



# THE PRIVATE SECTOR STOCK CONDITION SURVEY 2017



City of  
**Stoke-on-Trent**



# 1. WHAT IS IT?

The council have carried out a survey of residential housing which is privately owned or privately rented in order to gain an understanding of current housing conditions, energy efficiency and household circumstances in the city.

2019 property surveys were carried out and results were analysed to provide information for the whole city. Information is available for the city, for North, Central and South locality areas and for five focus areas:

- Hanley Park and Shelton
- Etruria and Hanley
- Joiners Square
- Burslem Central
- Moorcroft

## There are 90,258 dwellings in the private sector



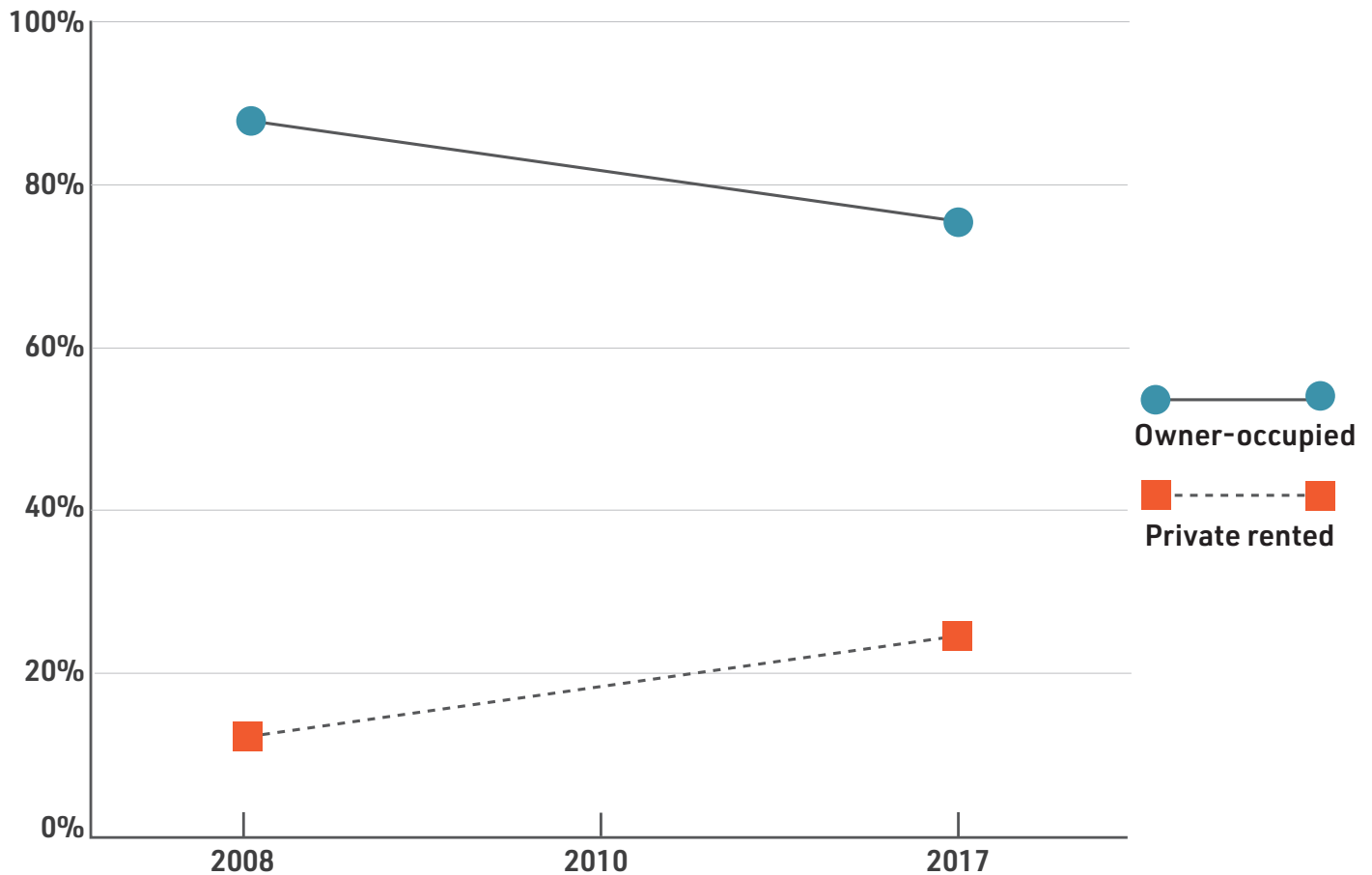
## 2. KEY FINDINGS:

### Tenure Types:

The survey found that the private sector housing stock has grown from just under 87,000 dwellings in 2009 to 90,258 dwellings in 2017.

Since 2009 there has been significant tenure change and the City has seen a decline in owner-occupation and an increase in privately rented properties. Patterns of tenure change and levels of private-rented accommodation are in line with national trends.

### Tenure trends 2008 - 2017: occupied housing stock



## Current Housing Conditions:

68,906 occupied dwellings (83.0%) meet the requirements of the Decent Homes Standard, the remaining 14,117 dwellings (17.0%) are non-Decent. This is an improvement on previous surveys and housing conditions in Stoke-on-Trent are better than the national average (20.7%)

## What is a 'Decent Home?'

A decent home complies with standards set out in Government policy.

A Decent Home:

- Meets the current statutory minimum standard for housing
- Is in a reasonable state of repair
- Has reasonably modern facilities and services
- Provides a reasonable degree of thermal comfort



## Housing Health and Safety Rating System

The housing health and safety rating system (HHSRS) is a tool to help local authorities identify and protect against potential risks and hazards to health and safety in the home.

This assessment method focuses on the hazards that are present in housing. Tackling these hazards will make housing healthier and safer to live in.

Examples of hazards are damp and mould, risk of entry by intruders and risk of falls on stairs.

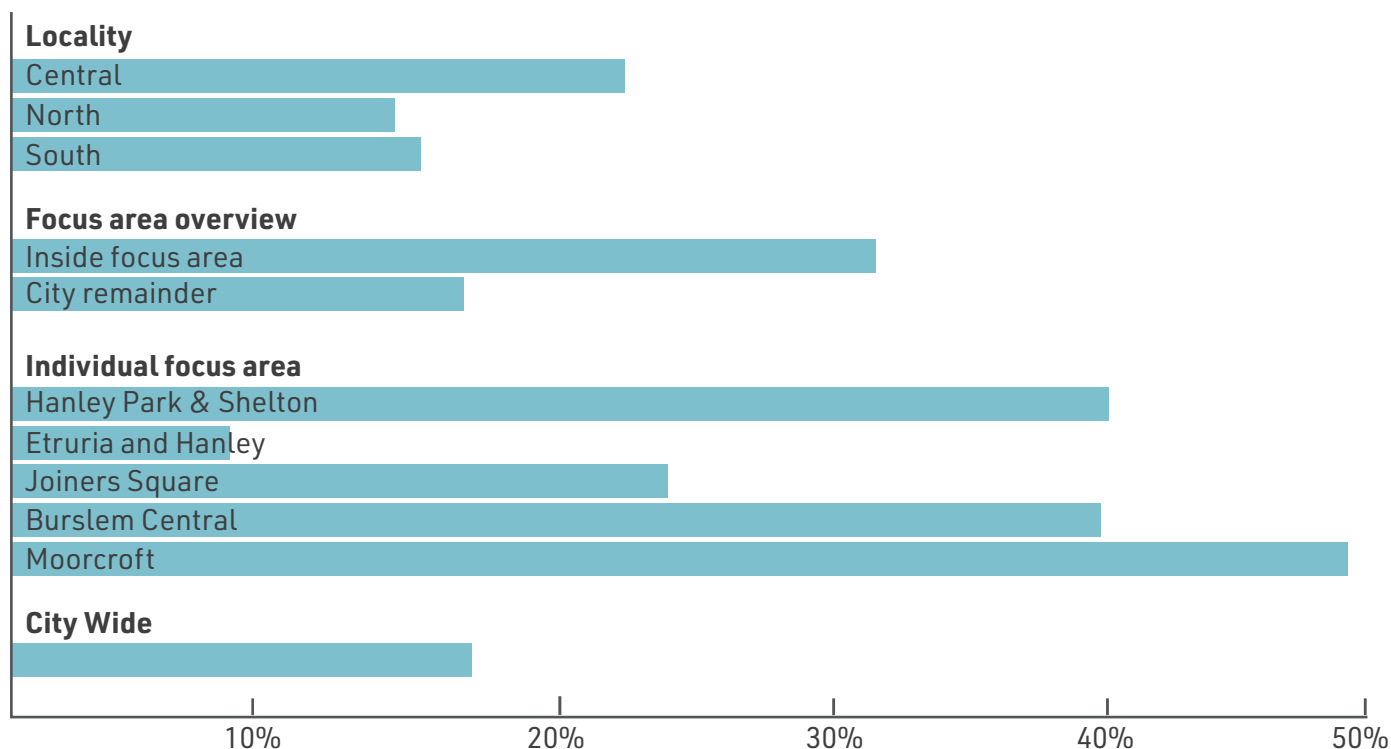
The survey found that:

- 3,220 dwellings have category one (serious) hazards
- 22,589 (27%) of properties have hazards which are rated as category two (serious) hazards.
- 9,353 dwellings are in disrepair
- 234 dwellings lack modern facilities and services
- 4,089 dwellings fail to provide a reasonable degree of thermal comfort.



In some parts of the city levels of non-decency are much higher. The chart below shows non-decency by area:

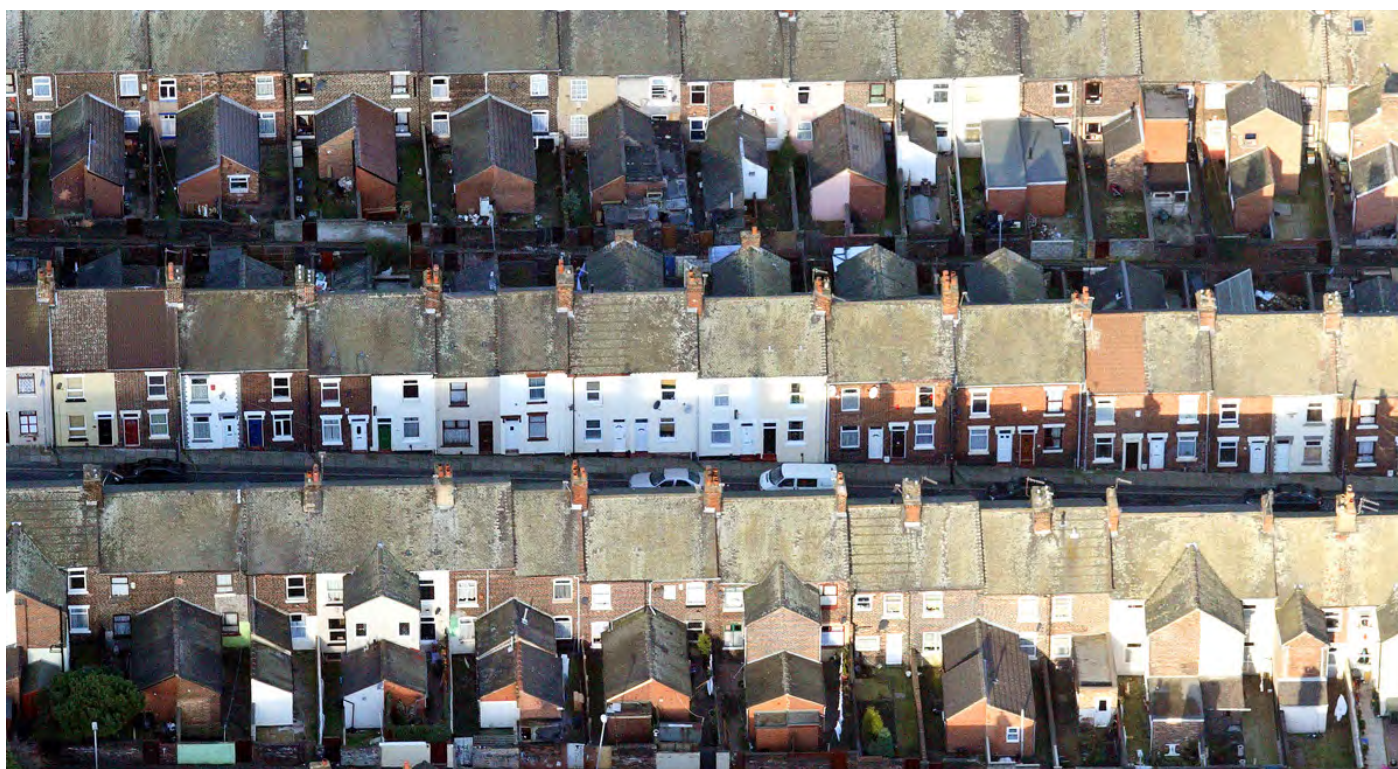
### Decent homes non-compliance by area - % non-decent



Poor housing conditions impact on all household types in the city but households where people are socially and economically disadvantaged especially the young and the elderly are at greatest risk of experiencing poor housing conditions.

The survey provides more detail about this. Some key points are:

- Single person elderly households account for 13.1% of all households but make up 17.9% of all households living in non-decent homes
- Households in receipt of benefits account for 19.1% of all households but make up 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

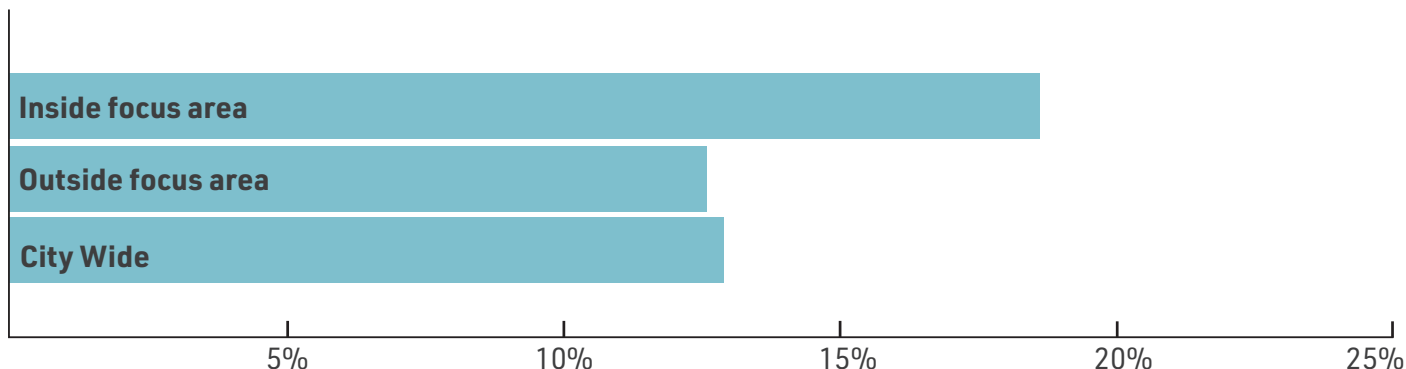


## Fuel Poverty:

The survey estimates that about 11,605 households in the city (12.9%) are in fuel poverty. This means that they have above average fuel costs and that paying this amount for fuel leaves them with an income which is below the poverty line. This is higher than the national average of 10.6%.

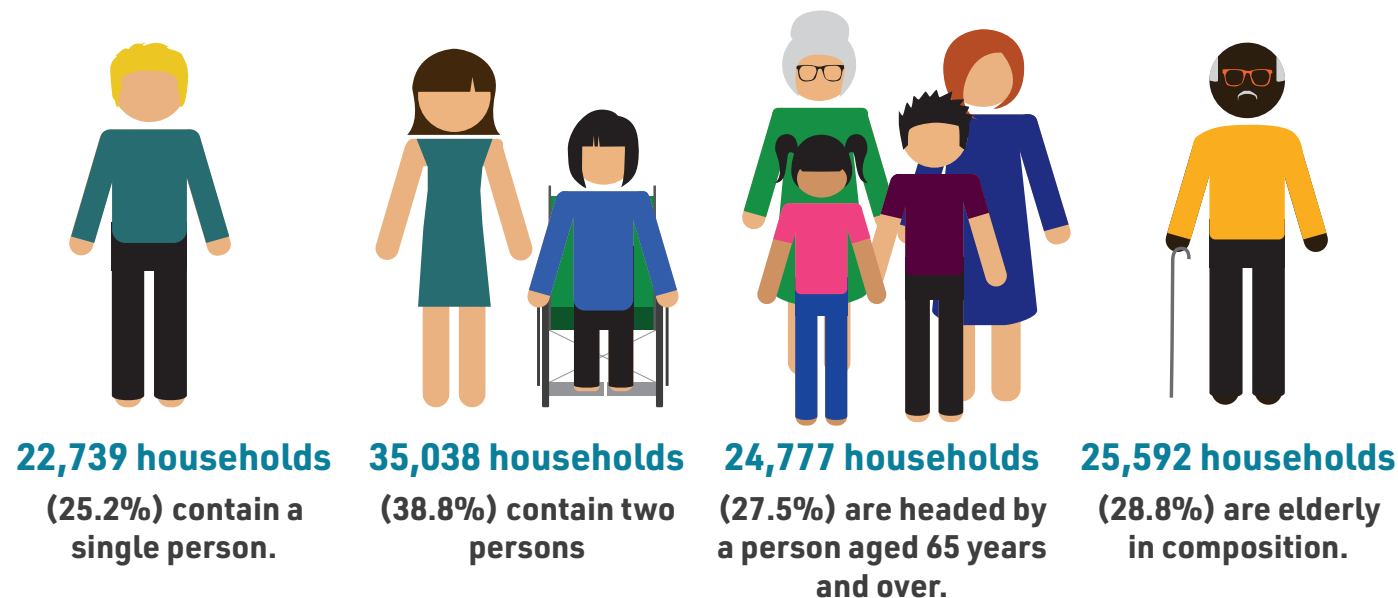
This chart shows that fuel poverty is higher in some areas than others:

### Households in fuel poverty by area - % fuel poverty



## Household Circumstances:

In the city private sector households vary but they are typically small households and there is an ageing population in the city, the average age of the head of the household is 51 years:





## Key Economic Indicators:

### Employment

The survey shows that there are:

- 57,703 heads of household (HOH) in employment (64.0%).
- 1,900 heads of household unemployed (2.1%).
- 24,388 heads of household economically retired (27.0%).

### Income

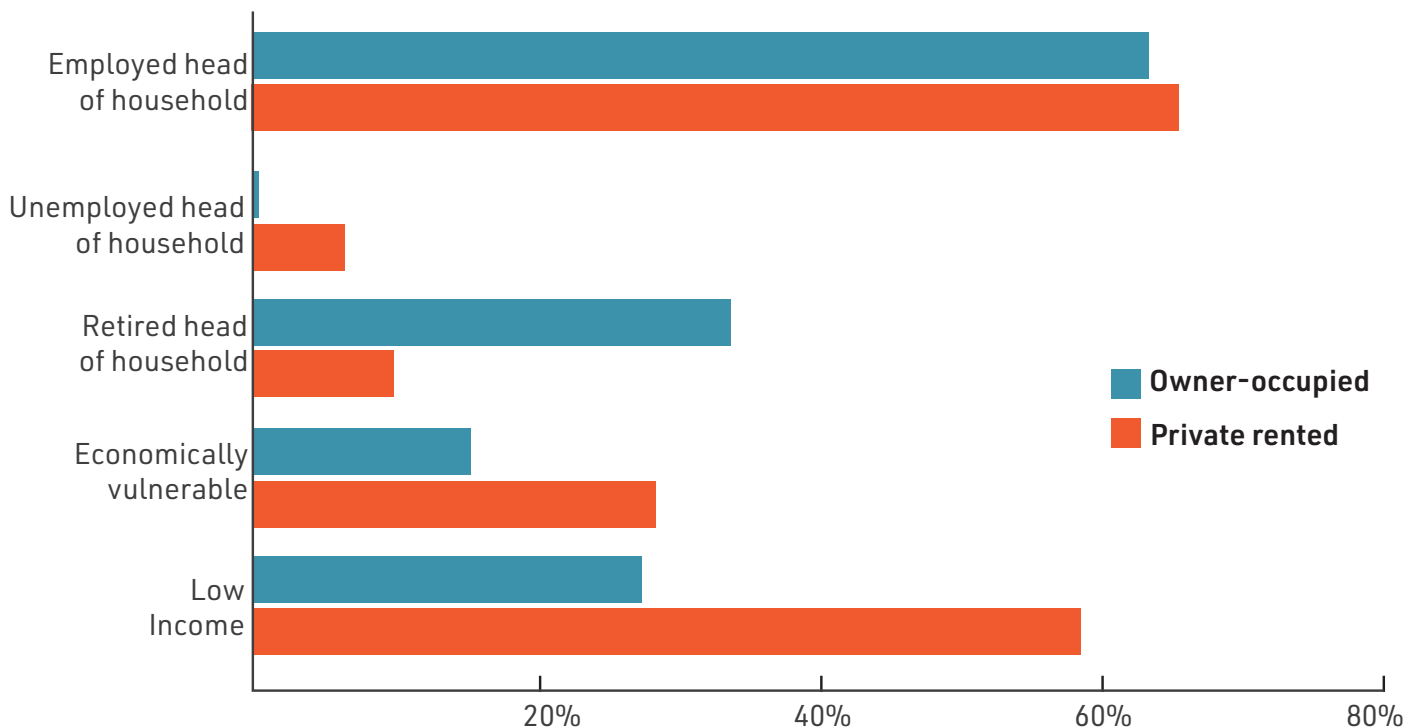
The survey gives some information about household incomes in the city.

Median gross household income of £28,599 (England = £31,315).

- Median gross household income by tenure:
- Private-Rented Sector £19,759.
- Owner-Occupied Sector £33,799.

There are 32,776 households in the city (36.3%) on low incomes according to fuel poverty guidelines. 17,272 households in the city (19.1%) receive means tested and/or disability related benefits and are economically vulnerable.

The chart below shows that economic circumstances vary between tenures. More owner occupiers are retired and more residents living in the private rented sector are unemployed and economically vulnerable.



### 3. THE WAY FORWARD:

The survey provides the council with detailed information on the condition of private sector housing in the city which we can use to focus investment. It helps to highlight areas in the city where investment is required. For example, in the five focus areas 84% of housing was built before 1919. In these areas the number of empty properties, levels of fuel poverty and the number of properties which are privately rented is higher than in the rest of the city.

The council are delivering financial assistance in the private sector to help tackle the issues highlighted by the survey. Financial assistance available is set out in the Council's [Housing Renewal Assistance policy](#)

#### Problems with your privately rented property?

At Stoke-on-Trent City Council we are committed to tackling and combating rogue landlords and poor property conditions. No tenant should live in fear of a landlord or put up with disrepair issues that a landlord is not tackling. Legislation exists to protect tenants from landlords who act outside or ignore the law that protects the health, safety and comfort of their tenants. The local authority can take enforcement action against rogue landlords, and where necessary prosecute.

To report an issue call **01782 232087** or email: [privatesectorhousing@stoke.gov.uk](mailto:privatesectorhousing@stoke.gov.uk)

#### Landlord Accreditation Scheme

The benefits of becoming an Accredited Landlord include:

- Recognition that you are a landlord providing a good standard of accommodation.
- Access to information and advice
- Discounted landlord training events
- Landlord Forums
- Quarterly newsletter
- Market advantage when letting a property
- Free advertisement and promotion of your vacant properties on the Scheme's website
- Access to discounts from local participating companies.
- Co-operation, support and advice from the Scheme Operators on all aspects of private renting.

The Scheme is run by the Landlord Accreditation Team at Stoke-on-Trent City Council who may be contacted at: Stoke-on-Trent City Council Private Sector Housing Team, Housing and Customer Services, Civic Centre, Glebe Street, Stoke-on-Trent, Staffordshire ST4 1HH

T: **01782 232271**

E: [mail@landlordaccreditation.co.uk](mailto:mail@landlordaccreditation.co.uk)

W: [stoke.gov.uk](http://stoke.gov.uk)

For further information about the Scheme, please go to the Scheme's website at: [landlordaccreditation.co.uk](http://landlordaccreditation.co.uk)



Tell us if you need this information in an alternative format