CITY OF STOKE-ON-TRENT

PRIVATE SECTOR HOUSING STOCK CONDITION SURVEY 2017

City of
Stoke-on-Trent

MAIN REPORT OF SURVEY

Prepared on behalf of Stoke-on-Trent City Council
by

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SUMMARY OF KEY FINDINGS

1.0 INTRODUCTION

1.1 David Adamson & Partners Ltd. were commissioned by the City of Stoke-on-Trent Council to complete a review of housing and household conditions across the private housing sector. The last survey of housing conditions was completed in 2009. 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 2017 study has involved a comprehensive survey programme across a target sample of 2,100 dwellings representing just over 2% of an estimated private sector housing stock comprising 90,258 dwellings. Survey investigation has included physical housing conditions (HHSRS, Decent Homes), energy efficiency (Sap 2012) and the circumstances and attitudes of occupying households.

1.3 The house condition survey was designed and implemented according to national guidelines issued by the Department for Communities and Local Government in England. A sample size of 2,100 dwellings was agreed and designed to permit the reporting of survey findings City-wide and individually for 5 selected focus areas where intervention may be required. The focus areas were located in Hanley Park and Shelton, Etruria and Hanley, Joiners Square, Burslem Central and Moorcroft. Post survey the samples were combined at Ward level to reflect and report on three broad localities across the City-Central, North and South.

1.4 Against the survey target of 2,100 dwellings, surveys were achieved in 2,019 dwellings representing 96.1% of target. 1,818 dwellings were surveyed both externally and internally and household interviews achieved in 1,781 dwellings. An additional 201 full external surveys were completed across vacant property addresses. Information from surveyed dwellings and households has been extrapolated through the use of statistical weights to represent total private sector dwellings and households across the City. Due to the use of sampling techniques estimates presented represent mid point values within a range of sampling error. Accuracy levels associated with the sample survey average +_2% City-wide.

2.0 KEY FINDINGS : HOUSING STOCK AND HOUSEHOLDS

2.1 The City of Stoke-on-Trent contains a private sector housing stock estimated at 90,258 dwellings from Council Tax sources. At the time of survey 83,023 dwellings (92.0%) were occupied; the remaining 7,235 dwellings (8.0%) were vacant. The majority of vacant

dwellings (6,331 dwgs – 7.0%) have been vacant under 6 months and are expected to return to occupancy in the short-term. These include dwellings for sale or rent and those currently undergoing major repairs and/or improvements. 904 vacant dwellings (1.0%) were assessed as vacant for over 6 months and are typically regarded as problematic in occupancy terms. Short-term vacancy rates are slightly above normal housing market turnover expectations. Estimates of housing vacancy have been completed by surveyors on-site through visual assessment. Additionally no sample controls were possible on housing vacancy which can lead to over or under representation of the vacant housing stock. Council tax estimates show 3,082 empty properties in 2016 although disincentives to housing vacancy (removal of discounts and introduction of fee charges for long term vacants) may result in non-notification by owners.

2.2 Vacancy rates vary significantly across the housing stock and geographically across the City. Within the housing stock rates of vacancy are higher within the private-rented sector; estimated at 17.2% compared to 4.6% within the owner-occupied sector. Highest rates of vacancy are associated with the pre-1919 and inter-war housing stock, with terraced housing and with flats in converted or mixed use buildings. Geographically, rates of vacancy are higher within the focus areas averaging 15.2% compared to 7.9% in the remainder of the City. At a locality level rates of vacancy are above average in the Central and North areas.

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 Stoke-on-Trent is representative of all building eras but is predominantly of post Second World War Construction. 52,285 dwellings (57.9%) were constructed post-1944. Of these dwellings, 21,649 dwellings or 41.4% were constructed post-1980. 37,973 dwellings (42.1%) were constructed pre-1945. Within this group, 17,308 dwellings (19.5%) were constructed pre-1919; 20,665 dwellings (22.9%) in the inter-war period (1919-1944). Private sector housing stock in Stoke-on-Trent is not significantly different from the national profile for England. Rates of pre-1919 housing are below the national average, rates of inter-war housing above the national average and rates of post-1980 construction above the national average.

2.4 The five focus areas represent concentrations of pre-1919 housing. 1,885 dwellings within the focus areas are of pre-1919 construction representing 84.2% of total focus area housing stock. This compares with 17.5% pre-1919 construction across the remainder of the city. Highest rates of pre-1919 construction are associated with Hanley Park and Shelton (93.6%) and Burslem Central (90.4%). The Central locality exhibits the oldest housing profile with 31.5% of dwellings constructed pre-1919 and 60.1% constructed pre-1945.

2.5 Housing tenure was estimated during the survey by occupier confirmation in occupied dwellings but also through surveyor estimates on site for vacant dwellings. Using data for occupied dwellings only represents the most accurate estimate of housing tenure. This measure also permits direct comparison with the 2009 house condition survey and nationally with the English Housing Survey. Owner-occupation is the predominant form of private sector tenure within the occupied housing stock accounting for 62,706 dwellings or 75.5%; 20,317 occupied dwellings are private-rented (24.5%).

2.6 Housing tenure patterns in Stoke-on-Trent are broadly in line with the national profile for England. 23.9% of occupied private sector dwellings in England in 2015 were private-rented compared to 24.5% locally. Rates of owner-occupation locally of 75.5% compare with 76.1% owner-occupation nationally. Significant national growth in private-rental has been recorded in England since 2003 with the private-rented sector overtaking in size the social rented sector for the first time since 2012-13. Increases nationally have been related to the removal of rent controls, the introduction of assured short-hold tenancies, the growth in buy-to-let and the shortage of affordable properties for purchase. In line with national trends, rates of private-rental in Stoke-on-Trent have increased since 2009 with a consequent reduction in owner-occupation. Rates of private-rental have increased in Stoke-on-Trent within the occupied private sector housing stock from 12.4% in 2009 to 24.5% in 2017. Conversely owner-occupation has fallen from 87.6% in 2009 to 75.5% in 2017.

2.7 1,239 occupied dwellings within the focus areas are private-rented representing 65.3% of total occupied housing stock. This compares with 23.5% of occupied dwellings in private-rental across the remainder of the city. Highest individual rates of private rental are recorded in Hanley Park and Shelton (81.0%), Burslem Central (65.5%) and Moorcroft (67.1%), and in the Central locality (37.5%).

2.8 83,023 occupied dwellings contain 90,196 households and a household population of 211,054 persons. Average household size is estimated at 2.34 persons. 81,459 occupied dwellings (98.1%) are occupied by single person households, the remaining 1,564 dwellings are in multiple occupation. Houses in multiple occupation account for 3,419 households averaging 2.2 households per dwelling. Dwellings in multiple occupation are distributed across the city but exhibit a higher concentration in the focus areas representing 20.3% of total housing stock compared to 1.5% in the remainder of the city.

2.9 Private sector households are typically small in size and in line with national trends exhibit an ageing profile. 22,739 households (25.2%) are single person in size, an additional 35,038 households (38.8%) contain two persons. Only 3,325 households (3.6%) contain

five or more persons. The average age of heads of household is estimated at 51 years; 24,777 households (27.5%) are headed by a person aged 65 years and over.

2.10 Significant demographic differences exist between tenures reflecting a younger more mobile private-rented sector against an established owner-occupied sector:

- **34.2% of owner-occupied households have a head of household aged 65 years and over compared to 10.6% of private-rented households**
- **12.9% of private-rented households have a head of household aged 25 years compared to 0.4% of owner-occupied households**
- **23.6% of private-rented households contain a single person aged under 60 years compared to 7.6% of owner-occupied households**
- **35.5% of owner-occupied households contain one or two persons aged over 60 years compared to 11.8% of private-rented households**
- **33.0% of private-rented households have been resident in their home under 1 year compared to 4.4% of owner-occupied households**
- **45.9% of owner-occupied households have been resident in their home over 20 years compared to 3.0% of private-rented households**
- **21.0% of private-rented households will either definitely or possibly move home within the next 12 months compared to 8.3% of owner-occupied households**

2.11 57,703 households (64.0%) have a head of household in full or part-time employment; 1,900 heads of household (2.1%) are registered unemployed and 24,388 heads of household (27.0%) are economically retired. 17,272 households (19.1%) are in receipt of means tested or disability related benefits and are economically vulnerable. Working within fuel poverty methodologies households on low incomes are regarded as those with incomes of less than 60% of the median UK equivalised after housing cost (AHC) income. On this definition, 32,776 households in Stoke-on-Trent are on low incomes representing 36.3% of all private households.

2.12 Data from the English Housing Survey indicates median private sector gross household income at £31,315 ranging from £23,421 in the private-rented sector to £33,423 for owner-occupiers. Median gross household income for private sector households in Stoke-on-Trent is estimated at £28,599 (below the national average) ranging from £19,759 in the private rented sector to £33,799 for owner-occupiers.

2.13 Significant differences exist in the social and economic circumstances of households by tenure and within the focus areas. These indicate an older and more residentially stable

household structure in the owner-occupied sector and outside the focus areas. The private rented sector exhibits a younger and residentially more mobile household structure as do the focus areas. Indicators of economic disadvantage are significantly worse in the private rented sector and focus areas as a whole.

3.0 KEY FINDINGS - HOUSING CONDITIONS

3.1 Housing conditions against national standards can only be measured fully within the occupied housing stock (83,023 dwellings). 68,906 dwellings (83.0%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 14,117 occupied dwellings (17.0%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- **3,220 dwellings (3.9%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS)**
- **9,353 dwellings (11.3%) are in disrepair**
- **234 dwellings (0.3%) lack modern facilities and services**
- **4,089 dwellings (4.9%) fail to provide a reasonable degree of thermal comfort**

3.2 Information from the English housing survey enables housing conditions in Stoke-on-Trent to be placed in national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 17.0% of occupied private housing fails the Decent Homes Standard compared to 21.0% of private sector housing nationally (2015). Local conditions with regard to Category 1 hazards, thermal comfort and amenity performance are better than the national average. Levels of disrepair locally (11.3%) are however above the national average (4.8%) and these have implications for potential future deterioration within the private housing sector.

3.3 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 36.6% reduction in overall rates of non-Decency which have declined from 34.4% of private housing non-Decent in 2008 to 21.8% in 2014. National trends are mirrored locally with a 69% reduction in overall rates of non-Decency from 49.4% of private housing non-Decent in 2009 to 17.0% non-Decent in 2017.

3.4 Housing conditions in Stoke-on-Trent vary across the housing stock by tenure and housing type. These variations reflect higher rates of non-Decency for:

- **Dwellings constructed pre-1919 (36.1%)**
- **Private-rented dwellings (31.5%)**
- **Terraced houses (25.2%)**

- **Flats (44.1%)**

Housing conditions with regard to Decent Homes also vary significantly geographically across the City. 606 dwellings within the focus areas are non-Decent representing 31.9% of focus area housing stock. This compares to 16.7% of dwellings non-Decent in the City remainder. Across the focus areas rates of non-Decency are highest in Moorcroft, Burslem Central and Hanley Park and Shelton. Across localities rates of non-Decency are highest in the Central area (22.6%).

3.5 Costs to address non-Decency are estimated at £96.190M net averaging £6,814 per non-Decent dwelling. Costs to improve non-Decent homes range from under £3,000 to £18,000.

4. KEY FINDINGS – ENVIRONMENTAL CONDITIONS

4.1 Overall, 9,327 dwellings (10.3%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 8,181 dwellings (9.1%), traffic problems affect 2,187 dwellings (2.4%) while utilisation issues affect 201 dwellings (0.25). As an overall assessment surveyors were asked to grade the visual quality of the residential environment. Surveyors assessed the environment as poor or below average in 13,767 dwellings (15.3%), as average in 58,604 dwellings (64.9%) and as above average or good in 17,888 dwellings (19.8%). Visual environment quality issues are more significant in areas of private-rental and pre-1919 housing. At an area level they are most significant within the focus areas.

5. KEY FINDINGS – HOUSING AND HOUSEHOLD CONDITIONS

5.1 Poor housing conditions impact on all household types across the City, but socially and economically disadvantaged households, in particular the young and the elderly are at greater risk of experiencing poor housing conditions.

- **Single person households aged under 60 years account for 12.2% of all households but comprise 26.2% of all households living in non-Decent homes**
- **Households with a head of household aged under 35 years account for 23.7% of all households but comprise 32.4% of all households living in non-Decent homes**
- **Single person elderly households account for 13.1% of all households but comprise 17.9% of all households living in non-Decent homes**
- **Households in receipt of benefits account for 19.1% of all households but comprise 24.1% of all households living in non-Decent homes**
- **Households living in non-Decent homes have a median annual gross income of £23,399 compared to £33,799 for households living in Decent Homes**

5.2 The previous Public Service Agreement (PSA) Target 7 implied that 65% of vulnerable households would live in a Decent Home by 2007, rising to 70% by 2011 and 75% by 2021. While the national target has been removed these previous thresholds still provide an important yardstick for private sector housing strategy. The survey estimates 17,272 vulnerable households representing 19.1% of all private households. Currently 76.7% of vulnerable households live in Decent Homes city-wide exceeding the previous 2021 PSA Target.

6. KEY FINDINGS – FUEL POVERTY

6.1 Fuel poverty in England is now measured using a Low Income High Costs framework. Under this definition a household is considered to be fuel poor where:

- They have required fuel costs that are above average, and
- Were they to spend that amount they would be left with a residual income below the official poverty line

Under the definition, 11,605 households in Stoke-on-Trent (12.9%) have low incomes and high fuel costs and are in fuel poverty. Rates of fuel poverty are above the current average for England (10.6%) and slightly above the West Midlands average of 12.1%.

6.2 Demographically, fuel poverty impacts most strongly on the elderly and younger households.

- 6,960 households headed by a person aged 65 years and over are in fuel poverty. This represents 28.1% of such households and 60% of all households in fuel poverty
- 21.2% of all households headed by a person aged under 25 years are in fuel poverty

Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 3,588 economically vulnerable households are in fuel poverty representing 20.8% of vulnerable households and 30.9% of all households in fuel poverty. Households in fuel poverty have a median equivalised (AHC) income of £7,633 compared to an all household median of £14,920. Across the housing stock rates of fuel poverty are above average in the private-rented sector (15.1%), in the pre-1919 housing stock (25.6%) and in the focus areas (18.6%). The Central and South localities also exhibit above average levels of fuel poverty.

7. KEY FINDINGS – HOUSEHOLD ILLNESS/DISABILITY

7.1 9,209 households in Stoke-on-Trent (10.2%) indicated that at least one family member was affected by a long-term illness or disability. The most common complaints relate to:

- Heart/circulatory problems (53.9%)
- Respiratory illness (35.8%)
- Mobility impairment (64.6%)

Household illness/disability is strongly age related. 6,290 households affected by illness/disability (68.3%) have a head of household aged 65 years and over.

7.2 The majority of households experiencing illness/disability also experience mobility problems within their existing dwelling – 6,643 households (72.1%). The most common mobility problems relate to climbing steps and stairs, access to the home and using bathroom amenities. 1,490 households experiencing mobility problems (22.4%) live in dwellings which have been adapted the remaining 5,152 households (77.6%) live in un-adapted dwellings.

7.3 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year. Health service contact in the past year is significant among households experiencing illness/disability. 7,320 households (79.5%) have made a surgery visit to their GP, a further 2,421 households (26.3%) have arranged a GP home visit, and 6,085 households (66.1%) have attended hospital as an outpatient. Overall, 8,151 households with an illness/disability (88.5%) have had contact with health services in the past year.

8. KEY FINDINGS – HOUSEHOLD ATTITUDES

8.1 Housing satisfaction levels are good. 57,855 households (64.1%) are very satisfied with their current home, an additional 29,866 households (33.1%) are quite satisfied. Only 2,309 households (2.5%) expressed direct dissatisfaction with their home. Household satisfaction with their local areas is also high. 52,113 households (57.8%) are very satisfied with the area in which they live, an additional 35,214 households are quite satisfied (39.0%). 2,702 households (3.0%) expressed dissatisfaction with their local area. The majority of households – 73,396 households (81.4%) – regard their area as unchanging over the last five years; 9,087 households (10.1%) think their local area has improved while 7,713 households (8.6%) think their local area has declined. Perceptions of area decline are above average in areas of pre-1919 housing, within the focus areas and for owner-occupied households. Locality variations in perceptions of decline are higher in the Central and South areas.

8.2 Households were asked directly if they were aware of any issues within their area. 7,772 households (8.6%) stated that there were issues. While the majority of issues remain minor a number of areas of concern do emerge. These include:

- Anti-social behaviour
- Youth annoyance
- Drug abuse/dealing
- Litter and fly tipping
- Dog fouling

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ACKNOWLEDGEMENTS

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David Adamson & Partners Ltd. wishes to thank the residents of the city of Stoke-on-Trent without whose co-operation this survey would not have been possible. We would also like to thank City of Stoke-on-Trent Council staff for their support and assistance throughout the project.

SURVEY BACKGROUND AND METHODOLOGY

1. 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 City of Stoke-on-Trent. The survey has been completed by David Adamson & Partners Ltd. on behalf of the City of Stoke-on-Trent Council.

1.2 The 2017 survey provides an update on changes in housing conditions since the last major survey in 2009 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 eight 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 2017;***
- ***Section 5 : Housing Conditions and Household Circumstances;***
- ***Section 6 : Sectoral Review;***
- ***Section 7 : Focus Areas;***
- ***Section 8 : 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 the City of Stoke-on-Trent Council.

2. 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.'

2.2 The last survey of private sector housing was conducted by the City of Stoke-on-Trent Council in 2009. 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 the City of Stoke-on-Trent Council. The key objectives of the survey were:

- ***To improve knowledge on the general condition of private sector housing stock in the city and to inform housing policy;***
- ***To inform ongoing policy and strategy developments in relation to housing improvements, for example, in relation to home improvement assistance for home owners, including loans and grants and home improvement assistance for landlords, including landlord accreditation;***
- ***To identify the number, location and distribution of non-Decent homes in the city, particularly providing information for assessing the number of vulnerable households occupying non-Decent homes. Vulnerable households are defined as those in receipt of income related or disability benefits, including Income Support, Universal Credit, Housing Benefit, Council Tax support, income-based Job Seeker's Allowance, Attendance Allowance, Disability Living Allowance, Industrial Injuries Disablement Benefit, War Disablement Pension, Pension Credit, Working Tax Credit (with a disability element, and total income <£15,050) or Child Tax Credit (total income <£15,050);***
- ***To assess the extent to which the Council may need to exercise its powers in relation to private sector housing to address non-Decent homes, houses in multiple occupation and area improvement in relation to both the private-rented sector and privately owned tenures;***
- ***To provide information to enable the Council to make more informed decisions about the targeting of housing resources specifically to determine spending priorities. This will include assessing the extent to which***

households may be able to afford to undertake the necessary renovation themselves, in line with the test of resources measure;

- *To provide information on the type and occurrence of dwellings with HHSRS hazards bands together with the social, economic and health characteristics of occupants. This will enable cross-referencing with other datasets to support strategic planning between the Council and partners on areas such as public health and community safety. To inform key mandatory returns, specifically the Local Authority Housing Statistics return and the Housing Strategy Statistical Appendix*
- *To assess landlord and tenant relationships; the appetite tenants have to report issues and perceived barriers to reporting and the awareness that tenants have of the Landlord Accreditation Scheme North Staffordshire.*

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 2,100 dwellings was agreed with the Council representing 2.3% of a total private sector housing stock of 90,258 dwellings. To adequately reflect the distribution and composition of private sector housing within the City and to assist in forward planning the sample was sub-divided into two principal components:

(a) A City wide sample of 1,500 dwellings stratified by electoral ward and permitting reporting on housing conditions at a City-wide scale

(b) A boost sample of 600 dwellings selected across five focus areas where intervention may be required. The areas selected were located in Hanley Park and Shelton, Etruria and Hanley, Joiners Square, Burslem Central and Moorcroft

Post survey the samples were combined at Ward level to reflect 3 broad Localities across the City – North, Central and South. Private sector housing stock and sample sizes across the Ward framework are illustrated in Table 1, the composition of the focus areas is illustrated in Table 2, while locality divisions are illustrated in Table 3.

TABLE 1 : HOUSING STOCK AND SAMPLE SIZE BY ELECTORAL WARD AND FOCUS AREA

AREA	PRIVATE SECTOR HOUSING STOCK	SAMPLE TARGET
	Dwgs	Dwgs
ELECTORAL WARD		
Abbey Hulton and Townsend	2840	34
Baddeley, Milton and Norton	6300	96
Bentilee and Ubberley	3010	45
Birches Head and Central Forest Park	4539	66
Blurton East	1950	27

TABLE 1 : HOUSING STOCK AND SAMPLE SIZE BY ELECTORAL WARD AND FOCUS AREA		
AREA	PRIVATE SECTOR HOUSING STOCK	SAMPLE TARGET
	Dwgs	Dwgs
Blurton West and Newstead	1558	26
Boothen and Oak Hill	2649	39
Bradeley and Chell Heath	1492	24
Broadway and Longton East	2150	31
Burslem Central	2535	38
Dresden and Florence	1873	24
Eaton Park	1947	24
Etruria and Hanley	2395	37
Fenton East	2537	36
Fenton West and Mount Pleasant	2401	40
Ford Green and Smallthorne	2252	37
Goldenhill and Sandyford	2120	36
Greater Chell and Packmoor	3708	51
Hanford and Trentham	4622	61
Hanley Park and Shelton	2353	38
Hartshill and Basford	2842	38
Hollybush and Longton West	1740	27
Joiners Square	2488	35
Lightwood North and Normacot	3115	219
Little Chell and Stanfield	1823	24
Meir Hay	1872	29
Meir North	1673	24
Meir Park	1908	27
Meir South	1322	16
Moorcroft	2020	27
Penkhull and Stoke	2978	48
Sandford Hill	1959	26
Sneyd Green	1808	35
Springfields and Trent Vale	2283	42
Tunstal	2111	21
Weston Coyney	1897	26
TOTAL PRIVATE SECTOR	**90258**	**1503**
FOCUS AREAS		
Hanley Park and Shelton	820	150
Etruria and Hanley	410	125
Joiners Square	417	125
Burslem Central	364	125
Moorcroft	228	75
Outside Focus Areas	88019	600
TOTAL PRIVATE SECTOR	**90258**	**2103**

TABLE 2 : LOCALITY COMPOSITION BY ELECTORAL WARD	
LOCALITY	**ELECTORAL WARD**
CENTRAL	Abbey Hulton and Townsend, Birches Head and Central Forest Park, Boothen and Oak Hill, Eaton Park, Etruria and Hanley, Hanley Park and Shelton, Hartshill and Basford, Joiners Square, Penkhull and Stoke, Springfields and Trent Vale
NORTH	Baddeley Milton and Norton, Bradeley and Chell Heath, Burslem Central, Burslem Park, Ford Green and Smallthorne, Goldenhill and Sandyford, Great Chell and Packmoor, Little Chell and Stanfield, Moorcroft, Sneyd Green, Tunstall
SOUTH	Bentilee and Ubberley, Blurton East, Blurton West and Newstead, Broadway and Longton East, Dresden and Florence, Fenton East, Fenton West and Mount Pleasant, Hanford and Trentham, Hollybush and Longton West, Lightwood North and Normacot, Meir Hay, Meir North, Meir Park, Meir South, Sandford Hill, Weston Coyney

TABLE 3 : FOCUS AREA COMPOSITION (1)	
FOCUS AREA	**STREET**
Hanley Park and Shelton	Ashford Street, Boughey Road, Carlton Road, Chatham Street, Crowther Street, Harcourt Street, Haywood Street, Newlands Street, Salisbury Avenue, Seaford Street, Spencer Road, Thornton Road, Wellesley Street
Etruria and Hanley	Etruria Vale Road, Kimberley Road, Ladysmith Road, Lomas Street, Sandon Street, Sun Street, Union Street, Whitmore Street
Joiners Square	Ephraim Street, Harley Street, Hazelhurst Street, Kiln View, Ridgway Road, Warrington Road, Wellington Street, Hordley Street, Perry Close
Burslem Central	Blake Street, Federation Road, Maddock Street, Morton Street, Newcastle Street, Sunny Bank
Moorcroft	Elm Street, Hillary Street, North Road, Sneyd Street, Waterloo Road

(1) Of the 41 streets included in the Focus Areas surveys were carried out in 38 streets. No surveys were achieved in Hordley Street, Perry Street or Union Street.

2.5 Household co-operation and response to the survey was good. Against a survey target of 2,100 dwellings, surveys were achieved in 2,019 dwellings representing 96.1% of target. 1,783 dwellings were surveyed both externally and internally with household interviews achieved in 1,729 dwellings. An additional 236 full external surveys were completed across vacant property addresses.

2.6 Information from surveyed dwellings and households has been extrapolated through the use of statistical weights to represent total private sector dwellings and households across the City. The application of statistical weights is essential to remove the disproportionate sample size bias towards the focus areas and also to adjust for differential access and response rates. Weights are required for both dwelling and household data from the survey. In their simplest form dwelling weights are constructed as the inverse of the sampling fraction by dividing the total housing stock in each sample cell by the number of achieved full surveys. Thus, for a sample cell containing 1,500 dwellings and with a survey return of 125 surveys the weight applied would be 1500/125 – 12.0. Household weights while using

the same principles can be refined from physical housing data returned from the dwelling survey. In the case of the current survey the following methodology has been employed:

- The removal of vacant dwellings to isolate the occupied housing stock
- Conversion of occupied dwellings to number of households thus adjusting for multiple occupation
- The application of housing tenure reflecting known differences in household composition between the owner-occupied and private rented sectors

Using this approach household estimates were computed across an extended range of survey cells comprising mutually exclusive combinations of electoral ward, target area and tenure. Household totals were divided by the number of household interview returns in each cell to construct the household weights. Issues on the interpretation of grossed statistical data are outlined in Appendix A. Due to the use of sampling techniques estimates presented from the survey represent mid-point values within a range of sampling error. Sampling errors associated with survey data are presented in Appendix B. Accuracy levels associated with the sample survey average +_2% City-wide.

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 attached at Appendix C. The physical survey inspection has included general housing condition/repair, the Decent Homes Standard, Housing Health and Safety Rating System (HHSRS) and energy efficiency. Household interviews have included information on the socio-economic circumstances of households, housing support needs with regard to illness/disability, fuel poverty and household attitudes to housing and local community issues.

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.

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 (RdSap 2012). 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)	***Patch Repair:***	***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;***
b)	***Comprehensive Repair:***	***Patch repair costs together with any additional works required to ensure building integrity and sound condition over a 10 year period;***
c)	***Thirty Year Life Cycle:***	***Patch repair costs together with full building life cycle replacement costs over a typical 30 year planning period;***
d)	***Category 1 hazards:***	***Costs to address Category 1 hazards within the HHSRS;***
e)	***Decent Homes:***	***Costs to improve non-Decent homes.***

Survey costs are at second quarter 2017 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 target of 2,100 completed surveys was designed to provide a hierarchy of reporting across the City of Stoke-on-Trent. This includes:

- ***Survey reporting city-wide;***
- ***Survey reporting across locality divisions;***
- ***Sub-area reporting between the selected focus areas and the City remainder;***
- ***Selected reporting at City-wide scale by private-sector tenure group, property type and date of construction;***
- ***Individual reporting for each of the selected focus areas where intervention may be required. These areas are:***
  - ***Hanley Park and Shelton***
  - ***Etruria and Hanley***
  - ***Joiners Square***
  - ***Burslem Central***
  - ***Moorcroft***

4.2 Sampling errors associated with the survey 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

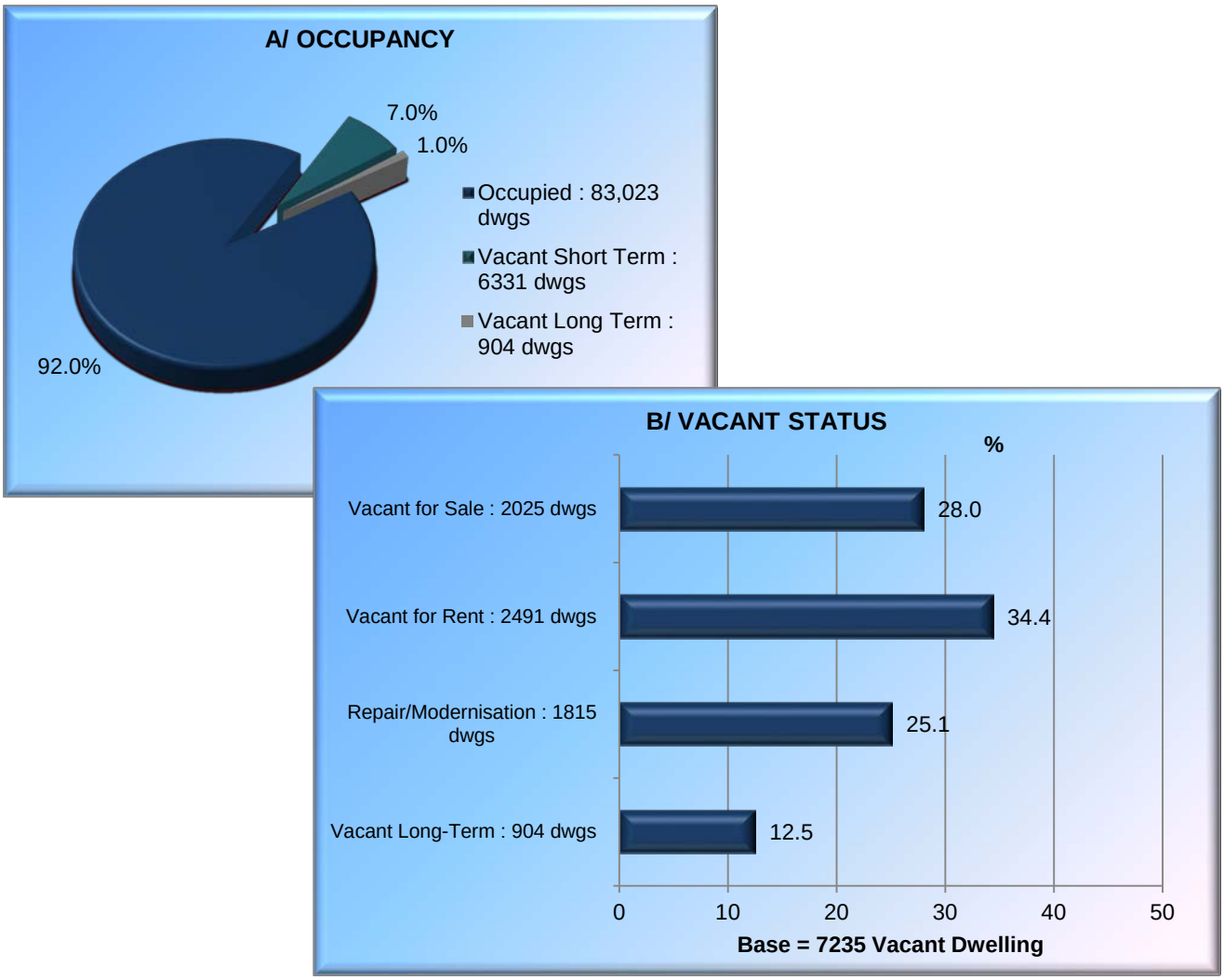
5. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSING

5.1 The City of Stoke-on-Trent contains a private sector housing stock of 90,258 dwellings.

HOUSING OCCUPANCY

5.2 At the time of survey, 83,023 dwellings (92.0%) were occupied, the remaining 7,235 dwellings (8.0%) were vacant. Within the vacant housing stock, 6,331 dwellings (7.0%) have been vacant for under six months and are expected to return to occupancy in the short-term. These include dwellings for sale or rent (4,516 dwellings) and those undergoing major repair or modernisation (1,815 dwellings). 904 vacant dwellings (1.0%) were assessed as vacant for over six months and are typically regarded as problematic in occupancy terms.

FIGURE 1 : **HOUSING OCCUPANCY**



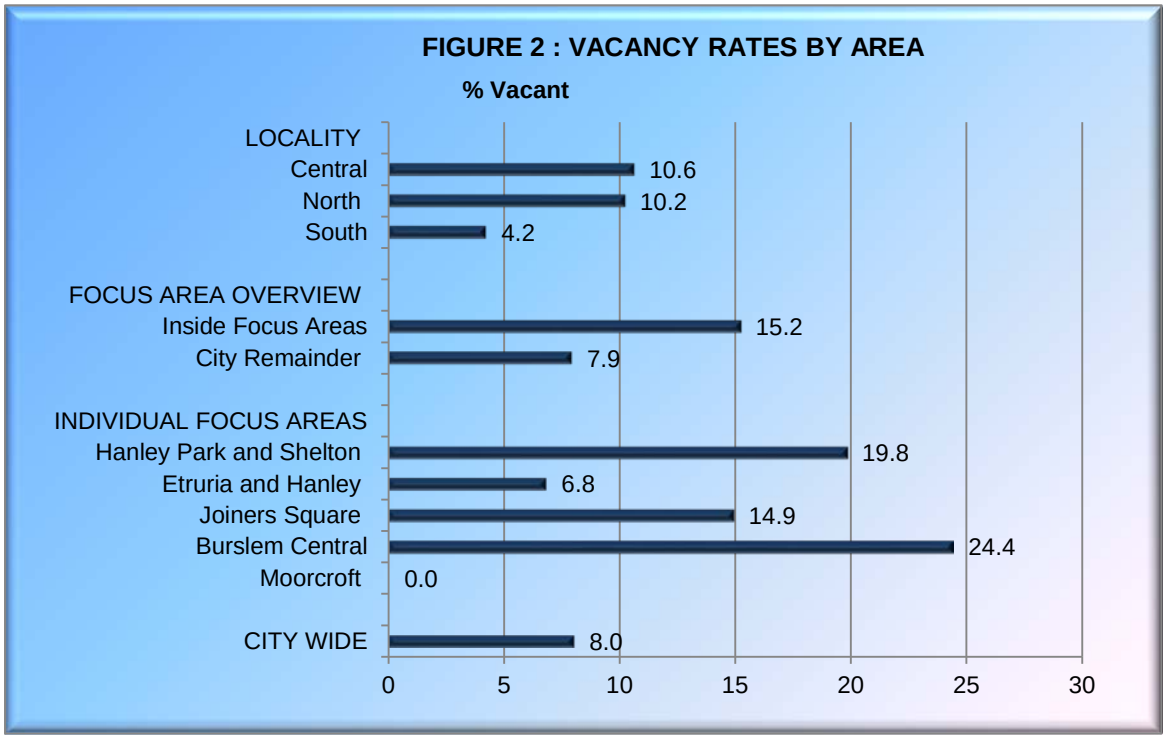
5.3 The distribution of vacant dwellings as estimated by surveyors is illustrated in Table 3. Within the housing stock rates of vacancy are higher within the private-rented sector (17.2%) compared to 4.6% within the owner-occupied sector. Highest rates of vacancy are also associated with the pre-1919 (17.2%) and inter-war (8.3%) housing stock, with terraced housing (12.7%) and with flats in converted (41.9%) and mixed-use (96.5%) buildings. Vacancy rates within the owner-occupied sector at 4.6% are in line with normal housing market turnover expectations. Rates of vacancy within the private-rented sector suggest significant tenancy turnover.

TABLE 4: HOUSING OCCUPANCY BY AREA AND HOUSING SECTOR

		HOUSING OCCUPANCY							
		Occupied		Vacant Short Term		Vacant Long Term		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%	dwgs	%
TENURE	Owner Occupied	62706	95.4	2705	4.1	315	0.5	65726	100.0
	Private Rented	20317	82.8	3626	14.8	589	2.4	24532	100.0
	All Dwellings	83023	92.0	6331	7.0	904	1.0	90258	100.0
DATE OF CONSTRUCTION	Pre-1919	14336	82.8	2736	15.8	236	1.4	17308	100.0
	1919-1944	18952	91.7	1474	7.1	240	1.2	20665	100.0
	1945-1964	13597	93.8	756	5.2	142	1.0	14495	100.0
	1965-1974	10617	96.0	373	3.4	65	0.6	11055	100.0
	1975-1980	4865	95.7	22	04.3	0	0.0	5086	100.0
	Post-1980	20657	95.4	771	3.6	221	1.0	21649	100.0
	All Dwellings	83023	92.0	6331	7.0	904	1.0	90258	100.0
FOCUS AREA OVERVIEW	Inside Focus Area	1898	84.8	300	13.4	40	1.8	2238	100.0
	City Remainder	81125	92.2	6030	6.9	864	1.0	88020	100.0
	All Dwellings	83023	92.0	6331	7.0	904	1.0	90258	100.0
LOCALITY	Central	24430	89.4	2871	10.5	15	0.1	27316	100.0
	North	25556	89.8	2403	8.4	503	1.8	28462	100.0
	South	33037	95.8	1056	3.1	387	1.1	34480	100.0
	All Dwellings	83023	92.0	6331	7.0	904	1.0	90258	100.0
MAIN HOUSE TYPE	Terraced House/Bungalow	24904	87.4	3416	12.0	190	0.7	28510	100.0
	Semi-detached House/Bungalow	35335	97.0	889	2.4	210	0.6	36434	100.0
	Detached House/Bungalow	15126	96.8	426	2.7	67	0.4	15619	100.0
	Purpose-built Flat	6931	87.1	868	10.9	158	2.0	7957	100.0
	Flat in Converted Building	709	58.1	511	41.9	0	0.0	1220	100.0
	Flat in Mixed Use Building	18	3.5	220	42.4	280	54.0	519	100.0
	All Dwellings	83023	92.0	6331	7.0	904	1.0	90258	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	658	80.3	151	18.5	10	1.3	820	100.0
	Etruria and Hanley	382	93.2	25	6.0	3	0.8	410	100.0
	Joiners Square	355	85.1	61	14.6	1	0.3	417	100.0
	Burslem Central	275	75.7	63	17.4	25	7.0	364	100.0

TABLE 4: HOUSING OCCUPANCY BY AREA AND HOUSING SECTOR									
		HOUSING OCCUPANCY							
		Occupied		Vacant Short Term		Vacant Long Term		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%	dwgs	%
	Moorcroft	228	100.0	0	0.0	0	0.0	228	100.0
	Outside Focus Areas	81125	92.2	6030	6.9	864	1.0	88020	100.0
	Inside Focus Areas	1898	84.8	300	13.4	40	1.8	2238	100.0
	All Dwellings	83023	92.0	6331	7.0	904	1.0	90258	100.0

5.4 Geographically, rates of vacancy are higher within the selected focus areas (15.2%) compared to the remainder of the City (7.9%). Focus areas particularly affected include Hanley Park and Shelton (19.8% vacant), Joiners Square (14.9% vacant) and Burslem Central (24.4% vacant). At a locality level vacancy rates are higher in Central (10.6%) and North (10.2%).



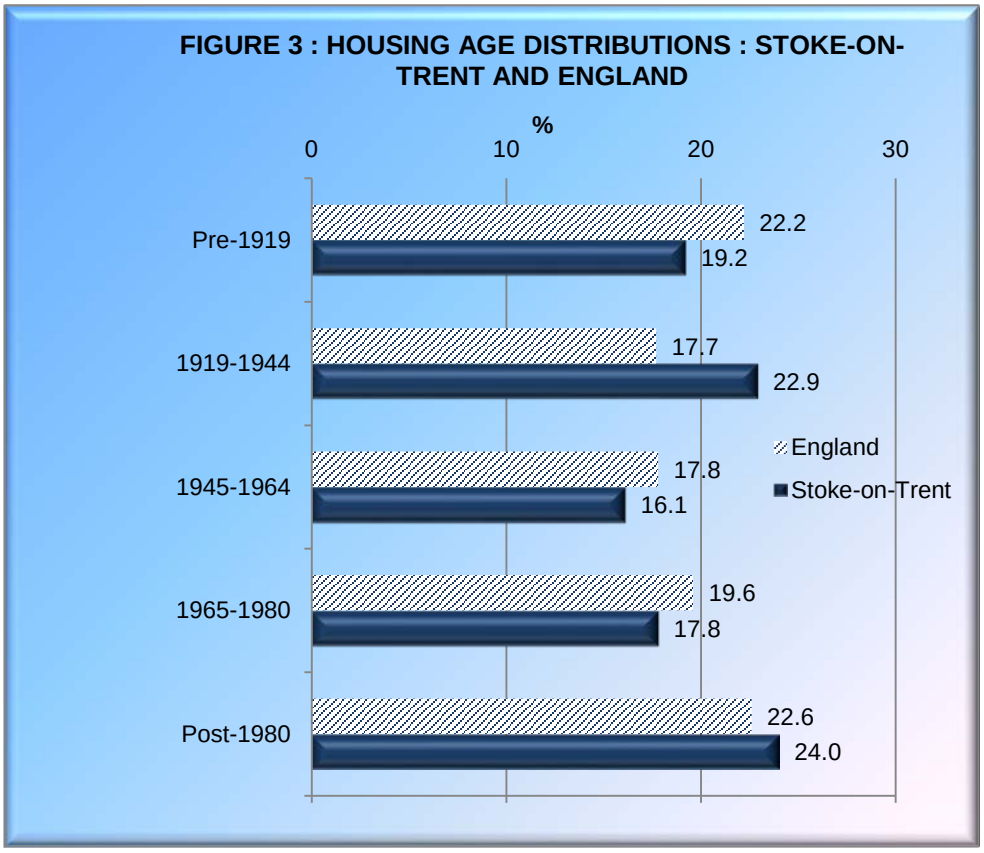
5.5 Council Tax estimates for the City indicate 3,082 empty properties, a figure significantly below the survey estimate. We recommend comparison of vacant property addresses held within the Council Tax system against those identified during the survey. Survey estimates are based on visual assessments by surveyors on site causing difficulties in some cases in the classification of vacant dwellings. Additionally, no sample controls on housing vacancy were possible during the survey which can lead to an under or over representation of vacant housing. Council Tax estimates may also be deflated by positive disincentives to housing

vacancy through the removal of discounts and introduction of fee charges for long-term vacant properties.

HOUSING AGE

5.6 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 Stoke-on-Trent is representative of all building eras but is predominantly of post Second World War construction. 52,285 dwellings (57.9%) were constructed post-1944. Of these dwellings, 21,649 dwellings or 41.4% were constructed post-1980. 37,973 dwellings (42.1%) were constructed pre-1945. Within this group, 17,308 dwellings (19.2%) were constructed pre-1919, 20,665 dwellings (22.9%) in the inter-war period (1919 – 1944). Private sector housing stock in Stoke-on-Trent is not significantly different from the national profile for England. Rates of pre-1919 housing are below the national average, rates of inter-war housing above the national average and rates of post-1980 construction above the national average.

FIGURE 3 : HOUSING AGE DISTRIBUTIONS : STOKE-ON-TRENT AND ENGLAND



5.7 Housing age distributions vary significantly across the housing stock and by area as illustrated in Table 5. In this respect the oldest housing age profiles are associated with

vacant dwellings, the private-rented sector, terraced housing and flats in converted and mixed use buildings:

- 2,972 vacant dwellings were constructed pre-1919 representing 41.1% of all vacant dwellings
- 7,995 private-rented dwellings were constructed pre-1919 representing 32.6% of all private-rented dwellings
- 15,236 terraced houses were constructed pre-1919 representing 53.4% of all terraced housing
- 1,224 flats in converted or mixed-use buildings were constructed pre-1919 representing 70.4% of all converted or mixed-use flats

More modern construction post-1980 exhibits a two-fold pattern involving semi-detached/detached housing construction in the owner-occupied sector and the construction of purpose-built flats in both the owner-occupied and private-rented sectors. The latter may be a reflection of the buy-to-let market in Stoke-on-Trent.

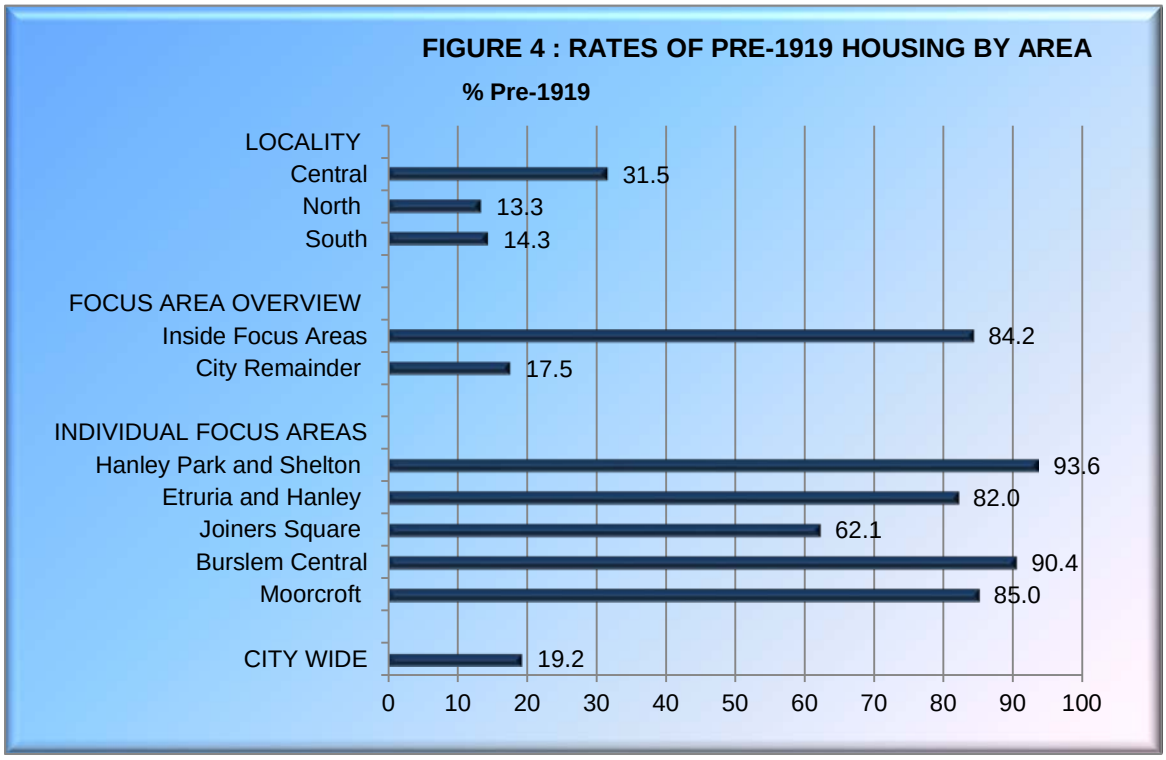
TABLE 5: HOUSING AGE DISTRIBUTIONS BY AREA AND HOUSING SECTOR

		DATE OF CONSTRUCTION													
		Pre-1919		1919-1944		1945-1964		1965-1974		1975-1980		Post-1980		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
TENURE	Owner Occupied	9313	14.2	15316	23.3	12024	18.3	9938	15.1	399/	6.1	15137	23.0	65726	100.0
	Private Rented	7995	32.6	5350	21.8	2471	10.1	1117	4.6	1087	4.4	6512	26.5	24532	100.0
	All Dwellings	17308	19.2	20665	22.9	14495	16.1	11055	12.2	5066	5.6	21649	24.0	90258	100.0
FOCUS AREAS OVERVIEW	Inside Focus Areas	1885	84.2	125	5.6	57	2.6	9	0.4	0	0.0	161	7.2	2238	100.0
	City Remainder	15423	17.5	20540	23.3	14438	16.4	11046	12.5	5086	5.8	21488	24.4	88020	100.0
	All Dwellings	17308	19.2	20665	22.9	14495	16.1	11055	12.2	5086	5.8	21649	24.0	90258	100.0
LOCALITY	Central	8593	31.5	7825	28.6	2066	7.6	3560	13.0	555	2.0	4697	17.2	27316	100.0
	North	3787	13.3	7627	26.8	4641	16.3	3453	12.1	1801	6.3	7153	25.1	28462	100.0
	South	4929	14.	5213	15.1	7768	22.5	404	11.7	2729	7.9	9800	28.4	34480	100.0
	All Dwellings	17308	19.2	20665	22.9	14495	16.1	11055	12.2	5086	5.6	21649	24.0	90258	100.0
MAIN HOUSE TYPE	Terraced House/Bungalow	15236	53.4	6611	23.2	1065	3.8	1839	6.5	638	2.2	3100	10.9	28510	100.0
	Semi-detached House/Bungalow	365	1.0	12075	33.1	11206	30.8	5765	15.8	1600	4.4	5423	14.9	36434	100.0
	Detached House/Bungalow	324	2.1	686	4.4	1275	8.2	2960	19.0	1752	11.2	8623	55.2	15619	100.0
	Purpose-built Flat	159	2.0	893	11.2	820	10.3	486	6.1	1095	13.8	4503	56.6	7957	100.0
	Flat in Converted Building	879	72.0	300	24.6	37	3.0	4	0.3	0	0.0	0	0.0	1220	100.0
	Flat in Mixed Use Building	345	66.6	101	19.4	73	14.1	0	0.0	0	0.0	0	0.0	519	100.0
	All Dwellings	17308	19.2	20665	22.9	14495	16.1	11055	12.2	5086	5.6	21649	24.0	90258	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	768	93.6	31	3.8	0	0.0	5	0.6	0	0.0	16	1.9	820	100.0

TABLE 5: HOUSING AGE DISTRIBUTIONS BY AREA AND HOUSING SECTOR

		DATE OF CONSTRUCTION													
		Pre-1919		1919-1944		1945-1964		1965-1974		1975-1980		Post-1980		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
	Etruria and Hanley	336	82.0	40	9.8	0	0.0	0	0.0	0	0.0	34	8.3	410	100.0
	Joiners Square	259	62.1	48	11.4	44	10.7	4	1.0	0	0.0	62	14.8	417	100.0
	Burslem Central	329	90.4	6	1.7	13	3.5	0	0.0	0	0.0	16	4.3	364	100.0
	Moorcroft	194	85.0	0	0.0	0	0.0	0	0.0	0	0.0	34	15.0	228	100.0
	Outside Focus Areas	15423	17.5	20540	23.3	14438	16.4	11046	12.5	5086	5.8	21488	24.4	88020	100.0
	Inside Focus Areas	1885	84.2	125	5.6	57	2.6	9	0.4	0	0.0	161	7.2	2238	100.0
	All Dwellings	17308	19.2	20665	22.9	14495	16.1	11055	12.2	5086	5.6	21649	24.0	90258	100.0
HOUSING OCCUPANCY	Occupied	14336	17.3	18952	22.8	13597	16.4	10617	12.8	4865	5.9	20657	24.9	83023	100.0
	Vacant Short Term	2736	43.2	1474	23.3	756	11.9	373	5.9	220	3.5	771	12.2	6331	100.0
	Vacant Long Term	236	26.1	240	26.5	142	15.7	65	7.2	0	0.0	221	24.5	904	100.0
	All Dwellings	17308	19.2	20665	22.9	14495	16.1	11055	12.2	5086	5.6	21649	24.0	90258	100.0

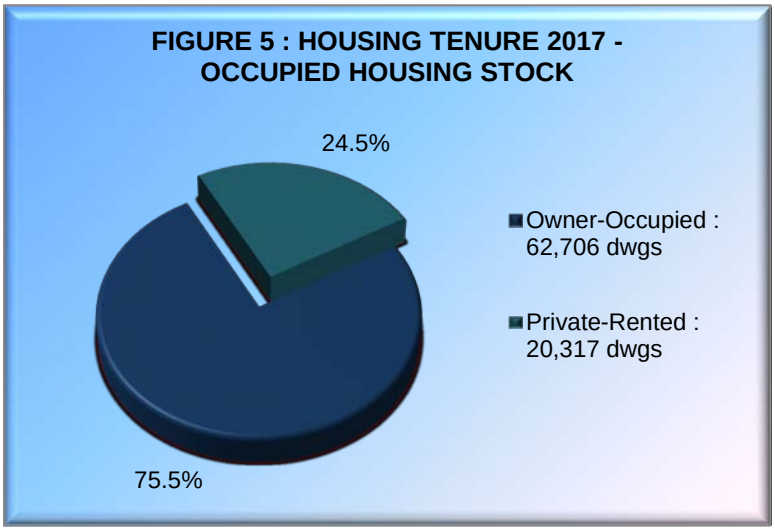
5.8 Geographically the five focus areas represent concentrations of pre-1919 housing. 1,885 dwellings within the focus areas are of pre-1919 construction representing 84.2% of total focus area housing stock. This compares with 17.5% pre-1919 construction across the remainder of the City. Highest rates of pre-1919 construction are associated with Hanley Park and Shelton (93.6%) and Burslem Central (90.4%). Across the localities, the Central area contains the oldest housing stock (31.5% pre-1919).



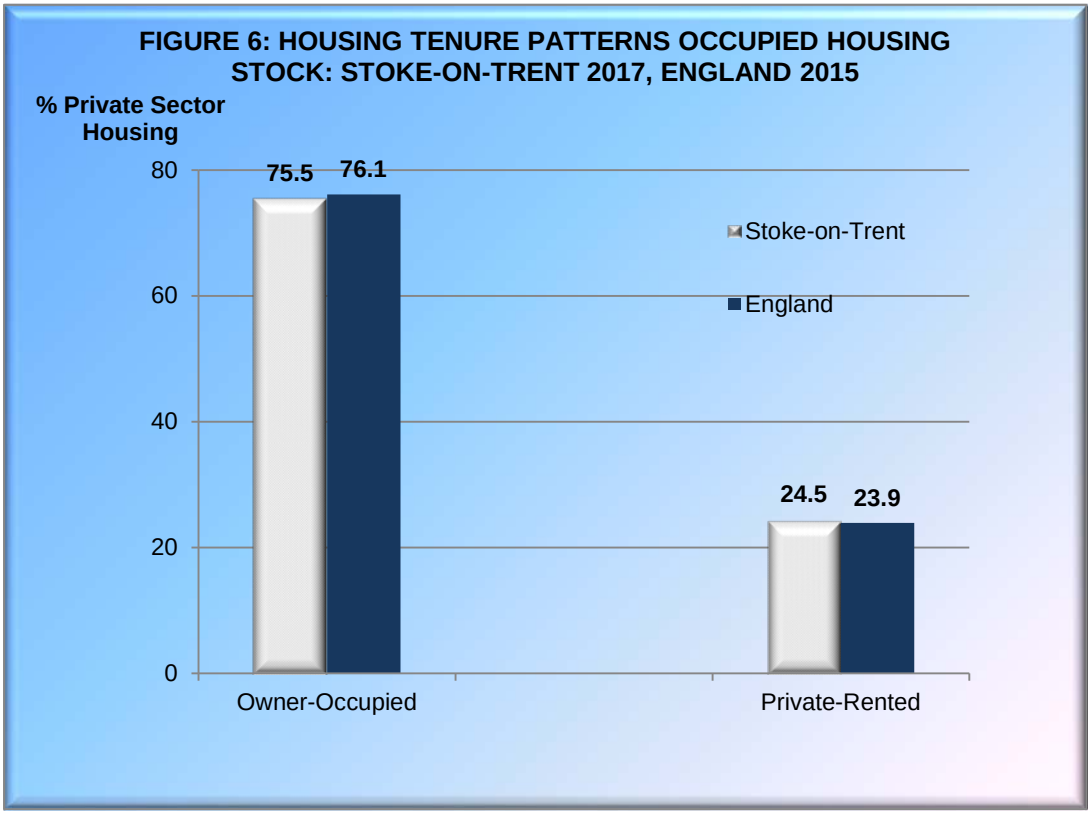
HOUSING TENURE

5.9 Housing tenure was estimated during the survey by occupier confirmation in occupied dwellings but also through surveyor estimates on site for vacant dwellings. Using data for occupied dwellings only represents the most accurate estimate of housing tenure permitting direct comparisons with the 2009 house condition survey and nationally with the English Housing Survey.

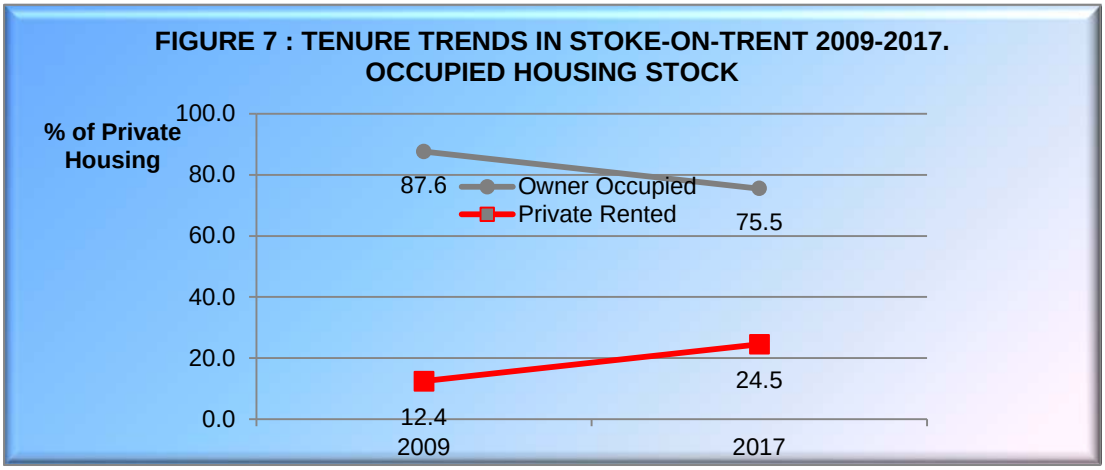
5.10 Owner-occupation is the predominant form of private sector tenure within the occupied housing stock accounting for 62,706 dwellings or 75.5%; 20,317 occupied dwellings are private-rented representing 24.5% of the occupied housing stock.



5.11 Housing tenure patterns in Stoke-on-Trent are broadly in line with the national profile for England. 23.9% of occupied private sector dwellings in England in 2015 were private-rented compared to 24.5% locally in 2017. Rates of owner-occupation locally of 75.5% compare with 76.1% owner-occupation nationally.



5.12 Significant national growth in private-rental has been recorded in England since 2003 with the private-rented sector 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, the growth in buy-to-let and the shortage of affordable properties for purchase. In line with national trends, rates of private-rental in Stoke-on-Trent have increased since 2009 with a consequent reduction in owner-occupation. Rates of private-rental within the occupied private sector housing sector in Stoke-on-Trent have increased from 12.4% in 2009 to 24.5% in 2017. Conversely, owner-occupation has declined from 87.6% in 2009 to 75.5% in 2017.



5.13 Differences in housing age and type exist within the occupied housing stock between the main tenure groups reflecting a more diverse owner-occupied sector against the private-rented sector which exhibits a polarised house type and age distribution. This reflects its concentration in the pre-1919 terraced housing and converted flat market and in the post-1980 purpose built flat market.

TABLE 6 : HOUSING TENURE PATTERNS BY DWELLING AGE AND TYPE

		TENURE					
		Owner Occupied		Private Rented		All Dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%
DATE OF CONSTRUCTION	Pre-1919	8120	12.9	6216	30.6	14336	17.3
	1919-1944	14960	23.9	3991	19.6	18952	22.8
	1945-1964	11344	18.1	2252	11.1	13597	16.4
	1965-1974	9677	15.4	940	4.6	10617	12.8
	1975-1980	3778	6.0	1087	5.4	4865	5.9
	Post-1980	14827	23.6	5830	28.7	20657	24.9
	ALL OCCUPIED DWELLINGS	62706	100.0	20317	100.0	83023	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	15628	24.9	9277	45.7	24904	30.0
	Semi-detached house/bungalow	31406	50.1	3929	19.3	35335	42.6
	Detached house/bungalow	14495	23.1	631	3.1	15126	18.2
	Purpose-Built Flat	1178	1.9	5753	28.3	6931	8.3
	Flat in converted building	0	0.0	709	3.5	709	0.9
	Flat in mixed use building	0	0.0	18	0.1	18	0.0
	ALL OCCUPIED DWELLINGS	62706	100.0	20317	100.0	83023	100.0

5.14 Geographically, rates of private-rental vary across the city within the occupied housing stock reflecting significantly higher levels of private-rental within the focus areas. 1,239 occupied dwellings within the focus areas are private-rented representing 65.3% of total occupied housing stock. This compares with 23.5% of occupied dwellings in private-rental across the remainder of the city. Highest individual rates of private-rental are recorded in Hanley Park

and Shelton (81.0%), Burslem Central (65.5%) and Moorcroft (67.1%). Rates of private-rental are also significantly above average in the Central Area (37.5%).

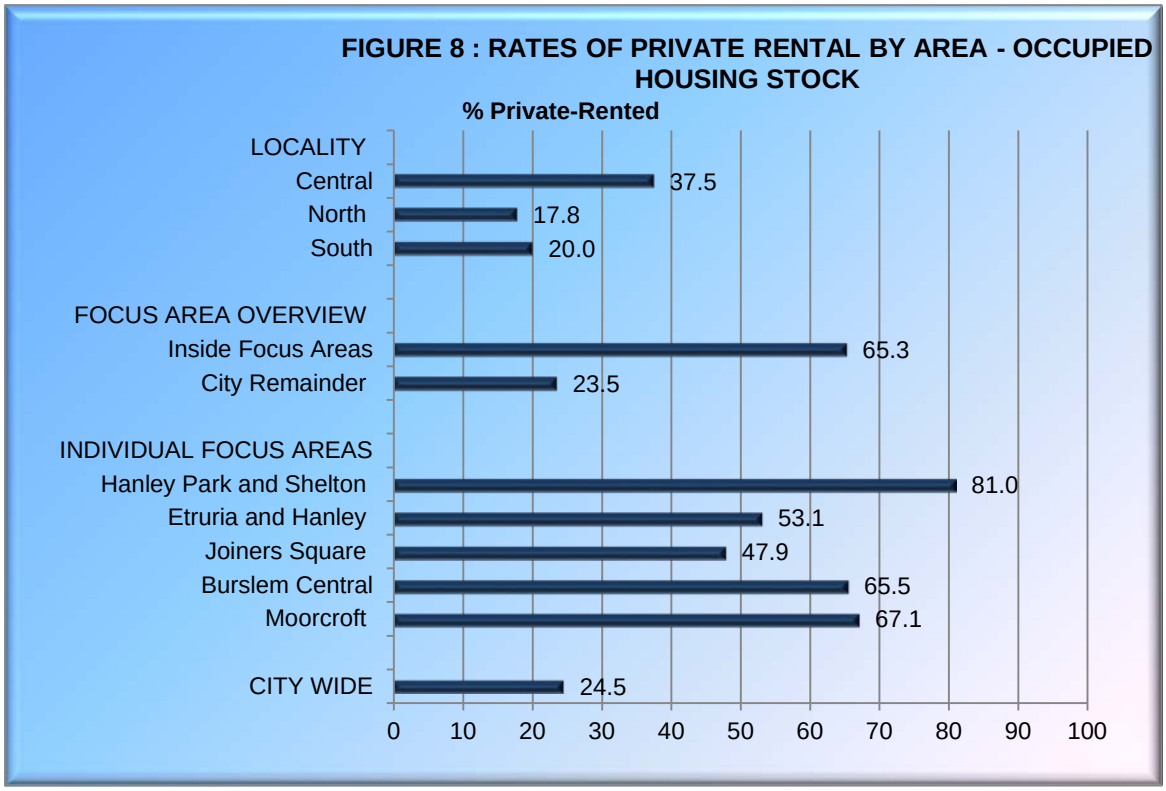
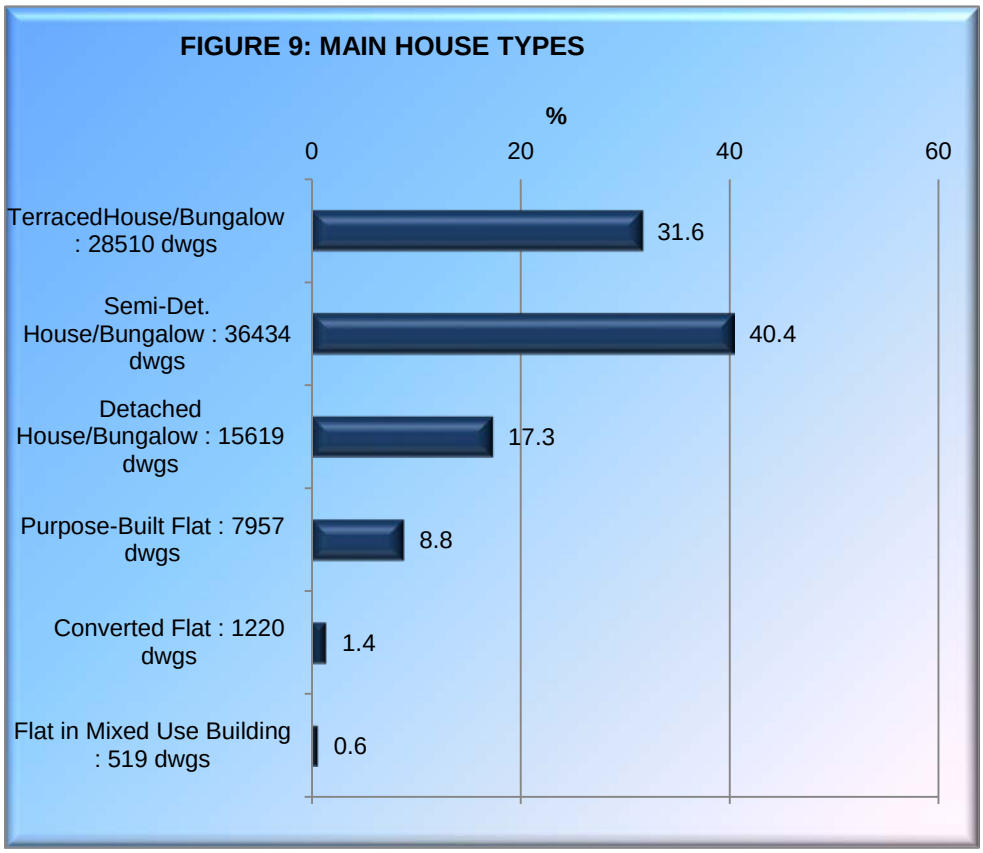


TABLE 7 : TENURE PATTERNS BY AREA – OCCUPIED HOUSING STOCK

		TENURE					
		Owner Occupied		Private Rented		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
FOCUS AREA OVERVIEW	Inside Focus Area	659	34.7	1239	65.3	1898	100.0
	City Remainder	62048	76.5	19077	23.5	81125	100.0
	All Dwellings	62706	75.5	20317	24.5	83023	100.0
LOCALITY	Central	15266	62.5	9163	37.5	24430	100.0
	North	21016	82.2	4540	17.8	25556	100.0
	South	26424	80.0	6614	20.0	33037	100.0
	All Dwellings	62706	75.5	20317	24.5	83023	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	125	19.0	533	81.0	658	100.0
	Etruria and Hanley	179	46.8	23	53.2	382	100.0
	Joiners Square	185	52.1	170	47.9	355	100.0
	Burslem Central	95	34.5	180	65.5	275	100.0
	Moorcroft	75	32.9	153	67.1	228	10.0
	Outside Focus Areas	62048	76.5	19077	23.5	81125	100.0
	Inside Focus Areas	659	34.7	1239	65.3	1898	100.0
	All Dwellings	62706	75.5	20317	24.5	83023	100.0

HOUSE TYPE

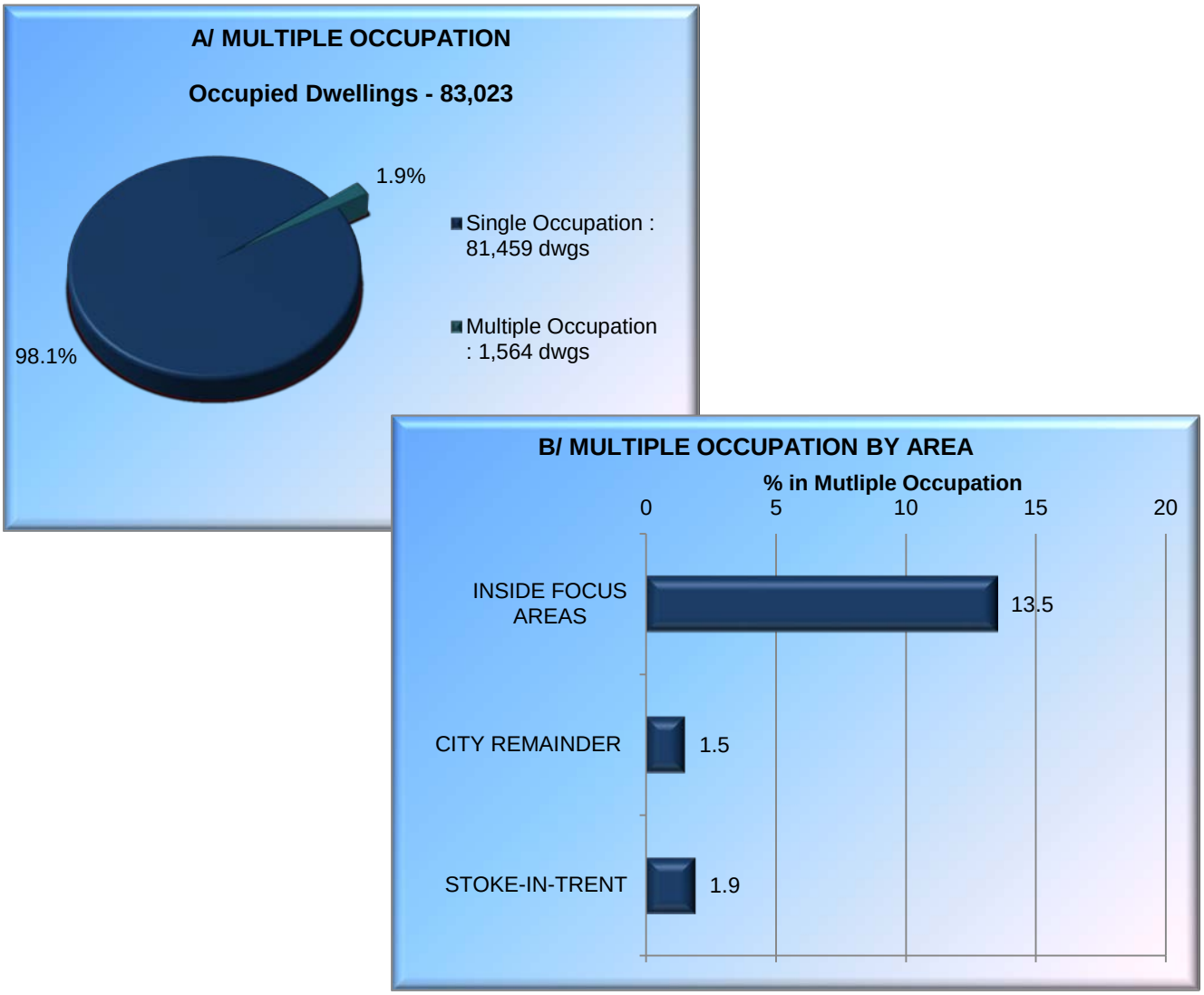
5.15 Private sector housing stock is predominantly of two-storey detached, semi-detached and terraced configuration. Houses and bungalows comprise 80,563 dwellings (89.2%) with the remaining 9,695 dwellings (10.8%) in flats.



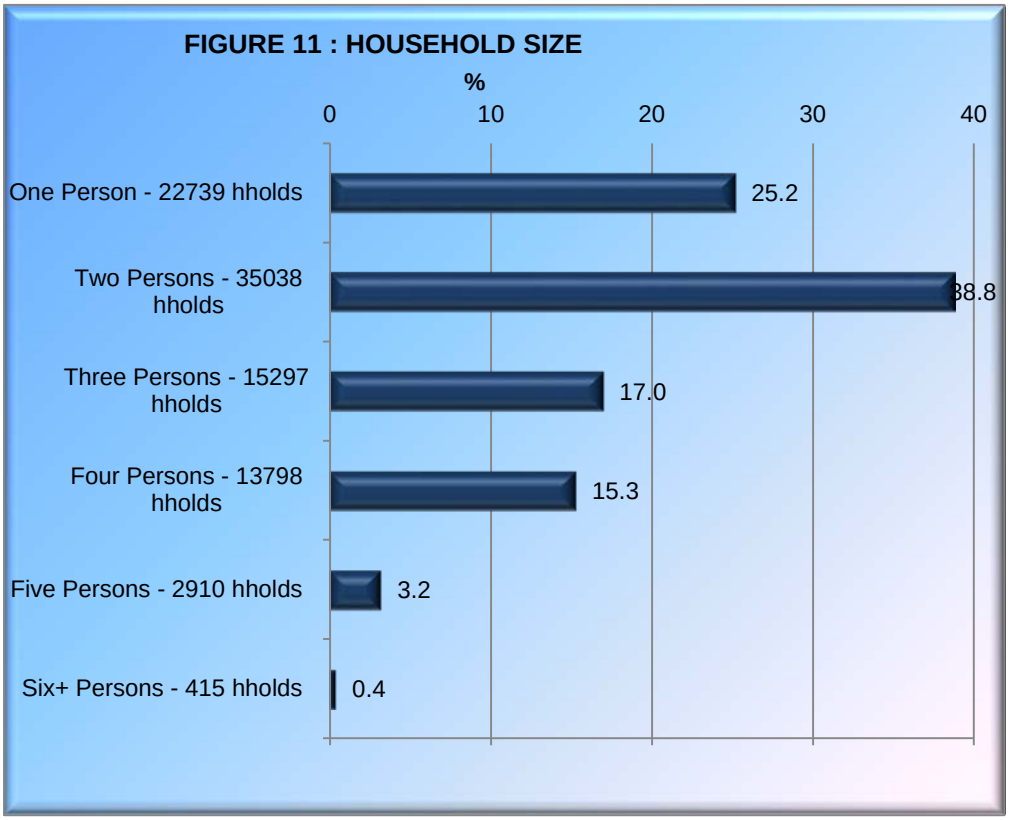
6. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSEHOLDS

6.1 83,023 occupied dwellings contain 90,196 households and a household population of 211,054 persons. Average household size is estimated at 2.34 persons. 81,459 occupied dwellings (98.1%) are occupied by a single household, the remaining 1,564 dwellings are in multiple occupation. Houses in multiple occupation account for 3,419 households averaging 2.2 households per dwelling. Houses in multiple occupation are distributed across the city but exhibit a higher concentration in the focus areas representing 13.5% of total housing stock compared to 1.5% in the remainder of the city.

FIGURE 10 : HOUSES IN MULTIPLE OCCUPATION



6.2 Private sector households are typically small in size. 22,739 households (25.2%) are single person in size, an additional 35,038 households (38.8%) contain two persons. Only 3,325 households (3.6%) contain five or more persons.



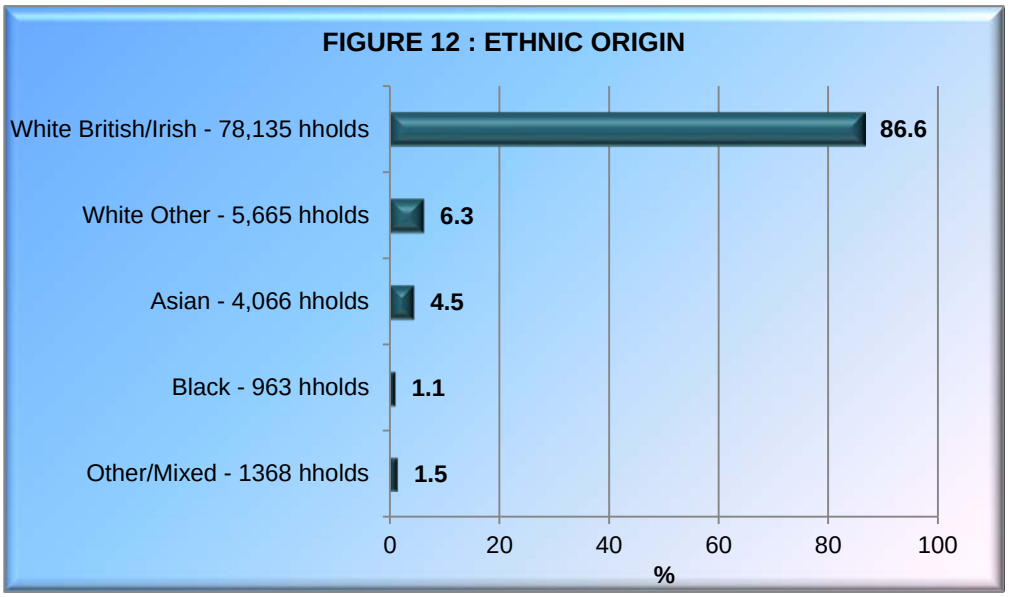
HOUSEHOLD DEMOGRAPHICS

6.3 Private sector households exhibit a broad but ageing demographic profile. 24,777 households (27.5%) are headed by a person 65 years and over; a further 14,199 households (15.7%) are headed by a person aged 55-64 years. The average age of heads of household is estimated at 51 years. Demographic characteristics are reflected in the composition of private sector households. 11,788 households (13.1%) contain a single person aged 60 years and over, 14,164 households (15.7%) contain two persons aged 60 years and over.

TABLE 8: PRIVATE SECTOR HOUSEHOLDS BY AGE OF HOH AND HOUSEHOLD TYPE					
AGE OF HEAD OF HOUSEHOLD	HHOLDS	%	HOUSEHOLD TYPE	HHOLDS	%
Under 25 years	3594	4.0	Couple no Children	16944	18.8
25-34 years	17760	19.7	Couple with Children	17938	19.9
35-44 years	15947	17.7	Lone Parent Family	2764	3.1
45-54 years	13918	15.4	Other Multi-Person	15178	16.8
55-64 years	14199	15.7	Single Person Under 60 years	10972	12.2
65 years and over	24777	27.5	Single Person 60+ years	11788	13.1
			Two Persons 60+ years	14164	15.7

ETHNICITY

6.4 78,135 households (86.6%) are of White British or Irish origin. 5,665 households (6.3%) are of other (predominantly Eastern European) white origin. The BME population is estimated at 6,397 household (7.1%) and largely of Asian origin.



HOUSEHOLD OCCUPANCY

6.5 Linking dwelling size (number of bedrooms) to household demographics through the Bedroom standard provides indicators of household occupancy. 3,984 households (4.4%) have insufficient bedrooms to meet family needs and are over-crowded, 19,341 households (21.4%) have bedrooms equal to their needs; 66,871 households (74.1%) have bedrooms above their family needs and are in under-occupation. Levels of overcrowding are above average in the private-rented sector (9.3%), within the terraced housing stock (9.8%) and in

the Focus areas (23.7%). The Central locality also exhibits above average over-crowding (7.3%).

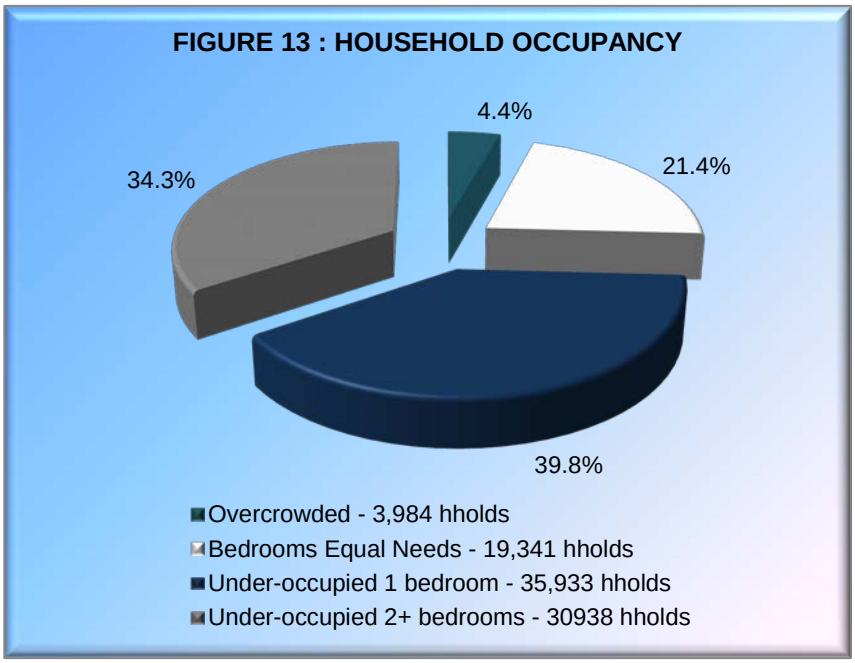


TABLE 9: HOUSEHOLD OCCUPANCY BY AREA AND HOUSING SECTOR

		BEDROOM STANDARD									
		Overcrowded		Bedrooms Equals Needs		Under-occupied (1 Bedroom)		Under-occupied (2+ Bedrooms)		All Households	
		dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
TENURE	Owner Occupied	1584	2.5	10231	15.9	25552	39.6	27129	42.1	64495	100.0
	Private Rented	2400	9.3	9110	35.4	10381	40.4	3810	14.8	25701	100.0
	All Households	3984	4.4	19341	21.4	35933	39.8	30938	34.3	90196	100.0
DATE OF CONSTRUCTION	Pre-1919	2343	13.2	5420	30.4	8035	45.1	202	11.3	17818	100.0
	1919-1944	661	3.2	4181	20.3	7413	36.0	8323	40.4	20579	100.0
	1945-1964	259	1.8	2368	16.6	5345	37.5	6298	44.1	14269	100.0
	1965-1974	269	2.5	1401	13.0	4669	43.4	4426	41.1	10766	100.0
	1975-1980	214	4.4	819	16.6	2080	42.3	1807	36.7	4921	100.0
	Post-1980	237	1.1	5152	23.6	8391	38.4	8064	36.9	21844	100.0
	All Households	3984	4.4	19341	21.4	35933	39.8	30938	34.3	90196	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	968	23.7	1675	40.9	1133	27.7	315	7.7	4091	100.0
	City Remainder	3016	3.5	17666	20.5	34800	40.4	30623	35.6	86105	100.0
	All Households	3984	4.4	19341	21.4	35933	39.8	30938	34.3	90196	100.0
LOCALITY	Central	2297	7.3	8661	27.6	12680	40.4	7719	24.6	31357	100.0
	North	983	3.8	4956	19.2	11296	43.8	8558	33.2	25793	100.0
	South	704	2.1	5724	17.3	11957	36.2	14661	44.4	33048	100.0
	All Households	3984	4.4	19341	21.4	35933	39.8	30938	34.3	90196	100.0

TABLE 9: HOUSEHOLD OCCUPANCY BY AREA AND HOUSING SECTOR

		BEDROOM STANDARD									
		Overcrowded		Bedrooms Equals Needs		Under-occupied (1 Bedroom)		Under-occupied (2+ Bedrooms)		All Households	
		dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
MAIN HOUSE TYPE	Terraced House/Bungalow	2884	9.8	6888	23.4	12748	43.3	6921	23.5	29440	100.0
	Semi-detached House/Bungalow	628	1.7	5477	15.0	13702	37.4	16790	45.9	36597	100.0
	Detached House/Bungalow	283	1.9	2031	13.5	5672	37.7	7078	47.0	15064	100.0
	Purpose Built Flat	145	1.8	3892	48.7	3802	47.6	149	1.9	7988	100.0
	Flat in Converted Building	44	4.1	1030	95.4	6	0.5	0	0.0	1080	100.0
	Flat in Mixed Use Building	0	0.0	24	87.9	3	12.1	0	0.0	28	100.0
	All Households	3984	4.4	19341	21.4	35933	39.8	30938	34.3	90196	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	617	29.2	949	44.9	379	17.9	171	8.1	2118	100.0
	Etruria and Hanley	68	17.8	132	34.6	154	40.3	28	7.3	382	100.0
	Joiners Square	185	17.2	443	41.3	363	33.9	82	7.6	1072	100.0
	Burslem Central	47	16.7	85	30.0	152	53.3	0	0.0	284	100.0
	Moorcroft	51	21.6	66	27.8	86	36.1	35	14.6	238	100.0
	Outside Focus Area	3016	3.5	17666	20.5	34800	40.4	30623	35.6	86105	100.0
	Inside Focus Area	968	23.7	1675	40.9	1133	27.7	315	7.7	4091	100.0
	All Households	3984	4.4	19341	21.4	3593	39.8	30938	34.3	90196	100.0

RESIDENTIAL MOBILITY

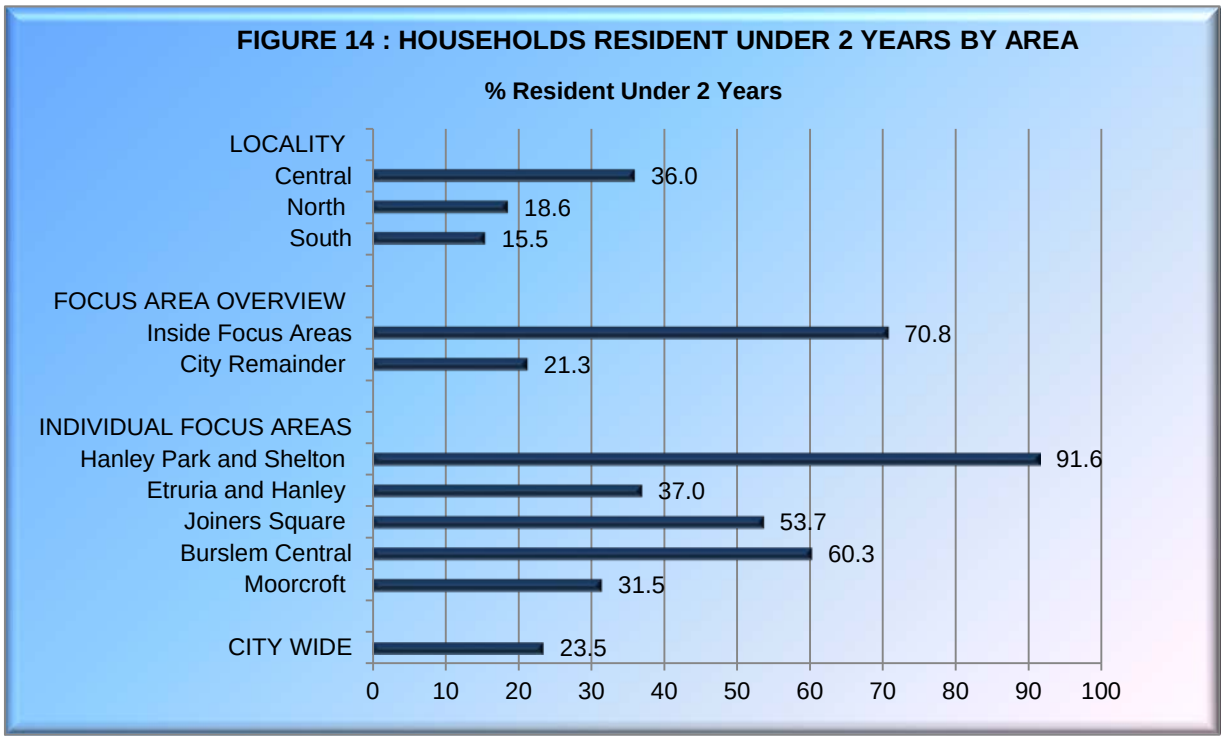
6.6 Patterns of residential mobility within Stoke-on-Trent reflect a distinction between a highly mobile private-rented sector and a stable and established owner-occupied sector. 40,076 owner-occupied households (62.1%) have been resident in their current dwelling over 10 years compared to 1,803 private-rented households (7.0%). In contrast, 15,423 private-rented households (60.0%) have been resident in their current dwelling under 2 years. Only 583 owner-occupied households (0.8%) definitely intend to move within the next 12 months compared to 1,514 private rented households (5.9%).

TABLE 10: LENGTH OF RESIDENCE AND INTENTION TO MOVE TENURE

		TENURE					
		Owner Occupied		Private Rented		All Households	
		Hholds	%	Hholds	%	Hholds	%
LENGTH OF RESIDENCY	Under 1 Year	2816	4.4	8481	33.0	11296	12.5
	1 – 2 Years	2973	4.6	6942	27.0	9916	11.0
	3 – 5 Years	9559	14.8	6399	24.9	15957	17.7

TABLE 10: LENGTH OF RESIDENCE AND INTENTION TO MOVE TENURE							
		TENURE					
		Owner Occupied		Private Rented		All Households	
		Hholds	%	Hholds	%	Hholds	%
	6 – 10 Years	9071	14.1	2076	8.1	11147	12.4
	11 – 20 Years	10476	16.2	1039	4.0	11515	12.8
	Over 20 years	29600	45.9	764	3.0	30365	33.7
	All Households	64495	100.0	25701	100.0	90196	100.0
INTENTION TO MOVE (next 12 months)	No	50640	78.5	14989	58.3	65630	72.8
	Don't Know	8504	13.2	5327	20.7	13831	15.3
	Yes – possibly	4817	7.5	3871	15.1	8688	9.6
	Yes – definitely	533	0.8	1514	5.9	2047	2.3
	All Households	64495	100.0	25701	100.0	90196	100.0

Recent household mobility rates (within last 2 years) are above average in the focus areas and in particular Hanley Park and Shelton, Joiners Square and Burslem Central. They are also above average in the Central area where 36.0% of households have been resident under 2 years.



SOCIO-DEMOGRAPHIC VARIATIONS BY TENURE

6.7 Demographic and social characteristics vary by tenure reflecting a younger, more mobile private-rented sector against an older owner-occupied sector:

- 12.9% of private-rented households have a head of household aged 25 years compared to 0.4% of owner-occupied households
- 23.6% of private-rented households contain a single person aged under 60 years compared to 7.6% of owner-occupied households
- 35.5% of owner-occupied households contain one or two persons aged over 60 years compared to 11.8% of private-rented households
- 33.0% of private-rented households have been resident in their home under 1 year compared to 4.4% of owner-occupied households
- 45.9% of owner-occupied households have been resident in their home over 20 years compared to 3.0% of private-rented households
- 21.0% of private-rented households will either definitely or possibly move home within the next 12 months compared to 8.3% of owner-occupied households

TABLE 11: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY TENURE

		TENURE					
		OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	272	0.4	3322	12.9	3594	4.0
	25-34 years	7519	11.7	10241	39.8	17760	19.7
	35-44 years	10554	16.4	5393	21.0	15947	17.7
	45-54 years	11412	17.7	2506	9.8	13918	15.4
	55-64 years	12667	19.7	1513	5.9	14199	15.7
	65 years and over	22052	34.2	2725	10.6	24777	27.5
	All Households	64495	100.0	25701	100.0	90196	100.0
BEDROOM STANDARD	Overcrowded	1584	2.5	2400	9.3	3984	4.4
	Bedrooms equal needs	10231	15.9	9110	35.4	19341	21.4
	Underoccupied (1 bedroom)	25552	39.6	10381	10.4	35933	39.8
	Underoccupied (2+ bedrooms)	27129	42.1	3810	14.8	30938	34.3
	All Households	64495	100.0	25701	100.0	90196	100.0
HOUSEHOLD TYPE	Single person under 60 years	4904	76.4	6068	23.6	10972	12.2
	Single person 60 years and over	9285	14.4	2503	9.7	11788	13.1
	Lone parent family	713	1.1	2051	8.0	2764	3.1
	Married/Co-habiting couple with children	12455	19.3	5482	21.3	17938	19.9
	Married/Co-habiting couple with no children	11622	18.0	5322	20.7	16944	18.8
	Student	0	0.0	449	1.7	449	0.5

TABLE 11: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY TENURE							
		TENURE					
		OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
	Two persons aged 60 years or over	13634	21.1	530	2.1	14164	15.7
	Other multi-person household	11882	18.4	3296	12.8	15178	16.8
	All Households	64495	100.0	25701	100.0	90196	100.0
HOUSEHOLD SIZE	One person	14189	22.0	8550	33.3	22739	25.2
	Two persons	28355	44.0	6683	26.0	35038	38.8
	Three persons	10344	16.4	4952	19.3	15297	17.0
	Four persons	9638	14.9	4160	16.2	13798	15.3
	Five persons	1594	2.5	1316	5.1	2910	3.2
	Six persons	258	0.4	37	0.1	295	0.3
	Seven or more persons	116	0.2	4	0.0	120	0.1
	All Households	64495	100.0	25701	100.0	90196	100.0
LENGTH OF RESIDENCY	Under 1 year	2816	4.4	8481	33.0	11296	12.5
	1-2 years	2973	4.6	6942	27.0	9916	11.0
	3-5 years	9559	14.8	6399	24.9	15957	17.7
	6-10 years	9071	14.1	2076	8.1	11147	12.4
	11-20 years	10476	16.2	1039	4.0	11515	12.8
	Over 20 years	29600	45.9	764	3.0	30365	33.7
	All Households	64495	10.0	25701	100.0	90196	100.0

TABLE 12A: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY LOCALITY									
		LOCALITY							
		CENTRAL		NORTH		SOUTH		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	2488	7.9	540	2.1	566	1.7	3594	4.0
	25-34 years	8279	26.4	4472	17.3	5010	15.2	17760	19.7
	35-44 years	5381	17.2	5343	20.7	5223	15.8	15947	17.7
	45-54 years	3907	12.5	4545	17.6	5466	16.5	13918	15.4
	55-64 years	4866	15.5	3774	14.6	5660	16.8	14199	15.7
	65 years and over	6437	20.5	7119	27.6	11221	34.0	24777	27.5
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0
BEDROOM STANDARD	Overcrowded	2297	7.3	983	3.8	704	2.1	3984	4.4
	Bedrooms equal needs	8661	27.6	4956	19.2	5724	17.3	19341	21.4
	Underoccupied (1 bedroom)	12680	40.4	11296	43.8	11957	36.2	35933	39.8
	Underoccupied (2+ bedrooms)	7719	24.6	8558	33.2	14661	44.4	30938	34.3
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0
HOUSEHOLD TYPE	Single person under 60 years	4611	14.7	2585	10.0	3776	11.4	10972	12.2
	Single person 60 years and over	3901	12.4	3466	13.5	4401	13.3	11788	13.1
	Lone parent family	764	2.4	848	3.3	1152	3.5	2764	3.1

TABLE 12A: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY LOCALITY

		LOCALITY							
		CENTRAL		NORTH		SOUTH		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%	Hholds	%
	Married/Co-habiting couple with children	6290	20.1	6046	23.4	5603	17.0	17938	19.9
	Married/Co-habiting couple with no children	6346	20.2	4080	15.8	6518	19.7	16944	18.8
	Student	449	1.4	0	0.0	0	0.0	449	0.5
	Two persons aged 60 years or over	3419	10.9	4127	16.0	6617	20.0	14164	15.7
	Other multi-person household	5576	17.8	4621	17.9	4979	15.1	15178	16.8
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0
HOUSEHOLD SIZE	One person	8491	27.1	6070	23.5	8177	24.7	22739	25.2
	Two persons	10706	34.1	9182	35.6	15150	45.8	35038	38.8
	Three persons	5721	18.2	5150	20.0	4426	13.4	15297	17.0
	Four persons	5061	16.1	4446	17.2	4291	13.0	13798	15.3
	Five persons	1257	4.0	913	3.5	739	2.2	2910	3.2
	Six persons	119	0.4	15	0.1	162	0.5	295	0.3
	Seven or more persons	1	0.0	17	0.1	101	0.3	120	0.1
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0
LENGTH OF RESIDENCY	Under 1 year	6855	21.9	2424	9.4	2017	6.1	11296	12.5
	1-2 years	4431	14.1	2379	9.2	3106	9.4	9918	11.0
	3-5 years	5740	18.2	4466	17.3	5781	17.5	15957	17.7
	6-10 years	068	9.8	3554	13.8	4526	13.7	11147	12.4
	11-20 years	2854	9.1	4196	16.3	4465	13.5	11515	12.8
	Over 20 years	8439	26.9	8775	34.0	13151	39.8	30365	33.7
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0

TABLE 12B : HOUSEHOLD SOCIO-DEMOGRPAHIC CHARACTERISTICS BY FOCUS AREA FRAMEWORK

		FOCUS AREA OVERVIEW					
		Inside Focus Areas		City Remainder		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	1274	31.1	2320	2.7	3594	4.0
	25-34 years	1129	27.6	16631	19.3	17760	19.7
	35-44 years	830	20.3	15117	17.6	15947	17.7
	45-54 years	317	7.7	13602	15.8	13918	15.4
	55-64 years	197	4.8	14002	16.3	14199	15.7
	65 years and over	344	8.4	24433	28.4	24777	27.5
	All Households	4091	100.0	86105	100.0	90196	100.0
BEDROOM STANDARD	Overcrowded	968	23.7	3016	3.5	3984	4.4
	Bedrooms equal needs	1675	40.9	17666	20.5	19341	21.4
	Underoccupied (1 bedroom)	1133	27.7	34800	40.4	35933	39.8
	Underoccupied (2+ bedrooms)	315	7.7	30623	35.6	30938	34.3
	All Households	4091	100.0	86105	100.0	90196	100.0
HOUSEHOLD TYPE	Single person under 60 years	755	18.5	10216	11.9	10972	12.2

TABLE 12B : HOUSEHOLD SOCIO-DEMOGRPAHIC CHARACTERISTICS BY FOCUS AREA FRAMEWORK							
		FOCUS AREA OVERVIEW					
		Inside Focus Areas		City Remainder		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
	Single person 60 years and over	122	3.0	1166	613.5	11788	13.1
	Lone parent family	216	5.3	2548	3.0	2764	3.1
	Married/Co-habiting couple with children	784	19.2	17154	19.9	17938	19.9
	Married/Co-habiting couple with no children	460	11.2	16485	19.1	16944	18.8
	Student	249	6.1	200	0.2	449	0.5
	Two persons aged 60 years or over	98	2.4	14066	16.3	14164	15.7
	Other multi-person household	1407	34.4	13770	16.0	15178	16.8
	All Households	4091	100.0	86105	100.0	90196	100.0
HOUSEHOLD SIZE	One person	857	20.9	21882	25.4	22739	25.2
	Two persons	697	17.0	34341	39.9	35038	38.8
	Three persons	990	24.2	14307	16.6	15297	17.0
	Four persons	1106	27.0	12692	14.7	13798	15.3
	Five persons	355	8.7	2554	3.0	2910	3.2
	Six persons	68	1.7	227	0.3	295	0.3
	Seven or more persons	18	0.4	101	0.1	120	0.1
	All Households	4091	100.0	86105	100.0	90196	100.0
LENGTH OF RESIDENCY	Under 1 year	2023	49.4	9274	10.8	11296	12.5
	1-2 years	877	21.4	9039	10.5	9916	11.0
	3-5 years	469	11.5	15488	18.0	15957	17.7
	6-10 years	233	5.7	10914	12.7	11147	12.4
	11-20 years	159	3.9	11356	13.2	11515	12.8
	Over 20 years	331	8.1	30034	34.9	30365	33.7
	All Households	4091	100.0	86105	100.0	90196	100.0

HOUSEHOLD ECONOMIC CHARACTERISTICS

6.8 57,703 heads of household (64.0%) are in full or part-time employment, 1,900 heads of household (2.1%) are unemployed and 24,388 heads of household (27.0%) are economically retired.

6.9 17,272 households (19.1%) are in receipt of means tested and/or disability related benefits and are economically vulnerable. Working within fuel poverty methodology households on low incomes are regarded as those with incomes of less than 60 per cent of the median UK equivalised income after housing costs. On this definition 32,776 households in Stoke-on-Trent are on low incomes representing 36.3% of all private households. Data from the English Housing Survey indicates median private sector gross household income at £31,315 ranging from £23,421 in the private rented sector to £33,423 for owner-occupiers. Median

gross household income in Stoke-on-Trent is estimated at £28,599 (below the national average) ranging from £19,759 in the private-rented sector to £33,799 for owner-occupiers.

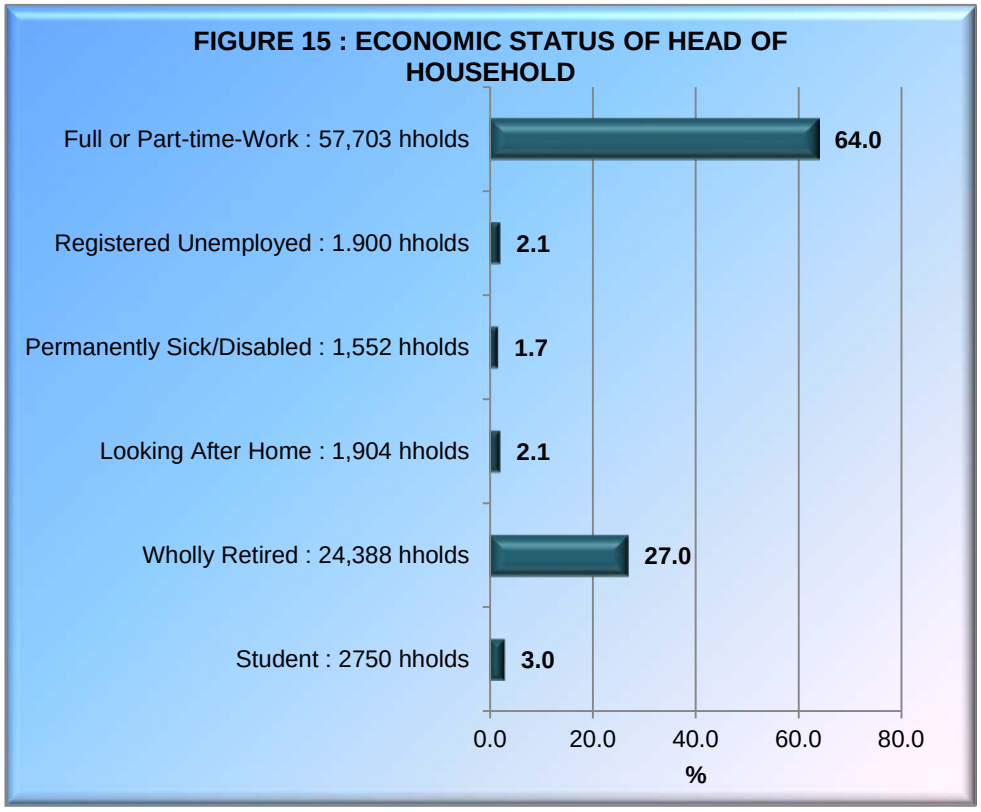
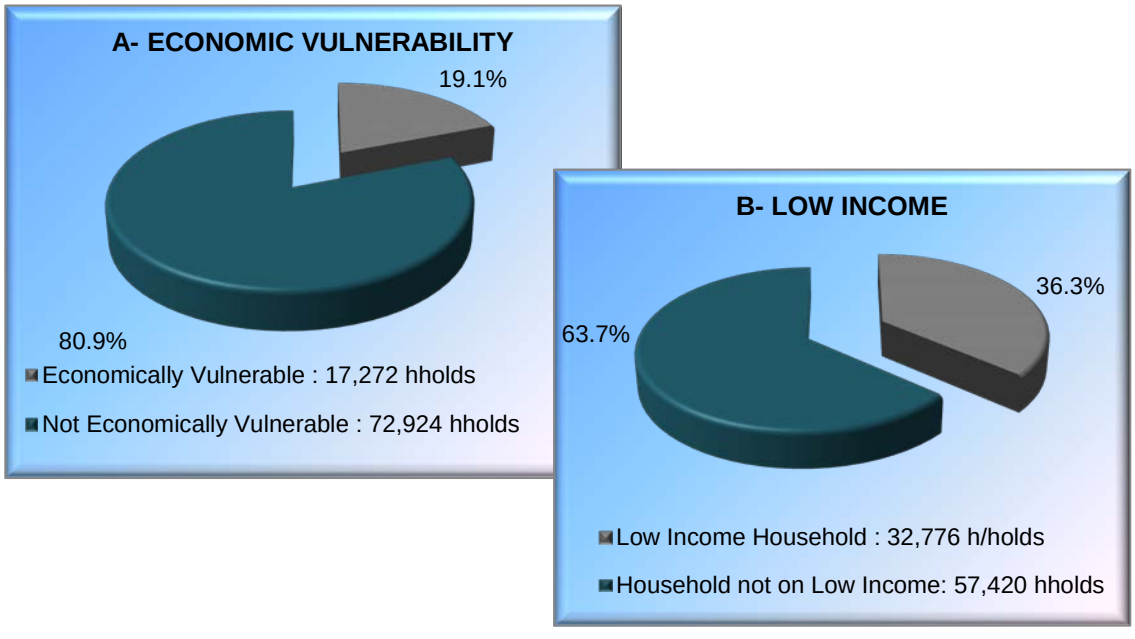


FIGURE 16 : ECONOMIC VULNERABILITY AND LOW INCOMES



6.10 Economic circumstances vary between the owner-occupied and private-rented sectors; the former exhibiting higher levels of retirement the latter exhibiting higher levels of unemployment and economic vulnerability. Median equivalised (AHC) household incomes are higher in the owner-occupied sector at £18,428 compared to £11,452 for private-rented households. 58.6% of private-rented households are on low incomes compared to 27.5% of owner-occupied households.

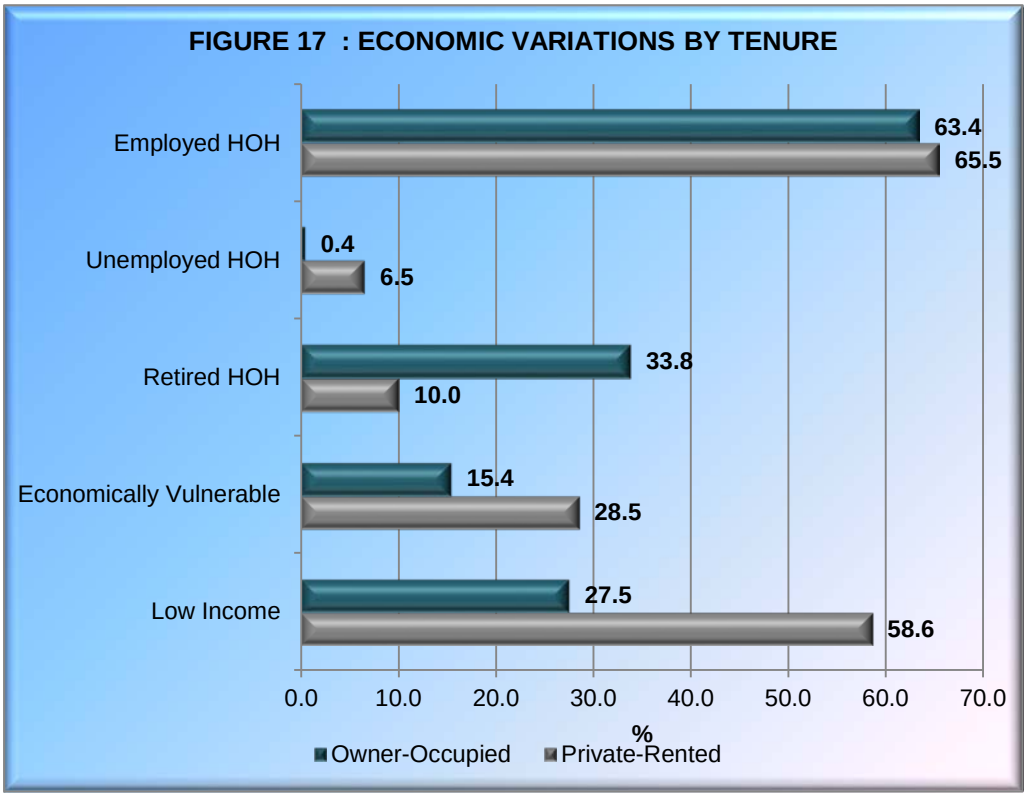


TABLE 13: HOUSEHOLD ECONOMIC CHARACTERISTICS BY TENURE

		TENURE					
		OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
ECONOMIC STATUS HEAD OF HOUSEHOLD	Full time work (>= 30 hours)	39009	60.5	15650	60.9	54659	60.6
	Part time work (< 30 hours)	1853	2.9	1190	4.6	3044	3.4
	Registered unemployed	236	0.4	1664	6.5	1900	2.1
	Permanently sick/disabled	667	1.0	886	3.4	1552	1.7
	Looking after home	733	1.1	1171	4.6	1904	2.1
	Wholly retired	21811	33.8	2576	10.0	24388	27.0
	Student	186	0.3	2564	10.0	2750	3.0
	All Households	64495	100.0	25701	100.0	90196	100.0
ANNUAL	Under £5k	6	0.0	4	0.0	9	0.0

TABLE 13: HOUSEHOLD ECONOMIC CHARACTERISTICS BY TENURE

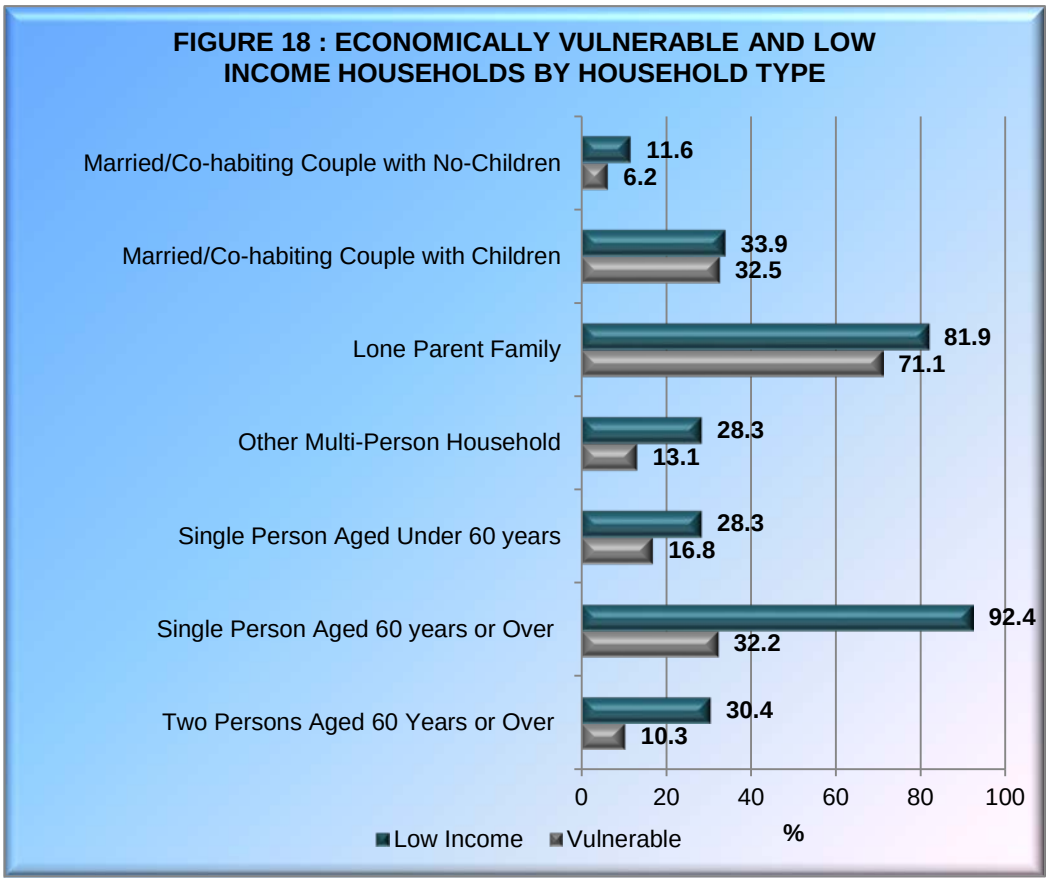
		TENURE					
		OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
HOUSEHOLD INCOME GROSS	£5k but under £10k	1294	2.0	1464	5.7	2758	3.1
	£10k but under £15k	4859	7.5	3085	12.0	7943	8.8
	£15k but under £20k	11498	17.8	8349	32.5	19847	22.0
	£30k but under £40k	17194	26.7	4320	16.8	21514	23.9
	£40k but under £50k	7054	10.9	1616	6.3	8670	9.6
	£50k and over	9584	14.9	1232	4.8	10816	12.0
	All Households	64495	100.0	25701	100.0	90196	100.0
AFTER HOUSING COSTS EQUIVALISED INCOME	Above national median	46778	72.5	10642	41.4	57420	63.7
	Below national median	17717	27.5	15059	58.6	32776	36.3
	All Households	64495	100.0	25701	100.0	90196	100.0
BENEFIT STATUS	No benefits received	54544	84.6	18380	71.5	72924	80.9
	In receipt of benefits	9951	15.4	7321	28.5	17272	19.1
	All Households	64495	100.0	25701	100.0	90196	100.0

TABLE 14: HOUSEHOLD ECONOMIC CHARACTERISTICS BY LOCALITY

		LOCALITY							
		CENTRAL		NORTH		SOUTH		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%	Hholds	%
ECONOMIC STATUS HEAD OF HOUSEHOLD	Full time work (>= 30 hours)	19307	61.6	16368	63.5	18984	57.4	54659	60.6
	Part time work (< 30 hours)	1268	4.0	892	3.5	884	2.7	3044	3.4
	Registered unemployed	533	1.7	555	2.2	812	2.5	1900	2.1
	Permanently sick/disabled	440	1.4	381	1.5	731	2.2	1552	1.7
	Looking after home	586	1.9	252	1.0	1065	3.2	1904	2.1
	Wholly retired	6741	21.5	7136	27.7	10511	31.8	24388	27.0
	Student	2482	7.9	208	0.8	60	0.2	2750	3.0
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0
ANNUAL HOUSEHOLD INCOME GROSS	Under £5k	0	0.0	4	0.0	6	0.0	9	0.0
	£5k but under £10k	1713	5.5	299	1.2	746	2.3	2758	3.1
	£10k but under £15k	3236	10.3	1965	7.6	2742	8.3	7943	8.8
	£15k but under £20k	7176	22.9	4586	17.8	8085	24.5	19847	22.0
	£20k but under £30k	6577	21.0	4855	18.8	7206	21.8	18639	20.7
	£30k but under £40k	7008	22.3	7382	28.6	7124	21.6	21514	23.9
	£40k but under £50k	2887	9.2	2793	10.8	2989	9.0	8670	9.6
	£50k and over	2759	8.8	3909	15.2	4148	12.6	10816	12.0

TABLE 14: HOUSEHOLD ECONOMIC CHARACTERISTICS BY LOCALITY									
		LOCALITY							
		CENTRAL		NORTH		SOUTH		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%	Hholds	%
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0
AFTER HOUSING COSTS EQUIVALISED INCOME	Above national median	17324	55.2	18373	71.2	21724	65.7	57420	63.7
	Below national median	14033	44.8	7420	28.8	11323	34.3	32778	36.3
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0
BENEFIT STATUS	No benefits received	26631	84.9	21405	83.0	24887	75.3	72924	80.9
	In receipt of benefits	4726	15.1	4387	17.0	8159	24.7	17272	19.1
	All Households	31357	100.0	25793	100.0	33046	100.0	90196	100.0

6.11 Low incomes impact particularly on family and single person households. Economic vulnerability is also above average for family households. 32.5% of family households are economically vulnerable compared to 19.1% of all households.



SECTION 3 :
AN OVERVIEW OF PRIVATE SECTOR HOUSING CONDITIONS AND CHANGES SINCE 2009

7. HOUSING CONDITIONS 2017 - 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.***

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

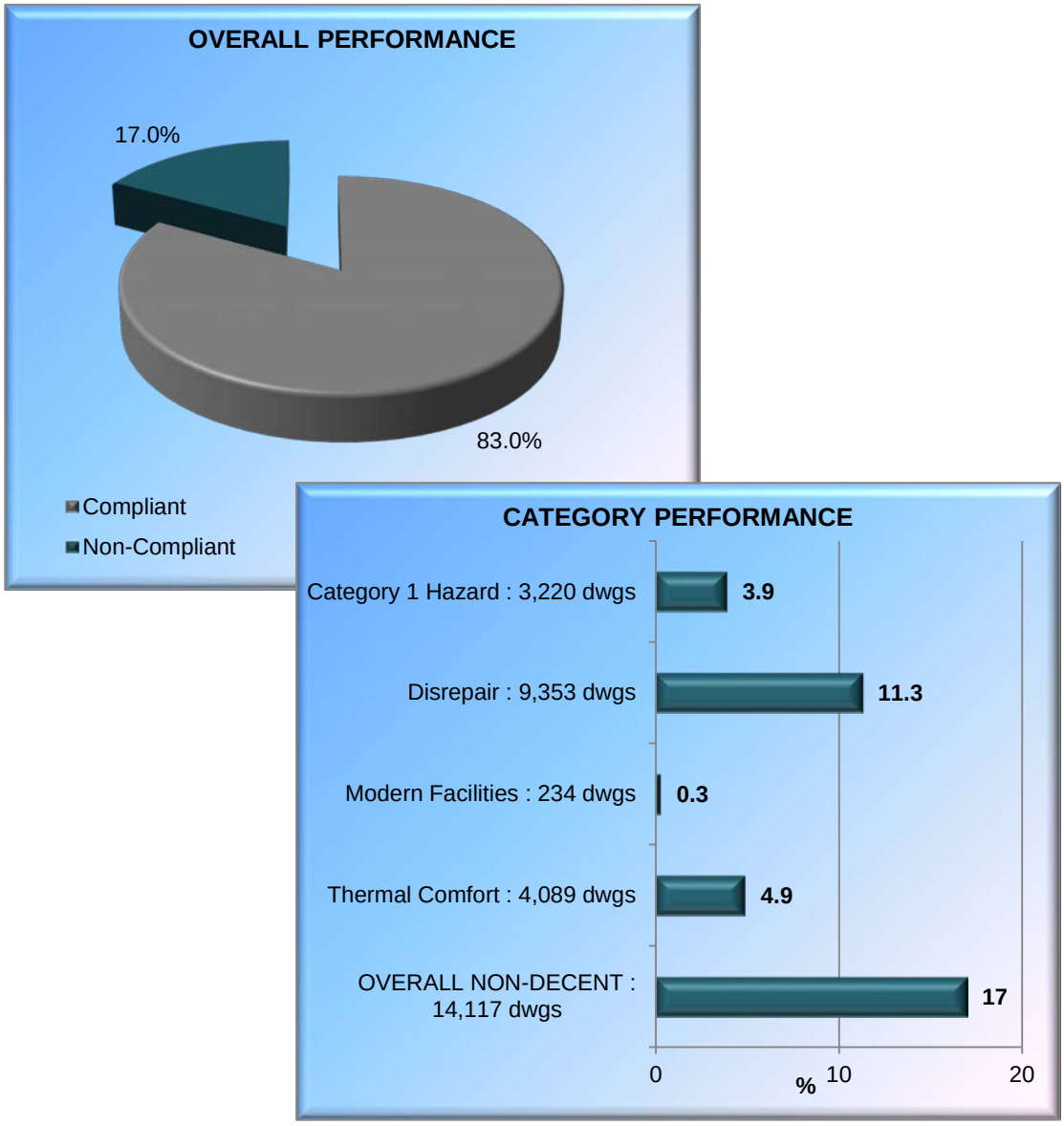
7.2 68,906 dwellings (83.0%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 14,117 dwellings (17.0%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- ***3,220 dwellings (3.9%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);***
- ***9,353 dwellings (11.3%) are in disrepair;***
- ***234 dwellings (0.3%) lack modern facilities and services;***
- ***4,089 dwellings (4.9%) fail to provide a reasonable degree of thermal comfort.***

The majority of non-Decent homes fail on one item of the standard (11,483 dwellings – 81.3%); the remaining 2,634 non-Decent Homes exhibit multiple failures (18.7%).

7.3 Costs to achieve Decent Homes within the private-housing sector are estimated at £96.190M net (excluding fees and vat) averaging £6,814 per non-Decent home.

FIGURE 19 : DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD

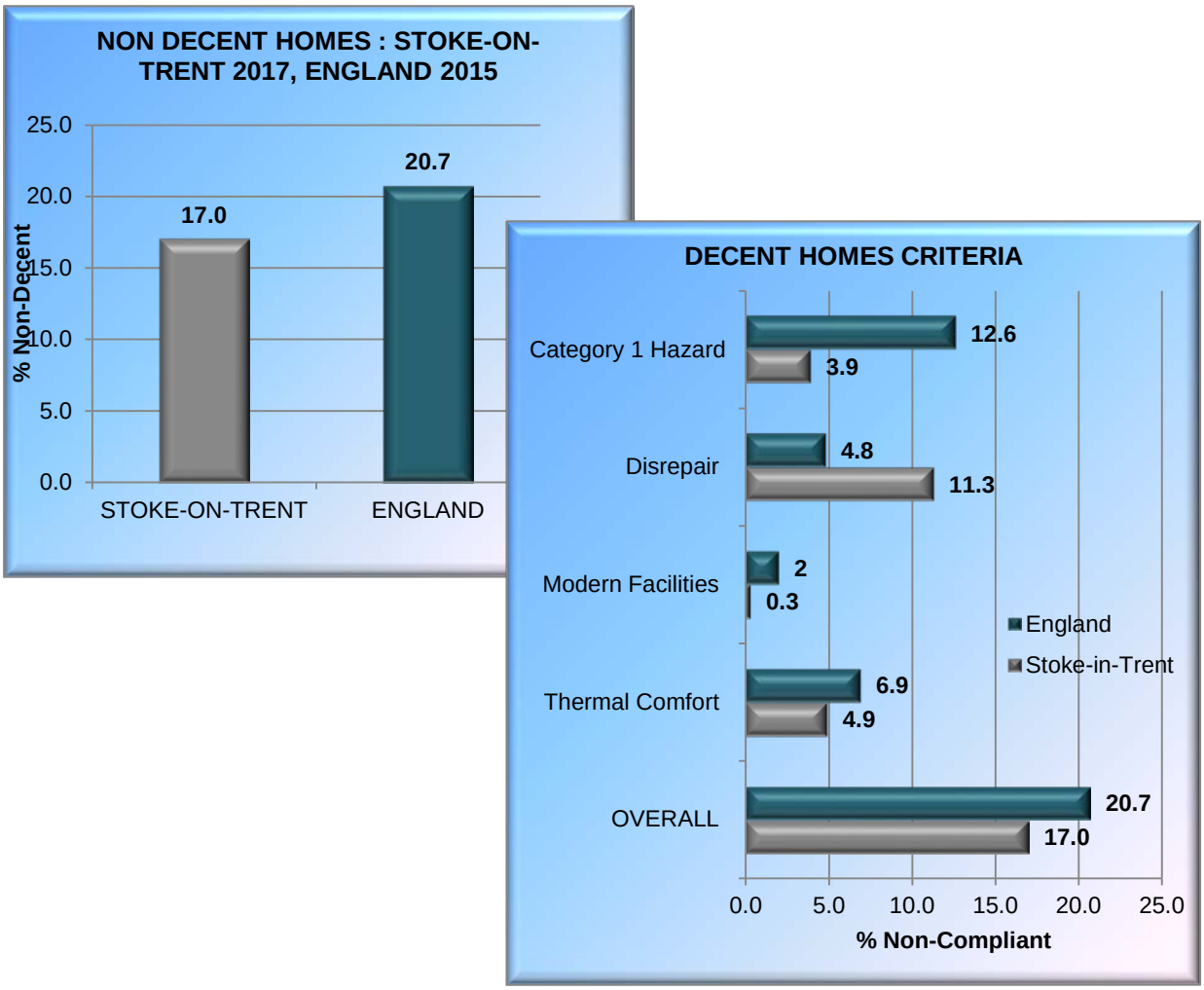


8. HOUSING CONDITIONS 2017 - NATIONAL CONTEXT

8.1 Information on overall Decent Homes performance in England is available annually from the English Housing Survey programme with the last available estimate for 2015. Post 2014 no national data has been published for the four individual components of the Decent Homes Standard. The comparisons provided below therefore relate to the overall English position in 2014/15. On past national trends these indicators will have improved since 2014-15.

8.2 Housing conditions locally with regard to the Decent Homes Standard are slightly better than the national average. Locally, 17.0% of private sector housing fails the Decent Homes Standard compared to 20.7% of private sector housing nationally (2015). Local conditions with regard to Category 1 hazards, thermal comfort and amenities are better than the national average. Levels of disrepair locally (11.3%) are however worse than the national average (4.8%) and these have implications for future deterioration within the private housing sector.

FIGURE 20 : LOCAL CONDITIONS IN A NATIONAL CONTEXT



9. CHANGES IN HOUSING CONDITIONS 2009 - 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 2009.

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 the key indicators of housing condition measured in the course of the two surveys have remained largely unchanged since 2009 some differences in the methodology and surveyor interpretation are apparent between the 2009 and 2017 surveys. SAP methodologies used for energy efficiency have changed affecting assessments of Excess Cold within the HHSRS and thermal comfort within the Decent Homes Standard. The 2009 survey utilised SAP 2005 methodologies whereas SAP 2012 methodologies were employed in the 2017 survey. Within the HHSRS approaches to the categorisation of the risk of falls were different in 2009 with higher rates of Category 1 hazard identified purely on the basis of steep stairs. Trends in national data appear to support changes in surveyor interpretation since the original introduction of the HHSRS. Category 1 hazards on falls nationally have declined from 13.7% in 2008 to 7.9% in 2014 a reduction of 42.3% across a period of declining investment in the private housing sector.

9.3 In spite of these factors which would serve to inflate estimates of non-Decency in 2009, it is clear that housing conditions locally have improved significantly in line with national trends. Since 2008 overall rates of non-Decency in England have declined from 34.4% of private housing to 21.8% in 2014 (a reduction of 36.6%). The extent of change nationally is mirrored locally in Stoke-on-Trent with a 69% reduction in overall rates of non-Decency from 49.4% of private housing non-Decent in 2009 to 17.0% non-Decent in 2017. Changes within Stoke-on-Trent will also reflect previous government funding for clearance and regeneration under Housing Market Renewal Assistance. This funding however is no longer available.

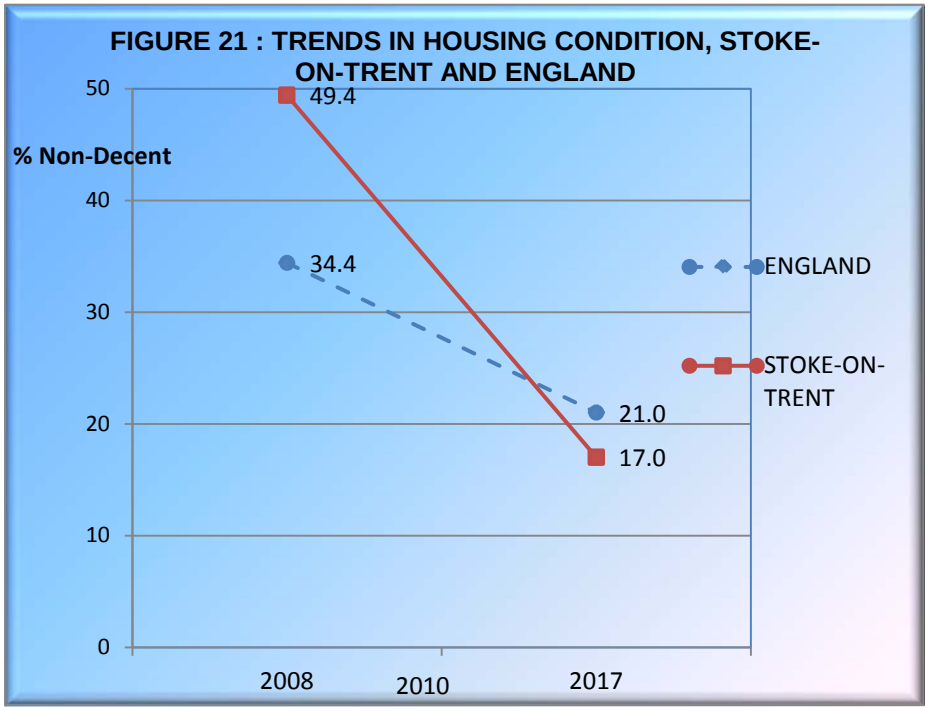


FIGURE 21 : TRENDS IN HOUSING CONDITION, STOKE-ON-TRENT AND ENGLAND
% Non-Decent
50
40
30
20
10
0
49.4
34.4
21.0
17.0
2008
2010
2017
ENGLAND
STOKE-ON-TRENT

SECTION 4 :
PRIVATE SECTOR HOUSING CONDITIONS 2017

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 15 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 15: 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

TABLE 15: HHSRS - HAZARD GROUPINGS		
HAZARD CATEGORY	**SUB-GROUPING**	**NATURE OF HAZARD**
		21. Stairs
		22. Between Levels
	SHOCKS, FIRES, BURNS, SCALDS	23. Electrical Hazards
		24. Fire
		25. Flames, Hot Surfaces
	COLLISIONS, CUTS AND STRAINS	26. Collision, 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 16: 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	

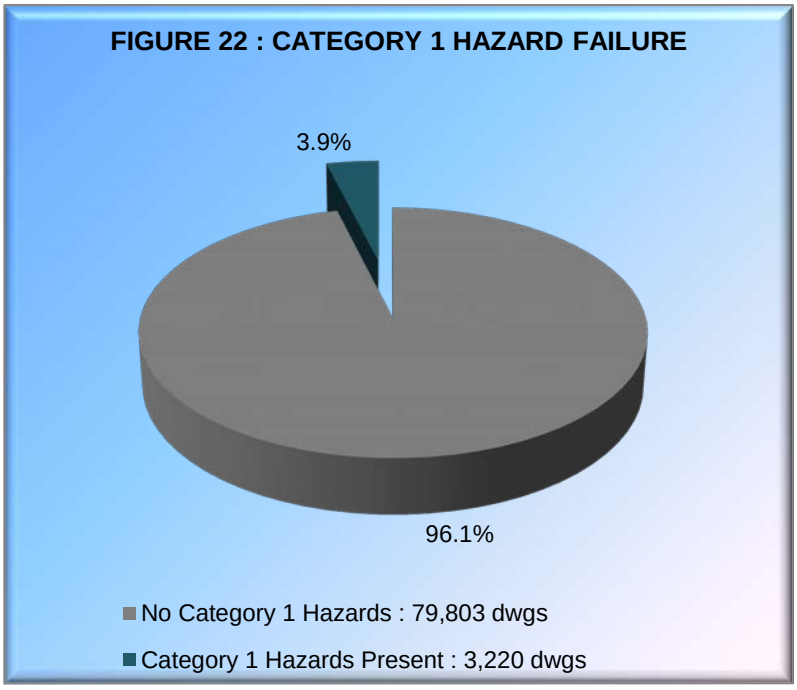
10.4 The Housing Act 2004 puts local authorities under a general duty to take appropriate action in relation to a Category 1 hazard. Such action can include:

- ***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).***

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 3,220 occupied dwellings (3.9%) 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 (13.2%).



10.6 A range of Category 1 hazards was identified across the HHSRS, however the hazard profile is dominated by excess cold, damp and mould growth and structural defects. 1,386 dwellings experience a Category 1 Hazard on excess cold representing 43.0% of all Category 1 hazard dwellings. Dampness/Mould affects 587 dwellings representing 18.2% of all dwellings experiencing a Category 1 hazard, while structural defects affect 409 dwellings representing 12.7% of all dwellings experiencing a Category 1 hazard.

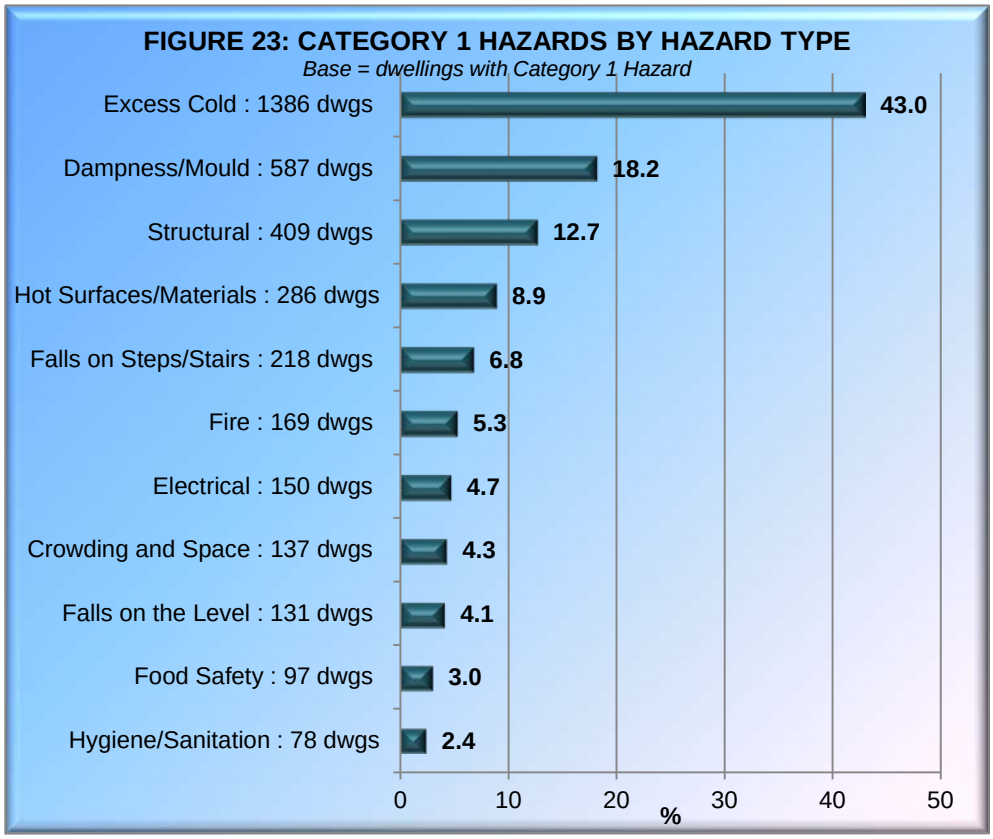


TABLE 17: OCCUPIED DWELLINGS – CATEGORY 1 AND CATEGORY 2 HAZARD PROFILE

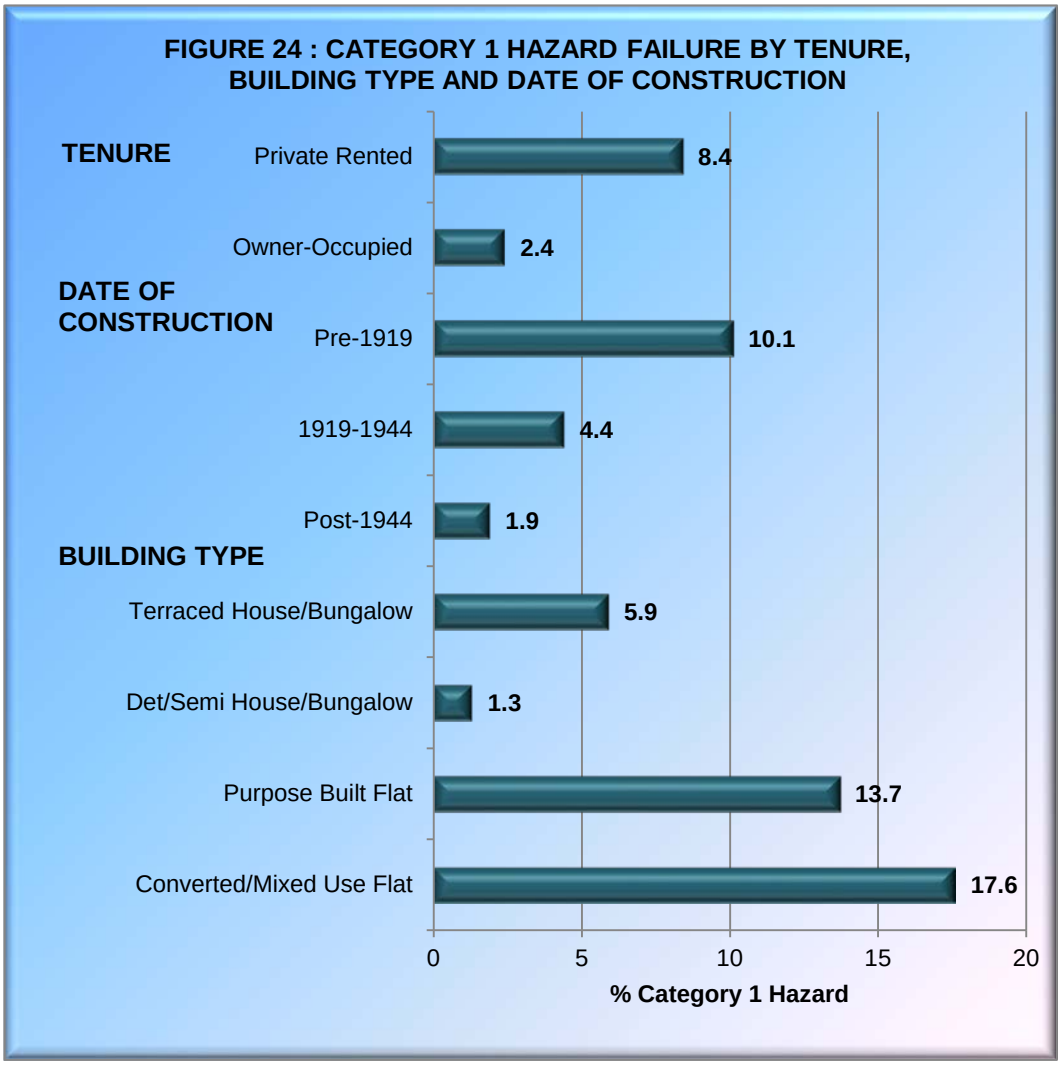
	Category 1		Category 2		Other		All Occupied Dwellings	
	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
VOLATILE ORGANIC COMPOUNDS HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
CROWDING AND SPACE HAZARD BAND	137	0.2	10	0.0	82875	99.8	83023	100.0
INTRUDER ENTRY HAZARD BAND	0	0.0	7663	9.2	875360	90.8	83023	100.0
LIGHTING HAZARD BAND	0	0.0	12	0.0	83012	100.0	83023	100.0
NOISE HAZARD BAND	0	0.0	5	0.0	83018	100.0	83023	100.0
DOMESTIC HYGIENE HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
FOOD SAFETY HAZARD BAND	97	0.1	71	0.1	82856	99.8	83023	100.0
HYGIENE/SANITATION/DRAINAGE HAZARD BAND	78	0.1	10	0.0	82934	99.9	83023	100.0
DOMESTIC WATER HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
FALLS WITH AMENITIES HAZARD BAND	0	0.0	5	0.0	83018	100.0	83023	100.0
DAMPNESS/MOULD HAZARD BAND	587	0.7	1978	2.4	80458	96.9	83023	100.0
FALLS ON THE LEVEL HAZARD BAND	131	0.2	14476	17.4	68416	82.4	83023	100.0
FALLS ON STEPS/STAIRS HAZARD BAND	218	0.3	14206	17.1	68599	82.6	83023	100.0
FALLS BETWEEN LEVELS HAZARD BAND	0	0.0	117	0.1	82906	99.9	83023	100.0
ELECTRICAL HAZARD BAND	150	0.2	88	0.1	82785	99.7	83023	100.0
FIRE HAZARD BAND	169	0.2	92	0.1	82762	99.7	83023	100.0

TABLE 17: OCCUPIED DWELLINGS – CATEGORY 1 AND CATEGORY 2 HAZARD PROFILE								
	Category 1		Category 2		Other		All Occupied Dwellings	
	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
HOT SURFACES AND MATERIAL HAZARD BAND	286	0.3	2086	2.5	80651	97.1	83023	100.0
COLLISION/ENTRAPMENT HAZARD BAND	0	0.0	267	0.3	82756	99.7	83023	100.0
EXPLOSION HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
ERGONOMICS HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
STRUCTURAL FAILURE HAZARD BAND	409	0.5	119	0.1	82495	99.4	83023	100.0
EXCESS COLD HAZARD BAND	1703	2.1	0	0.0	81320	97.9	83023	100.0
EXCESS HEAT HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
ASBESTOS HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
BIOCIDES HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
CARBON MONOXIDE HAZARD BAND	0	0.0	346	0.4	82677	99.6	83023	100.0
LEAD HAZARD BAND	0	0.0	52	0.1	82971	99.9	83023	100.0
RADIATION HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0
UNCOMBUSTED FUEL HAZARD BAND	0	0.0	0	0.0	83023	100.0	83023	100.0

HAZARD DISTRIBUTIONS

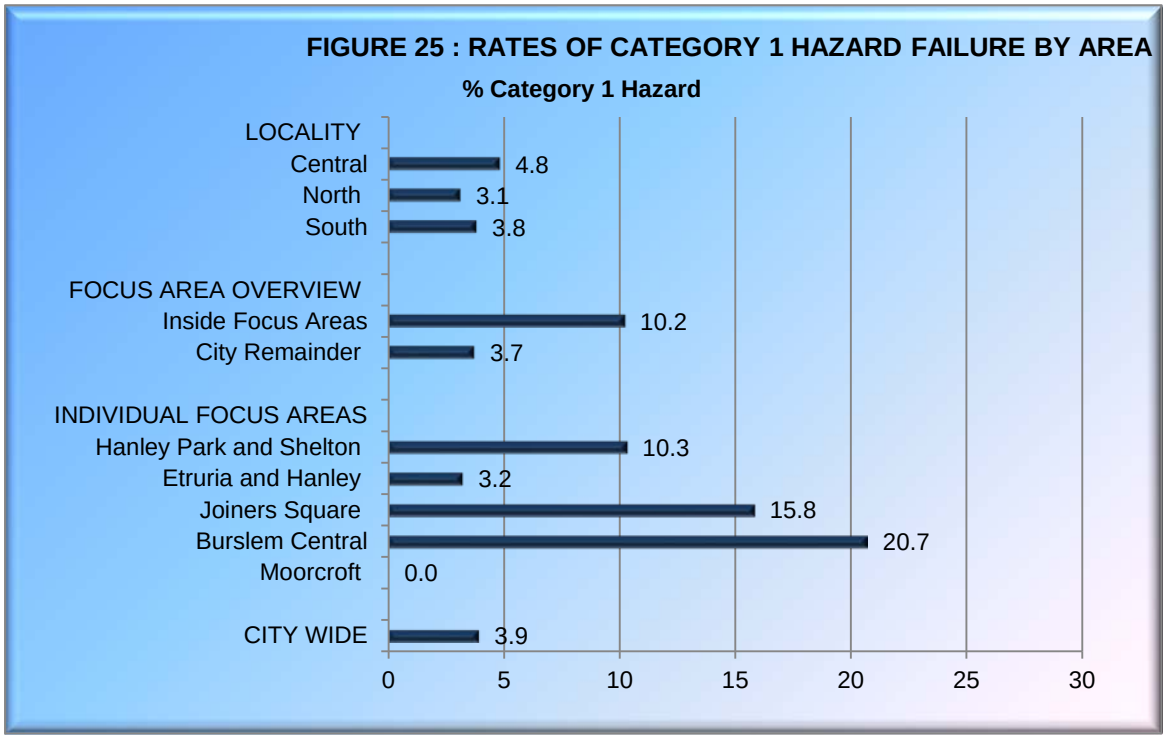
10.7 Rates of Category 1 Hazard failure show significant variation by tenure, property age and property type. In this respect rates of Category 1 hazard failure are above average for:

- The private-rented sector (8.4%);
- Dwellings constructed pre-1919 (10.1%);
- Flats in converted buildings (18.1%);
- Purpose-built flats (13.7%).



10.8 Geographically rates of Category 1 hazard failure are significantly above average in the focus areas. 10.2% of focus area housing stock experiences Category 1 hazards compared to the City wide average of 3.9%. Focus areas particularly affected include Burslem Central (20.7%) and Joiners Square (15.8%). Limited variations in Category 1 hazard failure exists between the localities, but with slightly higher rates of failure in the Central area.

TABLE 18: CATEGORY 1 HAZARD FAILURE BY AREA AND HOUSING SECTOR							
		HHSRS CATEGORY 1 RISK					
		No Category 1 Risks		Category 1 Risks Present		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
TENURE	Owner occupied	61190	97.6	1517	2.4	62706	100.0
	Private rented	18614	91.6	1703	8.4	20317	100.0
	All Dwellings	79803	96.1	3220	3.9	83023	100.0
DATE OF CONSTRUCTION	Pre-1919	12892	89.9	1444	10.1	14336	100.0
	1919-1944	18118	95.6	833	4.4	18952	100.0
	1945-1964	13507	99.3	90	0.7	13597	100.0
	1965-1974	10546	99.3	71	0.7	10617	100.0
	1975-1980	4587	94.3	278	5.7	4865	100.0
	Post-1980	20154	97.6	503	2.4	20657	100.0
	All Dwellings	79803	96.1	3220	3.9	83023	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	1705	89.8	193	10.2	1898	100.0
	City Remainder	78099	96.3	3027	3.7	81125	100.0
	All Dwellings	79803	96.1	3220	3.9	83023	100.0
LOCALITY	Central	23252	95.2	1178	4.8	24430	100.0
	North	24773	96.9	783	3.1	25556	100.0
	South	31779	96.2	1258	3.8	33037	100.0
	All Dwellings	79803	96.1	3220	3.9	83023	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	23437	94.1	1467	5.9	24904	100.0
	Semi-detached house/bungalow	34800	98.5	535	1.5	35335	100.0
	Detached house/bungalow	14984	99.1	142	0.9	15126	100.0
	Purpose built flat	5984	86.3	947	13.7	6931	100.0
	Flat in converted building	580	81.9	128	18.1	709	100.0
	Flat in mixed use building	18	100.0	0	0.0	18	100.0
	All Dwellings	79803	96.1	3220	3.9	83023	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	590	89.7	68	10.3	658	100.0
	Etruria and Hanley	369	96.8	12	3.2	382	100.0
	Joiners Square	299	84.2	56	15.8	355	100.0
	Burslem Central	218	79.3	57	20.7	275	100.0
	Moorcroft	228	100.0	0	0.0	228	100.0
	Outside Focus Areas	78099	96.3	3027	3.7	81125	100.0
	Inside Focus Areas	1705	89.8	193	10.2	1898	100.0
	All Dwellings	79803	96.1	3220	3.9	83023	100.0



CATEGORY 1 HAZARD IMPROVEMENT COSTS

10.10 Costs purely to address Category 1 hazard defects are estimated at £7.40M averaging £2,298 per defective dwelling. Allowing for associated repairs and to maintain a reasonable standard these costs increase to £26.85M averaging £8,339 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, 22,589 dwellings (27.2%) exhibit hazards within hazard bands D and E i.e. Category 2. Category 2 hazards emerging include:

- Falls on Level Surfaces : 14,476 dwellings – 17.4%
- Falls on Stairs etc : 14,206 dwellings – 17.1%
- Entry by Intruders : 7,663 dwellings – 9.2%
- Dampness/Mould : 1,978 dwellings – 2.4%
- Hot Surfaces, Materials : 2,086 dwellings – 2.5%

10.12 Rates of Category 2 Hazard occurrence are significantly higher in the pre-1919 housing market and for flats. They also vary by tenure with significantly higher rates of Category 2 hazard within the private-rented sector. As with Category 1 hazards, Category 2 hazards are over-represented within the focus areas and in the Central locality.

TABLE 19: CATEGORY 2 HAZARD FAILURE BY AREA AND HOUSING SECTOR

		HHSRS CATEGORY 2 RISK					
		No Category 2 Risks		Category 2 Risks Present		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
TENURE	Owner occupied	52379	83.5	10328	16.5	62706	100.0
	Private rented	8055	39.6	12262	60.4	20317	100.0
	All Dwellings	60434	72.8	22589	27.2	83023	100.0
DATE OF CONSTRUCTION	Pre-1919	0	0.0	14336	100.0	14336	100.0
	1919-1944	17419	91.9	1533	8.1	18952	100.0
	1945-1964	12682	93.3	914	6.7	13597	100.0
	1965-1974	9919	93.4	698	6.6	10617	100.0
	1975-1980	3766	77.4	1099	22.6	4865	100.0
	Post-1980	16647	80.6	4010	19.4	20657	100.0
	All Dwellings	60434	72.8	22589	27.2	83023	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	230	12.1	1668	87.9	1898	100.0
	City Remainder	60203	74.2	20922	25.8	81125	100.0
	All Dwellings	60434	72.8	22589	27.2	83023	100.0
LOCALITY	Central	13918	57.0	10512	43.0	24430	100.0
	North	21070	82.4	4486	17.6	25556	100.0
	South	25446	77.0	7592	23.0	33037	100.0
	All Dwellings	60434	72.8	22589	27.2	83023	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	11521	46.3	13383	53.7	24904	100.0
	Semi-detached house/bungalow	34617	98.0	717	2.0	35335	100.0
	Detached house/bungalow	14295	94.5	830	5.5	15126	100.0
	Purpose built flat	0	0.0	6931	100.0	6931	100.0
	Flat in converted building	0	0.0	709	100.0	709	100.0
	Flat in mixed use building	0	0.0	18	100.0	18	100.0
	All Dwellings	60434	72.8	22589	27.2	83023	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	42	6.3	616	93.7	658	100.0
	Etruria and Hanley	55	14.5	326	85.5	382	100.0
	Joiners Square	107	30.2	248	69.8	355	100.0
	Burslem Central	16	5.7	259	94.3	275	100.0
	Moorcroft	10	4.5	218	95.5	228	100.0
	Outside Focus Areas	60203	74.2	20922	25.8	81125	100.0
	Inside Focus Areas	230	12.1	1668	87.9	1898	100.0
	All Dwellings	60434	72.8	22589	27.2	83023	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.***

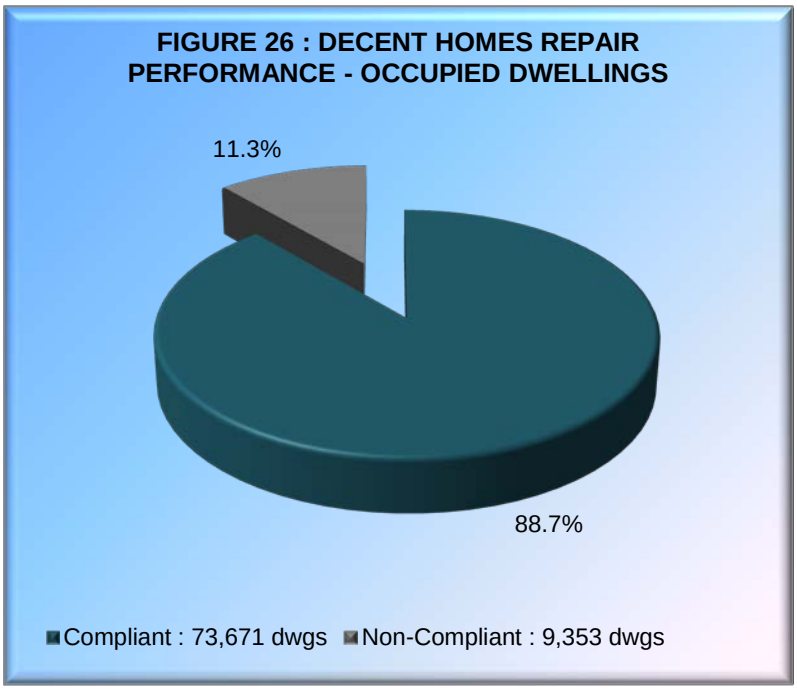
Key building components are those which are essential to the future integrity of the home and its continued occupancy. These include:

- ***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, 9,353 dwellings (11.3%) fail the repair requirements of the Decent Homes Standard. Rates of disrepair are above the national average (4.8%) 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.



11.3 Elemental repair defects in those dwellings failing the repair requirements of the Decent Homes Standard are illustrated in Tables 14 and 15 with regard to primary and secondary building elements. External repairs are dominated by works to chimneys, roof structures and coverings, external pointing, rainwear and flashings.

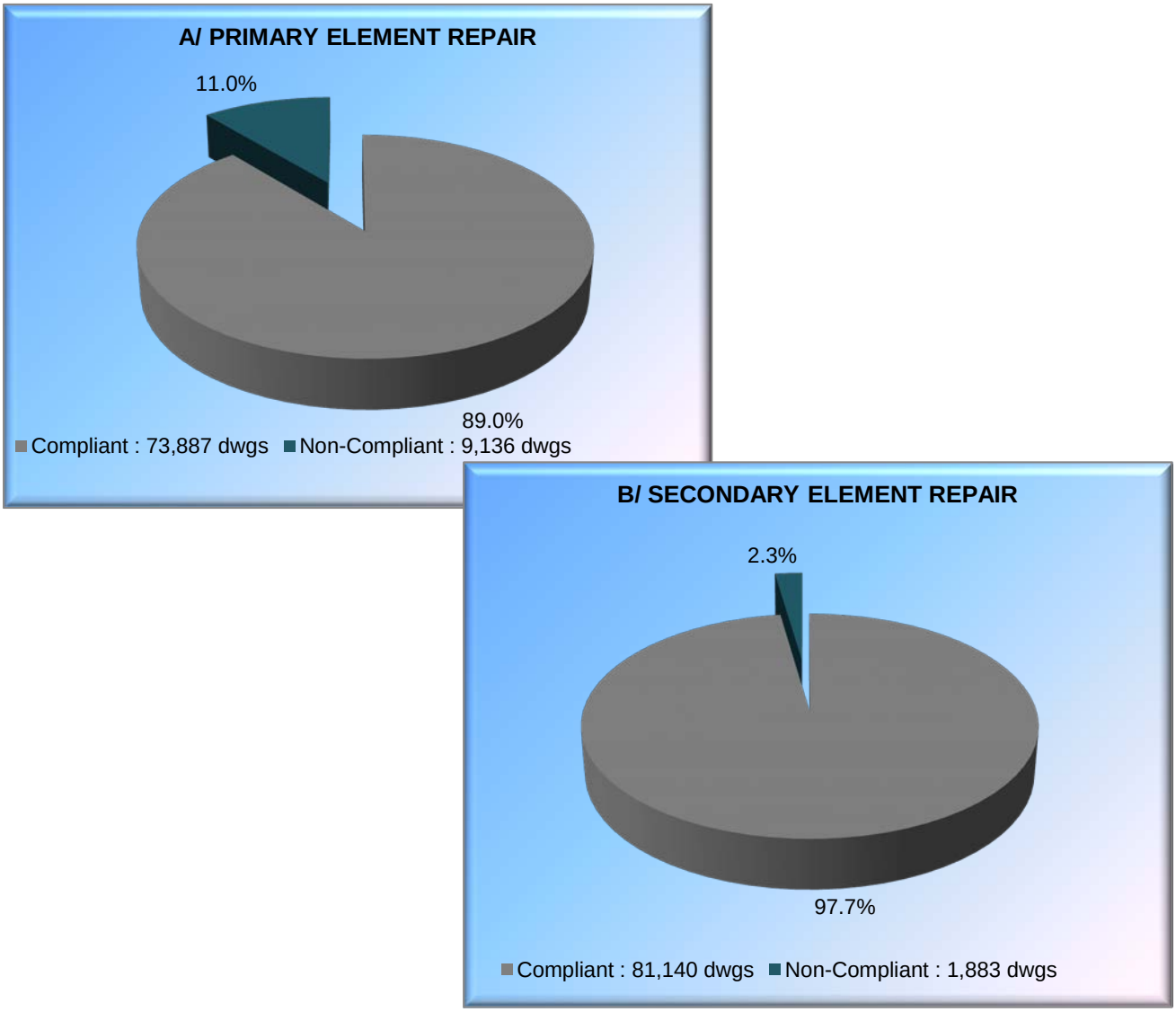
TABLE 20: DWELLINGS NON COMPLIANT WITH DECENT HOMES REPAIR – PRIMARY ELEMENT REPAIR

	Compliant		Non-Compliant		All Dwellings	
	Dwgs	%	Dwgs	%	Dwgs	%
DECENT HOMES WINDOW REPAIR	8468	90.5	885	9.5	9353	100.0
DECENT HOMES ACCESS DOOR REPAIR	9027	96.5	326	3.5	9353	100.0
DECENT HOMES ROOF STRUCTURE REPAIR	8206	87.7	1146	12.3	9353	100.0
DECENT HOMES ROOF COVER REPAIR	7895	84.4	1458	15.6	9353	100.0
DECENT HOMES CHIMNEY REPAIR	5427	58.0	3925	42.0	9353	100.0
DECENT HOMES EXTERNAL WALL FINISH REPAIR	8381	89.6	972	10.4	9353	100.0
DECENT HOMES EXTERNAL POINTING REPAIR	7146	76.4	2206	23.6	9353	100.0
DECENT HOMES LINTOL REPAIR	9338	99.8	15	0.2	9353	100.0
DECENT HOMES EXTERNAL STRUCTURE REPAIR	8290	88.6	1063	11.4	9353	100.0
DECENT HOMES ELECTRICAL SYSTEM REPAIR	8974	96.0	378	4.0	9353	100.0
DECENT HOMES HEATING BOILER/APPLIANCE REPAIR	8948	95.7	405	4.3	9353	100.0
DECENT HOMES PRIMARY ELEMENT REPAIR	217	2.3	9136	97.7	9353	100.0

TABLE 21: OCCUPIED DWELLINGS NON COMPLIANT WITH DECENT HOMES REPAIR – SECONDARY ELEMENT REPAIR						
	Compliant		Non-Compliant		All Dwellings	
	Dwgs	%	Dwgs	%	Dwgs	%
DECENT HOMES DRAINAGE REPAIR	9292	99.4	61	0.6	9353	100.0
DECENT HOMES FLASHING REPAIR	7660	81.9	1392	18.1	9353	100.0
DECENT HOMES RAINWEAR REPAIR	6585	70.4	2767	29.6	9353	100.0
DECENT HOMES INTERNAL PLUMBING REPAIR	9184	98.2	169	1.8	9353	100.0
DECENT HOMES HEATING DISTRIBUTION REPAIR	9117	97.5	235	2.5	9353	100.0
DECENT HOMES KITCHEN REPAIR	8935	95.5	418	4.5	9353	100.0
DECENT HOMES BATHROOM REPAIR	8917	95.3	435	4.7	9353	100.0
DECENT HOMES FLOOR STRUCTURE REPAIR	9082	97.1	270	2.9	9353	100.0
DECENT HOMES FLOOR FINISH REPAIR	8991	96.1	361	3.9	9353	100.0
DECENT HOMES INTERNAL WALL STRUCTURE REPAIR	9188	98.2	164	1.8	9353	100.0
DECENT HOMES INTERNAL WALL FINISH REPAIR	8671	92.7	681	7.3	9353	100.0
DECENT HOMES CEILING FINISH REPAIR	8685	92.9	668	7.1	9353	100.0
DECENT HOMES INTERNAL DOOR REPAIR	8760	93.7	593	6.3	9353	100.0
DECENT HOMES FIREPLACE/FLUE REPAIR	9207	98.4	145	1.6	9353	100.0
DECENT HOMES STAIR/BALUSTRADE REPAIR	8975	96.0	378	4.0	9353	100.0
DECENT HOMES SECONDARY ELEMENT REPAIR	7469	79.9	1883	20.1	9353	100.0

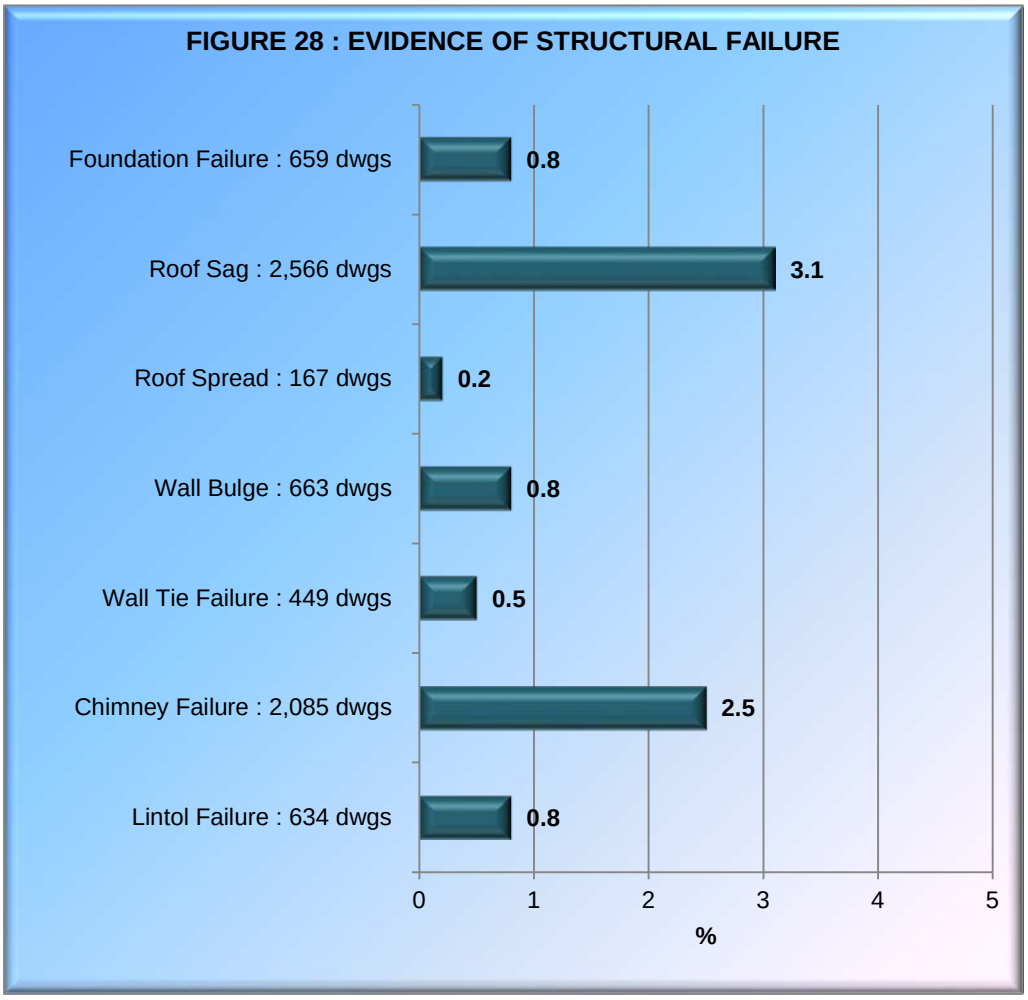
11.4 The majority of dwellings non-compliant on repair experience major repairs to primary building elements – 9,316 dwellings (11.0%). These repairs impact on structural performance within the HHSRS.

FIGURE 27 : PRIMARY AND SECONDARY ELEMENT PERFORMANCE ON THE DECENT HOMES STANDARD



Levels of secondary element disrepair within the Decent Homes Standard are reduced by the need for two or more secondary elements to be defective.

11.5 The impact of disrepair on primary structural elements has influenced structural failure on the HHSRS. In particular, 2,733 dwellings (3.3%) exhibit evidence of roof sag or roof spread, 2,085 dwellings (2.5%) exhibit evidence of chimney failure.



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

- 12,130 roof coverings (14.6%)
- 5,377 chimneys (6.5%)
- 15,845 gutters and downpipes (19.1%)
- 9,323 external wall finishes (11.2%)
- 10,879 windows (13.1%)
- 9,113 Access Doors (11.0%)

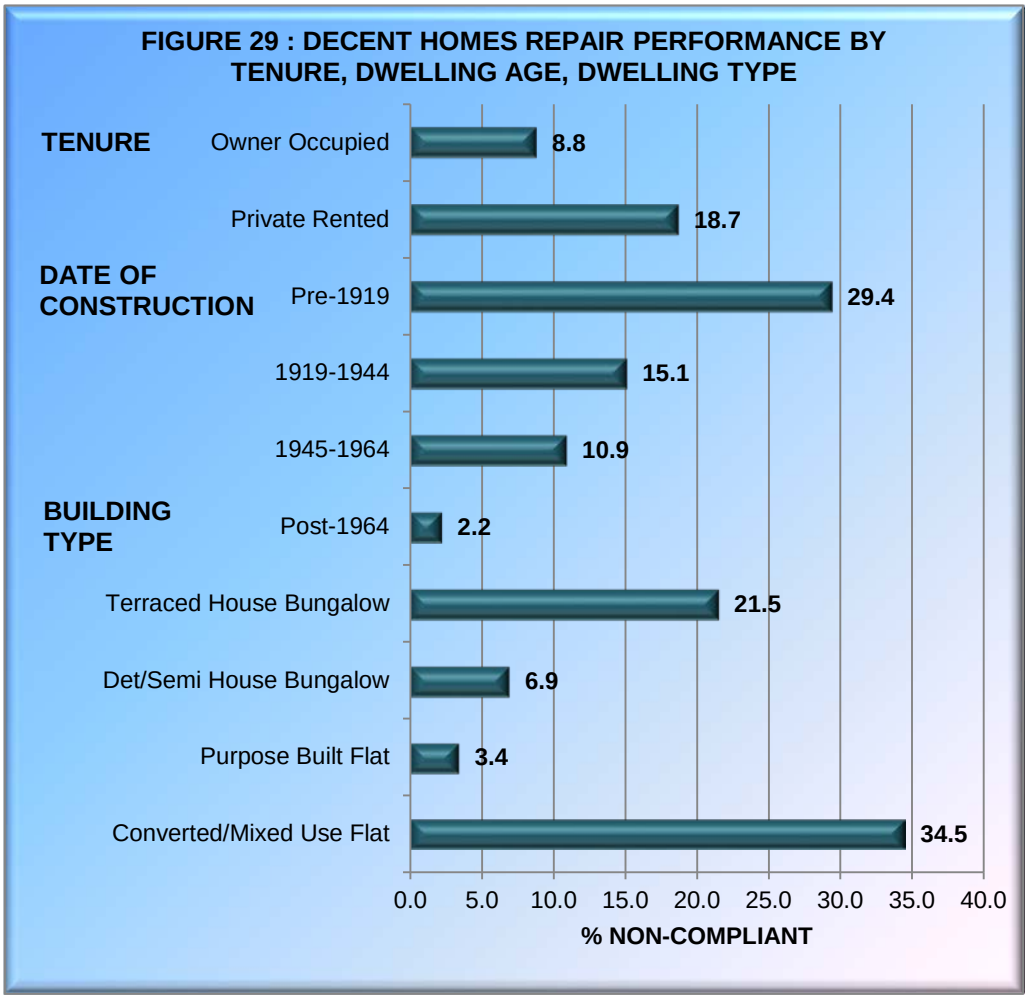
TABLE 22: PROJECTED MAJOR ELEMENT REPLACEMENT						
BUILDING ELEMENT	PROJECTED REPLACEMENTS				All Dwellings	
	Inside 10 Years		Outside 10 Years			
	Dwgs	%	Dwgs	%	Dwgs	%
Roof Structure	528	0.6	82495	99.4	83023	100.0
Roof Cover	12130	14.6	70893	85.4	83023	100.0
Chimneys	5377	6.5	77646	93.5	83023	100.0
Flashings	6498	7.8	76525	92.2	83023	100.0
Rainwear	15845	19.1	67178	80.9	83023	100.0
External Wall Finishes	2954	3.6	80069	96.4	83023	100.0
External Pointing	9323	11.2	73700	88.8	83023	100.0
Lintols	1219	1.5	81804	98.5	83023	100.0
Windows	10879	13.1	72145	86.9	83023	100.0
Access Doors	9113	11.0	73910	89.0	83023	100.0

11.7 Costs to address disrepair within the Decent Home Standard are estimated at £66.995m. These costs reflect a minimum patch repair approach with no guarantee of future dwelling integrity or maintenance of decent homes standards. To ensure longer-term dwelling repair conditions which will include action against existing disrepair and required element replacement within 10 years to prevent deterioration into non-Decency will incur costs of £557.75m net.

DISREPAIR BY SECTOR

11.8 As might be expected, disrepair is strongly related to dwelling age with rates of disrepair significantly higher within the pre-1919 housing stock. 29.4% of dwellings constructed pre-1919 are defective on repair as are 15.1% of dwellings constructed 1919-1944. In contrast only 1.1% of dwellings constructed post-1980 fail the repair requirements of the Decent Homes standard. Rates of disrepair are also above average for terraced housing and flats in converted buildings, and within the private-rented sector.

TABLE 23: DECENT HOMES REPAIR PERFORMANCE BY AREA AND HOUSING SECTOR							
		DECENT HOMES REPAIR					
		Compliant		Non-Compliant		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
TENURE	Owner occupied	57162	91.2	5544	8.8	62706	100.0
	Private rented	16508	81.3	3808	18.7	20317	100.0
	All Dwellings	73671	88.7	9353	11.3	830223	100.0
DATE OF CONSTRUCTION	Pre-1919	10127	70.6	4208	29.4	14336	100.0
	1919-1944	16091	84.9	2861	15.1	18952	100.0
	1945-1964	12121	89.1	1476	10.9	13597	100.0
	1965-1974	10251	96.6	365	3.4	10617	100.0
	1975-1980	4650	95.6	215	4.4	4865	100.0
	Post-1980	20430	98.9	227	1.1	20657	100.0
	All Dwellings	73671	88.7	9353	11.3	83023	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	1490	78.5	408	21.5	1898	100.0
	City Remainder	72181	89.0	8945	11.0	81125	100.0
	All Dwellings	73671	88.7	9353	11.3	83023	100.0
LOCALITY	Central	20902	85.6	3527	14.4	24430	100.0
	North	23122	90.5	2434	9.5	25556	100.0
	South	29646	89.7	3391	10.3	33037	100.0
	All Dwellings	73671	88.7	9353	11.3	83023	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	19543	78.5	5361	21.5	24904	100.0
	Semi-detached house/bungalow	32065	90.7	3270	9.3	35335	100.0
	Detached house/bungalow	14890	98.4	236	1.6	15126	100.0
	Purpose built flat	6696	96.6	235	3.4	6931	100.0
	Flat in converted building	470	66.3	239	33.7	709	100.0
	Flat in mixed use building	7	35.6	12	64.4	18	100.0
	All Dwellings	73671	88.7	9353	11.3	83023	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	465	70.6	193	29.4	658	100.0
	Etruria and Hanley	69	96.8	12	3.2	382	100.0
	Joiners Square	320	90.1	35	9.9	355	100.0
	Burslem Central	196	71.3	79	28.7	275	100.0
	Moorcroft	139	61.2	88	38.8	228	100.0
	Outside Focus Areas	72181	89.0	8945	11.0	81125	100.0
	Inside Focus Areas	1490	78.5	408	21.5	1898	100.0
	All Dwellings	73671	88.7	9353	11.3	83023	100.0



11.6 Patterns of Decent Homes repair failure geographically indicate greater concentrations of disrepair in the focus areas. 21.5% of dwellings within the focus areas are non-compliant on repair compared to 11.0% of dwellings city-wide. Within the focus areas highest rates of disrepair are associated with Moorcroft, Hanley Park and Shelton, and Burslem Central. The Central locality also exhibits higher levels of disrepair (14.4%).

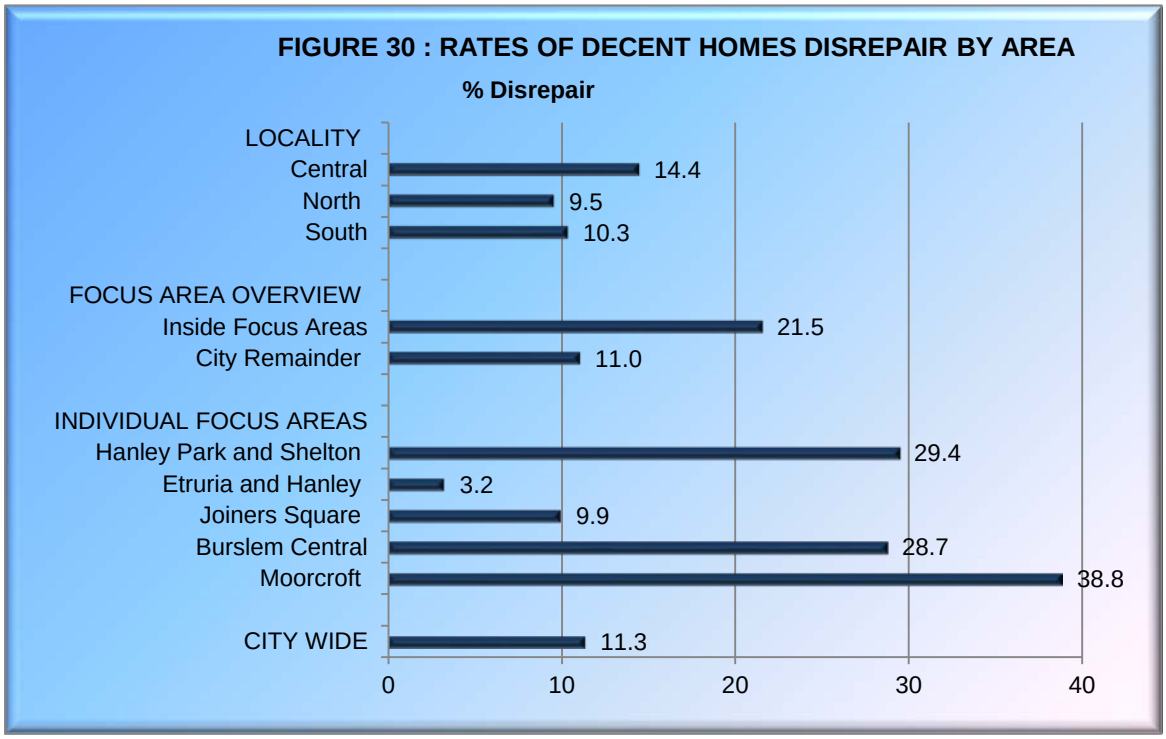


FIGURE 30 : RATES OF DECENT HOMES DISREPAIR BY AREA
% Disrepair
LOCALITY
Central
North
South
FOCUS AREA OVERVIEW
Inside Focus Areas
City Remainder
INDIVIDUAL FOCUS AREAS
Hanley Park and Shelton
Etruria and Hanley
Joiners Square
Burslem Central
Moorcroft
CITY WIDE
14.4
9.5
10.3
21.5
11.0
29.4
3.2
9.9
28.7
38.8
11.3
0
10
20
30
40

12. HOUSING AMENITIES AND FACILITIES

AMENITIES & FACILITIES

12.1 The survey has examined the amenities and facilities offered by private sector housing in Stoke-on-Trent. Two areas have been examined:

a) The amenity/modern facilities requirements of the Decent Homes Standard.

b) Home security arrangements.

DECENT HOMES

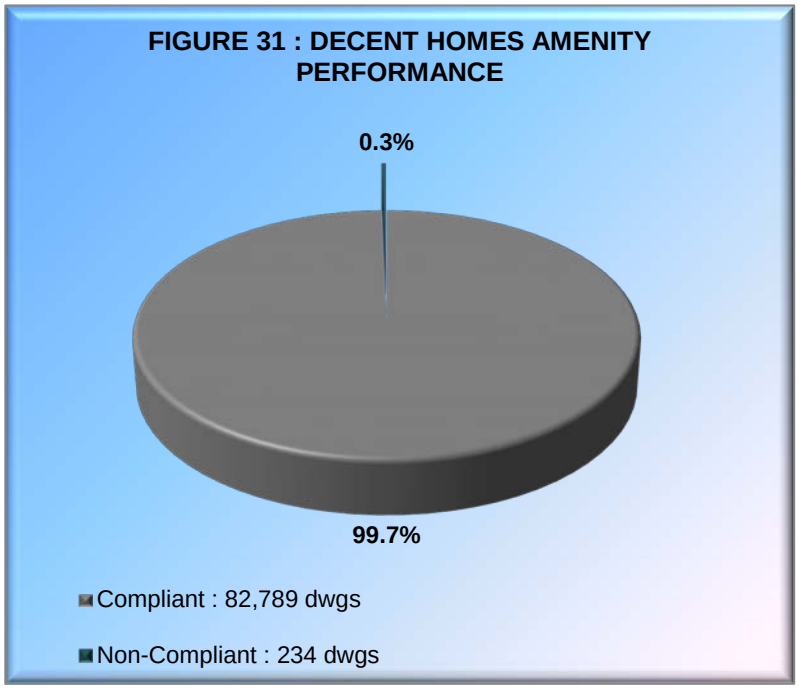
12.2 For a dwelling to comply with the Decent Homes Standard it must possess reasonably modern amenities. A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- ***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. 68,170 dwellings (82.1%) offer kitchens under 20 years old, 70,738 dwellings (85.2%) offer bathrooms under 30 years old. Linked to this modern age profile, additional amenity defects are recorded in under 2% of the housing stock:

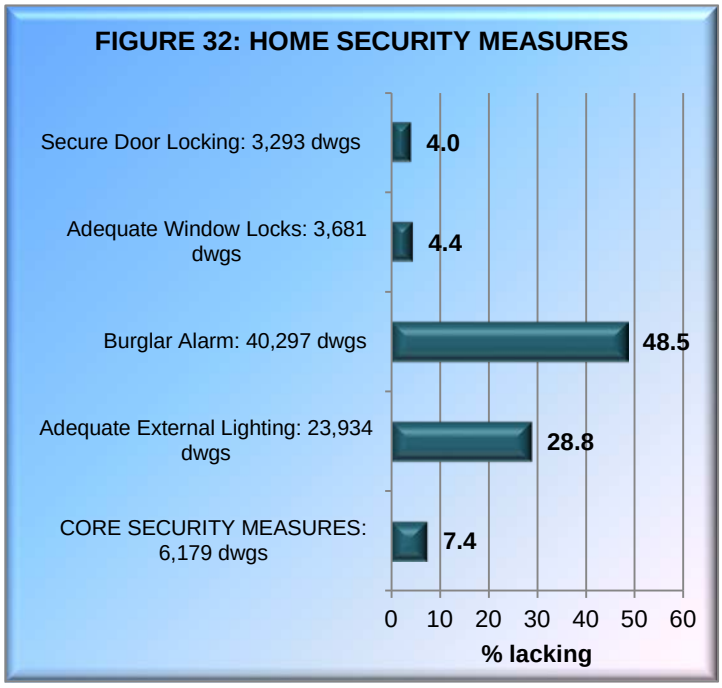
- ***496 dwellings (0.6%) offer inadequate space and layout in the kitchen;***
- ***576 dwellings (0.7%) offer an unsatisfactory bathroom location;***
- ***1,050 dwellings (1.3%) offer an unsatisfactory WC location.***

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 234 dwellings (0.3%) fail the Decent Homes amenity criteria.



HOME SECURITY

12.4 7,663 private sector dwellings (9.2%) 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 76,844 dwellings (92.6%) but absent in 6,179 dwellings (7.4%). Adequate window locking represents a particular issue. In addition to the core measures 40,297 private sector dwellings (48.5%) have no burglar alarm provision, 23,934 dwellings (28.8%) offer inadequate external curtilage lighting.



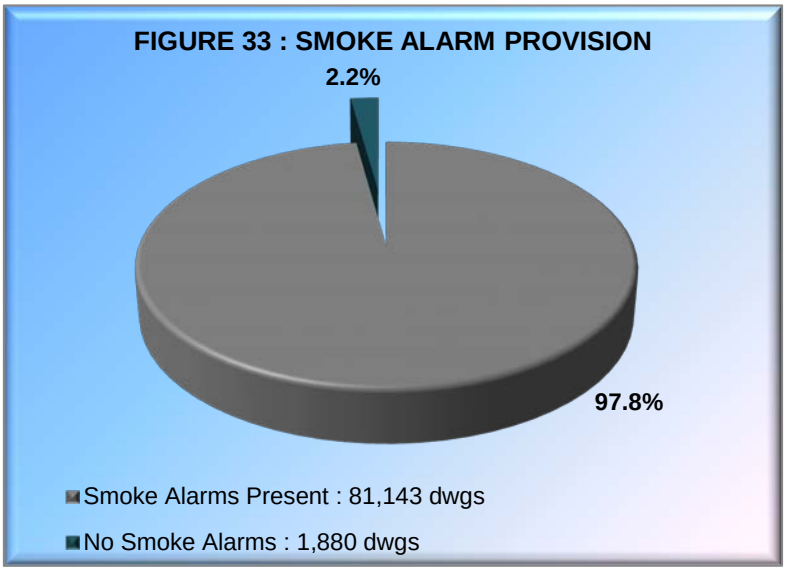
12.5 The absence of core security measures is higher within the private-rented sector, in converted flats and terraced housing and for older dwellings.

TABLE 24: HOME SECURITY PROVISION BY AREA AND HOUSING SECTOR

		CORE SECURITY MEASURES					
		Core Security Measures Present		Core Security Measures Absent		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
TENURE	Owner occupied	58972	94.0	3734	6.0	62706	100.0
	Private rented	17872	88.0	2445	12.0	20317	100.0
	All Dwellings	76844	92.6	6179	7.4	83023	100.0
DATE OF CONSTRUCTION	Pre-1919	12010	83.8	2326	16.2	14336	100.0
	1919-1944	17043	89.9	1908	10.1	18952	100.0
	1945-1964	13279	97.7	318	2.3	13597	100.0
	1965-1974	10265	96.7	351	3.3	10617	100.0
	1975-1980	4786	98.4	79	1.6	4865	100.0
	Post-1980	19461	94.2	1196	5.8	20657	100.0
	All Dwellings	76844	92.6	6179	7.4	83023	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	1709	90.0	189	10.0	1898	100.0
	City Remainder	75135	92.6	5990	7.4	81125	100.0
	All Dwellings	76844	92.8	6179	7.4	83023	100.0
LOCALITY	Central	21249	87.0	3180	13.0	24430	100.0

TABLE 24: HOME SECURITY PROVISION BY AREA AND HOUSING SECTOR							
		CORE SECURITY MEASURES					
		Core Security Measures Present		Core Security Measures Absent		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
	North	23745	92.9	1811	7.1	25556	100.0
	South	31850	96.4	1188	3.6	33037	100.0
	All Dwellings	76844	92.6	6179	7.4	83023	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	21816	87.6	3088	12.4	24904	100.0
	Semi-detached house/bungalow	33410	94.6	1924	5.4	35335	100.0
	Detached house/bungalow	14540	96.1	586	3.9	15126	100.0
	Purpose built flat	6668	96.2	263	3.8	6931	100.0
	Flat in converted building	395	55.7	314	44.3	709	100.0
	Flat in mixed use building	15	81.4	3	18.6	18	100.0
	All Dwellings	76844	92.6	6179	7.4	83023	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	564	85.7	94	14.3	658	100.0
	Etruria and Hanley	366	96.0	15	4.0	382	100.0
	Joiners Square	319	89.8	36	10.2	355	100.0
	Burslem Central	262	95.4	13	4.6	275	100.0
	Moorcroft	197	86.6	31	13.4	228	100.0
	Outside Focus Areas	75135	92.6	5990	7.4	81125	100.0
	Inside Focus Areas	1709	90.0	189	10.0	1898	100.0
	All Dwellings	76844	92.6	6179	7.4	83023	100.0

12.6 81,143 dwellings (97.8%) have internal smoke alarms fitted to at least one storey; 1,880 dwellings (2.2%) offer no internal smoke alarm provision. No significant variations in provisions are apparent by tenure. Levels of provision are however lower within flats in converted buildings.



13. HOME ENERGY EFFICIENCY

HOME ENERGY INFORMATION

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

13.2 Key indicators used from the energy efficiency audit include:

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

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

Carbon Dioxide (CO_2) emissions are derived from space heating, water heating, ventilation, lighting, less any emissions saved by energy generation and are measured in tonnes per year.

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

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

Band A : 92-100

Band B : 81-91

Band C : 69-80

Band D : 55-68

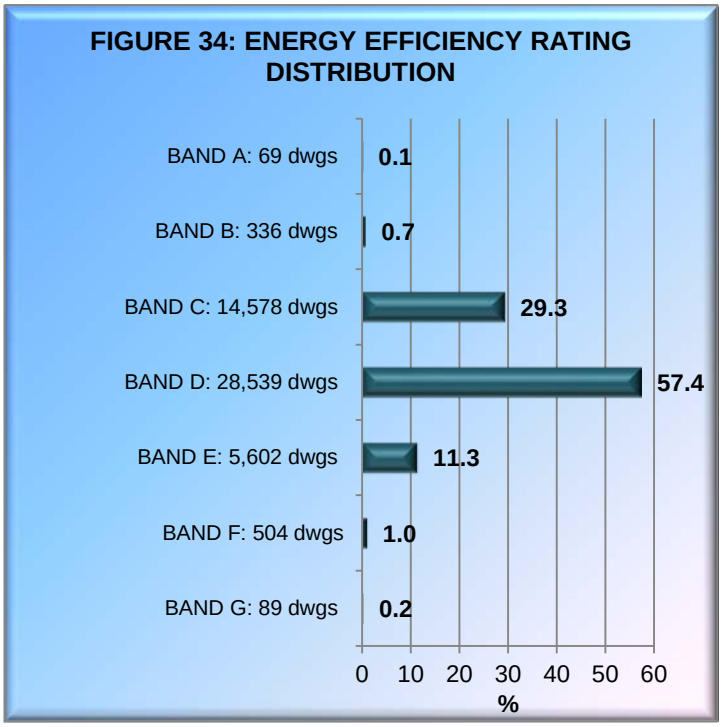
Band E : 39-54

Band F : 21-38

Band G : 1-20

ENERGY EFFICIENCY PERFORMANCE

13.3 The current SAP rating for private sector housing in Stoke-on-Trent is measured at 66, above the national average of 63 for all private housing in England. Average CO_2 emissions total 3.68 tonnes per annum again significantly better than the national average (6.01 tonnes). Although changes in Sap methodologies have occurred since 2009, the 2017 survey indicates significant improvements in energy efficiency. Since 2009 average Sap ratings have increased by 12% from 59 to 66. Co2 emissions have reduced over the same period by 35% from 5.7 tonnes per dwelling per annum to 3.7 tonnes.



13.4 34,484 occupied private dwellings (41.6%) in Stoke-on-Trent fall within the highest EER bands (A, B and C) compared to 21.9% 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. 8.0% of private dwellings (6,595 dwellings) fall within EER bands E, F and G compared to 25.5% of private dwellings nationally.

TABLE 25: ENERGY EFFICIENCY RATINGS (EER)			
EER BANDING	STOKE-ON-TRENT 2017		ENGLAND 2015
	dwgs	%	%
Band A (SAP 92 - 100)	0	0.0	0.0
Band B (SAP 81 - 91)	1555	1.9	1.0
Band C (SAP 69 - 80)	32929	39.7	20.9
Band D (SAP 55 - 68)	41944	50.5	52.6
Band E (SAP 39 - 54)	5937	7.2	19.1
Band F (SAP 21 - 38)	569	0.7	5.0
Band G (SAP 1 - 20)	89	0.1	1.4

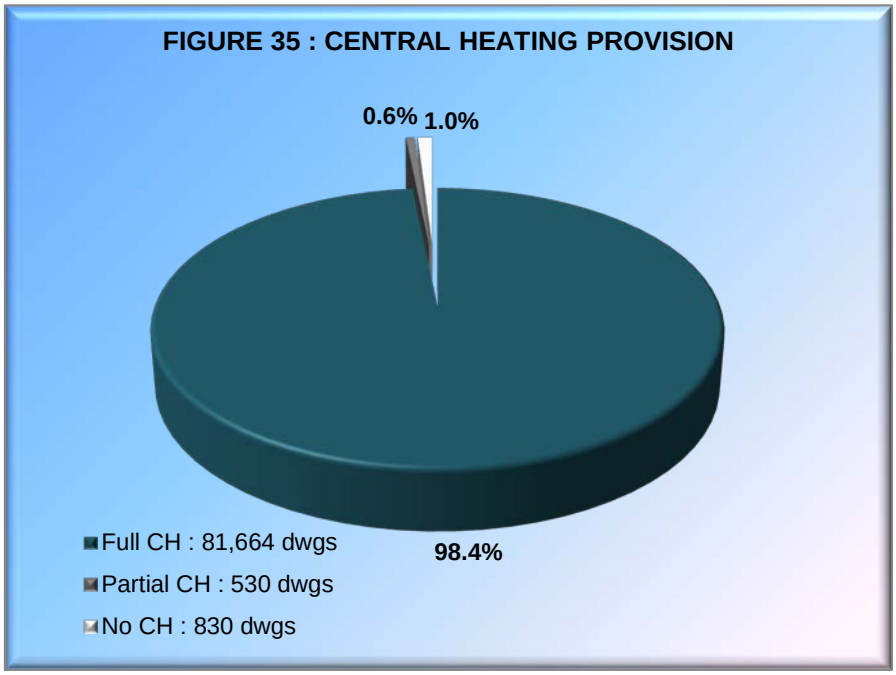
13.5 Energy Efficiency Ratings show limited variation geographically or by housing sector. Where differences exist these reflect generally lower Sap ratings for pre-1919 housing. Geographically the lowest energy efficiency ratings are recorded in the focus areas.

ENERGY EFFICIENCY ATTRIBUTES

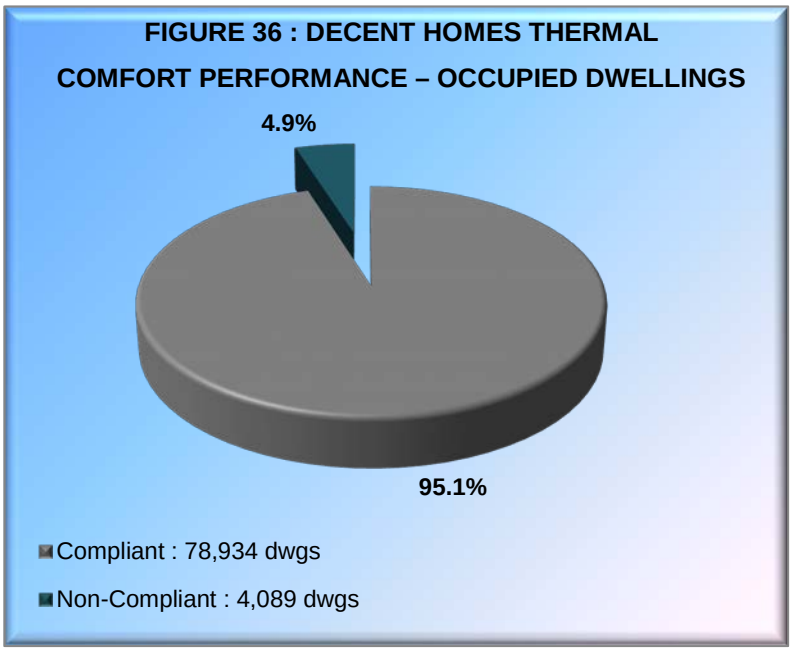
13.6 Underlying the energy efficiency of private sector housing the following attributes apply:

- *273 dwellings (0.3%) contain loft insulation levels below 100mm. 2,444 dwellings (2.9%) offer loft insulation to 100mm, 6,675 dwellings (8.0%) to 150mm, and 67,934 dwellings (81.8%) to 200mm or above. In 5,696 dwellings (6.9%) loft insulation is not appropriate due to other uses over, (e.g. ground and mid floor flats). Loft insulation provision in Stoke-on-Trent is better than the national average. Nationally, 38.5% of private sector housing has loft insulation of 200mm or above. Locally, 81.8% of private housing meets this target;*
- *Excluding dwellings of solid wall construction, 50,252 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 78.1% of dwellings with cavities and is above the national average for private housing in England of 47.8% (dwellings with cavities - 2014);*
- *80,107 dwellings (96.5%) offer some form of double glazing, the majority of which is whole house. Levels of double glazing in Stoke-on-Trent are above the national average for private housing in England, 96.1% of private dwellings in Stoke-on-Trent offer whole house double glazing compared to 80.8% of private dwellings nationally;*

- *81,664 dwellings (98.4%) offer full central heating with an additional 530 dwellings (0.6%) offering partial heating systems. 830 dwellings (1.0%) lack central heating. Levels of central heating locally at 98.4% are above the national average for private housing (91.7% - 2014).*



13.7 To meet the thermal comfort requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. 4,089 occupied dwellings (4.9%) fail to meet these requirements and are non-Decent.



13.8 Variations in Decent Homes thermal comfort performance are apparent across the housing stock by tenure, dwelling age and type. These reflect higher rates of non-compliance in the private-rented sector and for flats. Fuel types vary significantly between tenures with a greater use of less efficient electric heating in the private rented sector. 2,035 occupied private-rented dwellings are heated electrically representing 10.0% of the sector. Only 2.0% of occupied owner-occupied homes are electrically heated.

TABLE 26: DECENT HOMES THERMAL COMFORT PERFORMANCE BY AREA AND HOUSING SECTOR

		DECENT HOMES ENERGY EFFICIENCY					
		Compliant		Non-compliant		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
TENURE	Owner occupied	60749	96.9	1957	3.1	62706	100.0
	Private rented	18185	89.5	2132	10.5	20317	100.0
	All Dwellings	78934	95.1	4089	4.9	83023	100.0
DATE OF CONSTRUCTION	Pre-1919	13875	96.8	461	3.2	14336	100.0
	1919-1944	18591	98.1	361	1.9	18952	100.0
	1945-1964	13437	98.8	160	1.2	13597	100.0
	1965-1974	10296	97.0	321	3.0	10617	100.0
	1975-1980	4229	86.9	636	13.1	4865	100.0
	Post-1980	18507	89.6	2151	10.4	20657	100.0
	All Dwellings	78934	95.1	4089	4.9	83023	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	1766	93.1	131	6.9	1898	100.0
	City Remainder	77168	95.1	3958	439	81125	100.0
	All Dwellings	79834	95.1	4089	4.9	83023	100.0

TABLE 26: DECENT HOMES THERMAL COMFORT PERFORMANCE BY AREA AND HOUSING SECTOR

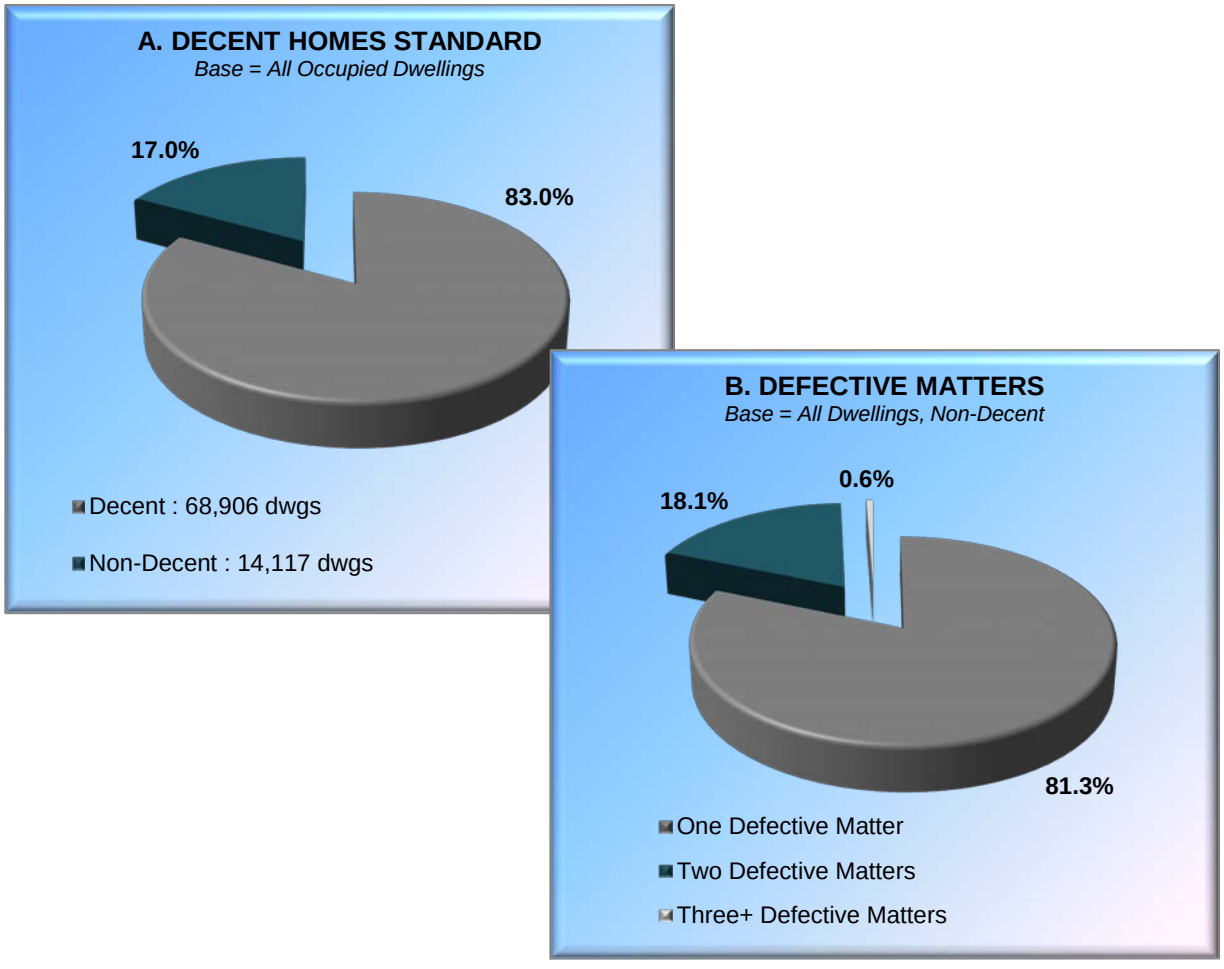
		DECENT HOMES ENERGY EFFICIENCY					
		Compliant		Non-compliant		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
LOCALITY	Central	22881	93.7	1549	6.3	24430	100.0
	North	24489	95.8	1067	4.2	25556	100.0
	South	31564	95.5	1473	4.5	33037	100.0
	All Dwellings	78934	95.1	4089	4.9	83023	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	24505	98.4	399	1.6	24904	100.0
	Semi-detached house/bungalow	34747	98.3	587	1.7	35335	100.0
	Detached house/bungalow	14905	98.5	220	1.5	15126	100.0
	Purpose built flat	4201	60.6	2731	39.4	6931	100.0
	Flat in converted building	557	78.6	151	21.4	709	100.0
	Flat in mixed use building	18	100.0	0	0.0	18	100.0
	All Dwellings	8934	95.1	4089	4.9	83023	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	611	92.9	47	7.1	658	100.0
	Etruria and Hanley	363	95.2	18	4.8	382	100.0
	Joiners Square	320	90.1	35	9.9	355	100.0
	Burslem Central	275	100.0	0	0.0	275	100.0
	Moorcroft	197	86.5	31	13.5	228	100.0
	Outside Focus Areas	77168	95.1	3958	4.9	81125	100.0
	Inside Focus Areas	1766	93.1	131	6.9	1898	100.0
	All Dwellings	78934	95.1	4089	4.9	83023	100.0

14. DECENT HOMES OVERALL PERFORMANCE

OVERALL PERFORMANCE

14.1 Overall, 68,906 dwellings meet the requirements of the decent homes standard and are decent. These represent 83.0% of all private dwellings in Stoke-on-Trent. 14,117 dwellings fail to meet the requirements of the decent homes standard and are non-decent. This represents 17.0% of total private sector housing. The majority of dwellings failing the decent homes standard (11,483 dwellings – 81.3%) are defective on one matter only: the remaining 2,634 dwellings or 18.7% are defective on two or more matters.

FIGURE 37: OVERALL PERFORMANCE ON THE DECENT HOMES STANDARD



14.2 The pattern of category failure within the standard is illustrated in Table 27. This stresses the strong individual influence of disrepair and thermal comfort hazards. The most common combined defects are those associated with disrepair and Category 1 hazards, and thermal comfort and Category 1 hazards.

TABLE 27: DECENT HOMES DEFECT CLASSIFICATION			
		Dwellings	%
DECENT HOMES DEFECT CLASSIFICATION	HHSRS only	907	6.4
	Disrepair only	8003	56.7
	Amenities only	73	0.5
	Energy only	2427	17.2
	HHSRS and disrepair	884	6.3
	HHSRS and amenities	6	0.0
	HHSRS and energy	1351	9.6
	Disrepair and amenity	89	0.6
	Disrepair and energy	305	2.2
	HHSRS, disrepair and amenity	66	0.5
	HHSRS, disrepair and energy	6	0.1
	All Dwellings Non-Decent	14117	100.0

SECTORAL VARIATIONS

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

- ***Terraced Housing : 6,267 dwellings, 25.2%;***
- ***Flats in converted buildings : 397 dwellings, 56.1%;***
- ***Dwellings constructed pre-1919 : 5,180 dwellings, 36.1%;***
- ***Purpose-Built Flats : 2,966 dwellings, 42.8%;***
- ***Private-rented Sector : 6,399 dwellings, 31.5%.***

Geographically, highest rates of Decent Homes failure are recorded for the focus areas. 31.9% of private dwellings within the focus areas are non-Decent compared to 16.7% of dwellings city wide. With the exception of Etruria and Hanley rates of non-Decency are above average in all individual focus areas. Decent Homes conditions vary by locality across the City with above average rates of non-Compliance in the Central area (22.6%).

TABLE 28: DECENT HOMES OVERALL PERFORMANCE BY AREA AND HOUSING SECTOR			
	DECENT HOMES STANDARD		
	Compliant	Non-Compliant	All Dwellings

		dwgs	%	dwgs	%	dwgs	%
TENURE	Owner occupied	54988	87.7	7718	12.3	62706	100.0
	Private rented	13918	68.5	6399	31.5	20317	100.0
	All Dwellings	68906	83.0	14117	17.0	83023	100.0
DATE OF CONSTRUCTION	Pre-1919	9156	63.9	5180	36.1	14336	100.0
	1919-1944	15631	82.5	3320	17.5	18952	100.0
	1945-1964	11888	87.4	1708	12.6	13597	100.0
	1965-1974	9937	93.6	679	6.4	10617	100.0
	1975-1980	4014	82.5	851	17.5	4865	100.0
	Post-1980	18279	88.5	2378	11.5	20657	100.0
	All Dwellings	68906	83.0	14117	17.0	83023	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	1292	68.1	606	31.9	1898	100.0
	City Remainder	67614	83.3	13511	16.7	81125	100.0
	All Dwellings	68906	83.0	14117	17.0	83023	100.0
LOCALITY	Central	18905	77.4	5525	22.6	24430	100.0
	North	21951	85.9	3605	14.1	25556	100.0
	South	2850	84.9	4987	15.1	33037	100.0
	All Dwellings	68906	83.0	14117	17.0	83023	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	18637	74.8	6267	25.2	24904	100.0
	Semi-detached house/bungalow	31381	88.8	3953	11.2	35335	100.0
	Detached house/bungalow	14604	96.6	522	3.4	15126	100.0
	Purpose built flat	3966	57.2	2966	42.8	6931	100.0
	Flat in converted building	311	43.9	397	56.1	709	100.0
	Flat in mixed use building	7	35.6	12	64.4	18	100.0
	All Dwellings	68906	83.0	14117	17.0	83023	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	392	59.5	266	40.5	658	100.0
	Etruria and Hanley	351	91.9	31	8.1	382	100.0
	Joiners Square	269	75.8	86	24.2	355	100.0
	Burslem Central	164	59.8	111	40.2	275	100.0
	Moorcroft	115	50.7	112	49.3	228	100.0
	Outside Focus Areas	67614	83.3	13511	16.7	81125	100.0
	Inside Focus Areas	1292	68.1	606	31.9	1898	100.0
	All Dwellings	68906	83.0	14117	17.0	83023	100.0

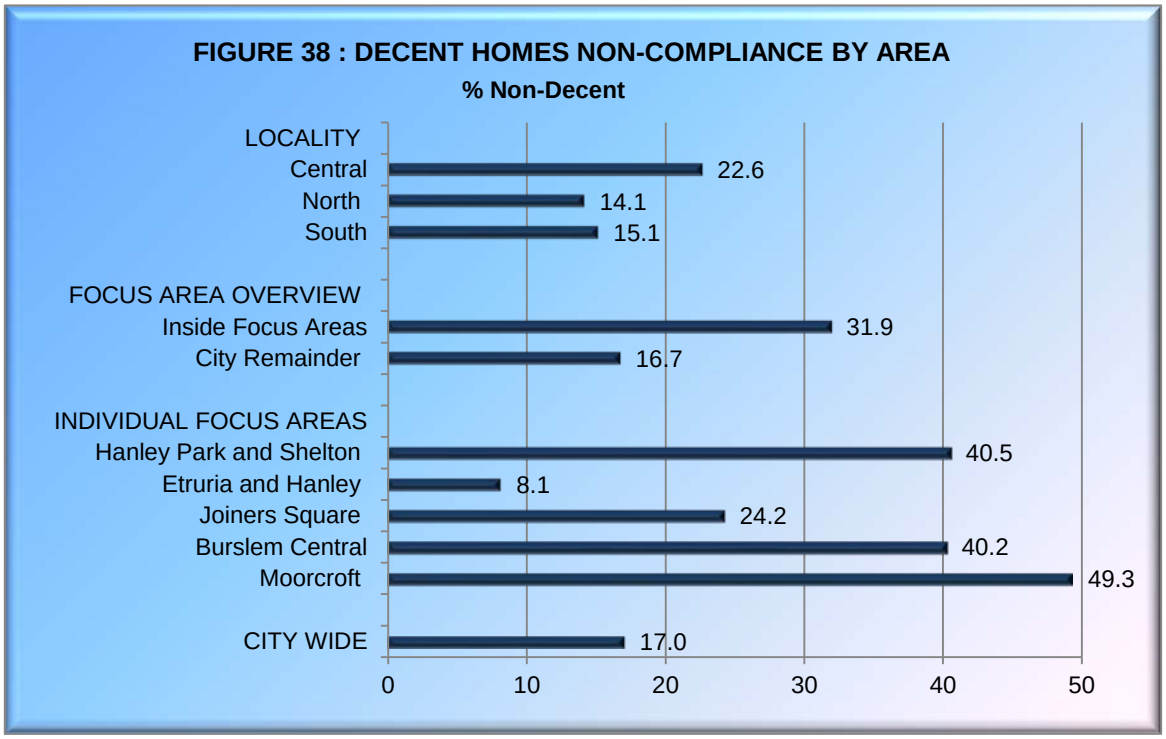


FIGURE 38 : DECENT HOMES NON-COMPLIANCE BY AREA
% Non-Decent
LOCALITY
Central
22.6
North
14.1
South
15.1
FOCUS AREA OVERVIEW
Inside Focus Areas
31.9
City Remainder
16.7
INDIVIDUAL FOCUS AREAS
Hanley Park and Shelton
40.5
Etruria and Hanley
8.1
Joiners Square
24.2
Burslem Central
40.2
Moorcroft
49.3
CITY WIDE
17.0
0
10
20
30
40
50

15. NON DECENT HOMES INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

15.1 Costs to address non-decency are estimated at £96.190M net averaging £6,813 per dwelling across all non-decent dwellings. Individual costs range from £1,400 for individual item failure to £27,138 linked to comprehensive failure across the standard. The most significant cost elements relate to disrepair and to Category 1 hazards.

TABLE 29 : NON DECENT DWELLINGS - COST TO ACHIEVE DECENCY

		COST TO ACHIEVE DECENCY	
		Average Cost (£)	Total Cost (£M)
DECENT HOMES DEFECT CLASSIFICATION	HHSRS Only	6810	6.177
	Disrepair Only	7089	56.732
	Amenities Only	2500	0.182
	Energy Only	3123	7582
	HHSRS And Disrepair	9573	8.462
	HHSRS And Amenities	7573	0.043
	HHSRS And Energy	8531	11.527
	Disrepair And Amenity	17888	1.588
	Disrepair And Energy	10683	8.254
	Hhsrs, Disrepair and Amenity	8710	0.577
	Hhsrs, Disrepair and Energy	11097	0.063
	All Non Decent Dwellings	6813	96.190

COST DISTRIBUTION BY SECTOR

15.2 Costs to achieve decency by housing sector and area are illustrated in Table 30. Allowing for variations in sector size the majority of required expenditure is targeted towards the owner-occupied sector (£51.30M), and pre-1919 housing (£42.93M).

TABLE 30 : NON DECENT DWELLINGS - COST TO ACHIEVE DECENCY BY AREA AND HOUSING SECTOR			
		COST TO ACHIEVE DECENCY	
		Average Cost (£)	Total Cost (£M)
TENURE	Owner occupied	6646	51.300
	Private rented	7015	44.890
	All Non Decent Dwellings	6813	96.190
DATE OF CONSTRUCTION	Pre-1919	8287	42.927
	1919-1944	8292	27.534
	1945-1964	5070	8.662
	1965-1980	4927	7.431
	Post-1980	4052	9.636
	All Non Decent Dwellings	6813	96.190
MAIN HOUSE TYPE	Terraced house/bungalow	8226	51.552
	Semi-detached house/bungalow	6489	25.653
	Detached house/bungalow	5327	2.779
	Purpose built flat	4587	13.603
	Flat in converted building	6328	2.514
	Flat in mixed use building	7495	0.088
	All Non Decent Dwellings	6813	96.190
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	9495	2.529
	Etruria and Hanley	6172	0.190
	Joiners Square	6349	0.546
	Burslem Central	7646	0.846
	Moorcroft	6027	0.677
FOCUS AREA OVERVIEW	Inside Focus Areas	7900	4.788
	City Remainder	6765	91.402
LOCALITY	Central	6746	37.273
	North	7629	27.501
	South	6299	31.416
	CITY WIDE	6813	96.190

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: untidy or neglected buildings, poor condition housing, graffiti, untidy gardens or landscaping; rubbish or dumping, vandalism, dog or other excrement and the nuisance from street parking.

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

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

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

ENVIRONMENTAL ISSUES

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

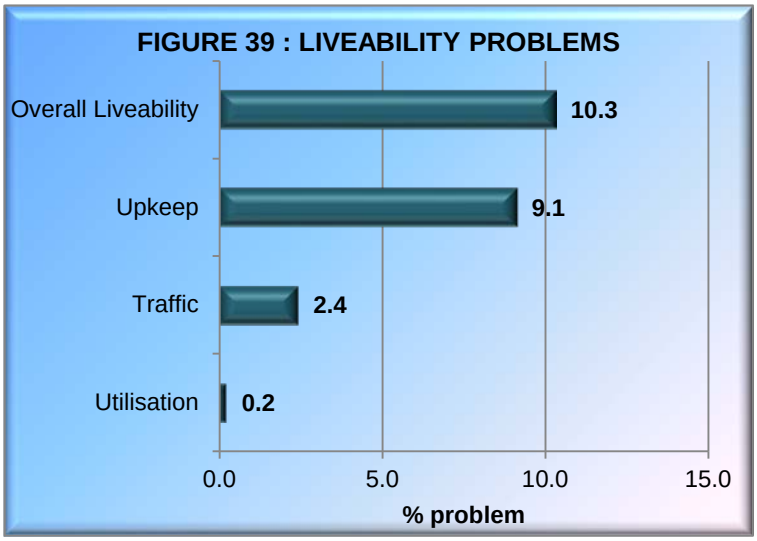
- ***Street Parking : 1,584 dwellings (1.8%);***
- ***Heavy Traffic : 1,239 dwellings (1.4%);***
- ***Litter/Rubbish : 2,429 dwellings (2.7%);***
- ***Dog Fouling : 6,851 dwellings (7.6%)***

TABLE 31: ENVIRONMENTAL INDICATORS

	Not a Problem		Minor Problem		Major Problem		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
LITTER AND RUBBISH	72623	80.5	15206	16.8	2429	2.7	90258	100.0
SCRUFFY GARDENS	79408	88.0	10119	11.2	731	0.8	90258	100.0
GRAFFITI	86403	95.7	3199	3.5	656	0.7	90258	100.0
VANDALISM	86116	95.4	3641	4.0	501	0.6	90258	100.0
SCRUFFY/NEGLECTED BUILDINGS	80334	89.0	9311	10.3	613	0.7	90258	100.0
DOG FOULING	69228	76.7	14179	15.7	6851	7.6	90258	100.0
CONDITION OF DWELLINGS	79134	87.7	10574	11.7	550	0.6	90258	100.0
NUISANCE FROM STREET PARKING	67604	74.9	21070	23.3	1584	1.8	90258	100.0
AMBIENT AIR QUALITY	88963	98.6	1295	1.4	0	0.0	90258	100.0
HEAVY TRAFFIC	82249	91.1	6770	7.5	1239	1.4	90258	100.0
RAILWAY/AIRCRAFT NOISE	89948	99.7	310	0.3	0	0.0	90258	100.0
INTRUSION FROM MOTORWAYS	83196	92.2	6080	6.7	982	1.1	90258	100.0
VACANT SITES	87801	97.3	2286	2.5	171	0.2	90258	100.0
INTRUSIVE INDUSTRY	89465	99.1	793	0.9	0	0.0	90258	100.0
NON CONFORMING USES	88708	98.3	1550	1.7	0	0.0	90258	100.0
VACANT/BOARDED UP BUILDINGS	88076	97.6	2152	2.4	30	0.0	90258	100.0

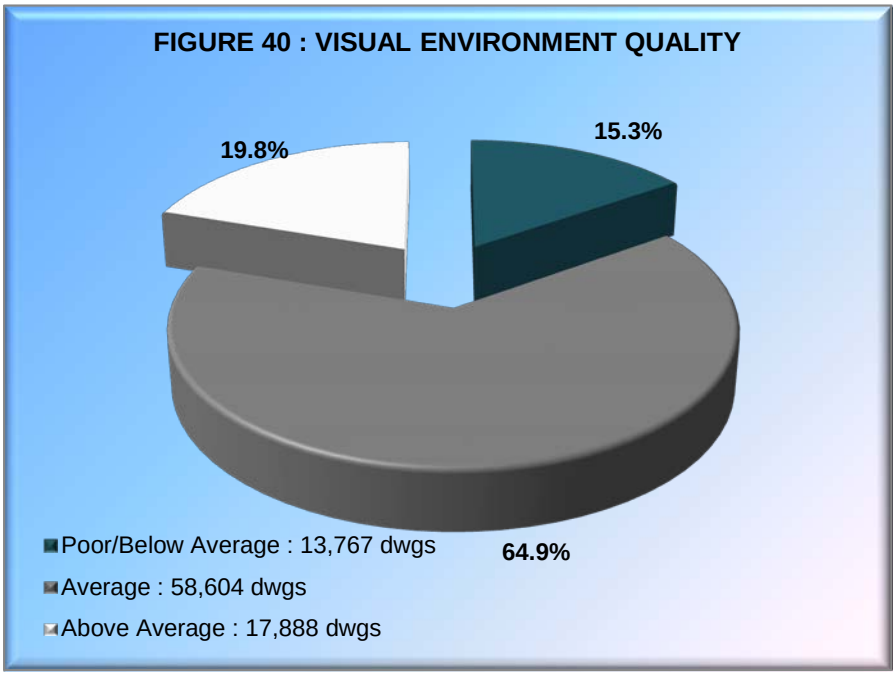
LIVEABILITY

16.3 Overall, 9,327 dwellings (10.3%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 8,181 dwellings (9.1%), traffic problems affect 2,187 dwellings (2.4%) utilisation issues affect 201 dwellings (0.2).

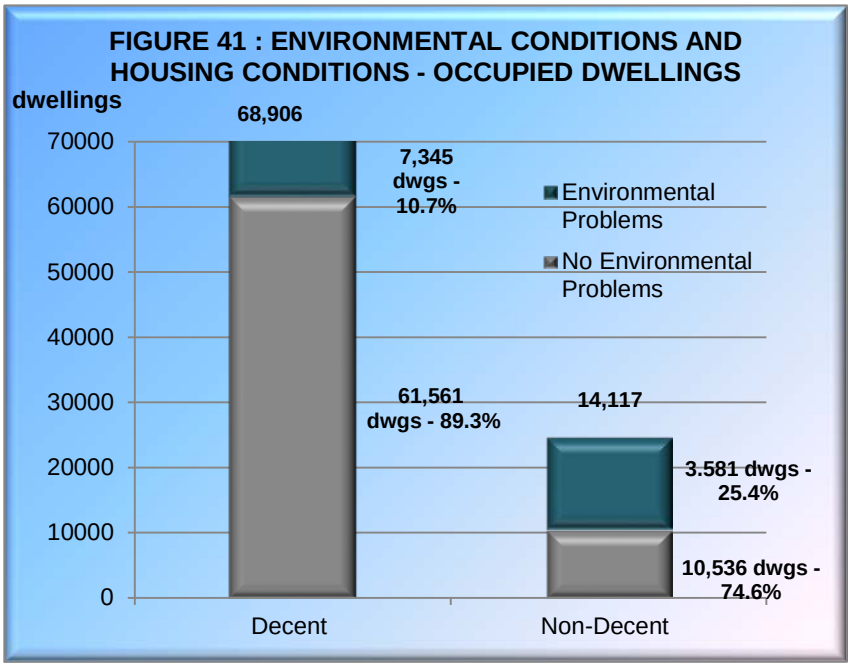


16.4 As an overall assessment, surveyors were asked to grade the visual quality of the residential environment within the context of underlying neighbourhood characteristics and housing composition. Visual quality was assessed as poor or below average in 13,767

dwellings (15.3%), as average in 58,604 dwellings (64.9%) and as above average or good in 17,888 dwellings (19.8%).



16.5 Environmental conditions including visual environmental quality are below average in areas of private-rental, older terraced housing and converted flats. A relationship would also appear to exist between environmental conditions and housing conditions. 3,581 non-Decent homes are located in areas of poor or below average visual quality representing 25.4% of all non-Decent homes. Only 10.7% of Decent homes are similarly affected.



16.6 Environmental conditions are significantly worse across the focus areas. 62.8% of dwellings in the focus areas are located in areas of poor or below average visual environmental quality. This compares with 15.3% of dwellings city-wide. At an individual level the worst conditions are recorded in Joiners Square and Burslem Central. Limited variation in environmental quality is evident between the localities.

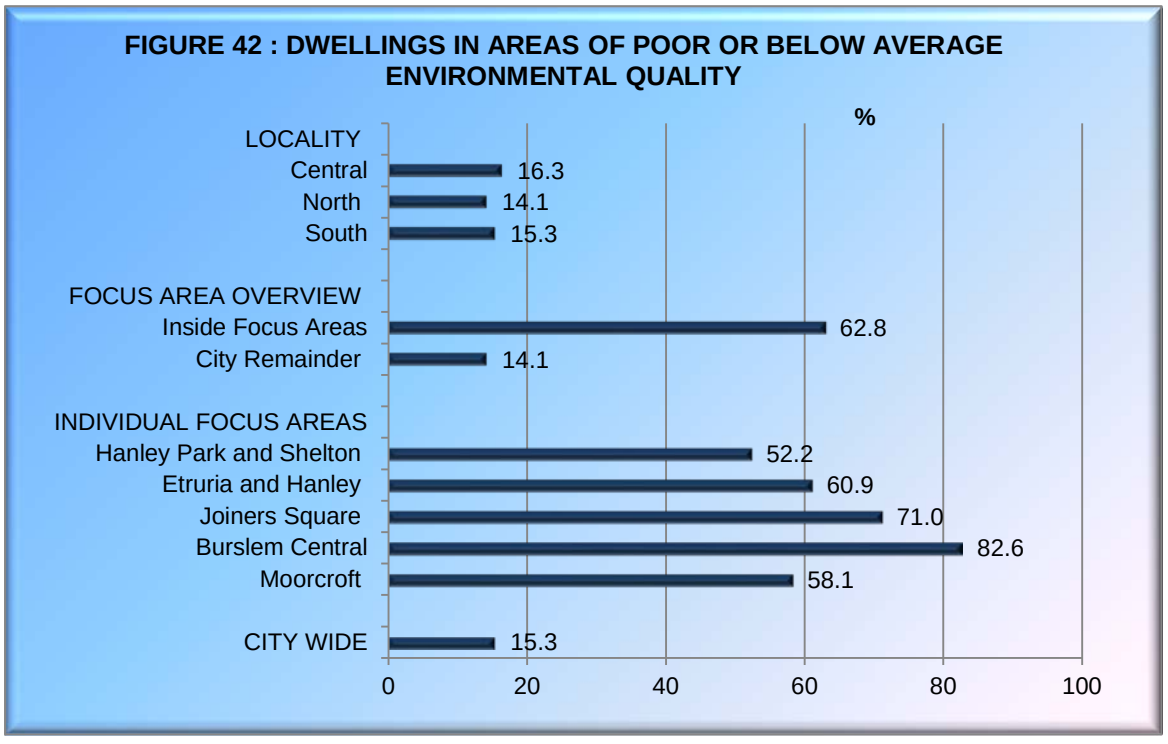


TABLE 32: VISUAL ENVIRONMENTAL QUALITY BY AREA AND HOUSING SECTOR

		VISUAL QUALITY OF ENVIRONMENT											
		Poor		Below Average		Average		Above average		Good		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
TENURE	Owner occupied	605	0.9	6094	9.3	45872	69.8	7014	10.7	6141	19.3	65726	100.0
	Private rented	993	4.0	6075	24.8	12731	51.9	1713	7.0	3020	12.3	24532	100.0
	All Dwellings	1598	1.8	12169	13.5	58604	64.9	8727	9.7	9161	10.1	90258	100.0
DATE OF CONSTRUCTION	Pre-1919	1201	6.9	8077	46.7	6936	40.1	733	4.2	360	2.1	17308	100.0
	1919-1944	392	1.9	2766	13.4	15689	75.9	607	2.9	1212	5.9	20665	100.0
	1945-1964	0	0.0	784	5.4	12280	84.7	778	5.4	652	4.5	14495	100.0
	1965-1974	5	0.0	201	1.8	8794	79.5	1640	148	416	3.8	11055	100.0
	1975-1980	0	0.0	143	2.8	3316	65.2	1153	22.7	473	9.3	5086	100.0
	Post-1980	0	0.0	198	0.9	11589	53.5	3816	17.5	6047	27.9	21649	100.0
	All Dwellings	1598	1.8	12169	13.5	58604	64.9	8727	9.7	9161	10.1	90258	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	202	9.0	1204	53.8	711	31.8	90	4.0	30	1.4	2238	100.0
	City Remainder	1396	1.6	10964	12.5	57893	65.8	8636	9.8	9131	10.4	88020	100.0
	All Dwellings	1598	1.8	12169	13.5	58604	64.9	8727	9.7	9161	10.1	90258	100.0
LOCALITY	Central	1075	3.9	3397	12.4	16319	59.7	2358	8.6	4166	15.3	27316	100.0
	North	389	1.3	3644	12.8	20853	73.3	1174	4.1	2422	8.5	28462	100.0
	South	154	0.4	5127	14.9	21431	62.2	5195	15.1	2573	7.5	34480	100.0
	All Dwellings	1598	1.8	12169	13.5	58604	64.9	8727	9.7	9161	10.1	90258	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	1180	4.1	9598	33.7	14802	51.9	1553	5.4	1376	4.8	28510	100.0
	Semi-detached house/bungalow	76	0.2	1347	3.7	28741	78.9	3904	10.7	2366	6.5	36434	100.0
	Detached house/bungalow	0	0.0	70	0.4	10574	67.7	2322	14.9	2653	17.0	15619	100.0
	Purpose built flat	3	0.0	387	4.9	3914	79.2	887	11.1	2766	34.8	7957	100.0
	Flat in converted building	217	17.7	450	36.9	493	40.4	61	5.0	0	0.0	1220	100.0
	Flat in mixed use building	123	23.7	316	61.0	79	15.3	0	0.0	0	0.0	519	100.0
	All Dwellings	1598	1.8	12169	13.5	58604	64.9	8727	9.7	9161	10.1	90258	100.0
INDVIDUAL FOCUS AREA	Hanley Park and Shelton	31	3.8	397	48.4	376	45.9	5	06	10	1.3	820	100.0
	Etruria and Hanley	129	31.6	120	29.3	154	37.6	6	1.5	0	0.0	410	100.0
	Joiners Square	0	0.0	296	71.0	55	13.2	62	14.8	4	1.0	417	100.0
	Burslem Central	32	8.7	269	73.9	47	13.0	0	0.0	16	4.3	364	100.0
	Moorcroft	10	4.4	122	53.7	78	34.3	17	7.6	0	0.0	228	100.0
	Outside Focus Areas	1396	1.6	10964	12.5	57893	65.8	8636	9.8	9131	10.4	88020	100.0
	Inside Focus Areas	202	9.0	1204	53.8	711	31.8	90	4.0	30	1.4	2238	100.0
	All Dwellings	1598	1.8	12169	13.5	58604	64.9	8727	9.7	9161	10.1	90258	100.0

SECTION 5 :
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

17. HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSING AND HOUSEHOLD CONDITIONS

17.1 Relationships between housing conditions and household circumstances are summarised in Tables 33-35 with regard to Category 1 hazards, Disrepair and the Decent Homes standard overall. Poor housing conditions impact on all household types across the City, but socially and economically disadvantaged households, in particular the young and the elderly are at greater risk of experiencing poor housing conditions.

- *Single person households aged under 60 years account for 12.2% of all households but comprise 26.2% of all households living in non-Decent homes*
- *Households with a head of household aged under 35 years account for 23.7% of all households but comprise 32.4% of all households living in non-Decent homes*
- *Singe person elderly households account for 13.1% of all households but comprise 17.9% of all household living in non-Decent homes*
- *Households in receipt of benefits accounts for 19.1% of all household but comprise 24.1% of all households living in non-Decent homes*
- *Households living in non-Decent homes have a median annual gross income of £23,399 compared to £33,799 for households living in Decent homes*

TABLE 33: HOUSEHOLD CHARACTERISTICS AND CATEGORY 1 HAZARDS

		HHSRS – Category 1 Risk					
		No Category 1 Risks		Category 1 Risks Present		All Households	
		hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	3332	3.9	263	6.7	3594	4.0
	25 – 34 years	16240	18.8	1520	39.0	17760	19.7
	35 – 44 years	15352	17.8	595	15.3	15947	17.7
	45 – 54 years	13612	15.8	306	7.8	13918	15.4
	55 – 64 years	13764	15.9	436	11.2	14199	15.7
	65 years and over	23997	27.8	780	20.0	24777	27.5
	All Households	86298	100.0	3898	100.0	90196	100.0
ECONOMIC STATUS OF HEAD OF HOUSEHOLD	Full time work (>30 hours)	52235	60.5	2424	62.2	54659	60.6
	Part time work (<30 hours)	3032	3.5	12	0.3	3044	3.4
	Registered unemployed	1488	1.7	412	10.6	1900	2.1
	Permanently sick/disabled	1457	1.7	95	2.4	1552	1.7
	Looking after home	1904	2.2	0	0.0	1904	2.1

TABLE 33: HOUSEHOLD CHARACTERISTICS AND CATEGORY 1 HAZARDS

		HHSRS – Category 1 Risk					
		No Category 1 Risks		Category 1 Risks Present		All Households	
		hholds	%	hholds	%	hholds	%
	Wholly retired	23620	27.4	768	19.7	24388	27.0
	Student	2562	3.0	188	4.8	275	3.0
	All Households	86298	100.0	3898	100.0	90196	100.0
HOUSEHOLD TYPE	Single person under 60 years	9700	11.2	1271	32.6	10972	12.2
	Single person 60 years and over	11112	12.9	676	17.3	11788	13.1
	Lone parent family	2555	3.0	209	5.4	2764	3.1
	Married/Co-habiting couple with children	17457	20.2	480	12.3	17938	19.9
	Married/Co-habiting couple with no children	16377	19.0	567	14.6	16944	18.8
	Student	407	0.5	41	1.1	449	0.5
	Two persons aged 60 years or over	14050	16.3	114	2.9	14164	15.7
	Other multi-person household	14639	17.0	539	3.8	15178	16.8
	All Households	86298	100.0	3898	100.0	90196	100.0
AFTER HOUSING COSTS EQUIVALISED INCOME	Above national median	55754	64.6	1666	42.7	57420	63.7
	Below national median	30543	35.4	2233	57.3	32776	36.3
	All Households	86298	100.0	3898	100.0	90196	100.0
BENEFIT STATUS	No benefits received	70004	81.1	2919	74.9	72924	80.9
	In receipt of benefits	16293	18.9	979	25.1	17272	19.1
	All Households	86298	100.0	3898	100.0	90196	100.0

TABLE 34: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES REPAIR CONDITIONS

		DECENT HOMES REPAIR					
		Compliant		Non-Compliant		All Households	
		hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	2896	3.7	698	6.3	3594	4.0
	25 – 34 years	14918	18.9	2842	25.5	17760	19.7
	35 – 44 years	13961	17.7	1986	17.8	15947	17.7
	45 – 54 years	12221	15.5	1698	15.3	13918	15.4
	55 – 64 years	1281	16.4	1218	10.9	14199	15.7
	65 years and over	22091	27.9	2686	24.1	24777	27.5
	All Households	79068	100.0	11128	100.0	90198	100.0
ECONOMIC STATUS OF HEAD OF HOUSEHOLD	Full time work (>30 hours)	48678	61.6	5981	53.8	54659	60.6
	Part time work (<30 hours)	2512	3.2	532	4.8	3044	3.4
	Registered unemployed	1456	1.8	443	4.0	1900	2.1
	Permanently sick/disabled	998	1.3	554	5.0	1552	1.7

TABLE 34: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES REPAIR CONDITIONS

		DECENT HOMES REPAIR					
		Compliant		Non-Compliant		All Households	
		hholds	%	hholds	%	hholds	%
	Looking after home	1524	1.9	380	3.4	1904	2.1
	Wholly retired	21721	27.5	2667	24.0	24388	27.0
	Student	2180	2.8	570	5.1	2750	3.0
	All Households	79068	100.0	11128	100.0	90198	100.0
HOUSEHOLD TYPE	Single person under 60 years	8185	10.4	2787	25.0	10972	12.2
	Single person 60 years and over	10267	13.0	1520	13.7	11788	13.1
	Lone parent family	2187	2.8	577	5.2	2764	3.1
	Married/Co-habiting couple with children	16383	20.7	1555	14.0	17938	19.9
	Married/Co-habiting couple with no children	15268	19.3	1677	15.1	13944	18.8
	Student	407	0.5	41	0..4	449	0.5
	Two persons aged 60 years or over	12943	16.4	1220	11.0	14164	15.7
	Other multi-person household	13428	17.0	1750	15.7	15178	16.8
	All Households	79068	100.0	11128	100.0	90198	100.0
AFTER HOUSING COSTS EQUIVALISED INCOME	Above national median	51886	65.6	5534	49.7	5720	63.7
	Below national median	27182	344	594	50.3	32776	36.3
	All Households	79068	100.0	11128	100.0	90198	100.0
BENEFIT STATUS	No benefits received	64507	81.6	8417	75.6	72924	80.9
	In receipt of benefits	14561	18.4	2711	24.4	17272	19.1
	All Households	79068	100.0	11128	100.0	90198	100.0

TABLE 35: HOUSEHOLD CHARACTERISTICS AND OVERALL DECENT HOMES CONDITION

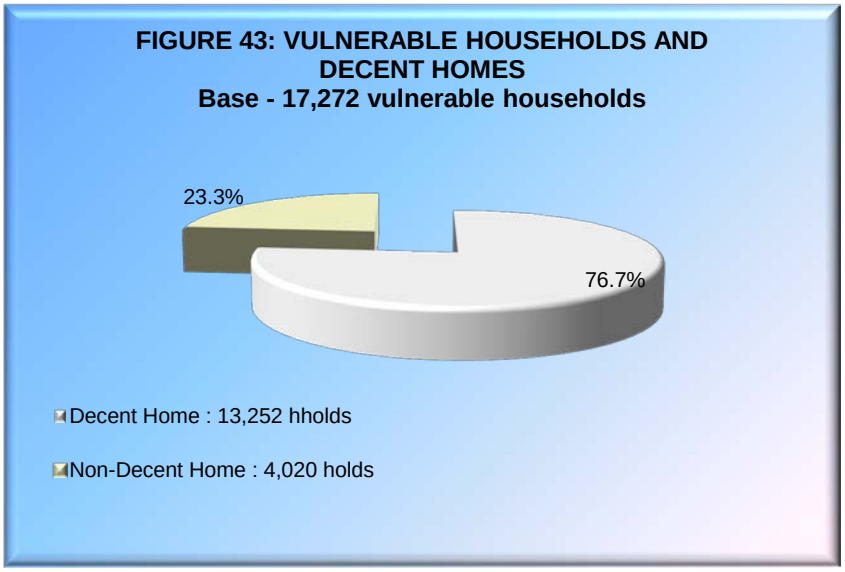
		DECENT HOMES STANDARD (Hhsrs)					
		Compliant		Non-Compliant		All Households	
		hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	2584	3.5	1010	6.0	3594	4.0
	25 – 34 years	13358	18.2	4402	26.4	17760	19.7
	35 – 44 years	12778	17.4	3169	19.0	15947	17.7
	45 – 54 years	11846	16.1	2072	12.4	13918	15.4
	55 – 64 years	12589	17.1	1611	9.6	14199	15.7
	65 years and over	20335	27.7	4442	26.6	24777	27.5
	All Households	73490	100.0	16706	100.0	90196	100.0
ECONOMIC STATUS OF HEAD OF HOUSEHOLD	Full time work (>30 hours)	45752	62.3	8907	53.3	54659	60.6
	Part time work (<30 hours)	2506	3.4	537	3.2	3044	3.4
	Registered unemployed	108	1.4	851	5.1	1900	2.1

TABLE 35: HOUSEHOLD CHARACTERISTICS AND OVERALL DECENT HOMES CONDITION							
		DECENT HOMES STANDARD (Hhsrs)					
		Compliant		Non-Compliant		All Households	
		hholds	%	hholds	%	hholds	%
	Permanently sick/disabled	819	1.1	734	4.4	1552	100.0
	Looking after home	1376	1.9	528	3.2	1904	2.1
	Wholly retired	19955	27.2	4433	26.5	24388	27.0
	Student	2034	2.8	716	4.3	2750	3.0
	All Households	73490	100.0	16706	100.0	90196	100.0
HOUSEHOLD TYPE	Single person under 60 years	6594	9.0	4377	26.2	10972	12.2
	Single person 60 years and over	8805	12.0	2983	17.9	11788	13.1
	Lone parent family	1869	2.5	895	5.4	2764	3.1
	Married/Co-habiting couple with children	15997	21.8	1941	11.6	17938	19.9
	Married/Co-habiting couple with no children	14310	19.5	2634	15.8	16944	18.8
	Student	366	0.5	83	0.5	449	0.5
	Two persons aged 60 years or over	12618	17.2	1546	93	14164	15.7
	Other multi-person household	12931	17.6	2247	13.4	15178	168
	All Households	73490	100.0	16706	100.0	90196	100.0
AFTER HOUSING COSTS EQUIVALISED INCOME	Above national median	49178	66.9	8243	49.3	57420	63.7
	Below national median	24312	33.1	8464	50.7	32776	36.3
	All Households	73490	100.0	16706	100.0	90196	100.0
BENEFIT STATUS	No benefits received	60237	82.0	12687	75.9	72924	80.9
	In receipt of benefits	13252	18.0	4020	24.1	17272	19.1
	All Households	73490	100.0	16706	100.0	90196	100.0

DECENT HOMES AND VULNERABLE HOUSEHOLDS

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

17.3 The survey estimates that 17,272 households are vulnerable according to their benefit uptake representing 19.1% of all private households. Currently 13,252 vulnerable households or 76.7% live in Decent Homes city-wide exceeding the previous 2021 PSA target.



17.4 While city-wide progress on achieving decent homes for vulnerable households exceeds all previous PSA targets variations in progress do exist. These reflect lower rates of progress in:

- The private-rented sector where 29.3% of vulnerable households live in non-Decent homes
- Housing constructed pre-1919 where 41.5% of vulnerable households live in non-Decent homes
- The focus areas where 38.0% of vulnerable households live in non-Decent homes

TABLE 36: VULNERABLE HOUSEHOLDS LIVING IN NON-DECENT HOMES BY AREA AND HOUSING SECTOR

		DECENT HOMES STANDARD					
		Compliant		Non-Compliant		All Households	
		hholds	%	hholds	%	hholds	%
TENURE	Owner occupied	8077	81.2	1874	18.8	9951	100.0
	Private rented	5175	70.7	2146	29.3	7321	100.0
	All Dwellings	13252	76.7	4020	23.3	17272	100.0
DATE OF CONSTRUCTION	Pre-1919	2656	58.5	1883	41.5	4539	100.0
	1919-1944	3768	83.7	733	16.3	4501	100.0
	1945-1964	2599	80.2	640	19.8	3239	100.0
	1965-1974	1544	87.5	221	12.5	1765	100.0
	1975-1980	731	90.3	78	9.7	809	100.0
	Post-1980	1953	80.8	465	19.2	2418	100.0
	All Dwellings	13252	76.7	4020	23.3	17272	100.0

TABLE 36: VULNERABLE HOUSEHOLDS LIVING IN NON-DECENT HOMES BY AREA AND HOUSING SECTOR

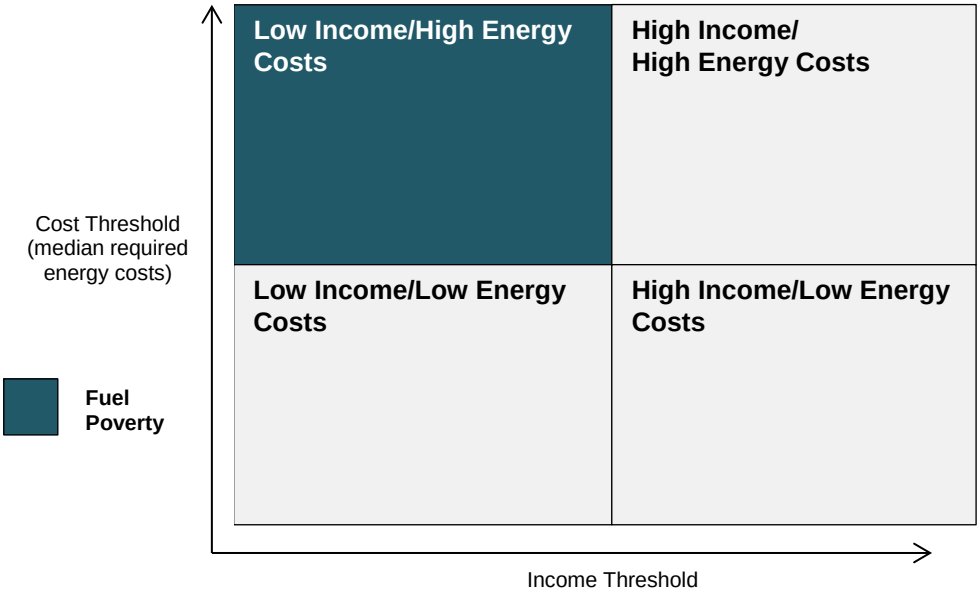
		DECENT HOMES STANDARD					
		Compliant		Non-Compliant		All Households	
		hholds	%	hholds	%	hholds	%
FOCUS AREA OVERVIEW	Inside Focus Areas	509	62.0	312	38.0	821	100.0
	City Remainder	12744	77.5	3708	22.5	16452	100.0
	All Dwellings	13252	76.7	4020	23.3	17272	100.0
LOCALITY	Central	3566	75.5	1159	24.5	4726	100.0
	North	3486	79.4	902	20.6	4387	100.0
	South	6200	76.0	1959	24.0	8159	100.0
	All Dwellings	13252	76.7	4020	23.3	17272	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	4958	72.5	1879	27.5	6836	100.0
	Semi-detached house/bungalow	5610	83.5	1105	16.5	6715	100.0
	Detached house/bungalow	1414	90.7	145	9.3	1558	100.0
	Purpose built flat	1189	63.3	689	36.7	1879	100.0
	Flat in converted building	82	29.2	198	70.8	280	100.0
	Flat in mixed use building	0	0.0	4	100.0	4	100.0
	All Dwellings	13252	76.7	4020	23.3	17272	100.0
IINDIVIDUAL FOCUS AREA	Hanley Park and Shelton	119	92.0	10	8.0	130	100.0
	Etruria and Hanley	151	92.5	12	7.5	163	100.0
	Joiners Square	155	42.6	209	57.4	363	100.0
	Burslem Central	19	100.0	0	0.0	19	100.0
	Moorcroft	65	44.5	81	55.5	146	100.0
	Outside Focus Areas	12744	77.5	3708	22.5	16452	100.0
	Inside Focus Areas	509	62.0	312	38.0	821	100.0
	All Dwellings	13252	76.7	4020	23.3	17272	100.0

18. FUEL POVERTY

18.1 The Department of Energy and Climate Change (DECC) adopted a new definition of fuel poverty based on a Low Income High Costs (LIHC) framework recommended by Professor Hills in his independent review published in March 2012. 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 44: 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:

a) ***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***

PERSONS IN HOUSEHOLD	*EQUIVALISATION FACTOR*
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 per annum.

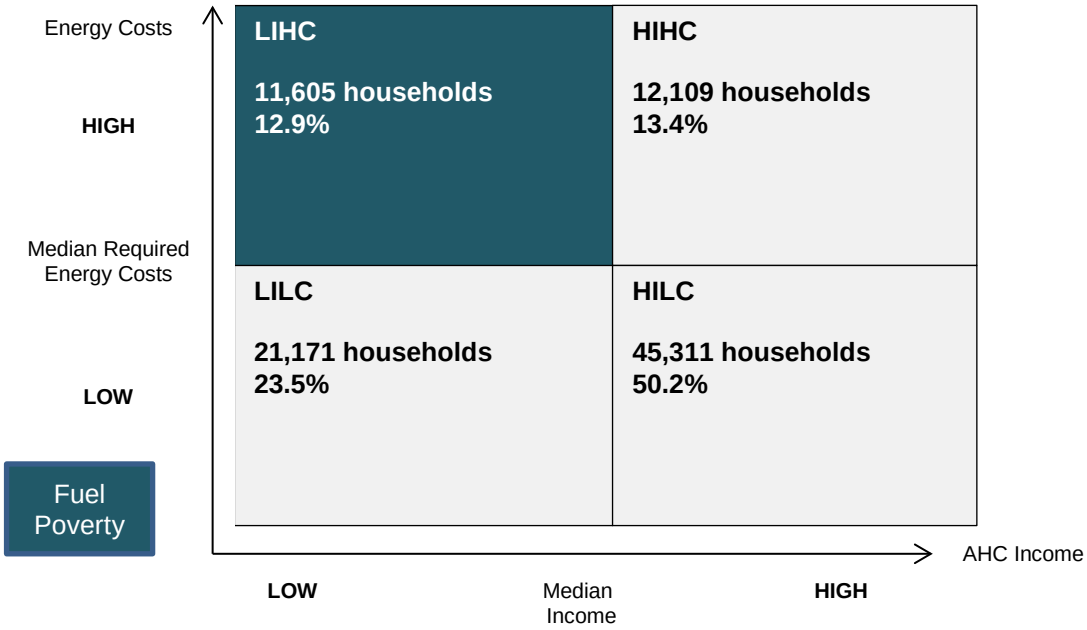
b) Equivalised Household Income. Household income data generated by the survey was adjusted for housing costs by subtracting household mortgage and rent payments. Once housing costs have been deducted (AHC) incomes are also equivalised, to reflect the fact that different types of households have different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

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

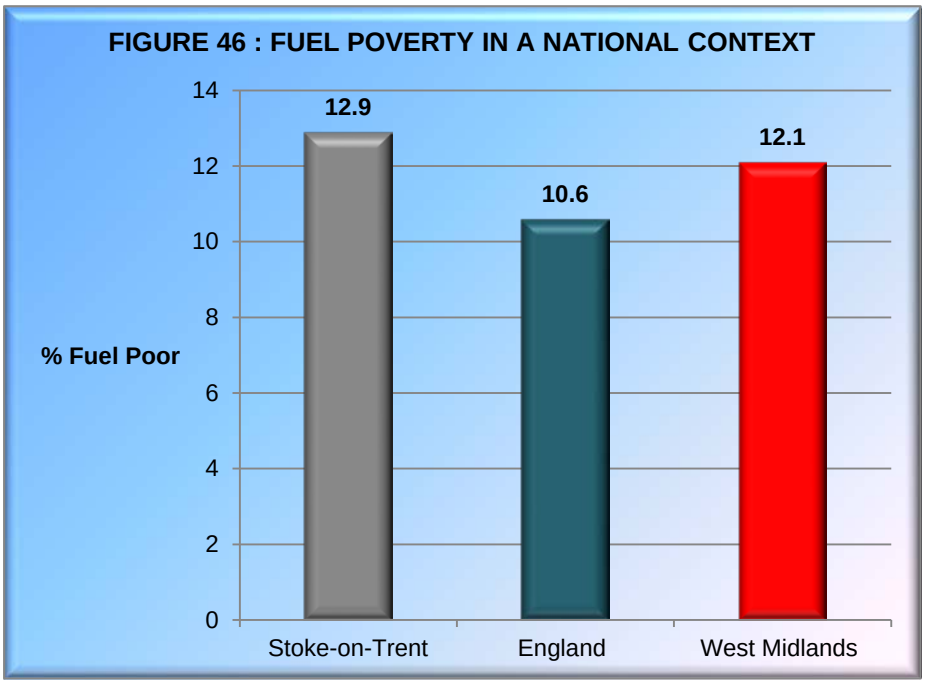
Equivalised AHC household incomes are compared with the income threshold currently set in England at £11,553. The income threshold is further adjusted through the addition of equivalised required fuel costs for each household.

18.3 Application of these indicators produces the following LIHC Matrix of fuel poverty in Stoke-on-Trent:

FIGURE 45 : STOKE-ON-TRENT- FUEL POVERTY MATRIX



Under current definitions 11,605 households in Stoke-on-Trent (12.9%) have low incomes and high fuel costs and are in fuel poverty. Rates of fuel poverty are above the average for England estimated at 10.6% of households and slightly above the West Midlands average of 12.1%.



HOUSEHOLDS AFFECTED BY FUEL POVERTY

18.4 Demographically, fuel poverty impacts most strongly on younger and older households. 764 households headed by a person aged under 25 years are in fuel poverty representing 21.2% of all younger households. The largest number of households in fuel poverty are however elderly. 6,960 households headed by a person aged 65 years and over are in fuel poverty representing 50.4% of all households in fuel poverty and 28.1% of all elderly households.

18.5 Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 3,588 economically vulnerable households are in fuel poverty representing 20.8% of vulnerable households and 30.9% of all households in fuel poverty. 11,605 low income households are in fuel poverty representing 35.4% of all low income households. Median AHC equivalised annual income for households in fuel poverty is estimated at £7,633 compared to over £14,920 for all households and £16,905 for households not in fuel poverty.

FIGURE 47 : FUEL POVERTY BY LOW INCOME AND ECONOMIC VULNERABILITY

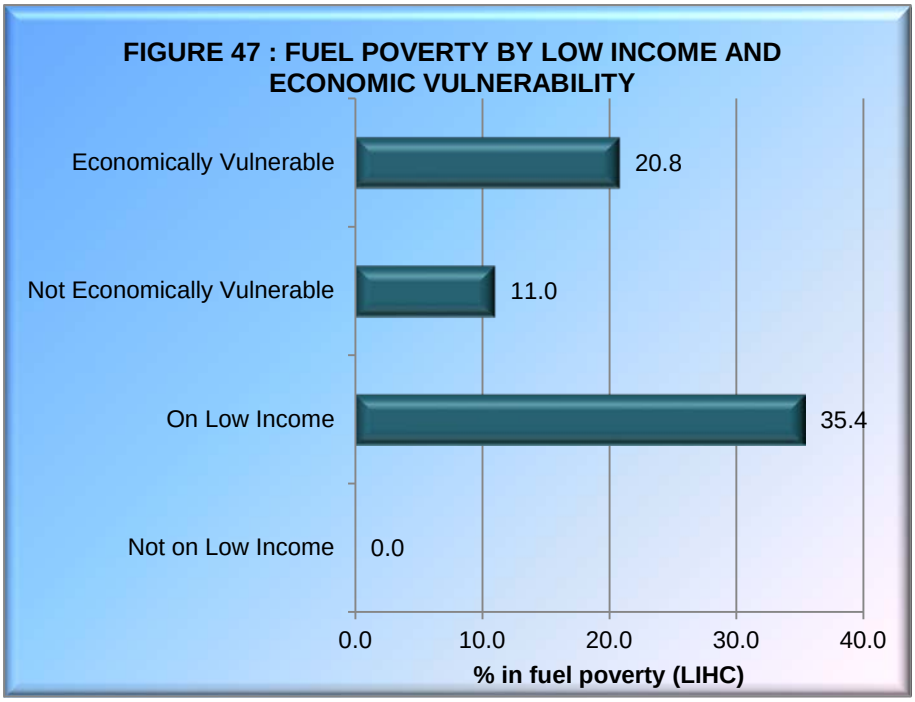


TABLE 37: FUEL POVERTY BY HOUSEHOLD CHARACTERISTICS

		FUEL POVERTY					
		Not in Fuel Poverty		In Fuel Poverty		All Households	
		hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	2831	78.8	764	21.2	3594	100.0
	25 – 34 years	16213	91.3	1547	8.7	17760	100.0
	35 – 44 years	14698	92.2	1249	7.8	15947	100.0

TABLE 37: FUEL POVERTY BY HOUSEHOLD CHARACTERISTICS

		FUEL POVERTY					
		Not in Fuel Poverty		In Fuel Poverty		All Households	
		hholds	%	hholds	%	hholds	%
	45 – 54 years	13265	95.3	653	4.7	13918	100.0
	55 – 64 years	13767	97.0	432	3.0	14199	100.0
	65 years and over	17818	71.9	6960	28.1	24777	100.0
	All Households	76591	87.1	11605	12.9	90196	100.0
ECONOMIC STATUS OF HEAD OF HOUSEHOLD	Full time work (>= 30 hours)	51914	95.0	2745	5.0	54659	100.0
	Part time work (< 30 hours)	2509	82.	534	17.6	3044	100.0
	Registered unemployed	1405	74.0	494	26.0	1900	100.0
	Permanently sick/disabled	1323	85.2	230	14.8	1552	100.0
	Looking after home	1671	87.8	233	12.2	1904	100.0
	Wholly retired	17627	72.3	6761	27.7	24388	100.0
	Student	2142	77.9	608	22.1	2750	100.0
	All Households	76591	87.1	11605	12.9	90196	100.0
HOUSEHOLD TYPE	Single person under 60 years	9803	89.4	1168	10.6	10972	100.0
	Single person 60 years and over	6063	51.4	5725	48.6	11766	100.0
	Lone parent family	2404	87.0	360	13.0	2764	100.0
	Married/Co-habiting couple with children	16693	93.1	124	6.9	17938	100.0
	Married/Co-habiting couple with no children	16058	94.8	886	5.2	16944	100.0
	Student	366	81.5	83	18.5	449	100.0
	Two persons aged 60 years or over	12925	91.3	1239	8.7	14164	100.0
	Other multi-person household	14279	94.1	899	5.9	15178	100.0
	All Households	76591	87.1	11605	12.9	90196	100.0
AFTER HOUSING COSTS EQUIVALISED INCOME	Above national median	57420	100.0	0	0.0	57420	100.0
	Below national median	21171	64.6	11605	35.4	32776	100.0
	All Households	76591	87.1	11605	12.9	90196	100.0
BENEFIT STATUS	No benefits received	64907	89.0	8017	11.0	72924	100.0
	In receipt of benefits	13684	79.2	3588	20.8	17272	100.0
	All Households	76591	87.1	11605	12.9	90196	100.0

18.6 Within the housing stock rates of fuel poverty are above average within the private-rented sector (15.1%), and for households living in pre-1919 housing (25.6%). Geographically the highest rates of fuel poverty are associated with the focus areas (18.5%), and in particular Hanley Park and Shelton (24.8%) and Moorcroft (20.5%). Rates of fuel poverty are above average in the Central locality (14.5%).

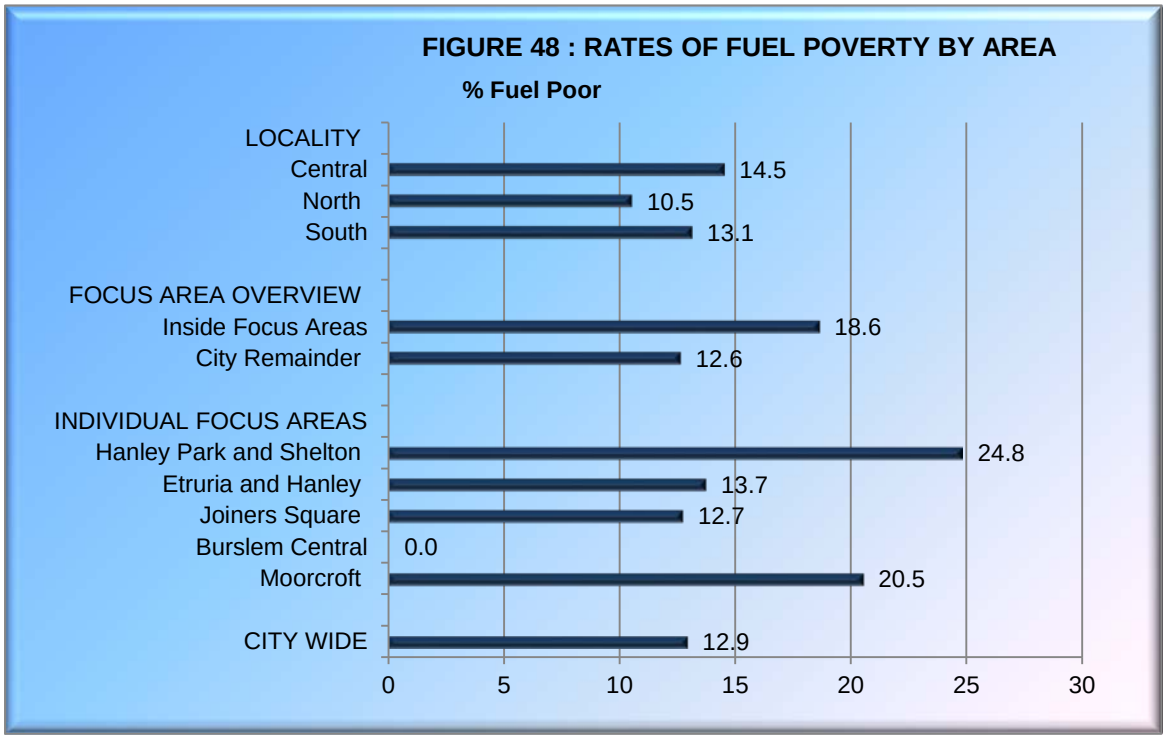
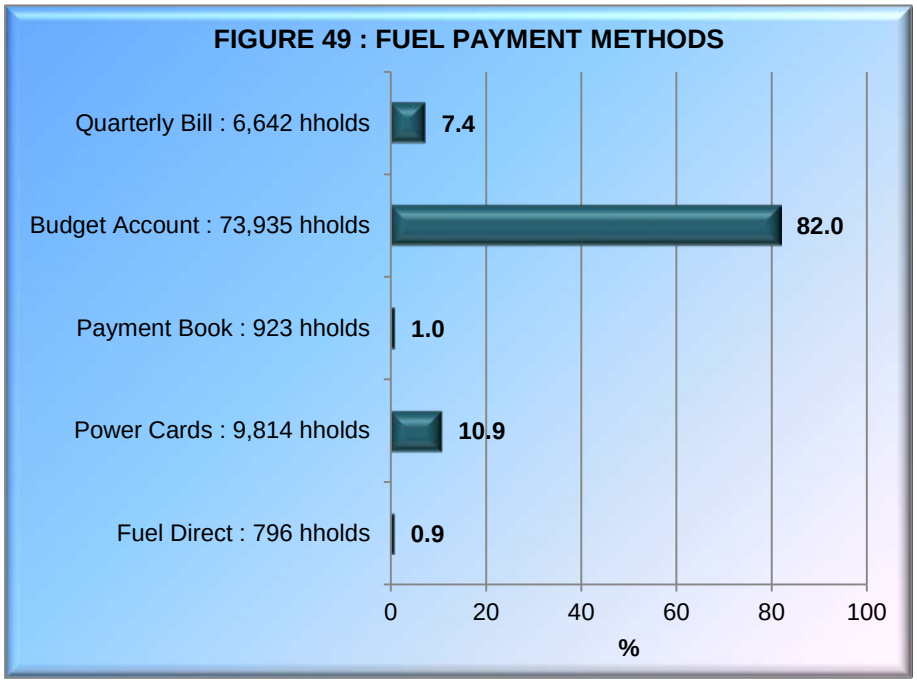


TABLE 38: FUEL POVERTY BY AREA AND HOUSING SECTOR							
		FUEL POVERTY					
		Not in Fuel Poverty		In Fuel Poverty		All Households	
		dwgs	%	dwgs	%	dwgs	%
TENURE	Owner occupied	56776	88.0	7719	12.0	64495	100.0
	Private rented	21815	84.9	3886	15.1	25701	100.0
	All Dwellings	78591	87.1	11605	12.9	90196	100.0
DATE OF CONSTRUCTION	Pre-1919	13252	74.4	4566	25.6	17818	100.0
	1919-1944	17811	86.6	2767	13.4	20579	100.0
	1945-1964	12479	87.5	1790	12.5	14269	100.0
	1965-1974	9169	85.2	1597	14.8	10766	100.0
	1975-1980	696	95.4	225	4.6	4921	100.0
	Post-1980	21185	97.0	660	3.0	21844	100.0
	All Dwellings	78591	87.1	11605	12.9	90196	100.0
FOCUS AREA OVERVIEW	Inside Focus Areas	3330	81.4	761	18.6	4091	100.0
	City Remainder	75261	87.4	10843	12.6	86105	100.0
	All Dwellings	78591	87.1	11605	12.9	90196	100.0
LOCALITY	Central	26803	85.5	4553	14.5	31357	100.0
	North	23061	89.4	2732	10.6	25793	100.0
	South	28727	86.9	4319	13.1	33046	100.0
	All Dwellings	78591	87.1	11605	12.9	90196	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	23885	81.1	5555	18.9	29440	100.0

TABLE 38: FUEL POVERTY BY AREA AND HOUSING SECTOR							
		FUEL POVERTY					
		Not in Fuel Poverty		In Fuel Poverty		All Households	
		dwgs	%	dwgs	%	dwgs	%
	Semi-detached house/bungalow	32346	88.4	4251	11.6	36597	100.0
	Detached house/bungalow	13708	91.0	1356	9.0	15064	100.0
	Purpose built flat	7636	95.6	352	4.4	7988	100.0
	Flat in converted building	988	91.5	92	8.5	1080	100.0
	Flat in mixed use building	28	100.0	0	0.0	28	100.0
	All Dwellings	78591	87.1	11605	12.9	90196	100.0
INDIVIDUAL FOCUS AREA	Hanley Park and Shelton	1592	75.2	524	24.8	2116	100.0
	Etruria and Hanley	329	86.3	52	13.7	382	100.0
	Joiners Square	935	87.3	136	12.7	1072	100.0
	Burslem Central	284	100.0	0	0.0	284	100.0
	Moorcroft	189	79.5	49	20.5	238	100.0
	Outside Focus Areas	75261	87.4	10843	12.6	86105	100.0
	Inside Focus Areas	3330	81.4	761	18.6	4091	100.0
	All Dwellings	78591	87.1	11605	12.9	90196	100.0

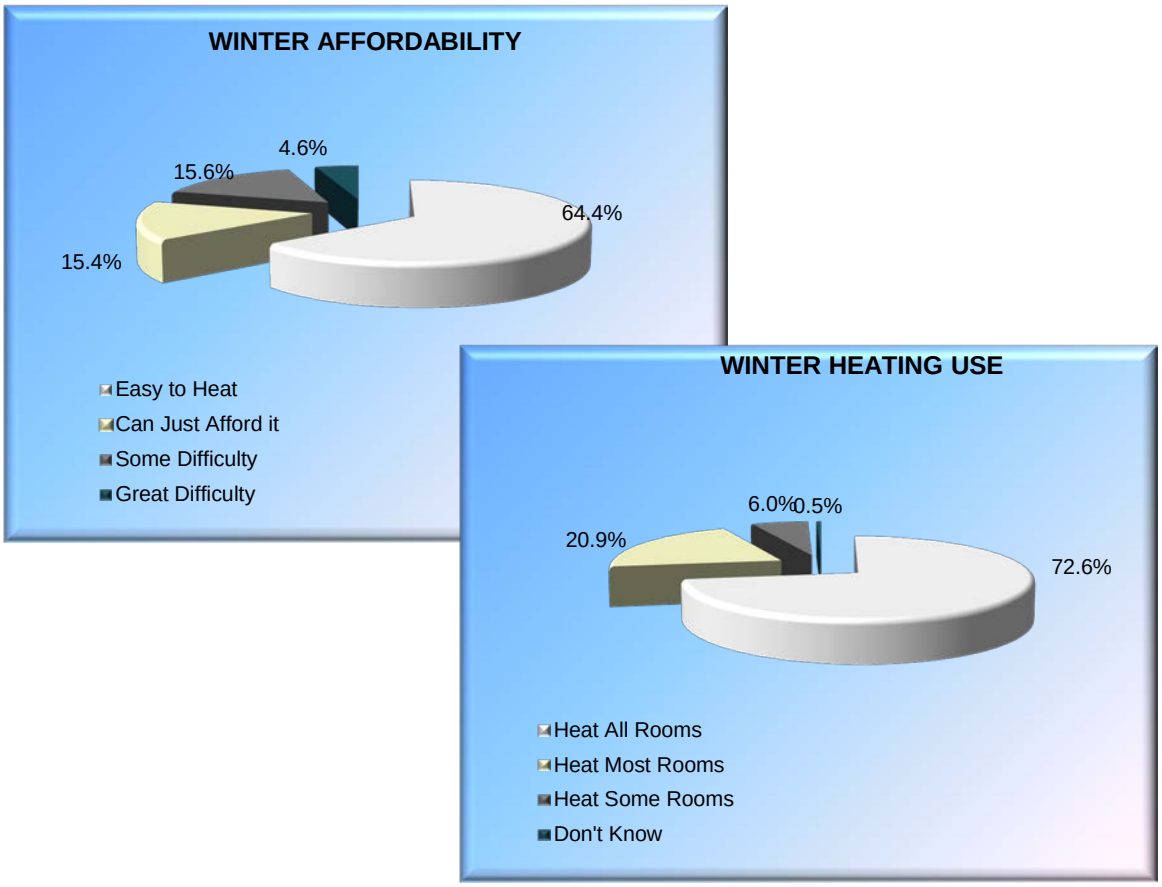
FUEL PAYMENTS AND FUEL USE

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 monthly direct debit. Such tariffs are often out of reach for some households and particularly those on low incomes and/or benefits. The most common method of fuel payment is by direct debit/budget account (73,935 hholds – 82.0%). A significant proportion of households do however use other payment methods with these payment methods reflecting the highest tariffs. 923 households (1.0%) use payment books, 9,814 households (10.9%) use power cards, 796 households (0.9%) use fuel direct and 6,642 households (7.4%) use quarterly bills. Households in fuel poverty exhibit a lower prosperity to pay using debit/budget account approaches with a significantly higher number of fuel poor households using power cards (1,699 households – 14.6%)



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. 58,136 households (64.5%) found it quite easy to heat their home; a further 13,883 households (15.4%) could just afford it. 18,177 households (20.2%) find difficulty in heating their home. Not surprisingly, households in fuel poverty experience the greatest difficulty in heating their home – 4,205 households (36.2%). High fuel costs and financial restrictions often lead to a reduction in heating within the home through selective heating of some rooms. 65,373 households (72.5%) stated that they heated all rooms in the winter; 18,874 households (20.9%) heated most rooms while 5,556 households (6.1%) heated only some rooms or one room. Selective heating is again significantly more common for those households experiencing fuel poverty – 2,368 households (20.4%).

FIGURE 50: HEATING AFFORDABILITY AND HEATING USE



18.9 Internet access and fuel switching are recognised as key means to reducing fuel bills. 13,137 households (14.6%) have no access to the internet while 10,780 households (12.0%) are unable to use a computer for internet access. 44,645 households (49.5%) have never switched gas or electricity supplier; only 13,085 households (14.5%) have switched supplier within the last year.

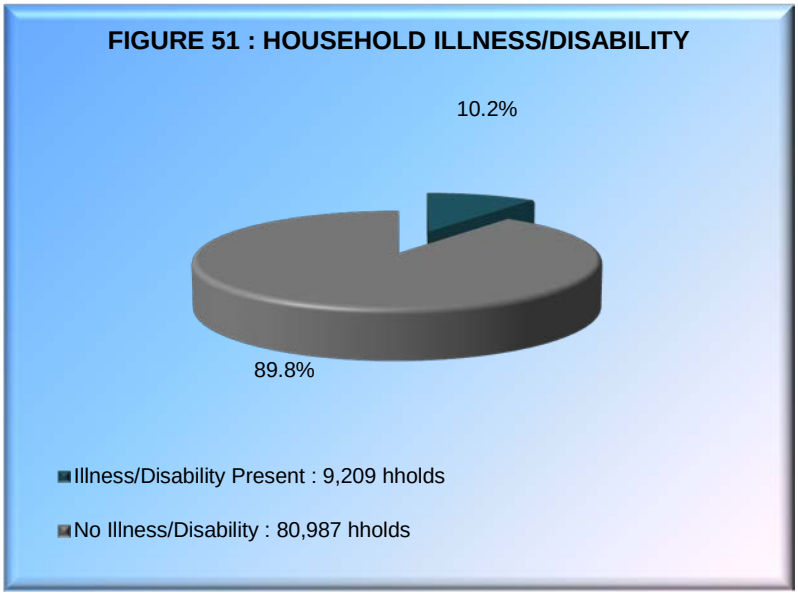
19. HOUSING AND HEALTH

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 Stoke-on-Trent 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/ DISABILITY AND ADAPTATION

19.2 9,209 households in Stoke-on-Trent (10.2%) indicated that at least one member was affected by a long-term illness or disability.



Illness/disability is generally age-related. 6,290 households affected by illness/disability (68.3%) have a head of household aged 65 years and over.

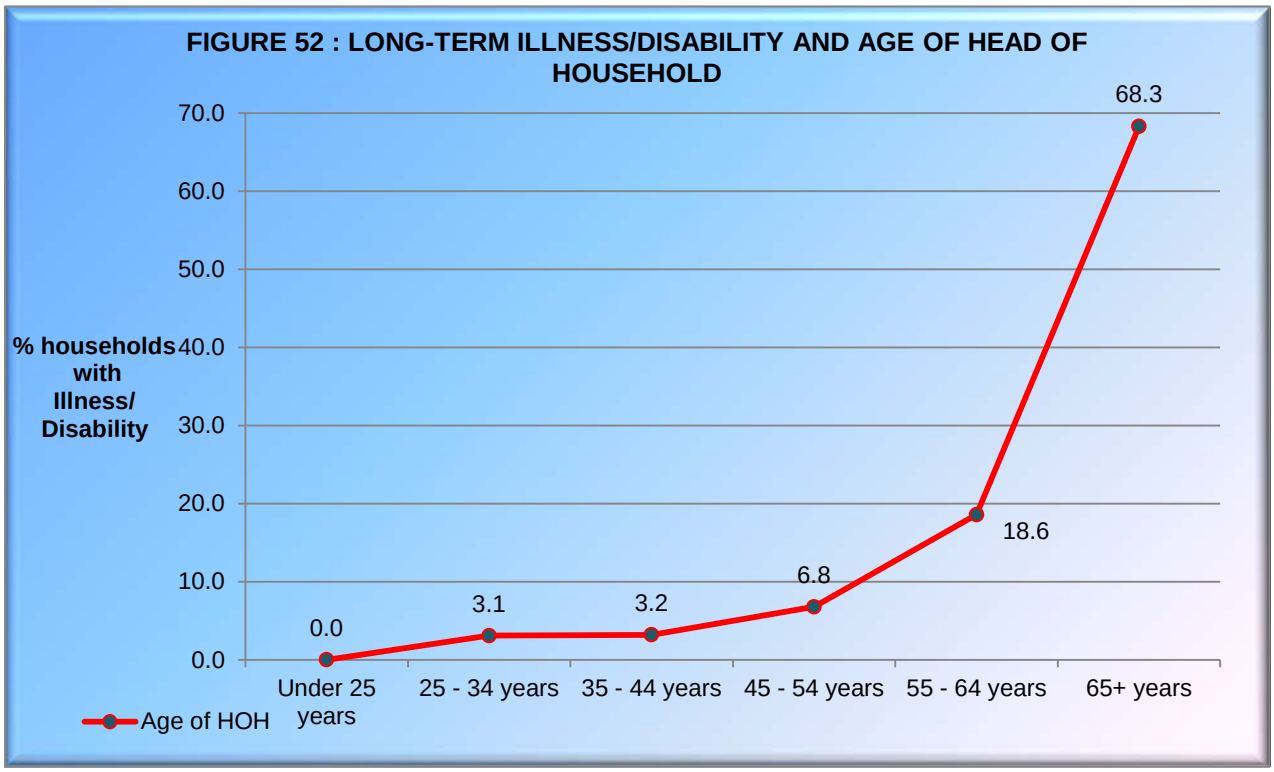


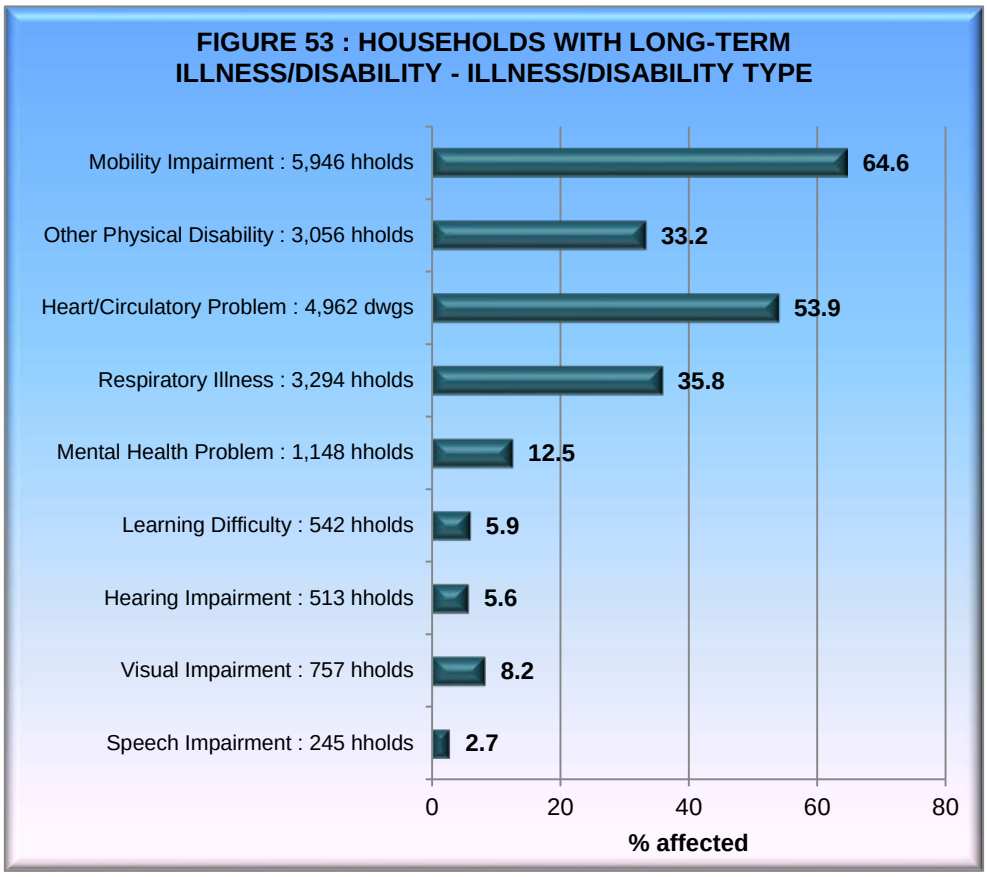
TABLE 39: HOUSEHOLD ILLNESS/DISABILITY BY HOUSEHOLD CHARACTERISTICS

		LONG-TERM ILLNESS OR DISABILITY					
		No		Yes		All Households	
		hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	3594	100.0	0	0.0	3594	100.0
	25 – 34 years	17470	98.4	290	1.6	17760	100.0
	35 – 44 years	15652	98.2	295	1.8	15947	100.0
	45 – 54 years	13295	95.5	624	4.5	13918	100.0
	55 – 64 years	12489	88.0	1711	12.0	14199	100.0
	65 years and over	18487	74.6	6290	25.4	24777	100.0
	All Households	80987	89.8	9209	10.2	90196	100.0
ECONOMIC STATUS OF HEAD OF HOUSEHOLD	Full time work (>=30 hours)	53440	97.8	1219	2.2	54659	100.0
	Part time work (< 30 hours)	2839	93.3	204	6.7	3044	100.0
	Registered unemployed	1747	91.9	153	8.1	1900	100.0
	Permanently sick/disabled	72	4.6	1480	95.4	1552	100.0
	Looking after home	1765	92.7	139	7.3	1904	100.0
	Wholly retired	18434	75.6	5954	24.4	24388	100.0
	Student	2690	97.8	60	2.2	2750	100.0
	All Households	80987	89.8	9209	10.2	90196	100.0
HOUSEHOLD TYPE	Single person under 60 years	10133	92.4	838	7.6	10972	100.0

TABLE 39: HOUSEHOLD ILLNESS/DISABILITY BY HOUSEHOLD CHARACTERISTICS							
		LONG-TERM ILLNESS OR DISABILITY					
		No		Yes		All Households	
		hholds	%	hholds	%	hholds	%
	Single person 60 years and over	7561	64.1	4227	35.9	11788	100.0
	Lone parent family	2758	99.8	6	0.2	2764	100.0
	Married/Co-habiting couple with children	17666	98.5	272	1.5	17938	100.0
	Married/Co-habiting couple with no children	16425	96.9	519	3.1	16944	100.0
	Student	449	100.0	0	0.0	449	0.0
	Two persons aged 60 years or over	11810	83.4	2354	16.8	14164	100.0
	Other multi-person household	14184	935	993	6.5	15178	100.0
	All Households	80987	89.8	9209	10.2	90196	100.0
AFTER HOUSING COSTS EQUVALISED INCOME	Above national median	54046	94.1	3374	5.9	57420	100.0
	Below national median	26941	82.2	5835	17.8	32776	100.0
	All Households	80987	89.8	9209	10.2	90196	100.0
BENEFIT STATUS	No benefits received	69753	95.7	31.7	4.3	72924	100.0
	In receipt of benefits	11233	65.0	6039	35.0	17272	100.0
	All Households	80987	89.8	9209	10.2	90196	100.0

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 :*** ***5,946 hholds – 64.6%;***
- ***Heart/Circulatory Problems :*** ***4,962 hholds – 53.9%;***
- ***Respiratory Illness :*** ***3,294 hholds – 35.8%;***
- ***Other Physical Disability :*** ***3,056 hholds – 33.2%.***

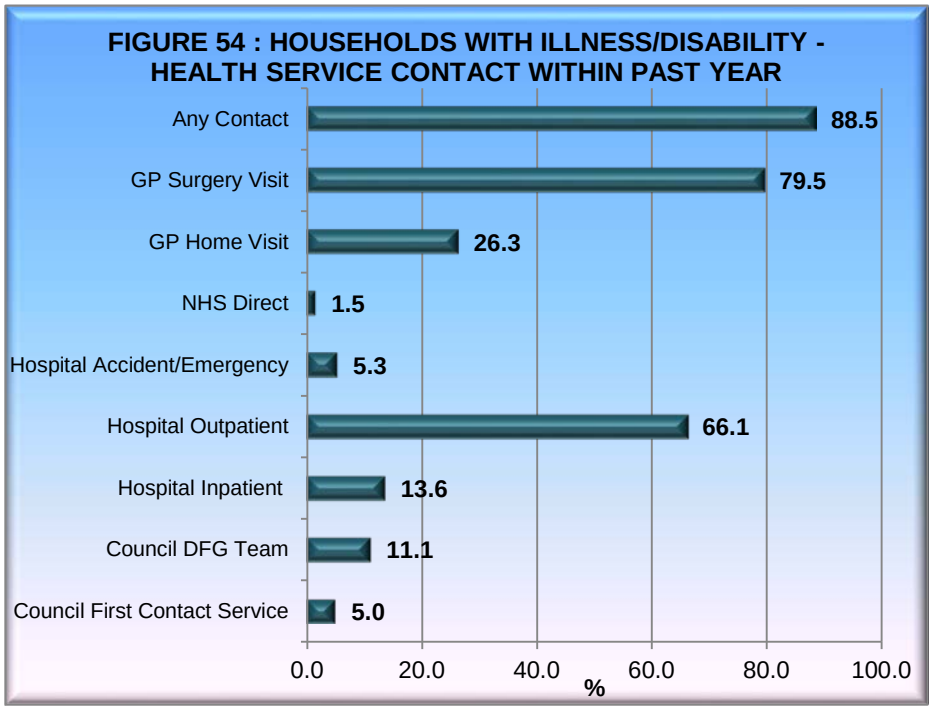


19.4 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year and additionally if the illness/disability affected their normal use of the dwelling signifying a potential need for adaptation. Health service contact in the past year is significant among households experiencing illness/disability.

TABLE 40: HOUSEHOLDS WITH ILLNESS/DISABILITY - HEALTH SERVICE CONTACT IN LAST YEAR

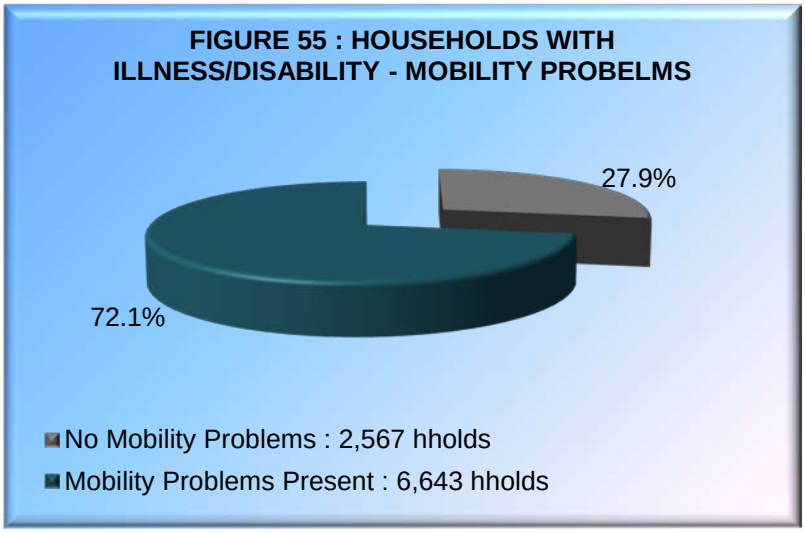
	No Contact		Health Service Contact Made		All Households	
	Hholds	%	Hholds	%	Hholds	%
HEALTH SERVICE CONTACT OVERALL	1058	11.5	8151	88.5	9209	100.0
GP SURGERY VISIT	1889	20.5	7320	79.5	9209	100.0
GP HOME VISIT	6788	73.7	2421	26.3	9209	100.0
NHS DIRECT	9069	98.5	140	1.5	9209	100.0
ATTENDED A AND E	8717	94.7	492	5.3	9209	100.0
ATTENDED HOSPITAL AS OUTPATIENT	3124	33.9	6085	66.1	9209	100.0
ATTENDED HOSPITAL AS INPATIENT	7960	86.4	1249	13.6	9209	100.0
CONTACTED COUNCILS DFG TEAM	8189	88.9	1020	11.1	9209	100.0
CONTACTED COUNCILS FIRST CONTACT SERVICE	8746	95.0	463	5.0	9209	100.0

7,320 households with an illness/disability (79.5%) have made a surgery visit to their GP, a further 2,421households (26.3%) have arranged a home visit from their GP, and 7,826 households (85.0%) have attended hospital in an inpatient, emergency or outpatient capacity. Overall, 8,151 households with an illness/disability (88.5%) have had contact with local health services in the past year. In addition to local health services, 1,020 households with an illness/disability (11.1%) have contacted the Council's Disabled Facility Grant Team; 463 households (5.0%) have contacted the Council's First Contact Team.

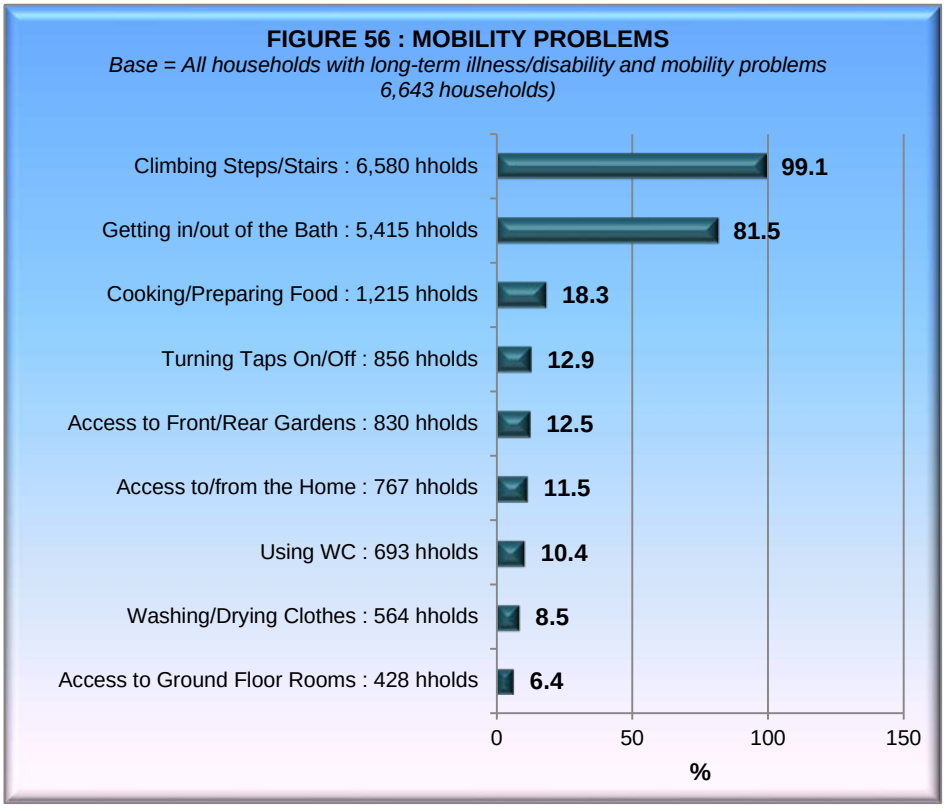


MOBILITY AND ADAPTATION

19.5 Of the 9,209 households affected by a long-term illness or disability, 6,643 households (72.1%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 2,567 households (27.9%).



Among households where mobility is affected the most common problems relate to climbing steps/stairs, to using bathroom amenities and to cooking/preparing food.

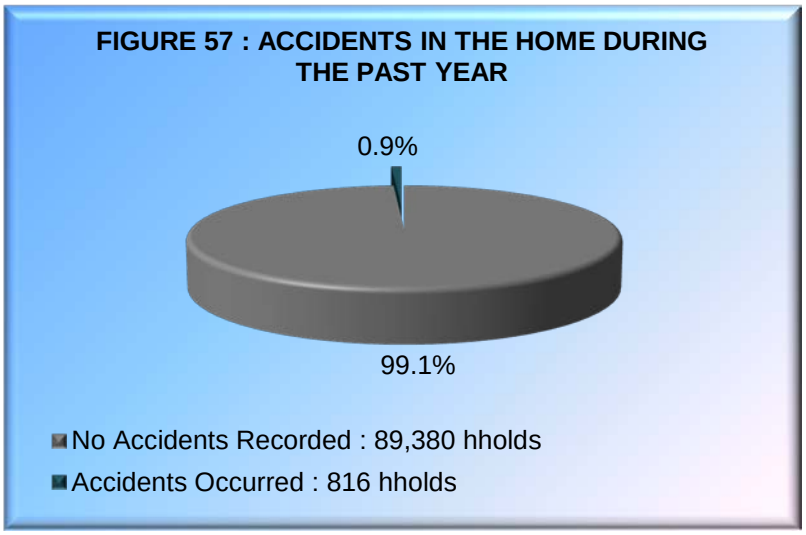


19.6 Only 1,490 households with a mobility problem (22.4%) live in an adapted dwelling. For the remaining 5,152 households with a mobility problem (77.6%) no adaptations have been made to their existing dwellings. These households represent the potential source of demand for DFG support from the Council in the short-term future.

ACCIDENTS IN THE HOME

19.7 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.

19.8 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. 816 households (0.9%) stated that a household member had been affected.

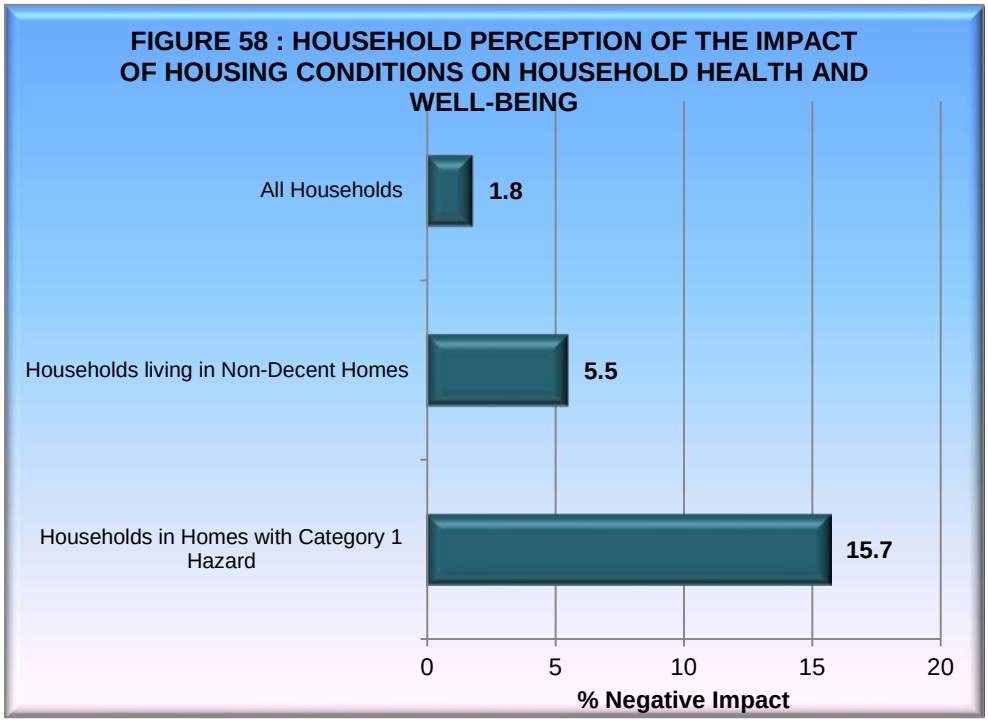


19.9 The small number of households affected by accidents prevents any further reliable statistical analysis.

HOUSEHOLD VIEWS ON HOUSING AND HEALTH

19.10 Households were asked for their views on whether the design/condition of their home affected the health and well-being of their family. 51,000 households (56.5%) perceived no effect through condition with a further 16,641 households (18.4%) perceiving a positive effect through good quality/condition housing. 1,592 households (1.8%) thought that their current housing conditions impacted negatively on their family's health while 20,963

households (23.2%) held no strong views. Negative attitudes to housing and health are higher for households living in non-Decent homes (5.5%) and in homes experiencing Category 1 hazards (15.7%). They are also above average for tenants in the private-rented sector (4.1%).



20. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

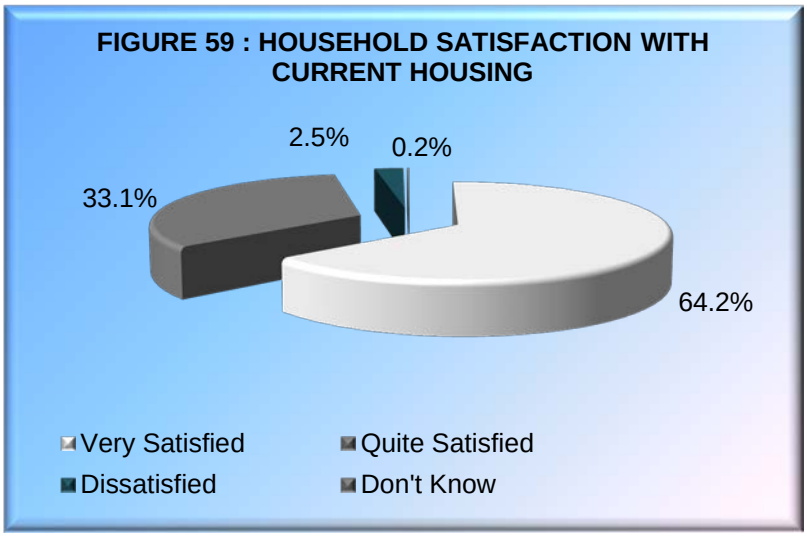
20.1 Balancing surveyors' views on housing and environmental conditions previously reported, household views were assessed with regard to:

- ***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. 57,855 households (64.1%) are very satisfied with their current accommodation, 29,866 households (33.1%) are quite satisfied. Only, 2,309 households (2.5%) expressed direct dissatisfaction with their home.

FIGURE 59 : HOUSEHOLD SATISFACTION WITH CURRENT HOUSING



20.3 Variations in housing dissatisfaction are difficult to measure between housing sectors and geographically across Stoke-on-Trent 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:

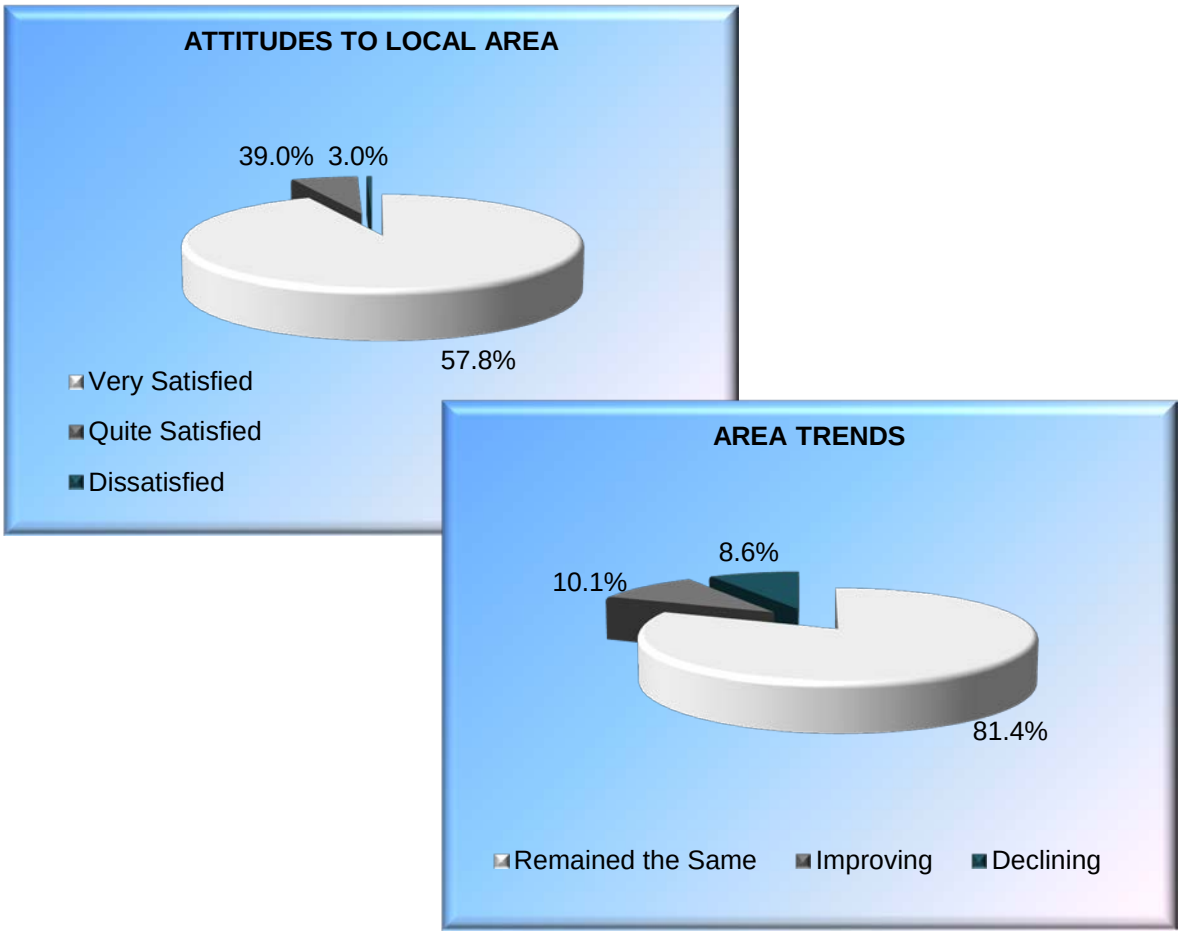
- ***1,658 households living in non-Decent homes are dissatisfied with their current accommodation representing 9.9% of all households living in non-Decent homes. This compares with 0.8% of households living in Decent Homes.***

Levels of housing dissatisfaction are also above average for households in the private-rented sector (6.9%), in pre-1919 housing (4.5%) and in the focus areas (9.2%).

AREA SATISFACTION AND AREA TRENDS

20.4 Household satisfaction with their local areas is also high. 52,113 households (57.8%) are very satisfied with where they live; 35,214 households (39.0%) are quite satisfied. 2,702 households are dissatisfied with the area in which they live (3.0%). The majority of households (73,396 hholds – 81.4%) regard their local area as largely unchanging over the last 5 years; 9,087 households (10.1%) perceive their area as improving while 7,713 households (8.6%) perceive a decline in their local area.

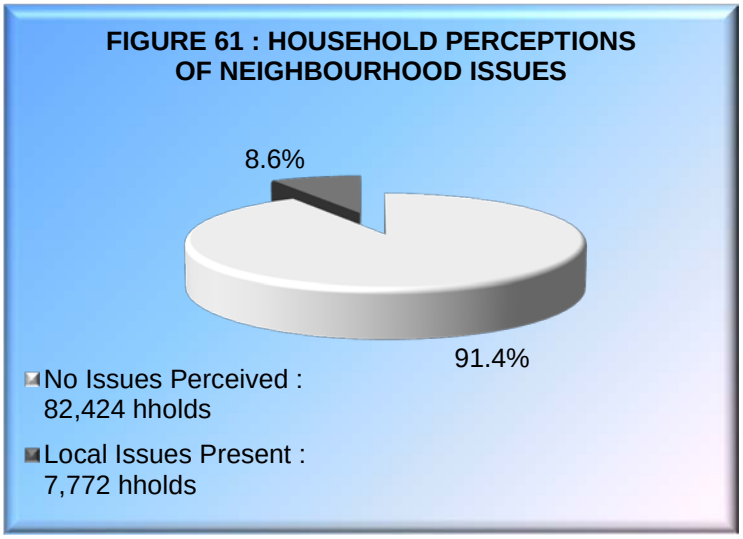
FIGURE 60: ATTITUDES TO LOCAL AREA AND AREA TRENDS



20.5 Levels of area dissatisfaction increase in areas of private-rented and pre-1919 housing and within the focus areas. 14.5% of households living in the focus areas are dissatisfied with the area in which they live. Perceptions of area decline are also higher in areas of private-rented and pre-1919 housing. Unlike general area attitudes perceptions of decline are

stronger for owner-occupied households perhaps reflecting their higher levels of residential stability and community association against the more transient nature of private-rented tenants.

20.6 Households were asked if they perceived any issues in their neighbourhood – 7,772 households (8.6%) stated that they did.



Among households perceiving local issues key concerns include unsocial behaviour, youth annoyance, drug abuse and dealing, litter/fly tipping and dog fouling.

TABLE 41: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES

	Not a problem		Minor problem		Major problem		All Households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	6826	87.8	947	12.2	0	0.0	7772	100.0
Auto crime	7130	91.7	642	8.3	0	0.0	7772	100.0
Personal assault/theft	7735	99.5	31	0.4	0	0.1	7772	100.0
Racial harassment	7217	92.9	539	6.9	16	0.2	7772	100.0
Unsocial behaviour	2257	29.0	3506	45.1	2009	25.8	7772	100.0
Groups of youths causing annoyance	4875	62.7	2159	27.8	738	9.5	7772	100.0
Graffiti	7403	95.3	211	2.7	158	2.0	7772	100.0
Drug abuse/dealing	3434	44.2	3358	43.2	980	12.6	7772	100.0
Empty properties	6638	85.4	833	10.7	302	3.9	7772	100.0
Public drinking/drunkenness	6822	87.8	747	9.6	204	2.6	7772	100.0
Traffic noise	6111	78.6	1277	16.4	385	4.9	7772	100.0
Litter/fly tipping	4132	53.2	2076	26.7	1564	20.1	7772	100.0
Dog fouling	3491	44.9	1701	21.9	2581	33.2	7772	100.0

TABLE 41A: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES - HANLEY PARK & SHELTON FOCUS AREAS								
	Not a problem		Minor problem		Major problem		All Households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	2095	99.0%	21	1.0%	0	0.0%	2116	100.0%
Auto crime	2116	100.0%	0	0.0%	0	0.0%	2116	100.0%
Personal assault/theft	2116	100.0%	0	0.0%	0	0.0%	2116	100.0%
Racial harassment	2095	99.0%	21	1.0%	0	0.0%	2116	100.0%
Unsocial behaviour	2058	97.3%	36	1.7%	21	1.0%	2116	100.0%
Groups of youths causing annoyance	2043	96.6%	73	3.4%	0	0.0%	2116	100.0%
Graffiti	2110	99.8%	5	0.2%	0	0.0%	2116	100.0%
Drug abuse/dealing	2095	99.0%	0	0.0%	21	1.0%	2116	100.0%
Empty properties	2105	99.5%	10	0.5%	0	0.0%	2116	100.0%
Public drinking/drunkenness	2095	99.0%	10	0.5%	10	0.5%	2116	100.0%
Traffic noise	2105	99.5%	10	0.5%	0	0.0%	2116	100.0%
Litter / fly tipping	2090	98.8%	21	1.0%	5	0.2%	2116	100.0%
Dog fouling	2074	98.0%	16	0.7%	26	1.2%	2116	100.0%

TABLE 41B: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES – ETRURIA AND HANLEY FOCUS AREAS								
	Not a problem		Minor problem		Major problem		All households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	373	97.6%	9	2.4%	0	0.0%	382	100.0%
Auto crime	373	97.6%	9	2.4%	0	0.0%	382	100.0%
Personal assault/theft	382	100.0%	0	0.0%	0	0.0%	382	100.0%
Racial harassment	382	100.0%	0	0.0%	0	0.0%	382	100.0%
Unsocial behaviour	336	87.9%	46	12.1%	0	0.0%	382	100.0%
Groups of youths causing annoyance	382	100.0%	0	0.0%	0	0.0%	382	100.0%
Graffiti	382	100.0%	0	0.0%	0	0.0%	382	100.0%
Drug abuse/dealing	366	96.0%	15	4.0%	0	0.0%	382	100.0%
Empty properties	348	91.1%	34	8.9%	0	0.0%	382	100.0%
Public drinking/drunkenness	369	96.8%	12	3.2%	0	0.0%	382	100.0%
Traffic noise	382	100.0%	0	0.0%	0	0.0%	382	100.0%
Litter / fly tipping	286	75.0%	96	25.0%	0	0.0%	382	100.0%
Dog fouling	382	100.0%	0	0.0%	0	0.0%	382	100.0%

TABLE 41C: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES – JOINERS SQUARE FOCUS AREA								
	Not a problem		Minor problem		Major problem		All households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	1022	95.4%	49	4.6%	0	0.0%	1072	100.0%
Auto crime	1066	99.5%	5	0.5%	0	0.0%	1072	100.0%
Personal assault/theft	1050	97.9%	22	2.1%	0	0.0%	1072	100.0%
Racial harassment	1068	99.6%	0	0.0%	4	0.4%	1072	100.0%
Unsocial behaviour	864	80.6%	151	14.1%	57	5.3%	1072	100.0%
Groups of youths causing annoyance	1068	99.6%	4	0.4%	0	0.0%	1072	100.0%
Graffiti	1072	100.0%	0	0.0%	0	0.0%	1072	100.0%
Drug abuse/dealing	757	70.7%	165	15.4%	149	13.9%	1072	100.0%
Empty properties	1071	99.9%	1	0.1%	0	0.0%	1072	100.0%
Public drinking/drunkenness	921	85.9%	121	11.3%	30	2.8%	1072	100.0%
Traffic noise	1071	99.9%	1	0.1%	0	0.0%	1072	100.0%
Litter / fly tipping	950	88.7%	119	11.1%	2	0.2%	1072	100.0%
Dog fouling	1071	99.9%	1	0.1%	0	0.0%	1072	100.0%

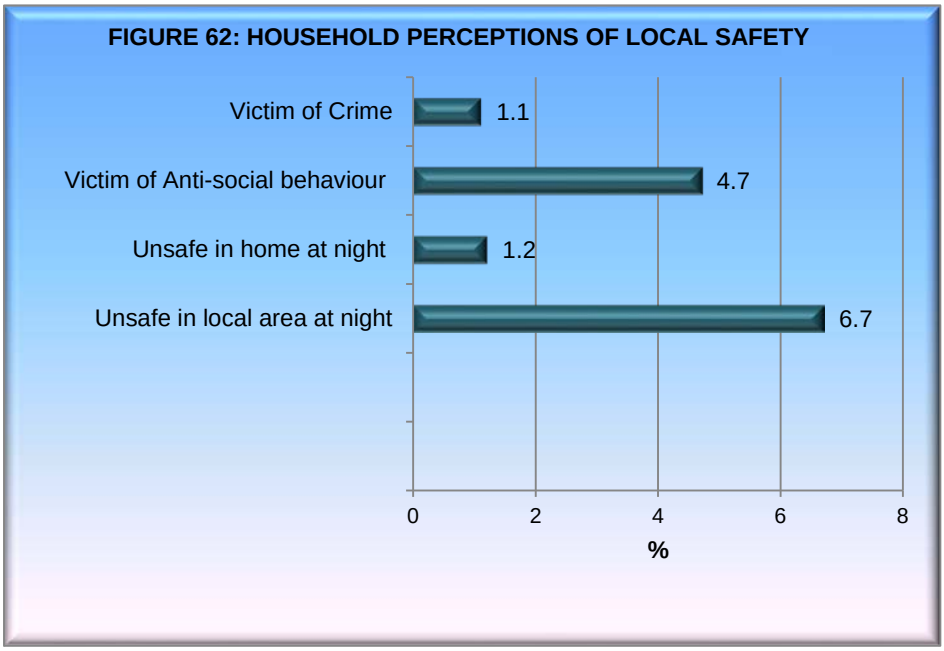
TABLE 41D: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES – BURSLEM CENTRAL FOCUS AREA								
	Not a problem		Minor problem		Major problem		All households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	284	100.0%	0	0.0%	0	0.0%	284	100.0%
Auto crime	284	100.0%	0	0.0%	0	0.0%	284	100.0%
Personal assault/theft	284	100.0%	0	0.0%	0	0.0%	284	100.0%
Racial harassment	284	100.0%	0	0.0%	0	0.0%	284	100.0%
Unsocial behaviour	237	83.3%	0	0.0%	47	16.7%	284	100.0%
Groups of youths causing annoyance	237	83.3%	0	0.0%	47	16.7%	284	100.0%
Graffiti	237	83.3%	47	16.7%	0	0.0%	284	100.0%
Drug abuse/dealing	237	83.3%	47	16.7%	0	0.0%	284	100.0%
Empty properties	237	83.3%	47	16.7%	0	0.0%	284	100.0%
Public drinking/drunkenness	284	100.0%	0	0.0%	0	0.0%	284	100.0%
Traffic noise	284	100.0%	0	0.0%	0	0.0%	284	100.0%
Litter / fly tipping	284	100.0%	0	0.0%	0	0.0%	284	100.0%
Dog fouling	237	83.3%	0	0.0%	47	16.7%	284	100.0%

TABLE 41E: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES – MOORCROFT CENTRAL FOCUS AREA								
	Not a problem		Minor problem		Major problem		All households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	238	100.0%	0	0.0%	0	0.0%	238	100.0%
Auto crime	238	100.0%	0	0.0%	0	0.0%	238	100.0%
Personal assault/theft	238	100.0%	0	0.0%	0	0.0%	238	100.0%
Racial harassment	238	100.0%	0	0.0%	0	0.0%	238	100.0%
Unsocial behaviour	224	94.2%	14	5.8%	0	0.0%	238	100.0%
Groups of youths causing annoyance	238	100.0%	0	0.0%	0	0.0%	238	100.0%
Graffiti	238	100.0%	0	0.0%	0	0.0%	238	100.0%
Drug abuse/dealing	224	94.2%	10	4.4%	3	1.4%	238	100.0%
Empty properties	218	91.3%	21	8.7%	0	0.0%	238	100.0%
Public drinking/drunkenness	238	100.0%	0	0.0%	0	0.0%	238	100.0%
Traffic noise	231	97.1%	7	2.9%	0	0.0%	238	100.0%
Litter / fly tipping	228	95.6%	10	4.4%	0	0.0%	238	100.0%
Dog fouling	238	100.0%	0	0.0%	0	0.0%	238	100.0%

TABLE 41F: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES – OUTSIDE FOCUS AREA								
	Not a problem		Minor problem		Major problem		All households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	85237	99.0%	867	1.0%	0	0.0%	86105	100.0%
Auto crime	85477	99.3%	627	0.7%	0	0.0%	86105	100.0%
Personal assault/theft	86090	100.0%	9	0.0%	6	0.0%	86105	100.0%
Racial harassment	85575	99.4%	519	0.6%	11	0.0%	86105	100.0%
Unsocial behaviour	80962	94.0%	3259	3.8%	1884	2.2%	86105	100.0%
Groups of youths causing annoyance	83332	96.8%	2082	2.4%	691	0.8%	86105	100.0%
Graffiti	85788	99.6%	158	0.2%	158	0.2%	86105	100.0%
Drug abuse/dealing	82178	95.4%	3120	3.6%	807	0.9%	86105	100.0%
Empty properties	85084	98.8%	719	0.8%	302	0.4%	86105	100.0%
Public drinking/drunkenness	85339	99.1%	603	0.7%	163	0.2%	86105	100.0%
Traffic noise	84461	98.1%	1259	1.5%	385	0.4%	86105	100.0%
Litter / fly tipping	82718	96.1%	1830	2.1%	1557	1.8%	86105	100.0%
Dog fouling	81913	95.1%	1684	2.0%	2507	2.9%	86105	100.0%

20.7 Households were additionally questioned on any personal impact of crime and/or anti-social behaviour and on feelings of personal safety within their home and local area. 1,026 households (1.1%) were victims of crime in the last 12 months, 4,281 households (4.7%) had encountered anti-social behaviour in their immediate area. Overall, 1,091 households (1.2%) felt unsafe in their home at night, 6,008 households (6.7%) felt unsafe in their local area at night.

FIGURE 62: HOUSEHOLD PERCEPTIONS OF LOCAL SAFETY



SECTION 6 :
SECTORAL REVIEW

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.***

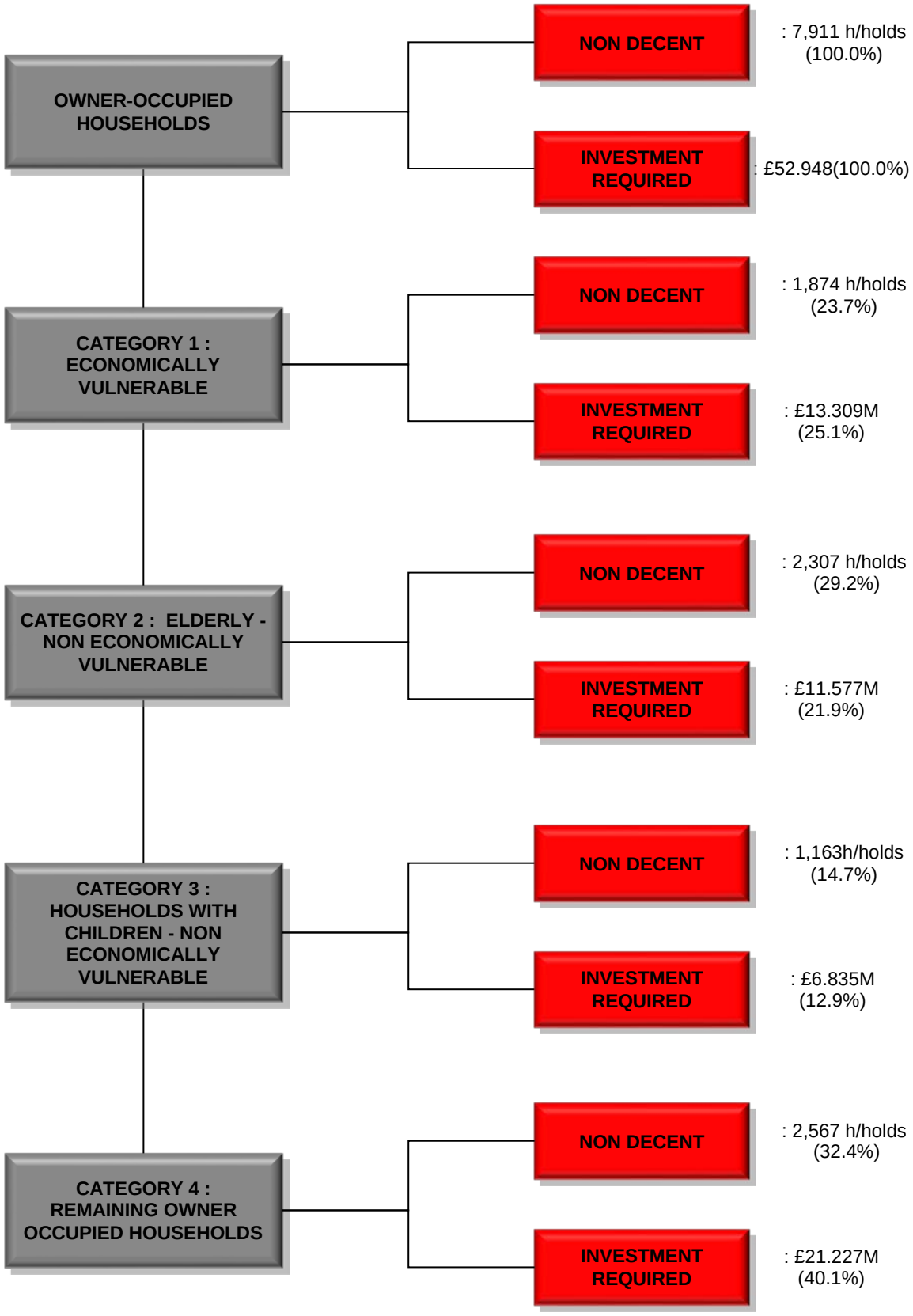
INTERVENTION FRAMEWORK

21.2 A potential framework for intervention within the owner-occupied sector is illustrated in Figure 63. Three main targets for support have been identified within this framework including:

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

21.3 7,911 owner-occupied households (12.3%) live in homes which are non-decent with total outstanding expenditure on decent homes improvements of £52.948M. 1,874 households within this sector are economically vulnerable representing 23.7% of the total. Estimated improvement expenditure for these households is £13.309M.

FIGURE 63: OWNER-OCCUPIED INTERVENTION FRAMEWORK
Base = Owner-occupied households in non-decent homes (7,911 households)



Among owner-occupied households living in non-decent conditions; 2,307 households (39.2%) are elderly in composition but not economically vulnerable and 1,163 households (14.7%) 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 £18.412M.

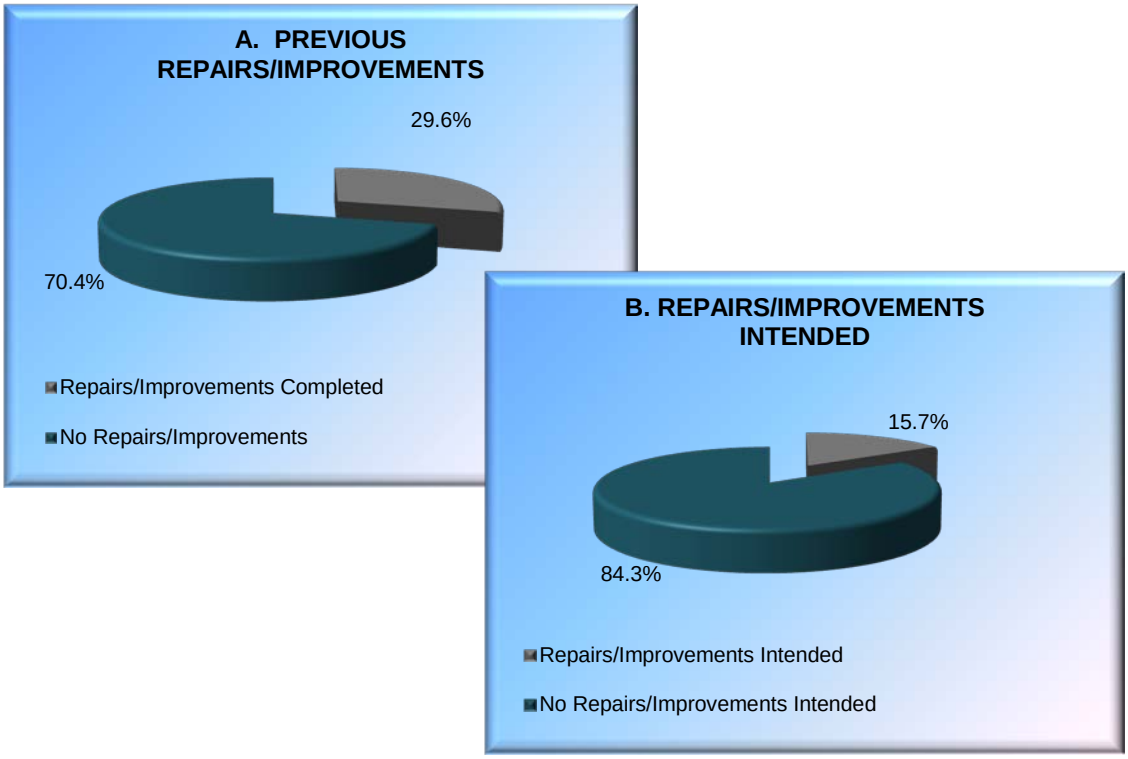
OWNER-OCCUPIED ATTITUDES AND BEHAVIOUR

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 homes. 5,063 owner-occupiers living in non-Decent homes (64.0%) are very satisfied with their current home, an additional 2,655 households (33.6%) are quite satisfied. Only 193 owner-occupiers in non-Decent homes (2.4%) 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 low. 5,869 owner-occupiers in non-decent homes (70.4%) have completed no major repairs/improvements in the last 5 years, 6,668 households (84.3%) have no intentions to carry out major repairs/improvements within the next 5 years.

FIGURE 64: 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 42.

TABLE 42 : OWNER-OCCUPIERS IN NON-DECENT HOMES – PREVIOUSLY COMPLETED AND INTENDED REPAIRS AND IMPROVEMENTS		
REPAIRS/IMPROVEMENTS	COMPLETED LAST 5 YEARS	INTENDED NEXT 5 YEARS
	%	%
Cavity Insulation	9.2	0.0
Loft Insulation	34.5	0.3
First time Central Heating	6.7	8.1
Central Heating Change/Upgrade	40.9	6.5
PV's	2.6	0.0
New Windows	32.7	6.9
New Doors	48.5	0.8
Rewiring	5.6	0.4
Extension/Conservatory	2.7	6.0
External Repairs	31.4	73.8
New Kitchen	-	20.6
New Bathroom	-	14.9

With regard to previous improvements by owner-occupiers in non-Decent homes these have been dominated by energy related works and external repairs. 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 are encouraging against the increase in disrepair over the period. Intended future works are dominated by internal amenities, window replacement and general external repairs.

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 30,902 owner-occupied households (47.9%) have existing mortgage or financial commitments against their home. The remaining 33,593 households (52.1%) have no mortgage or financial commitments. Among households with a mortgage, the average size of this mortgage is estimated at £58,800 per household giving total mortgage holdings of £1.774 billion.

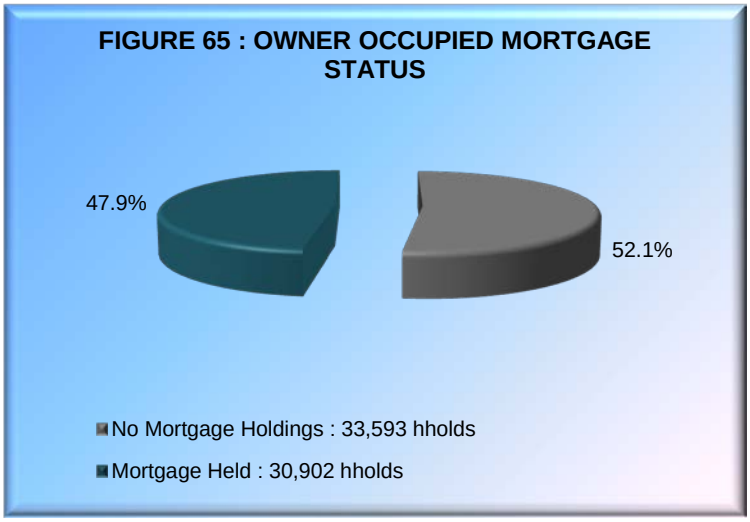
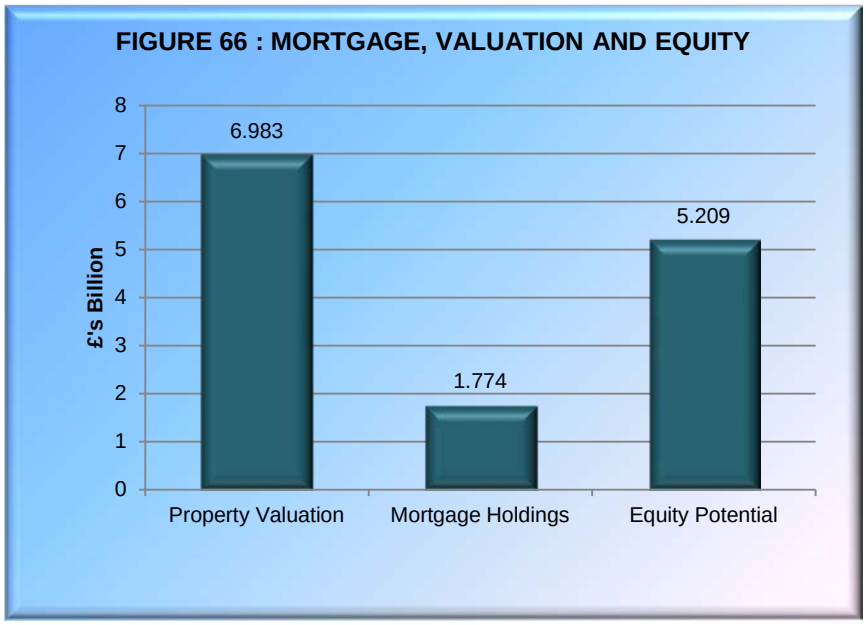


TABLE 43: OWNER-OCCUPIED MORTGAGE HOLDINGS		
OUTSTANDING MORTGAGE	HOUSEHOLDS	%
£'s...		
No Mortgage Commitment	33593	52.1
5000	1425	2.2
10000	4144	6.4
22500	3507	5.4
37500	4364	6.8
52500	2707	4.2
67500	5316	8.2
82500	4920	7.6
105000	2804	4.3
135000	445	0.7
165000	472	0.7
195000	135	0.2
225000	244	0.4
250000	421	0.7
ALL HOUSEHOLDS	64495	100.0

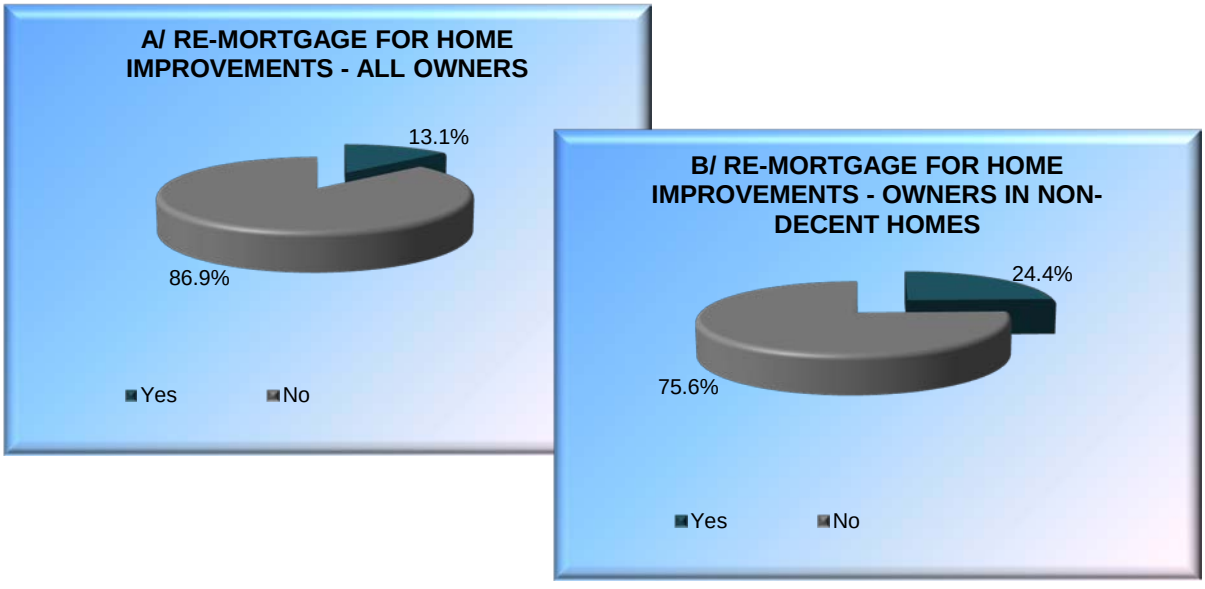
21.10 Average owner-occupied property prices have been estimated from house price sources producing a valuation of owner-occupied housing of £6.983 billion. Compared with mortgage holdings this provides an equity potential of £5.209 billion.



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.

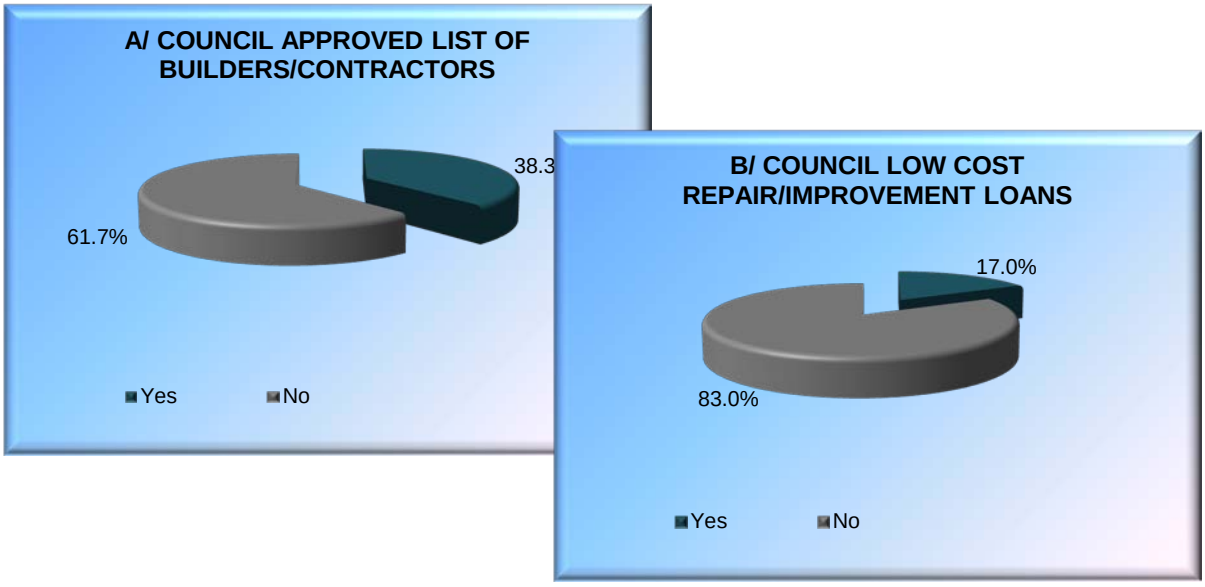
21.11 A central issue locally is not the undoubted existence of owner-occupied property equity but the release of this equity for home improvement/repair activity. Owner-occupied households were questioned on their attitudes to such release. 8,430 households (13.1%) stated that they would re-mortgage their dwelling for home improvements. Among owner-occupied households living in non-Decent homes 24.4% stated that they would re-mortgage for home improvements.

FIGURE 67: OWNER-OCCUPIED INTEREST IN EQUITY RELEASE



21.12 In addition to equity release owner-occupiers were questioned on the main barriers they perceived to home improvement and attitudes to forms of Council support. Key barriers emerging include finding reliable contractors and getting independent advice. 38.3% of owner-occupied households would be interested in a Council issued list of builders/contractors; 17.0% would be interested in Council provided low cost loans for repair and/or improvement.

FIGURE 68: HOUSEHOLD INTEREST IN COUNCIL SUPPORT FOR HOME REPAIR/IMPROVEMENT

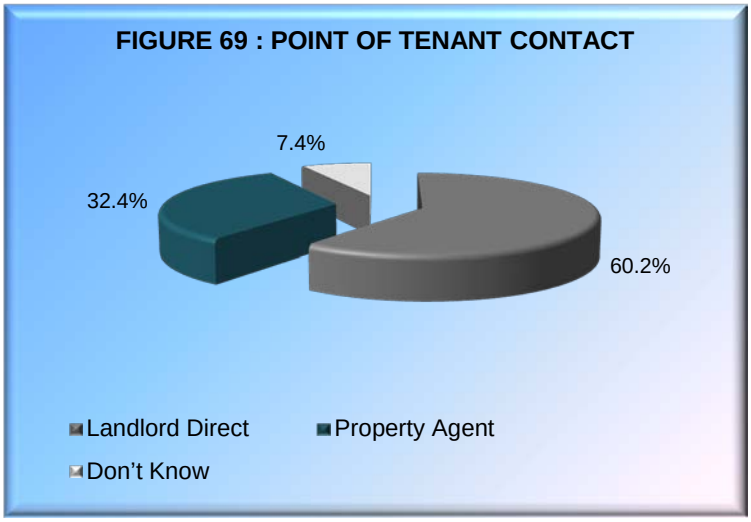


22. THE PRIVATE RENTED SECTOR

22.1 20,317 occupied dwellings (24.5%) are estimated to be in private rental with the size of this sector increasing significantly since 2009 when the private-rented sector accounted for an estimated 12.4% of the private sector. The characteristics and distribution of private-rented dwellings, and underlying conditions within the sector have been discussed throughout the body of this report. Tenants within occupied private rented dwellings were asked additional questions about their tenancy including:

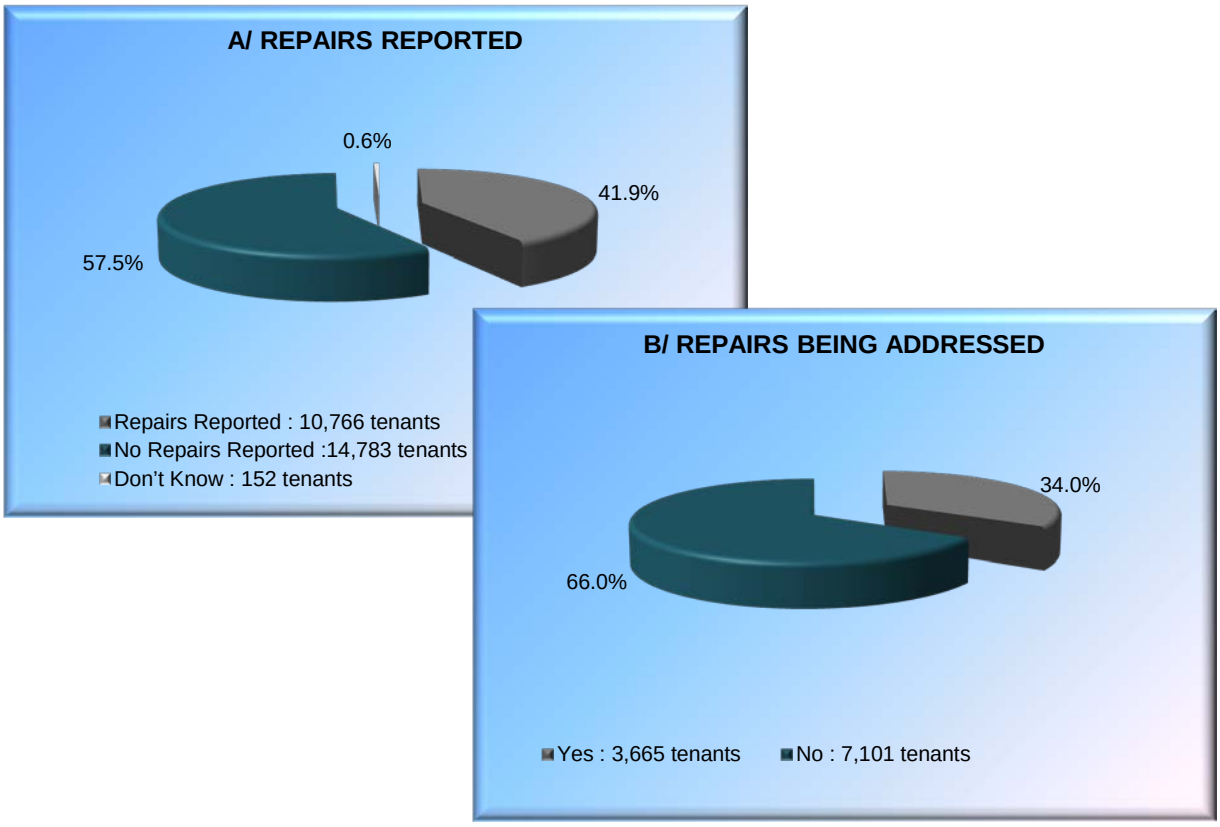
- Source of tenancy dealings
- Reported issues and landlord/agent action
- Property repair

22.2 The sector contains an estimated 25,701 households. The majority of tenants (15,464 tenants – 60.2%) deal directly through their landlord. 8,331 tenants (32.4%) deal through a property agent while 1,906 tenants (7.4%) did not know their point of contact.

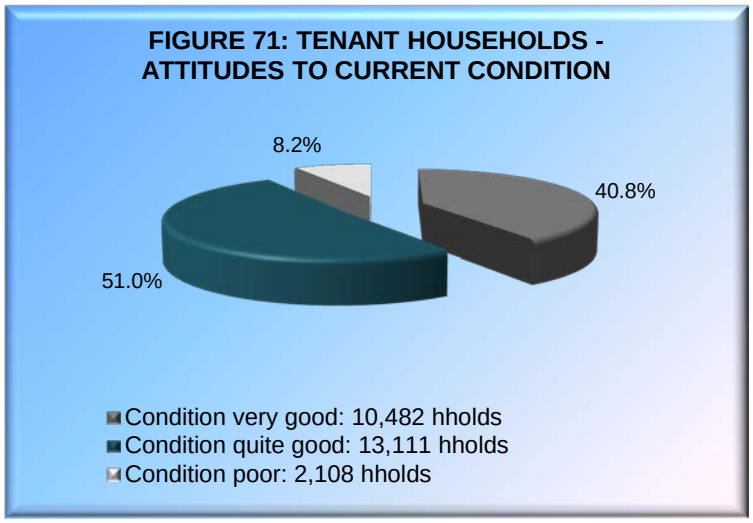


22.3 10,766 tenant households (41.9%) have informed their landlord or agent of outstanding repairs. In 3,665 tenant households (34.0%) these issues were being addressed, however in 7,101 tenant households (66.0%) repair issues remain outstanding.

FIGURE 70: LANDLORD REPAIR ISSUES



22.4 Overall 10,482 tenants households (40.8%) regard their rented home to be in very good condition; a further 13,111 tenant households (51.0%) regard the repair condition of their home as quite good. 2,108 tenant households (8.2%) regard repair conditions as poor. Perceptions of poor conditions are higher for tenants livings non-Decent homes (17.6%).



SECTION 7 :
FOCUS AREAS

23. HOUSE CONDITION AND ENVIRONMENTAL PROFILE

HOUSING AND ENVIRONMENTAL INDICATORS							
	FOCUS AREAS						
	Hanley Park and Shelton	Etruria and Hanley	Joiners Square	BurslemCentral	Moorcroft	INSIDE FOCUS AREAS	STOKE-ON-TRENT
% Vacant Properties	19.6	6.8	14.8	24.3	0.0	15.2	8.0
% Dwellings Pre-1919	93.7	82.0	62.1	90.4	85.1	84.3	19.2
% Dwellings Post-1980	2.0	8.3	14.9	4.4	14.9	7.2	24.0
% Dwellings Terraced	93.7	84.1	77.5	82.4	80.6	85.7	31.6
% Dwellings Detached/Semi-Detached	0.1	6.1	3.8	0.1	1.3	1.7	57.7
% Flats in Converted Buildings	5.7	5.4	17.7	3.6	4.4	7.4	1.4
% Dwellings Owner-Occupied	19.0	46.9	52.1	34.5	32.9	34.7	75.5
% Dwellings Private-Rented	81.0	53.1	47.9	65.5	67.1	65.3	24.5
% Dwellings Non-Decent HHSRS	10.3	3.1	15.8	20.7	0.0	10.2	3.9
% Dwellings Non-Decent Repair	29.3	3.1	9.9	28.7	38.8	21.5	11.3
% Dwellings Non-Decent Amenities	1.5	0.0	0.3	0.0	0.0	0.6	0.3
% Dwellings Non-Decent Thermal Comfort	7.1	4.7	9.9	0.0	13.6	6.9	4.9
% Dwellings Non-Decent Overall	40.4	8.1	24.2	40.4	49.3	31.9	17.0
Average Sap Rating	65	65	62	68	61	64	66
Cost to Achieve Decent Homes	£2.53m	£0.19m	£0.55m	£0.85m	£0.68m	£4.79m	£96.19m
% Dwellings Poor Environmental Quality	10.2	2.9	1.7	25.3	11.8	9.9	10.3
% Dwellings Poor visual Environment	52.3	60.8	71.0	82.7	58.1	62.8	15.3

24. HOUSEHOLD PROFILE

HOUSEHOLD INDICATORS								
	FOCUS AREAS							
	Hanley Park and Shelton	Etruria and Hanley	Joiners Square	Burslem Central	Moorcroft	INSIDE FOCUS AREAS	OUTSIDE FOCUS AREAS	STOKE-ON-TRENT
Average Household Size-Persons	3.40	2.68	2.27	2.37	2.72	2.92	2.31	2.34
Average Age of HOH – Years	29	47	42	39	41	36	51	51
Age of HOH - % Under 25 Years	54.9	3.1	4.2	13.4	7.6	31.1	2.7	4.0
Age of HOH - % 65 Years and Over	2.2	22.6	11.7	16.5	16.0	8.4	28.4	27.5
% Single Person Households Under 60 Years	7.1	9.3	9.7	36.5	26.8	18.5	11.9	12.2
% Elderly Households	1.3	22.6	7.5	0.0	11.7	5.4	29.8	28.8
% Households with Children	13.2	29.1	26.1	23.2	19.6	24.5	22.9	23.0
% Households Resident Under 2 Years	91.6	37.0	53.7	60.3	31.5	70.8	21.3	23.5
% Households Resident Over 10 Years	4.7	38.9	10.9	23.2	24.8	12.0	48.1	46.5
% Households Intending to Move	4.2	21.7	18.6	0.0	10.5	9.7	1.9	2.3
% Households – HOH Employed	34.6	54.3	61.6	83.4	46.5	47.6	64.8	64.0
% Households – HOH Unemployed	0.0	12.1	18.5	0.0	25.3	7.4	1.9	2.1
% Households – HOH Retired	2.2	23.4	11.6	16.6	13.1	8.3	27.9	27.0
% Households – Economically Vulnerable	6.1	42.7	33.9	6.7	61.1	20.1	19.1	19.2
% Households on Low Income	78.4	50.0	63.6	13.4	71.8	67.0	34.9	36.3
% Households – Illness/Disability	2.0	12.9	1.4	0.0	8.8	3.1	10.5	10.2
% Households in Fuel Poverty	24.8	13.6	12.7	0.0	20.6	18.6	12.6	12.9
% Households Very Satisfied with Housing	28.9	4.7	33.1	100.0	46.9	33.7	65.6	64.1
% Households Very Satisfied with Local Area	29.9	4.7	37.2	83.5	42.9	33.9	58.9	57.8

HOUSEHOLD INDICATORS								
	FOCUS AREAS							
	Hanley Park and Shelton	Etruria and Hanley	Joiners Square	Burslem Central	Moorcroft	INSIDE FOCUS AREAS	OUTSIDE FOCUS AREAS	STOKE-ON-TRENT
% Households Perceiving Area Improvement	1.0	0.0	2.4	13.4	4.2	2.3	10.4	10.1
% Households Perceiving Area Decline	3.0	29.1	21.0	16.5	20.6	12.1	8.4	8.6
% Households Feeling Unsafe in their Home at night	1.0	0.0	16.8	0.0	10.5	5.5	1.9	1.2
% Households Feeling Unsafe in their Area at night	1.0	0.8	28.2	0.0	22.7	9.3	6.5	6.7
% Households Victim of Crime Last 12 Months	1.2	0.8	4.2	0.0	2.9	2.0	1.1	1.1

SECTION 8:
LOCALITIES

25. HOUSE CONDITION AND ENVIRONMENTAL PROFILE

HOUSING AND ENVIRONMENTAL INDICATORS				
	LOCALITIES			
	CENTRAL	NORTH	SOUTH	STOKE-ON-TRENT
% Vacant Properties	10.6	10.2	4.2	8.0
% Dwellings Pre-1919	31.5	13.3	14.3	19.2
% Dwellings Post-1980	17.2	25.1	28.4	24.0
% Dwellings Terraced	47.4	26.9	22.9	31.6
% Dwellings Detached/Semi-Detached	36.6	64.6	68.7	57.7
% Flats in Converted Buildings	2.6	1.8	0.0	1.4
% Dwellings Owner-Occupied	62.5	82.2	80.0	75.5
% Dwellings Private-Rented	37.5	17.8	20.0	24.5
% Dwellings Non-Decent HHSRS	4.8	3.1	3.8	3.9
% Dwellings Non-Decent Repair	14.4	9.5	10.3	11.3
% Dwellings Non-Decent Amenities	0.0	0.0	0.7	0.3
% Dwellings Non-Decent Thermal Comfort	6.3	4.2	4.5	4.9
% Dwellings Non-Decent Overall	22.6	14.1	15.1	17.0
Average Sap Rating	67	68	65	66
Cost to Achieve Decent Homes	£37.27m	£27.50m	£31.42m	£96.19m
% Dwellings Poor Environmental Quality	11.2	9.0	10.7	10.3
% Dwellings Poor visual Environment	16.3	14.1	14.9	15.3

26. HOUSEHOLD PROFILE

HOUSEHOLD INDICATORS				
	LOCALITIES			
	CENTRAL	NORTH	SOUTH	STOKE-ON-TRENT
Average Household Size-Persons	2.37	2.42	2.25	2.34
Average Age of HOH – Years	46	51	54	51
Age of HOH - % Under 25 Years	7.9	2.1	1.7	4.0
Age of HOH - % 65 Years and Over	20.5	27.6	34.0	27.5
% Single Person Households Under 60 Years	14.7	10.0	11.4	12.2
% Elderly Households	23.3	29.5	33.3	28.8
% Households with Children	22.5	26.7	20.5	23.0
% Households Resident Under 2 Years	36.0	18.6	15.5	23.5
% Households Resident Over 10 Years	36.0	50.3	53.3	46.5
% Households Intending to Move	2.8	1.8	2.1	2.3
% Households – HOH Employed	65.6	67.0	60.1	64.0
% Households – HOH Unemployed	1.7	2.2	2.5	2.1
% Households – HOH Retired	21.5	27.7	31.8	27.0
% Households – Economically Vulnerable	15.1	17.0	24.7	19.1
% Households on Low Income	44.8	28.8	34.3	36.3
% Households – Illness/Disability	8.4	10.9	11.4	10.2
% Households in Fuel Poverty	14.5	10.6	13.1	12.9
% Households Very Satisfied with Housing	59.5	65.3	67.6	64.1
% Households Very Satisfied with Local Area	55.1	53.7	63.5	57.8
% Households Perceiving Area Improvement	7.1	5.3	16.6	10.1
% Households Perceiving Area Decline	10.4	5.0	9.6	8.6
% Households Feeling Unsafe in their Home at night	1.5	1.0	1.1	1.2
% Households Feeling Unsafe in their Area at night	6.5	1.7	10.6	6.7
% Households Victim of Crime Last 12 Months	0.7	0.9	1.8	1.1

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SECTION 9:
CONCLUSIONS

Chapter 27: Conclusions

27. CONCLUSIONS

27.1 This report has presented the findings of a comprehensive survey of housing and household conditions in the City of Stoke-on-Trent. The survey updates the findings of a previous survey in 2009 providing a new and objective benchmark for the refinement and further development of private sector housing strategies.

27.2 The survey has been conducted across a private sector housing stock of 90,258 dwellings containing 90,196 households and a household population of 211,054 persons. Within the private sector housing stock 83,023 dwellings (92.0%) were occupied at time of survey; the remaining 7,235 dwellings (8.0%) were vacant. 81,459 occupied dwellings (98.1%) are occupied by a single household, the remaining 1,564 dwellings are in multiple occupation. Private-sector housing is dominated by the owner-occupied sector (62,706 dwellings – 75.5%) but with a significant and increasing private-rented sector. 20,317 occupied dwellings were rented privately with rates of private rental in the city increasing from 12.4% in 2009 to 24.5% in 2017. Increases in private rental locally are in line with national trends. Private sector housing stock is predominantly of post second world war construction and in traditional low-rise terraced, semi-detached and detached configurations. Pre-war housing remains significant with 17,308 dwellings (19.2%) constructed pre-1919 and 20,665 dwellings (22.9%) in the inter-war period.

27.3 68,906 private sector dwellings (83.0%) meet the requirements of the Decent Homes Standard and are in good condition. The remaining 14,117 dwellings (17.0%) fail the requirements of the Decent Homes Standard and are Non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- ***3,220 dwellings (2.9%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);***
- ***9,353 dwellings (11.3%) are in disrepair;***
- ***234 dwellings (0.3%) lack modern facilities and services;***
- ***4,089 dwellings (4.9%) fail to provide a reasonable degree of thermal comfort.***

The majority of non-Decent homes fail on one item of the standard 11,483 dwellings – (81.3%); the remaining 2,634 non-Decent Homes exhibit multiple failures (18.7%). Costs to achieve Decent Homes within the private-housing sector are estimated at £96.190M averaging £6,814 per non-Decent home.

27.4 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 36.6% reduction in non-Decency which has declined from 34.4% of private housing non-Decent in 2008 to 20.7% in 2017 The extent of change nationally is mirrored locally in Stoke-on-Trent with a 69% reduction in overall rates of non-Decency from 49.4% of private housing non-Decent in 2009 to 17.0% non-Decent in 2017.

Levels of energy efficiency have improved significantly since 2009 as evidenced by an increase in average SAP ratings from 59 in 2009 to 64 in 2017.

27.5 Information available from the English Housing Survey 2014/15 enables housing conditions in Stoke-in-Trent to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 17.0% of private sector housing is non-Decent compared to 20.7% nationally. Within the Decent Homes Standard, repair conditions locally are worse than the national average.

27.6 Variations in Decent Homes performance reflect higher rates of failure in:

- ***Terraced housing;***
- ***Flats in converted buildings;***
- ***Purpose built flats;***
- ***Private-rented sector;***
- ***Focus areas;***
- ***Central Locality***

27.7 Poor housing conditions impact on all household types across the City but socially and economically disadvantaged households and in particular the elderly and the young are at greater risk of experiencing poor housing conditions.

27.8 Fuel poverty was measured under new Low Income/High Cost (LIHC) measures in England. Under the new LIHC approach 11,605 households in Stoke-on-Trent (12.9%) have low incomes and high fuel costs and are in fuel poverty. Levels of fuel poverty are above the national average for England (10.6%). Demographically, fuel poverty impacts most strongly on the elderly, and on households living in the private-rented and pre-1919 housing sectors.

27.9 9,209 households in Stoke-on-Trent (10.2%) 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 6,643 households (72.1%) stated that they had a mobility problem with their dwelling. Only 22.4% of households with a mobility problem live in an adapted dwelling. Long-term illness and disability place significant pressure on local Health Service resources. 88% of affected households have made health service contact in the past year with predominant contact at GP or hospital outpatient level.

27.10 7,911 owner-occupied households (12.3%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £52.948M. 1,874 households within this sector are economically vulnerable, 2,807 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. 64.0% of owner-occupiers in non-Decent Homes are very satisfied with their current home, 70.4% have completed no major repairs/improvements in the last 5 years and 84.3% have no intentions of carrying out repairs/improvements within the next 5 years. 52.1% of owner-occupied households have no existing mortgage or financial commitments on their home. Equity levels within the owner-occupied sector are estimated at £5.209 billion. Among owner-occupied households living in non-Decent Homes 13.1% stated they would re-mortgage for home improvements.

27.11 Within the private rented sector 10,482 tenants (40.8%) regarded their dwelling to be in very good or quite good repair condition. 2,108 tenant households (8.2%) regarded repair conditions as poor. 10,766 tenant households (41.9%) have informed their landlord or agent of outstanding repairs. In 3,665 tenant households (34.0%) these issues were being addressed, however in 7,101 tenant households (66.0%) repair issues remain outstanding.

27.12 Both the growth of the private rented sector in the city and conditions evidence a need for intervention in the private rented sector. Nationally, this is also increasingly seen as an area where intervention is required. The House of Parliament Parliamentary Office of Science and Technology published a report in April 2018 (Health in Private Rented Housing, Parliamentary Office of Science and Technology, April 2018) which provides an overview of the quality of housing in the private rented sector in Britain and highlights links between poor health and housing. The report overview makes the following key points:

- The private rented sector in the UK is growing and has worse conditions than any other sector.
- Conditions such as excess cold and overcrowding can affect physical health and mental well-being throughout life.
- Increasing energy efficiency and removing damp and mould can improve health.

- Tenants may not feel able to request repairs and landlords may not know the standards that are required. Local authorities may lack resources to enforce housing standards.
- Incentivising landlords and encouraging joint working across local authorities, and other providers of health and social care at local levels, may improve conditions.

This report and the findings of this stock condition survey provide a detailed evidence base which the council can use to focus investment.

27.13 The benefits to health resulting from housing improvements requires further study both in the city and nationally. Future intervention programmes in the city should seek to measure health outcomes.

27.14 Survey information has been provided electronically to the Council permitting on-going analysis for strategy development.

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 17.0% of housing stock is non-decent. The standard error for this value is estimated to be $\pm$ 1.6%. This means that there is a 95% chance of the value lying in the range 15.4% – 18.6%. In terms of numbers this means that of the total occupied housing stock of 83,023 dwellings, the number of dwellings which are non-decent is likely to be between 12,785 and 15,442. However our best estimate is 14,117 dwellings.

The simplest type of survey design is simple random sampling. This involves drawing the sample at random with every member of the population having an equal probability of being included in the

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

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

Where: p = the estimated proportion

n = the sample size on which the proportion is based

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

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

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

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

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

Where: p_i = the estimated proportion with the characteristics in stratum i

n_i = the number of households/dwellings sampled in stratum i

N_i = the total number of households/dwellings existing in stratum i

N = the total number of households in the City/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

EXTERNAL SURVEY TEMPLATE

surveyref **Dwelling Ref**
WRITE IN ANSWER.

Address **Please enter first line of address**
WRITE IN ANSWER.

SurveyorNo **Surveyor No**
WRITE IN ANSWER.

a1 **ADDRESS STATUS** a1
SELECT ONE ANSWER ONLY.

- effective permanent dwelling .... ☐
- non perm. dwelling ..... ☐
- major works ..... ☐
- converted/non residential ..... ☐
- demolished/derelict ..... ☐
- address unob./cannot locate .... ☐

a3 **VACANT** a3
SELECT ONE ANSWER ONLY.

- occupied ..... ☐
- vacant for sale ..... ☐
- vacant for rent ..... ☐
- vacant - repairs / maintenance . ☐
- vacant-closed/bricked-up ..... ☐
- vacant derelict ..... ☐
- vacant - other long term ..... ☐

a5 **MULTIPLE OCCUPATION** a5
SELECT ONE ANSWER ONLY.

- Single Occupation ..... ☐
- Multiple Households ..... ☐
- Vacant ..... ☐

a4 **TENURE** a4
SELECT ONE ANSWER ONLY.

- owner occupied ..... ☐
- private rented ..... ☐
- tied/rent free ..... ☐
- rsl/excluded ..... ☐

a2 **EXTENT OF SURVEY** a2
SELECT ONE ANSWER ONLY.

- full + interview ..... ☐
- full only ..... ☐
- external only ..... ☐
- no survey ..... ☐

b1 **DWELLING TYPE** b1

SELECT ONE ANSWER ONLY.

house ..... ☐
bungalow ..... ☐
maisonette ..... ☐
purpose built flat ..... ☐
flat in converted building ..... ☐
non-res with flats ..... ☐
house/mixed use ..... ☐

b1a **DWELLING CONFIGURATION** b1a

SELECT ONE ANSWER ONLY.

mid terrace ..... ☐
end terrace ..... ☐
semi detached ..... ☐
detached ..... ☐

b1b **CONSTRUCTION TYPE** b1b

SELECT ONE ANSWER ONLY.

traditional ..... ☐
non traditional ..... ☐
park home ..... ☐

b2 **DATE OF CONSTRUCTION** b2

SELECT ONE ANSWER ONLY.

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

b3 **NO HABITABLE FLOORS IN DWELLING** b3

WRITE IN ANSWER.

b1c **STOREY LEVEL OF FLAT** b1c

SELECT ONE ANSWER ONLY.

Ground ..... ☐
Mid ..... ☐
Top ..... ☐
Basement ..... ☐
N/A ..... ☐

b4 **EXTERNAL WALL** b4

SELECT ONE ANSWER ONLY.

solid 9" ..... ☐
cavity 9-11" ..... ☐
cavity 11"+ ..... ☐
solid 9"+ ..... ☐
timber frame ..... ☐
other ..... ☐

b5 **BUILDING MATERIAL** b5

SELECT ONE ANSWER ONLY.

brick ..... ☐
block ..... ☐
concrete ..... ☐
stone ..... ☐
wood/timber ..... ☐
other ..... ☐

c9a **WALL STRUCTURE REPAIR** c9a

SELECT ONE ANSWER ONLY.

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

c9c **WALL STRUCTURE REPLACEMENT** c9c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

b6 **PRINCIPAL WALL FINISH** b6

SELECT ONE ANSWER ONLY.

self finish ..... ☐
render/dash ..... ☐
timber ..... ☐
tiles ..... ☐
other ..... ☐

c6a **EXTERNAL WALL FINISH REPAIR** c6a

SELECT ONE ANSWER ONLY.

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

c6c **EXTERNAL WALL FINISH REPLACEMENT** c6c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

b7 **ROOF FORM** b7

SELECT ONE ANSWER ONLY.

pitched ..... ☐
flat ..... ☐
mixed ..... ☐

c1a **ROOF STRUCTURE REPAIR** c1a

SELECT ONE ANSWER ONLY.

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

c1c **ROOF STRUCTURE REPLACEMENT** c1c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

b8 **ROOF COVERING** b8

SELECT ONE ANSWER ONLY.

natural slate ..... ☐
concrete tile ..... ☐
clay tile ..... ☐
artificial slate ..... ☐
felt/asphalt ..... ☐
other ..... ☐

c2a **ROOF COVER REPAIR** c2a

SELECT ONE ANSWER ONLY.

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

c2c **ROOF COVER REPLACEMENT** c2c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

b10 **CHIMNEYS** b10

SELECT ONE ANSWER ONLY.

brick pointed ..... ☐
brick/block render ..... ☐
concrete ..... ☐
stone ..... ☐
other ..... ☐
none ..... ☐

c3a **CHIMNEY REPAIR** c3a

SELECT ONE ANSWER ONLY.

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

c3c **CHIMNEY REPLACEMENT** c3c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

b9 **FLASHINGS** b9

SELECT ONE ANSWER ONLY.

lead ..... ☐
zinc ..... ☐
cement fillet ..... ☐
other ..... ☐
none ..... ☐

c4a **FLASHINGS REPAIR** c4a

SELECT ONE ANSWER ONLY.

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

c4c **FLASHINGS REPLACEMENT** c4c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

b11 **RAINWEAR** b11

SELECT ONE ANSWER ONLY.

Upvc ..... ☐
aluminium ..... ☐
steel ..... ☐
cast iron ..... ☐
asbestos ..... ☐
other ..... ☐
mixed ..... ☐
none ..... ☐

c5a **RAINWEAR REPAIR** c5a

SELECT ONE ANSWER ONLY.

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

c5c **RAINWEAR REPLACEMENT** c5c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

c8a **LINTOL REPAIR** c8a

SELECT ONE ANSWER ONLY.

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

c8c **LINTOL REPLACEMENT** c8c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

c7a **POINTING REPAIR** c7a

SELECT ONE ANSWER ONLY.

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

c7c **POINTING REPLACEMENT** c7c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

b12 **DWELLING WINDOW MATERIAL** b12

SELECT ONE ANSWER ONLY.

softwood ..... ☐
hardwood ..... ☐
metal no thermal break ..... ☐
metal with thermal break ..... ☐
upvc ..... ☐
other ..... ☐

c10a **DWELLING WINDOW REPAIR** c10a

SELECT ONE ANSWER ONLY.

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

c10c **DWELLING WINDOW REPLACEMENT** c10c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

F1b **Do Windows have locks** F1b

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

b13 **DOOR MATERIAL** b13

SELECT ONE ANSWER ONLY.

softwood complete ..... ☐
softwood glazed ..... ☐
Upvc complete ..... ☐
Upvc glazed ..... ☐
hardwood complete ..... ☐
hardwood glazed ..... ☐
metal ..... ☐

c11a **ACCESS DOOR REPAIR** c11a

SELECT ONE ANSWER ONLY.

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

c11c **ACCESS DOOR REPLACEMENT** c11c
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

F1a **Do doors have secure locks** F1a
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

b14 **DOES DWELLING FRONT ON TO STREET** b14
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

F1c **Does dwelling have a burglar alarm** F1c
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

F1d **Is there external lighting to dwelling?** F1d
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

c12a **DRAINAGE REPAIR** c12a
SELECT ONE ANSWER ONLY.

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

c12c **UNDERGROUND DRAINAGE REPLACEMENT** c12c
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

c13a **FENCING REPAIR** c13a
SELECT ONE ANSWER ONLY.

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

c13c **FENCES/WALLS/GATES REPLACEMENT** c13c
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

c14a **PATH REPAIR** c14a

SELECT ONE ANSWER ONLY.

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

c14c **PATHS/PAVED AREAS REPLACEMENT** c14c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

c15a **OUTBUILDING REPAIR** c15a

SELECT ONE ANSWER ONLY.

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

c15c **OUTBUILDING REPLACEMENT** c15c

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

c16a **FOUNDATION FAILURE** c16a

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

c16b **ROOF SAG** c16b

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

c16c **ROOF SPREAD** c16c

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

c16d **WALL BULGE** c16d

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

c16e **WALL TIE FAILURE** c16e

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

c16f **CHIMNEY FAILURE** c16f

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐
N/A ..... ☐

c16g **LINTOL FAILURE** c16g

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

	Not a Problem	Minor Problem	Major Problem
Litter & Rubish	☐	☐	☐
Scruffy Gardens.....	☐	☐	☐
Graffiti.....	☐	☐	☐
Vandalsim.....	☐	☐	☐
Scruffy/Neglected Buildings	☐	☐	☐
Dog Fouling	☐	☐	☐
Condition of Dwellings	☐	☐	☐
Nuisance from Street Parking ...	☐	☐	☐
Ambient Air Quality	☐	☐	☐
Heavy Traffic	☐	☐	☐
Railway / Aircraft Noise.....	☐	☐	☐
Intrusion from Motorways.....	☐	☐	☐
Vacant Sites	☐	☐	☐
Intrusive Industry	☐	☐	☐
Non Conforming Uses.....	☐	☐	☐
Vacant /Boarded up Buildings...	☐	☐	☐

i2 **VISUAL QUALITY OF ENVIRONMENT** i2

SELECT ONE ANSWER ONLY.

poor ..... ☐
below average ..... ☐
average ..... ☐
above average ..... ☐
good ..... ☐

END **Please insert any comments here** END

WRITE IN ANSWER.

INTERNAL SURVEY TEMPLATE

surveyref **Dwelling Ref** sur
WRITE IN ANSWER.

Address **1st Line of Address** Ad
WRITE IN ANSWER. 50

SurveyorNo **Surveyor No** Surve
WRITE IN ANSWER.

d1 **NUMBER OF HABITABLE ROOMS** d1
WRITE IN ANSWER.

d2 **NUMBER OF BEDROOMS** d2
WRITE IN ANSWER.

Repair **What repairs are required to the following elements (whole dwelling assessment)** SELECT ONE ANSWER ON EACH LINE ACROSS.

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

Internal Defects **What internal defects are apparent (Whole dwelling assessment)** SELECT ONE ANSWER ON EACH LINE ACROSS.

	None	**Minor (Defect evident but limited)**	**Moderate (Defect evident with potential impact on occupation)**	**Severe (Major defect with significant impact on occupation)**
Rising Damp	☐	☐	☐	☐
Penetrating Damp	☐	☐	☐	☐
Dry / Wet Rot	☐	☐	☐	☐
Heating	☐	☐	☐	☐
Ventilation	☐	☐	☐	☐
Natural Light	☐	☐	☐	☐
Artificaul Light	☐	☐	☐	☐
Mould / Condensation	☐	☐	☐	☐

e1a **STANDARD AMENITIES** e1a
SELECT ONE ANSWER ONLY.

yes - exclusive use ☐
yes - shared use ☐
no ☐

e1b **MAINS GAS SUPPLY** e1b
SELECT ONE ANSWER ONLY.

Yes ☐
No ☐

e1c **MAINS WATER SUPPLY** e1c

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

e1d **MAINS DRAINAGE** e1d

SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

e2 **CENTRAL HEATING** e2

SELECT ONE ANSWER ONLY.

yes - full C.H. ..... ☐
yes - partial C.H. ..... ☐
no - none ..... ☐

e12 **Heating / Boilers / Appliances Repair** e12

SELECT ONE ANSWER ONLY.

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

e18 **Replacement period heating / boiler / appliances** e18

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

e13 **Repairs required to Heating Distribution** e13

SELECT ONE ANSWER ONLY.

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

e19 **Replacement Period Heating Distribution** e19

SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

e3 **KITCHEN FITTINGS** e3

SELECT ONE ANSWER ONLY.

under 20 yrs old ..... ☐
over 20 yrs old ..... ☐

e4 **KITCHEN SPACE/LAYOUT** e4

SELECT ONE ANSWER ONLY.

adequate ..... ☐
inadequate ..... ☐

e8 **Repairs required to Kitchen Fittings** e8
SELECT ONE ANSWER ONLY.

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

e14 **Replacement Period Kitchen Fittings** e14
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

e5 **AGE OF BATHROOM AMENITIES** e5
SELECT ONE ANSWER ONLY.

under 30 yrs old ..... ☐
over 30 yrs old ..... ☐

e6 **BATHROOM LOCATION** e6
SELECT ONE ANSWER ONLY.

satisfactory ..... ☐
unsatisfactory ..... ☐

e7 **W.C. LOCATION** e7
SELECT ONE ANSWER ONLY.

satisfactory ..... ☐
unsatisfactory ..... ☐

e9 **Repairs required to Bathroom Amenities** e9
SELECT ONE ANSWER ONLY.

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

e15 **Replacement period - Bathroom Amenities** e15
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

Flat **Is the property a flat / maisonette?** Flat
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

e7a **COMMON AREA SIZE (Flats and Maisonettes only)** e7a
SELECT ONE ANSWER ONLY.

satisfactory ..... ☐
unsatisfactory ..... ☐
n/a ..... ☐

e7b **COMMON AREA LAYOUT (Flats and Maisonettes only)** e7b
SELECT ONE ANSWER ONLY.

satisfactory ..... ☐
unsatisfactory ..... ☐
n/a ..... ☐

e10 **Repairs required to - Internal Plumbing** e10
SELECT ONE ANSWER ONLY.

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

e16 **Replacement period - Internal Plumbing** e16
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

e11 **Required repairs - Electrics** e11
SELECT ONE ANSWER ONLY.

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

e17 **Replacement period** e17
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

f1e **SMOKE ALARMS PRESENT** f1e
SELECT ONE ANSWER ONLY.

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

f1b **CARBON MONOXIDE ALARMS** f1b
SELECT ONE ANSWER ONLY.

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

f2 **HAS THE DWELLING BEEN ADAPTED FOR DISABLED USE?** f2
SELECT ONE ANSWER ONLY.

yes ..... ☐
no ..... ☐

If adapted, are any of the following present? SELECT ONE ANSWER ON EACH LINE ACROSS.

	Yes	No	N/A
Level / ramped access	☐	☐	☐
Chair/stairlift/through floor lift	☐	☐	☐
Adapted bathroom / WC	☐	☐	☐
Adapted kitchen	☐	☐	☐
Wheelchair accessible WC	☐	☐	☐
Ground floor bedroom / bathroom	☐	☐	☐
Repositioned electrical controls	☐	☐	☐

f4 SAFE ACCESS TO THE FRONT GARDEN FOR A DISABLED PERSON f4

SELECT ONE ANSWER ONLY.

No Front Garden ☐
Unsatisfactory Access ☐
Satisfactory Access ☐

f5 SAFE ACCESS TO THE REAR GARDEN FOR A DISABLED PERSON f5

SELECT ONE ANSWER ONLY.

No Rear Garden ☐
Unsatisfactory Access ☐
Satisfactory Access ☐

Please indicate the level of the following hazards.. SELECT ONE ANSWER ON EACH LINE ACROSS.

	Average (or better)	Worse than average	Serious (Possible Cat 1)
Damp & Mould	☐	☐	☐
Excess Cold	☐	☐	☐
Excess Heat	☐	☐	☐
Asbestos	☐	☐	☐
Biocides	☐	☐	☐
Carbon Monoxide	☐	☐	☐
Lead	☐	☐	☐
Radiation	☐	☐	☐
Uncombusted Fuel	☐	☐	☐
Volatile Organic Compounds	☐	☐	☐
Crowding & Space	☐	☐	☐
Entry by Intruders	☐	☐	☐
Lighting	☐	☐	☐
Noise	☐	☐	☐

	Average (or better)	Worse than average	Serious (Possibly Cat 1)
Domestic Hygiene	☐	☐	☐
Food Safety	☐	☐	☐
Personal Hygiene/Sanitation/Drainage	☐	☐	☐
Domestic Water	☐	☐	☐
Falls associated with Baths etc.	☐	☐	☐
Falls on the Level	☐	☐	☐
Falls associated with Steps / Stairs	☐	☐	☐
Falls between Levels	☐	☐	☐
Electrical	☐	☐	☐
Fire	☐	☐	☐
Hot Surfaces & Materials	☐	☐	☐
Collision / Entrapment	☐	☐	☐
Explosion	☐	☐	☐
Ergonomics	☐	☐	☐
Structural Failure	☐	☐	☐

Have you completed the additional forms for any Hazards Worse than average or Serious? HHSRS3

SELECT ONE ANSWER ONLY.

Yes ..... ☐

N/A ..... ☐

END **Please enter any comments here** END

WRITE IN ANSWER.

H. HEALTH AND SAFETY HAZARDS - THE HHSRS…

ADDRESS:

DWELLING REF:

HAZARD : 01 Damp & Mould

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS
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

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	
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	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	I-	I+	H	G	G+	F	E	D	D+	C	B	B+
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	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	D+	C	B	A	A	A	A	A	A	A	A	A

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

ADDRESS:

DWELLING REF:

HAZARD : 02 Excess Cold

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS
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	

LIKELIHOOD (RSP)

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

	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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						
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	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…

ADDRESS:

DWELLING REF:

HAZARD : 12 **Entry by Intruders**

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS	
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		

LIKELIHOOD (RSP)

5600	3200	1800	1000	560	320	180	100	56	AVG 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	
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	J	J	I	H-	H	G	F	E	E	D	C	B-
0.1	J	J	J	J	J	I	H	H+	G	F	E	E	D	C	B
0.2	J	J	J	J	I-	I+	H	G	F-	F+	E	D	D+	C+	B
0.5	J	J	J	J	I	H	H+	G	F	E	E+	D	C	B	B
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…

ADDRESS:

DWELLING REF:

HAZARD : 16 Food Safety

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS	
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

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	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…

ADDRESS:

DWELLING REF:

HAZARD : 20 **Falls on the Level**

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS	
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*		

LIKELIHOOD (RSP)

5600	3200	1800	1000	560	320	AVG 180	Pre-1919 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				
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	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…

ADDRESS:

DWELLING REF:

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

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS
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*	

						AVG	Pre-1919							
LIKELIHOOD (RSP)	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					
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…

ADDRESS:

DWELLING REF:

HAZARD : 22 **Falls between levels**

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS	
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

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		
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	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…

ADDRESS:

DWELLING REF:

HAZARD : 23 **Electrical**

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS	
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*		

LIKELIHOOD (RSP)

AVG														
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

Likelihood / Class I	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	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…

ADDRESS:

DWELLING REF:

HAZARD : 24 Fire

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS	
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		

LIKELIHOOD (RSP)

AVG														
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

	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…

ADDRESS:

DWELLING REF:

HAZARD : **25** **Flames, Hot Surfaces**

FACTORS:

Affecting likelihood or outcomes (or both).	Defective? No	Defective? Yes	COMMENTS
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*	

LIKELIHOOD (RSP)

5600	3200	1800	1000	560	320	AVG 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

Likelihood / Class I	BETTER 1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	AVG 1 in 180	WORSE 1 in 100	1 in 56	SERIOUS 1 in 32	1 in 18	1 in 10	EXTREME 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

elmhurst energy

RdSAP Assessment Form

England & Wales v9.92

RdSAP elmhurst energy

Property Address ..... **Surveyor Name** .....

..... **Surveyor ID** .....

..... **Postcode** ..... **Inspection Date** ..... **EPC RRN** .....

Property Tenure: Owner-occupied ☐ Rented(social) ☐ Rented(private) ☐

Transaction Type (please circle): Marketed Sale / Non-Marketed Sale / Rental / Assessment for Green Deal / Following Green Deal / FiT application / RHI application / ECO assessment / None of the above

Property Type (please circle): House / Flat / Maisonette / Bungalow / Park Home
Detached / Semi-Detached / Mid-Terrace / End-Terrace/ Enclosed Mid-Terrace / Enclosed End-Terrace

Number of Storeys: ☐ **Number of Habitable Rooms:** ☐ **Number of Heated Habitable Rooms:** ☐

Main Property Date Band (please circle): (A) before 1900 (B) 1900-1929 (C) 1930-1949 (D) 1950-1966 (E) 1967-1975 (F) 1976-1982 (G) 1983-1990 (H) 1991-1995 (I) 1996-2002 (J) 2003-2006 (K) 2007-2011 (L) 2012 onwards

Main Property Room/s in Roof Date Band: ☐ *note: documentary evidence required to enter as newer than building part*

Park Home Date Band (if applicable): (F) Before 1983 ☐ (G) 1983-1995 ☐ (I) 1996-2005 ☐ (K) 2006 onwards ☐

Elevation Photos: Front ☐ Rear ☐ Side (if applicable) ☐ *note: several elements may be shown in one photo*

Main Property Dimensions Internal ☐ External ☐

	Floor Area(m²)	Room Height (m)	Heat Loss Perimeter (m)	Party Wall Length (m)
Room/s in Roof		N/A	N/A	N/A
5th Floor*				
4th Floor				
3rd Floor				
2nd Floor				
1st Floor				
Lowest Floor				

**note: if property has more than 5 floors please detail the sum of these in site inspection notes section*

Is there a Conservatory? ☐ Is it thermally separated? ☐ **Photo of thermal separation** ☐

If thermally separated does it have fixed heaters? ☐

Floor Area (m²): ☐ Double Glazed: ☐ Glazed Perimeter (m): ☐

Room Height: 1 Storey ☐ 1.5 Storey ☐ 2 Storey ☐ 2.5 Storey ☐ 3 Storey ☐

Flats/Maisonettes **Corridor:** None ☐ Heated ☐ Unheated ☐ **Photo of corridor/ sheltered wall**

Length of Sheltered Wall (m) if unheated: ☐ *note: remember to include this measurement in the overall heat loss wall perimeter*

Position of flat/maisonette in block: Basement ☐ Ground Floor ☐ Mid Floor ☐ Top Floor ☐ **Which Floor?** ☐

Main Property Walls **Construction photo** ☐ *note: can be included in elevation photos*

Type: Stone: granite or whinstone ☐ Stone: sandstone or limestone ☐ Solid Brick ☐ Cob ☐ Cavity ☐ Timber Frame ☐ System Build ☐ Park Home Wall (if applicable) ☐

Insulation: External ☐ Filled Cavity ☐ Filled Cavity + Internal ☐ Filled Cavity + External ☐ Unfilled Cavity + Internal ☐ Unfilled Cavity + External ☐ Internal ☐ As Built ☐ Unknown ☐ **Dry-lining:** ☐ *applicable to Stone/ Solid Brick/ Cavity walls only*

Insulation Thickness: 50mm ☐ 100mm ☐ 150mm ☐ 200mm ☐ Unknown ☐ **Wall insulation photo/s** ☐

External Wall Thickness (mm): ☐ **Wall Thickness Unknown** ☐ **Wall thickness photo/s** ☐

U-value known (Wm²K): ☐ *note: documentary evidence required to overwrite U-value*

Party Wall Type (if applicable): Solid Masonry/ Timber/ System Build ☐ Cavity Masonry unfilled ☐ Cavity Masonry filled ☐ Unable to determine ☐

Alternative Walls ☐

Wall Area (m^2): ☐ *note: ensure area of any openings has been subtracted* **Sheltered Wall (flats only)** ☐

Type: Stone: granite or whinstone ☐ Stone: sandstone or limestone ☐ Solid Brick ☐ Cob ☐ Cavity ☐ Timber Frame ☐ System Build ☐

Insulation: External ☐ Filled Cavity ☐ Filled Cavity + Internal ☐ Filled Cavity + External ☐ Unfilled Cavity + Internal ☐ Unfilled Cavity + External ☐ Internal ☐ As Built ☐ Unknown ☐ **Dry-lining:** ☐ *applicable to Stone/ Solid Brick/ Cavity walls only*

Insulation Thickness: 50mm ☐ 100mm ☐ 150mm ☐ 200mm ☐ Unknown ☐ **Wall insulation photo/s** ☐

Alternative Wall Thickness (mm): ☐ **Wall Thickness Unknown** ☐ **Wall thickness photo/s** ☐

U-value known (Wm^2K): ☐ *note: documentary evidence required to overwrite U-value*

Main Roof

Construction photo ☐ *note: can be included in elevation photos*

Type: Pitched (slates/tiles), access to loft ☐ Pitched (slates/tiles), no access ☐ Pitched, sloping ceiling ☐ Pitched (thatch) ☐ Flat ☐ Same dwelling above ☐ Another dwelling above ☐

Insulation: Joists ☐ Rafters ☐ As built ☐ Unknown ☐ None ☐

Insulation Depth (Pitched/ Thatch): 12mm ☐ 25mm ☐ 50mm ☐ 75mm ☐ 100mm ☐ 150mm ☐ 200mm ☐ 250mm ☐ 270mm ☐ 300mm ☐ 350mm ☐ 400+mm ☐

Insulation Depth (Flat/ Sloping Ceiling): None ☐ As Built ☐ 50mm ☐ 100mm ☐ 150mm or more ☐ Unknown ☐

Loft insulation depth photo/s ☐ *note: please include tape measure or similar measuring device in photo/s*

U-Value Known (W/m^2K): ☐ *note: documentary evidence required to overwrite U-value*

Main Room in Roof ☐

Insulation: Flat ceiling only ☐ All elements ☐ As Built ☐ Unknown ☐

Insulation Thickness at Ceiling: 12mm ☐ 25mm ☐ 50mm ☐ 75mm ☐ 100mm ☐ 150mm ☐ 200mm ☐ 250mm ☐ 270mm ☐ 300mm ☐ 350mm ☐ 400+mm ☐ Not Applicable ☐

Insulation of other parts: None ☐ As Built ☐ 50mm ☐ 100mm ☐ 150mm or more ☐ Unknown ☐

Connected to another building part? ☐ *note: only applicable when roof room is connected to an extension/ roof room on the same storey*

***Edit Room in the Roof** ☐ **if ticked, please see page 7 for details*

Main Floor

Location: Ground floor ☐ Above partially heated space ☐ Above unheated space ☐ To external air ☐ Same dwelling below ☐ Another dwelling below ☐

Type: Solid ☐ Suspended timber ☐ Suspended, not timber ☐ Unknown ☐

Insulation: As Built ☐ Retro-fitted ☐ Unknown ☐

Insulation Thickness (if retro-fitted): 50mm ☐ 100mm ☐ 150mm ☐ Unknown ☐

U-value Known (Wm^2K): ☐ *note: documentary evidence required to overwrite U-value*

Additional notes:

Doors ☐

Total Number of Doors: ☐ **Number of Insulated Doors:** ☐

Average U-value of Insulated Door(s) (Wm^2K): ☐ *note: documentary evidence required to overwrite default U-values*

Windows ☐

Glazed Area: Typical ☐ More than typical ☐ Less than typical ☐ *Much More than typical ☐ *Much Less than typical ☐

**if Much More/Much Less than typical, please see page 6 for details of extended window data*

Proportion Double/Triple-glazed: ☐ %

Glazing: Double pre 2002 ☐ Double post or during 2002 ☐ Double with unknown install date ☐ Secondary glazing ☐
Triple glazing ☐ Double glazing, known U-value/g-value ☐ Triple glazing, known U-value/g-value ☐

Frame Type (Double pre 2002 or unknown install date only): PVC frame ☐ Non-PVC frame ☐

Glazing Gap (PVC frame only): 6mm ☐ 12mm ☐ 16mm or more ☐

Openings photos ☐ *note: several elements may be shown in one photograph*

Known U-value (Wm^2K): Known g-value: ☐ **Data Source:** Manufacturer ☐ BFRC ☐

note: documentary evidence required to overwrite U-value

Draught Proofing: ☐ % *note: remember to include both doors **and** windows in this figure*

Ventilation & Cooling ☐

No. of open Fireplaces: ☐

Mechanical Ventilation ☐ **Supply Extract System** ☐ **Fixed Space Cooling** ☐

Lighting

Total number of light fittings: ☐ **Total number of L.E.L. Fittings:** ☐

Main Heating 1 ☐

Type:

Make & model:

GC No. (if applicable):

PCDF boiler reference: ☐ **Heating Code:** ☐

High Heat Retention Storage Heaters ☐ *see page 7 for details*

Heating Pump Age: 2012 or earlier ☐ 2013 or later ☐
Unknown ☐ *not applicable to heat pumps/ micro CHP from PCDF*

Heat Emitter: Underfloor Heating ☐ Radiators ☐

Design flow temperature: Unknown ☐ Normal (>45°C) ☐
35°C-45°C ☐ <=35°C ☐ *Documentary evidence required*

MCS installation certificate: No ☐ Yes ☐ *heat pumps only*

Flue Type: Balanced ☐ Open ☐

Fan assisted Flue: No ☐ Yes ☐

PCDF Heating Controls:

Compensator from PCDF:

Percentage of Heat: ☐ %

Main Heating 2 ☐

Type:

Make & model:

GC No. (if applicable):

PCDF boiler reference: ☐ **Heating Code:** ☐

High Heat Retention Storage Heaters ☐ *see page 7 for details*

Heating Pump Age: 2012 or earlier ☐ 2013 or later ☐
Unknown ☐ *not applicable to heat pumps/ micro CHP from PCDF*

Heat Emitter: Underfloor Heating ☐ Radiators ☐

Design flow temperature: Unknown ☐ Normal (>45°C) ☐
35°C-45°C ☐ <=35°C ☐ *Documentary evidence required*

MCS installation certificate: No ☐ Yes ☐ *heat pumps only*

Flue Type: Balanced ☐ Open ☐

Fan assisted Flue: No ☐ Yes ☐

PCDF Heating Controls:

Compensator from PCDF:

Percentage of Heat: ☐ %

Main Heating 1 controls Code: ☐ **Description:**

Main Heating 2 controls Code: ☐ **Description:**

Secondary Heating Code: ☐ **Description:**

Main Heating controls photo ☐ **Secondary Heating photo** ☐

Water Heating ☐

Water Heating Code: ☐ **Description** ☐

Hot Water Cylinder Present ☐

Cylinder Size: No Access ☐ Normal ☐ Medium ☐ Large ☐

Insulated: No insulation ☐ Jacket ☐ Foam ☐

Insulation Thickness: None ☐ 12mm ☐ 25mm ☐ 38mm ☐ 50mm ☐ 80mm ☐ 120mm ☐ 160mm ☐

Cylinder Thermostat: ☐ **Immersion Heater:** Single ☐ Dual ☐

Solar Water Heating: ☐ **Are details known?** ☐

Collector elevation: Horizontal ☐ 30° ☐ 45° ☐ 60° ☐ Vertical ☐

Overshading: Heavy ☐ Significant ☐ Modest ☐ None or Little ☐

Solar pump: Unknown ☐ Electrically powered ☐ PV powered ☐

Type of showers in the property: Non-electric only ☐ Electric only ☐ Both electric and non-electric ☐ No shower ☐

***Solar collector details known:** ☐ **if known, please see page 7 for further details*

WWHRS *note: documentary evidence required*

Total Number of rooms with bath and/or shower: ☐

Number of rooms with mixer shower and no bath: ☐

Number of rooms with bath and mixer shower: ☐

***Is WWHRS present in the property?** No/Unknown ☐ Yes - Instantaneous Type ☐ Yes - Storage ☐ Type Yes - Both ☐
**If yes, please see page 7 for further details of WWHRS*

FGHRS ☐ *note: must be selected from PCDF database*

Present ☐ **Index Number** ☐ **Brand/Model** ☐

Photovoltaic Panel for FGHRS: PV Cells kWP ☐

Orientation: S ☐ SE ☐ SW ☐ E ☐ W ☐ NE ☐ NW ☐ N ☐ Horizontal ☐

Elevation ☐ Overshading: Heavy ☐ Significant ☐ Modest ☐ None or Little ☐

New Technologies ☐

Photovoltaic Panel None ☐ Panel Details ☐ % of roof area ☐

Panel details *note: documentary evidence required*

PV Cells kW Peak	Orientation	Elevation	Overshading	Connected

Proportion of roof area ☐ **%** **Connected to dwelling's electricity meter** ☐

Wind Turbine

Terrain Type: Urban *(closely spaced buildings of 4 storeys or more)* ☐ Suburban ☐ Rural ☐

Wind turbine present? ☐ **Wind turbine details known?** ☐ *note: documentary evidence required to overwrite default values*

Number of turbines ☐ Rotor Diameter (m) ☐ Height above Ridge (m) ☐

Other details ☐

Electricity meter type: Single ☐ Dual ☐ 18 Hour ☐ 24 Hour ☐ Unknown ☐

Mains gas: Mains gas supply available ☐ *note: in the absence of gas heating appliance/s in the property, a gas meter must be present*

Related Party Disclosure

- ☐ No related party
- ☐ Relative of homeowner or occupier of the property
- ☐ Residing at the property
- ☐ Financial interest in the property
- ☐ Owner or director of the organisation dealing with the property transaction
- ☐ Employed by the professional dealing with the property transaction

Addenda

- ☐ 1. Wall type does not correspond to options available in RdSAP
- ☐ 4. Dwelling has a swimming pool
- ☐ 5. Dwelling has micro-CHP not found in database
- ☐ 6. Storage heater or dual immersion, and single electric meter
- ☐ 8. PVs or wind turbine present on the property (England, Wales or Scotland)
- ☐ 9. Two main heating systems and heating system upgrade is recommended
- ☐ 10. Dual electricity meter selected but there is also an electricity meter for an off-peak tariff
- ☐ 11. Single electricity meter but there is also an electricity meter for an off-peak tariff
- ☐ 12. Dwelling is using a biomass fuel that is not in the RdSAP fuel options

☐ **Double glazing appropriate** *note: should be ticked unless documentary evidence confirms otherwise*

Any wall insulation issues *note: cavity / stone / system built construction only*

- ☐ Has the property any 'Access Issues' for potential wall insulation?
- ☐ Has the property any 'narrow cavity(s)' (<50mm)?
- ☐ Is the property in a 'high exposure' location?

Photo checklist

- ☐ Front elevation
- ☐ Rear elevation
- ☐ Side elevation (where possible)
- ☐ Wall insulation
- ☐ External roof construction
- ☐ Openings
- ☐ Main heating system/s
- ☐ Heat emitters
- ☐ Secondary heating systems
- ☐ Loft insulation (including depth)
- ☐ Wall thickness
- ☐ Conservatory separation
- ☐ Heating controls
- ☐ Hot water cylinder
- ☐ Electricity meter
- ☐ Gas meter
- ☐ LPG/ oil tank
- ☐ Low energy lighting
- ☐ Flat corridor/ sheltered wall

Site Inspection Notes *use additional pages if necessary*

Floor Plan

Calculations

Room identifier	Ceiling Ht	Habitable	Heated	Radiators	TRVs	No. Lights	No. LELs	Glazing	Glazing age
Totals:									

Extended RdSAP data

Edit Room in the Roof

	Area	U-value		Area	U-value
Flat ceiling (1)	m²	W/m²K	Slope (1)	m²	W/m²K
Flat ceiling (2)	m²	W/m²K	Slope (2)	m²	W/m²K
Stud Wall (1)	m²	W/m²K	Gable Wall (1)	m²	W/m²K
Stud Wall (2)	m²	W/m²K	Gable Wall (2)	m²	W/m²K

note: documentary evidence required to overwrite default U-values

Glazed Area Much More than typical/ Much Less than typical

	Area (m²)	Glazing Type	Frame Type	Glazing Gap	Location	Orientation	Data-Source	U	g
Window 1									
Window 2									
Window 3									
Window 4									
Window 5									
Window 6									
Window 7									
Window 8									
Window 9									

*Note: **all** windows in the property must be entered if this option is used. Please continue on another page if necessary*

High Heat Retention (HHR) Storage Heaters

No.	PCDF Index	Name	HHR
			Yes
			Yes
			Yes
			Yes
			Yes
			Yes

Note: HHR storage heaters must be selected from the PCDF database

Solar Hot Water- Collector Details

Solar collector details known ☐

Collector type:

Aperture area of panel (m²)

Collector zero loss efficiency

Collector linear heat loss coefficient (a1)

Collector 2nd order heat loss coefficient (a2)

Solar store details known: ☐

Is solar store combined? ☐

Total Hot Water Store Volume (l):

Dedicated solar volume (l):

Waste Water Heat Recovery Systems

WWHRS– Instantaneous 1
WWHRS index Number from PCDF database

WWHRS– Instantaneous 2
WWHRS index Number from PCDF database

No. of mixer showers with WWHRS in rooms w/bath

No. of mixer showers with WWHRS in rooms w/out bath

WWHRS– Storage
WWHRS index Number from PCDF database

Total no. Of standalone showers and baths

No. of standalone showers and baths connected to WWHRS– Storage

STOKE ON TRENT – SOCIAL QUETIONS

LENGTH OF RESIDENCY

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

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

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

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

OVER THE LAST 5 YEARS HAS YOUR AREA

Remained the same ..... ☐
Improved ..... ☐
Decline ..... ☐

Neighbourhood Issues

SELECT ONE ANSWER ON EACH LINE ACROSS.

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

NUMBER OF PERSONS NORMALLY RESIDENT AT THIS PROPERTY?

Person 1 - Gender

Male ..... ☐
Female ..... ☐

Person 1 - Age in years

Person 1 - Economic Status

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

Person 1 - Ethnicity

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

Person 2 - RELATIONSHIP TO PERSON 1

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

Person 2 - Gender

Male ..... ☐
Female ..... ☐

Person 2 - Age in Years

Person 3 - RELATIONSHIP TO PERSON 1

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

Person 3 - Gender

Male ..... ☐
Female ..... ☐

Person 3 - Age in Years

Person 4 - Relationship to Person 1

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

Person 4 - Gender

Male ..... ☐
Female ..... ☐

Person 4 - Age in Years

Person 5 - Relationship to Person 1

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

Person 5 - Gender

Male ..... ☐
Female ..... ☐

Person 5 - Age in Years

Person 6 - Relationship to Person 1

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

Person 6 - Gender

Male ..... ☐
Female ..... ☐

Person 6 - Age in Years

Person 7 - Relationship to Person 1

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

Person 7 - Gender

Male ..... ☐
Female ..... ☐

Person 7 - Age in Years

Person 8 - Relationship to Person 1

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

Person 8 - Gender

Male ..... ☐
Female ..... ☐

Person 8 - Age in Years

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

No ..... ☐
Yes ..... ☐

WHICH ILLNESS/DISABILITY DO HOUSEHOLD MEMBERS SUFFER?

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

Has the illness/disability caused you / family member to..

	No	Yes	N/A
Visit GP at their surgery	☐	☐	☐
Had GP home visit	☐	☐	☐
Contact NHS Direct	☐	☐	☐
Attend A&E	☐	☐	☐
Attend hospital as outpatient	☐	☐	☐
Attend hospital as inpatient	☐	☐	☐
Contact the Council's Disabled Facilities Grant Team	☐	☐	☐
Contact the Council's First Contact Service	☐	☐	☐

Does anyone in the household provide full time care for the person with a disability/ limiting long term illness?

No ..... ☐
Yes ..... ☐
N/A ..... ☐

During the past year has any household member had an accident in the home

No ..... ☐
Yes ..... ☐

Did the accident result in any of the following?

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

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

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

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

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

Have you had any Adaptations fitted to your property?

No ..... ☐
Yes ..... ☐

How were Adaptations provided

Disabled Facilities Grant ..... ☐
Self-funded ..... ☐
Charity ..... ☐
N/A ..... ☐

SOURCES OF INCOME DURING LAST MONTH

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

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

No ..... ☐
Yes ..... ☐

BENEFITS RECEIVED

	No	Yes
Income based jobseekers allowance (JSA)	☐	☐
Employment & Support Allowance (ESA)	☐	☐
Working tax credit	☐	☐
Pension credit (including saving credit)	☐	☐
Child tax credit	☐	☐
Child Benefit	☐	☐
Income support	☐	☐
Housing benefit / Local housing allowance	☐	☐
Council tax support	☐	☐
Attendance allowance	☐	☐
Disability living allowance (DLA)	☐	☐
Incapacity benefit	☐	☐
Carer's Allowance	☐	☐
Personal Independence Payments (PIP)	☐	☐
Other	☐	☐

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

Up to £9 week, £42 month, £519 year ..... ☐
£10 - £29, £43 - £129, £520 - £1,559 ..... ☐
£30 - £49, £130 - £216, £1,560 - £2,599 ..... ☐
£50 - £69, £217 - £302, £2,600 - £3,639 ..... ☐
£70 - £89, £303 - £389, £3,640 - £4,679 ..... ☐
£90 - £119, £390 - £519, £4,680 - £6,239 ..... ☐
£120 - £159, £520 - £692, £6,240 - £8,319 ..... ☐
£160 - £199, £693 - £866, £8,320 - £10,399 ..... ☐
£200 - £239, £867 - £1,039, £10,400 - £12,479 ..... ☐
£240 - £279, £1,040 - £1,212, £12,480 - £14,559 ..... ☐
£280 - £319, £1,212 - £1,386, £14,560 - £16,639 ..... ☐
£320 - £359, £1,387 - £1,559, £16,640 - £18,719 ..... ☐
£360 - £399, £1,560 - £1,732, £18,720 - £20,799 ..... ☐
£400 - £499, £1,733 - £2,166, £20,800 - £25,999 ..... ☐
£500 - £599, £2,167 - £2,599, £26,000 - £31,199 ..... ☐
£600 - £699, £2,600 - £3,032, £31,200 - £36,399 ..... ☐
£700 - £799, £3,033 - £3,466, £36,400 - £41,599 ..... ☐
£800 - £899, £3,467 - £3,899, £41,600 - £46,799 ..... ☐
£900 - £999, £3,900 - £4,332, £46,800 - £51,999 ..... ☐
£1,000 or more, £4,333 or more, £52,000 or more ..... ☐
Refused ..... ☐

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

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

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

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

Does your household have any savings?

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

HOW MUCH TO YOU SPEND ON ELECTRICITY EACH YEAR?

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

HOW MUCH TO YOU SPEND ON GAS EACH YEAR?

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

HOW MUCH TO YOU SPEND ON OTHER FUEL EACH YEAR?

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

BY WHAT MEANS DO YOU NORMALLY PAY FOR YOUR FUEL?

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

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

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

IN WINTER WOULD YOU NORMALLY HEAT?

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

DO YOU HAVE ACCESS TO THE INTERNET?

Yes ☐
No ☐

ARE YOU ABLE TO USE A COMPUTER ON THE INTERNET

Yes ☐
No ☐

HAVE YOU EVER SWITCHED ELECTRICITY / GAS SUPPLIER?

Yes ..... ☐
No ..... ☐
Don't know ..... ☐

WAS THIS WITHIN THE LAST 12 MONTHS?

Yes ..... ☐
No ..... ☐
Don't know ..... ☐
N/A ..... ☐

DO YOU FEEL SAFE IN YOUR HOME AT NIGHT? S

Safe ..... ☐
Unsafe ..... ☐
Don't Know ..... ☐

DO YOU FEEL SAFE IN YOUR LOCAL AREA AT NIGHT?

Safe ..... ☐
Unsafe ..... ☐
Don't Know ..... ☐

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

No ..... ☐
Yes ..... ☐
Don"t Know ..... ☐

Has anyone in your household encountered any Anti-Social Behaviour in the immediate area?

No ..... ☐
Yes ..... ☐

TENURE

Owner occupied ..... ☐
Rented / Rent free / Tied ..... ☐

DO YOU HAVE A MORTGAGE

No ..... ☐
Yes ..... ☐
Don't know ..... ☐

OUTSTANDING MORTGAGE

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

REMAINING MORTGAGE LIFE

Less than 5 years ..... ☐
5 - 10 years ..... ☐
10 - 15 years ..... ☐
15 - 20 years ..... ☐
Over 20 years ..... ☐
Don't know / N/A ..... ☐

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

	No	Yes	Don't Know
Getting independent advice on what is needed and likely cost	☐	☐	☐
Finding a reliable builder / contractor / tradesman.....	☐	☐	☐
Need DIY skills	☐	☐	☐
Access to money to do works ...	☐	☐	☐

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

Yes ..... ☐
No ..... ☐
Don't Know ..... ☐

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

Yes ..... ☐
No ..... ☐
Don't know ..... ☐

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

Yes ..... ☐
No ..... ☐
Don't know ..... ☐

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

Yes ..... ☐
No ..... ☐
Don't know ..... ☐

IMPROVEMENTS COMPLETED

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

HAVE ANY OF THE ENERGY EFFICIENCY MEASURES UNDERTAKEN BEEN EFFECTIVE?

Yes ☐
No ☐
Don't know / N/A ☐

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

Yes ☐
No ☐
Don't know ☐

IMPROVEMENTS INTENDED

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

IS YOUR LANDLORD A MEMBER OF "Landlord Accreditation Scheme North Staffordshire"?

Yes ☐
No ☐
Don't know ☐

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

Landlord directly ☐
Property agent ☐
Don't know ☐

What is your monthly rent (including housing benefit)

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

Yes ☐
No ☐
Don't know ☐

IF YES, ARE THESE ISSUES BEING ADDRESSED?

Yes ☐
No ☐
N/A ☐

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

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

IS THIS PROPERTY A HMO?

A HMO is a building, or part of a building occupied by three or more people made up of more than one household?

No ☐
Yes ☐

Total number of persons resident at the address?

Total number of households (i.e. unrelated persons) resident at the address?

Number of occupied storeys in the dwelling?

1 storey ☐
2 stories ☐
3 stories ☐
4 stories ☐
5 stories ☐

HMO Type?

Self-contained flat ☐
Flat in converted building ☐
Bedsit ☐
Shared house /flat ☐
Hostel ☐

Is the property licensable under the Housing Act 2004?

Yes ☐
No ☐
Don't know ☐

MEANS OF ESCAPE FROM FIRE?

Full working AFD ..... ☐
Full AFD but with defects ..... ☐
AFD in MOE only ..... ☐
Battery smoke detectors only .. ☐
No AFD or smoke detectors .... ☐

FIRE FIGHTING EQUIPMENT PRESENT?

Yes ..... ☐
No ..... ☐

EMERGENCY LIGHTING

Working ..... ☐
Defective ..... ☐
Not present ..... ☐

Presence of..

	Present in flat (conversion)	Exclusive use to all lets	Exclusive use to most lets	Shared up to 1:5	Shared worse than 1:5	None
Kitchens	☐	☐	☐	☐	☐	☐
Wash Hand Basins	☐	☐	☐	☐	☐	☐
Baths/Showers	☐	☐	☐	☐	☐	☐
WCs	☐	☐	☐	☐	☐	☐

Condition of Amenities

Satisfactory ..... ☐
Minor disrepair ..... ☐
Repair / repalce up to 50% .... ☐
Repair / replace over 50% ..... ☐

Management Regulations

Very good ..... ☐
Good ..... ☐
Average ..... ☐
Poor ..... ☐
Very poor ..... ☐

State of disrepair

Satisfactory ..... ☐
Minor disrepair ..... ☐
Substantial disrepair ..... ☐
Urgent disrepair ..... ☐
Unfit ..... ☐

Fitness for Multi-occupation

Fit amenities and fire ..... ☐
Unfit fire ..... ☐
Unfit amenities ..... ☐
Unfit amenities and fire ..... ☐

Have the electrical installations been tested by a competent person in the last 5 years?

Yes ..... ☐
No ..... ☐
D/K ..... ☐

Are there adequate refuse storage and disposal facilities?

No facilities ..... ☐
Good ..... ☐
Adequate ..... ☐
Poor ..... ☐

Are the following certificates available?

	Yes	No	Don't Know
Electrical Testing (IEE or Part B BR)	☐	☐	☐
Fire Detection System.....	☐	☐	☐
Emergency lighting	☐	☐	☐
Portable Appliacne Testing	☐	☐	☐
Fire Equipment maintenance	☐	☐	☐
CORGI Annual Gas Safety	☐	☐	☐
OFTRC Annual Safety	☐	☐	☐

Add any comments here

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. 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:

- 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.

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.

Table D1: Component lifetimes used in the disrepair criterion

Building Components	Houses	All flats in	All flats in

(key components marked *)	and Bungalows	blocks of below 6 storeys	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 it were repaired, either because the material has deteriorated or because the component was never suitable; (for external components) even if the component were repaired now, it would still need to be replaced within 5 years.

Table D.2: Component Condition used in the disrepair criterion

Building Components	Houses and Bungalows

(key components marked *)	
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 Distribution	Replace or major repair
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.

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;

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

MEANS TESTED BENEFITS (IN RECEIPT OF)

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

SAP

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

SECURE WINDOWS AND DOORS

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

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

TENURE

Three categories are used for most reporting purposes:
owner-occupied: includes all households who own their own homes outright or buying them with a mortgage/loan. Includes intermediate ownership models;

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

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

VACANT DWELLINGS

The assessment of whether or not a dwelling was vacant was made at the time of the surveyor'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.