



City of
Stoke-on-Trent

**PRIVATE SECTOR HOUSING CONDITION SURVEY
2017**

HEADLINE SURVEY REPORT

Prepared on behalf of:
STOKE-ON-TRENT CITY COUNCIL
By:



David Adamson & Partners Ltd.
32 Rutland Square
Edinburgh
EH1 2BW

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1. SURVEY BACKGROUND

- 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 five 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.
- 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.
- 1.5 This report summarises the main findings to emerge from the survey programme with all estimates based on the statistical extrapolation of sample data unless otherwise referenced. Data is presented principally at City-wide scale but with significant variations reported if present between housing sectors and survey focus areas. Information presented in this report is supplemented by a detailed main report of survey (including methodological approaches) and by the provision of survey data in electronic format for ongoing use by the Council.

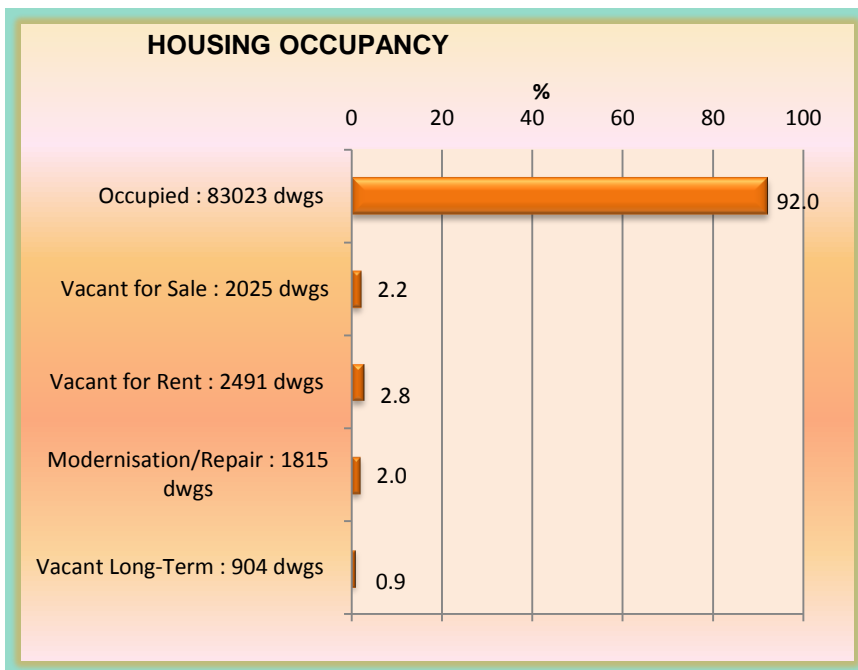


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2. PRIVATE SECTOR HOUSING STOCK

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.



2.2 Vacancy rates vary significantly across the housing stock and geographically between the focus areas and the remainder of 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.

2.3 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



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discounts and introduction of fee charges for long term vacants) may result in non-notification by owners.

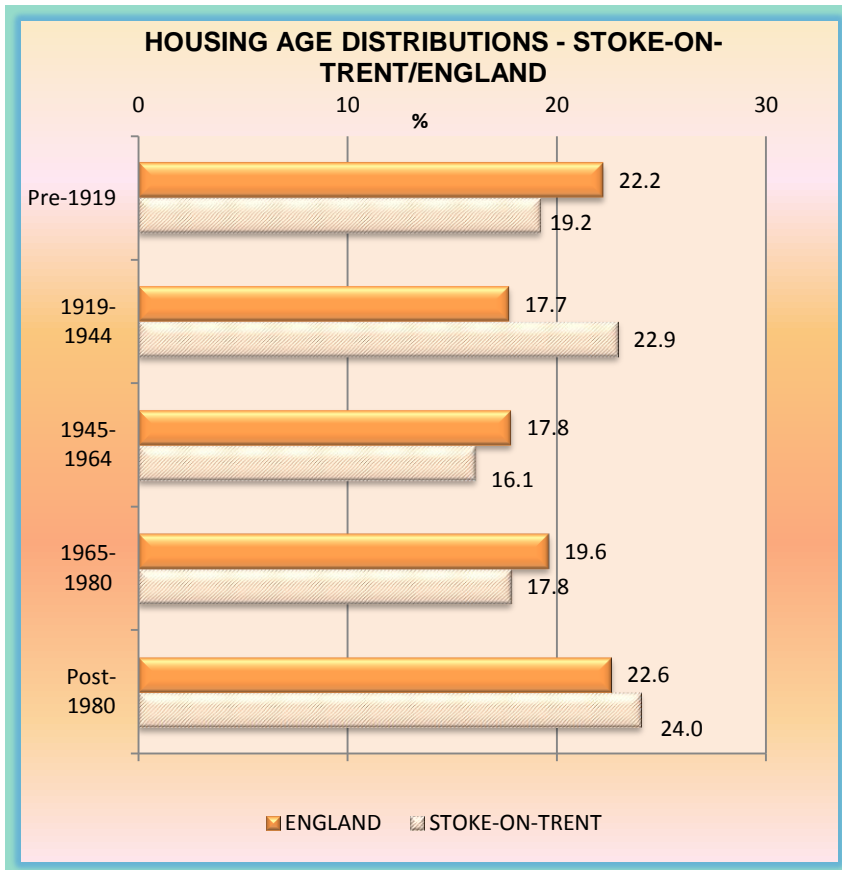
		TABLE 1: HOUSING OCCUPANCY BY HOUSING SECTOR							
		OCCUPIED VACANT							
		Occupied		Vacant Short term		Vacant Long Term		All dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
TENURE	Owner-Occupied	62706	95.4	2705	4.1	315	0.5	65726	100.0
	Private-Rented	20317	82.8	3626	14.8	589	2.4	24532	100.0
	All Dwellings	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	220	4.3	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 AREAS	Inside Focus Areas	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	2.0	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
	Sem-.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

2.4 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.

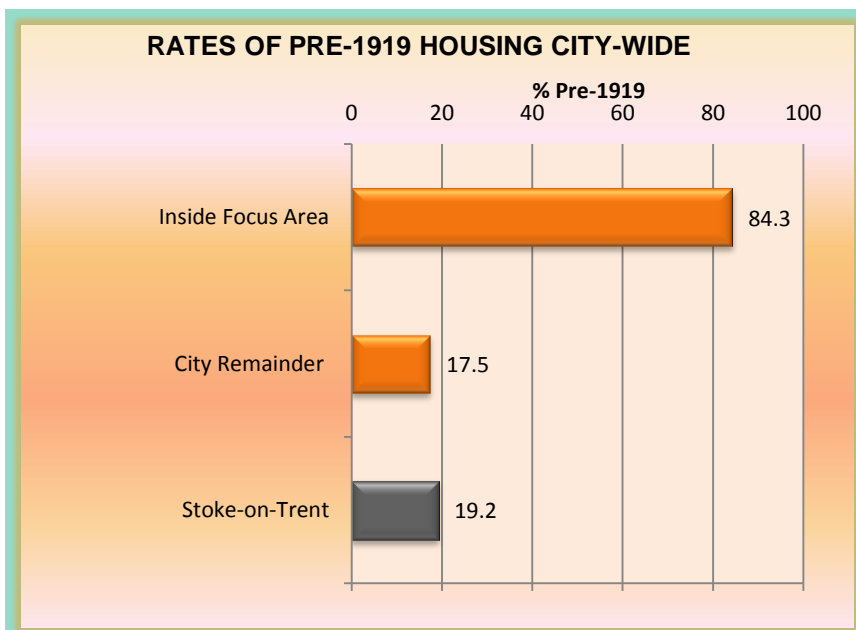


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2.5 The five focus areas represent concentrations of pre-1919 housing. 1,885 dwellings within the focus areas are of pre-1919 construction representing 84.3% of total focus area housing stock. This compares with 17.5% pre-1919 construction across the remainder of the city. Highest rates of pre-1919 construction are associated with Hanley Park and Shelton (93.7%) and Burslem Central (90.4%).

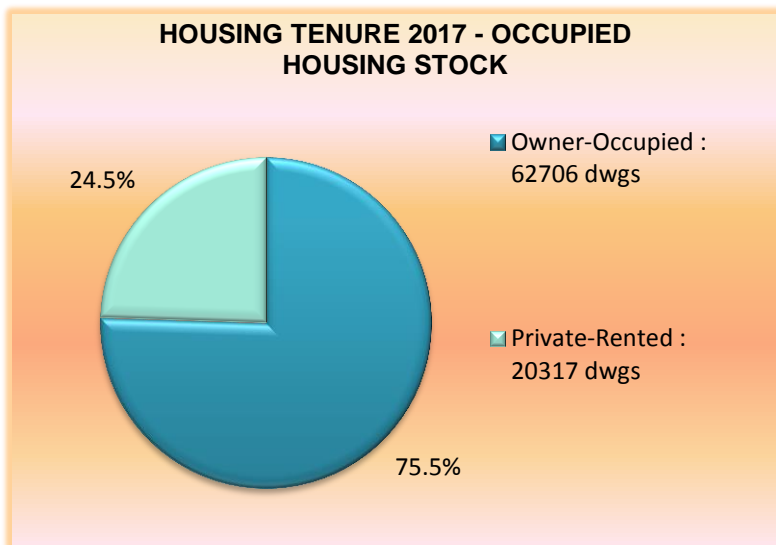




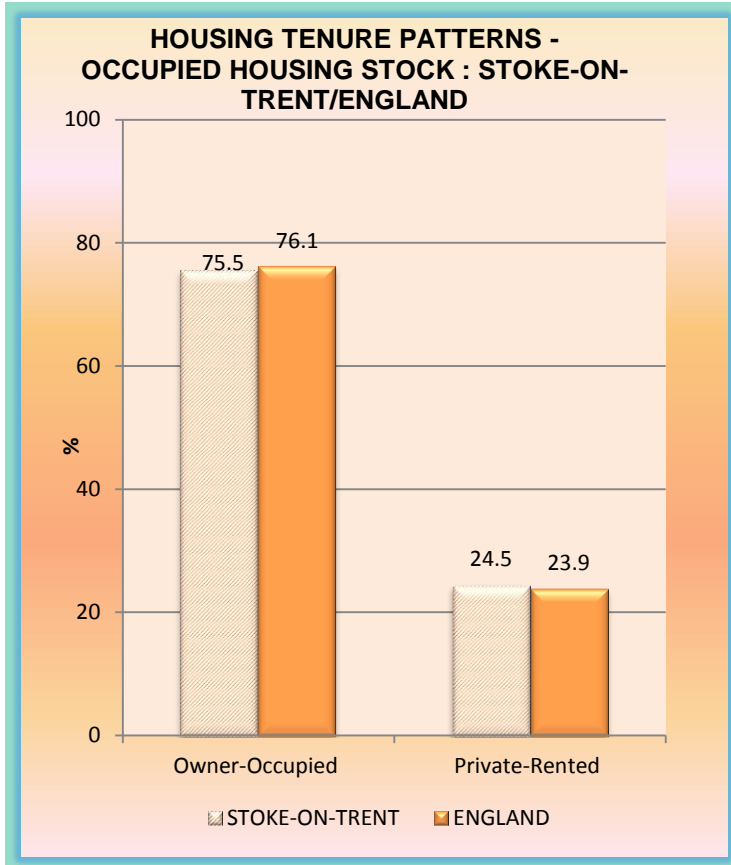
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- 2.6 Housing Tenure was estimated during the survey by occupier confirmation in occupied dwellings but also through surveyor estimates on site for vacant dwellings. Using data for occupied dwellings only represents the most accurate estimate of housing tenure. This measure also permits direct comparison with the 2009 house condition survey and nationally with the English Housing Survey.
- 2.7 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%).



- 2.8 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.

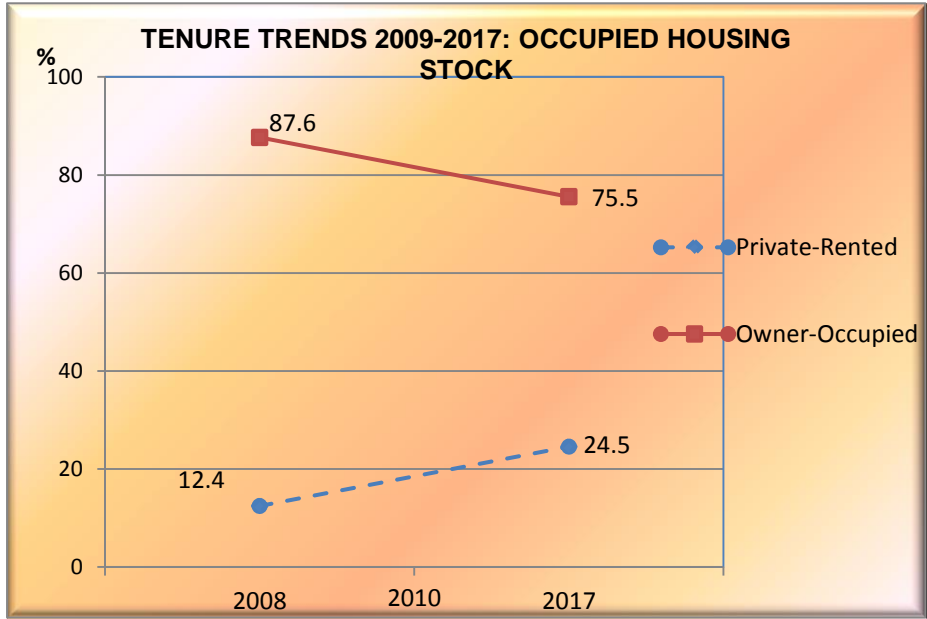


2.9 Significant national growth in private-rental has been recorded in England since 2003 with the private-rented sector overtaking in size the social rented sector for the first time in 2012 – 13. Increases nationally have been related to the removal of rent controls, the introduction of assured short-hold 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 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.

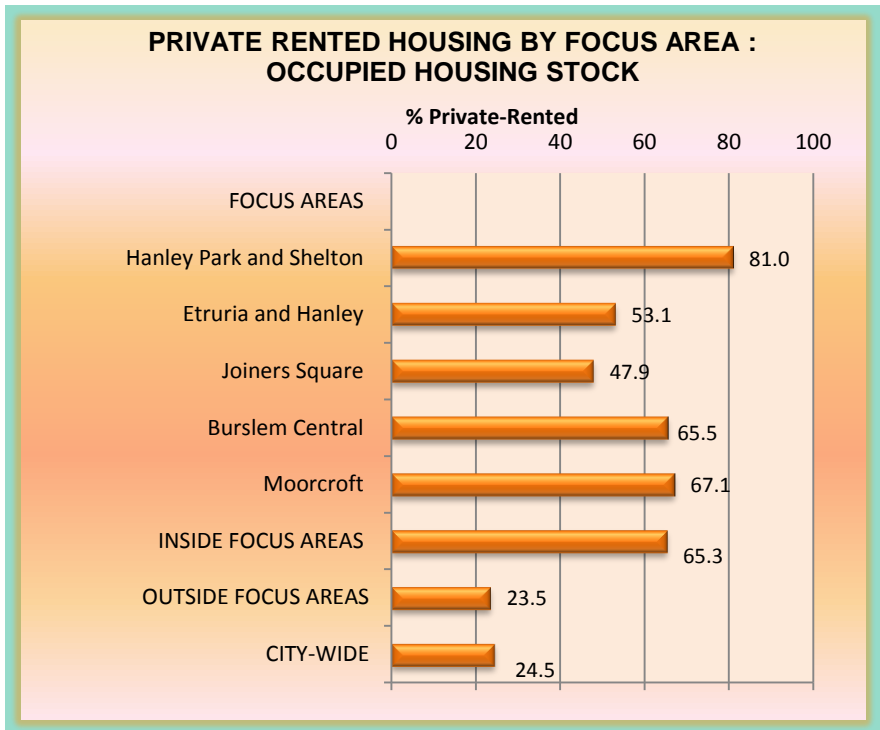


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2.10 1,239 occupied dwellings within the focus areas are private-rented representing 65.3% of total occupied housing stock. This compares with 23.5% of occupied dwellings in private-rental across the remainder of the city. Highest individual rates of private rental are recorded in Hanley Park and Shelton (81.0%), Burslem Central (65.5%) and Moorcroft (67.1%).

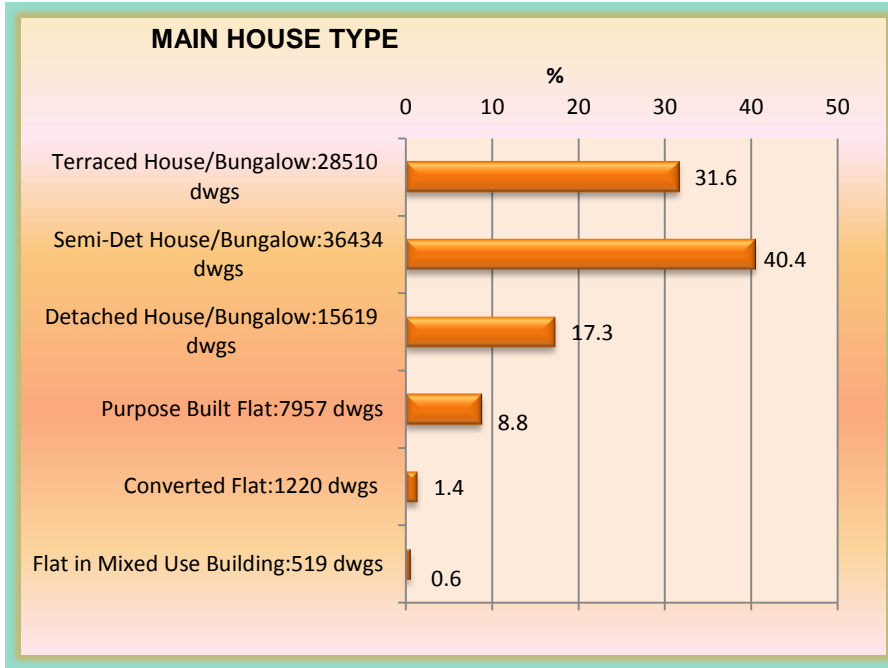




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2.11 Private sector housing is predominantly of two-storey detached, semi-detached and terraced configuration. Houses and bungalows comprise 81,497 dwellings (89.2%) with the remaining 10,133 dwellings (10.8%) in flats.



2.12 Owner-occupied dwellings exhibit a broad distribution by age and type. The private-rented sector is more concentrated by type particularly in flats and in pre-war terraced and semi-detached housing. Focus area housing stock is also heavily concentrated within the pre-1919 terraced housing market.

		TENURE					
		Owner Occupied		Private Rented		All dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%
DATE OF CONSTRUCTION	Pre-1919	9313	14.2	7995	32.6	17308	19.2
	1919-1944	15316	23.3	5350	21.8	20665	22.9
	1945-1964	12024	18.3	2471	10.1	14495	16.1
	1965-1974	9938	15.1	1117	4.6	11055	12.2
	1975-1980	3998	6.1	1087	4.4	5086	5.6
	Post-1980	15137	23.0	6512	26.5	21649	24.0
	All Dwellings	65726	100.0	24532	100.0	90258	100.0
FOCUS AREAS	Inside Focus Areas	738	1.1	1500	6.1	2238	2.5
	City Remainder	64988	98.9	23032	93.9	88020	97.5
	All Dwellings	65726	100.0	24532	100.0	90258	100.0
MAIN HOUSE TYPE	Terraced House/Bungalow	17041	25.9	11469	46.8	28510	31.6
	Sem-.Detached House/Bungalow	32439	49.4	3995	16.3	36434	40.4
	Detached House/Bungalow	14911	22.7	708	2.9	15619	17.3



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TABLE 2: PRIVATE SECTOR HOUSING STOCK BY TENURE							
		TENURE					
		Owner Occupied		Private Rented		All dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%
	Purpose-Built Flat	1335	2.0	6622	27.0	7957	8.8
	Flat in Converted Building	0	0.0	1220	5.0	1220	1.4
	Flat in Mixed Use Building	0	0.0	519	2.1	519	0.6
	All Dwellings	65726	100.0	24532	100.0	90258	100.0
SURVEY AREA	Hanley Park and Shelton	162	0.2	658	2.7	820	0.9
	Etruria and Hanley	185	0.3	225	0.9	410	0.5
	Joiners Square	197	0.3	221	0.9	417	0.5
	Burslem Central	120	0.2	243	1.0	364	0.4
	Moorcroft	75	0.1	153	0.6	228	0.3
	Outside Target Areas	64988	98.9	23032	93.9	88020	97.5
	All Dwellings	65726	100.0	24532	100.0	90258	100.0

TABLE 3: PRIVATE SECTOR HOUSING STOCK BY AREA							
		FOCUS AREA					
		Inside Focus Area		City Remainder		All dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%
TENURE	Owner occupied	738	33.0	64988	73.8	65726	72.8
	Private rented	1500	67.0	23032	26.2	24532	27.2
	All Dwellings	2238	100.0	88020	100.0	90258	100.0
DATE OF CONSTRUCTION	Pre-1919	1885	84.2	15423	17.5	17308	19.2
	1919-1944	125	5.6	20540	23.3	20665	22.9
	1945-1964	57	2.6	14438	16.4	1495	16.1
	1965-1974	9	0.4	11046	12.5	11055	12.2
	1975-1980	0	0.0	5086	5.8	5086	5.6
	Post-1980	161	7.2	2188	24.4	21649	24.0
	All Dwellings	2238	100.0	88020	100.0	90258	100.0
MAIN HOUSE TYPE	Terraced House/Bungalow	1919	85.7	26591	30.2	28510	31.6
	Sem-.Detached House/Bungalow	38	1.7	36396	4.3	36434	40.4
	Detached House/Bungalow	6	0.3	15613	17.7	1569	17.3
	Purpose-Built Flat	66	2.9	7891	9.0	7957	8.8
	Flat in Converted Building	165	7.4	1055	1.2	1220	1.4
	Flat in Mixed Use Building	44	1.9	475	0.5	519	0.6
	All Dwellings	2238	100.0	88020	100.0	90258	100.0

3. PRIVATE SECTOR HOUSEHOLDS

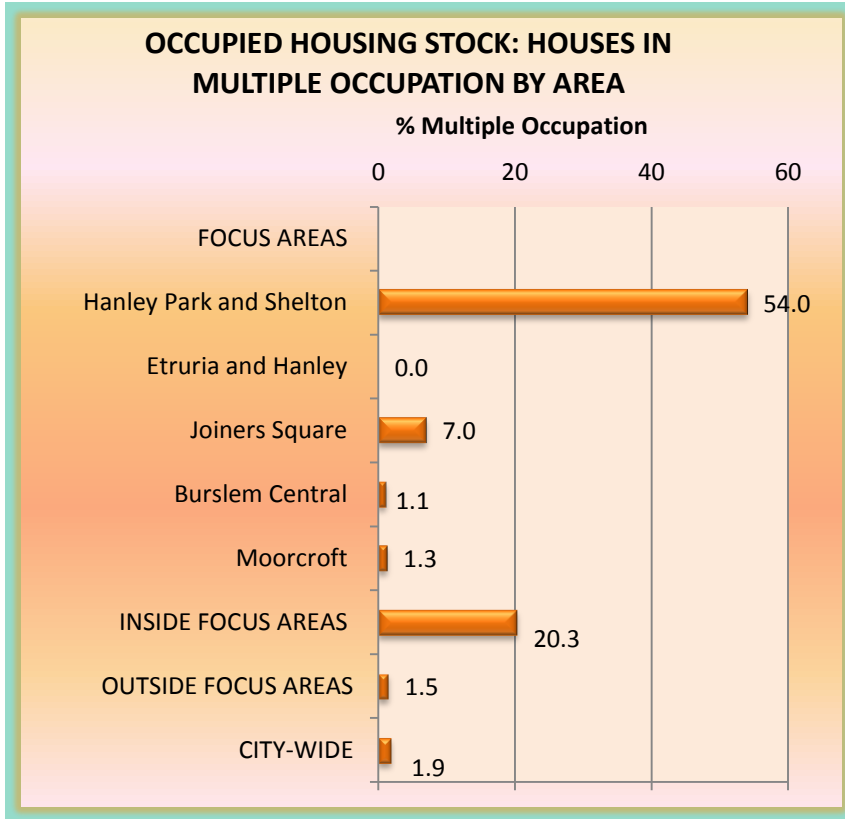
3.1 83,023 occupied dwellings contain 90,196 households and a household population of 211,054 persons. Average household size is estimated at 2.34 persons. 81,459 occupied dwellings (98.1%) are occupied by single person households, the remaining 1,564 dwellings are in multiple occupation. Houses in multiple occupation account for 3,419 households averaging



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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.

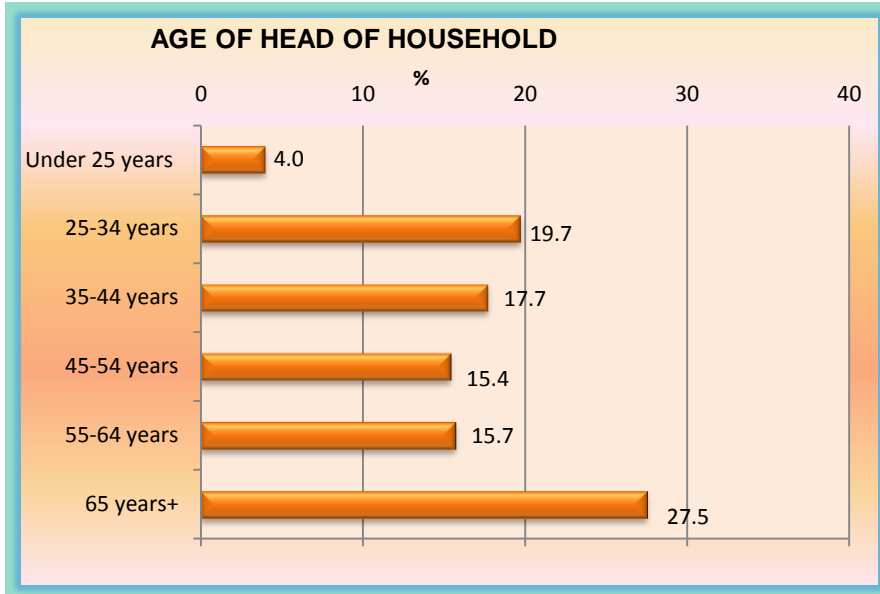


3.2 Private sector households are typically small in size and in line with national trends exhibit an ageing profile. 22,739 households (25.2%) are single person in size, an additional 35,038 households (38.8%) contain two persons. Only 3,325 households (3.6%) contain five or more persons. The average age of heads of households is estimated at 51 years; 24,777 households (27.5%) are headed by a person aged 65 years and over.

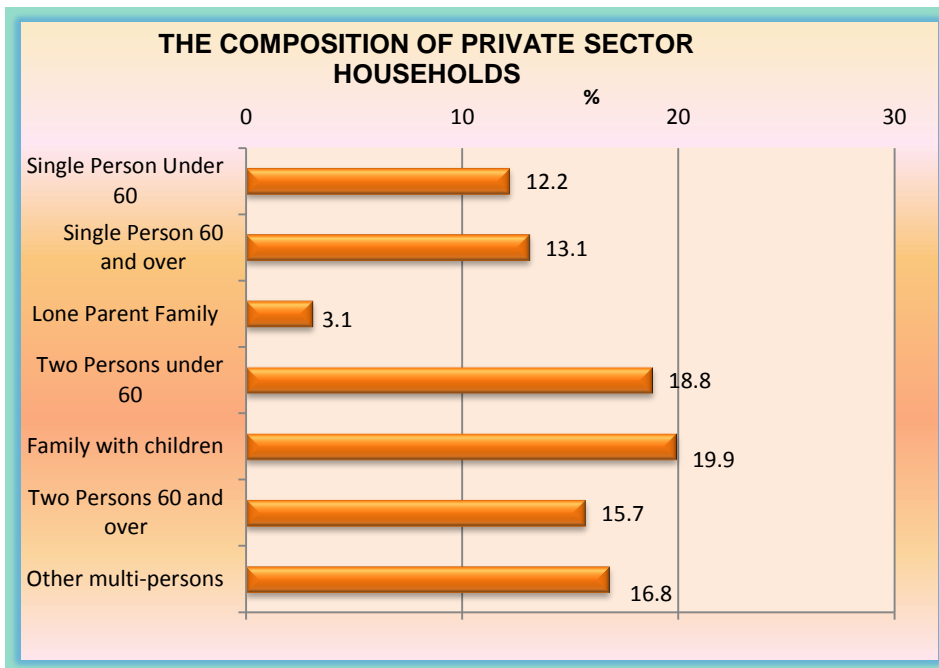


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3.3 Demographic characteristics are reflected in the composition of private sector households. 11,788 households (13.1%) contain a single person aged 60 years and over, 14,164 households (15.7%) contain two persons aged 60 years and over.



3.4 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**



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- 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 4: HOUSEHOLD SOCIAL CHARACTERISTICS BY TENURE							
		TENURE					
		Owner Occupied		Private Rented		All Households	
		Hholds	%	Hholds	%	Dwgs	%
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	1594	17.7
	45 – 54 Years	11412	17.7	2506	9.8	13918	15.4
	55 – 64 Years	12687	19.7	1513	5.9	14199	15.7
	65 Years and over	2205	34.2	2725	10.6	24777	27.5
	All Households	64495	100.0	25701	100.0	90196	100.0
HOUSEHOLD TYPE	Single person under 60 years	4904	7.6	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
	Two persons aged 60 years or over	13634	21.1	530	2.1	14164	15.7
	Other multi-person household	11882	18.4	329	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	16.0	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

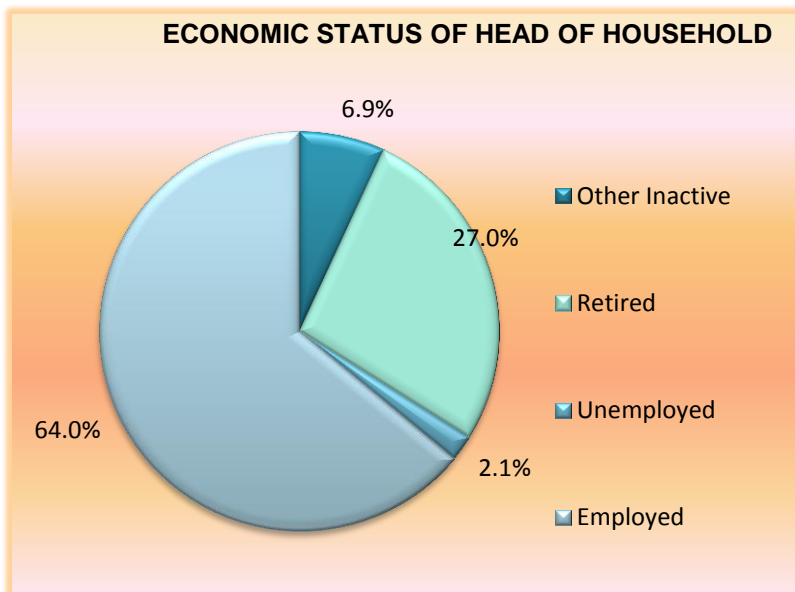


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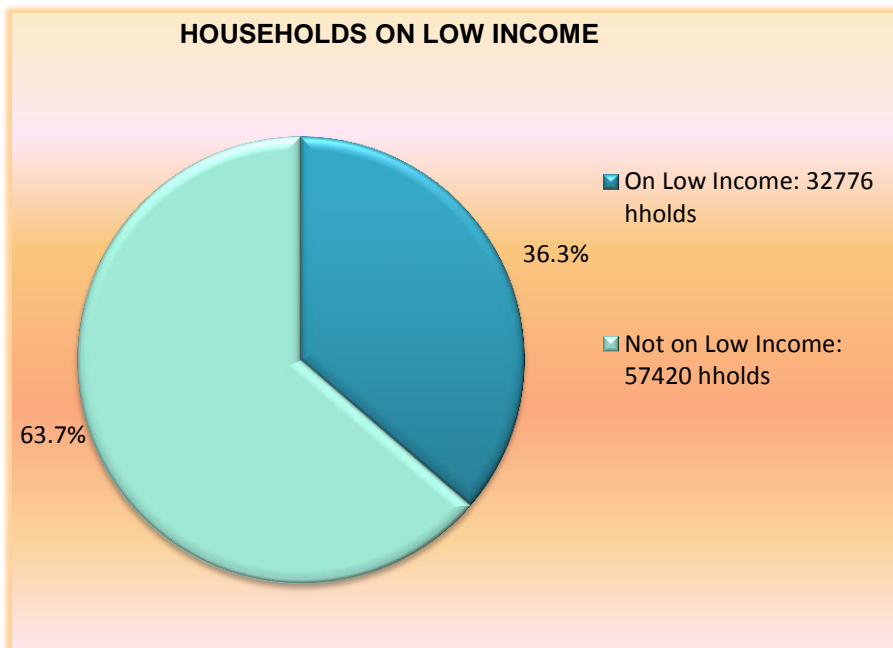
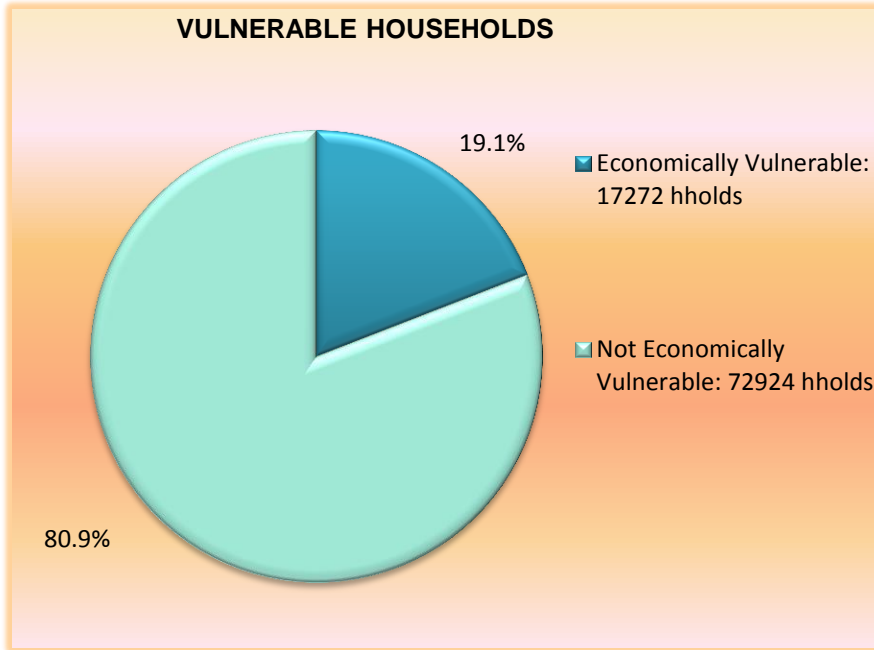
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TABLE 4: HOUSEHOLD SOCIAL CHARACTERISTICS BY TENURE								
			TENURE					
			Owner Occupied		Private Rented		All Households	
			Hholds	%	Hholds	%	Dwgs	%
LENGTH OF RESIDENCY	Under 1 year		2816	4.4	8481	33.0	11296	12.5
	1 – 2 years		2973	4.6	6942	27.0	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	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

3.5 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.



3.6 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.



3.7 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.



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3.8 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.

TABLE 5: HOUSEHOLD ECONOMIC CHARACTERISTICS BY TENURE									
		TENURE							
		Owner Occupied		Private Rented		All Households			
		Dwgs	%	Dwgs	%	Dwgs	%		
ECONOMIC STATUS OF 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 HOUSEHOLD INCOME GROSS	Under £5K	6	0.0	4	0.0	9	0.0		
	£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		
	£20K but under £30K	13007	20.2	5632	21.9	18639	20.7		
	£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		
AHC 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		



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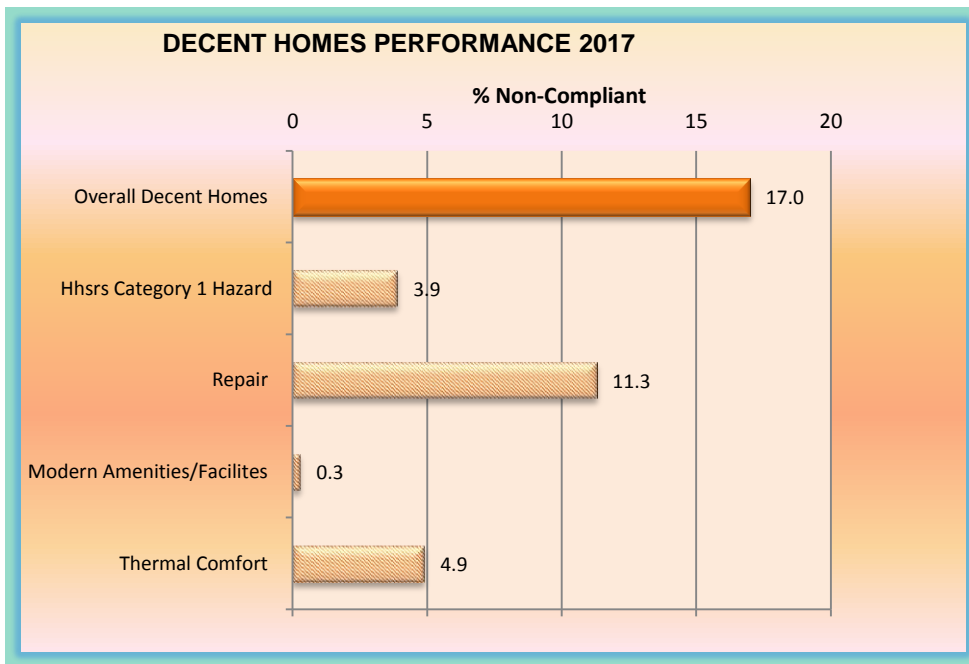
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4. HOUSING CONDITIONS 2017 – OCCUPIED HOUSING STOCK

4.1 Housing conditions against national standards can only be measured fully within the occupied housing stock (83,023 dwellings).

4.2 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**



5. HOUSING CONDITIONS 2017 – NATIONAL CONTEXT

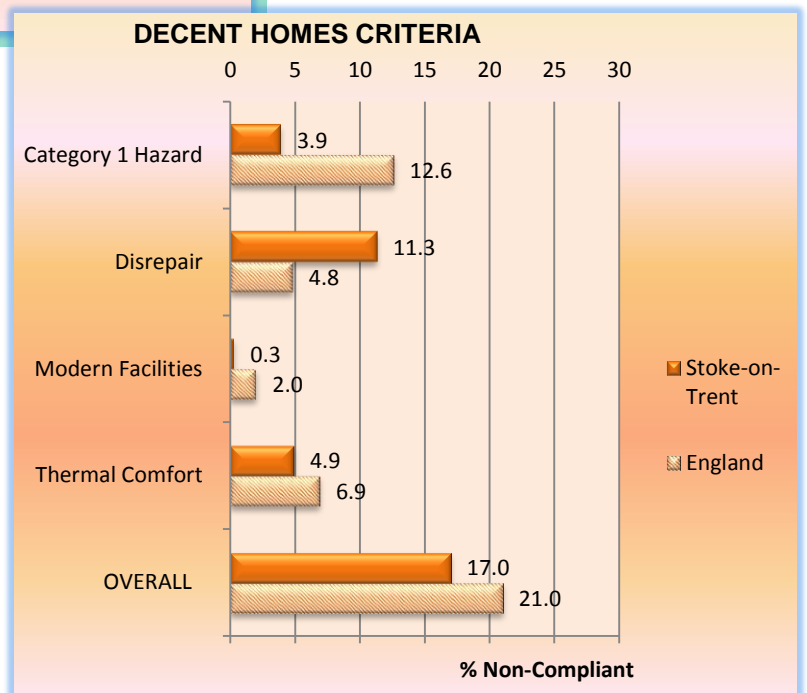
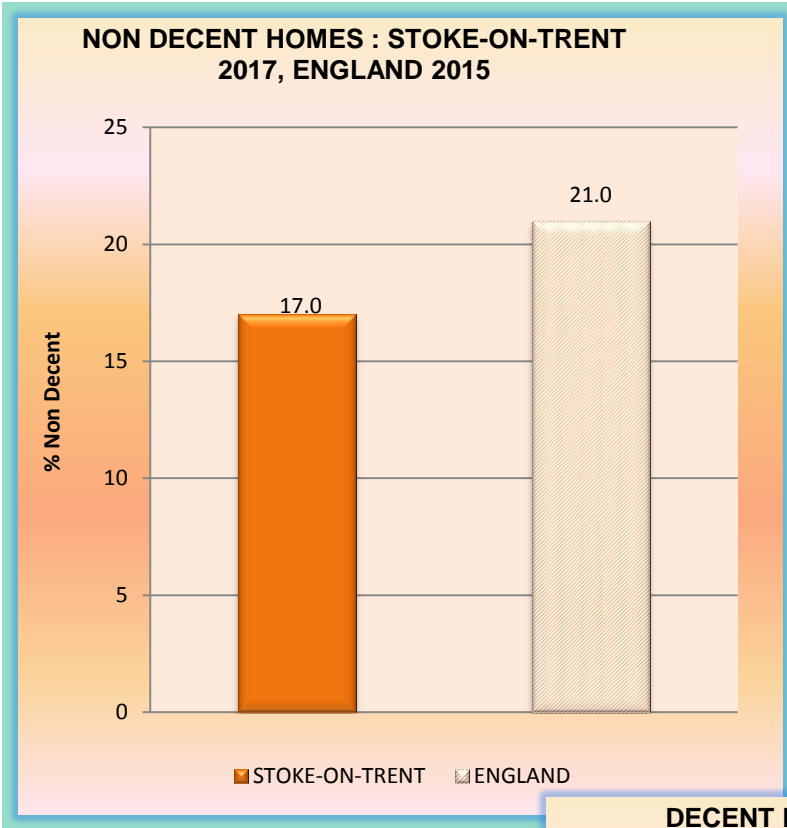
5.1 Information available from the English housing survey enables housing conditions in Stoke-on-Trent to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 17.0% of occupied private housing fails the Decent Homes Standard compared to 21.0% of private sector housing nationally (2015). Local conditions with regard to Category 1 hazards, thermal comfort and



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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.





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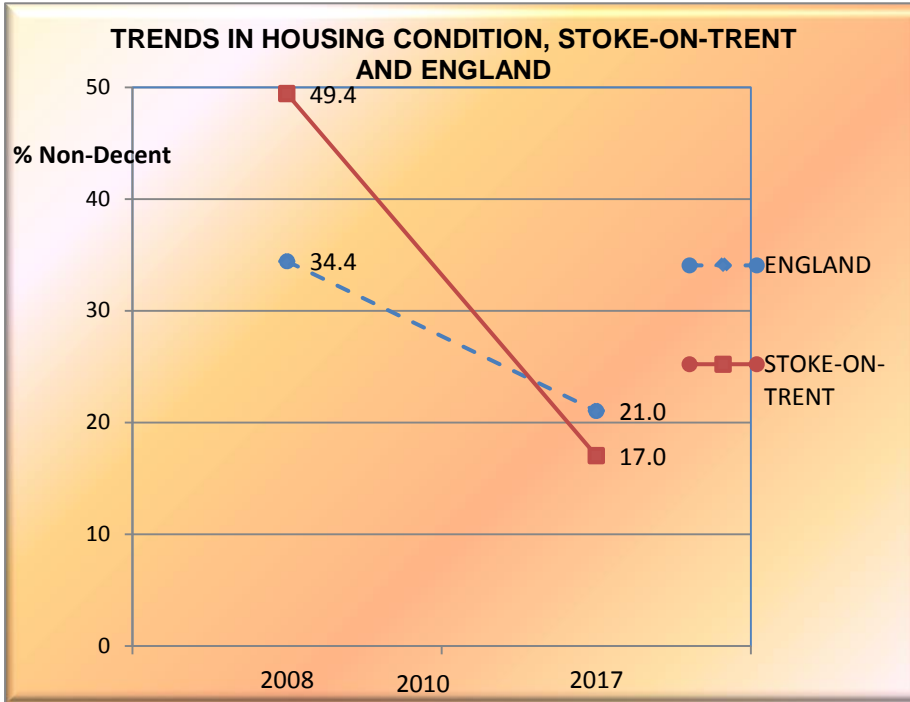
6. CHANGES IN HOUSING CONDITIONS 2009 - 2017

- 6.1 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.
- 6.2 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.
- 6.3 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.



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7. THE DISTRIBUTION OF NON-DECENT HOMES 2017

7.1 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%)

TABLE 6: DECENT HOMES PERFORMANCE BY AREA AND HOUSING SECTOR							
		DECENT HOMES STANDARD					
		Compliant		Non-Compliant		All Occupied 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 AREAS	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
MAIN HOUSE TYPE	Terraced House/Bungalow	18637	74.8	6267	25.2	24904	100.0
	Sem-.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
SURVEY 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 Target Areas	67614	83.3	13511	16.7	81125	100.0
	All Dwellings	68906	83.0	14117	17.0	83023	100.0

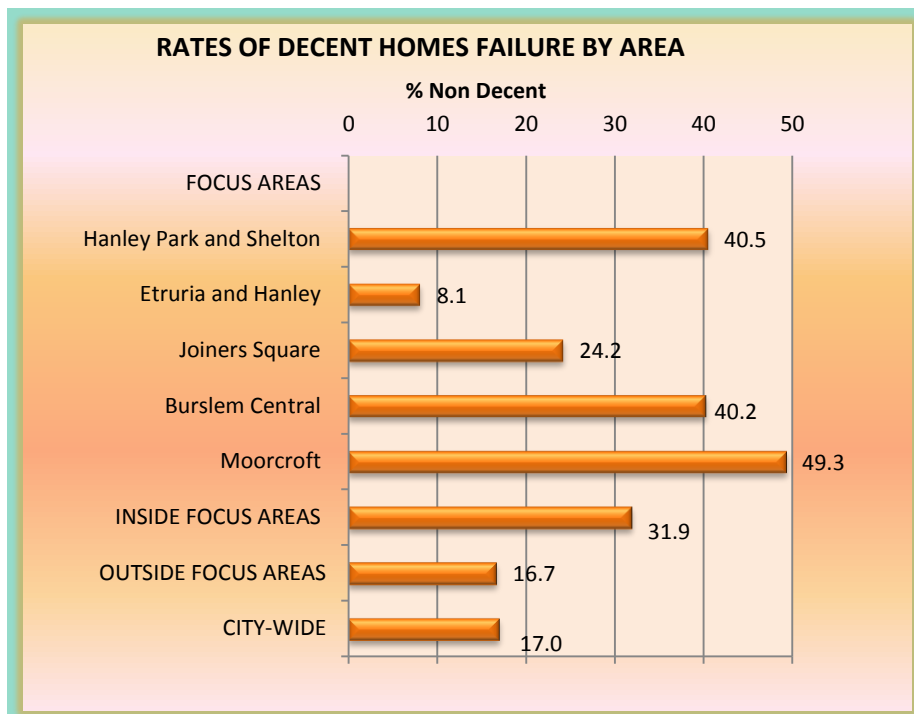
7.2 Housing conditions with regard to Decent Homes also vary significantly between the focus areas and the remainder of the City. 606 dwellings within the focus areas are non-Decent



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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.



7.3 Homes failing the current minimum standard in England are regarded as those posing a Category 1 hazard under the Housing Health and Safety Rating System (HHSRS). While rates of Category 1 hazard failure are low across the City they increase substantially in sectors experiencing non-Decency. These sectors include:

- **The private-rented sector : 8.8% Category 1**
- **Pre-1919 housing : 10.7% Category 1**
- **Purpose Built Flats : 14.8% Category 1**
- **Flats in Converted Buildings : 18.6% Category 1**

Levels of Category 1 hazard failure are also significantly above the City average within the focus areas. 10.2% of dwellings within the focus areas exhibit Category 1 hazards compared to 3.7% in the remainder of the City.

7.4 Dwellings may also experience Category 2 hazards which for the purposes of the current survey have been defined as hazard bands D, E. 22,589 private dwellings (27.2%) exhibit Category 2 hazards.

7.5 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.



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8. HOME ENERGY EFFICIENCY

- 8.1 The house condition survey has been supplemented by a full energy efficiency audit of surveyed properties (SAP 2012). The current SAP rating for private sector housing in Stoke-on-Trent is measured at 66, above the average of 63 for private sector housing in England. Average Co2 emissions total 3.68 tonnes per dwelling resulting in total annual Co2 emissions of 305,478 tonnes. Average annual running costs for households are estimated at £1,065 resulting in a total private sector household annual energy spend of £88.422M.
- 8.2 Variations in energy efficiency ratings reflect poorer energy efficiency performance in pre-1919 housing, terraced housing and inside the focus areas.
- 8.3 Although changes in SAP methodologies have occurred since 2008 the 2017 survey indicates significant improvements in energy efficiency. Since 2008 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.

9. HOUSEHOLDS AND HOUSING CONDITIONS

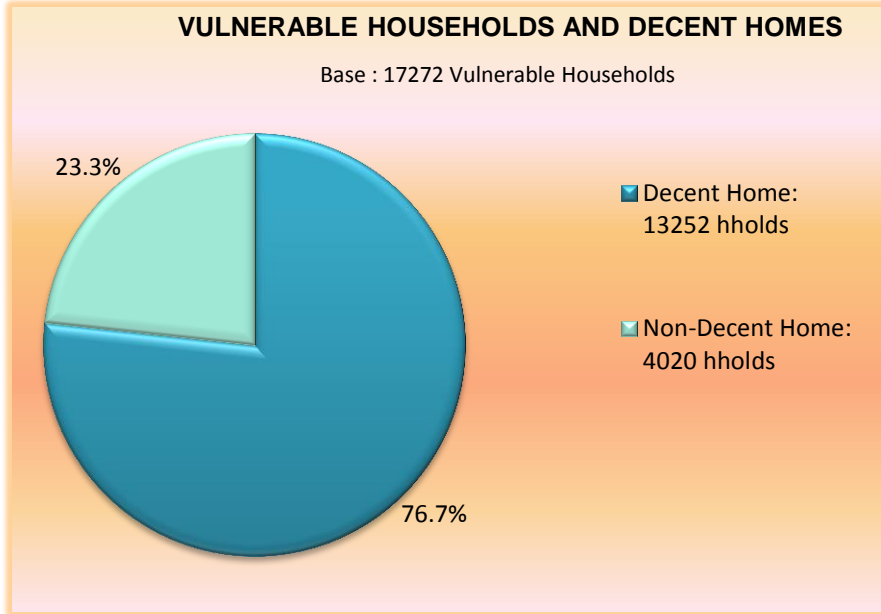
- 9.1 Poor housing conditions impact on all household types across the City, but socially and economically disadvantaged households, in particular the young and the elderly are at greater risk of experiencing poor housing conditions.
- **Single person households aged under 60 years account for 12.2% 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**
- 9.2 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.



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9.3 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.



9.4 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**
- **Households living in pre-1919 housing where 41.5% of vulnerable households live in non-Decent homes**
- **Households living inside the focus areas where 41.6% of vulnerable households live in non-Decent homes**

		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



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TABLE 7: HOUSEHOLD AND HOUSING CONDITIONS							
		DECENT HOMES STANDARD (HHSRS)					
		Compliant		Non-Compliant		All Households	
		Hholds	%	Hholds	%	Hholds	%
	Registered unemployed	1048	1.4	851	5.1	1900	2.1
	Permanently sick/disabled	819	1.1	734	4.4	1552	1.7
	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	9.3	14164	15.7
	Other multi-person household	12931	17.6	2247	13.4	15178	16.8
	All Households	73490	100.0	16706	100.0	90196	100.0
HOUSEHOLD 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
BENEFITS 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

10. FUEL POVERTY

10.1 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



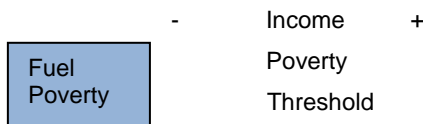
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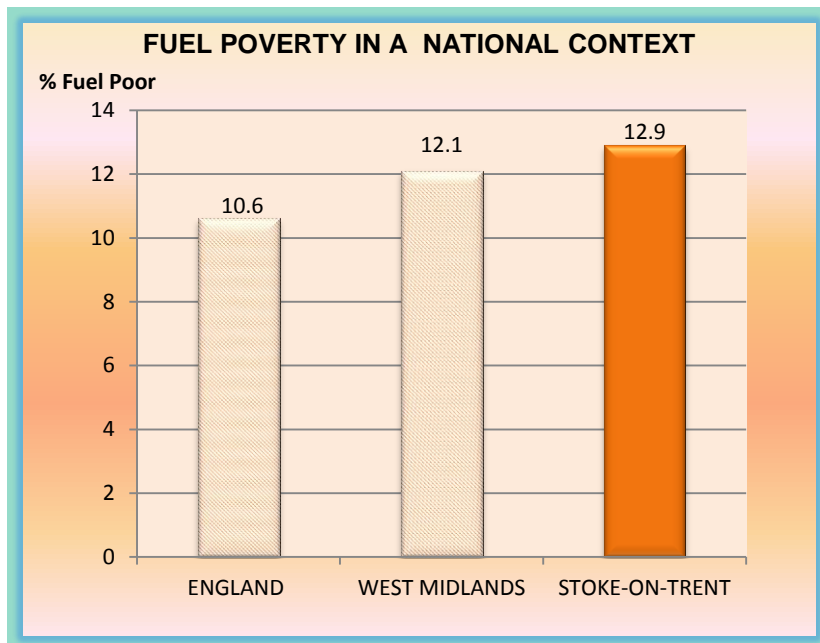
10.2 Under the definition, 11,605 households in Stoke-on-Trent (12.9%) have low incomes and high fuel costs and are in fuel poverty.

FUEL POVERTY – LOW INCOME HIGH COST FRAMEWORK

+ Median Required Energy Costs –	Low Income High Costs 11,605 hholds 12.9%	High Income High Costs 12,109 hholds 13.4%
	Low Income Low Costs 21,171 hholds 23.5%	High Income Low Costs 45,311 hholds 50.2%



10.3 Rates of fuel poverty are above the current average for England (10.6%) and slightly above the West Midlands average of 12.1%.





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TABLE 8: FUEL POVERTY BY HOUSEHOLD CHARACTERISTICS							
		TENURE					
		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	14898	92.2	1249	7.8	15947	100.0
	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	78591	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	82.4	54	17.6	3044	10.0
	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	78591	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	11788	100.0
	Lone parent family	2404	87.0	360	13.0	2764	100.0
	Married/Co-habiting couple with children	16693	93.1	1245	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	78591	87.1	11605	12.9	90196	100.0
HOUSEHOLD INCOME	Above National Median	57420	100.0	0	0.0	57420	100.0
	Below National Median	21171	64.9	11605	35.4	32776	100.0
	All Households	78591	87.1	11605	12.9	90196	100.0
BENEFITS 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	78591	87.1	11605	12.9	90196	100.0



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TABLE 9: FUEL POVERTY BY AREA AND HOUSING SECTOR							
		FUEL POVERTY					
		Not in Fuel Poverty		In Fuel Poverty		All Households	
		hholds	%	hholds	%	hholds	%
TENURE	Owner occupied	56776	88.0	7719	12.0	64495	100.0
	Private rented	21815	84.9	3886	15.1	25701	100.0
	All Households	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	4696	95.4	225	4.6	4921	100.0
	Post-1980	21185	97.0	66	3.0	21844	100.0
	All Households	78591	87.1	11605	12.9	90196	100.0
FOCUS AREAS	Inside Focus Areas	3330	81.4	761	18.6	4091	100.0
	City Remainder	75261	87.4	10843	12.6	86105	100.0
	All Households	78591	87.1	11605	12.9	90196	100.0
MAIN HOUSE TYPE	Terraced House/Bungalow	23885	81.1	5555	18.9	29440	100.0
	Sem-.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 Households	78591	87.1	11605	12.9	9096	100.0
SURVEY 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 Target Areas	75261	87.4	10843	12.6	86105	100.0
	All Households	78591	87.1	11605	12.9	90196	100.0

10.4 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

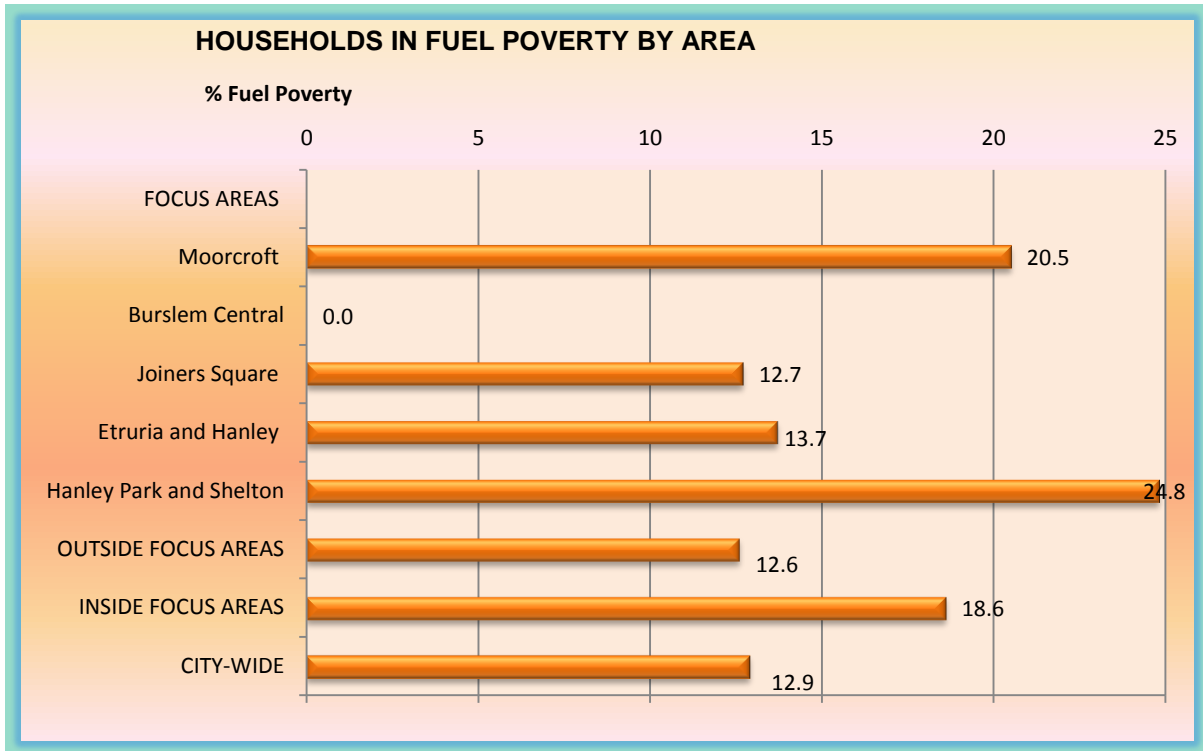
10.5 Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 3,588 economically vulnerable households are in fuel poverty representing 20.8% of vulnerable households and 30.9% of all households in fuel poverty. Households in fuel poverty have a median equivalised (AHC) income of £7,633 compared to an all household median of £14,920.



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10.6 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%).



11. HOUSEHOLD ILLNESS/DISABILITY

11.1 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:

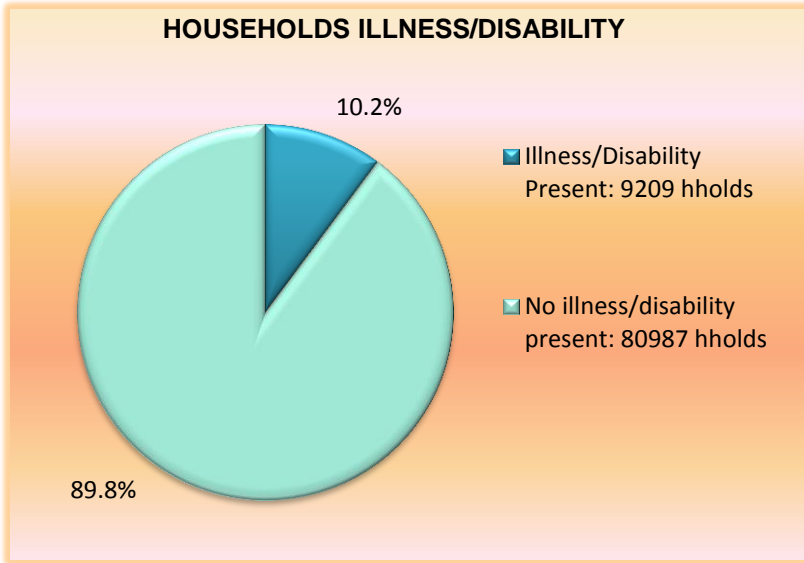
- Heart/circulatory problems (53.9%)
- Respiratory illness (35.8%)
- Mobility impairment (64.6%)

11.2 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.

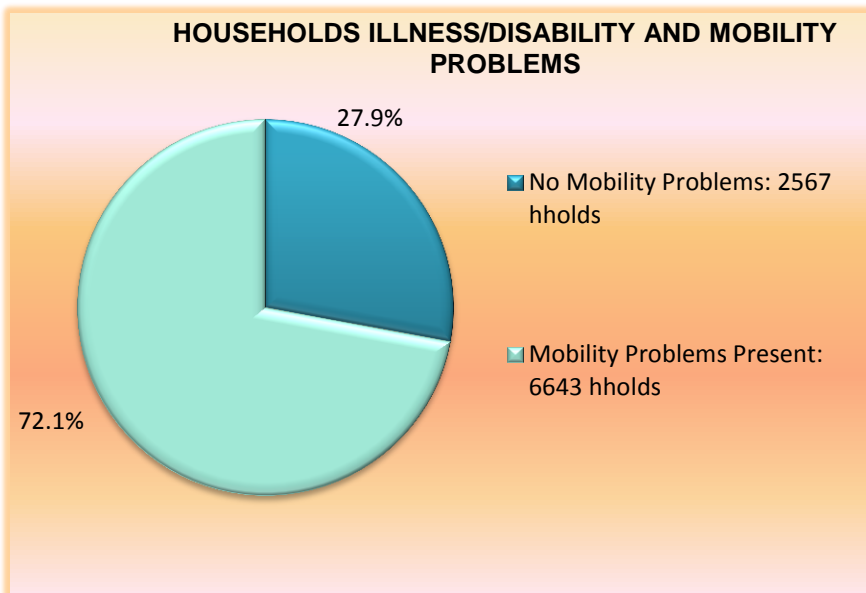


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11.3 The majority of households experiencing illness/disability also experience mobility problems within their existing dwelling – 6,643 households (72.1%). The most common mobility problems relate to climbing steps and stairs, access to the home and using bathroom amenities.



11.4 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.

11.5 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

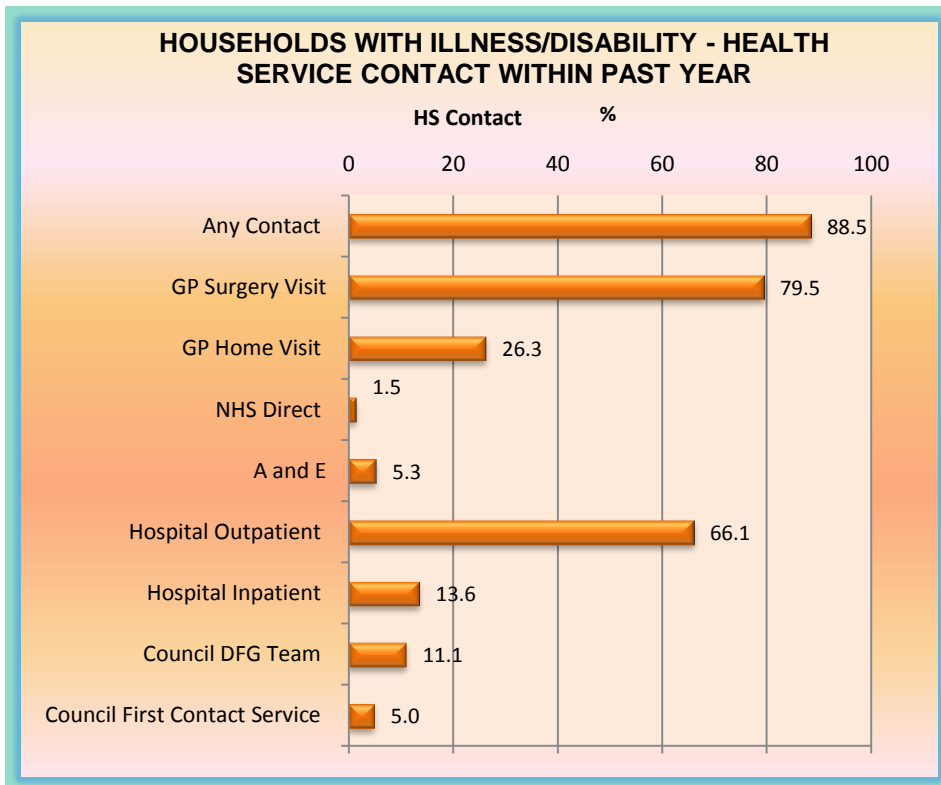


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among households experiencing illness/disability. 7,320 households (79.5%) have made a surgery visit to their GP, a further 2,421 households (26.3%) have arranged a GP home visit, and 6,085 households (66.1%) have attended hospital as an outpatient. Overall, 8,151 households with an illness/disability (88.5%) have had contact with health services in the past year.

11.6 816 households (0.9%) stated that a household member had an accident in the home during the past year. The small number of households involved prevents further analysis.



12. DECENT PLACES AND LIVEABILITY

12.1 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 factors were assessed and grouped into 3 categories.

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



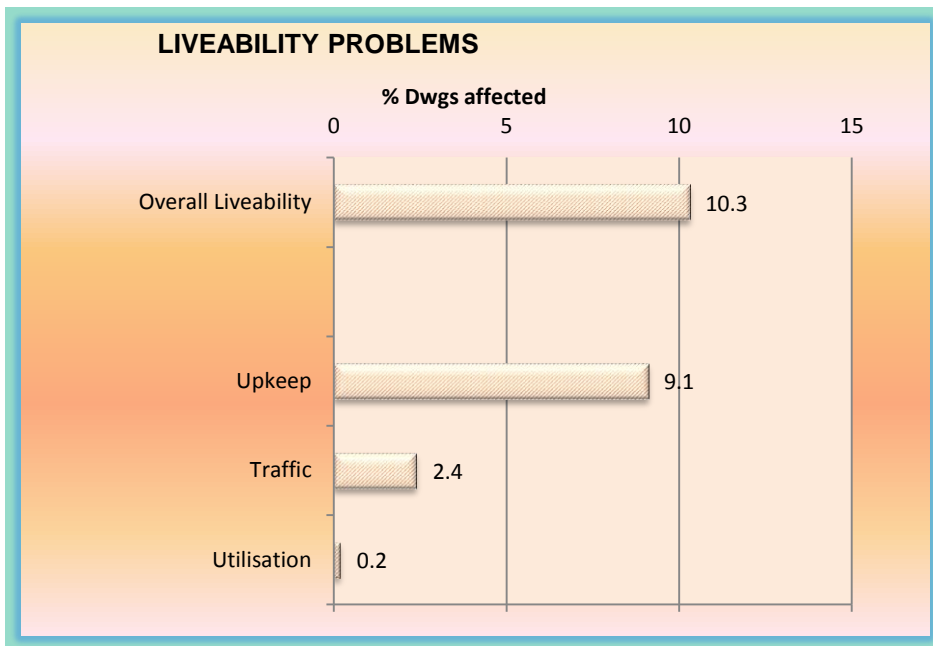
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UTILISATION – Abandonment or non-residential use of property. Specifically: vacant sites, vacant or boarded-up buildings and intrusive industry.

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.

12.2 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 (0.2%).



12.3 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%).



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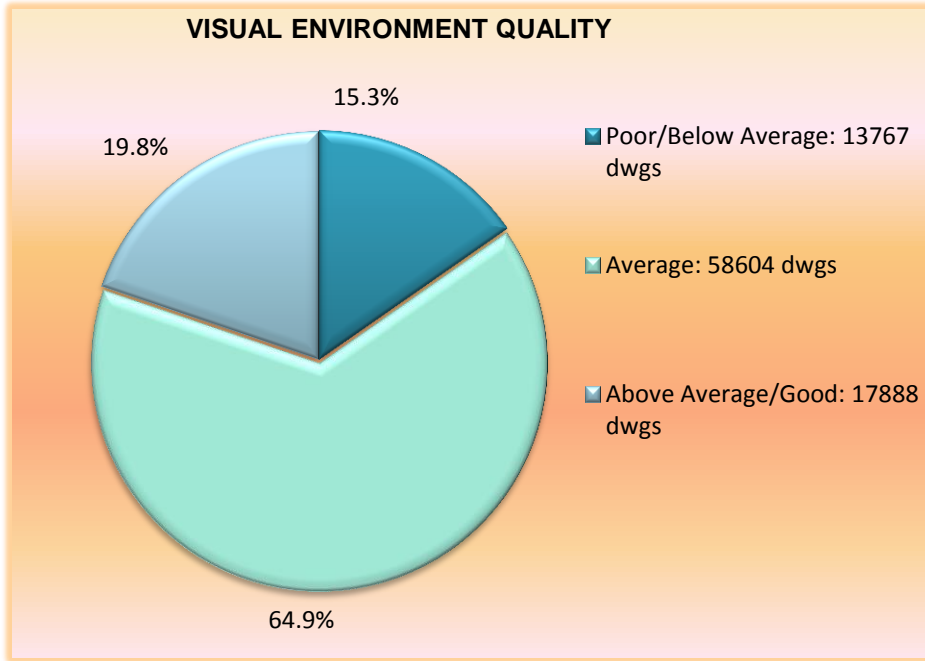


TABLE 10: VISUAL ENVIRONMENTAL QUALITY BY AREA AND HOUSING SECTOR

		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	9.3	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	5860	64.9	8727	9.7	916	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	14.8	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	17.6	6047	27.9	21649	100.0
	All Dwellings	1598	1.8	12169	13.5	5860	64.9	8727	9.7	916	10.1	90258	100.0
FOCUS AREAS	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	5860	64.9	8727	9.7	916	10.1	90258	100.0
MAIN HOUSE TYPE	Terraced House/Bungalow	118	4.1	9598	33.7	1482	51.9	1553	5.4	1376	4.8	28510	100.0
	Sem-.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	9.2	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	5860	64.9	8727	9.7	916	10.1	90258	100.0
SURVEY AREA	Hanley Park and Shelton	31	3.8	397	48.4	376	45.9	5	0.6	10	1.3	820	100.0
	Etruria and	129	31.6	120	29.3	154	37.6	6	1.5	0	0.0	410	100.0

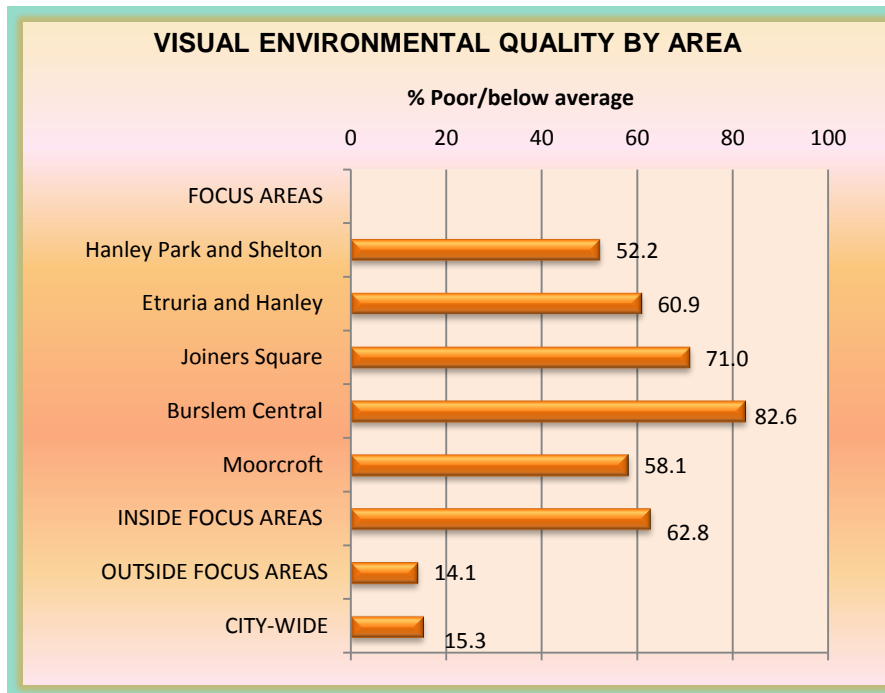


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TABLE 10: VISUAL ENVIRONMENTAL QUALITY BY AREA AND HOUSING SECTOR													
		VISUAL QUALITY OF ENVIRONMENT											
		Poor		Below Average		Average		Above average		good		All dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
	Hanley												
	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 Target Areas	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	5860	64.9	8727	9.7	916	10.1	90258	100.0

12.4 Visual environmental 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.



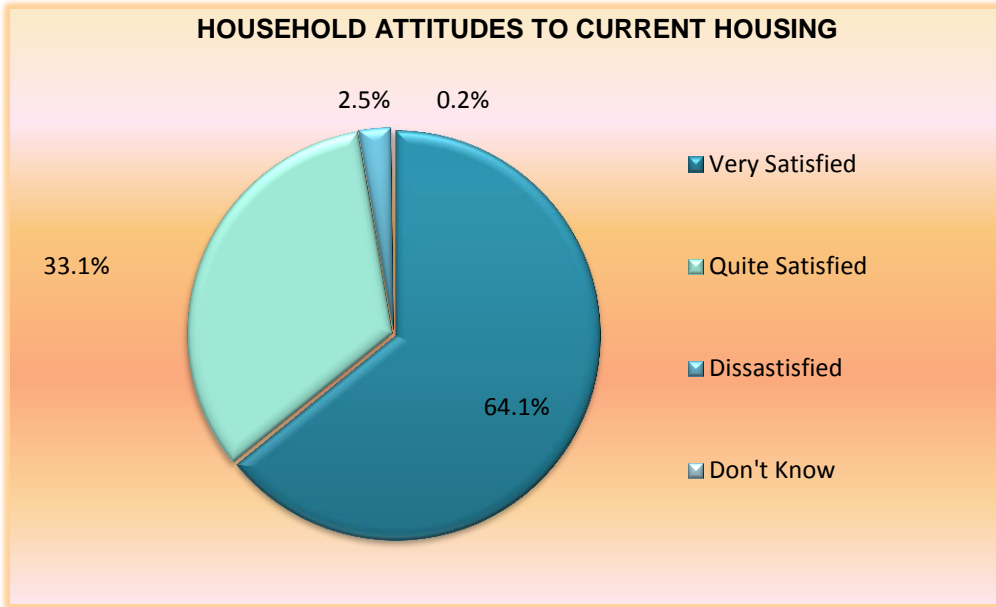
13. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

13.1 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.

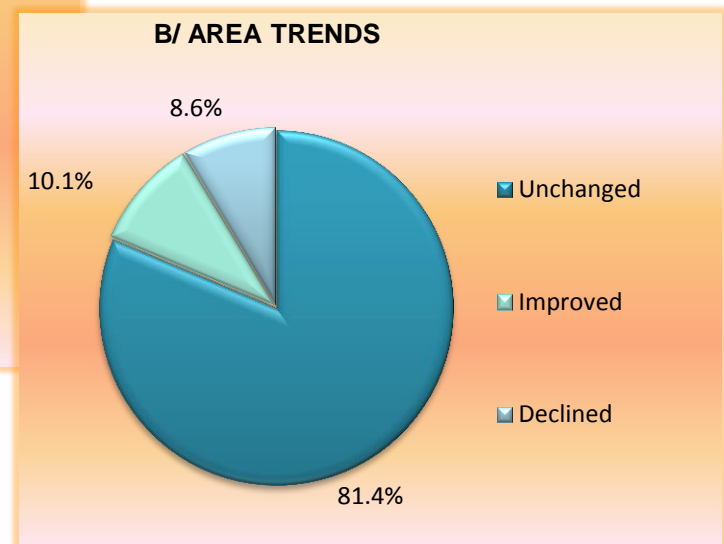
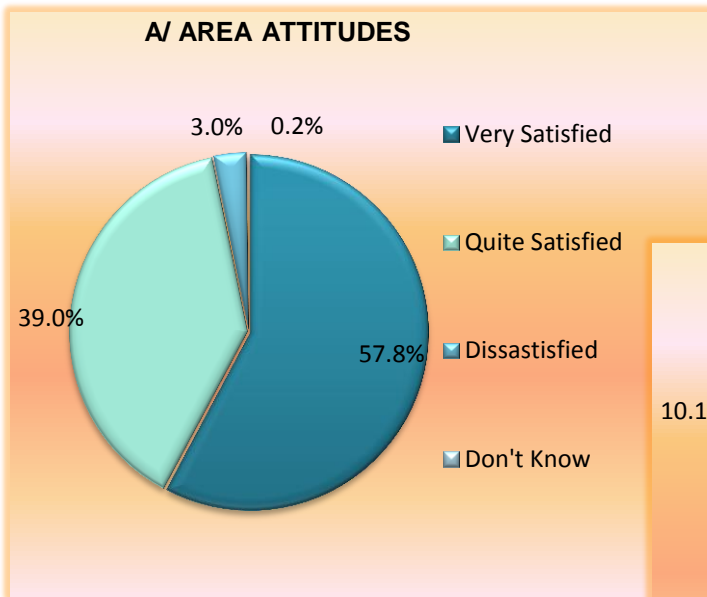


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HOUSEHOLD ATTITUDES TO LOCAL AREAS



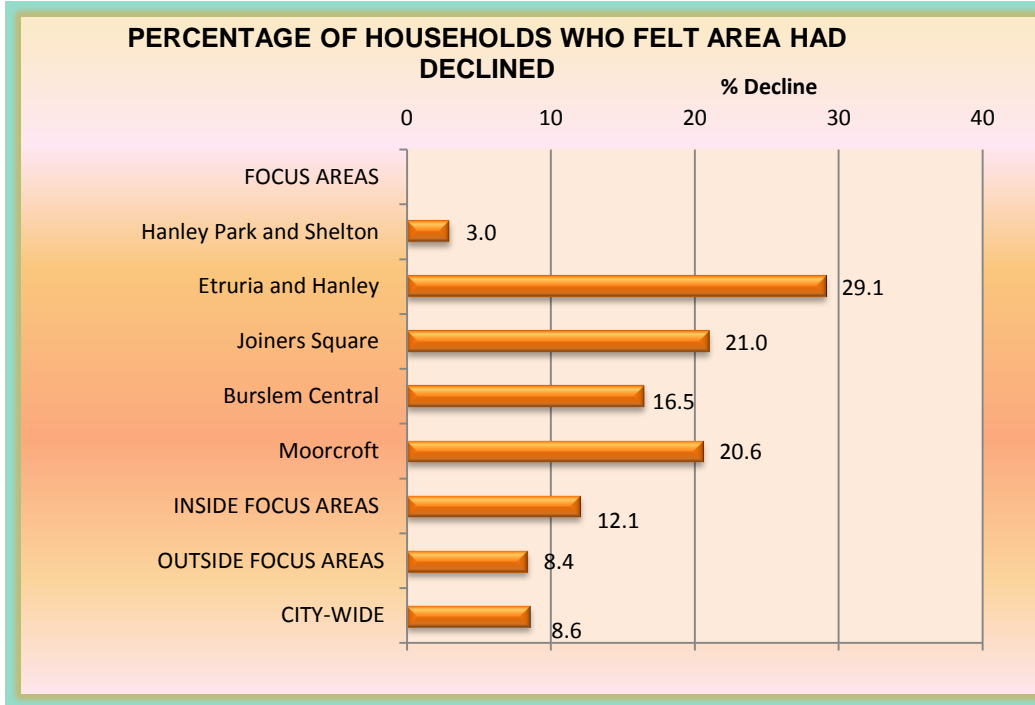
13.2 Household satisfaction with their local areas is also high. 52,113 households (57.8%) are very satisfied with the area in which they live, an additional 35,214 households are quite satisfied (39.0%). 2,702 households (3.0%) expressed dissatisfaction with their local area. The majority of households – 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



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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.



13.3 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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HOUSEHOLD ISSUES WITH LOCAL AREA			
Base = 8,123 households perceiving problems			
LOCAL ISSUE	Not a Problem	Minor Problem	Major Problem
	%	%	%
Property Crime	87.8	12.2	-
Auto Crime	91.7	8.3	-
Personal Assault	99.5	0.4	0.1
Racial Harassment	92.9	6.9	0.2
Anti-Social Behaviour	29.0	45.1	25.8
Youth Annoyance	62.7	27.8	9.5
Graffiti	95.3	2.7	2.0
Drug Abuse/Dealing	44.2	43.2	12.6
Empty Properties	85.4	10.7	3.9
Public Drinking	87.8	9.6	2.6
Traffic Noise	78.6	16.4	4.9
Litter/Fly Tipping	53.2	26.7	20.1
Dog Fouling	44.9	21.9	33.2

14. THE WAY FORWARD

14.1 This report has presented the headline findings to emerge from the 2017 Private Sector Housing Condition Survey Programme. More detailed discussion of survey findings and survey methodology is presented in the main report of survey while survey data has been made available in electronic format for further examination by the Council.

14.2 For further information about the Private Sector Housing Condition survey 2017 please contact the Private Sector Housing Team on 01782 235652, email privatesectorhousing@stoke.gov.uk.