PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

REPORT OF SURVEY

Prepared on behalf of

Sunderland City Council

David Adamson & Partners Ltd.

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Sunderland City Council

PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

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SUMMARY OF MAIN FINDINGS

1.0 BACKGROUND

1.1 David Adamson & Partners Ltd. was commissioned by Sunderland City Council to complete a review of housing and household conditions across the private housing sector within the Council area. The study provides a benchmark for private sector housing locally against national housing conditions and provides information for the review and further development of private sector housing strategies.

1.2 The 2014 study has involved a comprehensive survey programme across a sample of 473 dwellings previously surveyed in 2007. Survey investigation has included physical housing conditions (HHSRS and Decent Homes), energy efficiency (RdSAP) and the circumstances and attitudes of occupying households. Household response to and cooperation with the survey programme was high with fewer than 5% of private sector households refusing to take part.

1.3 The size and structure of the sample were designed to provide a hierarchy of reporting across Sunderland with detailed reporting available by main tenure groups.

2.0 KEY FINDINGS: HOUSING STOCK AND HOUSEHOLDS

2.1 The Sunderland City Council area comprises a total private sector housing stock of 89,900 dwellings occupied by 84,025 households and a population of 190,158 persons.

2.2 Private sector housing in Sunderland is representative of all construction eras. 22,848 dwellings (25.4%) were constructed pre-1919 and a further 13,324 dwellings (14.8%) were constructed between 1919 and 1944. Private sector housing stock in Sunderland reflects the national average where 22.2% of dwellings are of pre-1919 construction and 22.6% are of post 1980 construction (English Housing Survey, Headline Report 2012-13, CLG).

2.3 Owner occupation represents the largest form of private sector tenure – 73,504 dwellings (81.8%) with rates of private rental slightly below the national average. In 2014, 14,978 dwellings in Sunderland are privately rented representing 16.7% of private sector housing stock compared to 21.8% during 2012 nationally.

	SUNDERLAND 2014		ENGLAND 2012
HOUSING TENURE	**dwellings**	**%**	**%**
Owner occupied	73504	81.8	78.2
Private rented	14978	16.7	21.8
Unobtainable	1418	1.6	-

2.4 Household demographic and social characteristics vary by tenure reflecting a younger, more mobile private rented sector and an older, residentially established owner occupied sector. 4.4% of private rented households are headed by a person aged less than 25 years, 33.4% of owner occupied households are headed by a person aged 65 years and over. Household type distributions reflect the demographic differences between tenures. 18.4% of private rented households comprise a single person aged less than 60 years; 43.6% of owner occupied households contain at least one individual aged 60 or over.

2.5 45,667 heads of household (54.3%) are in full or part-time employment, 3,273 heads of household (3.9%) are registered unemployed and 30,015 heads of household (35.7%) are economically retired. Median household income is estimated at £32,500 compared to a current UK average of £33,000.

2.6 15,191 households (18.1%) are in receipt of means-tested or disability related benefits and are economically vulnerable.

2.7 Household economic circumstances are significantly worse in the private rented sector:

KEY FACTS:

14.2% of heads of household in the private rented sector are unemployed compared to 1.9% of owner occupied households;

Median household income within the private rented sector is estimated at £20,310 compared to £37,700 in the owner occupied sector;

46.4% of private rented households are economically vulnerable compared to 12.5% of owner occupied households.

3.0 KEY FINDINGS- HOUSING CONDITIONS 2014

3.1 14,079 dwellings (15.7%) fail the requirements of the Decent Homes standard with estimated improvement costs of £75.872M net.

KEY FACTS:

2,493 dwellings (2.8%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);

8,582 dwellings (9.5%) are in disrepair;

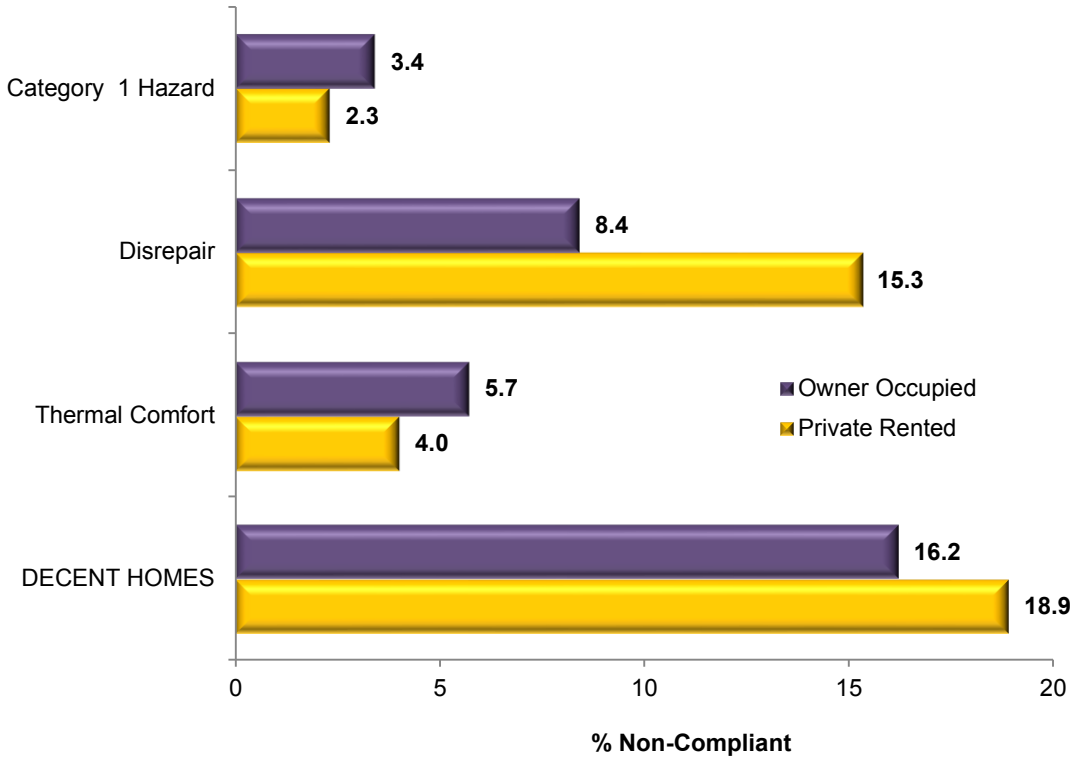
431 (0.5%) dwellings lack modern facilities and services; and

4,793 occupied dwellings (5.7%[1]) fail to provide a reasonable degree of thermal comfort.

3.2 A range of Category 1 hazards are present although the overall profile is strongly influenced by 'excess cold'; of the 2,493 dwellings with a Category 1 hazard, 1,957 dwellings fail on excess cold.

3.3 Housing conditions vary sectorally across the housing stock providing initial targets for intervention. These targets include: the private rented sector, purpose built flats and dwellings constructed pre-1945.

HOUSING CONDITIONS IN THE OWNER OCCUPIED AND PRIVATE RENTED SECTORS



4. KEY FINDINGS - HOUSING AND HOUSEHOLD ISSUES

4.1 Poor housing conditions are compounded by the socio-economic characteristics of private sector households. As such, poor housing conditions are over-represented in economically and socially disadvantaged households including the elderly, the economically vulnerable and those on lower incomes.

4.2 The private housing sector contains 15,191 vulnerable households. Currently 10,471 vulnerable households (68.9%) live in decent homes. This figure remains below the Government's previous PSA Target 7 guidelines for 2011 (70%) and 2021 (75%).

4.4 8,325 private sector households in Sunderland (9.9%) are estimated to be in fuel poverty. The relationship between fuel poverty and household economic circumstances is both obvious and well documented. Demographically, fuel poverty impacts most strongly on both younger and older households. Rates of fuel poverty are above average for households living in the private rented sector and in pre-1919 terraced housing.

4.5 19,290 households (23%) 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 or physical disability, heart/circulatory problems and respiratory illness.

4.6 Long-term illnesses and disability place significant pressure on local Health Service resources. 86% of affected households had made health service contact in the past year with predominant contact through GP and hospital outpatient services. 2,716 households (3.2%) thought that their current housing conditions impacted negatively on their family's health.

4.7 Linking national data on savings to the NHS from removing Category 1 hazards[1] with local data on the costs of removing the hazards provides an estimate of the annual NHS savings through one-off intervention to address Category 1 hazards of £0.117M.

4.8 While housing conditions are significantly worse for households living in the private rented sector owner occupiers are not unaffected. 11,336 owner occupied households (16.2%) live in homes which are non-decent with total outstanding improvements of £55.023M. 2,590 households within this sector are economically vulnerable, 4,897 households while not economically vulnerable are elderly.

4.9 Economic factors will influence the ability of owner occupiers to improve their homes but other factors will also impact. All owner occupiers in non-decent housing are satisfied with

[1] 'Quantifying the economic cost of unhealthy housing – a case study from England', 2011, S. Nichol et al. For full explanation see section 19.11 of full report.

their current home. Against this background, 7,056 owner occupiers in non-decent homes (62.2%) have completed no major repairs/improvements in the last 5 years; 9,290 households (82%) have no intentions to carry out future repairs/improvements in the next 5 years.

4.10 53.5% of owner occupied households have no existing mortgage/financial commitments against their home. Taking into account existing mortgage holdings and local property values equity potential of £7.655 billion exists within the owner occupied sector. The central issue locally is not the existence of owner occupied equity but the release of this equity for home improvement/repair. Among owner occupiers in non-decent housing 17.8% of households stated that they would re-mortgage for home improvements, 33.1% are interested in Council interest free loans.

5. KEY FINDINGS - STRATEGY DIRECTIONS

5.1 The 2014 survey provides a comprehensive base of housing and household information to review the effectiveness of existing housing strategies and to determine future strategy directions. Key directions identified include:

- ***Continued intervention in the private rented sector including landlord encouragement for home improvement and energy efficiency.***
- ***Continued support for vulnerable households in non-decent homes across all tenure sectors.***
- ***Encouragement of owner occupied home improvement through increased awareness of condition issues and possible use of loan support.***
- ***Exploitation of energy funding streams including Green Deal and ECO funding within a comprehensive fuel poverty strategy.***
- ***More detailed examination of health service partnerships for housing intervention.***

ACKNOWLEDGEMENTS

David Adamson & Partners Ltd. wishes to thank the residents of Sunderland City Council without whose cooperation this survey would not have been possible. We would also like to thank Sunderland City Council staff for their support and assistance throughout the project.

SECTION 1:
SURVEY BACKGROUND AND METHODOLOGY

Chapter 1: Introduction and Background to the Study
Chapter 2: Survey Method and Response
Chapter 3: The Measurement of Housing Conditions
Chapter 4: Survey Analysis and Reporting Framework

1.0 INTRODUCTION AND BACKGROUND TO THE STUDY

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

1.2 Information from the survey will inform the continued review and development of private sector housing strategies within the City, and will update existing Council information derived from a previous survey programme completed in 2007. The 2014 survey 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 and National Perspective;***
- ***Section 4: Changes in Housing Conditions – 2007 – 2014;***
- ***Section 5: Private Sector Housing Conditions 2014;***
- ***Section 6: Housing Conditions and Household Circumstances;***
- ***Section 7: Sectoral Review; and***
- ***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 Sunderland City Council.

2.0 SURVEY METHOD AND RESPONSE

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

2.2 The last survey of private sector housing was conducted by Sunderland City Council in 2006 and reported in 2007. The Council is aware that there has been substantial change in the condition and use of the private sector housing stock since then. As a result the Council requires up-to-date information to develop private sector housing strategies and to prioritise housing support and investment to areas/individuals in greatest need.

2.3 The objectives for the house condition survey were clearly defined by Sunderland City Council. Information from the survey should:

- ***Identify the extent to which the Council may need to exercise its duties and powers in relation to the Housing Act 2004, including the Housing, Health and Safety Rating System (HHSRS), houses in multiple occupation, non-decent homes, empty homes and area renewal work in relation to both private rented and owner occupied tenures, but particularly in the private rented sector.***
- ***Enable the Council to develop and refine its approach to tackling fuel poverty and the gathering of data relating to baseline SAP ratings.***
- ***Enable the Council to make more informed decisions about the targeting of housing resources and to determine spending priorities. This will include assessing the extent to which households in the private sector may be able to access loans to undertake the necessary renovation/s in line with the Regulatory Reform Order.***
- ***Provide a socio-economic profile of households living in the private sector, including identifying the number of vulnerable people who live in non-decent accommodation and the key relationships between stock conditions, fuel poverty and other forms of need (including older persons and people with disabilities).***

The findings of the survey should be set in the context of national or regional data where possible.

2.4 A sample size of 500 dwellings was agreed with the Council with the sample drawn from the addresses surveyed during the previous survey programme in 2007. The sample of

dwellings was selected using a stratified sample design based on recorded tenure and condition with the sample disproportionately weighted towards non-decent and private rented properties. This approach allows a review of condition trends by tenure and also patterns of change within both the decent and non-decent housing stock. Table 1 illustrates the sample sizes targeted and obtained.

TABLE 1: RESAMPLE OF 2007 HOUSE CONDITION SURVEY

HOUSING TENURE 2007	CONDITION 2007					
	DECENT			NON-DECENT		
	Dwgs available	Sample	Achieved	Dwgs available	Sample	Achieved
Owner occupied	1025	150	186	246	150	146
Private rented	92	92	64	41	41	23
Vacant	126	33	41	34	34	13
ALL TENURES	**1243**	**275**	**291**	**321**	**225**	**182**

2.5 To achieve the target sample of 500 surveys a sample of 783 addresses was issued representing an expected access rate of 64%. Despite the completed sample of 473 surveys being slightly below the desired 500, it still permits a robust and reliable analysis across the main private sector tenure groups (owner occupied and private rented) and of changes in non-decency since 2007.

2.6 Sample data has been grossed-up statistically to represent total private sector housing stock. Grossing also adjusts for the disproportionate sample sizes across the sample framework and for differential access and response rates. Issues on the interpretation of grossed statistical data are outlined in Appendix A while sampling errors associated with survey data are presented in Appendix B.

2.7 Survey investigation has included physical housing conditions (Decent Homes, HHSRS), energy efficiency and the circumstances and attitudes of occupying households. 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 and energy efficiency. Household interviews have included information on the socio economic circumstances of households, housing support needs with regard to illness/disability, household attitudes to housing and local community issues and owner occupied interest in equity release and improvement loan support.

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; and***
- ***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 framework. 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; and***
- ***Energy efficiency rating (EER).***

A full definition of these indicators is included in Appendix E - glossary of terms.

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 first quarter 2014 and are presented net of fees, preliminaries, contingencies and VAT.

4. SURVEY ANALYSIS AND REPORTING FRAMEWORK

4.1 The sample size of 473 completed surveys provides a hierarchy of reporting across Sunderland including:

a) ***Detailed survey reporting across the City; and***
b) ***Detailed survey reporting within each of the main private sector tenure groups: owner occupied/ private rented.***

SECTION 2:
A PROFILE OF THE PRIVATE HOUSING SECTOR

Chapter 5: The Characteristics and Distribution of Private Sector Housing

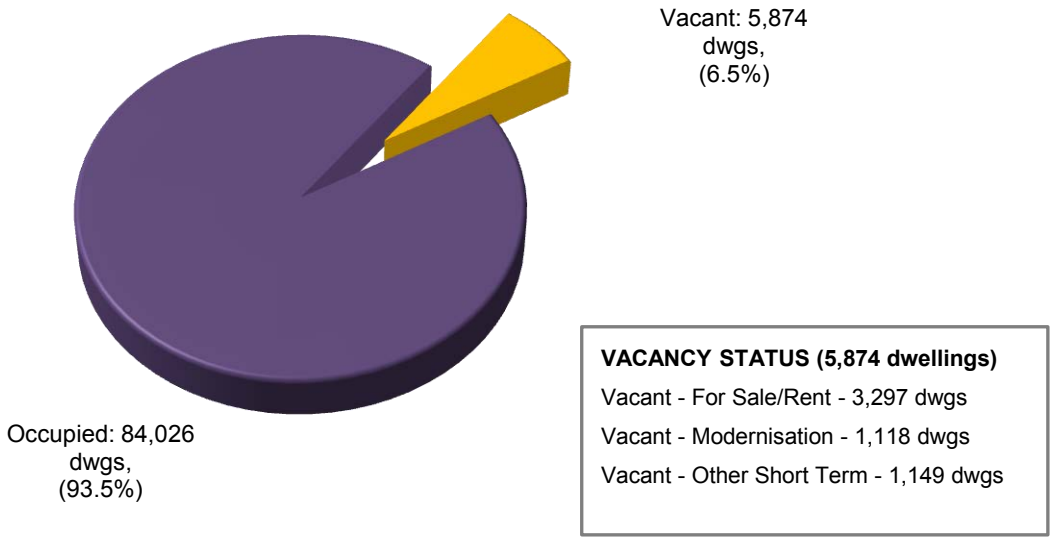
Chapter 6: The Characteristics and Distribution of Private Sector Households

5. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSING

HOUSING OCCUPANCY

5.1 The Sunderland City Council area comprises a total private sector housing stock of 89,900 dwellings. At the time of survey 84,026 dwellings (93.5%) were occupied; the remaining 5,874 dwellings (6.5%) were vacant. The majority of vacant dwellings – 5,564 dwellings (6.2% of all dwellings) are transitional in nature and could return to full occupancy in the short term. The remaining 310 vacant dwellings (0.3%) are long-term vacant having been unoccupied for over 6 months. Locally, vacancy rates are slightly above normal housing market turnover expectations; during 2012 the average vacancy rate (all vacants) for private sector housing across England was 4.7% (English Housing Survey, Headline Report 2012-13, CLG).

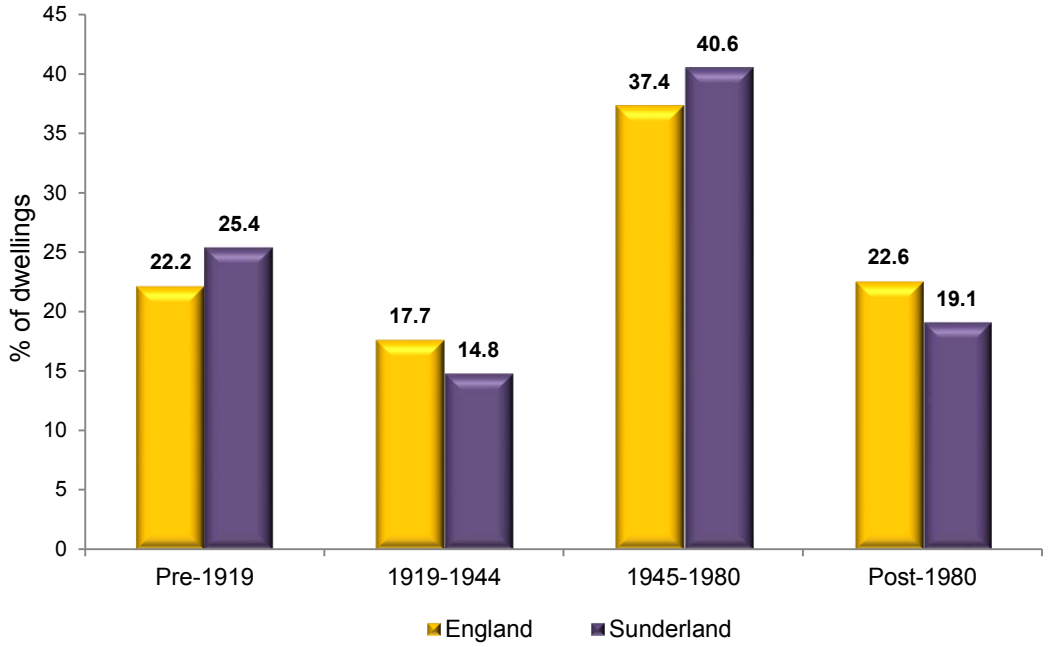
FIGURE 1: HOUSING OCCUPANCY



HOUSING AGE

5.2 The private sector housing stock within Sunderland is representative of all construction eras. 22,848 dwellings (25.4%) were constructed pre-1919 and a further 13,324 dwellings (14.8%) were constructed between 1919 and 1944. Approximately 36,535 private sector dwellings were built between 1945 and 1981, since when a further 17,194 dwellings have been built. Private sector housing stock in Sunderland reflects the national average where 22.2% of dwellings are of pre-1919 construction and 22.6% are of post 1980 construction (English Housing Survey, Headline Report 2012-13, CLG).

FIGURE 2: PRIVATE SECTOR HOUSING AGE DISTRIBUTIONS - SUNDERLAND 2014; ENGLAND 2012



5.3 The oldest housing age profiles are associated with the private rented sector where almost half of properties are of pre-1919 construction, terraced housing and the converted flat market.

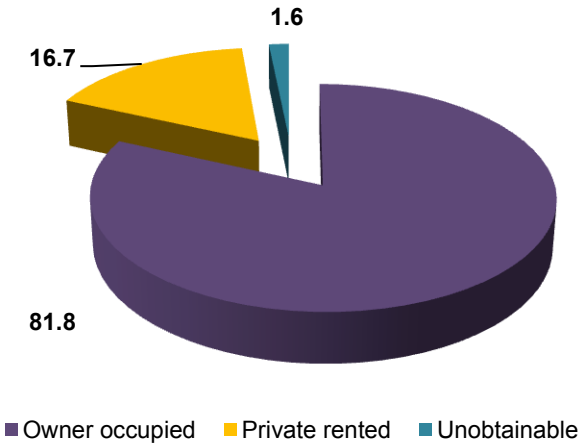
TABLE 2: PRIVATE SECTOR HOUSING CHARACTERISTICS BY TENURE, DATE OF CONSTRUCTION AND MAIN HOUSE TYPE

	DATE OF CONSTRUCTION									
	Pre-1919		1919-1944		1945-1974		post-1974		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
TENURE										
Owner occupied	14978	20.4	12124	16.5	26389	35.9	20013	27.2	73504	100.0
Private rented	7174	47.9	1002	6.7	4082	27.3	2720	18.2	14978	100.0
Vacant & Unob.	696	49.1	198	13.9	197	13.9	326	23.0	1418	100.0
MAIN HOUSE TYPE										
Terraced House/Bungalow	19863	42.9	6634	14.3	9225	19.9	10536	22.8	46258	100.0
Semi-Detached House/Bungalow	133	0.5	6690	22.6	17993	60.9	4727	16.0	29544	100.0
Detached House/Bungalow	64	0.8	0	0.0	1434	18.2	6379	81.0	7878	100.0
Purpose Built Flat	1693	34.0	0	0.0	1870	37.5	1417	28.5	4980	100.0
Converted/Mixed Use Flat	1094	88.2	0	0.0	146	11.8	0	0.0	1240	100.0
All Dwellings	**22848**	**25.4**	**13324**	**14.8**	**30669**	**34.1**	**23060**	**25.7**	**89900**	**100.0**

HOUSING TENURE

5.4 Owner occupation is the largest form of private tenure accounting for 73,504 dwellings or 81.8%. The proportion of privately rented dwellings is slightly below the national average. Locally, 14,978 dwellings (16.7%) are rented privately, while tenure was unobtainable in 1,418 dwellings (1.6%) due to vacancy. Nationally, 21.8% of private sector dwellings in 2012 were privately rented.

FIGURE 3: HOUSING TENURE DISTRIBUTIONS

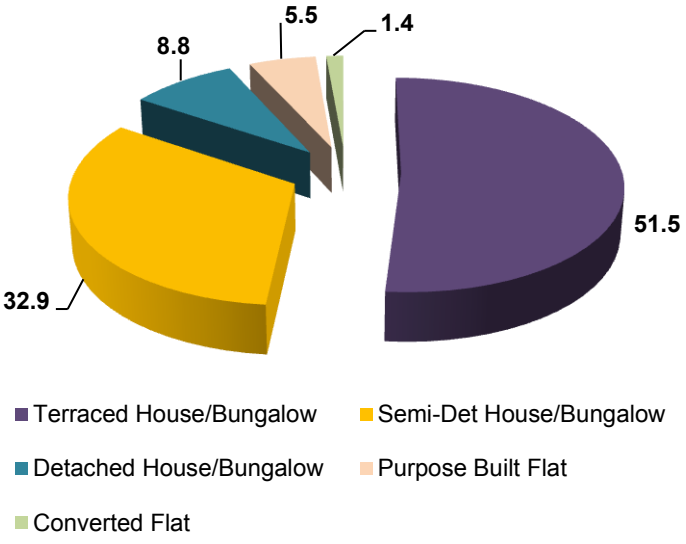


HOUSING TENURE	SUNDERLAND 2014		ENGLAND 2012
	dwgs	%	%
Owner occupied	73504	81.8	78.2
Private rented	14978	16.7	21.8
Unobtainable	1418	1.6	-

BUILDING/DWELLING TYPE

5.5 Houses and bungalows comprise 83,680 dwellings (93.1%) with the remaining 6,220 dwellings (6.9%) in flats. The majority of houses and bungalows are either terraced (51.5%) or semi-detached (32.9%) with only limited numbers of detached properties; flats are split between purpose-built and converted buildings. Housing characteristics differ slightly between the main tenure groups with flats particularly associated with the private rented sector.

FIGURE 4: BUILDING TYPES



BUILDING TYPES	SUNDERLAND 2014		ENGLAND 2012
	dwgs	%	%
Terraced House	36568	40.7	27.9
Semi-Detached House	27649	30.8	27.7
Detached House	5529	6.2	20.7
Bungalows	13935	15.5	8.5
Purpose Built Flat	4980	5.5	10.9
Converted Flat	1240	1.4	4.3

5.6 The distribution of building types within Sunderland differs significantly from the national distribution, with significantly more terraced houses and bungalows and fewer detached houses and flats.

HOUSING CHARACTERISTICS BY TENURE VARIATIONS

5.7 Housing characteristics differ slightly between the main tenure groups with flats particularly associated with the private rented sector, whilst detached houses and bungalows are almost all owner occupied. 3,298 private rented dwellings (22%) are flats compared to 4% of owner occupied dwellings.

TABLE 3: HOUSING CHARACTERISTICS BY TENURE

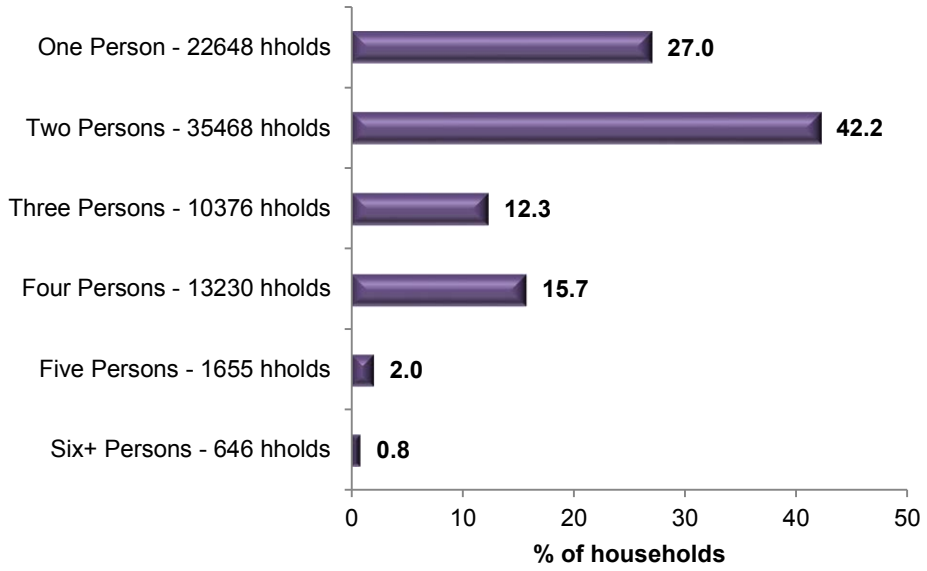
	TENURE							
	Owner occupied		Private rented		Unob/Vacant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre-1919	14978	65.6	7174	31.4	696	3.0	22848	100.0
1919-1944	12124	91.0	1002	7.5	198	1.5	13324	100.0
1945-1974	26389	86.0	4082	13.3	197	0.6	30669	100.0
Post 1974	20013	86.8	2720	11.8	326	1.4	23060	100.0
MAIN HOUSE TYPE								
Terraced House/Bungalow	35725	77.2	9661	20.9	872	1.9	46258	100.0
Semi-Detached House/Bungalow	27617	93.5	1816	6.1	111	0.4	29544	100.0
Detached House/Bungalow	7239	91.9	203	2.6	435	5.5	7878	100.0
Purpose Built Flat	2125	42.7	2855	57.3	0	0.0	4980	100.0
Converted/Mixed Use Flat	797	64.2	443	35.8	0	0.0	1240	100.0
All Dwellings	**73504**	**81.8**	**14978**	**16.7**	**1418**	**1.6**	**89900**	**100.0**

6. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSEHOLDS

HOUSEHOLDS AND POPULATION

6.1 The occupied housing stock contains 84,025 households and a private sector population of 190,158 persons. Private sector households are predominantly small in size. 22,648 households (27%) are single person in size; an additional 35,468 households (42.2%) contain two persons. Average household size is estimated at 2.3 persons.

FIGURE 5: HOUSEHOLD SIZE



HOUSEHOLD DEMOGRAPHICS

6.2 Private sector households exhibit a broad demographic profile. 26,229 households (31.2%) are headed by a person aged 65 years or over; 11,845 households (14.1%) are headed by a person aged less than 35 years. Household type distributions are also mixed – 16,086 households (19.1%) contain one person aged over 59; 6,562 households (7.8%) comprise a single person aged under 60 years. Married or cohabiting couples with or without children comprise 54,811 households (65.2%).

TABLE 4: PRIVATE SECTOR HOUSEHOLDS BY AGE OF HEAD OF HOUSEHOLD AND HOUSEHOLD TYPE					
AGE OF HEAD OF HOUSEHOLD	HHOLDS	%	HOUSEHOLD TYPE	HHOLDS	%
Under 25 years	1028	1.2	One person under 60	6562	7.8
25-34 years	10817	12.9	One person aged 60 or over	16086	19.1
35-44 years	14148	16.8	Lone (grand)parent with dependent child(ren)	3619	4.3
45-54 years	14347	17.1	Couple with dependent children	19210	22.9
55-64 years	17457	20.8	Couple no dependent children	35601	42.4
65 years and over	26229	31.2	Other multi-person household	2946	3.5

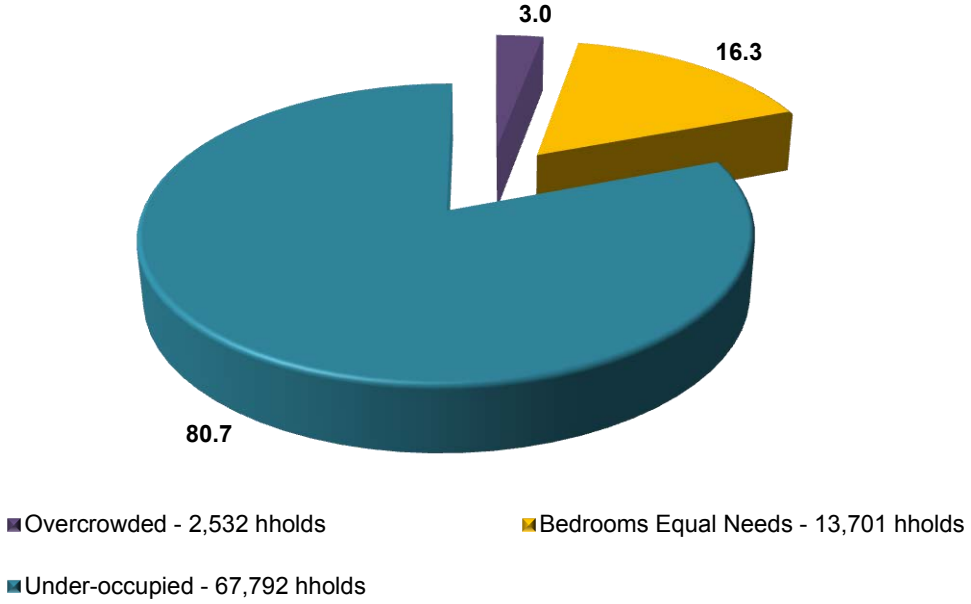
ETHNICITY

6.3 There are insufficient numbers of non-white ethnic households within the sample to include any analysis by ethnicity.

HOUSEHOLD OCCUPANCY

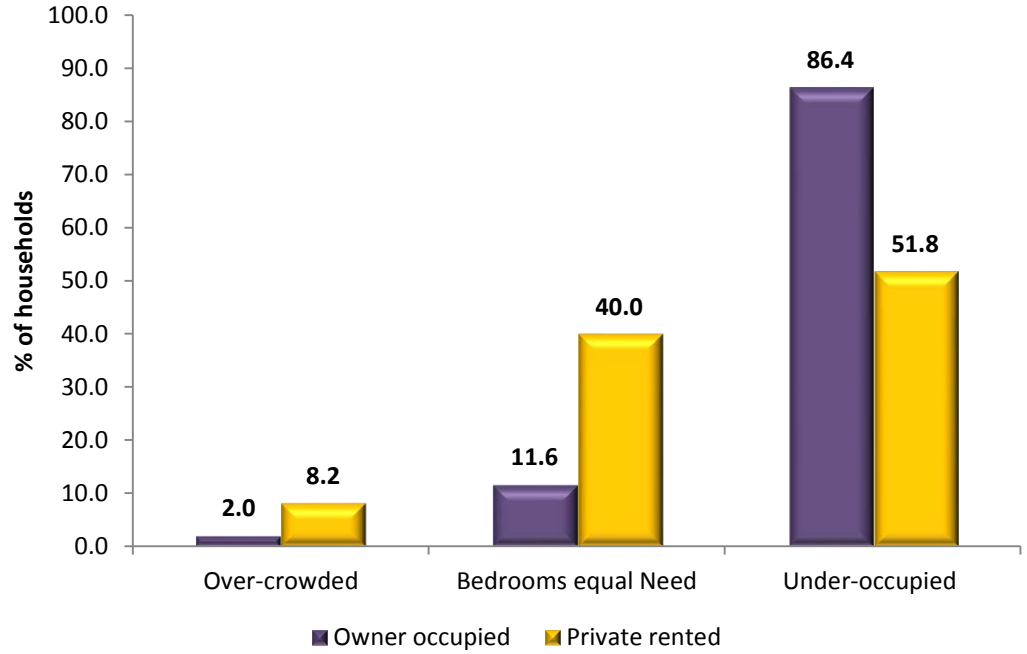
6.4 Linking dwelling size (number of bedrooms) to household demographics through the Bedroom Standard provides indicators of household occupancy. 2,532 households (3%) have insufficient bedrooms to meet family needs and are overcrowded; 13,701 households (16.3%) have bedrooms equal to their needs; 67,792 households (80.7%) have bedrooms available above their family needs and are in under-occupation.

FIGURE 6: HOUSEHOLD OCCUPANCY



6.5 Households within the private rented sector are less likely to be under-occupying their properties; 86.4% of owner occupied households have bedrooms beyond their requirement whilst the comparable figure for private rented households is 51.8%.

FIGURE 7: OVER-CROWDING AND TENURE



6.6 Lone parent families and married/co-habiting couples with dependent children account for over 72% of households living in over-crowded conditions, with rates of over-crowding of 20.9% and 5.4% respectively.

RESIDENTIAL MOBILITY

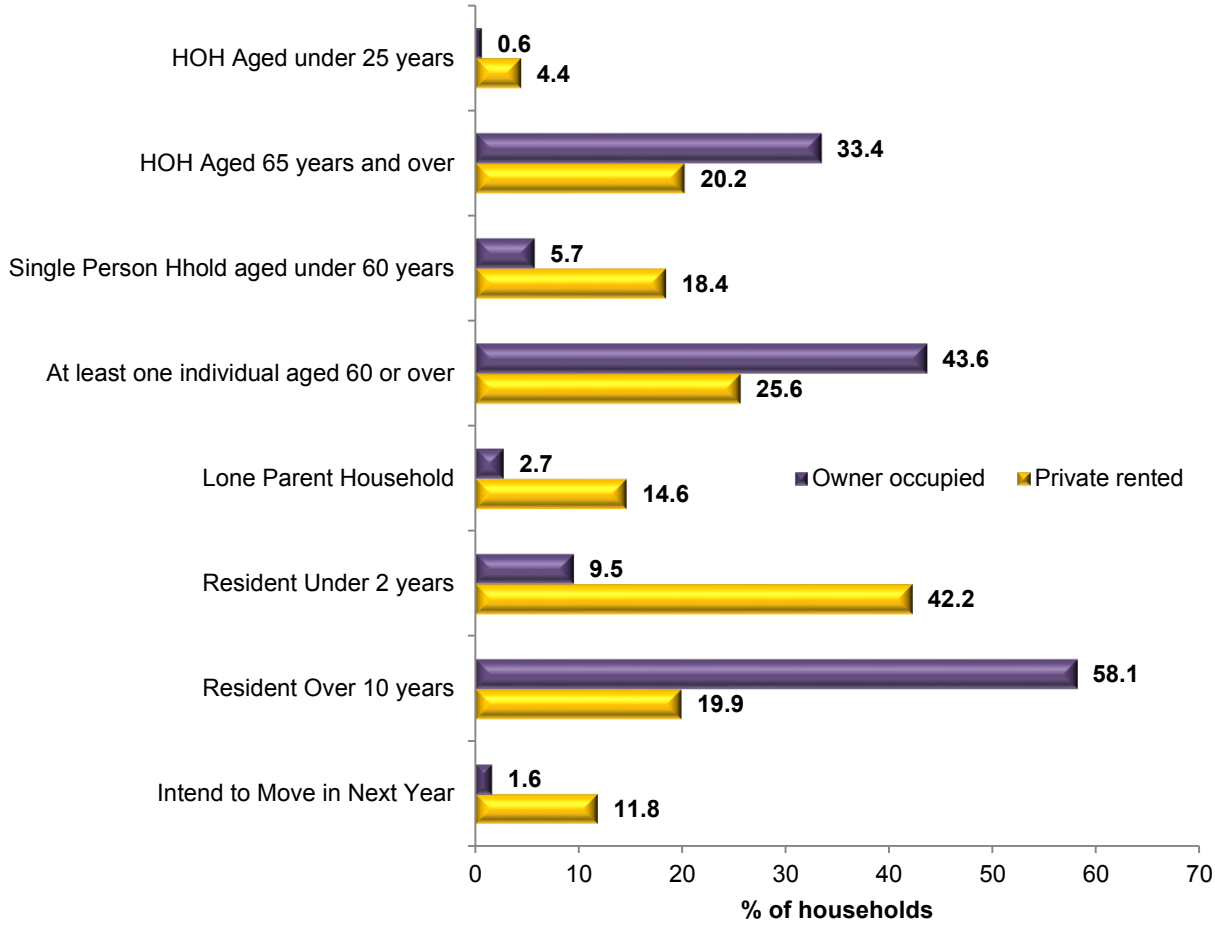
6.7 Patterns of residential mobility within Sunderland reflect a distinction between a volatile and highly mobile private rented sector and a stable and established owner occupied sector. 40,795 owner occupied households (58.1%) have been resident in their current dwelling over 10 years compared to 2,754 private rented households (19.9%). In contrast, 5,843 private rented households (42.2%) have been resident in their current dwelling under 2 years. Only 1,102 owner occupied households (1.6%) definitely intend to move within the next 12 months compared to 1,630 private rented households (11.8%).

TABLE 5: RESIDENTIAL MOBILITY					
LENGTH OF RESIDENCE	Hholds	%	INTENTION TO MOVE	Hholds	%
Under 1 year	5627	6.7	No	75453	89.8
1 - 2 years	6864	8.2	Don't Know	4510	5.4
3 - 5 years	11879	14.1	Yes - Possibly	1330	1.6
6 - 10 years	16105	19.2	Yes - Definitely	2732	3.3
11 - 20 years	15453	18.4			
Over 20 years	28097	33.4			

SOCIO-DEMOGRAPHIC VARIATIONS BY TENURE AND OCCUPANCY

6.8 Demographic and social characteristics vary by tenure reflecting a younger, more mobile private rented sector against an older owner occupied sector. In 4.4% of private rented households the head of household is aged less than 25 years; 33.4% of owner occupied households have a head of household aged 65 years and over. Household type distributions reflect the demographic differences between tenures. 18.4% of private rented households are single person households aged less than 60 years; 43.6% of owner occupied households contain at least one individual aged 60 or over.

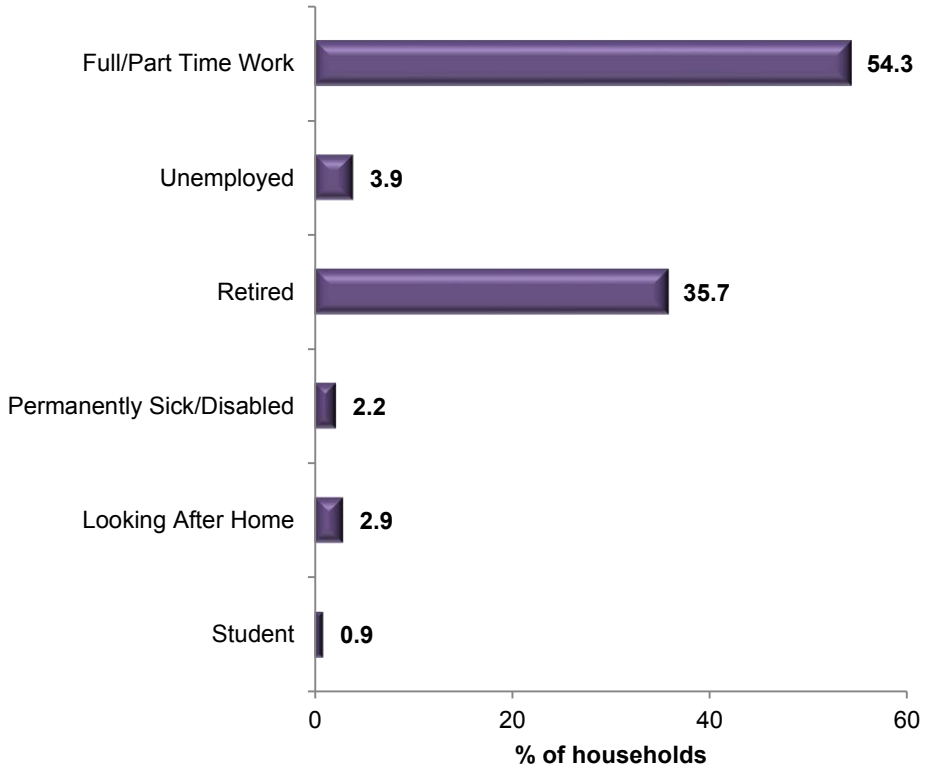
FIGURE 8: SOCIO-DEMOGRAPHIC VARIATIONS BY TENURE



HOUSEHOLD ECONOMIC CHARACTERISTICS

6.9 45,667 heads of household (54.3%) are in full or part-time employment; 3,273 heads of household (3.9%) are registered unemployed and 30,015 heads of household (35.7%) are economically retired.

FIGURE 9: ECONOMIC STATUS OF HEAD OF HOUSEHOLD

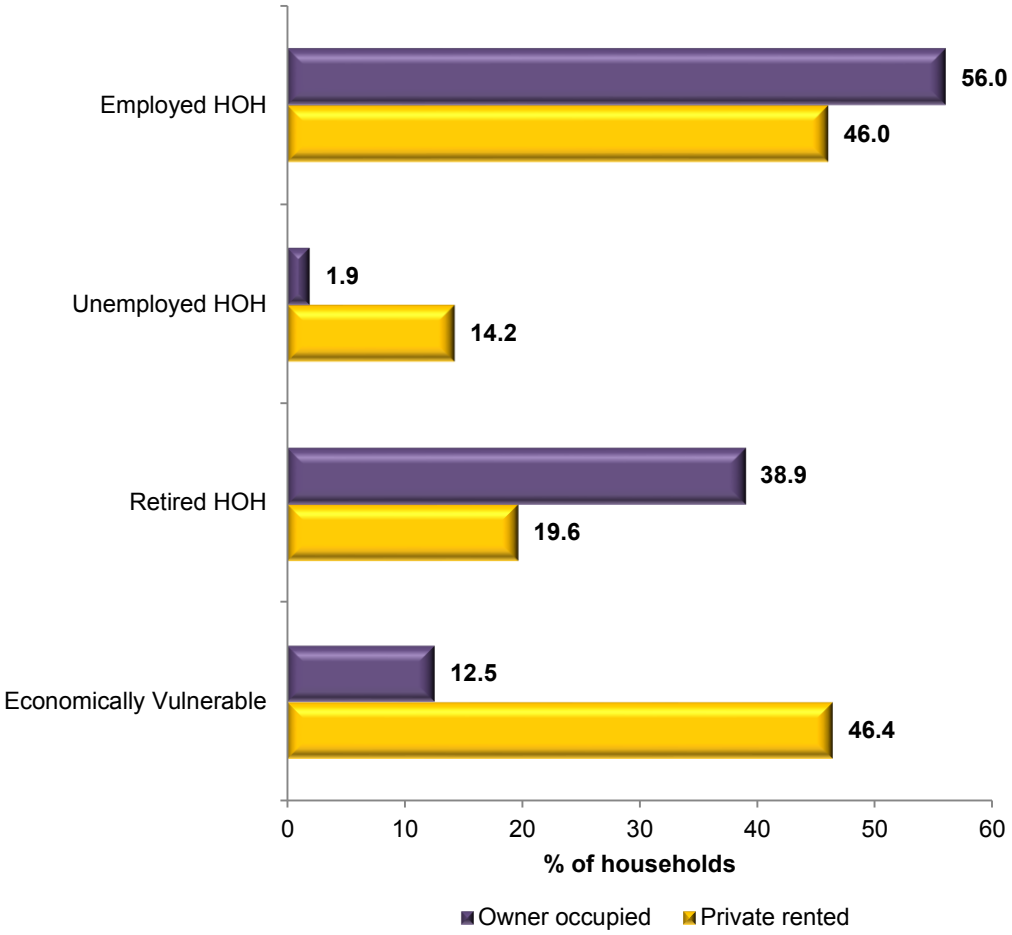


6.10 15,191 households (18.1%) are in receipt of means-tested or disability related benefit and are economically vulnerable. Median household income in the private sector is estimated at £32,500 compared to a current UK average of £33,000. Economic circumstances vary significantly between the owner occupied and private rented sectors with private rented sector households exhibiting higher levels of economic disadvantage:

- ***14.2% of heads of household in the private rented sector are unemployed compared to 1.9% of owner occupied households; and***
- ***46.4% of private rented households are economically vulnerable compared to 12.5% of owner occupied households.***

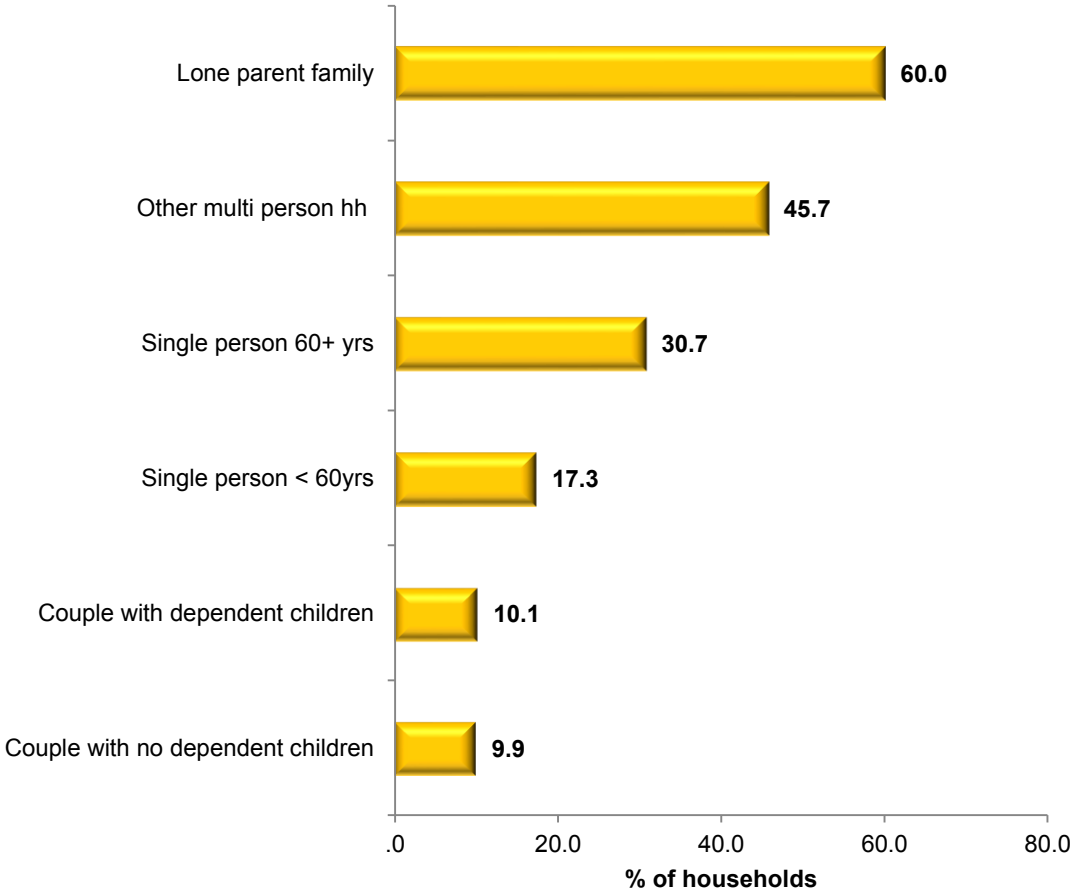
Median household income within the private rented sector is estimated at £20,310 compared to £37,700 in the owner occupied sector.

FIGURE 10: ECONOMIC VARIATIONS BY TENURE



6.11 The distribution of economically vulnerable households across Sunderland, while in part influenced by the distribution of private rented housing, is impacted on by household type where lone parent families and younger single person households are particularly affected.

FIGURE 11: PERCENTAGE OF HOUSEHOLD TYPE VULNERABLE



SECTION 3:
PRIVATE SECTOR HOUSING CONDITIONS - AN OVERVIEW AND NATIONAL PERSPECTIVE

Chapter 7: Housing Conditions 2014 - An Overview
Chapter 8: Housing Conditions 2014 - National Context
Chapter 9: Changes in Housing Conditions 2007 - 2014

7. HOUSING CONDITIONS 2014 - AN OVERVIEW

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

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

7.2 75,821 dwellings (84.3%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 14,079 dwellings (15.7%) are non-decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

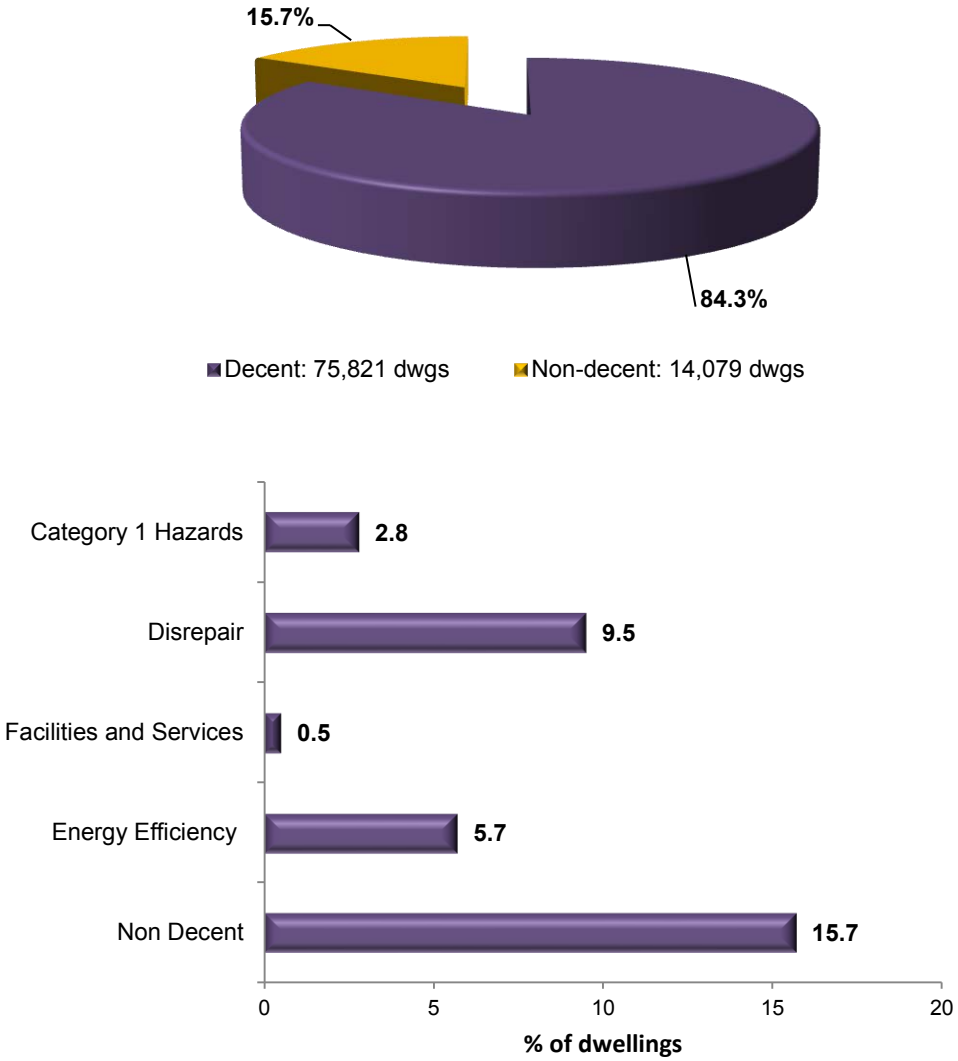
- ***2,493 dwellings (2.8%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);***
- ***8,582 dwellings (9.5%) are in disrepair;***
- ***431 (0.5%) dwellings lack modern facilities and services; and***
- ***4,793 occupied dwellings (5.7%[1]) fail to provide a reasonable degree of thermal comfort.***

The majority of non-decent dwellings (12,149 dwellings, 86.3%) are defective on one matter of the Decent Homes Standard; the remaining 1,930 non-decent dwellings (13.7%) exhibit multiple defects.

7.3 Costs to address non-decency are estimated at £75.872M averaging £5,390 per non-decent home.

[1] Compliance with the Decent Homes Standard thermal comfort requirements is only measured only in relation to occupied dwellings.

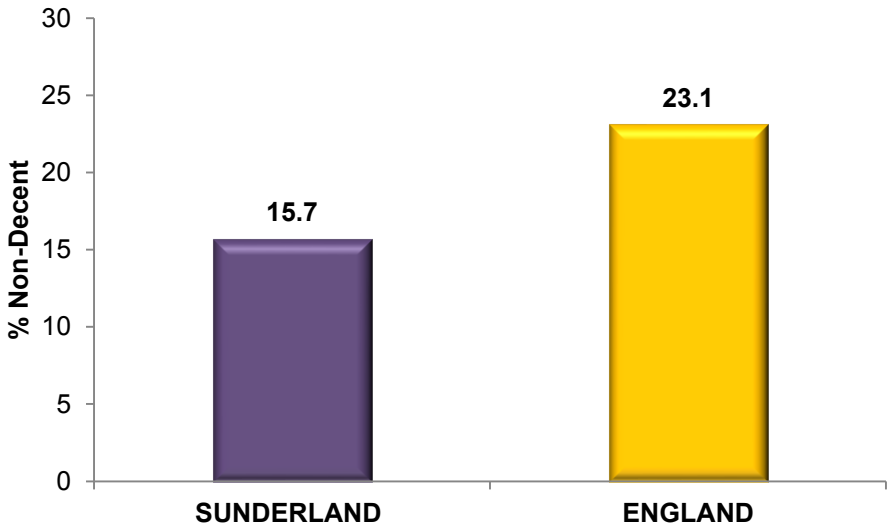
FIGURE 12: DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD

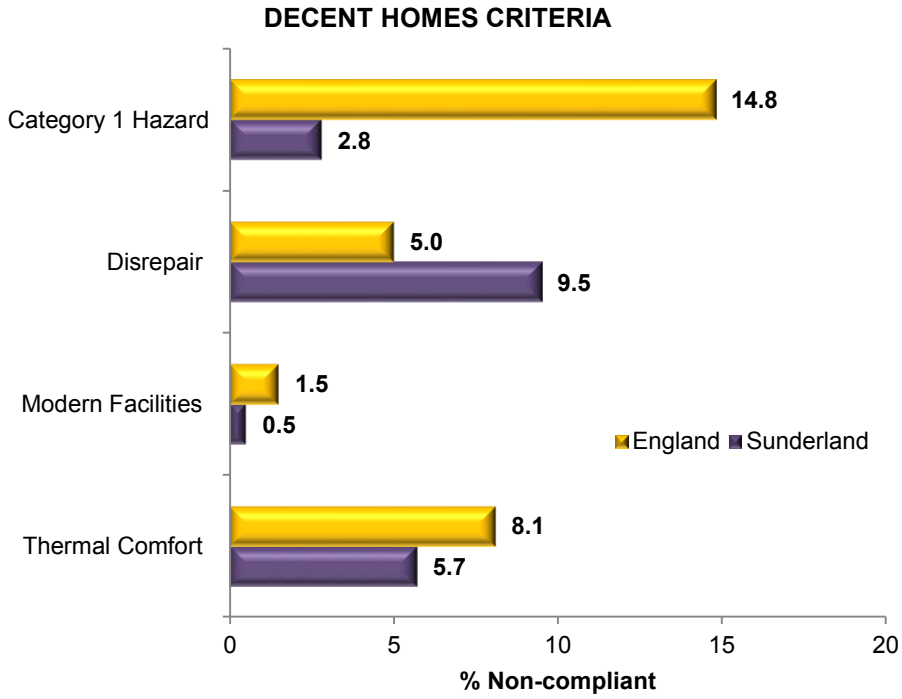


8. HOUSING CONDITIONS 2014 - NATIONAL CONTEXT

8.1 Information available from the English Housing Survey 2012/13 enables housing conditions in Sunderland to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 15.7% of private sector housing fails the Decent Homes Standard compared to 23.1% of private sector housing nationally (2012). Category 1 hazard failures within the standard are lower than the national average but levels of disrepair are significantly higher.

FIGURE 13: NON-DECENT HOMES - SUNDERLAND 2014; ENGLAND 2012





9.0 CHANGES IN HOUSING CONDITIONS 2007 - 2014

9.1 A previous house condition survey programme was completed in Sunderland in 2007. Information from this study permits an analysis of recent changes in housing conditions in Sunderland 2007 - 2014.

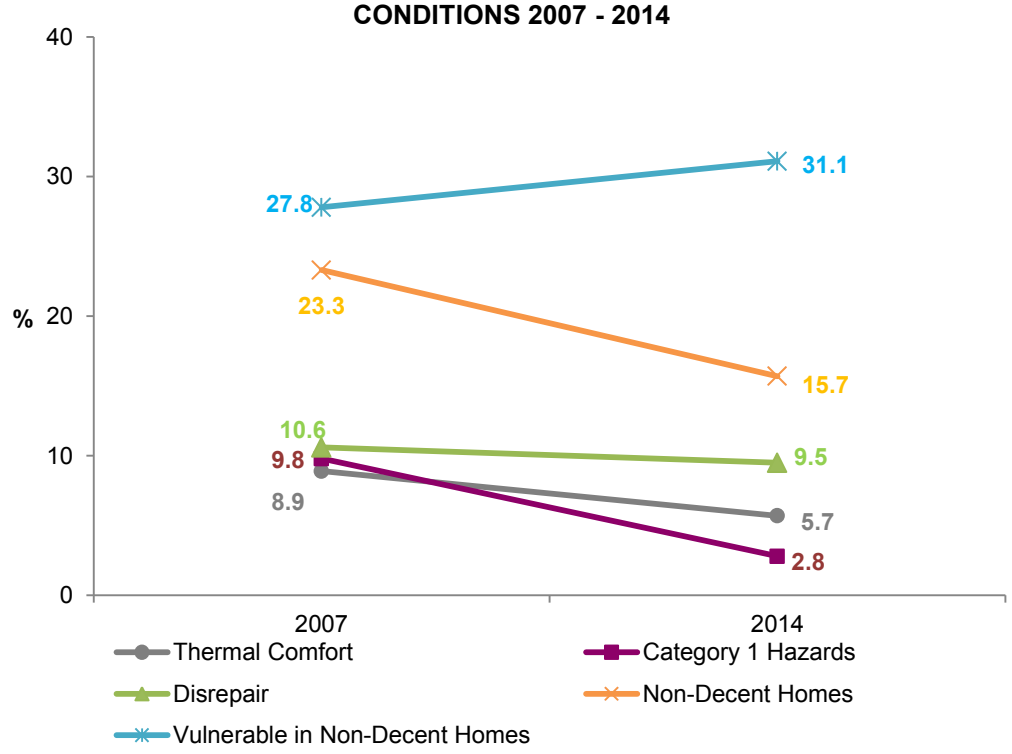
9.2 Changes in private sector housing conditions are summarised in Table 6 and Figure 14.

TABLE 6: CHANGES IN PRIVATE SECTOR HOUSING CONDITIONS 2007 - 2014

CONDITION INDICATOR	2007		2014		CHANGES 2007 - 2014	
	DWGS	%	DWGS	%	DWGS	%
Category 1 Hazards	8729	9.8	2493	2.8	-6236	-71.4
Disrepair	9461	10.6	8582	9.5	-879	-9.3
Modern Facilities	894	1.0	431	0.5	-463	-51.8
Thermal Comfort	7940	8.9	4793	5.7	-3147	-39.6
NON-DECENT	**20766**	**23.2**	**14079**	**15.7**	**-6687**	**-32.2**
Vulnerable Households in Non-Decent Homes	9308	27.8	4720	31.1	-4588	-49.3
Average SAP Rating	57		66			

Private sector housing conditions in Sunderland have improved substantially over the seven year period 2007 - 2014 as evidenced by a reduction in the number of non-decent homes from 20,766 dwellings in 2007 to 14,079 dwellings in 2014: a reduction of 6,687 non-decent homes or 32.2%. Over the same period rates of non-decency in the private housing sector have declined from 23.2% to 15.7%. Levels of Category 1 Hazard and thermal comfort failure have fallen dramatically, whilst improvements in the level of disrepair are substantially lower. The decrease in thermal comfort failure are substantiated by an increase in the average SAP rating of private dwellings from 57 in 2007 to 66 in 2014 - an increase of just under 16%.

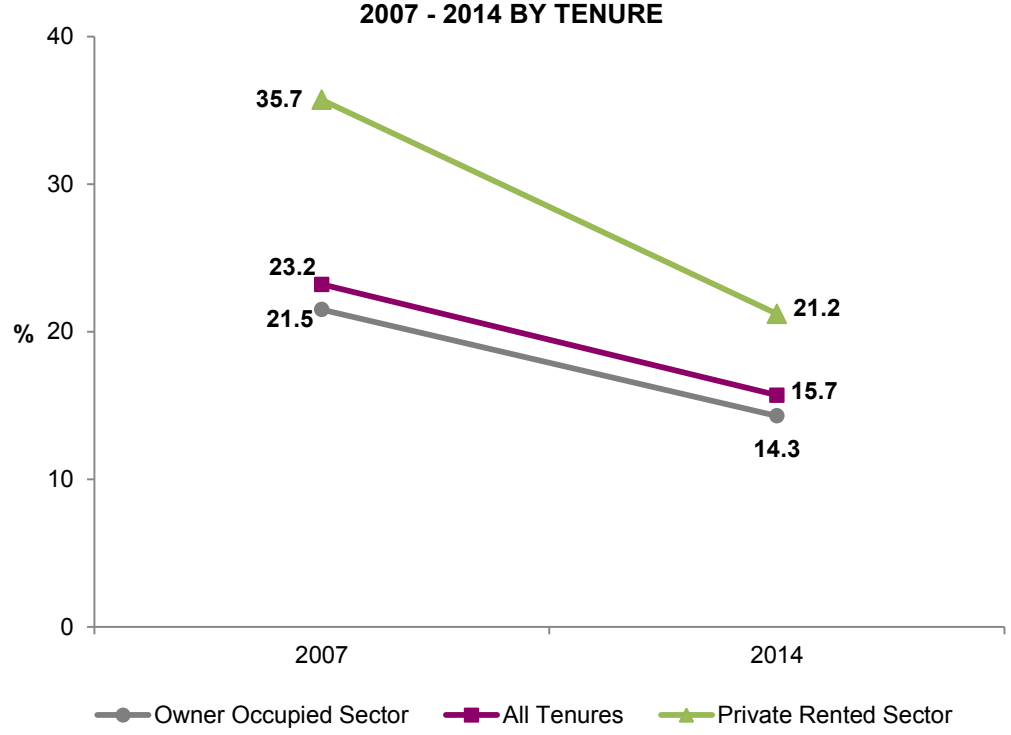
FIGURE 14: TRENDS IN PRIVATE SECTOR HOUSING CONDITIONS 2007 - 2014



9.3 The improvements witnessed in Sunderland mirror those for England. In 2007 35.8% of private sector households in England were non-decent; by 2012 the percentage non-decent had fallen to 23.1%, a decrease of 33%.

9.4 Locally, the rate of decent homes compliance within both main private sector tenure groups has improved since 2007. The number of owner occupied non-decent homes has declined by approximately 36% from 16,410 non-decent homes in 2007 to 10,487 non-decent homes in 2014. Rates of non-decency within the owner occupied sector have reduced from 21.5% in 2007 to 14.3% in 2014. Whilst the rate of non-compliance within the private rented sector has fallen from 35.7% in 2007 to 21.2% in 2014, the absolute number of non-decent private rented properties has actually increased from 2,904 to 3,174 as a result of an overall increase in the total number of privately rented dwellings.

FIGURE 15: TRENDS IN DECENT HOMES NON-COMPLIANCE 2007 - 2014 BY TENURE



9.5 These local trends in non-decent dwellings by tenure also reflect the national picture; the proportion of owner occupier non-decent dwellings fell from 34.1% in 2007 to 20.3% in 2012 a decrease of 43.4%. Within the private rented sector the percentage non-decent fell from 45.4% in 2007 to 33.1% in 2012; although as in Sunderland the absolute number non-decent increased due to an increase in the overall size of the private rented sector.

9.6 The overall decrease in the number and proportion of dwellings that are non-decent over the seven year period hides the movement of properties in both directions. 87.7% of dwellings that were decent in 2007 still meet the Decent Homes Standard requirement the remaining 12.3% have slipped from compliance and become non-decent. Conversely, 72.9% of dwellings that were non-decent in 2007 are now decent; the remaining 27.1% have remained non-decent.

SECTION 4:
PRIVATE SECTOR HOUSING CONDITIONS 2014

Chapter 10: HHSRS Category 1 Hazards

Chapter 11: Housing Disrepair

Chapter 12: Housing Amenities and Facilities

Chapter 13: Home Energy Efficiency

Chapter 14: Decent Homes Overall Performance

Chapter 15: Non-Decent Homes - Investment Needs

Chapter 16: Decent Places - Environmental Conditions

10. HHSRS CATEGORY 1 HAZARDS

HOUSING HEALTH AND SAFETY RATING SYSTEM

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

10.2 Assessment of hazards is a two-stage process, addressing first the likelihood of an occurrence and secondly the range of probable harm outcomes. These two factors are combined using a standard prescribed method to give a score in respect of each hazard. There are 29 hazards, arranged in four main groups reflecting the basic health requirements. These are illustrated in table 7 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; and***
- ***Protection against accidents including falls, electric shocks, burns/scalds and collision.***

TABLE 7: HHSRS - HAZARD GROUPINGS

HAZARD CATEGORY	SUB-GROUPING	NATURE OF HAZARD
PHYSIOLOGICAL REQUIREMENTS	HYGROTHERMAL CONDITIONS	1. Dampness and Mould
		2. Excess Cold
		3. Excess Heat
	POLLUTANTS	4. Asbestos
		5. Biocides
		6. CO_2/Fuel Consumption
		7. Lead
		8. Radiation
		9. Un-combusted Fuel Gas
		10. Volatile Organic Compounds
PSYCHOLOGICAL REQUIREMENTS	SPACE, SECURITY, LIGHT AND NOISE	11. Crowding and Space
		12. Entry by Intruders
		13. Lighting
		14. Noise
PROTECTION AGAINST INFECTION	HYGIENE, SANITATION AND WATER SUPPLY	15. Hygiene, pests, refuse
		16. Food Safety
		17. Personal Hygiene, Sanitation, Drainage
		18. Water Supply
PROTECTION AGAINST ACCIDENTS	FALLS	19. Baths
		20. Level Surfaces
		21. Stairs
		22. Between Levels

TABLE 7: HHSRS - HAZARD GROUPINGS		
HAZARD CATEGORY	**SUB-GROUPING**	**NATURE OF HAZARD**
	SHOCKS, FIRES, BURNS, SCALDS	23. Electrical Hazards
		24. Fire
		25. Flames, Hot Surfaces
	COLLISIONS, CUTS AND STRAINS	26. Collision, Entrapment
		27. Explosions
		28. Position of Amenities
		29. Structural Collapse

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

TABLE 8: 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); and***
- ***Clearance Area Declaration (Section 289, Housing Act 1985).***

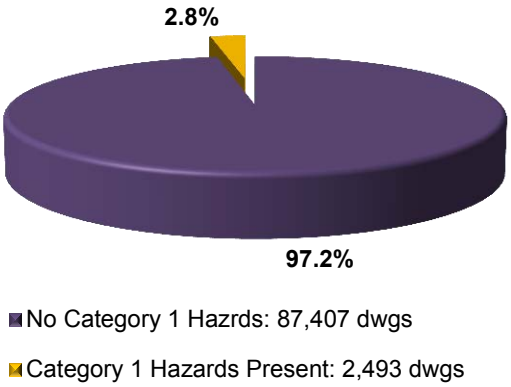
Similar powers exist to deal with Category 2 hazards but at the discretion of the local authority. Emergency measures cannot however be used, nor can clearance area or

demolition powers. The presence of Category 1 hazards is integrated within the decent homes standard and forms the main focus for our analyses.

CATEGORY 1 HAZARDS

10.5 2,493 dwellings (2.8%) exhibit 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.

FIGURE 16: CATEGORY 1 HAZARD FAILURE

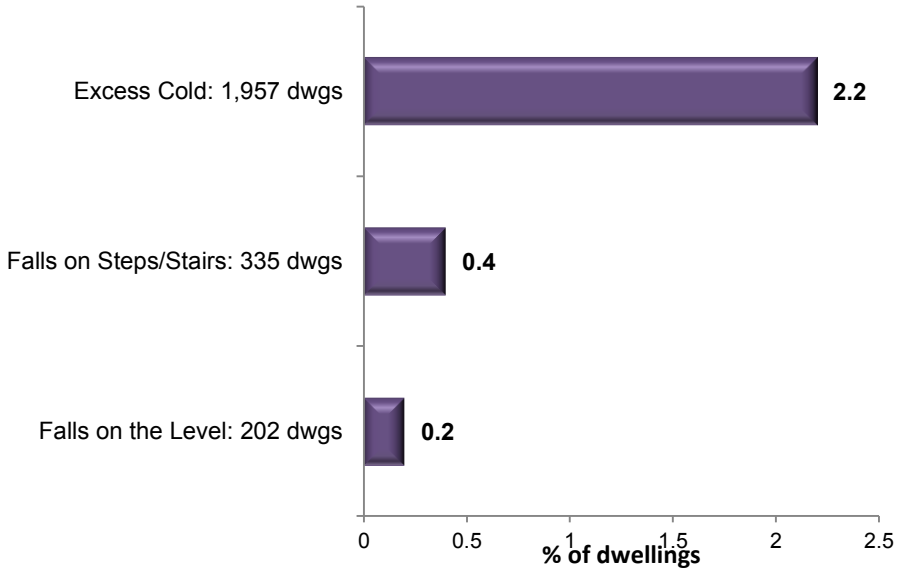


10.6 Three Category 1 hazards are present although the overall profile is strongly influenced by excess cold with 1,957 dwellings (2.2%) exhibiting this particular Category 1 hazard. Defects on excess cold are both heating and insulation driven:

- ***849 dwellings (43.4%) experiencing Category 1 hazards on excess cold are heated by either electric storage heaters, gas room heaters or pre 1988 boilers; and***
- ***15% experiencing Category 1 hazards on excess cold are single glazed.***

Properties experiencing Category 1 hazards on excess cold have an average SAP Rating of 47 compared to an average SAP Rating for all dwellings of 65.

FIGURE 17: CATEGORY 1 HAZARDS BY HAZARD TYPE



HAZARD DISTRIBUTIONS

10.7 Rates of Category 1 hazard failure vary by housing sector. Dwellings constructed either pre-1919 or between 1945 and 1974 are the most likely to exhibit Category 1 hazards. By house type terraced and semi-detached houses and bungalows account for almost all properties with a Category 1 hazard.

TABLE 9: THE DISTRIBUTION OF CATEGORY 1 HAZARDS BY TENURE, DWELLING TYPE AND DATE OF CONSTRUCTION

	HHSRS CATEGORY 1 RISK					
	No Category 1 Risks		Category 1 Risks Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	71302	97.0	2202	3.0	73504	100.0
Private rented	14687	98.1	292	1.9	14978	100.0
Unob/Vacant	1418	100.0	0	0.0	1418	100.0
DATE OF CONSTRUCTION						
Pre-1919	21911	95.9	937	4.1	22848	100.0
1919-1944	13102	98.3	222	1.7	13324	100.0
1945-1974	29519	96.3	1149	3.7	30669	100.0
Post 1974	22874	99.2	185	0.8	23060	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	44952	97.2	1307	2.8	46258	100.0
Semi-Detached House/Bungalow	28428	96.2	1116	3.8	29544	100.0
Detached House/Bungalow	7807	99.1	71	0.9	7878	100.0
Purpose Built Flat	4980	100.0	0	0.0	4980	100.0
Converted/Mixed Use Flat	1240	100.0	0	0.0	1240	100.0
All Dwellings	**87407**	**97.2**	**2493**	**2.8**	**89900**	**100.0**

CATEGORY 1 HAZARD IMPROVEMENT COSTS

10.8 Costs to address Category 1 hazards alone are estimated at £6.284M net averaging £2,520 per defective dwelling. Individual costs range from £1,500 to £2,800 per dwelling. Costs are net of VAT, fees and preliminaries. Costs to complete outstanding repairs in addition to HHSRS improvements within the 2,493 properties increases the repair /improvement bill to £16.900M, averaging £6,778 per dwelling.

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; or***
- ***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:

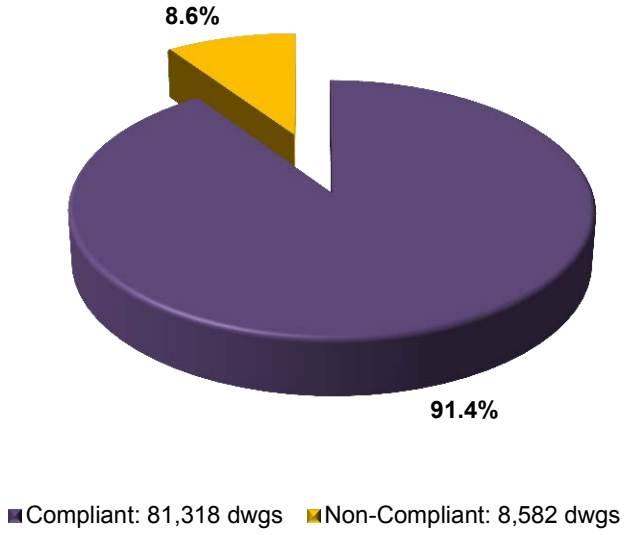
- ***External walls;***
- ***Roof structure and covering;***
- ***Windows and doors;***
- ***Chimneys;***
- ***Central heating boilers;***
- ***Gas fires;***
- ***Storage heaters; and***
- ***Electrics.***

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, 8,582 dwellings (9.5%) fail the repair requirements of the Decent Homes Standard. Repair failures are recorded against both primary and secondary building elements. Rates of disrepair are above the national average and these properties are at risk of future deterioration. While dwelling disrepair is symptomatic of the natural deterioration of building elements over time it is also reflective of household activity within the housing market; namely housing transactions and home improvement. Both of these factors are known to have been depressed within the recent economic climate.

FIGURE 18: DECENT HOMES REPAIR PERFORMANCE



11.3 Elemental repair defects in those dwellings failing the repair requirements of the Decent Homes Standard are illustrated in tables 10 and 11 with regard to primary and secondary building elements. External repairs are dominated by works to roofs and associated elements, windows and doors. Internally, repair needs are related to the age of electrical systems.

TABLE 10: DWELLINGS DEFECTIVE ON DECENT HOMES REPAIR - PRIMARY BUILDING ELEMENT PERFORMANCE

PRIMARY BUILDING ELEMENT	DECENT HOMES CONDITION				ALL DWELLINGS DEFECTIVE ON REPAIR
	COMPLIANT		NON-COMPLIANT		
	dwgs	%	dwgs	%	dwgs
Roof Structure	7753	90.3	829	9.7	8582
Roof Cover	5051	58.9	3531	41.1	8582
Chimney Stacks	6690	78.0	1892	22.0	8582
External Wall Finish	7977	92.9	606	7.1	8582
External Pointing	8225	95.8	357	4.2	8582
Lintols	8582	100.0	0	0.0	8582
External Wall Structure	8303	96.7	280	3.3	8582
Windows	6695	78.0	1888	22.0	8582
Doors	7214	84.1	1368	15.9	8582
Electrics	8217	95.7	365	4.3	8582
Heating	8497	99.0	85	1.0	8582

11.4 Just over a third (1,874 households) of owner occupiers in properties exhibiting disrepair have completed major improvements or repairs over the last five years. However the

majority of these improvements relate to the installation of energy efficiency measures (1,198 households) or new amenities (529 households). Only 19% of owner occupier households in dwellings non-decent due to disrepair intend to carry out repairs or improvements within the next 5 years.

TABLE 11: DWELLINGS DEFECTIVE ON DECENT HOMES REPAIR - SECONDARY BUILDING ELEMENT PERFORMANCE

SECONDARY BUILDING ELEMENT	DECENT HOMES CONDITION				ALL DWELLINGS DEFECTIVE ON REPAIR
	COMPLIANT		NON-COMPLIANT		
	dwgs	%	dwgs	%	dwgs
Flashings	6565	76.5	2018	23.5	8582
Rainwear	7015	81.7	1568	18.3	8582
Underground Drainage	8582	100.0	0	0.0	8582
Internal Floor Structure	8582	100.0	0	0.0	8582
Internal Floor Finishes	8582	100.0	0	0.0	8582
Internal Wall Structure	8582	100.0	0	0.0	8582
Internal Wall Finishes	8582	100.0	0	0.0	8582
Internal Ceiling Finishes	8507	99.1	76	0.9	8582
Internal Doors	8582	100.0	0	0.0	8582
Fireplaces/Flues	8582	100.0	0	0.0	8582
Internal Balustrades	8582	100.0	0	0.0	8582
Plumbing	8582	100.0	0	0.0	8582
Kitchens	8482	98.8	101	1.2	8582
Bathrooms	8363	97.4	219	2.6	8582

DISREPAIR BY SECTOR

11.5 Variations in repair performance within the housing stock reflect higher rates of disrepair for:

- ***The 1919-1945 housing sector (19.2%);***
- ***Private rented dwellings (18.2%) compared to 7.4% for owner occupier properties; and***
- ***Purpose built flats (23.4%).***

11.6 Costs to address disrepair within the Decent Homes Standard are estimated at £55.498M net averaging £6,466 per defective dwelling.

FIGURE 19: DECENT HOMES REPAIR PERFORMANCE BY TENURE, DWELLING AGE AND DWELLING TYPE

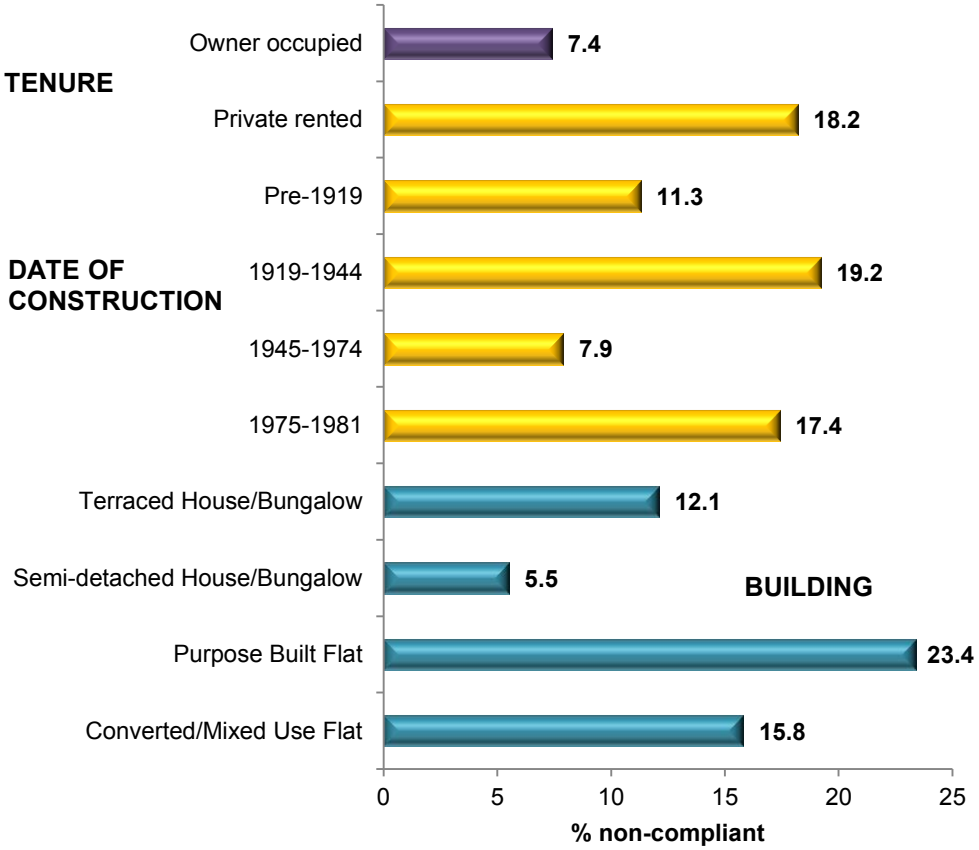


TABLE 12: COST OF DECENT HOMES REPAIR FAILURES BY TENURE, DWELLING TYPE AND DATE OF CONSTRUCTION

	DECENT HOMES REPAIR COSTS		
	Average	Total	%
TENURE			
Owner occupied	5761	31325121	63.4
Private rented	7166	19548155	31.8
Unob/Vacant	11078	4624429	4.9
DATE OF CONSTRUCTION			
Pre-1919	5826	14977079	30.0
1919-1944	7518	19245629	29.8
1945-1964	1992	1801438	10.5
1965-1974	10360	15811307	17.8
Post 1974	3585	3662251	11.9
MAIN HOUSE TYPE			
Terraced House/Bungalow	6343	35454852	65.1
Semi-Detached House/Bungalow	5748	9382910	19.0
Purpose Built Flat	8586	9999238	13.6
Converted/Mixed Use Flat	3369	660705	2.3
All Dwellings	**6466**	**55497704**	**100.0**

12. HOUSING AMENITIES AND FACILITIES

AMENITIES & FACILITIES

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

a) ***The amenity/modern facilities requirements of the Decent Homes Standard;***
b) ***Home security arrangements; and***
c) ***Dwelling adaptation.***

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; and/or***
- ***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. 6,175 dwellings (6.9%) offer kitchens over 20 years old, 3,688 dwellings (4.1%) offer bathrooms over 30 years old. Linked to this modern age profile, additional amenity defects are recorded in fewer than 1% of the housing stock:

- ***794 dwellings (0.9%) offer inadequate space and layout in the kitchen; and***
- ***111 dwellings (0.1%) offer an unsatisfactory bathroom location or an unsatisfactory WC location; and***

In addition to amenities no defects were recorded on noise. To fail the Decent Homes Standard a dwelling must be deficient on three or more amenity requirements. This results in very low levels of failure (only 431 dwellings) within the standard.

HOME SECURITY

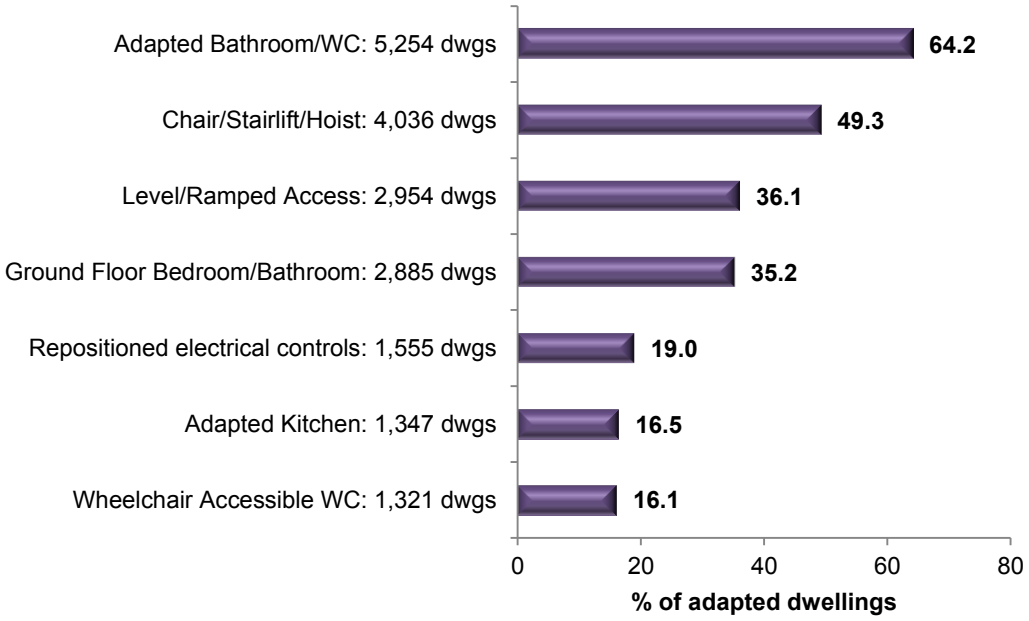
12.4 Rising public awareness of and media exposure to crime have placed an increasing emphasis on home security. Core security measures within the home can be assumed to include secure access door locking and window locking to ground floor windows and to upper floor windows where appropriate. Core security measures are present in 87,241 dwellings (97%) but absent in 2,659 dwellings (3%).

12.5 8,474 dwellings (94.4%) have internal smoke alarms fitted; 507 dwellings (5.6%) have no internal smoke alarm provision.

DWELLING ADAPTATION

12.6 8,185 dwellings (9.1%) have been specially adapted for individuals with special requirements. Where adaptations are present the most common relate to adapted bathroom/WC amenities, chair/stair lift and level/ramped access. Relationships between dwelling adaptation, household illness and special needs are examined in Chapter 19 of this report.

FIGURE 20: TYPES OF ADAPTATION



13. HOME ENERGY EFFICIENCY

HOME ENERGY INFORMATION

13.1 Information on home energy efficiency was collected within the RDSAP framework in addition to the assessment of thermal comfort performance within the Decent Homes Standard.

13.2 Key indicators used from the energy efficiency audit include:

- ***SAP Rating (Standard Assessment Procedure);***
- ***Carbon Dioxide Emissions (CO_2);***
- ***Energy Costs; and***
- ***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, thereby allowing dwellings to be compared.

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

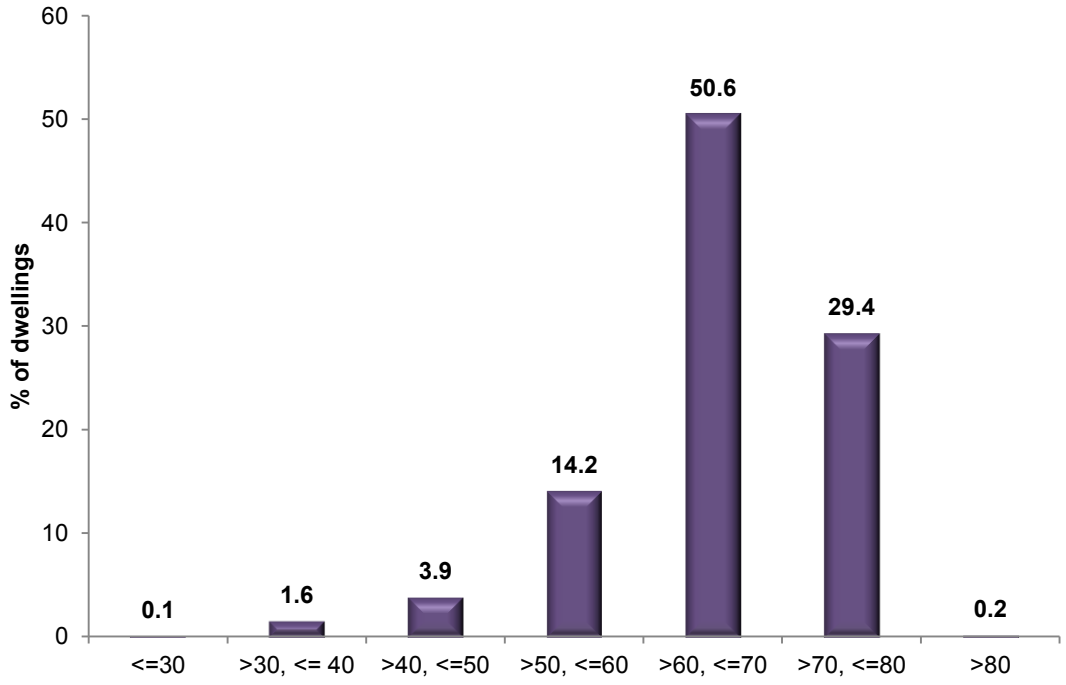
Band F: 21-38

Band G: 1-20

ENERGY EFFICIENCY PERFORMANCE

13.3 The current SAP Rating for occupied private sector housing in Sunderland is measured at 65, significantly above the national average of 57 for all private housing in England (English Housing Survey 2012 - 2013). Average CO_2 emissions total 3.7 tonnes per annum again significantly better than the national average of 5.9 tonnes for all private housing in England. Average annual energy costs are estimated at £897 per annum giving a total private sector household energy bill for Sunderland of £79.850M per annum. The lower quartile SAP Rating for private housing in Sunderland is 61; 994 private dwellings (1.1%) have a SAP Rating of under 35.

FIGURE 21: SAP RATING DISTRIBUTION

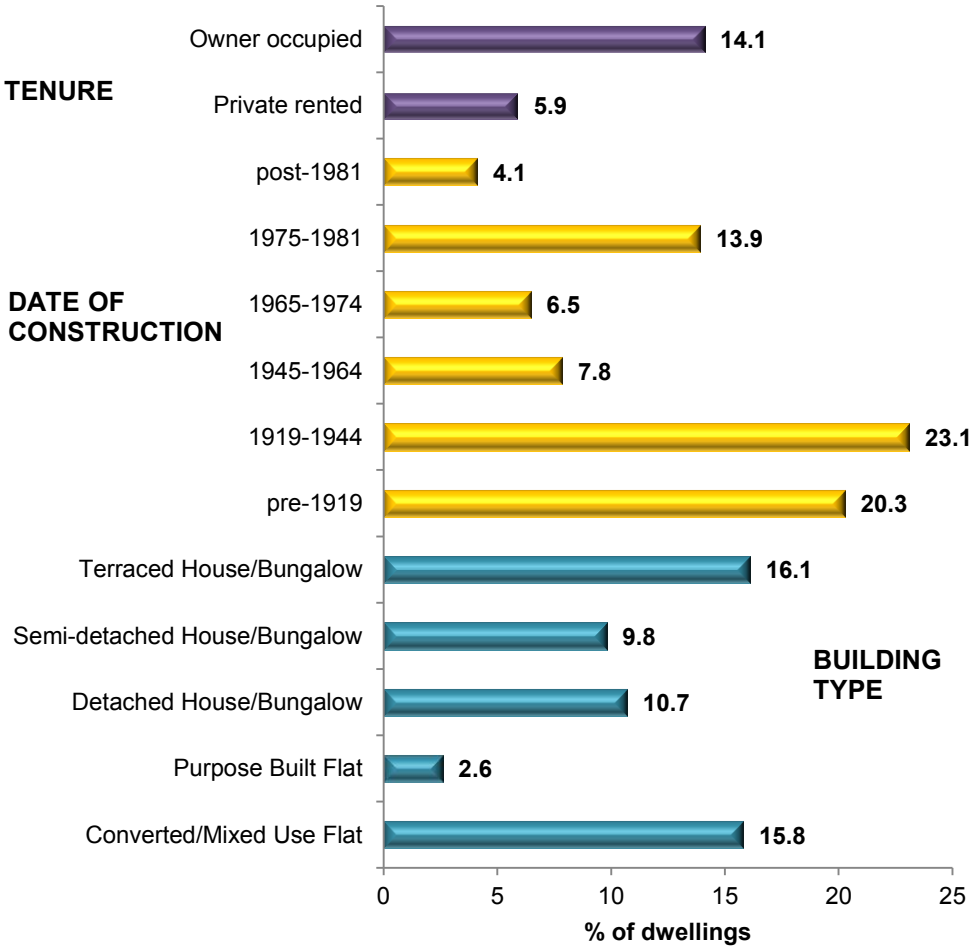


13.4 The proportion of private dwellings in the lowest EER bands (E and G) is significantly below the national average. 12.9% of private dwellings in Sunderland (11,407 dwellings) fall within EER bands E, F and G compared to 34.3% of private dwellings nationally.

TABLE 13: ENERGY EFFICIENCY RATINGS (EER) SUNDERLAND AND ENGLAND			
EER BANDING	SUNDERLAND 2014		ENGLAND 2012
	dwgs	%	%
Band A & B (SAP 81 - 100)	111	0.1	0.6
Band C (SAP 69 - 80)	35304	39.7	14.2
Band D (SAP 55 - 68)	42149	47.4	51.0
Band E (SAP 39 - 54)	10108	11.4	27.3
Band F (SAP 21 - 38)	1299	1.5	5.5
Band G (SAP 1 - 20)			1.5

13.5 Sectoral variations in EER's indicate the highest concentrations of low rated dwellings are found amongst owner occupiers, terraced properties and those dwellings constructed pre 1944.

FIGURE 22: PROPORTION OF LOW RATED (E, F & G) DWELLINGS



ENERGY EFFICIENCY ATTRIBUTES

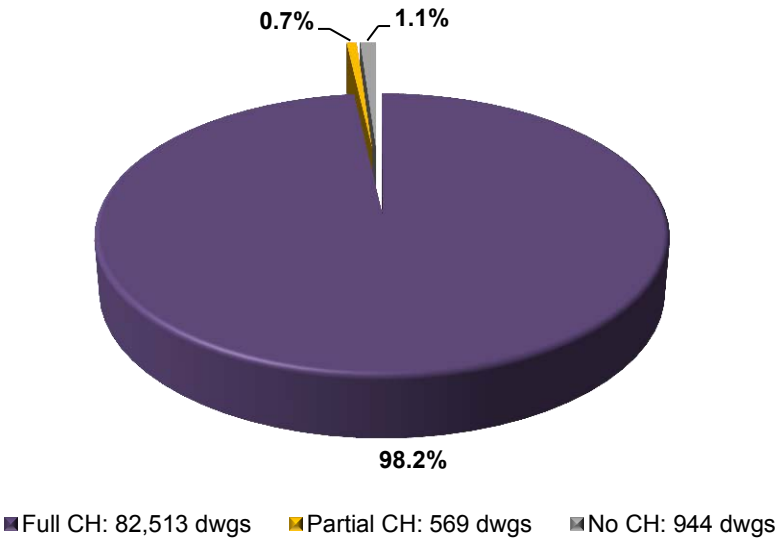
13.6 Underlying the energy efficiency of private sector housing the following attributes apply:

- ***4,275 occupied dwellings (5.1%) contain loft insulation levels below 100mm. 4,152 dwellings (4.9%) offer loft insulation to 100mm, 10,289 dwellings (12.2%) to 150mm, and 62,974 dwellings (74.9%) to 200mm or above. In 2,335 dwellings (2.8%) loft insulation is not appropriate due to other uses over. Loft insulation provision in Sunderland is better than the national average. Nationally, 50.4% of private sector housing has loft insulation of 150mm or above. Locally, 87.2% of private housing meets this target.***

- ***82,852 occupied dwellings (98.6%) offer some form of double glazing, the majority of which is whole house. Levels of double glazing in Sunderland are above the national average for all tenure housing in England (78.8% - 2012).***

- ***82,513 dwellings (98.2%) offer full central heating with an additional 569 dwellings (0.7%) offering partial heating systems. 944 dwellings (1.1%) lack central heating.***

FIGURE 23: CENTRAL HEATING PROVISION



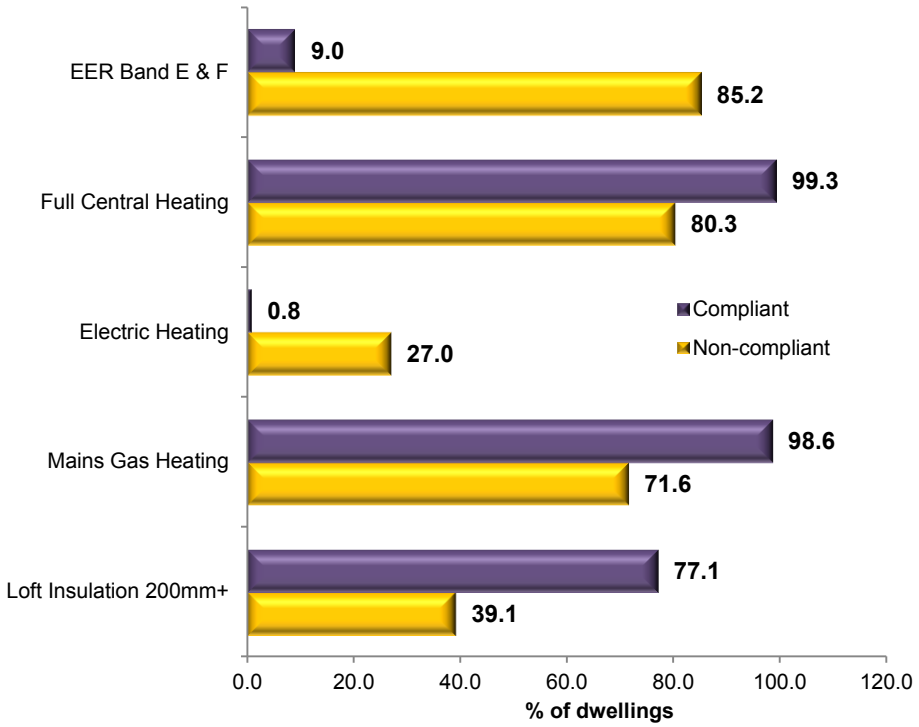
DECENT HOMES THERMAL COMFORT

13.7 To meet the requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. 4,793 occupied dwellings (5.7%) fail to meet the requirements. Variations in thermal comfort performance reflect higher rates of failure in pre-1945 dwellings and purpose built flats.

TABLE 14: DECENT HOMES THERMAL COMFORT PERFORMANCE BY TENURE, DATE OF CONSTRUCTION AND HOUSE TYPE						
	DECENT HOMES THERMAL COMFORT					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	65716	93.8	4315	6.2	70031	100.0
Private rented	13342	96.5	478	3.5	13820	100.0
Unob/Vacant	174	100.0	0	0.0	174	100.0
DATE OF CONSTRUCTION						
Pre-1919	17738	90.1	1960	9.9	19698	100.0
1919-1944	11909	92.2	1001	7.8	12910	100.0
1945-1974	28389	97.9	604	2.1	28993	100.0
Post 1974	21197	94.5	1228	5.5	22425	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	40311	93.6	2738	6.4	43049	100.0
Semi-Detached House/Bungalow	26976	95.4	1300	4.6	28276	100.0
Detached House/Bungalow	7372	99.1	71	0.9	7443	100.0
Purpose Built Flat	3855	84.9	684	15.1	4539	100.0
Converted/Mixed Use Flat	719	100.0	0	0.0	719	100.0
All Dwellings	**79233**	**94.3**	**4793**	**5.7**	**84026**	**100.0**

13.8 Properties failing Decent Homes thermal comfort requirements have an average SAP rating of 45 compared to 67 for dwellings compliant with the Standard. 85.2% of non-compliant dwellings are in EER bands E & F compared to 9% of compliant dwellings. Non-compliant dwellings offer significantly lower levels of central heating, a higher dependency on electricity as a primary heating fuel, and lower levels of insulation.

FIGURE 24: DECENT HOMES THERMAL COMFORT AND ENERGY ATTRIBUTES

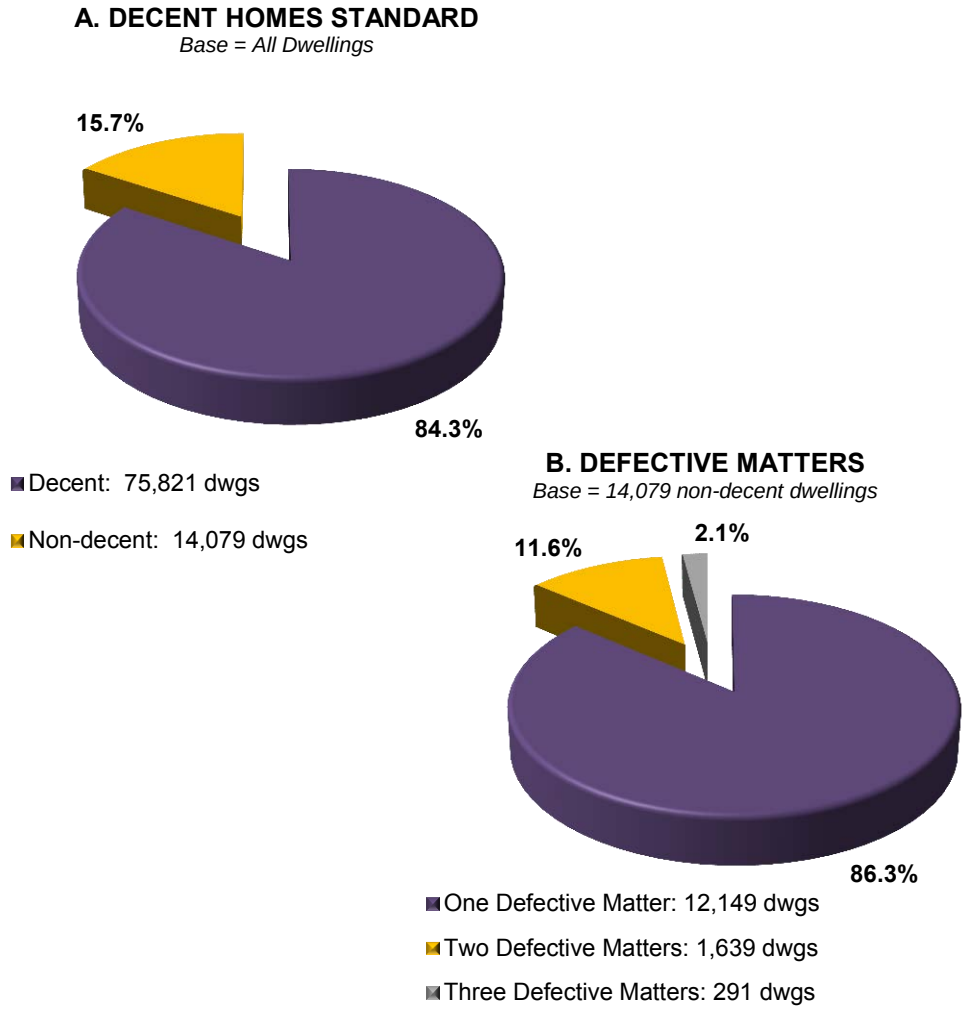


14. DECENT HOMES OVERALL PERFORMANCE

OVERALL PERFORMANCE

14.1 Rates of non-decency in Sunderland are below the national average. Overall, 75,821 dwellings meet the requirements of the Decent Homes Standard and are decent. These represent 84.3% of all private dwellings in Sunderland. The remaining 14,079 dwellings (15.7%) fail to meet the requirements and are non-decent. The majority of non-decent dwellings (12,149 dwellings, 86.3%) are defective on one matter of the Decent Homes Standard; the remaining 1,930 non-decent dwellings (13.7%) exhibit multiple defects.

FIGURE 25: OVERALL PERFORMANCE ON THE DECENT HOMES STANDARD



14.2 The pattern of category failure within the standard is illustrated in table 15. Defects on the Decent Homes Standard are dominated by 'Disrepair Only' – 7,441 dwellings (52.9%) and 'Thermal Comfort Only' – 3,366 dwellings (23.9%).

TABLE 15: NON-DECENT DWELLINGS - DEFECT CLASSIFICATION		
	DECENT HOMES DEFECT CLASSIFICATION	
	dwgs	%
HHSRS only	1012	7.2
Disrepair only	7441	52.9
Amenities only	330	2.3
Energy only	3366	23.9
HHSRS and disrepair	402	2.9
HHSRS and energy	789	5.6
Disrepair and amenity	101	0.7
Disrepair and energy	348	2.5
HHSRS, disrepair and energy	291	2.1
ALL DWELLINGS NON-DECENT	**14079**	**100.0**

SECTORAL VARIATIONS

14.3 Variations in decent homes performance reflect significantly higher rates of failure for:

- ***The private rented sector : 21.2%;***
- ***Purpose built flats : 37.1; and***
- ***Dwellings constructed either pre-1919 or between 1919 and 1944 : 21.4% and 26.4% respectively.***

TABLE 16: DECENT HOMES COMPLIANCY BY TENURE, DATE OF CONSTRUCTION AND HOUSE TYPE						
	DECENT HOMES STANDARD					
	Compliant		Non-compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	63016	85.7	10487	14.3	73504	100.0
Private rented	11804	78.8	3174	21.2	14978	100.0
Unobtainable	1000	70.6	417	29.4	1418	100.0
DATE OF CONSTRUCTION						
Pre-1919	17964	78.6	4884	21.4	22848	100.0
1919-1944	9804	73.6	3520	26.4	13324	100.0
1945-1974	27428	89.4	3241	10.6	30669	100.0
Post 1974	20625	89.4	2435	10.6	23060	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	37470	81.0	8788	19.0	46258	100.0
Semi-Detached House/Bungalow	26368	89.2	3176	10.8	29544	100.0
Detached House/Bungalow	7807	99.1	71	0.9	7878	100.0
Purpose Built Flat	3131	62.9	1848	37.1	4980	100.0
Converted/Mixed Use Flat	1044	84.2	196	15.8	1240	100.0
ALL DWELLINGS	**75821**	**84.3**	**14079**	**15.7**	**89900**	**100.0**

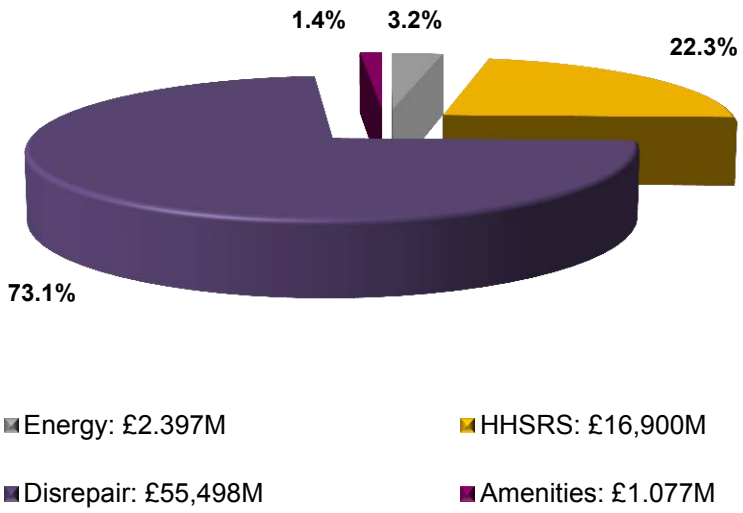
15. NON-DECENT HOMES INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

15.1 Costs to address non-decency are estimated at 75.872M averaging £5,390per non-decent home. Individual costs range from £500 linked to energy improvement measures to £15,000 linked to comprehensive failure across the standard. 75% of outstanding costs are associated with disrepair - estimated at £12.953M. Costs are at first quarter 2014 and are net of fees, preliminaries, contingencies and VAT.

TABLE 17: NON DECENT DWELLINGS - COST TO ACHIEVE DECENCY			
	COST TO ACHIEVE DECENCY		
	Average Cost (£)	Total Cost (£M)	%
DECENT HOMES DEFECT CLASSIFICATION			
HHSRS only	6547	6628184	8.7
Disrepair only	6936	51609288	68.0
Amenities only	2500	825296	1.1
Energy only	500	1682841	2.2
HHSRS and disrepair	8106	3255421	4.3
HHSRS and energy	6723	5301609	7.0
Disrepair and amenity	6393	644832	0.8
Disrepair and energy	10547	3669720	4.8
HHSRS, disrepair and energy	7752	2254901	3.0
Total	**5389**	**75872092**	**100.0**

FIGURE 26: COSTS TO ADDRESS NON-DECENT HOMES



COST DISTRIBUTION BY SECTOR

15.2 Costs to achieve decency by housing sector are illustrated in table 18. Adjusting for variations in sector size outstanding costs are weighted towards the private rented and terraced housing sectors.

TABLE 18: COSTS TO ACHIEVE DECENCY BY HOUSING SECTOR

	Non-decent Dwellings		Cost to Achieve Decency		
	dwgs	Row %	Average	Total	Col %
			£	£M	%
TENURE					
Owner occupied	10487	14.3	4740	49706887	74.5
Private rented	3174	21.2	6786	21540776	22.5
Unobtainable	417	29.4	11078	4624429	3.0
MAIN HOUSE TYPE					
Terraced House/Bungalow	8788	19.0	5254	46172584	62.4
Semi-Det. House/Bungalow	3176	10.8	5757	18283923	22.6
Detached House/Bungalow	71	0.9	5856	413734	0.5
Purpose-Built Flat	1848	37.1	5595	10341146	13.1
Converted Flat	196	15.8	3369	660705	1.4
DATE OF CONSTRUCTION					
Pre-1919	4884	21.4	4637	22645336	34.7
1919-1944	3520	26.4	6171	21720156	25.0
1945-1974	3241	10.6	8020	25991149	23.0
Post 1974	2435	10.6	2265	5515450	17.3
ALL SECTORS	**14079**	**15.7**	**5389**	**75872092**	**100.0**

16. DECENT PLACES - ENVIRONMENTAL CONDITIONS

DECENT PLACES AND LIVEABILITY

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

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

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

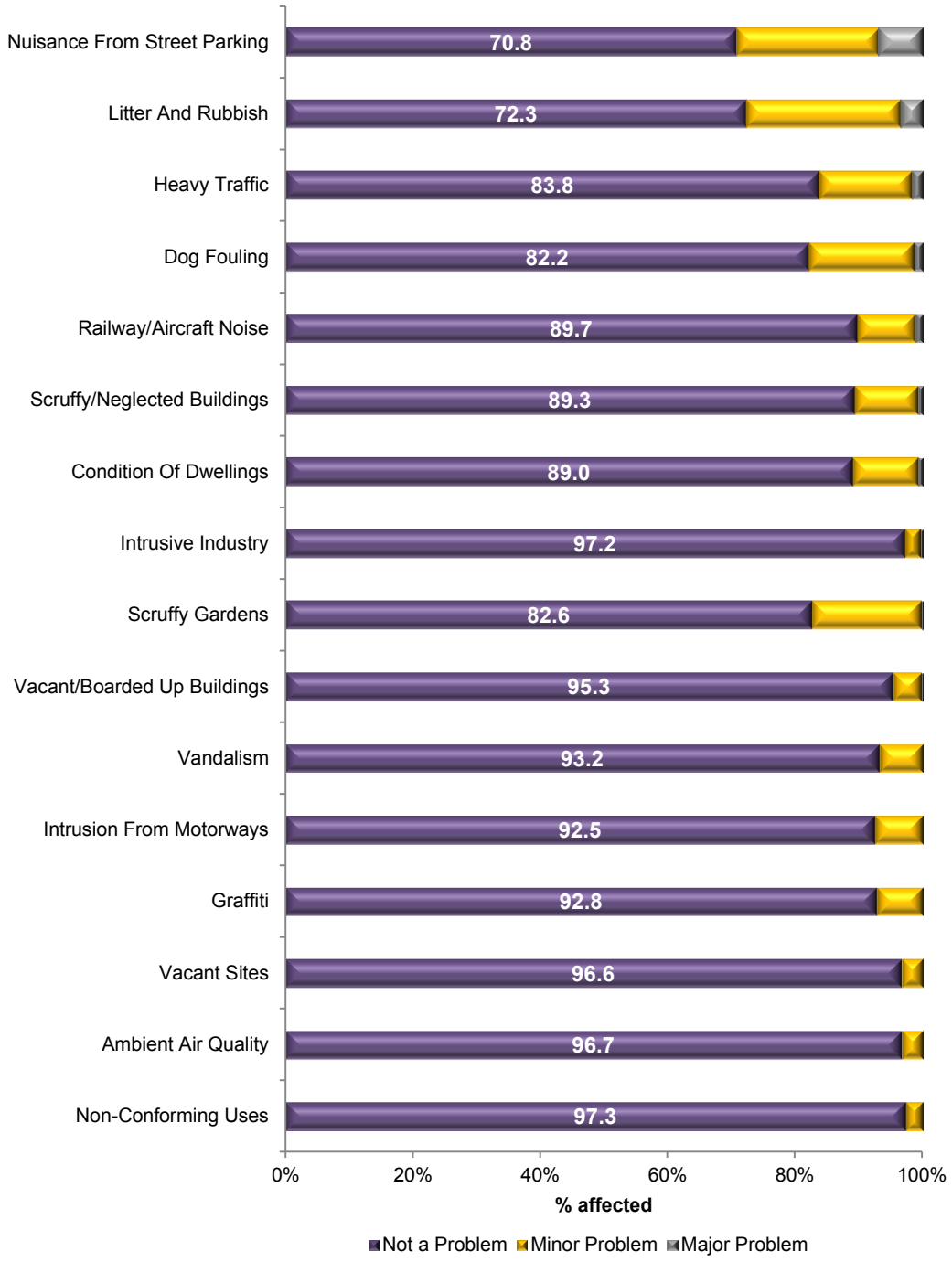
TRAFFIC - Road traffic and other forms of transport. Specifically the presence of: intrusive main roads and motorways, railway or aircraft noise, heavy traffic and poor ambient air quality.

ENVIRONMENTAL ISSUES

16.2 Environmental issues are apparent but are generally of minor impact. Major impact problems were identified against only 11 indicators, with all bar 2 affecting less than 2% of dwellings. The most notable major issues relate to;

- ***Street Parking : 6,166 dwellings (6.9%);***
- ***Litter / Rubbish : 3,100 dwellings (3.4%); and***
- ***Heavy Traffic : 1,509 dwellings (1.7%).***

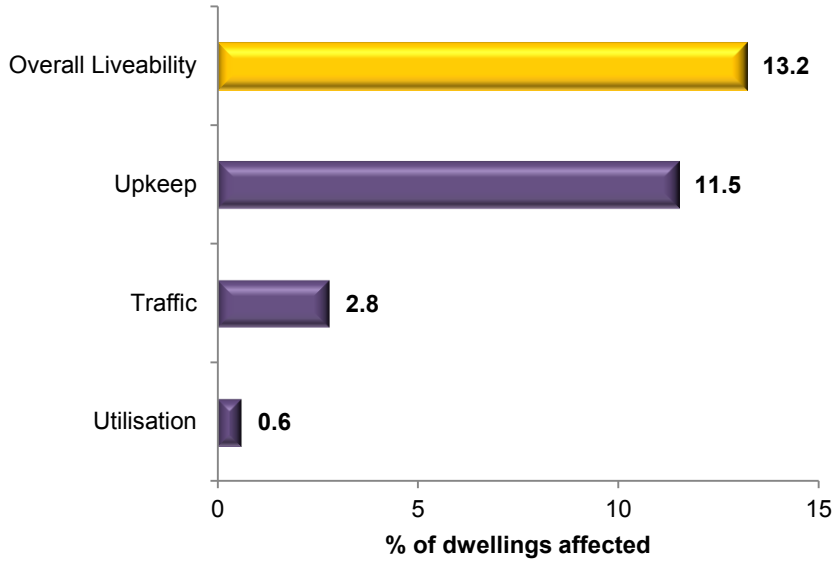
FIGURE 27: ENVIRONMENTAL ISSUES



LIVEABILITY

16.3 Overall, 11,858 dwellings (13.2%) are located in residential environments experiencing liveability problems that are a major problem. Problems with upkeep affect 10,328 dwellings (11.5%), traffic problems affect 2,523 dwellings (2.8%) and utilisation issues affect 581 dwellings (0.6%).

FIGURE 28: LIVEABILITY PROBLEMS



16.4 Environmental problems are more noted in areas of older properties; 24.8% of pre-1919 dwellings are adversely affected by local environmental problems compared to 1.4% of post 1974 dwellings. Dwellings within the private rented sector are also more likely to be areas exhibiting environmental problems compared to owner occupied dwellings.

TABLE 19: ENVIRONMENTAL PROBLEMS BY TENURE, DATE OF CONSTRUCTION AND HOUSE TYPE

	ENVIRONMENTAL PROBLEMS					
	Absent		Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	65651	89.3	7852	10.7	73504	100.0
Private rented	11257	75.2	3722	24.8	14978	100.0
Unobtainable	1133	79.9	284	20.1	1418	100.0
DATE OF CONSTRUCTION						
Pre-1919	17174	75.2	5674	24.8	22848	100.0
1919-1944	11946	89.7	1378	10.3	13324	100.0
1945-1974	26189	85.4	4480	14.6	30669	100.0
Post 1974	22733	98.6	327	1.4	23060	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	38747	83.8	7512	16.2	46258	100.0
Semi-Detached House/Bungalow	26204	88.7	3339	11.3	29544	100.0
Detached House/Bungalow	7878	100.0	0	0.0	7878	100.0
Purpose Built Flat	4217	84.7	763	15.3	4980	100.0
Converted/Mixed Use Flat	995	80.2	245	19.8	1240	100.0
ALL DWELLINGS	**78041**	**86.8**	**11858**	**13.2**	**89900**	**100.0**

SECTION 5:
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

Chapter 17: Housing Conditions and Household Circumstances
Chapter 18: Fuel Poverty
Chapter 19: Housing and Health
Chapter 20: Household Attitudes to Housing and Local Areas

17. HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSING AND HOUSEHOLD CONDITIONS

17.1 Relationships between housing conditions and household circumstances are summarised in tables 20 and 21 with regard to household social and economic characteristics. Poor housing conditions are slightly over-represented in economically and socially disadvantaged households including elderly households, the economically vulnerable and those on low incomes. Thus:

- ***Older single person households comprise 19.1% of all private sector households yet account for 30.9% of households in non-decent dwellings;***
- ***Economically vulnerable households comprise 18.1% of all private households but account for 33.8% of all households in non-decent dwellings.***
- ***Generally the income of households living in poor condition dwellings is consistently below that of households living in dwellings in good condition. Thus households living in non-decent homes have a median annual income of £19,270 compared to £37,700 for households living in decent homes.***

TABLE 20: THE SOCIAL CHARACTERISTICS OF HOUSEHOLDS LIVING IN NON-DECENT HOMES

	DECENT HOMES STANDARD (HHSRS)					
	Compliant		Non-Compliant		ALL HOUSEHOLDS	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	768	74.7	260	25.3	1028	100.0
25 - 34 Years	9424	87.1	1393	12.9	10817	100.0
35 - 44 Years	12224	86.4	1924	13.6	14148	100.0
45 - 54 Years	12597	87.8	1749	12.2	14347	100.0
55 - 64 Years	14637	83.8	2819	16.2	17457	100.0
65 Years And Over	20422	77.9	5808	22.1	26229	100.0
HOUSEHOLD TYPE						
One person under 60	5896	89.8	667	10.2	6562	100.0
One person aged 60 or over	11773	73.2	4313	26.8	16086	100.0
Lone (grand)parent with dependent child(ren)	2340	64.7	1279	35.3	3619	100.0
Other multi-person household	2639	89.6	307	10.4	2946	100.0
Couple no dependent children	30824	86.6	4777	13.4	35601	100.0
Couple with dependent children	16601	86.4	2609	13.6	19210	100.0
ALL HOUSEHOLDS	**70072**	**83.4**	**13953**	**16.6**	**84025**	**100.0**

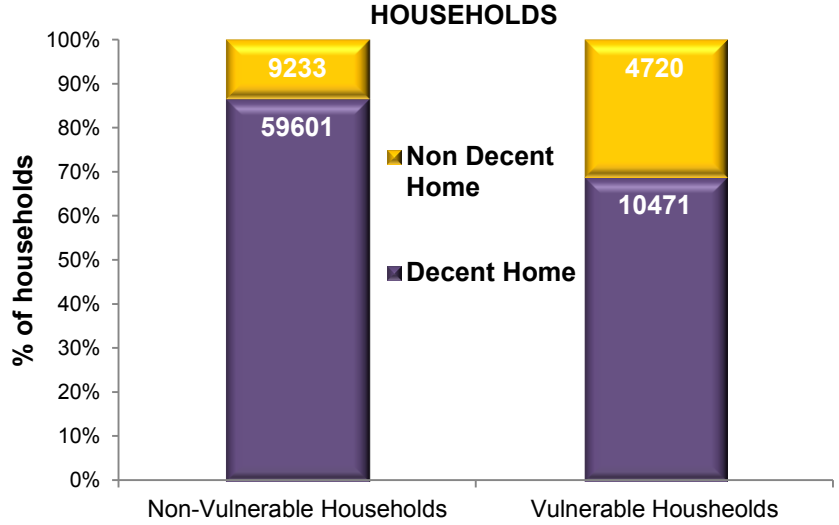
TABLE 21: THE ECONOMIC CHARACTERISTICS OF HOUSEHOLDS LIVING IN NON-DECENT HOMES	DECENT HOMES STANDARD (HHSRS)					
	Compliant		Non-Compliant		ALL HOUSEHOLDS	
	hholds	%	hholds	%	hholds	%
ECONOMIC STATUS HOH						
Full-Time Work	38897	88.3	5168	11.7	44065	100.0
Part-Time Work	1418	88.5	184	11.5	1601	100.0
Unemployed-Registered	2144	65.5	1129	34.5	3273	100.0
Permanently Sick/Disabled	1509	82.0	332	18.0	1841	100.0
Looking After Home	2094	85.1	367	14.9	2462	100.0
Wholly Retired	23447	78.1	6568	21.9	30015	100.0
Student	562	73.2	206	26.8	768	100.0
VULNERABLE HOUSEHOLDS						
Non Vulnerable	59601	86.6	9233	13.4	68834	100.0
Vulnerable	10471	68.9	4720	31.1	15191	100.0
All Households	**70072**	**83.4**	**13953**	**16.6**	**84025**	**100.0**

DECENT HOMES AND VULNERABLE HOUSEHOLDS

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

17.3 The survey estimates that there are 15,191 vulnerable private sector households in the Sunderland, representing 18.1% of all private households. Currently 10,471 economically vulnerable households (68.9%) live in decent homes. This figure is slightly below the previous PSA Target 7 requirement for 2011. Costs to improve non-decent homes for vulnerable households are estimated at £26.758M averaging £5,670 per vulnerable household.

FIGURE 29: DECENT HOMES AND VULNERABLE HOUSEHOLDS



18. FUEL POVERTY

FUEL POVERTY CALCULATION

18.1 Fuel poverty is dependent upon, and calculated using two factors:

a) ***Household circumstances (income) and ability to pay for domestic fuel; and***
b) ***The cost of domestic energy as reflected in underlying fuel tariffs and the energy efficiency of individual properties.***

Using these factors, fuel poverty calculation within this report has been based on the new Department of Energy and Climate Change (DECC) Low Income High Costs (LIHC) definition. 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.**

FUEL POVERTY LEVELS

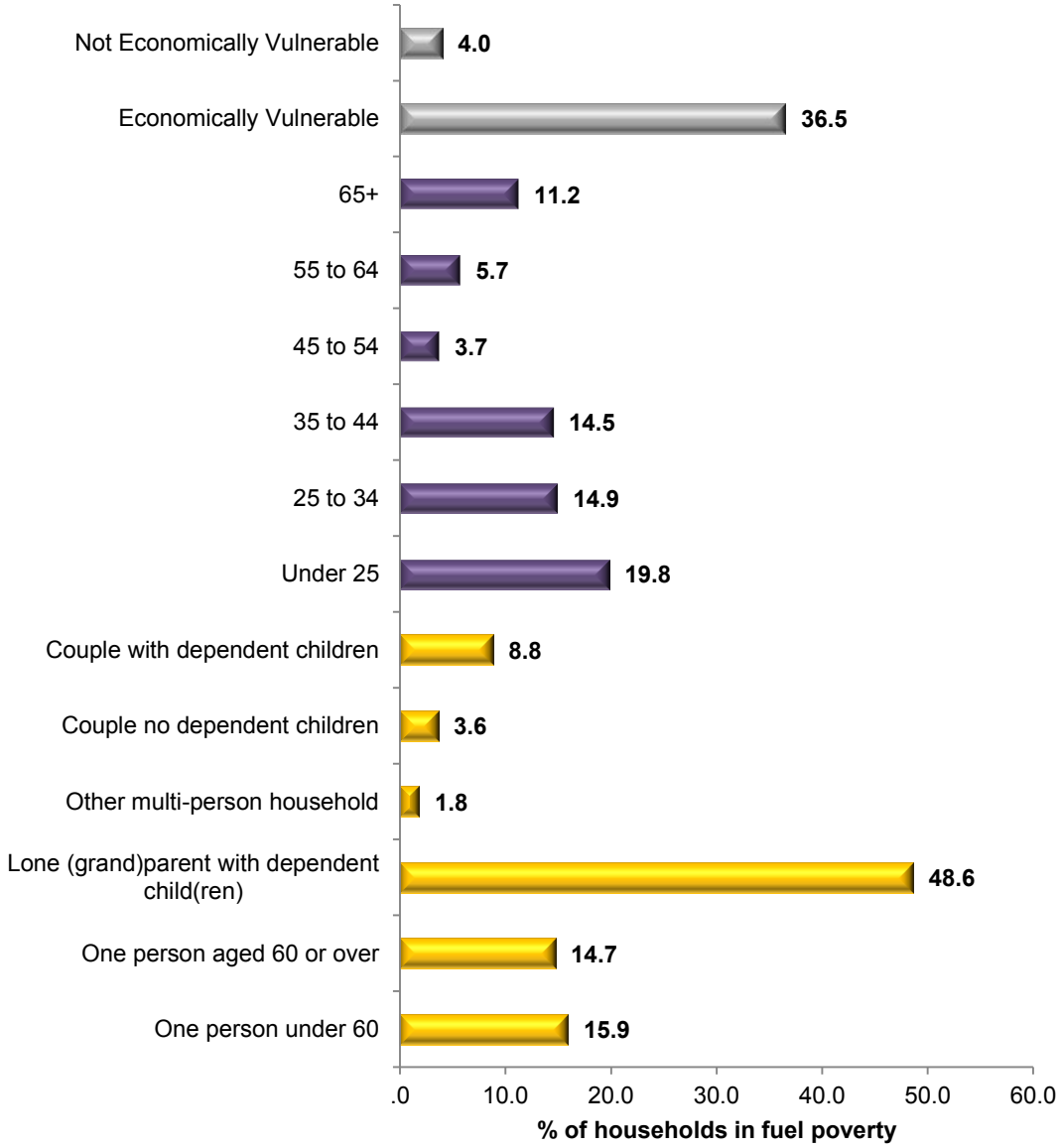
18.2 The median annual fuel cost for households in Sunderland is estimated at £888. 8,325 private sector households (9.9%) are estimated to have both low incomes and high fuel costs and are in fuel poverty. Levels of fuel poverty locally are below the average for private sector households in England; 11% in 2012.

HOUSEHOLDS AFFECTED

18.3 Demographically, fuel poverty impacts most strongly on younger households and those where the head of household is economically inactive.

18.4 The median annual income for households in fuel poverty is estimated at £14,070 compared to £37,700 for households not in fuel poverty.

FIGURE 30: RATES OF FUEL POVERTY BY AGE OF HOH AND HOUSEHOLD TYPE



SECTORS AND AREAS AFFECTED

18.5 Within the housing stock, rates of fuel poverty are above average for households living in the private rented sector (44.8%) and in pre-1919 housing (22.4%). Households who occupy non-decent housing are also more adversely affected by fuel poverty; 7.0% of households in decent dwellings are in fuel poverty compared to 24.6% of those in non-decent dwellings.

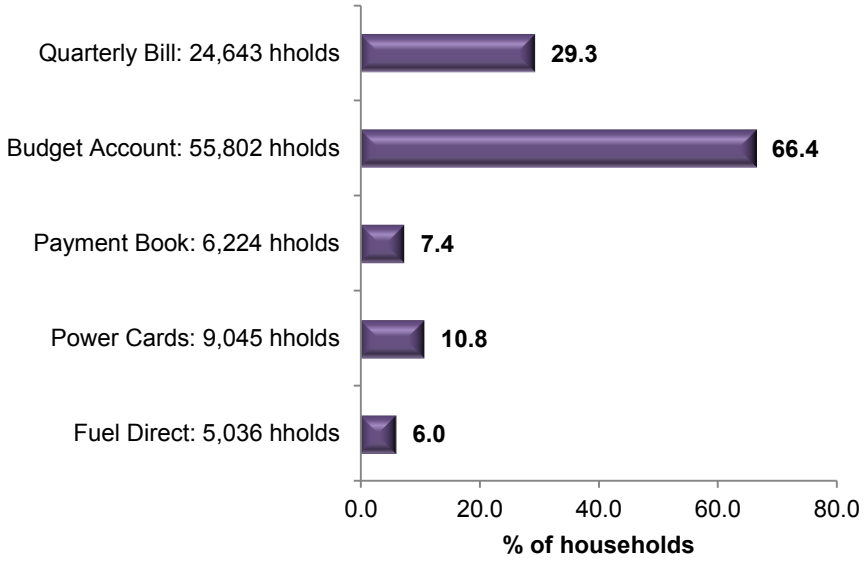
TABLE 22: HOUSEHOLDS IN FUEL POVERTY BY TENURE, DWELLING TYPE AND DATE OF CONSTRUCTION						
	Fuel Poverty					
	Not In Fuel Poverty		In Fuel Poverty		ALL HOUSEHOLDS	
	hholds	%	hholds	%	hholds	%
DATE OF CONSTRUCTION						
Pre-1919	15250	77.6	4403	22.4	19653	100.0
1919-1944	12313	95.2	624	4.8	12937	100.0
1945-1974	27015	93.3	1949	6.7	28964	100.0
Post 1974	21122	94.0	1349	6.0	22471	100.0
TENURE						
Owner occupied	68057	97.0	2119	3.0	70176	100.0
Private rented	7643	55.2	6206	44.8	13849	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	37656	87.7	5263	12.3	42919	100.0
Semi-Detached House/Bungalow	26969	97.7	631	2.3	27600	100.0
Detached House/Bungalow	6740	98.5	102	1.5	6842	100.0
Purpose Built Flat	3432	60.6	2228	39.4	5660	100.0
Converted/Mixed Use Flat	902	89.9	102	10.1	1004	100.0
All Households	**75700**	**90.1**	**8325**	**9.9**	**84025**	**100.0**

FUEL PAYMENTS AND FUEL USE

18.6 In addition to annual fuel costs residents were asked about their methods for fuel payment and their attitudes to and use of home heating. Households pay different prices for fuel, with the best tariffs for gas and electricity available for customers who shop around for on-line tariffs and pay by direct debit. Such tariffs are often out of reach for some households and particularly those on low incomes and/or benefits. The most common methods of fuel payment are by budget account (55,802 households – 66.4%) and quarterly bill (24,643 households – 29.3%). A significant proportion of households do however use other payment methods with these payment methods reflecting the highest tariffs. 6,224 households (7.4%) use payment books, 9,045 households (10.8%) use power cards and 5,036 households (6%) use fuel direct. Households may use more than one method to pay for their fuel and therefore the sum of the individual payment methods is greater than 100.

18.7 Households who use power cards are the most likely to be in fuel poverty; 33% of these households are estimated to be in fuel poverty compared to 5.8% of households who pay by budget account and 13.6% of those who pay by quarterly bill.

FIGURE 31: FUEL PAYMENT METHODS



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. 48,490 households (57.7%) found it quite easy to heat their home; a further 25,094 households (29.9%) could just afford it. 10,441 households (12.5%) experience difficulty in heating their home. A third of households indicating they experience difficulty in heating their home are in fuel poverty compared to just 3.4% of those households who find it quite easy to heat their home.

18.9 High fuel costs and financial restrictions often lead to a reduction in heating within the home through selective heating of some rooms. 61,916 households (73.7%) stated that they heated all rooms in the winter; 15,898 households (18.9%) heated most rooms while 5,662 households (6.8%) heated only some rooms or one room. Selective heating is more common among younger and older households and for those households experiencing fuel poverty; 16.7% of households in fuel poverty heat only some or one room only during the winter compared to 5.6% of households not in fuel poverty.

FUEL POVERTY FACTORS

18.10 While energy efficiency variations exist for dwellings occupied by households in fuel poverty and not in fuel poverty differentials are quite small. In this respect dwellings occupied by households in fuel poverty have an average SAP Rating of 64 compared to 66 for households not in fuel poverty. While energy efficiency improvements will impact positively on energy costs the greatest driver for fuel poverty in Sunderland is household income.

FIGURE 32: FUEL POVERTY, ENERGY EFFICIENCY AND MEDIAN HOUSEHOLD INCOME

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 Sunderland 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; and***
- ***The incidence of accidents within the home and their impact on health service resources.***

Using national case study data published for England[2] we have also attempted to quantify the economic cost of unhealthy housing in the areas of interest.

LONG-TERM ILLNESS AND DISABILITY

19.2 19,290 households in Sunderland (23%) indicated that at least one household member was affected by a long-term illness or disability. Illness/disability is strongly age-related. 12,740 households affected by illness/disability (65%) have a head of household aged 65 years and over, a further 2,374 households affected (12.3%) have a head of household aged 55 - 64 years.

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:*** ***11,505 households – 59.6%;***
- ***Heart/Circulatory Problems:*** ***7,645 households – 39.6%;***
- ***Other physical disability:*** ***6,363 households – 33% and***
- ***Respiratory Illness:*** ***4,954 households – 25.7%.***

For many households either one individual suffers several illness/disabilities or the household contains more than one person with an illness/disability. Consequently the number of individual complaints is in excess of the number of households affected.

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

FIGURE 33: LONG-TERM ILLNESS/DISABILITY AND AGE OF HEAD OF HOUSEHOLD

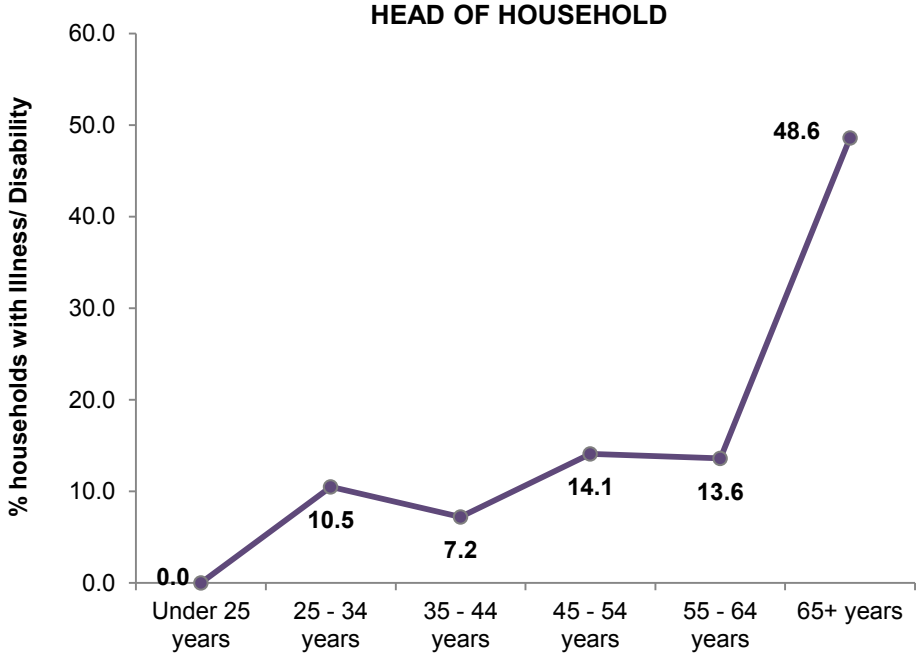
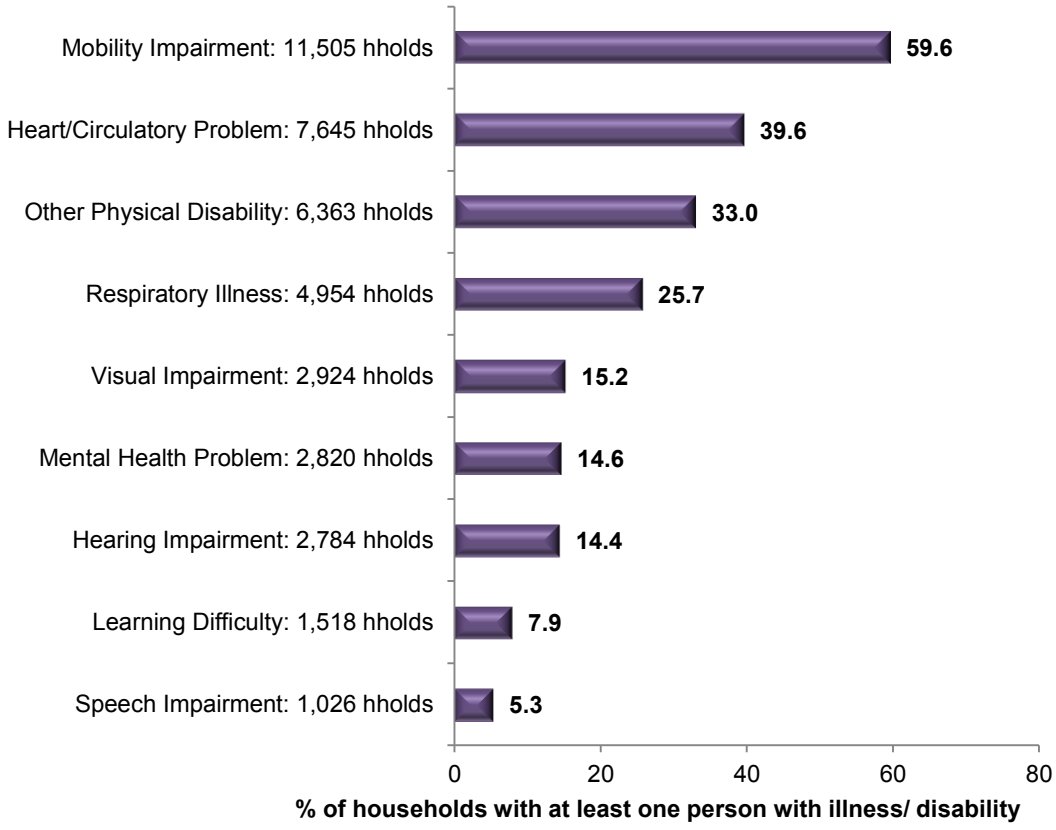


FIGURE 34: HOUSEHOLDS WITH LONG-TERM ILLNESS/DISABILITY - ILLNESS/DISABILITY TYPE



19.4 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.

TABLE 23: HOUSEHOLDS WITH ILLNESS/DISABILITY - HEALTH SERVICE ACTION WITHIN PAST YEAR

	No		Yes		All Households with Illness/ Disability	
	hholds	%	hholds	%	hholds	%
Consult GP Through Surgery Visit	3911	20.3	15379	79.7	19290	100.0
Consult GP Through Home Visit	15053	78.0	4237	22.0	19290	100.0
Consult NHS Direct	16988	88.1	2301	11.9	19290	100.0
Attend Hospital Accident/Emergency	16990	88.1	2300	11.9	19290	100.0
Attend Hospital As Outpatient	9110	47.2	10179	52.8	19290	100.0
Attend Hospital As Inpatient	15160	78.6	4129	21.4	19290	100.0

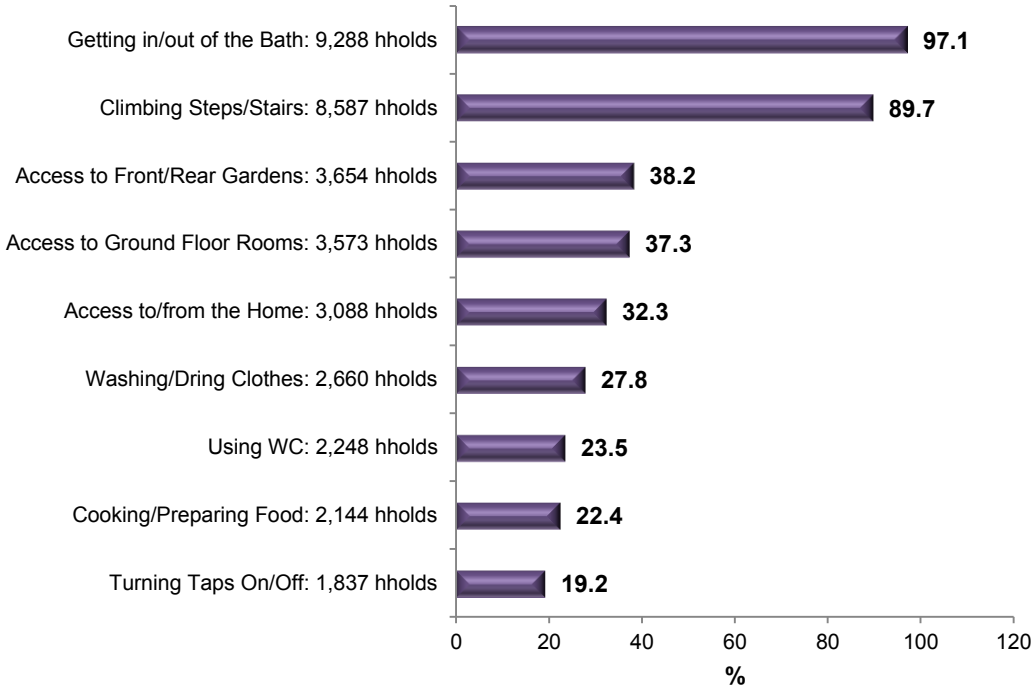
15,379 households containing at least one individual with an illness/disability (79.7%) have made a surgery visit to their GP, 4,237 households (22%) have arranged a home visit from their GP, and 10,179 households (52.8%) have attended hospital as an outpatient. Only 2,710 (14%) households with at least one individual with a long-term illness or disability have had no contact with a health service provider over the previous year.

MOBILITY AND ADAPTATION

19.5 Of the 19,290 households affected by a long-term illness or disability, 9,570 households (49.6%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 9720 households (50.4%). Among households where mobility is affected the most common problems relate to using bathroom amenities and climbing stairs.

FIGURE 35: MOBILITY PROBLEMS

Base = All households with long-term illness/disability and mobility problems (9,570 households)



19.6 Dwelling adaptation has been previously discussed in Chapter 12 with regard to the housing stock in general. Just fewer than two fifths (39%) of households with an individual with a long term illness/ disability and mobility problems associated with their dwelling live in an adapted dwelling. For the remaining 5,839 households with a mobility problem (61%) no adaptations have been made to their existing dwellings. These households represent the core short-term future demand for Disabled Facilities Grant support from Sunderland Council.

ACCIDENTS IN THE HOME/MINOR AILMENTS

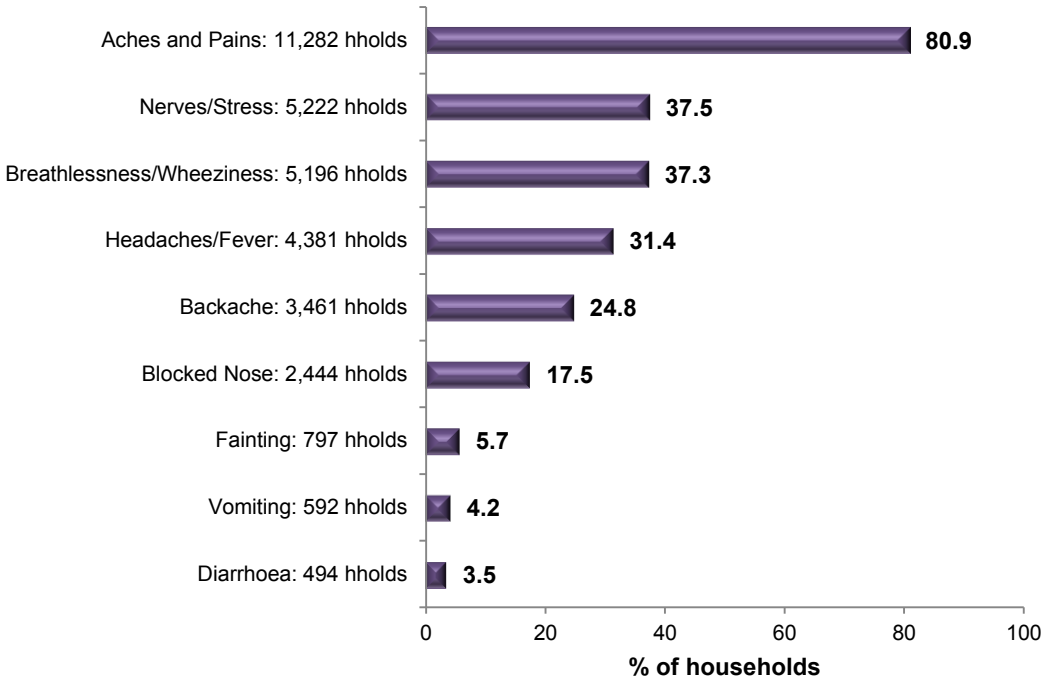
19.7 Additional health related issues were examined across the entire household population related to:

a) ***Minor ailments/symptoms resulting in a GP or hospital consultation within the past year;***
b) ***Accidents within the home.***

13,941 households (16.6%) stated that at least one household member had suffered from a minor ailment/ illness during the past year that resulted in either a visit to the GP or hospital. Many of the symptoms tested are suspected to be house condition related. The most common symptoms quoted were aches and pains (80.9%), nerves/stress (37.5%), breathlessness/wheeziness (37.3%), headaches/fever (31.4%) and backache (24.8%).

FIGURE 36: HOUSEHOLDS AFFECTED BY MINOR AILMENT/SYMPTOM - TYPE OF AILMENT RESULTING IN HEALTH SERVICE CONTACT

(Base: 13,941 households)



Households most affected by minor ailments/symptoms are primarily those containing at least one individual aged 60 or over.

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 11 of the report. Households were asked if any member had an accident in the home during the past year. 5,805 households (6.9%) stated that a household member had been affected with over two thirds related to a trip or fall. A quarter of the households where a household member has had a trip or fall occupy a property with a Category 2 hazard related to falls.

HOUSEHOLD VIEWS ON HOUSING AND HEALTH

19.9 Households were asked for their views on whether the design/condition of their home affected the health and well-being of their family. 49,827 households (59.3%) perceived no effect through condition with a further 28,736 households (34.2%) perceiving a positive effect through good quality/condition housing. 2,716 households (3.2%) thought that their current housing conditions impacted negatively on their family's health, the remaining 2,747 did not know if there was an impact.

19.10 On a scale of 0 (not at all) to 10 (completely) respondents were asked to score the following statements;

- Overall, how satisfied are you with your life nowadays?;
- Overall, to what extent do you feel that the things you do in your life are worthwhile?;
- Overall, how happy did you feel yesterday?; and
- Overall, how anxious did you feel yesterday?

Figures 37 to 40 illustrate the range of responses to these questions.

FIGURE 37: HOW SATISFIED ARE YOU WITH YOUR LIFE NOWADAYS?

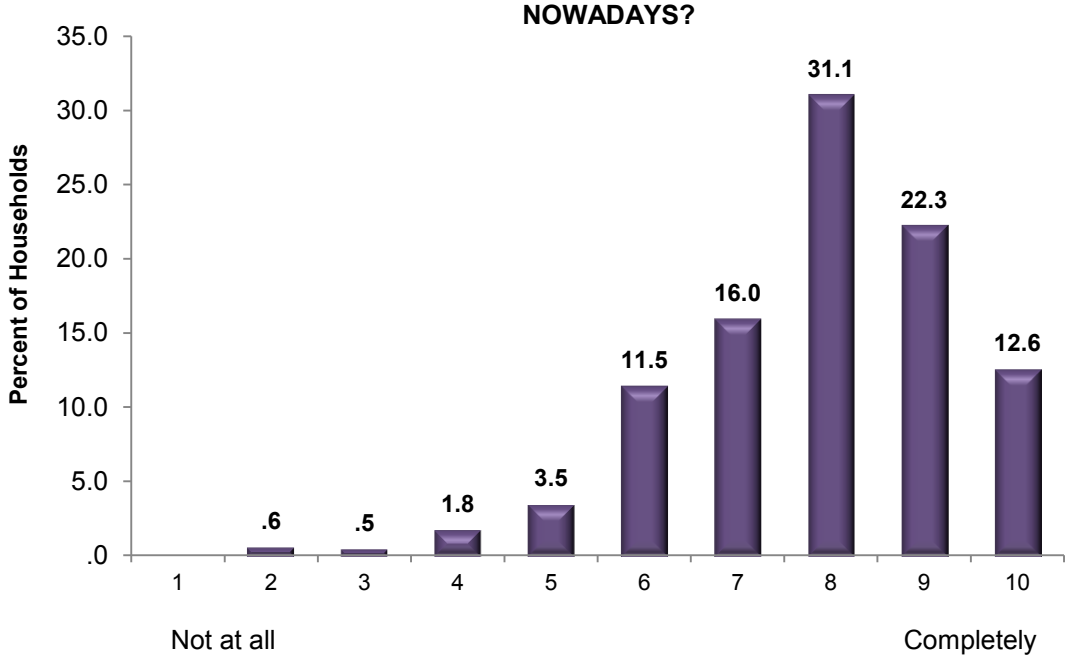


FIGURE 38: TO WHAT EXTENT DO YOU FEEL THAT THE THINGS YOU DO ARE WORTHWHILE?

FIGURE 39: HOW HAPPY DID YOU FEEL YESTERDAY?

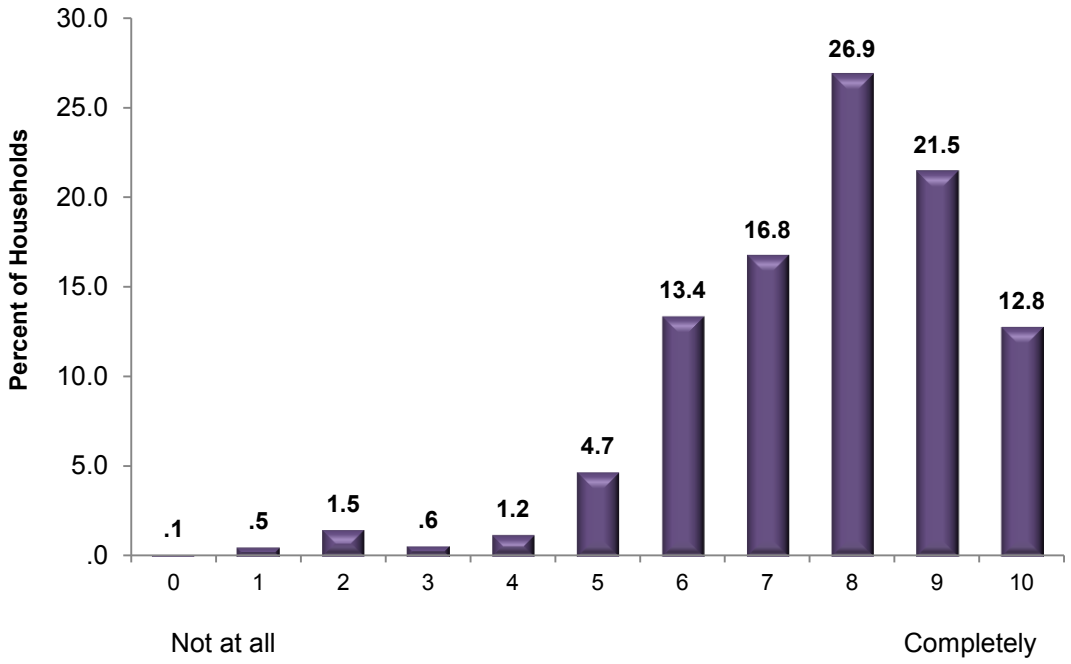
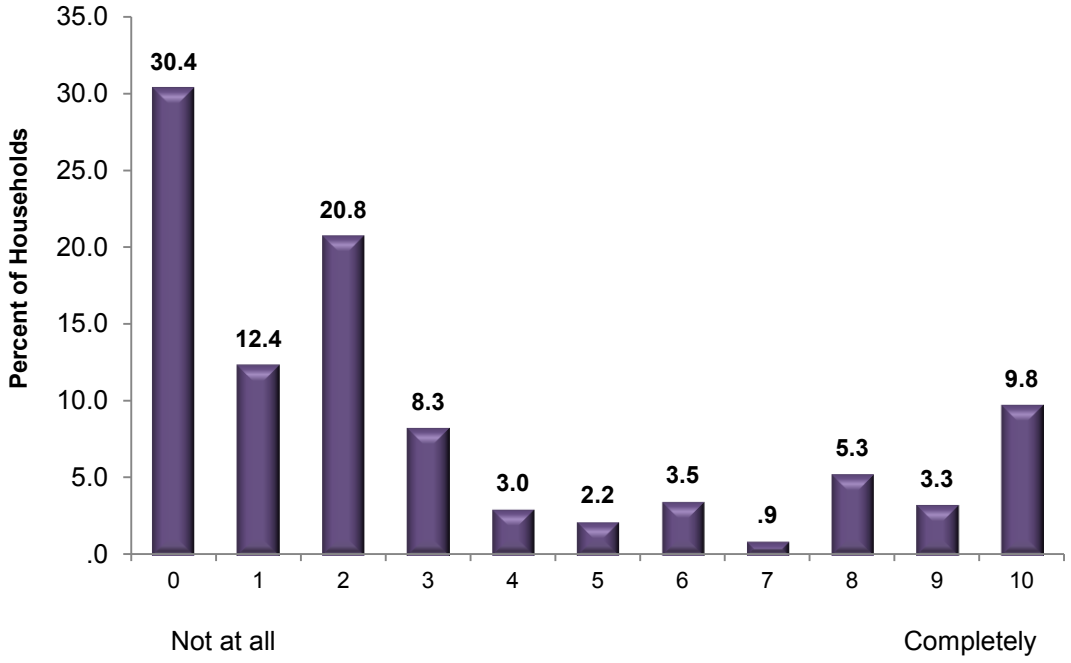


FIGURE 40: HOW ANXIOUS DID YOU FEEL YESTERDAY?



THE ECONOMICS OF HOUSING INTERVENTION

19.11 Recent research in England has examined and quantified the costs, and benefits to the NHS of reducing HHSRS Category 1 hazards to an acceptable level :- 'Quantifying the economic cost of unhealthy housing - a case study from England', 2011, Simon Nichol, Mike Roys,

Maggie Davidson, David Ormandy, Peter Ambrose. Using conclusions from this research at a national level and data from the house condition survey enables a local analysis to be completed. This is represented in table 24. 2,493 dwellings in Sunderland are affected by HHSRS Category 1 hazards. The spread of these hazards by risk type is illustrated in column 1 of the table. Costs to address Category 1 hazards as a one-off programme were calculated during the house condition survey and are illustrated in column 2 of the table. Columns 3 and 4 have applied national averages to local data to determine likely savings as a result of addressing Category 1 hazards. Savings fall into two groups: (a) Direct savings to the NHS, and (b) overall savings to society. The national research indicates that the annual cost to the NHS of treating health outcomes attributable to Category 1 HHSRS hazards in English housing accounts for a maximum of 40% of the total cost to society. Columns 5 and 6 of the table indicate payback periods through savings of actions to address Category 1 HHSRS hazards. Payback periods have been computed against direct NHS savings but also based on total savings to society.

19.12 One-off costs to address Category 1 hazards in Sunderland are estimated at £6.284M. These costs are estimated to attract NHS savings locally of £117,038 per annum giving a payback period of 54 years. Total savings to society are estimated at £292,596 per annum reducing this payment period to 21 years.

TABLE 24: THE COSTS AND BENEFITS TO THE NHS OF HOUSING INTERVENTION

HHSRS HAZARD	NUMBER OF CATEGORY 1 HAZARDS	COST TO ADDRESS CATEGORY 1 HAZARD	ANNUAL SAVINGS TO NHS	TOTAL SOCIETY SAVINGS	PAYBACK PERIOD	
					NHS SAVINGS	TOTAL SAVINGS
	dwgs	£'s	£'s	£'s	years	years
Excess Cold	1957	5479812	17876	44690	307	123
Falls on Steps/Stairs	335	502033	70827	177068	7	2.8
Falls on the Level	202	302429	28335	70838	10.7	4.3
ANY OF THE ABOVE	**2493**	**6284274**	**117038**	**292596**	**54**	**21**

20. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

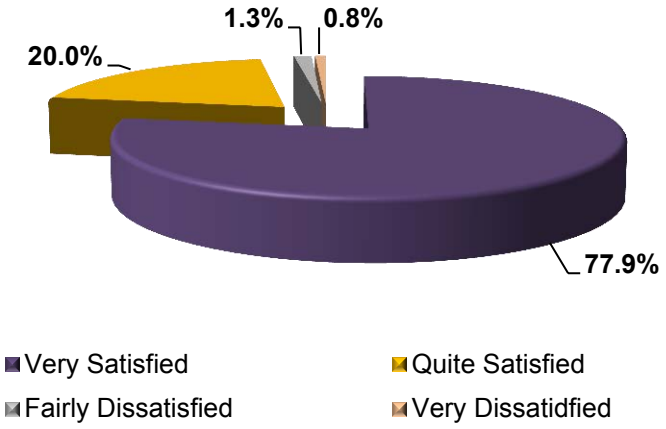
20.1 Balancing surveyors' views on housing and environmental conditions previously reported, household views were assessed with regard to:

- ***Satisfaction with housing circumstances;***
- ***Satisfaction with the local area;***
- ***Attitudes to area trends; and***
- ***Problems within their local area, including perceptions of local safety.***

HOUSING SATISFACTION

20.2 Housing satisfaction levels are good. 65,421 households (77.9%) are very satisfied with their current accommodation, 16,811 households (20%) are fairly satisfied. Only, 1,793 households (2.1%) expressed direct dissatisfaction with their home.

FIGURE 41: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING



AREA SATISFACTION AND AREA TRENDS

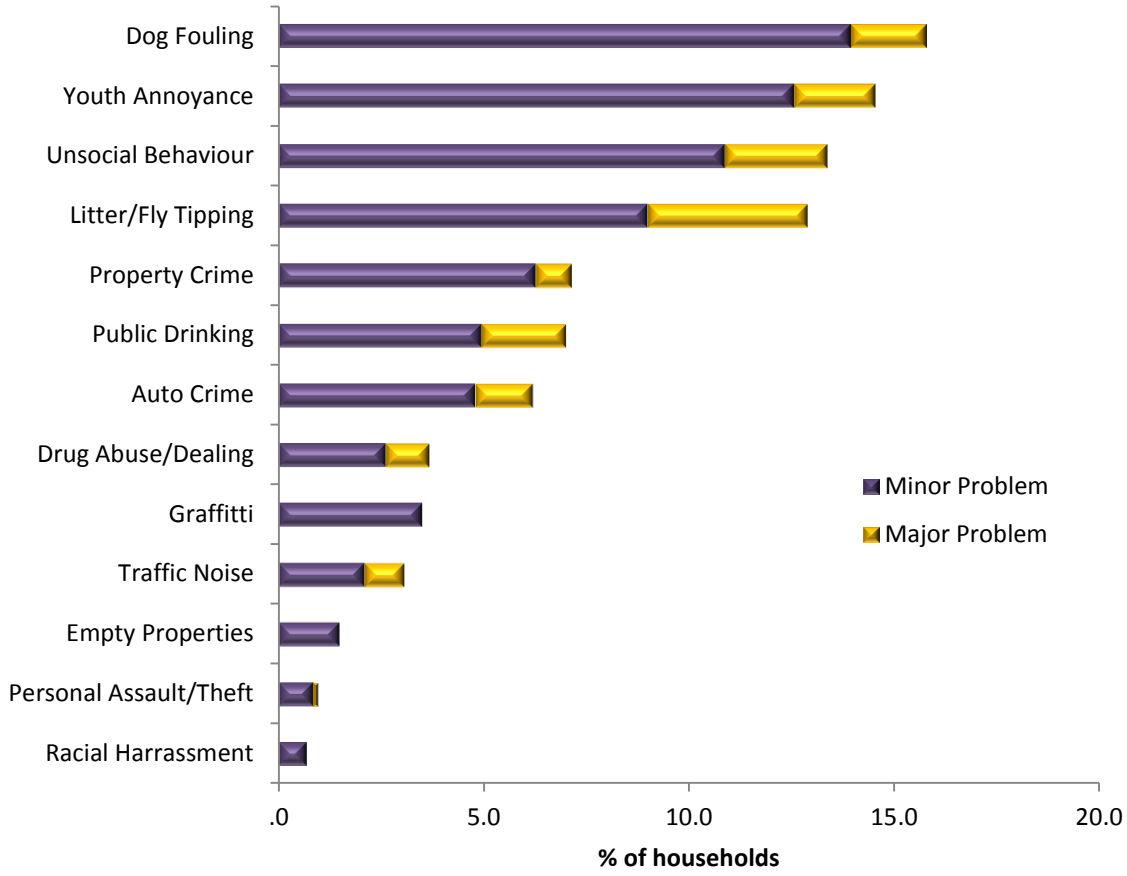
20.3 Household satisfaction with their local areas is also high. 63,380 households (75.4%) are very satisfied with where they live; 18,148 households (21.6%) are quite satisfied. Only 2,498 households expressed dissatisfaction with the area in which they live (2.9%). The majority of households (70,246 households – 83.6%) regard their local area as largely unchanging over the last 5 years; 3,692 households (4.4%) perceive their area as improving while 10,087 households (12%) perceive a decline in their local area.

20.4 Perceptions of area decline are more strongly held by those in non-decent dwellings; 23.8% of households in a non-decent dwelling felt their local area had declined over the previous 5 years compared to 9.7% of households in decent dwellings

AREA PROBLEMS

20.5 In addition to general area attitudes, households were prompted to comment on a range of issues which might represent problems within their areas. Key issues emerging as important include dog fouling, groups of youths causing annoyance, unsocial behaviour and litter/fly tipping.

FIGURE 42: PERCEPTIONS OF NEIGHBOURHOOD ISSUES



SECTION 6:
SECTORAL REVIEW

Chapter 21: Comparative Conditions – Owner Occupied and Private Rented Sectors
Chapter 22: Owner occupiers in Non-decent Homes
Chapter 23: The Private Rented Sector

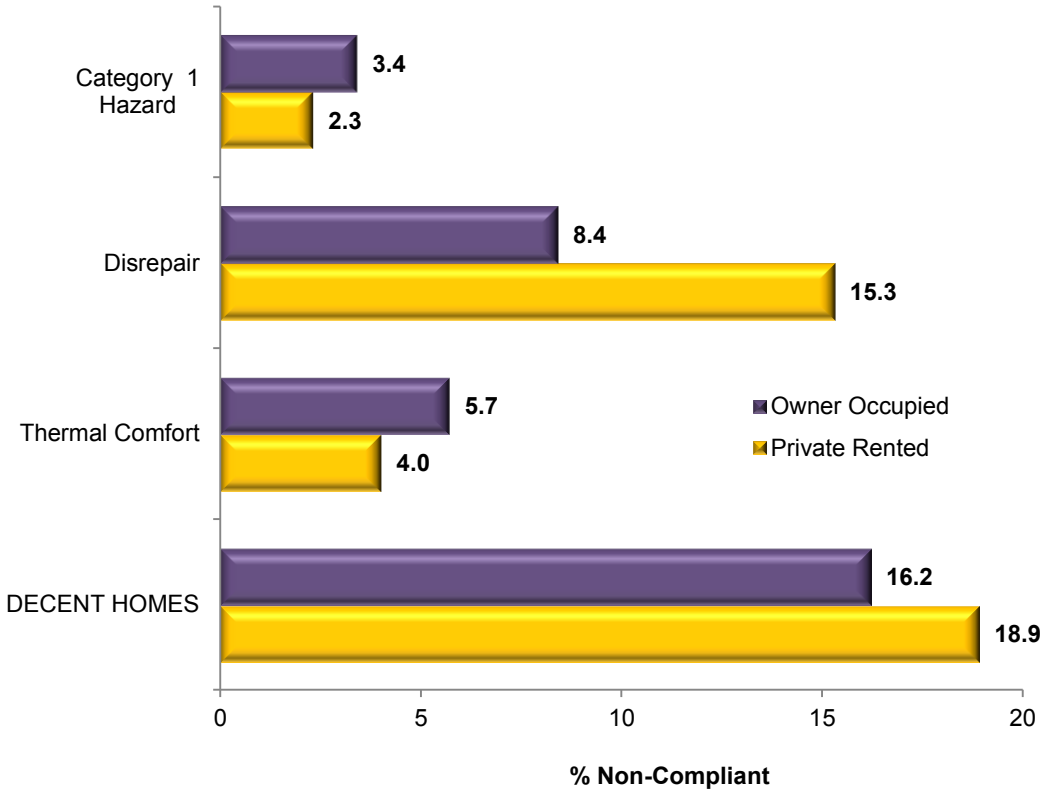
21. COMPARATIVE CONDITIONS - OWNER OCCUPIED AND PRIVATE RENTED SECTORS

21.1 Comparisons between the main private sector tenures have been made throughout this report but are summarised for ease of reference in Figures 43 and 44 with regard to both physical condition and household indicators.

PHYSICAL HOUSING CONDITIONS

21.2 Rates of non-decency are worse for private rented housing in Sunderland than for owner occupied with the main issue being disrepair. Overall, 2,617 private rented dwellings fail the Decent Homes Standard representing 18.9% of all private rented dwellings. In comparison, 16.2% of owner occupied homes fail the Decent Homes Standard.

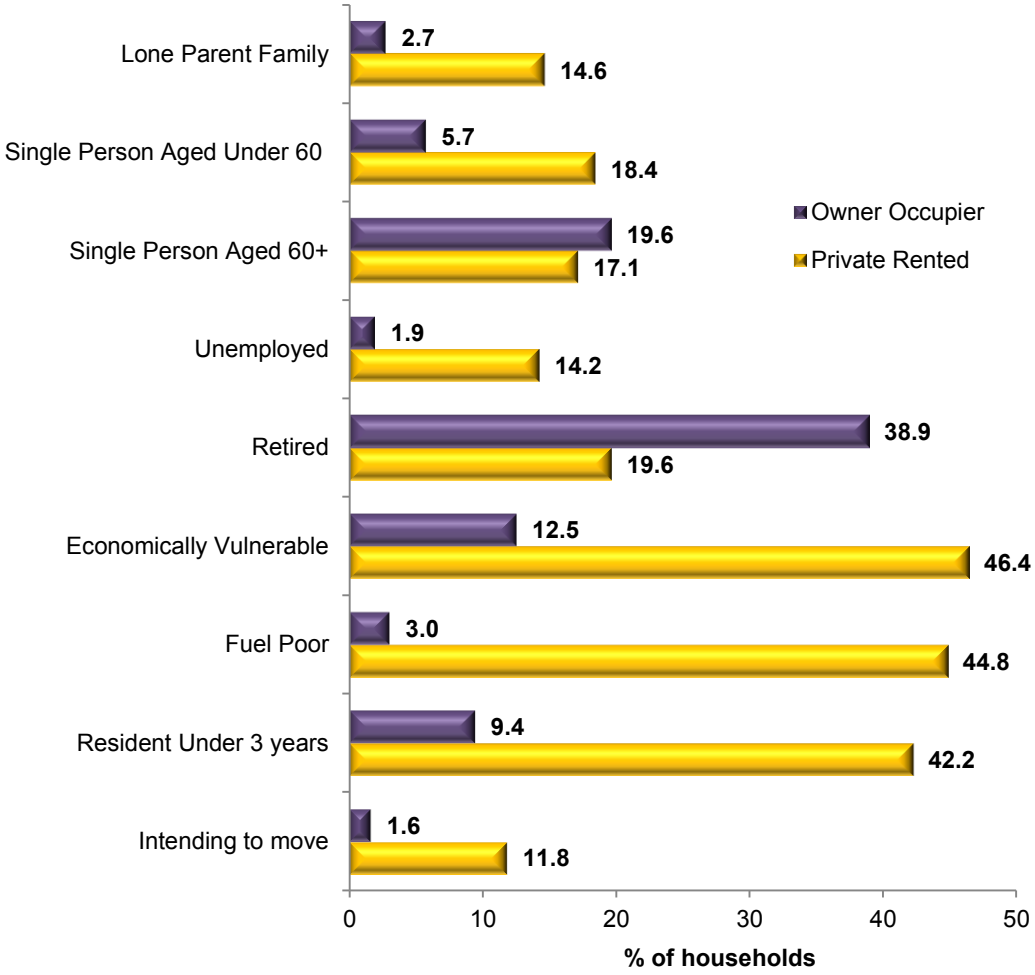
FIGURE 43: HOUSING CONDITIONS IN THE OWNER OCCUPIED AND PRIVATE RENTED SECTORS



HOUSEHOLD CONDITIONS

21.3 Socio-economic differences between the sectors are equally marked demonstrating in particular an older more established and stable owner occupied sector against a younger, mobile and disadvantaged private rented sector. In addition to demographic differences the private rented sector exhibits higher levels of economic disadvantage as illustrated by higher proportions of non-economically active population and economic vulnerability.

FIGURE 44: HOUSEHOLD CONDITIONS IN THE OWNER OCCUPIED AND PRIVATE RENTED SECTORS



22. OWNER OCCUPIERS IN NON DECENT HOMES

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

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

b) ***Past improvement histories and improvement intentions; and***

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.***

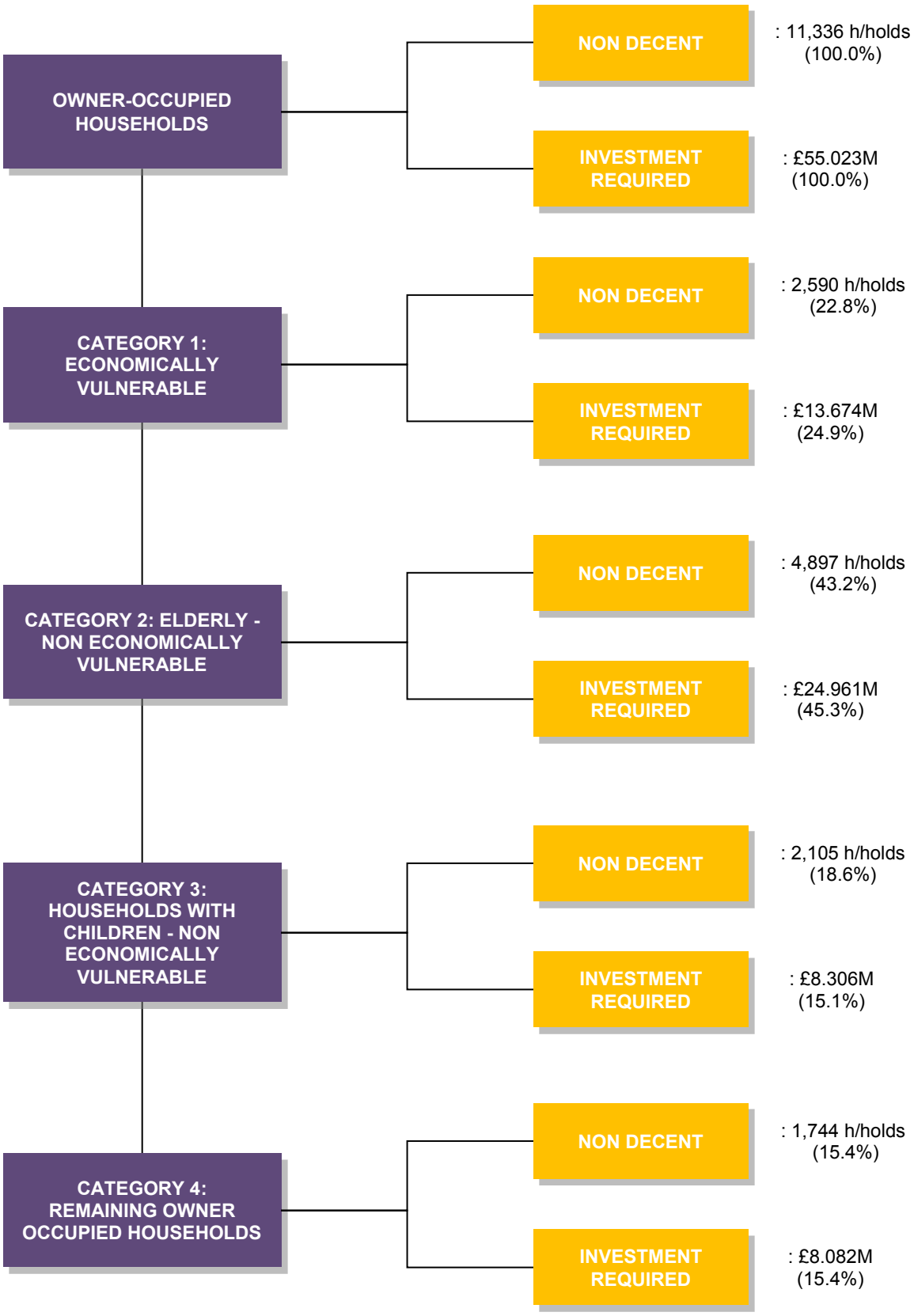
INTERVENTION FRAMEWORK

22.2 A potential framework for intervention within the owner occupied sector is illustrated in Figure 45. Three main targets for support have been identified within this framework including:

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

22.3 11,336 owner occupied households (16.2%) live in homes which are non-decent with total outstanding expenditure on decent homes improvements of £55.023M. 2,590 households within this sector are economically vulnerable representing 22.8% of the total. Estimated improvement expenditure for these households is £13.674M.

FIGURE 45: OWNER OCCUPIED INTERVENTION FRAMEWORK
Base = Owner occupied households in non-decent homes



Among owner occupied households living in non-decent conditions; 4,897 households (43.2%) are elderly in composition but not economically vulnerable and 2,105 households (18.6%) contain children. These households are not economically vulnerable by definition but may be under pressure financially to improve and maintain their homes. Outstanding expenditure against these groups to achieve the decent homes standard is estimated at £33.627M.

OWNER OCCUPIED ATTITUDES AND BEHAVIOUR

22.4 While economic factors will influence the ability of owner occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels have been reported as high and these are retained among owner occupiers in non-decent housing. No owner occupiers in non-decent homes expressed direct dissatisfaction with their current accommodation.

22.5 Previous and projected home improvement activity levels among owner occupiers in non-decent homes remain mixed. 7,056 owner occupiers (62.2%) have completed no major repairs/improvements in the last 5 years, 2,046 households (18%) have definite intentions to carry out major repairs/improvements, within the next 5 years.

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

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

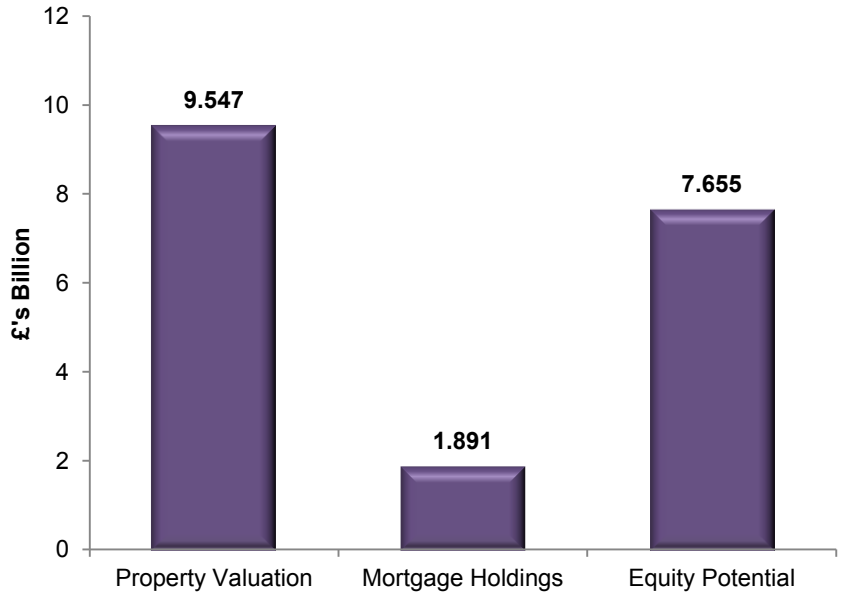
22.7 During the survey owner occupiers were asked for information on their current mortgage position. In support of this information a desktop valuation of private occupied homes was completed from Land Registry sources. Property values less existing mortgage holdings provides an indicator of equity potential.

22.8 32,598 owner occupied households (46.5%) have existing mortgage or financial commitments against their home. The remaining 37,579 households (53.5%) have no mortgage or financial commitments. Among households with a mortgage, the average size of this mortgage is estimated at £58,018 per household giving total mortgage holdings of £1.891 billion.

TABLE 25: OWNER OCCUPIED MORTGAGE HOLDINGS		
OUTSTANDING MORTGAGE	HOUSEHOLDS	%
£'s…		
No Mortgage Commitment	37579	53.5
less than £5,000	2295	3.3
£5,001-£15,000	3884	5.5
£15,001-£30,000	3122	4.4
£30,001-£45,000	3513	5.0
£45,001-£60,000	5077	7.2
£60,000-£75,000	2924	4.2
£75,001-£90,000	2045	2.9
£90,001 - £120,000	4377	6.2
£120,000 - £140,000	1360	1.9
£140,000 - £170,000	206	0.3
£170,000 - £200,000	937	1.3
Refused	2859	4.1
ALL HOUSEHOLDS	70176	100.0

22.9 Average owner occupied property prices have been estimated from Land Registry sources producing a valuation of owner occupied housing of £9.547 billion. Compared with mortgage holdings this provides an equity potential of £7.655 billion.

FIGURE 46: MORTGAGE, VALUATION AND EQUITY



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.

22.10 Equity potential exhibits a strong relationship to household age and household type. In this respect equity levels increase significantly with age and are higher for elderly households as opposed to younger single person and family households.

22.11 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. Households were questioned on their attitudes to such release. 15,770 households (22.5%) stated that they would re-mortgage their dwelling for home improvements. A slightly larger number of households – 20,873 households (29.7%) - were interested in repayable interest free loans provided by the Council. Among owner occupied households living in non-decent homes 17.8% stated that they would re-mortgage for home improvements, 33.1% are interested in Council interest free loans.

22.12 In general, as the amount of equity increases with the age of head of household, the willingness of households to re-mortgage to enable repairs or improvements to be carried out decreases. Amongst households were the head of household is aged between 25 and 34 years old 95.7% have an outstanding mortgage and 38.7% indicated they would be willing to re-mortgage their property. For households were the head is aged 65 or over, only 4.3% have an outstanding mortgage and 7.9% would consider re-mortgaging.

23. THE PRIVATE RENTED SECTOR

23.1 Excluding vacant dwellings, where tenure was unobtainable, the private rented sector in Sunderland is estimated to contain 14,978 dwellings or 16.9% of private sector housing where tenure is known.

HOUSING DISTRIBUTIONS

23.2 The private rented sector exhibits a concentration within the pre-1919 terraced housing market with just over a third of all private rented dwellings within this sector. A further 12.7% of private rented dwellings are pre-1919 flats.

HOUSING CONDITIONS

23.3 Housing conditions within the private rented sector are worse with respect to disrepair. Overall, rates of non-decency within the sector at 18.9% are higher than the average of 16.2% for owner occupied dwellings.

23.4 Irrespective of current condition 6,696 private rented tenants (48.3%) have informed their landlord or agent about outstanding repair issues. In 74.9% of cases (5,013 households) these issues had been or were being addressed. For the remaining 25.1% of tenants issues remain unaddressed. The proportion of private rented households who occupy a non-decent home and have informed their landlord or agent about outstanding repair issues is significantly higher than for households in a decent property; 68% compared with 44.9%.

23.5 Only a fifth of tenants indicated that their property was accredited by the Council. The vast majority of tenants deal directly with their landlord (81.4%) with the remainder using a property agent.

SECTION 7:
CONCLUSIONS

Chapter 24: Conclusions

24. CONCLUSIONS

24.1 This report has presented the findings of a comprehensive survey of housing and household conditions in Sunderland. The survey provides an important benchmark for the refinement and further development of private sector housing strategies across the City.

24.2 The survey has been conducted across a private sector housing stock of 89,900 dwellings containing 84,025 households and a household population of 190,158 persons.

24.3 Significant issues require addressing in the private housing sector. 14,079 dwellings (15.7%) fail the requirements of the Decent Homes Standard with estimated improvement costs of £75.872M net. Within the Decent Homes Standard:

- ***2,493 dwellings (2.8%) exhibit Category 1 hazards within the Housing Health and Rating System (HHSRS);***
- ***8,582 dwellings (9.5%) are in disrepair and at risk of future deterioration; and***
- ***4,793 occupied dwellings (5.7%) fail to provide a reasonable degree of thermal comfort.***

24.4 Poor housing conditions vary across the housing stock indicating an initial intervention framework:

- ***The private rented sector – 3,174 dwellings non-decent (21.2%);***
- ***Purpose built flats – 1,848 dwellings non-decent (37.1%);***
- ***Dwellings constructed pre-1919 – 4,884 dwellings non-decent (21.4%); and***
- ***Dwellings constructed between 1919 and 1945 – 3,520 dwellings non-decent (26.4%).***

24.5 Physical housing conditions are compounded by the social and economic circumstances of private sector households. Poor housing conditions are over-represented in economically and socially disadvantaged households including elderly households, the economically vulnerable and those on lower incomes. 15,191 private sector households are economically vulnerable representing 18.1% of all private sector households. 10,471 economically vulnerable households (68.9%) live in decent homes - a figure below previous PSA Target 7 requirements for 2011 and 2021.

24.6 8,325 households in Sunderland (9.9%) are estimated to be in fuel poverty. Fuel poverty impacts most strongly on younger and those where the head of household is economically inactive.

24.7 23% of private sector households in Sunderland have at least one household member affected by a long-term illness or disability with the most common complaints related to a physical disability or mobility impairment, heart/circulatory problems and respiratory illness. The impact of illness/disability on local health resources is considerable – 15,379 households with an illness/disability (79.7%) have made a surgery visit to their GP, and 4,237 households (22%) have arranged a home visit from their GP. Using evidence from national research, one-off intervention to address Category 1 Hazards will attract annual NHS savings of £0.117M and annual total savings to society of £0.293M.

24.8 11,336 owner occupied households (16.2%) live in homes which are non-decent. 2,590 households within this sector are economically vulnerable representing 22.8% of the total. 62.2% of owner occupiers in non-decent homes have completed no major repairs/improvements in the last 5 years and 82% have no intention to carry out future major repairs/improvements within the next 5 years. Just over 53% of owner occupiers have no mortgage or financial commitments against their homes and equity levels are high across the sector. 17.8% of owner occupiers living in non-decent homes would re-mortgage for home improvements, 33.1% are interested in Council interest free loans.

24.9 Conditions within the private rented sector remain the most problematic particularly in relation to disrepair. Overall, rates of non-decency within this sector at 18.9% are higher than the average of 16.2% for owner occupied dwellings.

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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 midpoint 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 fewer than 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.

Sampling Error

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

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

Sampling Error Calculation

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

For example, the survey estimates that 15.7% of housing stock is non-decent. The standard error for this value is estimated to be $\pm$ 3.3%. This means that there is a 95% chance of the value lying in the range 12.4% – 19%. In terms of numbers this means that of the total housing stock of 89,900 dwellings, the number of dwellings which are non-decent is likely to be between 11,148 and 17,081. However our best estimate is 14,079 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/dwellings

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

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 (eg wall structure, roof structure), other external elements (eg roof covering, chimneys) and internal services and amenities (eg 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 (key components marked *)	Houses and Bungalows	All flats in blocks of below 6 storeys	All flats in blocks of 6 or more storeys
	LIFE EXPECTANCY		
Wall structure*	80	80	80
Lintels*	60	60	60
Brickwork (spalling)*	30	30	30
Wall finish*	60	60	30
Roof structure*	50	30	30
Chimney	50	50	N/A
Windows*	40	30	30
External doors*	40	30	30
Kitchen	30	30	30
Bathrooms	40	40	40
Heating – central heating gas boiler*	15	15	15
Heating – central heating distribution system	40	40	40
Heating – other*	30	30	30
Electrical systems*	30	30	30

IN POOR CONDITION

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

- the component is sufficiently damaged that it is impossible to repair;
- the component is unsuitable, and would be even 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 (key components marked *)	Houses and Bungalows
Wall structure	Replace 10% or more or repair 30% or more
Wall finish	Replace/repoint/renew 50% or more
Chimneys	1 chimney needs partial rebuilding or more
Roof Structure	Replace 10% or more to strengthen 30% or more
Roof Covering	Replace or isolated repairs to 50% or more
Windows	Replace at least one window or repair/replace sash or member to at least two (excluding easing sashes, reglazing painting)
External doors	Replace at least one
Kitchen	Major repair or replace 3 or more items out of the 6 (cold water drinking supply, hot water, sink, cooking provision, cupboards)
Bathroom	Major repair or replace 2 or more items (bath, wash hand basin)
Electrical System	Replace or major repair to system
Central Heating Boiler	Replace or major repair
Central Heating Distribution	Replace or major repair
Storage Heating	Replace or major repair

APPENDIX 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.

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 100 (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

Two 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.

VACANT DWELLINGS

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

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

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

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

VULNERABLE HOUSEHOLDS

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