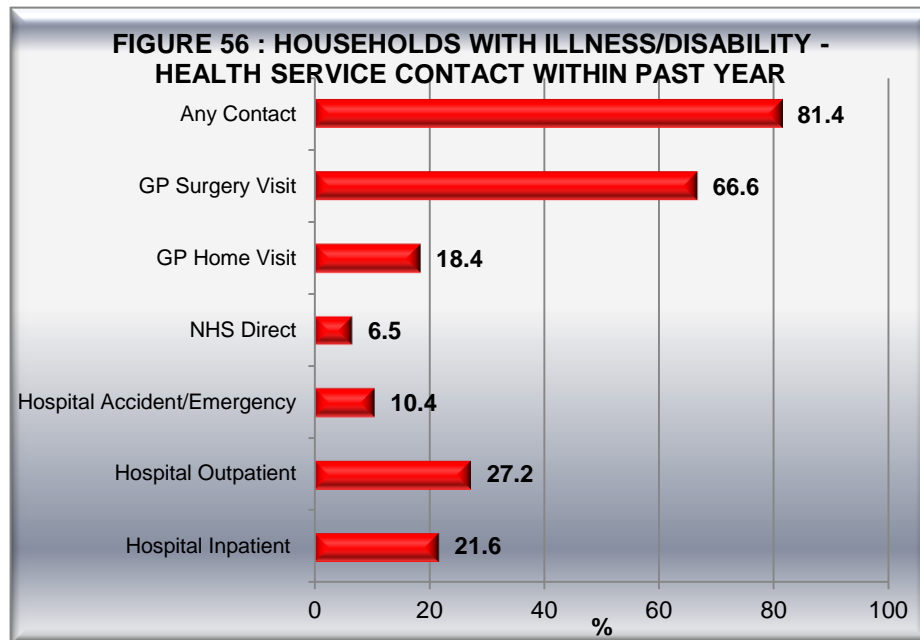
HEALTH SERVICE POINT OF CONTACT	Contact Past Year				All Households with Illness/ Disability	
	Yes		No		Hholds	%
	Hholds	%	Hholds	%		
Consult GP - Surgery Visit	3758	66.6	1886	33.4	5644	100.0
Consult GP - Home Visit	1037	18.4	4607	81.6	5644	100.0
NHS Direct	366	6.5	5278	93.5	5644	100.0
Hospital Accident/Emergency	587	10.4	5057	89.6	5644	100.0
Hospital Outpatient	1537	27.	4107	72.8	5644	100.0
Hospital Inpatient	1218	21.6	4426	78.4	5644	100.0

3,758 households with an illness/disability (66.6%) have made a surgery visit to their GP, a further 1,037 households (18.4%) have arranged a home visit from their GP, and 3,342



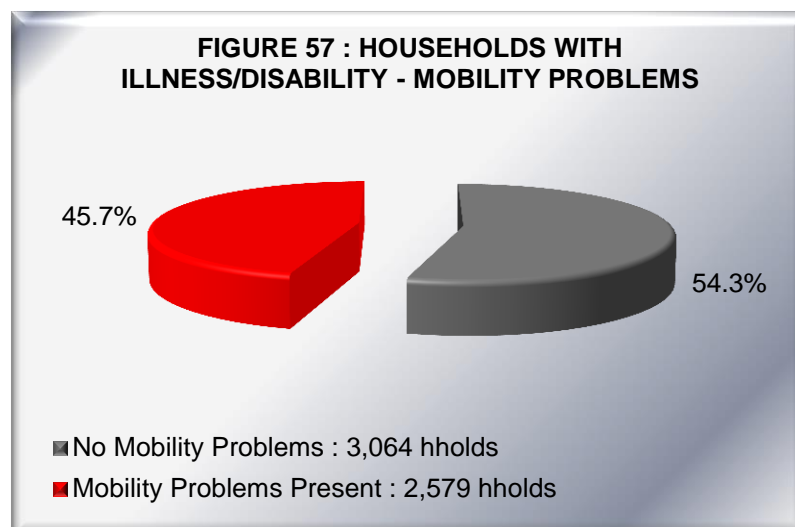
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

households (59.2%) have attended hospital in an inpatient, emergency or outpatient capacity. Overall, 4,595 households with an illness/disability (81.4%) have had contact with local health services in the past year.



MOBILITY AND ADAPTATION

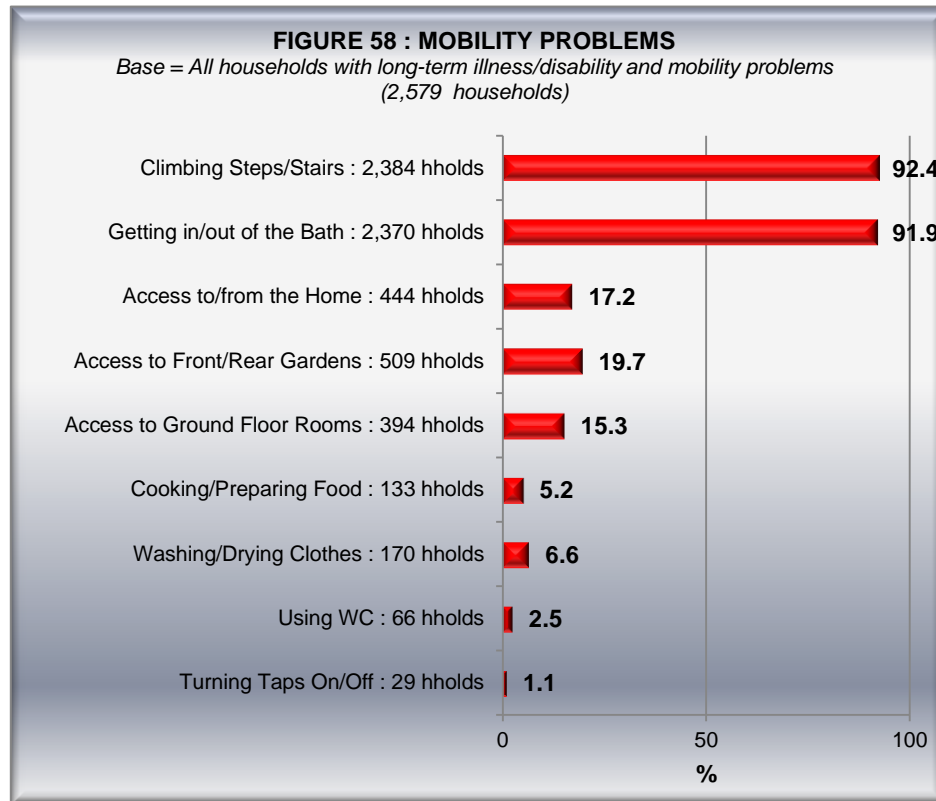
19.5 Of the 5,644 households affected by a long-term illness or disability, 2,579 households (45.7%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 3,064 households (54.3%).





HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

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

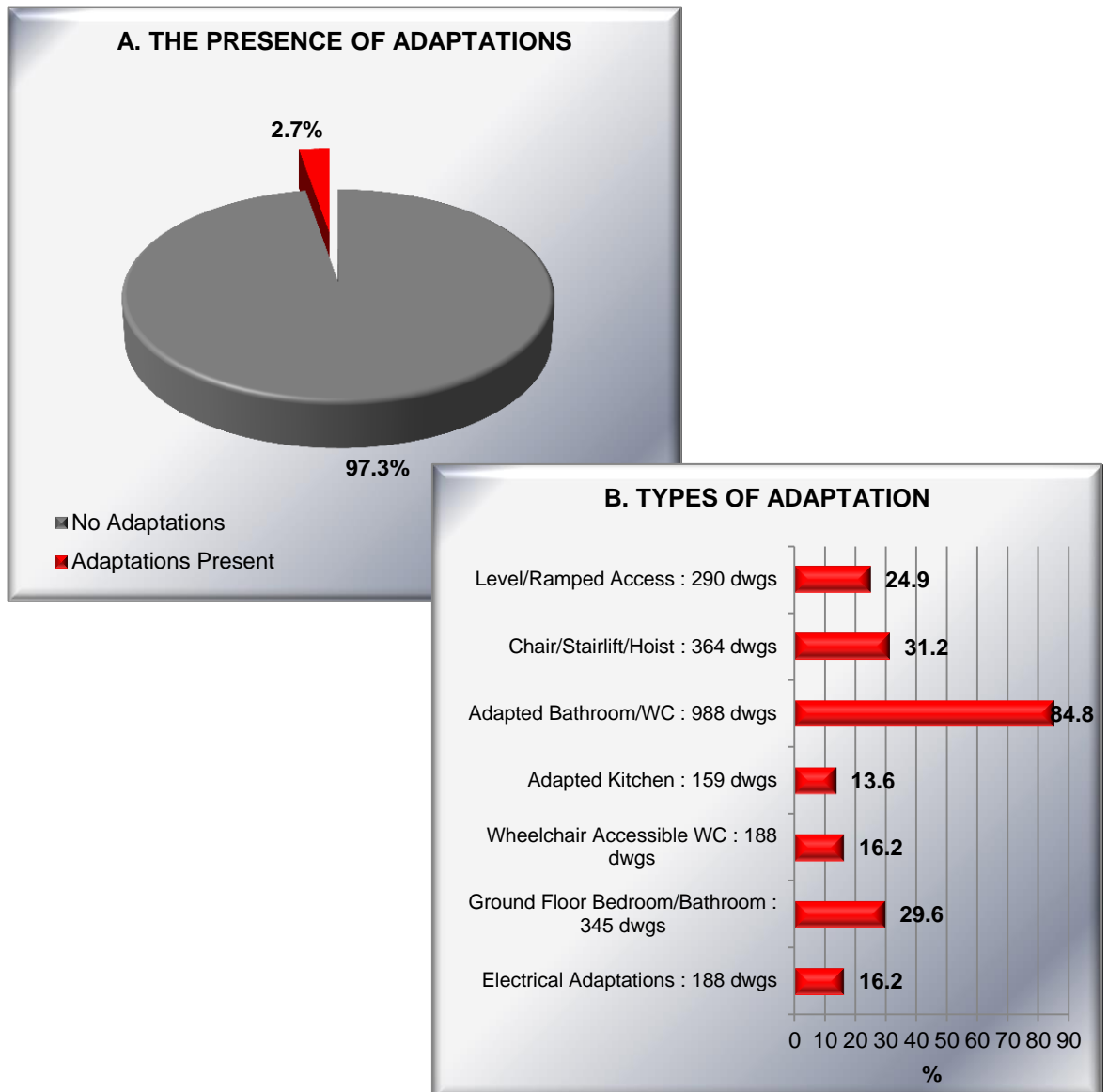


DWELLING ADAPTATION

19.6 Levels of adaptation for mobility/health needs within the home are low – 1,138 adapted dwellings (2.7%). Where adaptations are present the most common relate to adapted bathroom/wc amenities, the installation of stair lift/hoist facilities, and the provision of ground floor bedroom/bathroom facilities.



FIGURE 59 : ADAPTATIONS PRESENT



19.7 Only 441 households with a mobility problem (17.1%) live in an adapted dwelling. For the remaining 2,138 households with a mobility problem (82.9%) no adaptations have been made to their existing dwellings. These households represent the potential source of demand for DFG support from the Council in the short-term future.

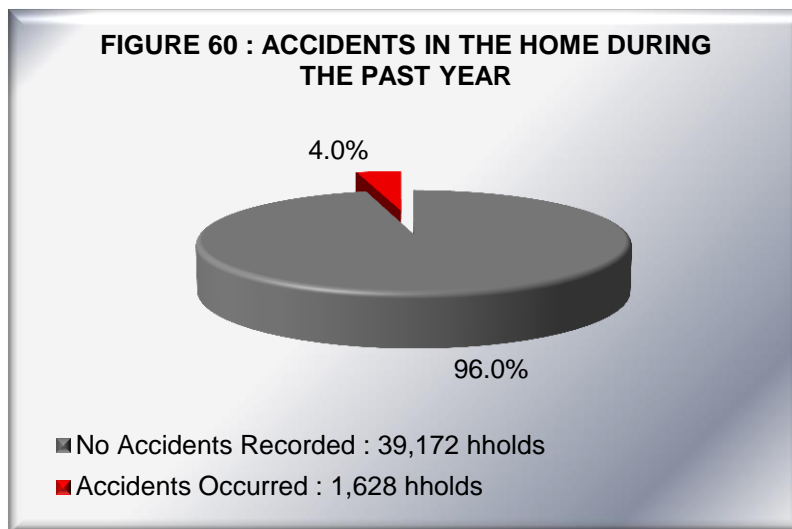
ACCIDENTS IN THE HOME

19.8 Additional health related issues were examined across the entire household population related to accidents in the home during the past year and their health service implications.



HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

- 19.9 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 10 of the report. Households were asked if any member had an accident in the home during the past year. 1,628 households (4.0%) stated that a household member had been affected.



- 19.10 Accidents experienced by households in the home are dominated by those related to trips and falls (976 households – 60.0%). As a result of accidents in the home 499 households affected (30.6%) consulted their GP, 708 households (43.5%) attended hospital accident/emergency and 262 households (16.1%) attended hospital as an outpatient.

HOUSEHOLD VIEWS ON HOUSING AND HEALTH

- 19.11 Households were asked for their views on whether the design/condition of their home affected the health and well-being of their family. 28,177 households (69.1%) perceived no effect through condition with a further 10,923 households (26.8%) perceiving a positive effect through good quality/condition housing. 1,700 households (4.2%) thought that their current housing conditions impacted negatively on their family's health. Negative attitudes to housing and health show limited variation by actual housing condition.



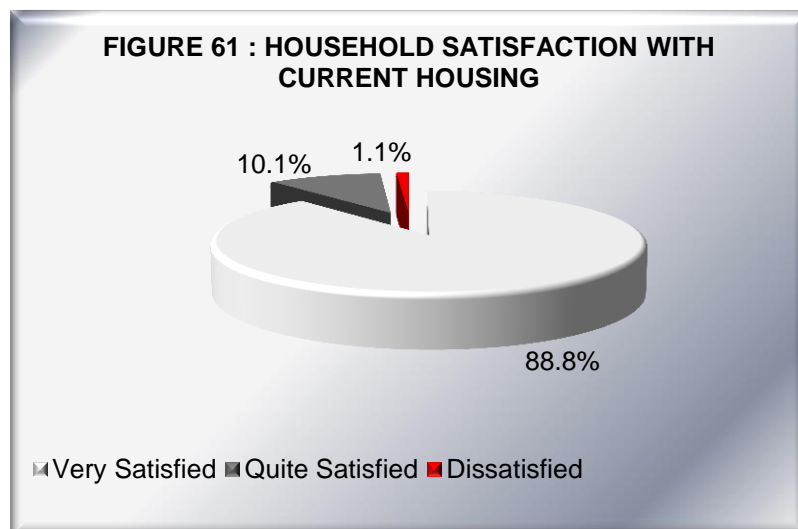
20. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

20.1 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, including perceptions of local safety and crime.*

HOUSING SATISFACTION

20.2 Housing satisfaction levels are good. 36,216 households (88.8%) are very satisfied with their current accommodation, 4,128 households (10.1%) are quite satisfied. Only, 456 households (1.1%) expressed direct dissatisfaction with their home.



20.3 Variations in housing dissatisfaction are difficult to measure between housing sectors and geographically across Winchester given the small number of households expressing dissatisfaction. The majority of households living in non-Decent homes remain satisfied with their current accommodation, but levels of dissatisfaction are higher than for households living in Decent homes:

- *332 households living in non-Decent homes are dissatisfied with their current accommodation representing 4.7% of all households living in non-Decent homes. This compares with under 1.0% living in Decent Homes.*

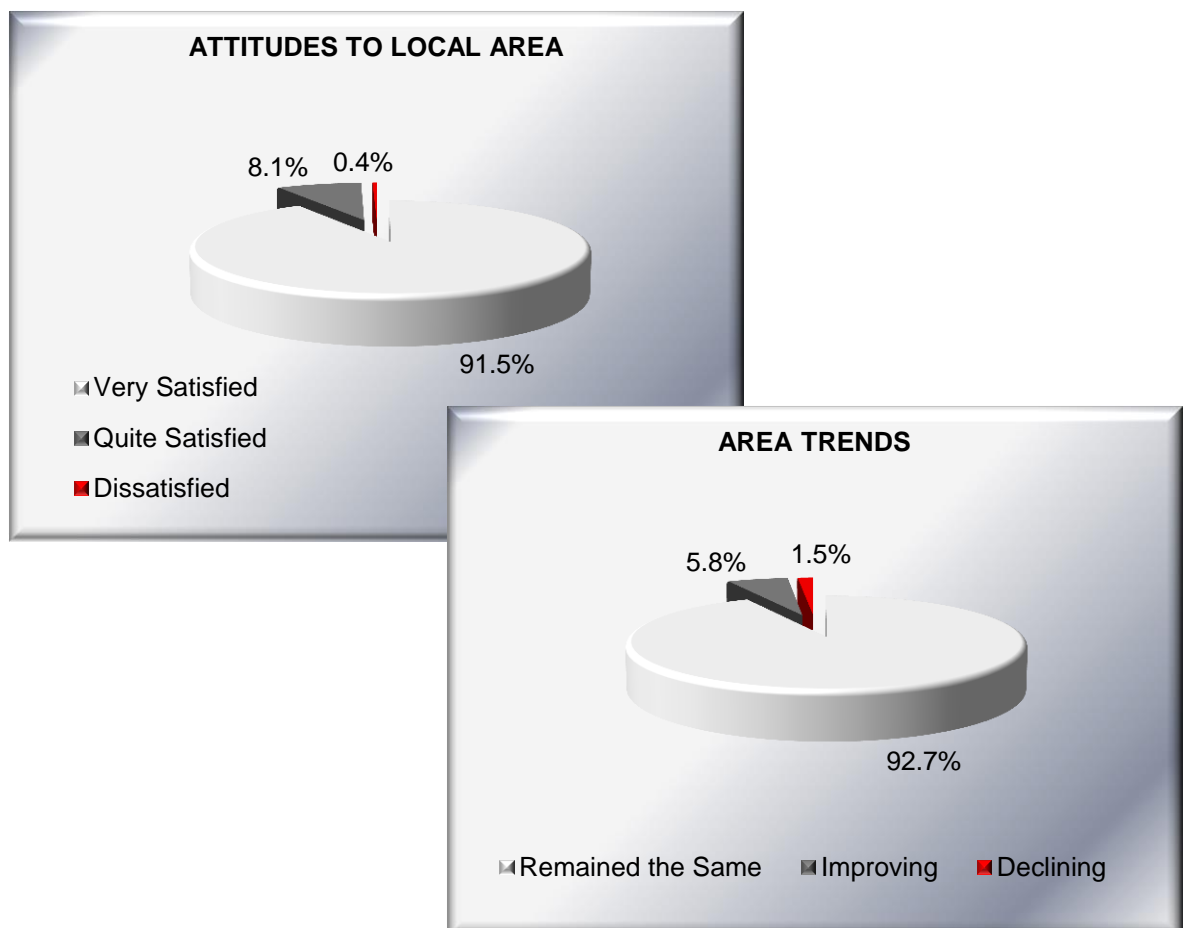


HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

AREA SATISFACTION AND AREA TRENDS

20.4 Household satisfaction with their local areas is also high. 37,321 households (91.5%) are very satisfied with where they live; 3,315 households (8.1%) are quite satisfied. 165 households are dissatisfied with the area in which they live (0.4%). The majority of households (37,831 hholds – 92.7%) regard their local area as largely unchanging over the last 5 years; 597 households (1.5%) perceive their area as improving while 2,372 households (5.8%) perceive a decline in their local area.

FIGURE 62: ATTITUDES TO LOCAL AREA AND AREA TRENDS



Perceptions of recent area decline are highest in Parish Groups 4 and 8.

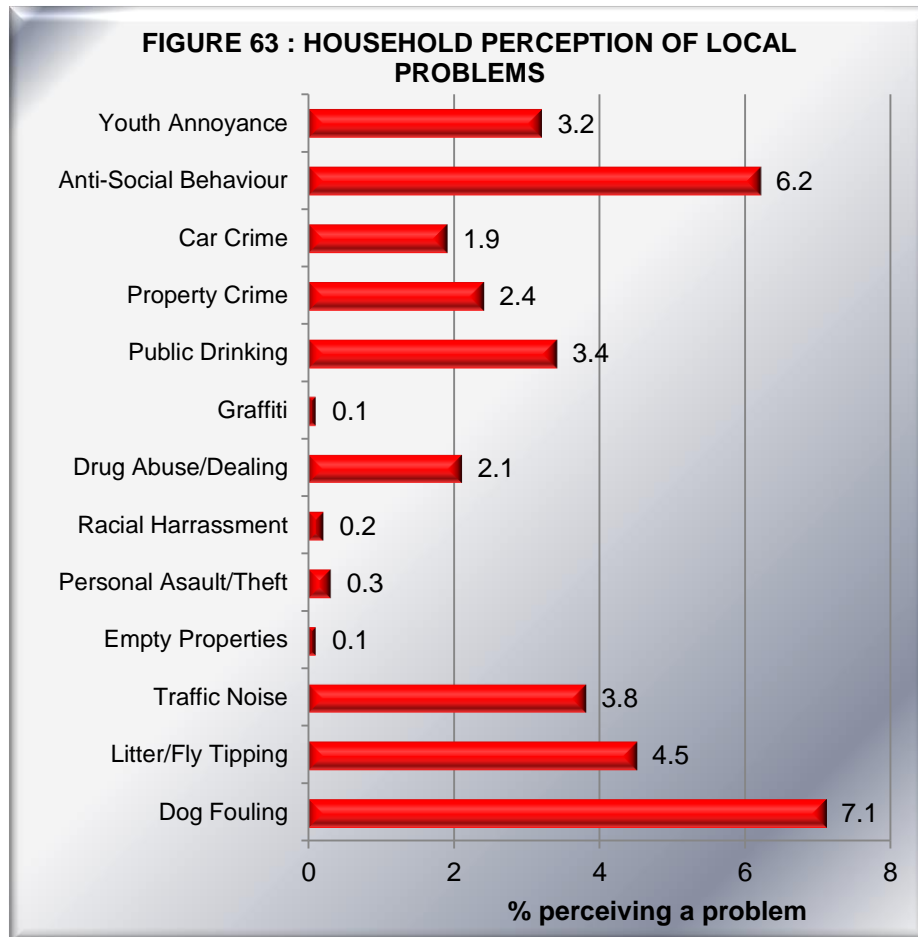
AREA PROBLEMS

20.7 In addition to general area attitudes, households were prompted to comment on a range of issues which might represent problems within their areas. The majority of issues identified

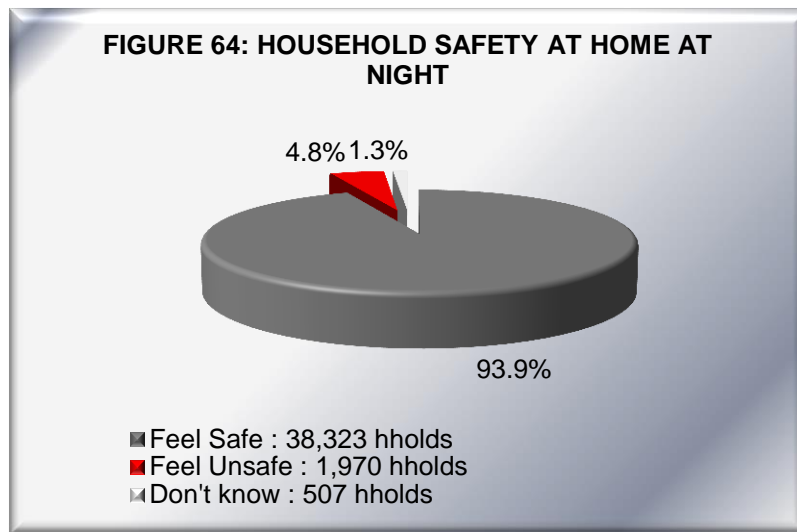


HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

are regarded as minor in extent but include in particular: Anti-social behaviour, youth behaviour litter/fly-tipping, dog fouling, public drinking and traffic noise.



20.8 Households were questioned on their feelings of personal safety both in their home and in their local area. The majority of households (38,323 households – 93.9%) feel safe in their home at night although 1,970 households (4.8%) feel unsafe. Feelings of unsafety at home at night are highest for elderly households and for households resident in Parish Groups 4 and 8.



- 20.9 Household attitudes to safety within their local area vary depending upon daylight timing. The majority of households feel safe during daylight walking alone in their area, walking alone to the nearest shops and walking alone in the nearest town centre. However:
- 3,455 households (8.5%) feel unsafe walking alone in their residential area after dark
 - 4,292 households (10.5%) feel unsafe walking alone to their nearest shops after dark
 - 4,670 households (11.4%) feel unsafe walking alone in the nearest town centre after dark

SECTION 6 : SECTORAL REVIEW

Chapter 21 : Owner-occupiers in Non-Decent Homes

Chapter 22 : The Private-rented sector



21. OWNER-OCCUPIERS IN NON DECENT HOMES

21.1 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 that might guide 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 FRAMEWORK

21.2 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:

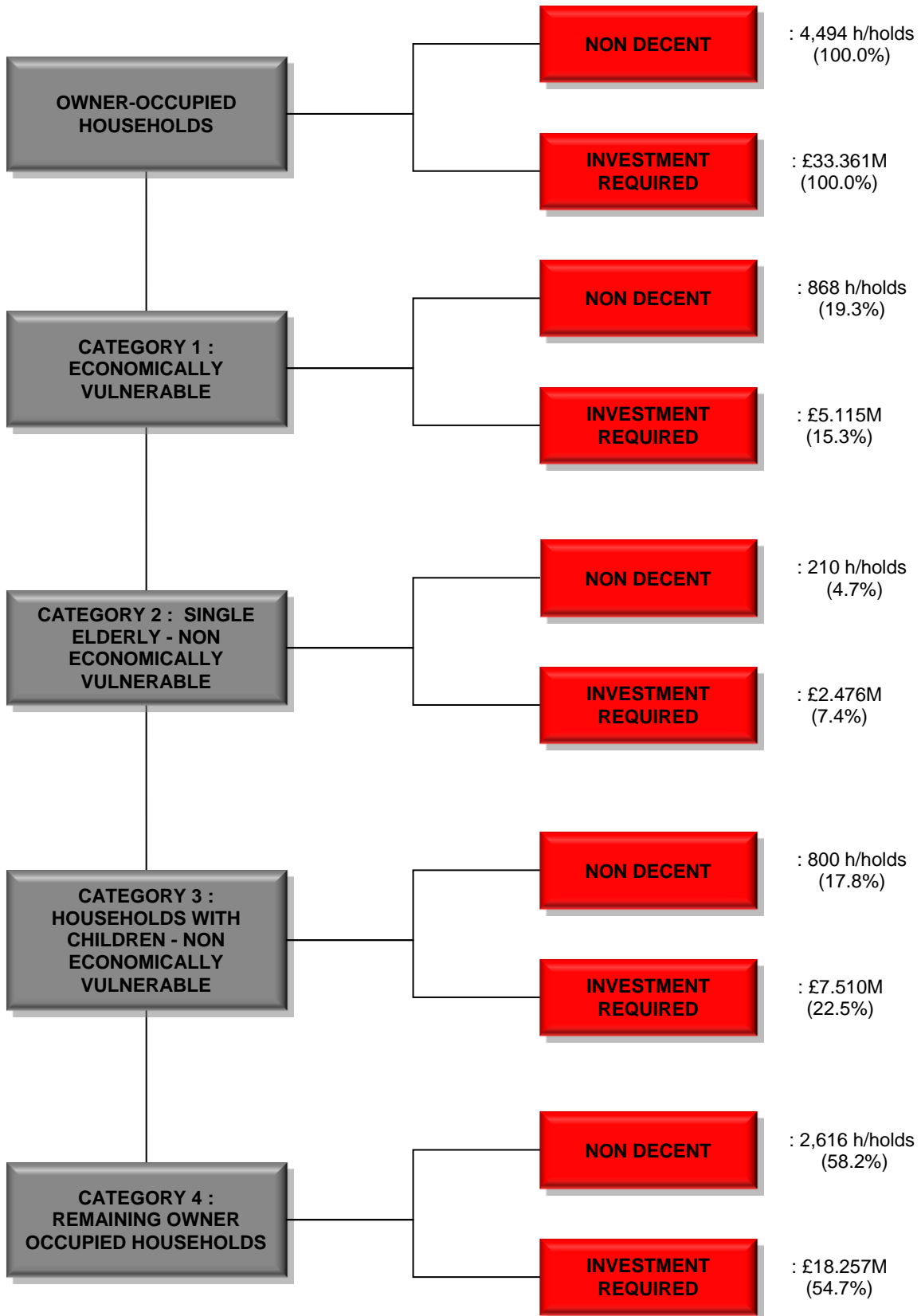
- *Economically Vulnerable households.*
- *Single Elderly households; non Economically Vulnerable.*
- *Families with Children; non Economically Vulnerable.*

21.3 4,494 owner-occupied households (15.2%) live in homes which are non-decent with total outstanding expenditure on decent homes improvements of £33.3615M. 868 households within this sector are economically vulnerable representing 19.3% of the total. Estimated improvement expenditure for these households is £5.115M.



SECTORAL REVIEW

FIGURE 65: OWNER-OCCUPIED INTERVENTION FRAMEWORK
Base = Owner-occupied households in non-decent homes





SECTORAL REVIEW

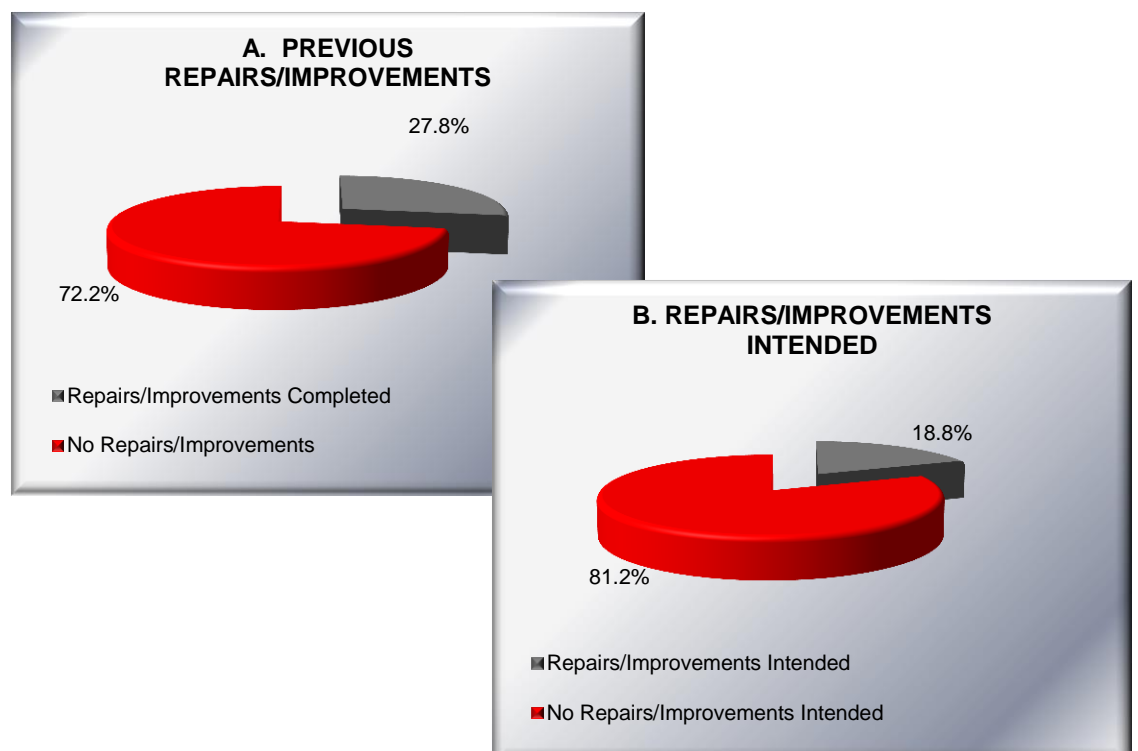
Among owner-occupied households living in non-decent conditions; 210 households (4.7%) are single elderly in composition but not economically vulnerable and 800 households (17.8%) contain children. These households are not economically vulnerable but may be under pressure financially to improve and maintain their homes. Outstanding expenditure against these groups to achieve the decent homes standard is estimated at £9.986M.

OWNER-OCCUPIED ATTITUDES AND BEHAVIOUR

- 21.4 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. 4,022 owner-occupiers living in non-Decent housing (89.5%) are very satisfied with their current home, an additional 341 households (7.6%) are quite satisfied. Only 131 owner-occupiers in non-Decent homes (2.9%) expressed direct dissatisfaction with their current accommodation.
- 21.5 Against these attitudes to housing, previous and projected home improvement activity levels among owner-occupiers remain mixed. 3,246 owner-occupiers in non-decent homes (72.2%) have completed no major repairs/improvements in the last 5 years, 3,648 households (81.2%) have no intentions to carry out major repairs/improvements, within the next 5 years.

FIGURE 66: OWNER-OCCUPIED REPAIR ACTIVITY

OWNER OCCUPIED HOUSEHOLDS IN NON-DECENT HOMES





21.6 Patterns of previous and intended repairs/improvements by households living in non-Decent homes are illustrated in Table 35.

REPAIRS/IMPROVEMENTS	COMPLETED LAST 5 YEARS	INTENDED NEXT 5 YEARS
	%	%
Cavity Insulation	12.8	3.4
Loft Insulation	2.1	18.9
First time Central Heating	2.3	1.0
Central Heating Change/Upgrade	35.3	13.5
New Kitchen	33.1	16.9
New Bathroom	24.8	11.2
New Windows	10.5	23.3
New Doors	17.2	7.8
Rewiring	15.1	3.4
Extension	2.2	6.6
External Repairs	12.8	11.0

With regard to previous improvements by owner-occupiers in non-Decent homes these have been dominated by energy related works and the renewal of internal amenities. Energy works will have impacted positively on home energy efficiency and on thermal comfort performance with the Decent Homes Standard. Works of a general repair nature appear of secondary importance to owner-occupiers perhaps contributing to the increase in disrepair over the period. While the emphasis on amenity improvement decreases in the pattern of intended improvements works of general repair remain secondary in importance.

21.7 Equity release remains a potential approach 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.*

21.8 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 indicator of equity potential.



21.9 13,581 owner-occupied households (46.0%) have existing mortgage or financial commitments against their home. The remaining 15,948 households (54.0%) have no mortgage or financial commitments. Among households with a mortgage, the average size of this mortgage is estimated at £82,486 per household giving total mortgage holdings of £1.120 billion.

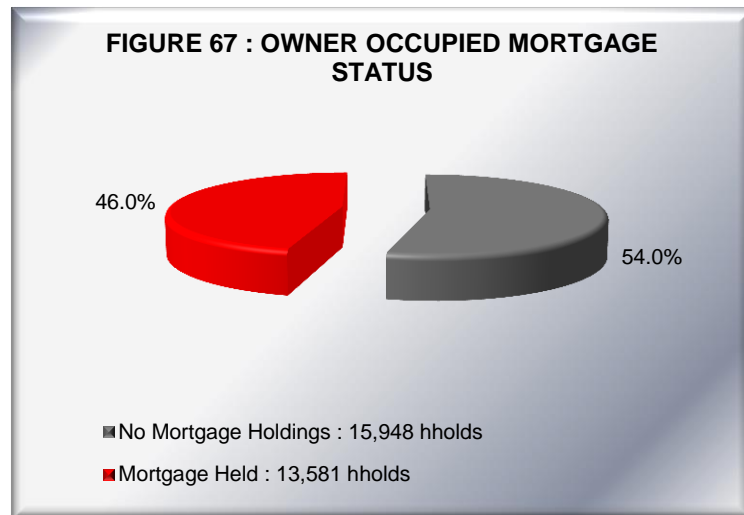
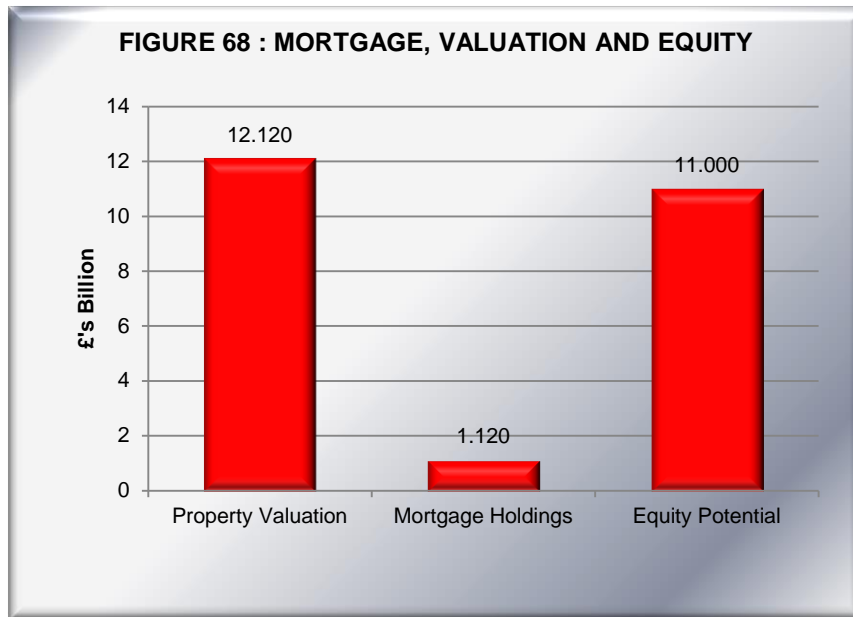


TABLE 36 : OWNER-OCCUPIED MORTGAGE HOLDINGS		
OUTSTANDING MORTGAGE	HOUSEHOLDS	%
£'s...		
No Mortgage Commitment	15948	54.0
5000	896	3.0
10000	628	2.1
22500	788	2.7
37500	1101	3.7
52500	538	1.8
67500	5079	17.2
82500	599	2.0
105000	850	2.9
130000	665	2.3
155000	949	3.2
185000	956	3.2
212500	160	0.5
250000	374	1.3
ALL HOUSEHOLDS	29529	100.0

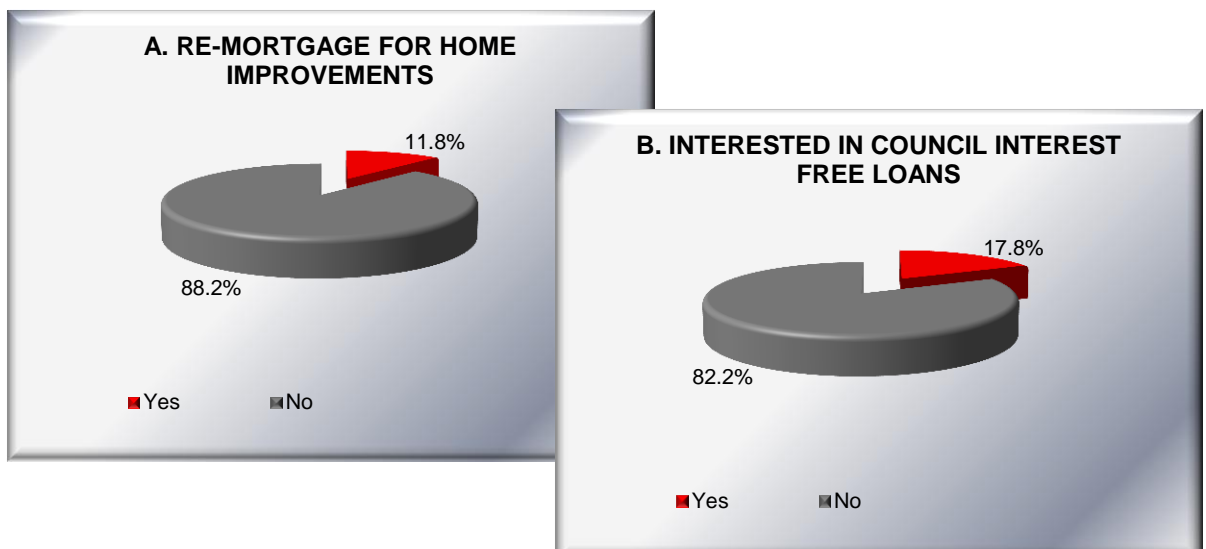
21.10 Average owner-occupied property prices have been estimated from house price sources producing a valuation of owner-occupied housing of £12.120 billion. Compared with mortgage holdings this provides an equity potential of £11.00 billion.



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.

21.11 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. Owner-occupied households were questioned on their attitudes to such release. 3,494 households (11.8%) stated that they would re-mortgage their dwelling for home improvements. A larger number of households – 5,259 households (17.8%) - were interested in repayable interest free loans provided by the Council. Among owner-occupied households living in non-Decent homes 14.6% stated that they would re-mortgage for home improvements, 24.9% are interested in Council interest free loans.

FIGURE 69: OWNER-OCCUPIED INTEREST IN EQUITY RELEASE AND COUNCIL LOAN





21.12 In addition to equity and Council financial support owner-occupiers were questioned on the main barriers they perceived to home improvement and other forms of Council support. Key barriers emerging include finding reliable contractors and getting independent advice. 11,085 owner-occupier households (37.5%) said they would find it useful if the Council provided a list of builders and contractors.



22.0 THE PRIVATE RENTED SECTOR

- 22.1 8,893 dwellings are in private rental representing 21.5% of all private sector dwellings in the City. In line with national trends rates of private rental have increased significantly in the City over the last 5 years.
- 22.2 Within the private-rented sector 8,180 dwellings (92.0%) are in single occupation, the remaining 713 dwellings (8.0%) are occupied by more than one household. The 713 multiple occupied dwellings contain 3,090 individual households and a household population of 3,101 persons. On average, houses in multiple occupation contain 4.33 households.
- 22.3 The distribution of private-rented dwellings is illustrated in Table 37. Geographically the sector is distributed City-wide but with a significant concentration in Parish Group 8 which includes Winchester central and the university area. Differences in housing stock composition exist between rented dwellings in single and multiple occupation. Houses in multiple occupation are located in Parish Group 8 and are typically represented by inter-war and early post-war semi-detached and terraced housing. Dwellings in single occupation exhibit a broader distribution but are still over-represented in Parish Group 8. Almost three-quarters of these dwellings are of post-1964 construction with a significant component in the modern purpose-built flat market (2,947 dwellings – 36.0%). These dwellings will typically represent the buy-to-let market in Winchester.

TABLE 37: THE DISTRIBUTION OF PRIVATE RENTED DWELLINGS						
	MULTIPLE OCCUPATION					
	Single Occupation		Multiple Occupation		Dwellings	
	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION						
Pre-1919	724	8.9%	22	3.0%	746	8.4%
1919-1944	605	7.4%	346	48.5%	951	10.7%
1945-1964	887	10.8%	248	34.8%	1136	100.0%
Post-1964	5964	72.9%	97	13.6%	6061	68.2%
All Private-Rented Dwellings	8180	100.0%	713	100.0%	8893	100.0%
MAIN HOUSE TYPE						
Terraced House/Bungalow	2559	31.3%	281	39.4%	2840	100.0%
Semi-detached House/Bungalow	1166	14.3%	432	60.6%	1598	100.0%
Detached House/Bungalow	929	11.4%	0	.0%	929	100.0%
Purpose-built Flat	2947	36.0%	0	.0%	2947	100.0%
Converted/mixed-use flat	580	7.1%	0	.0%	580	100.0%
All Private-Rented Dwellings	8180	100.0%	713	100.0%	8893	100.0%
PARISH GROUP						
Group 1	906	11.1%	0	.0%	906	100.0%
Group 2	806	9.8%	0	.0%	806	100.0%
Group 3	760	9.3%	0	.0%	760	100.0%



TABLE 37: THE DISTRIBUTION OF PRIVATE RENTED DWELLINGS

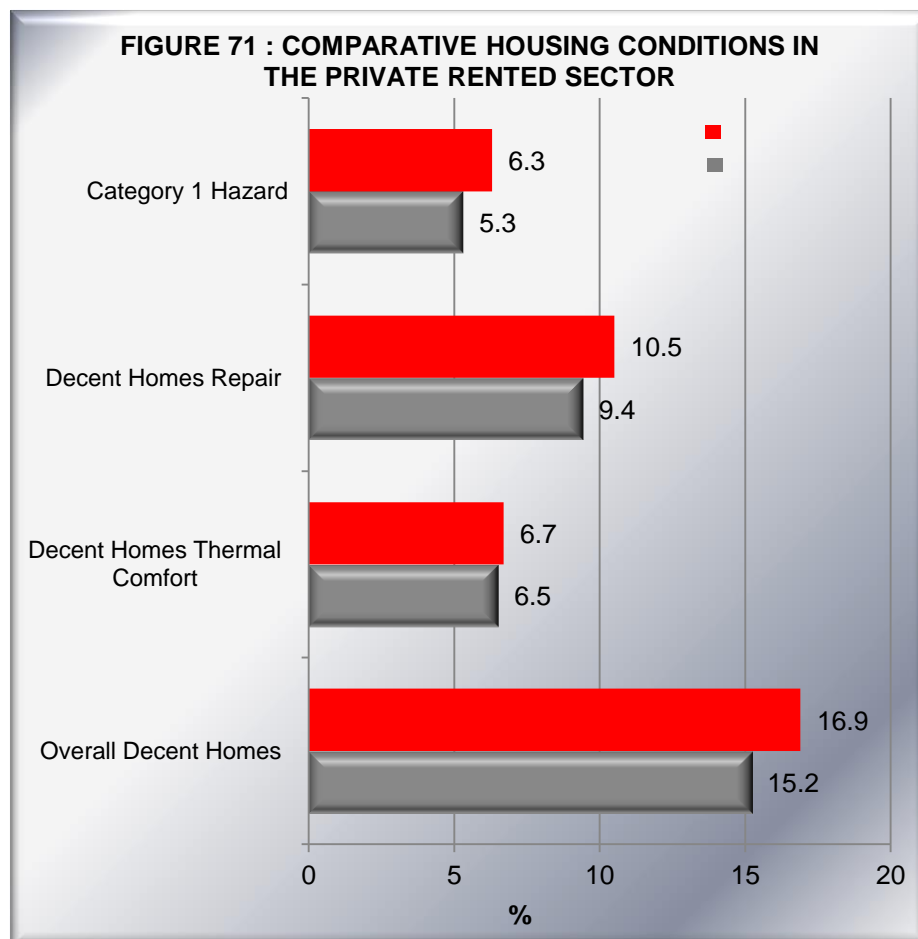
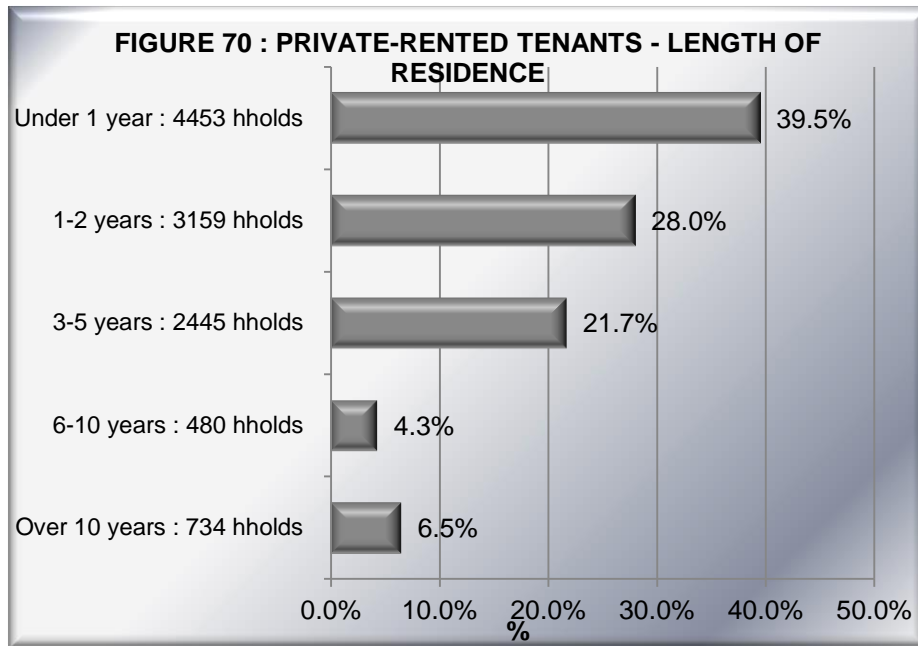
	MULTIPLE OCCUPATION					
	Single Occupation		Multiple Occupation		Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Group 4	739	9.0%	0	.0%	739	100.0%
Group 5	376	4.6%	0	.0%	376	100.0%
Group 6	724	8.8%	0	.0%	724	100.0%
Group 7	327	4.0%	0	.0%	327	100.0%
Group 8	3543	43.3%	713	100.0%	4256	100.0%
All Private-Rented Dwellings	8180	100.0%	713	100.0%	8893	100.0%

22.4 Differences in the household composition of the main tenure groups have been previously discussed demonstrating an older more residentially stable owner-occupied sector against a younger more mobile private-rented sector:

- 41% of private-rented households have a head of household aged 25 years or younger; 37.7% of owner-occupied heads of household are aged 65 years and over.
- 48.7% of private-rented heads of household are in employment with a further 40.1% students. 39.5% of owner-occupied heads of household are economically retired.
- 67.5% of private-rented heads of household have been resident in their current dwelling under 2 years; 48.4% of owner-occupied households have been resident in their current dwelling for over 10 years. 6.0% of private-rented households intend to move within the next year compared to 2.8% of owner-occupied households.
- 36.0% of private-rented households are on low incomes compared to under 1% of owner-occupied households. Household incomes within the private-rented sector are depressed due to the high student population.

High rates of Household mobility within the private-rented sector are not unexpected against the high student population.

22.5 No significant differences in housing condition were recorded between tenures although rates of Decent Homes failure in the private-rented sector are marginally higher. 16.9% of private-rented dwellings are non-Decent compared to 15.2% of owner-occupied dwellings. Within the private-rented sector itself conditions are broadly comparable between dwellings in single occupation and those in multiple occupation. Levels of disrepair are however higher for HMO's at 15.1%, quite possibly related to the older housing profile of the HMO sector.



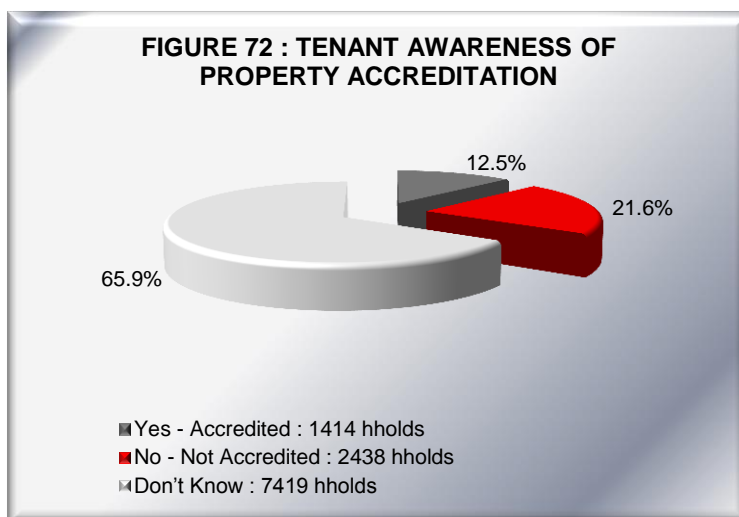
22.6 The attitudes of private-rented tenants in general towards their accommodation and the areas in which they live are positive and on a par with the views of owner-occupied households:



SECTORAL REVIEW

- 85.9% of private-rented tenants are very satisfied with their current accommodation compared to 89.9% of owner-occupiers. While a slightly higher proportion of private-rented tenants expressed direct dissatisfaction with their accommodation this remains low at 2.4%
- 90.2% of private-rented tenants are very satisfied with the area in which they live compared to 91.9% of owner-occupiers

22.7 During the course of the survey private tenants were asked a range of additional questions including knowledge of Council accreditation, source of tenancy, house repair and outstanding repair issues. 1,414 private tenants (12.5%) stated that their property was accredited by the Council, 2,438 tenants (21.6%) stated that their property was not Council accredited, while 7,419 tenants (65.9%) were unaware of the property status.

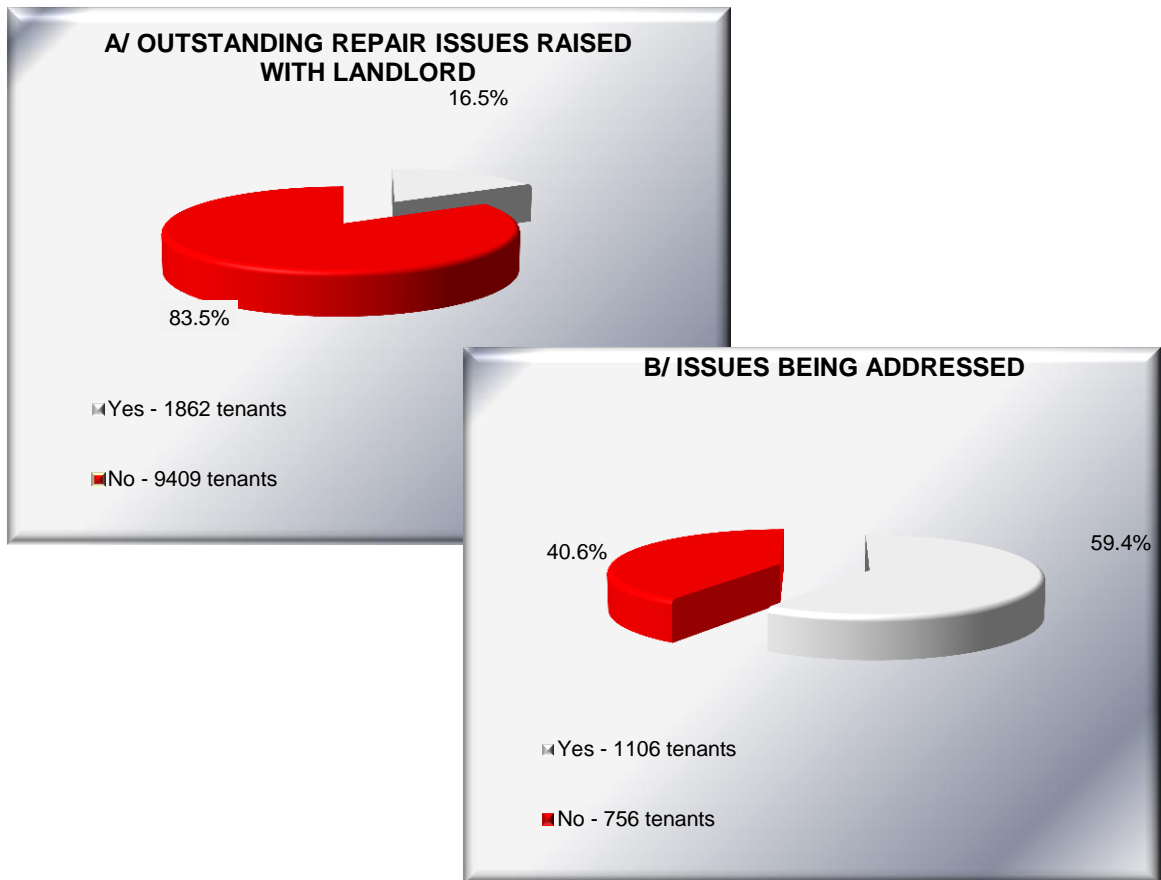


22.8 The source of private tenancies is almost equally split between direct dealings with a landlord or through a property agent. 5,634 tenants (50.0%) deal directly with their landlord, 4,808 tenants (42.7%) deal through a property agent.

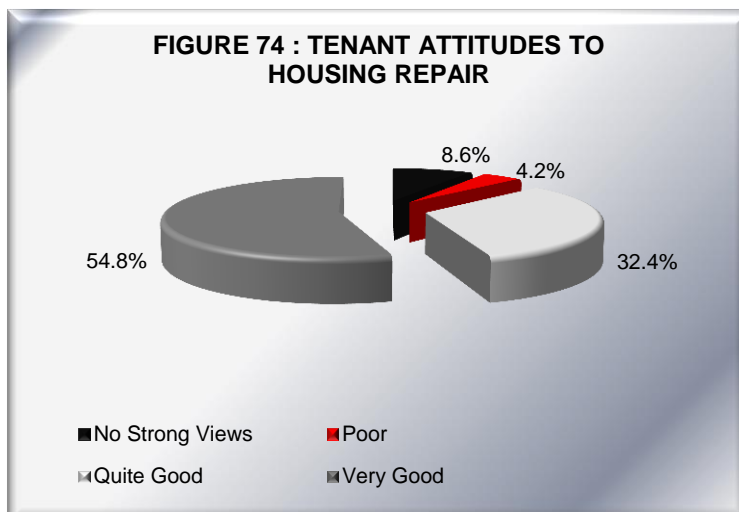
22.9 1,862 tenants (16.5%) have informed their landlord of outstanding repair issues. In 1,106 cases (59.4%) tenants stated that the issues raised were being addressed; in the remaining 756 cases (40.6%) the issues raised were not being addressed.



FIGURE 73 : OUTSTANDING REPAIR ISSUES



22.10 While outstanding repair issues have been raised by tenants the majority still consider their rental property to be in a good state of repair. 6,175 tenants (54.8%) regard repair conditions as very good, a further 3,648 tenants (32.4%) regard repair conditions as quite good. 477 tenants (4.2%) regard repair conditions as poor while the remaining 970 tenants (8.6%) offered no strong views.





23. HOUSES IN MULTIPLE OCCUPATION

23.1 Using information on known HMO's from Council records a separate sub-sample of dwellings (100 dwgs) in Multiple Occupation was selected and surveyed. Additional information collected has included:

- Hmo type and number of storeys
- Licensing potential under the Housing Act 2004
- Means of escape from fire
- The availability and sharing of amenities
- Repair, management and fitness for multiple occupation
- Installation testing and certification

23.2 All Hmo's surveyed were shared houses with the majority (670 dwellings – 93.9%) located over 2 occupied storeys. From the total of 713 Hmo's only 54 dwellings (7.6%) were assessed as licensable under the Housing Act 2004.

23.3 In 519 Hmo's (72.7%) no fire doors were present; 76 dwellings (10.6%) offer fire doors but with no self closers and in poor condition. In 119 dwellings (16.7%) fire doors were present including seals and self closers. Fully working automatic fire detection systems (AFD) were present in only 97 Hmo's (13.6%) - fire detection is predominantly through the use of battery/mains operated smoke detectors (594 dwellings – 83.3%). In 22 Hmo's (3.0%) no AFD or smoke detectors were present. Fire fighting equipment was present in 475 Hmo's (66.7%); emergency lighting was not present in 702 Hmo's (98.5%).

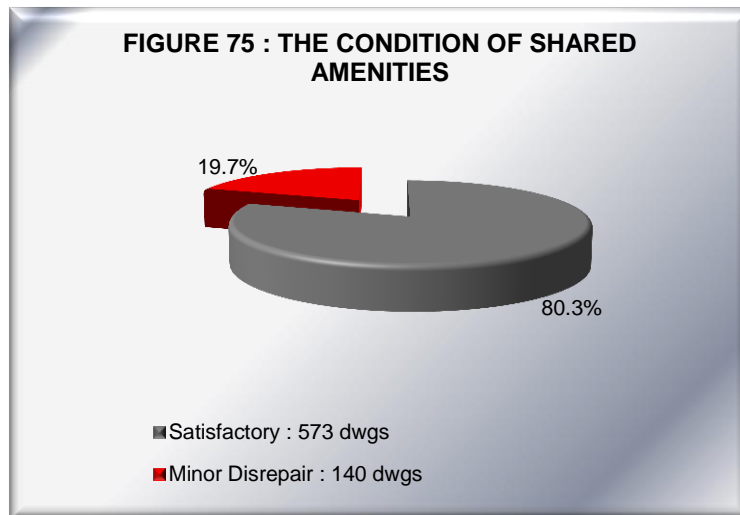
TABLE 38 : MEANS OF ESCAPE FROM FIRE AND FIRE DETECTION					
FIRE DOORS	DWGS	%	MEANS OF ESCAPE	DWGS	%
Fire Doors, seals, self closers and upgraded partitions	-	-	Fully working AFD	97	13.6
			Full AFD, defective	-	-
Fire Doors, seals and self closers	119	16.7	Smoke Detectors	594	83.3
			No AFD or Smoke Detector	22	3.0
Fire Doors in Poor Condition No Self Closers	76	10.6	EMERGENCY LIGHTING		
Fire Doors not Present	519	72.7	Present and Working	-	-
FIRE FIGHTING EQUIPMENT			Present not Working	11	1.5
			Equipment Present	475	66.7
No Fire Fighting Equipment	238	33.3	Not Present	702	98.5

In properties offering full AFD systems (97 dwellings) tenants in 54 dwellings (55.7%) were aware of regular fire alarm tests by their landlord.

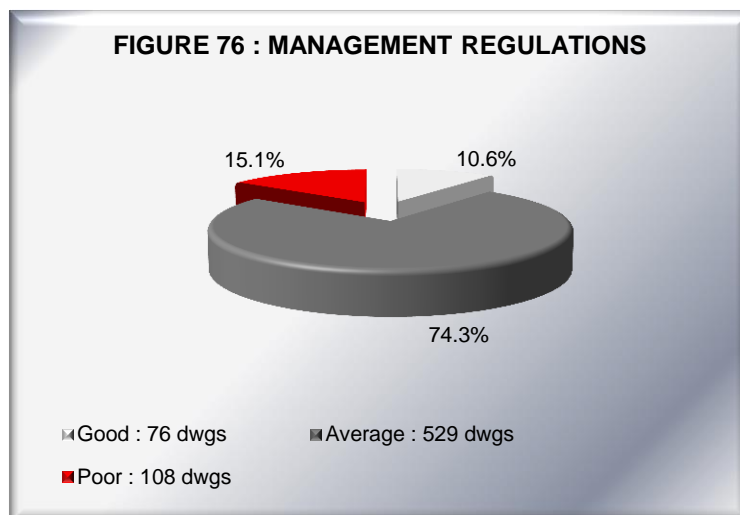


SECTORAL REVIEW

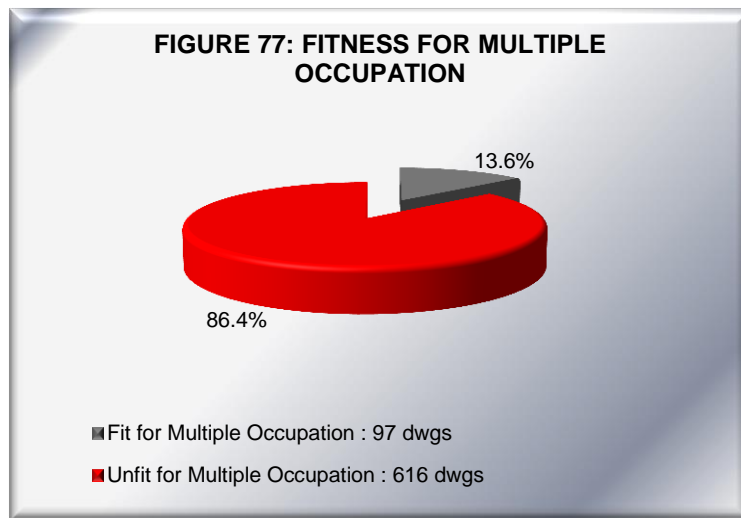
- 23.4 Kitchen and bathroom amenities are typically shared on ratios of 1:5 although in 43 dwellings (6.1%) kitchen sharing ratios are worse than 1:5. The condition of amenities was satisfactory in 573 dwellings (80.3%) with minor disrepair evident in the remaining 140 dwellings (19.7%).



- 23.5 Management regulations in HMO's were assessed as good or very good in only 76 dwellings (10.6%) with the majority of dwellings assessed as average (529 dwellings – 74.2%). Management regulations were assessed as poor in 108 dwellings (15.1%).



Overall repair conditions within HMO's are good – assessed as satisfactory in 583 dwellings (81.8%) and as requiring minor repairs in the remaining 130 dwellings (18.2%). On the basis of amenities and means of escape from fire 97 dwellings (13.6%) were assessed as fit for multiple occupation. The remaining 616 dwellings (86.4%) were assessed as unfit for multiple occupation on the basis of means of escape from fire and other fire precautions.



23.6 Refuse storage and disposal facilities were assessed as generally acceptable in 702 dwgs (98.5%). Information on installation testing and certification was generally unavailable or unknown to tenants.

TABLE 39 : FACILITIES TESTING AND CERTIFICATION

	YES		NO		UNKNOWN	
	Dwgs	%	Dwgs	%	Dwgs	%
Electrical installation testing last 5 years	108	15.2	11	1.5	594	83.3
Electrical test certificate	108	15.	32	4.5	573	80.3
AFD test certificate	54	7.6	43.	6.1	616	86.4
PAT	32	4.5	76	10.6	605	84.8
Fire Equipment Maintenance	86	12.1	32	4.5	594	83.3
CORGI Gas Safety Certificate	583	81.8	11	1.5	119	16.7
OFTEC Annual Safety Certificate	-	-	-	-	713	100.0
Emergency Lighting	11	1.5	43	6.1	659	92.4

SECTION 7 : CONCLUSIONS

Chapter 24: Conclusions



CONCLUSIONS

24. CONCLUSIONS

24.1 This report has presented the findings of a comprehensive survey of housing and household conditions in the Winchester City Council area. The survey updates the findings of a previous survey in 2007 providing a new and objective benchmark for the refinement and further development of private sector housing strategies.

24.2 The survey has been conducted across a private sector housing stock of 41,458 dwellings containing 40,800 households and a household population of 90,479 persons. Within the private sector housing stock 38,424 dwellings (92.7%) were occupied at time of survey; the remaining 3,034 dwellings (7.3%) were vacant. Within the occupied housing stock 37,711 dwellings (98.1%) were occupied by a single household; the remaining 713 occupied dwellings (1.9%) were occupied by more than one household (HMO). Private-sector housing is dominated by the owner-occupied sector (29,531 dwellings – 71.2%) but with a significant and increasing private-rented sector. 8,893 dwellings were rented privately with rates of private rental in the City increasing from 14.1% in 2007 to 21.5% in 2014. Increases in private rental locally are in line with national trends.

24.3 34,634 private sector dwellings (83.5%) meet the requirements of the Decent Homes Standard and are in good condition. The remaining 6,824 dwellings (16.5%) fail the requirements of the Decent Homes Standard and are Non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- ***2,108 dwellings (5.1%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS).***
- ***4,546 dwellings (11.0%) are in disrepair.***
- ***63 dwellings (0.2%) lack modern facilities and services.***
- ***2,506 dwellings (6.0%) fail to provide a reasonable degree of thermal comfort.***

The majority of non-Decent homes fail on one item of the standard 4,715 dwellings – 69.1%); the remaining 2,109 non-Decent Homes exhibit multiple failures (30.97%). Costs to achieve Decent Homes within the private-housing sector are estimated at £52.354M averaging £7,672 per non-Decent home.

24.4 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 32.8% reduction in non-Decency which has declined from 34.4% of private housing non-Decent in 2008 to 23.1% in 2012. The extent of change nationally is mirrored locally in Winchester with a 16.7% reduction in overall rates of non-Decency from 22.1% of private housing non-Decent in 2007 to 16.5% non-Decent in 2014.



CONCLUSIONS

Levels of energy efficiency have improved significantly since 2007 as evidenced by an increase in average SAP ratings from 56 to 64.

- 24.5 Information available from the English Housing Survey 2012/13 enables housing conditions in Winchester to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 16.5% of private sector housing is non-Decent compared to 23.1% nationally.
- 24.6 Variations in Decent Homes performance reflect higher rates of failure in:
- *Terraced housing*
 - *Flats in converted buildings*
 - *Dwellings constructed pre-1919*
 - *Parish Groups 3 and 8*
- 24.7 Poor housing conditions impact on socially and economically disadvantaged households and in particular the elderly and the economically vulnerable. Households with a head of household aged 65 years and over account for 39.3% of all households resident in non-Decent dwellings; economically vulnerable households account for 18.4% of all households resident in non-Decent dwellings. Overall, 65.4% of economically vulnerable households live in non-Decent dwellings – below the previous target PSA Target 7 thresholds for 2011 and 2021.
- 24.8 Fuel poverty was measured according to the traditional 10% income measure and also under new Low Income/High Cost (LIMC) measures in England. Under the new LIHC approach 1,409 households in Winchester (3.5%) have low incomes and high fuel costs and are in fuel poverty. This figures rises to 3,157 households (7.7%) under the traditional 10% income measure. Levels of fuel poverty are below the national average for England (11%). Demographically, fuel poverty impacts most strongly on the elderly.
- 24.9 5,644 households in Winchester (13.8%) indicated that at least one household member was affected by a long-term illness or disability. The most common complaints were related to mobility impairment/physical disability, heart/circulatory problems and respiratory illness. Of those households with an illness/disability 2,579 households (45.7%) stated that they had a mobility problem with their dwelling. Only 17% of households with a mobility problem live in an adapted dwelling. Long-term illness and disability place significant pressure on local Health Service resources. 81% of affected households have made health service contact in the past year with predominant contact at GP or hospital outpatient level.



CONCLUSIONS

- 24.10 4,494 owner-occupied households (15.2%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £33.361M. 868 households within this sector are economically vulnerable, 210 households while not economically vulnerable are elderly. Economic factors will influence the ability of owner-occupiers to improve their homes but other factors will also impact. 90% of owner-occupiers in non-Decent Homes are very satisfied with their current home, 72% have completed no major repairs/improvements in the last 5 years and 81% have no intentions of carrying out repairs/improvements within the next 5 years. 54% of owner-occupied households have no existing mortgage or financial commitments on their home. Equity levels within the owner-occupied sector are estimated at £11 billion. Among owner-occupied living in non-Decent Homes 15% stated they would re-mortgage for home improvements, 25% were interested in Council interest free loans.
- 24.11 8,893 private dwellings are in private-rental representing 21.5% of all private sector dwellings in the City. This sector has grown significantly since 2007 serving both student and buy-to-let markets. Within the private-rented sector 713 dwellings (8.0%) were in multiple occupation and predominantly occupied by single person student households in the Stanmore area. No significant differences in housing conditions were recorded between tenures or within the private-rented sector itself between dwellings in single or multiple occupation.
- 24.12 All HMO's identified were located in Parish Group 8 and are typically represented by inter-war and early post-war semi-detached and terraced housing. All HMO's surveyed were shared houses with the majority located over 2 occupied storeys. From a total of 713 HMO's only 54 dwellings were assessed as licensable under the Housing Act 2004. Repair conditions and amenity sharing ratios within HMO's were assessed as satisfactory. Fire detection and means of escape from fire were however assessed as poor. Only 97 dwellings (13.6%) offer fully working AFD, fire doors were not present in 519 dwellings (72.7%). Overall, 97 HMO's (13.6%) were assessed as fit for multiple occupation. The remaining 616 dwellings (86.4%) were unfit for multiple occupation on the basis of means of escape from fire and other fire precautions.
- 24.13 The Council's private sector housing strategy 2009 – 2013 contained a number of overarching aims relating to the quality and use of existing housing stock. These have included:
- *Promoting high standards in private and affordable housing*
 - *Better quality housing stock*
 - *Homeowner support to maintain house condition*



CONCLUSIONS

- *Reduction in fuel poverty and cold homes by improving levels of energy efficiency*

24.4 The house condition survey permits a number of key questions around these aims to be examined as a guide to the impact of private housing strategies and their future development.

1. What is the current condition of HMO's and are they effectively managed? – Generally no significant difference in housing conditions is apparent between the owner-occupied and private-rented sectors including the HMO housing stock. Levels of disrepair are however above average in the HMO sector at 15.1% compared to 10.5% for the private-rented sector as a whole and 9.4% for the owner-occupied sector. Overall 82.7% of tenants living in private-rented dwellings regard the repair condition of their dwelling as very good or quite good. Management regulations in HMO's were assessed as good in only 76 dwellings (10.6%) with the majority assessed as average (529 dwgs – 74.2%). In 108 HMO dwellings (15.1%) management regulations were assessed as poor. Certification and testing within HMO's appears haphazard at least in the eyes of tenants. With the exception of gas safety certificates over 80% of tenants were unaware of electrical testing and certification including PAT, fire equipment maintenance, emergency lighting tests and OFTEC annual safety certification. Amenity provision within HMO's is generally satisfactory, however 616 dwellings (86.4%) were assessed as unsatisfactory for multiple occupation on the basis of means of escape from fire and other fire precautions.
2. Should all private-rented property be accredited as in selective licensing for HMO's? – Survey findings do not support any extension of accreditation to the remainder of the private-rented sector. Housing conditions within the private-rented sector are not significantly different to those in the owner-occupied sector and levels of tenant satisfaction with their accommodation are high. Outside the HMO sector, the private-rented sector exhibits a varied housing profile with significant components of good quality modern housing.
3. What has been the impact of energy efficiency measures on levels of fuel poverty? – Levels of energy efficiency have increased significantly since 2008 supported by a 23% reduction in the number of dwellings failing the thermal comfort requirements of the Decent Homes Standard and by an increase in average SAP ratings from 56 in 2007 to 64 in 2014. The provision of energy efficiency measures with regards to insulation and heating is significantly higher in Winchester than the national average. Locally, 27,978 dwellings (72.8%) have loft insulation to 200mm or above; 20,256 dwellings have cavity insulation; 35,909 dwellings (91.3%) offer double glazing and 37,140 dwellings (96.7%) are fully centrally heated. Using the 10% assessment method rates of fuel poverty have decreased from 9.6% in 2008 to 7.7%. 3,157 households remain in fuel poverty in



CONCLUSIONS

2014. Within the housing stock rates of fuel poverty are above average in the private-rented sector, for households in pre-1919 housing and detached housing. Geographically, above average rates of fuel poverty are associated with Parish Groups 3,4 and 5. Apart from the obvious association between fuel poverty, the economically vulnerable and low income households single elderly households are particularly affected with fuel poverty apparent in 23% of these households.

4. What is the current condition of the housing stock and key intervention targets? – Housing conditions in Winchester have improved significantly since 2007 with rates of non-Decency declining from 22.1% of private housing in 2007 to 16.5% in 2014 (a reduction numerically of 1,365 non-Decent dwellings or 16.7%). Rates of non-Decency locally of 16.5% are better than the national average for England of 23.1%. With the exception of disrepair improvements in all categories of non-Decency have been recorded since 2007 including Category 1 hazard failure which has reduced by 2,446 dwellings or 53.7%. Levels of disrepair within the Decent Homes Standard are above average in Winchester and have increased significantly since 2007 (+3,217 dwellings). Increases in disrepair may be due to depressed economic and mortgage conditions during the inter-survey period leading to the postponement of home improvement and repair. 72% of owner-occupiers living in non-Decent homes have completed no repairs or improvements in the last 5 years. Disrepair is strongly age-related and significantly higher in the pre-1919 housing stock – particularly terraced housing and converted/mixed-use flats. Greater concentrations of disrepair are evident in Parish Groups 8 and 3. Costs to address non-Decency will cost the private housing sector £52.354M net (£70.36M gross including fees and VAT) with the majority of expenditure targeted towards the owner-occupied sector and pre-1919 housing.
5. How many vulnerable households currently reside in non-Decent homes? – Currently 1,173 vulnerable households (34.6%) live in non-Decent homes: 2,219 vulnerable households (65.4%) live in Decent Homes – a figure below the previous PSA7 target nationally of 70%.
6. How many households currently experience medical or mobility problems and live in unsuitable/unadapted properties? – 5,644 households in Winchester (13.8%) indicated that at least one member was affected by a long-term illness/disability with 41% of these households (2,290 households) experiencing mobility impairments or physical disability. 2,579 households experience mobility problems within their dwelling with adaptations present for only 17% of these households.

APPENDICES :

Appendix A : The Interpretation of Statistical Data

Appendix B : Sampling Errors

Appendix C : Survey Questionnaire

Appendix D : The Decent Homes Standard

Appendix E : Glossary of Terms



APPENDIX A : THE INTERPRETATION OF STATISTICAL DATA

Survey data is based on sample survey investigation and the application of statistical grossing procedures to replicate housing stock totals. Interpretation of survey 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. Sampling errors are discussed in Appendix B but are dependent on 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 report but will normally vary by under 1%.*
- c) *Survey returns from large-scale sample surveys invariably contain elements of missing data. These may be due to surveyor error, differential access within dwellings or individual elements which are not present in all dwellings. Consistently across the survey, missing data has been kept to a minimum and represents under 2% of returns.*



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.

1. 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.

2. Design/Response Error

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 16.5% 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 13.9% – 19.1%. In terms of numbers this means that of the total housing stock of 41,458 dwellings, the number of dwellings which are non-decent is likely to be between 5,763 and 7,918. However our best estimate is 6,824 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



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

sample. The standard error of an estimated proportion derived from a simple random sample can be calculated approximately as:

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

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

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

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

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

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

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

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

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).



**APPENDIX C :
SURVEY QUESTIONNAIRE**

WINCHESTER CITY COUNCIL

A. SURVEY RECORD

ADDRESS:	VISITS	1	2	3	DWELLING REF: [][][][]
	TIME				
	DATE				
	SURVEYORS SIGNATURE:				

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

B. DWELLING CHARACTERISTICS

B1. 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	
B1a. Dwelling configuration?				detached 4	semi-detached 3	end terrace 2	mid terrace 1	
B1b. Dwelling construction type?					park home 3	non-traditional 2	traditional 1	
B1c. If Flat : Storey level of flat? Specify level - Ground 0					n/a 99	specify no:		
B2. Date of construction?	post-1981	1975-1981 5	1965-1974 4	1945-1964 3	1919-1944 2	pre-1919 1		
B3. Number of habitable floors to dwelling?					n/a 99	specify no:		
B4. External wall construction?	unob. 9	other 6	timber frame 5	solid 9"+ 4	cavity 11"+ 3	cavity 9-11" 2	solid 9" 1	
B5. Predominant building material?			other 6	wood/timber 5	stone 4	concrete 3	block 2	brick 1
B6. Principal wall finish?				other 5	tiles 4	timber 3	render/dash 2	self finish 1
B7. Main roof form?					mixed 3	flat 2	pitched 1	
B8. Roof covering?	unob. 9	other 6	felt or asphalt 5	artificial slate 4	clay tile 3	concrete tile 2	natural slate 1	
B9. Flashings?			unob. 9	none 5	other 4	cement fillet 3	zinc 2	lead 1
B10. Chimneys?	unob. 9	none 6	other 5	stone 4	concrete 3	brick/ block render 2	brick pointed 1	
B11. Rainwear?	unob. 9	mixed 7	other 6	asbestos 5	cast iron 4	steel 3	aluminium 2	Upvc 1
B12. Predominant window material?			other 6	Upvc 5	metal with thermal break 4	metal no thermal break 3	hardwood 2	softwood 1
B13. Dwelling entrance door material?	metal 7	hardwood glazed 6	hardwood complete 5	upvc glazed 4	upvc complete 3	softwood glazed 2	softwood complete 1	
B14. Does the dwelling front directly onto the street?						no 2	yes 1	

C. EXTERNAL REPAIR/RENEWAL

WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS?

VIEWPOINT 1

VIEWPOINT 2

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

C1. Roof structure

C2. Roof covering

C3. Chimney stacks

C4. Flashings

C5. Rainwear – gutters & downpipes

C6. External wall finish

C7. External wall pointing

C8. Lintols

C9. External wall structure

C10. Windows

C11. Doors

C12. Underground drainage

C13. Fences/walls/gates

C14. Paths/paved areas

C15. Outbuildings

C16. Evidence of structural failure

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

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
----	---	-----	---

D. INTERNAL REPAIR/RENEWAL

D1. Number of rooms including kitchen and bathroom?

specify number.....

--	--

D2. 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
D3. Floor Structure	8	6	5	4	3	2	1
D4. Floor Finishes	8	6	5	4	3	2	1
D5. Internal Wall Structures	8	6	5	4	3	2	1
D6. Wall Finishes	8	6	5	4	3	2	1
D7. Ceiling Finishes	8	6	5	4	3	2	1
D8. Doors/Frames	8	6	5	4	3	2	1
D9. Fireplaces/Flues	8	6	5	4	3	2	1
D10. Stairs/Balustrades	8	6	5	4	3	2	1

INTERNAL DEFECTS

WHAT INTERNAL DEFECTS ARE APPARENT (WHOLE DWELLING ASSESSMENT)

	DEFECTS	SEVERE	MODERATE	MINOR	NONE
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.	D11. Rising Damp	4	3	2	1
	D12. Penetrating Damp	4	3	2	1
	D13. Dry/Wet Rot	4	3	2	1
	D14. Heating	4	3	2	1
	D15. Ventilation	4	3	2	1
	D16. Natural Light	4	3	2	1
	D17. Artificial Light	4	3	2	1
	D18. Mould/Condensation	4	3	2	1

E. AMENITIES AND SERVICES

E1. Does the dwelling possess the following...?

(a) Standard Amenities

(b) Mains Gas Supply

(c) Mains Water Supply

(d) Mains Drainage

E2. Does the dwelling possess central heating?

E3. Age of kitchen fittings?

E4. Kitchen space/layout?

E5. Age of bathroom amenities?

E6. Bathroom location?

E7. W.C. location?

FLATS/MAISONNETTES ONLY

E7a. Are common areas of adequate size?

E7b. Is layout of common areas satisfactory?

no 3	yes - shared use 2	yes - exclusive use 1
	no 2	yes 1
	no 2	yes 1
	no 2	yes 1
no- none 3	yes - partial C.H. 2	yes - full C.H. 1
	over 20 yrs old 2	under 20 yrs old 1
	inadequate 2	adequate 1
	over 30 yrs old 2	under 30 yrs old 1
	unsatisfactory 2	satisfactory 1
	unsatisfactory 2	satisfactory 1

n/a 8	unsatis. 2	satisfactory 1
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
E8. Kitchen Fittings		6	5	4	3	2	1
E9. Bathroom Amenities		6	5	4	3	2	1
E10. Internal Plumbing		6	5	4	3	2	1
E11. Electrics		6	5	4	3	2	1
E12. Heating/Boilers/Appliances		6	5	4	3	2	1
E13. 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
E14. Kitchen Fittings					4	3	2	1
E15. Bathroom Amenities			6	5	4	3	2	1
E16. Internal Plumbing		7	6	5	4	3	2	1
E17. Electrics		7	6	5	4	3	2	1
E18. Heating/Boiler/Appliances						3	2	1
E19. Heating Distribution	8	7	6	5	4	3	2	1

F. SECURITY AND ADAPTATIONS

F1. 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

F2. Has the dwelling been adapted for disabled use?

no	yes
2	1

F3. 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

F4. 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

F5. 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

G. ENERGY EFFICIENCY (RDSAP)

G1. Location?

Northern Ireland	Scotland	England & Wales
3	2	1

G2. Inspection date?

please record date: dd/mm

G3. Terrain?

rural	low rise urban or suburban	dense urban
3	2	1

G4. Property type?

maisonette	flat	bungalow	house
4	3	2	1

G5. Built Form?

enclosed mid terrace	mid-terrace	enclosed end-terrace	end-terrace	semi-detached	detached
6	5	4	3	2	1

G6. Number of Storeys in Dwelling?

please specify no: _____

G7. Number of Habitable Rooms?

please specify no: _____

G8. Number of Heated Habitable Rooms?

please specify no: _____

G. ENERGY EFFICIENCY (RDSAP)

G9. COMPLETE THE FOLLOWING TABLE WITH YOUR MEASUREMENTS FOR THE MAIN PROPERTY. MEASUREMENTS FOR ANY EXTENSIONS ARE RECORDED SEPARATELY

a. Were dimensions measured internally or externally?

external 2	internal 1		
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MAIN PROPERTY	Floor Area (m ²)			Room Height (m)			Heat Loss Wall Perimeter (m)		
Lowest Floor									
1 st Floor									
2 nd Floor									
3 rd Floor									
Remaining Floor									

PROPERTY CONSTRUCTION DETAILS

G10. Main dwelling age?	1976-1982 6	1967-1975 5	1950-1966 4	1930-1949 3	1900-1929 2	Pre-1900 1		
		2007 onwards 11	2003-2006 10	1996-2002 9	1991-1995 8	1983-1990 7		
G11. Floor construction?		n/a 5	unknown 4	suspended not timber 3	solid 2	suspended timber 1		
G12. Lowest floor details?	above partially heated/intermittently heated space 6	above unheated space 5	exposed to air 4	same dwelling below 3	another dwelling below 2	ground floor 1		
G13. Floor insulation?			n/a 4	unknown 3	retro-fitted 2	as built 1		
G14. Floor insulation thickness?			unknown 4	150mm 3	100mm 2	50mm 1		
G15. Wall construction?	cob 7	timber frame 6	system build 5	granite or whinstone 4	stone/sandstone 3	solid brick or other stone 2	cavity 1	
G15a. Wall Thickness (mm)?	Specify thickness _____ mm							
G16. Wall insulation?	unknown 7	as built 6	external 5	internal 4	filled cavity - internal 3	filled cavity - external 2	filled cavity 1	
G17. Wall insulation thickness?				unknown 4	150mm 3	100mm 2	50mm 1	
G18. Drylining?					unknown 3	no 2	yes 1	
G19. Cavity wall type?		n/a 5	conservatories or other obvious obstruction 4	high exposure 3	high rise 2	system build 1		
G19a. Cavity wall insulation possible?	N/A 6	Narrow cavity 5	Stone walls 4	Access issues 3	High rise 2	System build 1		
G20. Secondary wall type?					no 2	yes 1		

IF SECONDARY WALL TYPE PRESENT ANSWER QUESTIONS 20A - 20E BELOW...

SECONDARY WALL

G20a. Secondary wall construction?	cob 7	timber frame 6	system build 5	granite or whinstone 4	stone/sandstone 3	solid brick or other stone 2	cavity 1	
G20b. Secondary wall insulation?	unknown 7	as built 6	external 5	internal 4	filled cavity - internal 3	filled cavity - external 2	filled cavity 1	
G20c. Is secondary wall sheltered?						no 2	yes 1	
G20d. Secondary wall age?	1976-1982 6	1967-1975 5	1950-1966 4	1930-1949 3	1900-1929 2	Pre-1900 1		
		2007 onwards 11	2003-2006 10	1996-2002 9	1991-1995 8	1983-1990 7		
G20e. Secondary wall area (m²)?	Specify Area _____ m ²							

G. ENERGY EFFICIENCY (RDSAP)

ROOF CONSTRUCTION

G21. Roof construction?

<i>partially heated space</i> 7	<i>other dwelling above</i> 6	<i>same dwelling above</i> 5	<i>pitched - thatched</i> 4	<i>pitched slates or tiles (no loft access)</i> 3	<i>pitched slates or tiles (loft access)</i> 2	<i>flat</i> 1
------------------------------------	----------------------------------	---------------------------------	--------------------------------	--	---	------------------

G22. Roof insulation?

<i>not applicable</i> 6	<i>unknown</i> 5	<i>none</i> 4	<i>flat roof insulation</i> 3	<i>rafters</i> 2	<i>joists</i> 1
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G23. Roof insulation thickness at joists?

<i>150mm</i> 6	<i>100mm</i> 5	<i>75mm</i> 4	<i>50mm</i> 3	<i>25mm</i> 2	<i>12mm</i> 1
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G24. Rafter insulation thickness?

<i>300mm></i> 9	<i>250mm</i> 8	<i>200mm</i> 7
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G25. Flat roof insulation?

<i>unknown</i> 4	<i>150mm></i> 3	<i>100mm</i> 2	<i>50mm</i> 1
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DOORS AND WINDOWS

G26. Number of Doors?

Specify No. _____

G27. Number of Insulated Doors?

Specify No. _____

G28. Insulated Door U-Value

a. Door 1

Specify Value _____

b. Door 2

Specify Value _____

G29. Percentage draught-proofed?

Specify _____%

G30. Windows Area?

<i>much more than typical</i> 5	<i>much less than typical</i> 4	<i>more than typical</i> 3	<i>less than typical</i> 2	<i>typical</i> 1
------------------------------------	------------------------------------	-------------------------------	-------------------------------	---------------------

G31. Percentage Multiple Glazed i.e. double/triple glazed (0-100%)

please specify %: _____%

G32. Glazing Type?

<i>don't know</i> 7	<i>triple glazing</i> 6	<i>secondary glazing</i> 5	<i>DG - unknown date</i> 4	<i>DG during or post-2003</i> 3	<i>DG pre-2003</i> 2	<i>single</i> 1
------------------------	----------------------------	-------------------------------	-------------------------------	------------------------------------	-------------------------	--------------------

G33. If Windows Areas Much Larger/Smaller No. of Windows?

please specify no: _____

WHERE ONE OR MORE WINDOW IS MUCH LARGER OR MUCH SMALLER THAN TYPICAL PLEASE COMPLETE WINDOW GRID AT APPENDIX A

FLATS AND MAISONNETTES ONLY

G34. Number of Floors in Block?

please specify no: _____

G35. Floor Level of Dwelling? (Ground = 0)

please specify level: _____

G36. Floor Level Details?

<i>n/a</i> 5	<i>basement</i> 4	<i>top floor</i> 3	<i>mid-floor</i> 2	<i>ground floor</i> 1
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G37. Floor Exposure?

<i>ground floor</i> 5	<i>above partially heated space</i> 4	<i>above unheated space</i> 3	<i>above other dwg</i> 2	<i>fully exposed</i> 1
--------------------------	--	----------------------------------	-----------------------------	---------------------------

G38. Heat-loss Corridor?

<i>heated corridor</i> 3	<i>unheated corridor</i> 2	<i>no corridor</i> 1
-----------------------------	-------------------------------	-------------------------

G39. If unheated corridor - length of sheltered wall?

please specify m: _____

END OF FLATS/MAISONNETTES SECTION - ALL FOLLOWING QUESTIONS TO BE ANSWERED

VENTILATION AND HEATING

G40. Whole house mechanical ventilation?

<i>yes</i> 2	<i>no</i> 1
-----------------	----------------

G41. If there is mechanical ventilation, what type?

<i>n/a</i> 8	<i>extract only</i> 2	<i>balanced</i> 1
-----------------	--------------------------	----------------------

G42. Space cooling system present?

<i>yes</i> 2	<i>no</i> 1
-----------------	----------------

G43. Electricity meter type?

<i>unknown</i> 4	<i>24 hour</i> 3	<i>dual</i> 2	<i>single</i> 1
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G44. Mains Gas available?

<i>no</i> 2	<i>yes</i> 1
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G. ENERGY EFFICIENCY (RDSAP)

G45. Boiler Manufacturer:

G46. Model:

G47. Boiler ID:

G48. SEDBUK Ref:

G49. Main Heating System Type? INSERT MAIN HEATING SYSTEM CODE

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G50. Main Heating System Fuel Type? INSERT MAIN HEATING SYSTEM FUEL CODE

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G51. Heat emitter type?

no radiators or underfloor 5	Electric heating 4	an coil units 3	underfloor 2	radiators 1	
---------------------------------	-----------------------	--------------------	-----------------	----------------	--

G52. Main Heating Controls? INSERT MAIN HEATING CONTROLS CODE

--	--	--

G53. Additional heating controls? INSERT ADDITIONAL HEATING CONTROL CODE?

--	--	--

G54. Main Heating System Flue Type?

room sealed 2	open 1
------------------	-----------

G55. For Gas Boilers 1998 or later - ignition type?

permanent pilot light 2	auto ignition 1
----------------------------	--------------------

G56. For Gas Boilers 1998 or later - fan flued or not?

not fan flued 2	fan flued 1
--------------------	----------------

G57. Secondary heating system type? INSERT SECONDARY HEATING SYSTEM CODE

--	--	--

G57a. Secondary Heating System Fuel Type? INSERT SECONDARY HEATING SYSTEM FUEL CODE

--	--	--

G57b. Water Heating System? INSERT WATER HEATING SYSTEM CODE

--	--	--

G57c. Water Heating System Fuel? INSERT WATER HEATING SYSTEM FUEL CODE

--	--	--

G58. Water cylinder size?

no access 5	large (> 170 litres) 4	medium (131 - 170 litres) 3	normal (90-130 litres) 2	no cylinder 1	
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G59. Water Cylinder Insulation Type?

no access 4	spray foam 3	jacket 2	none 1	
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G60. Water Cylinder Insulation Depth?

160mm 8	120mm 7	80mm 6	50mm 5	38mm 4	25mm 3	12mm 2	0mm 1	
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G60a. Water Cylinder Replacement Period?

Year _____ Insert Individual Years 1-40 41 - Over 40 years 88 No Cylinder		
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G61. Immersion Type?

dual 3	single 2	none 1	
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G62. Cylinder Stat?

unknown 3	no 2	yes 1	
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ADDITIONAL INFORMATION

G63. Number of open fireplaces?

please specify no: _____		
--------------------------	--	--

G64. Total no. of fixed lighting outlets?

please specify no: _____		
--------------------------	--	--

G65. Low Energy Lighting - Total no. in fixed lighting outlets?

please specify no: _____		
--------------------------	--	--

G66. Number of rooms with a bath or shower?

Specify Number : _____		
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G67. Number of rooms with bath and mixer shower?

Specify Number : _____		
------------------------	--	--

G68. Number of rooms with mixer shower and no bath?

Specify Number : _____		
------------------------	--	--

G. ENERGY EFFICIENCY (RDSAP)

RENEWABLES

G69. Photovoltaic Array			yes 2	no 1		
G70. If photovoltaic option 1 - % of external roof covered with pv's?	enter %: _____%					
G71. If photovoltaic option 1 - kWp	enter kWp: _____					
G72. If Photovoltaic option 1 - orientation?	north east 5	east 4	south east 3	south 2	horizontal 1	
			west 9	north west 8	north 6	
G73. If Photovoltaic option 1 - pitch?	vertical 6	60° 5	45° 4	30° 3	horizontal 2	unknown 1
			heavy 4	significant 3	modest 2	none or very little 1
G74. If Photovoltaic option 1 - over-shading						
G75. Solar water heating?			yes 2	no 1		

ADDITIONAL INFORMATION REQUIRED

G76. Wind Turbine?			yes 2	no 1		
G77. Wind Turbine Details if known?	Wind turbine details: _____					
G78. Waste Water Heat Recovery System Present?			yes 2	no 1		
G79. Flue Heat Recovery System Present?			yes 2	no 1		
G80. Are one or more windows much greater or much less than typical?			yes 2	no 1		
G81. Rooms in Roof			yes 2	no 1		
G82. Has the dwelling a conservatory?			yes 2	no 1		
G83. Is there an extension(s) to the main dwelling?			yes 2	no 1		
G84. Is there a second main heating system?			yes 2	no 1		

H. HEALTH AND SAFETY HAZARDS - THE HHSRS

	<i>EXTREME.</i>	<i>SERIOUS</i>	<i>WORSE (than avg.)</i>	<i>AVERAGE</i>	<i>BETTER (than avg.)</i>
<u>A. PHYSIOLOGICAL</u>					
1. Damp & Mould	5	4	3	2	1
2. Excess Cold	5	4	3	2	1
3. Excess Heat	5	4	3	2	1
4. Asbestos	5	4	3	2	1
5. Biocides	5	4	3	2	1
6. Carbon Monoxide etc.	5	4	3	2	1
7. Lead	5	4	3	2	1
8. Radiation	5	4	3	2	1
9. Uncombusted Fuel	5	4	3	2	1
10. Volatile Organic Compounds	5	4	3	2	1
<u>B. PSYCHOLOGICAL</u>					
11. Crowding & Space	5	4	3	2	1
12. Entry by Intruders	5	4	3	2	1
13. Lighting	5	4	3	2	1
14. Noise	5	4	3	2	1
<u>C. INFECTION PROTECTION</u>					
15. Domestic Hygiene	5	4	3	2	1
16. Food Safety	5	4	3	2	1
17. Personal Hygiene/Sanitation/Drainage	5	4	3	2	1
18. Domestic Water	5	4	3	2	1

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

<u>D. ACCIDENT PROTECTION</u>					
19. Falls Associated with Baths etc.	5	4	3	2	1
20. Falls on the Level	5	4	3	2	1
21. Falls Associated with Stairs/Steps	5	4	3	2	1
22. Falls between Levels	5	4	3	2	1
23. Electrical	5	4	3	2	1
24. Fire	5	4	3	2	1
25. Hot Surfaces & Materials	5	4	3	2	1
26. Collision/Entrapment	5	4	3	2	1
27. Explosion	5	4	3	2	1
28. Ergonomics	5	4	3	2	1
29. Structural Failure	5	4	3	2	1

PLEASE CONSIDER EACH OF THE HIGHLIGHTED HAZARDS. WHERE YOUR INITIAL ASSESSMENT INDICATES - WORSE, SERIOUS OR EXTREME PLEASE COMPLETE A DETAILED APPRAISAL OF EACH USING THE FOLLOWING SHEETS:

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : 01 Damp & Mould

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Type of Heating	2	1	
	2. Ventilation - Extract/Background	2	1	
	3. Rising Damp	2	1	
	4. Penetrating Damp	2	1	
	5. Small Room Size - Kitchen/Bathroom	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	BETTER				AVG	WORSE				WORSE				EXTREME	
	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2
0	J	J	J	J	J	I	H	H+	G	F	E	E+	D	C	B
0.1	J	J	J	J	I	I+	H	G	F-	F+	E	D	D+	C+	B
0.2	J	J	J	J	I	H-	H	G	F	E-	E	D	D	C	B
0.5	J	J	J	I-	I+	H	G	G+	F	E	D	D+	D	C	B
1	J	J	J	I	H	H+	G	F	E	E+	D	D	D	C	B
2.2	J	J	I	H	H+	G	F	E	E+	D	D	D	D	C	B
4.6	J	I	H	G-	G+	F	E	D-	D	D	D	D	D	C	B
10	I+	H	G	F-	F+	E	D	D	D	D	D	D	D	C	B
21.5	H	G	F	E-	E	D	D	D	D	D	D	D	D	C	B
31.6	G	F-	F	E	D	D	D	D	D	D	D	D	D	C	B
46.4	G	F	E	E+	D	D	D	D	D	D	D	D	D	C	B
100	F	E	D	D+	C	B	A	A	A	A	A	A	A	A	A

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : **02** Excess Cold

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Type of Heating	2	1	
	2. Insulation - Loft	2	1	
	3. Insulation - Walls/Cavity	2	1	
	4. Type of Glazing	2	1	
	5. Excessive Drafts	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	BETTER					AVG	W	S	EXTREME						
	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2
0	J	J	J	I	H-	H	G	F	E-	E	D	C	C+	B	A
0.1	J	J	J	I	H	H	G	F	E	E	D	C	B-	B	A
0.2	J	J	J	I	H	H	G	F	E	E	D	C	B	B+	A
0.5	J	J	J	I	H	G-	G	F	E	D-	D+	C	B	A	A
1	J	J	I	H-	H	G	F+	E-	E	D	C	B-	B	A	A
2.2	J	I-	I+	H	G	F-	F	E	D	C-	C+	B	A	A	A
4.6	I-	I+	H	G	F-	F+	E	D	C-	C+	B	A	A	A	A
10	I+	H	G	F	F+	E	D	C	C+	B	A	A	A	A	A
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A
100	F	E	D	C-	C	B	A	A	A	A	A	A	A	A	A

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : **03** **Excess Heat**

Note: It has been estimated that bedrooms of around 5% of converted flats/HMO's are immediately under the roof giving significantly larger temp rises during hot weather

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Insulation - particularly attic flats	2	1	
	2. Orientation - South facing?	2	1	
	3. Ventilation - Provision/control	2	1	
	4. Heating - controllable	2	1	
	5. Windows - Security/noise issues	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			•
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			•
CLASS IV	[100 - (I + II + III)]														•

LOOKUP TABLE	AVG	WORSE				S	EXTREME									
	Likelihood Class I	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2
0	J	J	J	I	H	G-	G+	F	E	D-	D+	C	B	A	A	
0.1	J	J	I-	I+	H	G	F-	F+	E	D	C-	C+	B	A	A	
0.2	J	J	I-	I+	H	G	F-	F+	E	D	C-	C+	B	A	A	
0.5	J	J	I	H-	H	G	F	E	E	D	C	B	B	A	A	
1	J	J	I	H	H+	G	F	E	E+	D	C	B	B	A	A	
2.2	J	I	H-	H	G	F	E-	E	D	C	B-	B	A	A	A	
4.6	I-	I+	H	G	F	F+	E	D	C	C+	B	A	A	A	A	
10	H-	H	G	F	E-	E	D	C	B-	B	A	A	A	A	A	
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A	
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A	
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A	
100	F	E	D	C	C	B	A	A	A	A	A	A	A	A	A	

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : 11 **CROWDING AND SPACE**

Note: The HHSRS assessment for Crowding & Space differs from all other Hazards, because it takes into account the current occupiers. Thus, the severity of the risk will depend on the number of current occupants.

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Number of Bedrooms	2	1	
	2. Number of Occupants	2	1	
	3. Living Area Size	2	1	
	4. Kitchen/Bathroom Size	2	1	
	5. Outside Space - Yard/Garden	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	AVG	WORSE				SERIOUS				EXTREME					
	Likelihood Class I	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3
0	J	J	J	I	H	G-	G+	F	E	D-	D+	C	B	A	A
0.1	J	J	I-	I+	H	G	F-	F+	E	D	C-	C+	B	A	A
0.2	J	J	I-	I+	H	G	F-	F+	E	D	C-	C+	B	A	A
0.5	J	J	I	H-	H	G	F	E	E	D	C	B	B	A	A
1	J	J	I	H	H+	G	F	E	E+	D	C	B	B	A	A
2.2	J	I	H-	H	G	F	E-	E	D	C	B-	B	A	A	A
4.6	I-	I+	H	G	F	F+	E	D	C	C+	B	A	A	A	A
10	H-	H	G	F	E-	E	D	C	B-	B	A	A	A	A	A
21.5	H-	G	F	E	E	D	C	B	B	A	A	A	A	A	A
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A
100	F	E	D	C-	C	B	A	A	A	A	A	A	A	A	A

BANDING : []

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : 12 Entry by Intruders

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Location - High Crime/Poverty	2	1	
	2. Lighting/Burglar Alarms	2	1	
	3. Fencing/Walls/Gates	2	1	
	4. Doors/Windows - Insubstantial Repair	2	1	
	5. Doors/Windows - Inadequate Locks/ No Entry phone	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	BETTER										AVG	WORSE		S	EXTREME	
	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2	
Class I	J	J	J	J	J	I	H-	H	G	F	E	E	D	C	B-	
0	J	J	J	J	J	I	H	H+	G	F	E	E	D	C	B	
0.1	J	J	J	J	I-	I+	H	G	F-	F+	E	D	D+	C+	B	
0.2	J	J	J	J	I	H	H+	G	F	E	E+	D	C	B	B	
0.5	J	J	J	J	I	H	H	G	F	E	E	D	C	B	A	
1	J	J	J	I	H	H	G	F	E	E	D	C	B	B+	A	
2.2	J	J	I	H	H+	G	F	E	E+	D	C	B	B	A	A	
4.6	J	I	H	H+	G	F	E	E+	D	C	B	B+	A	A	A	
10	I+	H	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	
21.5	H	G	F	E-	E	D	C	B-	B	A	A	A	A	A	A	
31.6	G	G+	F	E	D	D+	C	B	A	A	A	A	A	A	A	
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A	
100	F	E	D	C-	C	B	A	A	A	A	A	A	A	A	A	

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : 16 Food Safety

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Food Storage (adequate size?)	2	1	
	2. Kitchen Worktops	2	1	
	3. State of Repair	2	1	
	4. Safe Working Layout	2	1	
	5. Poorly sited cooker	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	AVG	WORSE								SERIOUS			EXTREME		
	Likelihood Class I	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3
0	J	J	J	J	I	H	G-	G+	F	E	D-	D+	C	B	B+
0.1	J	J	J	I-	I+	H	G	F-	F+	E	D	C-	C	B	A-
0.2	J	J	J	I-	H-	H	G	F	E-	E	D	C	C+	B	A
0.5	J	J	J	I	H	H+	G	F	E	E	D	C	B	B+	A
1	J	J	I-	I+	H	G	F	F+	E	D	C	C+	B	A	A
2.2	J	J	I	H	G	G+	F	E	D	D+	C	B	A-	A	A
4.6	J	I	H	G	G+	F	E	D	D+	C	B	A	A	A	A
10	I+	H	G	F	F+	E	D	C	C+	B	A	A	A	A	A
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A
100	F+	E	D	C-	C+	B	A	A	A	A	A	A	A	A	A

BANDING : []

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : 20 Falls on the Level

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
1.	Uneven/Sloping Floor Surface	2	1	
2.	Trip Step/Projecting Threshold	2	1	
3.	Surface Water Standing	2	1	
4.	Poor/Inadequate Lighting	2	1	
5.	Disrepair	2	1	

AVG Pre-1919

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	BETTER						AVG	WORSE			S	EXTREME				
	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2	
0	J	J	I-	H-	H	G	F	E-	E	D	C	B-	B	A	A	
0.1	J	J	I-	H-	H	G	F	E-	E	D	C	B-	B	A	A	
0.2	J	J	I	H-	H	G	F	E-	E	D	C	B-	B	A	A	
0.5	J	J	I	H	H	G	F	E	E	D	C	B	B	A	A	
1	J	J	I	H	G-	G+	F	E	D-	D+	C	B	A-	A	A	
2.2	J	I	H	H	G	F	E	E	D	C	B	B	A	A	A	
4.6	I-	H-	H	F	F	E-	E	D	C	B-	B	A	A	A	A	
10	H-	H	G	F	E-	E	D	C	B-	B	A	A	A	A	A	
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A	
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A	
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A	
100	F	E	D	C-	C	B	A	A	A	A	A	A	A	A	A	

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : **21 Falls Associated with Stairs/Steps**

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
1.	Tread/Riser Dimensions	2	1	
2.	Lack of Handrails	2	1	
3.	Lack of Balustrades	2	1	
4.	Steepness/Length of Stairs	2	1	
5.	Disrepair/Lighting	2	1	

LIKELIHOOD (RSP)	AVG <small>Pre-1919</small>														
	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2

CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	BETTER					AVG	WORSE			S	EXTREME					
	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2	
0	J	J	J	I	H	G-	G+	F	E	D-	D+	C	B	A	A	
0.1	J	J	I-	I+	H	G	F-	F+	E	D	C-	C+	B	A	A	
0.2	J	J	I-	I+	H	G	F-	F+	E	D	C-	C+	B	A	A	
0.5	J	J	I	H-	H	G	F	E	E	D	C	B	B	A	A	
1	J	J	I	H	H+	G	F	E	E+	D	C	B	B	A	A	
2.2	J	I	H-	H	G	F	E-	E	D	C	B-	B	A	A	A	
4.6	I-	I+	H	G	F	F+	E	D	C	C+	B	A	A	A	A	
10	H-	H	G	F	E-	E	D	C	B-	B	A	A	A	A	A	
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A	
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A	
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A	
100	F	E	D	C-	C	B	A	A	A	A	A	A	A	A	A	

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : 22 Falls between levels

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Lack of Safety Catches to Windows	2	1	
	2. Sill Height Less than 1m	2	1	
	3. Window Type	2	1	
	4. Guarding/Safety Glass	2	1	
	5. Disrepair	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	BETTER		AVG	WORSE						SERIOUS			EXTREME		
	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2
0	J	J	J	J	I-	I+	H	G	F	E	E	D	C-	B-	B
0.1	J	J	J	J	I	H-	H	G	F	E	E	D	C	B	B
0.2	J	J	J	J	I	H	H	G	F	E	E	D	C	B	B
0.5	J	J	J	I-	I+	H	G	F	F+	E	D	C	C+	B	A
1	J	J	J	I	H	G-	G	F	E	D-	D	C	B	A-	A
2.2	J	J	I	H	G-	G	F	E	D-	D	C	B	B+	A	A
4.6	J	I	H	G-	G	F	E	D-	D	C	B	A-	A	A	A
10	I+	H	G	E-	E+	E	D	C-	C+	B	A	A	A	A	A
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A
31.6	G	F-	F	E	D	C-	C	B	A	A	A	A	A	A	A
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A
100	F	E	D	C-	C	B	A	A	A	A	A	A	A	A	A

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : **23** Electrical

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Non-Compliant Fuse Box	2	1	
	2. Inadequate Provision/Location	2	1	
	3. Lack of Earthing	2	1	
	4. Disrepair	2	1	
	5. Presence of water	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	AVG	WORSE						SERIOUS			EXTREME				
	Likelihood Class I	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3
0	J	J	I	H	H	G	F	E	E	D	C	B	B	A	A
0.1	J	J	I	H	H+	G	F	E	E	D	C	B	B	A	A
0.2	J	J	I	H	H+	G	F	E	E+	D	C	B	B	A	A
0.5	J	J	I	H	G-	G	F	E	D-	D	C	B	B+	A	A
1	J	I-	I+	H	G	F-	F+	E	D	C	C+	B	A	A	A
2.2	J	I	H	H+	G	F	E	E+	D	C	B	B+	A	A	A
4.6	I	H-	H	G	F	E-	E	D	C	B-	B	A	A	A	A
10	H-	H	G	F	E	E	D	C	B	B	A	A	A	A	A
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A
100	F	E	D	C-	C	B	A	A	A	A	A	A	A	A	A

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : 24 Fire

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
	1. Lack of Smoke Detectors	2	1	
	2. Location of Cooker/Elec Sockets	2	1	
	3. Non-Fire Resistant Material	2	1	
	4. Means of Escape	2	1	
	5. Door Positions	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	AVG	WORSE							SERIOUS				EXTREME			
	Likelihood Class I	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2
0	J	J	J	I	H-	H	G	F	E	E	D	C	B-	B	A	
0.1	J	J	J	I	H	H	G	F	E	E	D	C	B	B	A	
0.2	J	J	J	I	H	H	G	F	E	E	D	C	B	B+	A	
0.5	J	J	J	I	H	G-	G+	F	E	D	D+	C	B	A	A	
1	J	J	I	H-	H	G	F	E	E	D	C	B	B	A	A	
2.2	J	I-	I+	H	G	F-	F+	E	D	C	C+	B	A	A	A	
4.6	I	I+	H	G	F-	F+	E	D	C-	C+	B	A	A	A	A	
10	H-	H	G	F	E-	E	D	C	B-	B	A	A	A	A	A	
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A	
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A	
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A	
100	F	E	D	C	C	B	A	A	A	A	A	A	A	A	A	

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

HAZARD : 25 **Flames, Hot Surfaces**

FACTORS:	Affecting likelihood or outcomes (or both).	Defective?		COMMENTS
		No	Yes	
1.	Unguarded Open Flames	2	1	
2.	Unprotected pipework/hot surface	2	1	
3.	Location of Cooker	2	1	
4.	Defective HW Thermostat	2	1	
5.	Kitchen Layout	2	1	

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2
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CLASS I	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS II	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS III	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
CLASS IV	[100 - (I + II + III)]															

LOOKUP TABLE	BETTER						AVG	WORSE			SERIOUS			EXTREME		
	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10	1 in 6	1 in 3	1 in 2	
0	J	J	J	J	I	H	H+	G	F	E	E	D	C	B	B	
0.1	J	J	J	J	I	H	G-	G	F	E	D-	D	C	B	B+	
0.2	J	J	J	I-	I+	H	G	F-	F+	E	D	C-	C	B	A-	
0.5	J	J	J	I	H	H	G	F	E	E	D	C	B	B	A	
1	J	J	I-	I+	H	G	F-	F+	E	D	C-	C+	B	A	A	
2.2	J	J	I	H	G-	G+	F	E	D-	D+	C	B	A-	A	A	
4.6	J	I	H	G-	G+	F	E	D	D+	C	B	A	A	A	A	
10	I+	H	G	F	F+	E	D	C	C+	B	A	A	A	A	A	
21.5	H	G	F	E	E	D	C	B	B	A	A	A	A	A	A	
31.6	G	F-	F+	E	D	C-	C+	B	A	A	A	A	A	A	A	
46.4	G	F	E	E+	D	C	B	B+	A	A	A	A	A	A	A	
100	F	E	D	C-	C	B	A	A	A	A	A	A	A	A	A	

BANDING :

ADDITIONAL COMMENTS

I. ENVIRONMENTAL APPRAISAL

I1. 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		

I2. Visual quality of local environment? (Surveyor Assessment)	good 5	above average 4	average 3	below average 2	poor 1	
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J. HOUSEHOLD INFORMATION

J1. 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	
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J2. 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	
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J3. How satisfied are you with your current accommodation?	don't know 5	very dissatisfied 4	fairly dissatisfied 3	fairly satisfied 2	very satisfied 1	
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J4. 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	
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J5. Over the past 5 years would you say your area has	declined 3	improved 2	remained the same 1	
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J. HOUSEHOLD INFORMATION (Cont...)

J6. 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

J7. 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				

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. Unobtainable.

ETHNICITY
White
 1. White English/Welsh/Scottish/Northern Irish/British
 2. White Irish
 3. White Gypsy/ Irish Traveller
 4. Other White Background
Mixed/Multiple Ethnic Groups
 5. White & Black Caribbean
 6. White & Black African
 7. White & Asian
 8. Any Other Mixed/Other Ethnic Background
 99. Prefer not to say

Black/African/Caribbean/Black British
 9. African
 10. Caribbean
 11. Any other black/African/Caribbean background
Asian/Asian British
 12. Chinese
 13. Indian
 14. Pakistani
 15. Bangladeshi
 16. Any other Asian/Asian Background
Other Ethnic Group
 17. Arab
 18. Any other group - specify

J8a. Could you please tell me your religion/faith?

prefer not to say 9	No Religion 8	Other 7	Sikh 6	Muslim 5	Jewish 4	Hindu 3	Christian 2	Buddhist 1
			prefer not to say 9	Other 5	Heterosexual /Straight 4	Gay Woman/ Lesbian 3	Gay Man 2	Bisexual 1
						prefer not to say 9	no 2	yes 1

J8b. Would you consider yourself to be?

J8c. Do you identify as transgender? (An individual who lives, or wants to live, in a gender opposite to that they were assigned at birth?)

J. HOUSEHOLD INFORMATION (Cont...)

J9. Does anyone in the household suffer from a limiting long-term illness or disability?

yes	no
2	1

J10. 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

J11. 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

J12. 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

J13. During the past year have you or any member of your household had an accident in the home?

yes	no
2	1

J. HOUSEHOLD INFORMATION (Cont...)

J13a. 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

J13b. 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

J14. 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

J15. Have any children in your household been absent from school due to illness in the past year?

N/A - No Children	No - no absences	Yes - both	Yes - major illness	Yes - minor illness
8	4	3	2	1

J16. Are members of the household registered with a GP?

no	yes
2	1

J17. How many visits would members of your household have made to the GP in the last 12 months?

Don't know	Over 10	6-10	2-5	one	none
6	5	4	3	2	1

J18. Does the household contain anyone receiving care from a household member as a result of disability or health needs?

no	yes
2	1

J19. Do you think the design and/or condition of your home affects the health and well-being of your family?

don't know	yes - negatively	yes - positively	no - not really
4	3	2	1

J20. Are you bothered by noise from neighbours?

frequently	sometimes - infrequently	never
3	2	1

J21. Have you ever made a noise complaint to your local Council?

yes	no
2	1

J22. Do you have access to the internet?

no	yes
2	1

J23. Are you able to use a computer on the internet?

no	yes
2	1

J24. Have you ever switched your electricity and/or gas supplier?

don't know	no	yes
3	2	1

J24a. IF YES: Was this within the last 12 months

n/a	don't know	no	yes
8	3	2	1

J. HOUSEHOLD INFORMATION (Cont...)

J25. During the last month did you, your partner/spouse or other members of your household receive an income from any of these sources...?

<i>SOURCE</i>	<i>REFUSED/ D/K</i>	<i>YES</i>	<i>NO</i>
a) No Source of Income	8	2	1
b) Earnings, wages, salary, bonuses	8	2	1
c) Income from self employment	8	2	1
d) Interest from savings/investments	8	2	1
e) Other income (maintenance payments, grants, rent)	8	2	1
f) Pension from employment	8	2	1
g) Retirement or widows pension	8	2	1
h) Income based jobseekers allowance	8	2	1
i) Working tax credit	8	2	1
j) Pension credit	8	2	1
k) Child tax credit	8	2	1
l) Income support	8	2	1
m) Housing benefit	8	2	1
n) Council tax benefit	8	2	1
o) Attendance allowance	8	2	1
p) Disability working allowance	8	2	1
q) Disability living allowance	8	2	1
r) Incapacity benefit	8	2	1
s) Severe disablement allowance	8	2	1
t) Disabled person tax credit	8	2	1
u) Industrial injuries disablement allowance	8	2	1
v) War disablement pension	8	2	1

J. HOUSEHOLD INFORMATION (Cont...)

J26. 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

J27. If you receive housing benefit how much is that...

Weekly? (£)

(complete one only)

Monthly? (£)

J28. If you receive Council Tax benefit how much is that...

Weekly? (£)

(complete one only)

Monthly? (£)

J29. Does your household have any savings?

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

ENTER SAVINGS CODE:

J. HOUSEHOLD INFORMATION (Cont...)

J30. How much do you spend each year on the following?

- a) Electricity?
b) Gas?
c) Other Fuel?

		1 - Under £200	6 - £1,251 - £1,500
		2 - £200 - £500	7 - £1,501 - £2,000
		3 - £501 - £750	8 - Over £2,000
		4 - £751 - £1,000	00 - N/A
		5 - £1,001 - £1,250	99 - Unobtainable.

J31. By what means do you normally pay for your fuel?

PAYMENT METHOD	DON'T KNOW	NO	YES
a) Quarterly Bill	3	2	1
b) Budget Account	3	2	1
c) Payment Book	3	2	1
d) Power Cards	3	2	1
e) Fuel Direct	3	2	1

J32. How easy is it to meet the cost of heating your home to a comfortable level in the winter?

great difficulty 4	some difficulty 3	can just afford 2	Quite easy 1
-----------------------	----------------------	----------------------	-----------------

J33. In winter would you normally heat?

don't know 5	one room only 4	some rooms 3	most rooms 2	all rooms 1
-----------------	--------------------	-----------------	-----------------	----------------

J34. Do you feel safe or unsafe in your home at night?

don't know 4	neither 3	unsafe 2	safe 1
-----------------	--------------	-------------	-----------

J35. Do you feel safe or unsafe within your local area?

SITUATION	DON'T KNOW	UNSAFE	SAFE
a) Walking alone in residential areas in daylight?	3	2	1
b) Walking alone in residential areas after dark?	3	2	1
c) Walking alone to nearest shops in daylight?	3	2	1
d) Walking alone to nearest shops after dark?	3	2	1
e) Walking alone in nearest town centre in daylight?	3	2	1
f) Walking alone in nearest town centre after dark?	3	2	1

J36. Have you, or any member of your household, within the past year been a victim of any of the following?

INCIDENT	YES	NO
a) Burglary?	2	1
b) Car Theft?	2	1
c) Theft of Items in Car?	2	1
d) Sexual/Indecent Assault?	2	1
e) Violent Assault?	2	1
f) Mugging Robbery?	2	1
g) Domestic Violence?	2	1
h) Fraud?	2	1
i) Anti-social behaviour?	2	1

K. ADDITIONAL QUESTIONS - OWNER OCCUPIERS ONLY

K1. Do you have a mortgage or other loan secured against your property?

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

K2. IF YES.... How much mortgage is outstanding?

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

K3. IF YES... How many years remain on the term of the mortgage...?

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

K4. 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

K5. If the council provided a list of builders & contractors would you find this useful?

<i>Don't know</i>	<i>no</i>	<i>yes</i>
3	2	1

K6. Would you remortgage, or otherwise use the value of your home, to enable necessary improvements/repairs to be carried out

<i>n/a</i>	<i>no</i>	<i>yes</i>
8	2	1

K7. If the Council provided interest free loans, to repair or improve your home which are repayable would you be interested?

<i>Don't Know</i>	<i>no</i>	<i>yes</i>
3	2	1

K8. Have you completed any major repairs/improvements to your home within the past 5 years? (costing £500+ and not including decoration)

<i>Don't Know</i>	<i>no</i>	<i>yes</i>
3	2	1

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

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

K9. Would you intend to carry out any major repairs/improvements to your home within the next 5 years? (costing £500+ and not including decoration?)

<i>Don't Know</i>	<i>no</i>	<i>yes</i>
3	2	1

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

IMPROVEMENTS 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

K. ADDITIONAL QUESTIONS - OWNER OCCUPIERS ONLY

IMPROVEMENTS INTENDED	N/A	NO	YES
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

L. ADDITIONAL QUESTIONS - PRIVATE TENANTS

L1. Is your property accredited by the Council?	Don't know 3	no 2	yes 1
L2. Do you deal with your landlord directly or through a property agent?	Don't know 3	Property agent 2	Landlord direct 1
L3. What is your weekly or monthly rent? (including housing benefit)	Weekly? (£)		999 - unob
	Monthly? (£)		9999 - unob
L4. Have you informed your landlord or agent about any outstanding repair issues?	Don't know 3	no 2	yes 1
L4a. IF YES: Are these issues being addressed?	n/a 8	no 2	yes 1
L5. Do you consider your home to be in a good state of repair?	Don't know 4	no - poor 3	yes - quite good 2
		Yes - very good 1	

M. HOUSES IN MULTIPLE OCCUPATION

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

M1. Total number of persons resident at the address...?	n/a 99	specify no:					
M2. Total number of households (i.e. unrelated persons) resident at the address?	n/a 99	specify no:					
M3. Number of occupied storeys in the dwelling?	5 storey 5	4 storey 4	3 storey 8	2 storey 2	1 storey 1		
M4. HMO Type?	hostel 5	shared house/flat 4	bedsit 8	Flat in converted Blding 2	self-contained flat 1		
M5. Is the property licensable under the Housing Act 2004?	don't know 3	no 2	yes 1				
M6. 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			
M6a	Fire Detection systems	No AFD or smoke detectors 5	Battery smoke detectors only 4	Afd in Moe only 3	Full AFD, with defects 2	Full working AFD 1	
M6b. IF AFD PRESENT, WHETHER WORKING OR NOT: Does your landlord regularly test your fire alarm system?	don't know 3	no 2	yes 1				
M6c	Fire fighting equipment present	YES 1	No 2				
M7	Emergency Lighting	Not Present 3	Defective 2	Working 1			
Amenities	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)	
M8	Kitchens	6	5	4	3	2	1

M. HOUSES IN MULTIPLE OCCUPATION

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)
M9	Wash hand basins	6	5	4	3	2	1
M10	Baths/showers	6	5	4	3	2	1
M11	WC's	6	5	4	3	2	1

M12	Condition of Amenities	Repair/replace over 50% of amenities	Repair/replace up to 50% of amenities	Minor disrepair	Satisfactory	
		4	3	2	1	
M13	Management Regulations	Very Poor	Poor	Average	Good	Very Good
		5	4	3	2	1
M14	State of disrepair	Unfit	Urgent disrepair	Substantial disrepair	Minor disrepair	Satisfactory
		5	4	3	2	1
M15	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	

M16. Have the electrical installation(s) been tested by a competent person within the last 5 years

<i>don't know</i>	<i>no</i>	<i>yes</i>
8	2	1

M17. Are there adequate Refuse Storage and Disposal Facilities

<i>Poor</i>	<i>adequate</i>	<i>good</i>	<i>no facilities</i>
4	3	2	1

M18. 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 A - WINDOWS (RDSAP 9 : 91 - ENERGY EFFICIENCY)

IN INSTANCE OF MUCH MORE OR MUCH LESS WINDOWS THAN IS TYPICAL - complete for each window

Window No.	Glazing Type?	Orientation?	Location?	Type?	
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					

GLAZING TYPE CODES:
 1 - Single
 2 - DG Pre-2003
 3 - DG during or post-200
 4 - DG unknown date
 5 - Secondary Glazing
 6 - Triple Glazing
 7 - Don't Know

WINDOW ORIENTATION:
 1 - horizontal
 2 - south
 3 - south east
 4 - east
 5 - north east
 6 - north
 7 - north west
 8 - west
 9 - south west

WINDOW LOCATION:
 1 - Main Property
 2 - Extension 1
 3 - Extension 2
 4 - Extension 3
 5 - Extension 4

WINDOW TYPE?
 1 - normal window
 2 - roof window

APPENDIX B - ROOMS IN ROOF(RDSAP 9 : 91 - ENERGY EFFICIENCY)

1. Age of room in roof?	1976-1983 6	1965-1975 5	1950-1964 4	1930-1949 3	1919-1929 2	pre-1919 1		
		2008-onwards 11	2003-2007 10	1999-2002 9	1992-1998 8	1984-1991 7		
2. Room in roof insulation?	unknown 6	all elements 150mm 5	all elements 100mm 4	all elements 50mm 3	no insulation 2	flat ceiling only 1		
3. Room in roof insulation thickness?	150mm 6	100mm 5	75mm 4	50mm 3	25mm 2	12mm 1		
				300mm> 9	250mm 8	200mm 7		
4. Insulation depth at other parts of room in the roof?			unknown 4	150mm> 3	100mm 2	50mm 1		
5. Room in roof floor area? (m ²)						please specify area: _____ m ²		
6. Roof room flat ceiling area? (m ²)						please specify area: _____ m ²		
7. Roof room sloping wall area? (m ²)						please specify area: _____ m ²		
8. Roof room stud wall area? (m ²)						please specify area: _____ m ²		
9. Roof room gable wall area? (m ²)						please specify area: _____ m ²		

i.e. the flat part of the ceiling of the room in roof

APPENDIX C - CONSERVATORIES (RDSAP 9 : 91 - ENERGY EFFICIENCY)

1. Conservatory?		separated fixed heaters 4	separated no fixed heaters 3	not separated 2	no conservatory 1		
2. Non Separated Conservatory Room Height?	3 storey 5	2½ storey 4	2 storey 3	1½ storey 2	1 storey 1		
3. Non Separated Conservatory Double Glazed?				no 2	yes 1		
4. Non Separated Conservatory Floor Area? (m ²)						please specify area: _____ m ²	
5. Non Separated Conservatory Glazed Perimeter? (m)						please specify perimeter: _____ m	
6. Number of Doors?						please specify no: _____	
7. Number of Insulated Doors?						please specify no: _____	
8. Insulated Door U-Value?						please specify value: _____	
9. Percentage draught-proofed?						please specify %: _____ %	

APPENDIX D - EXTENSIONS (RDSAP 9 : 91 - ENERGY EFFICIENCY)

1. Number of Extensions: _____ Specify No. _____

EXTENSION 1

2. Extension 1 age?	1976-1983 6	1965-1975 5	1950-1964 4	1930-1949 3	1919-1929 2	pre-1919 1		
		2008-onwards 11	2003-2007 10	1999-2002 9	1992-1998 8	1984-1991 7		
3. Extension 1 Floor construction?		n/a 5	unknown 4	suspended not timber 3	solid 2	suspended timber 1		
4. Extension 1 Lowest floor details?	above partially heated/intermittently heated space 6	above unheated space 5	exposed to air 4	same dwelling below 3	another dwelling below 2	ground floor 1		
5. Extension 1 Floor insulation?			n/a 4	unknown 3	retro-fitted 2	as built 1		
6. Extension 1 Floor insulation thickness?			unknown 4	150mm 3	100mm 2	50mm 1		
7. Extension 1 Wall construction?	cob 7	timber frame 6	system build 5	granite or whinstone 4	stone/sandstone 3	solid brick or other stone 2	cavity 1	
8. Extension 1 Wall insulation?	unknown 7	as built 6	external 5	internal 4	filled cavity - internal 3	filled cavity - external 2	filled cavity 1	
9. Extension 1 Wall insulation thickness?			unknown 4	150mm 3	100mm 2	50mm 1		
10. Extension 1 Drylining?				unknown 3	no 2	yes 1		
11. Extension 1 Cavity wall type?		n/a 5	conservatories or other obvious obstruction 4	high exposure 3	high rise 2	system build 1		
12. Extension 1 Secondary wall type?					no 2	yes 1		

IF SECONDARY WALL TYPE PRESENT ANSWER QUESTIONS 13A - 13E BELOW

EXTENSION 1 SECONDARY WALL

13a. Extension 1 Secondary wall construction?	cob 7	timber frame 6	system build 5	granite or whinstone 4	stone/sandstone 3	solid brick or other stone 2	cavity 1		
13b. Extension 1 Secondary wall insulation?	unknown 7	as built 6	external 5	internal 4	filled cavity - internal 3	filled cavity - external 2	filled cavity 1		
13c. Extension 1 Is secondary wall sheltered?						no 2	yes 1		
13d. Extension 1 Secondary wall age?	1976-1983 6	1965-1975 5	1950-1964 4	1930-1949 3	1919-1929 2	pre-1919 1			
		2008-onwards 11	2003-2007 10	1999-2002 9	1992-1998 8	1984-1991 7			
13e. Extension 1 Secondary wall area (m ²)?								Specify Area _____ m ²	

ROOF CONSTRUCTION

14. Extension 1 Roof construction?	partially heated space 7	other dwelling above 6	same dwelling above 5	pitched - thatched 4	pitched slates or tiles (no loft access) 3	pitched slates or tiles (loft access) 2	flat 1		
15. Extension 1 Roof insulation?		not applicable 6	unknown 5	none 4	flat roof insulation 3	rafters 2	joists 1		
16. Extension 1 Roof insulation thickness at joists?		150mm 6	100mm 5	75mm 4	50mm 3	25mm 2	12mm 1		
					300mm> 9	250mm 8	200mm 7		
17. Extension 1 Rafter insulation thickness?				unknown 4	150mm> 3	100mm 2	50mm 1		
18. Extension 1 Flat roof insulation?				unknown 4	150mm> 3	100mm 2	50mm 1		

APPENDIX D - EXTENSIONS (RDSAP 9 : 91 - ENERGY EFFICIENCY)

EXTENSION 1 DOORS AND WINDOWS

19. Extension 1 Number of Doors?	Specify No. _____							
20. Extension 1 Number of Insulated Doors?	Specify No. _____							
21. Extension 1 Insulated Door U-Value	a. Door 1 Specify Value _____							
	b. Door 2 Specify Value _____							
22. Extension 1 Percentage draught-proofed?	Specify _____%							
23. Extension 1 Windows Area?	<i>much more than typical</i> 5	<i>much less than typical</i> 4	<i>more than typical</i> 3	<i>less than typical</i> 2	<i>typical</i> 1			
24. Extension 1 Percentage Multiple Glazed i.e. double/triple glazed (0-100%)	please specify %: _____%							
25. Extension 1 Glazing Type?	<i>don't know</i> 7	<i>triple glazing</i> 6	<i>secondary glazing</i> 5	<i>DG - unknown date</i> 4	<i>DG during or post-2003</i> 3	<i>DG pre-2003</i> 2	<i>single</i> 1	
26. Extension 1 If Windows Areas Much Larger/Smaller No. of Windows?	please specify no: _____							

APPENDIX E – SECOND MAIN HEATING SYSTEM (RDSAP 9 : 91 - ENERGY EFFICIENCY)

1. Second Main Boiler Manufacturer:	<input type="text"/>							
2. Second Main Model:	<input type="text"/>							
3. Second Main Boiler ID (If known):	<input type="text"/>							
4. Second Main Heating System Type? INSERT MAIN HEATING SYSTEM CODE								
5. Second Main Heating System Fuel Type? INSERT MAIN HEATING SYSTEM FUEL CODE								
6. Second Main Heat emitter type?	<i>no radiators or underfloor</i> 4	<i>fan coil units</i> 3	<i>underfloor</i> 2	<i>radiators</i> 1				
7. Second Main Heating Controls? INSERT MAIN HEATING CONTROLS CODE								
8. Second Main Heating System Flue Type?	<i>room sealed</i> 2	<i>open</i> 1						
9. For Gas Boilers 1998 or later - Second main ignition type?	<i>permanent pilot light</i> 2	<i>auto ignition</i> 1						
10. For Gas Boilers 1998 or later - Second main fan flued or not?	<i>not fan flued</i> 2	<i>fan flued</i> 1						
11. Percentage of Heating from Second Main System (1-99%)								



APPENDIX D : THE DECENT HOMES STANDARD

D.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.

D.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

D.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

D.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

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

D.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.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

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

D.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.

D.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'

D.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.

D.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.

D.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.

D.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

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



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- 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.

D.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.

D.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.

D.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.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

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

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

- efficient heating; and
- effective insulation.

D.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.

D.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

D.20 Table D.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.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

Table D1: 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

D.21 Table D.2 sets out the definitions used within the disrepair criterion to identify whether building components are 'in poor condition'. These are consistent with EHCS definitions and will be the standard used to monitor progress nationally through the EHCS. The general line used in the EHCS is that, where a component requires some work, repair should be prescribed rather than replacement unless:

- the component is sufficiently damaged that it is impossible to repair;
- the component is unsuitable, and would be even if it were repaired, either because the material has deteriorated or because the component was never suitable; (for external components) even if the component were repaired now, it would still need to be replaced within 5 years.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

Table D.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, re-glazing painting)
External doors	Replace at least one
Kitchen	Major repair or replace 3 or more items out of the 6 (cold water drinking supply, hot water, sink, cooking provision, cupboards)
Bathroom	Major repair or replace 2 or more items (bath, wash hand basin)
Electrical System	Replace or major repair to system
Central Heating Boiler	Replace or major repair
Central Heating	Replace or major repair
Distribution	
Storage Heating	Replace or major repair



APPENDIX E : 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.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

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:

terraced house: a house 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 is 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;

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;



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

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.

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-dependant 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;



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

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.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

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.