PRIVATE SECTOR HOUSE CONDITION SURVEY 2014

HOTSPOT AREAS

REPORT OF SURVEY

Sunderland City Council

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 five identified hotspot areas. 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 527 dwellings representing 5.9% of all private dwellings in the hotspot areas. 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 the hotspot areas with detailed reporting available across the areas and by main tenure groups.

2.0 KEY FINDINGS: HOUSING STOCK AND HOUSEHOLDS

2.1 Collectively, the five hotspot areas contain a private sector housing stock of 8,981 dwellings occupied by 7,749 households and a population of 17,315 persons.

2.2 Private sector housing in the hotspot areas varies from the national profile, showing higher concentrations of older housing significantly higher rates of private-rental. In these areas, 6,364 dwellings (70.9%) were constructed pre-1919 compared to 22.2% of private housing nationally; 700 dwellings (7.8%) were constructed post-1980 compared to 22.6% of private housing nationally. The proportion of flats in the hotspot areas is below the national average, whilst 15.2% of private sector dwellings in England are flats the equivalent figure for the hotspot areas is 9.1%.

2.3 Owner occupation represents the largest form of private sector tenure – 4,944 dwellings (55.1%) but rates of private rental are significantly greater than nationally. In 2014, 3,343 dwellings in the hotspot areas are privately rented representing 37.2% of private sector housing stock compared to 21.8% during 2012 nationally.

	SUNDERLAND HOTSPOTS 2014		ENGLAND 2012
HOUSING TENURE	**dwellings**	**%**	**%**
Owner occupied	4,944	55.1	78.2
Private rented	3,343	37.2	21.8
Unobtainable	694	7.7	-

2.4 Highest rates of private rental are found in Eden Vale (46.8%) and Millfield/ Pallion (37.6%).

2.5 Household demographic and social characteristics vary by tenure reflecting a younger, more mobile private rented sector and an older, residentially established owner occupied sector. 13.5% of private rented households are headed by a person aged less than 25 years, 34.1% of owner occupied households are headed by a person aged 65 years and over. Household type distributions reflect the demographic differences between tenures. 24.8% of private rented households comprise a single person aged less than 60 years; 45.2% of owner occupied households contain at least one individual aged 60 or over.

2.6 4,424 heads of household (57.1%) are in full or part-time employment, 366 heads of household (4.7%) are registered unemployed and 2,046 heads of household (26.4%) are economically retired. Median household income is estimated at £24,700 compared to a current UK average of £33,000.

2.7 2,126 households (27.4%) are in receipt of means-tested or disability related benefits and are economically vulnerable; 1,636 households (21.1%) are on low incomes. There is a significant degree of overlap between these groups, such that 869 households are both classified as economically vulnerable and also as on low income.

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

KEY FACTS:

9.9% of heads of household in the private rented sector are unemployed compared to 1.5% of owner occupied households;

Median household income within the private rented sector is estimated at £19,240 compared to £27,300 in the owner occupied sector;

41.5% of private rented households are on low incomes compared to 8.2% of owner occupied households.

3.0 KEY FINDINGS- HOUSING CONDITIONS 2013

3.1 2,560 dwellings (28.5%) fail the requirements of the Decent Homes standard with estimated improvement costs of £17.347M net.

KEY FACTS:

431 dwellings (4.8%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);

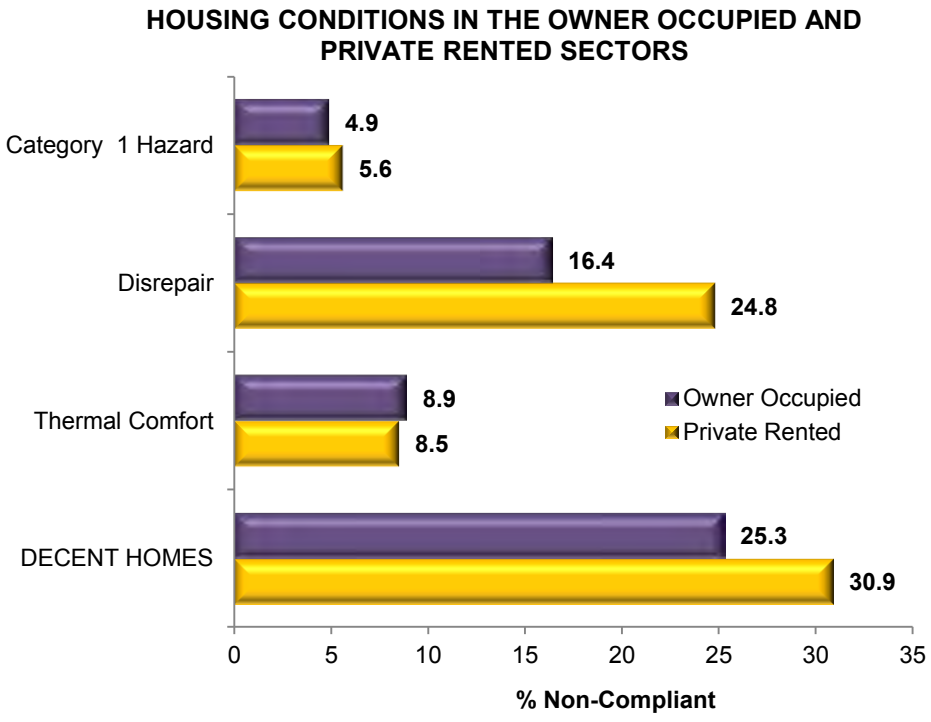
1,917 dwellings (21.3%) are in disrepair;

25 (0.3%) dwellings lack modern facilities and services; and

726 occupied dwellings (9.6%[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 431 dwellings with a Category 1 hazard, 320 dwellings (74.2%) 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, flats in converted buildings and dwellings constructed pre-1919.



3.4 Geographically, conditions are significantly worse in the hotspot areas of Southwick (46.4% non-decent) and Coalfield Collection / Easington Lane (35.3%).

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 low incomes.

4.2 The private housing sector contains 2,126 vulnerable households. Currently 1,449 vulnerable households (68.2%) live in decent homes. This figure remains below the Government's previous PSA Target 7 guidelines for 2011 (70%) and 2021 (75%).

4.4 640 households in the hotspot areas of Sunderland (8.3%) 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 in the hotspot areas impacts most strongly on both younger and older households. Rates of fuel poverty are above the average for households living in the private rented sector and in pre-1919 terraced housing. Geographically the highest rates of fuel poverty are recorded in Eden Vale and Southwick.

4.5 1,764 households in the hotspot areas (22.8%) indicated that at least one household member was affected by a long-term illness or disability. The most common complaints were related to heart/circulatory problems, mobility impairment or physical disability, and respiratory illness.

4.6 Long-term illnesses and disability place significant pressure on local Health Service resources. 89% of affected households had made health service contact in the past year with predominant contact through GP and hospital outpatient services.

4.7 481 households (6.2%) thought that their current housing conditions impacted negatively on their family's health. Among those perceiving a negative effect 235 households (48.8%) live in non-decent homes. Overall 10.4 per cent of households living in non-decent homes perceive a negative impact on family health. This compares with 4.5% of households living in decent homes.

4.8 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 £0.025M.

4.9 While housing conditions are significantly worse for households living in the private rented sector owner occupiers are not unaffected. 1,243 owner occupied households (26.2%) live in homes which are non-decent with total outstanding improvements of £7.279M. 345 households within this sector are economically vulnerable, 343 households while not economically vulnerable are elderly.

4.10 Economic factors will influence the ability of owner occupiers to improve their homes but other factors will also impact. 97.6% of owner occupiers in non-decent housing are satisfied with their current home; only 2.4% expressed direct dissatisfaction. Against this background, 712 owner occupiers in non-decent homes (57.3%) have completed no major repairs/improvements in the last 5 years; 995 households (80%) have no intentions to carry out future repairs/improvements in the next 5 years.

4.11 Just over half 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 £339.986 million 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 18.4% of households stated that they would re-mortgage for home improvements, 24.3% are interested in Council interest free loans.

4.12 Tenant attitudes to private rented accommodation are on balance positive they are however less positive than for owner occupiers. 256 private rented tenants (8.5%) were dissatisfied with their current accommodation compared to 2.3% of owner occupiers.

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.***

[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.

- ***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

1.0 INTRODUCTION AND BACKGROUND TO THE STUDY

1.1 This report presents the findings of a comprehensive survey of housing conditions across five specific locations within the private housing sector in the Sunderland City Council area. These areas form part of the overall survey covering the whole of the Council area, but are considered separately here. 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 specific locations, and along with the overall position will update existing Council information derived from a previous survey programme completed in 2006 and reported 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 seven main sections the report examines:

- ***Section 1: Survey Background and Methodology;***
- ***Section 2: A Profile of the Private Housing Sector;***
- ***Section 3: Private Sector Housing Conditions - An Overview;***
- ***Section 4: Private Sector Housing Conditions 2013;***
- ***Section 5: Housing Conditions and Household Circumstances;***
- ***Section 6: Sectoral Review; and***
- ***Section 7: Conclusions.***

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

1.4 The views expressed in this report are those of the consultants and do not necessarily reflect the official views of 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 representing 5.6% of a total private sector housing stock of 8,981 dwellings within the specified hotspot areas. Survey

investigation has included physical housing conditions (Decent Homes, HHSRS), energy efficiency and the circumstances and attitudes of occupying households. The sample of dwellings for the survey was selected using a stratified sample design based on geographical distributions. Sample sizes were derived to provide a minimum coverage of 50 in the smaller areas, table 1 illustrates the sample sizes targeted and obtained in each area.

TABLE 1: SAMPLE STRUCTURE

HOTSPOT	HOUSING STOCK	TARGET SAMPLE	ACHIEVED SAMPLE
	dwgs	dwgs	dwgs
Coalfield Collection/ Easington Lane	2384	100	102
Eden Vale	2645	150	158
Millfield Pallion	2643	150	141
New Silksworth Cottages	752	50	51
Southwick	557	50	69
ALL STRATA	**8981**	**500**	**527**

2.5 To achieve the target sample of 500 surveys a sample of 1,000 addresses was issued representing an expected access rate of 50%. From the issued sample, refusals were received from only 44 households representing a refusal rate of 4.4%. The completed sample of 527 surveys permits analysis across the main private sector tenure groups (owner occupied and private rented) and an analysis of findings at hotspot area level.

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 hotspot framework and for differential access and response rates. Issues on the interpretation of grossed statistical data are outlined in Appendix A while sampling errors associated with survey data are presented in Appendix B.

2.7 The survey generates a wide range of information on the condition of housing and on the circumstances and attitudes of its residents. Copies of the survey questionnaire are 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 527 completed surveys provides a hierarchy of reporting across the hotspot areas including:

a) ***Detailed survey reporting across the five hotspot areas; 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

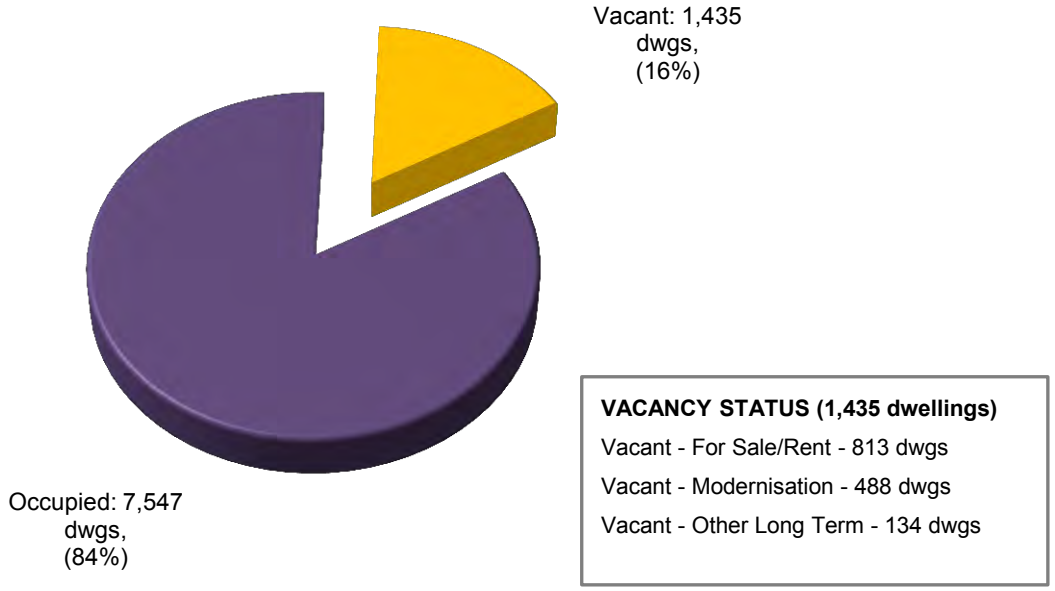
Chapter 6: The Characteristics and Distribution of Private Sector Households

5. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSING

HOUSING OCCUPANCY

5.1 The hotspot areas comprise a total private sector housing stock of 8,981 dwellings. At the time of survey, 7,547 dwellings (84.0%) were occupied; the remaining 1,435 dwellings (16.0%) were vacant. The majority of vacant dwellings – 1,301 dwellings (14.5% of all dwellings) are transitional in nature and could return to full occupancy in the short term. The remaining 134 vacant dwellings (1.5%) are long-term vacant having been unoccupied for over 6 months. Vacancy rates are significantly 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). 8,723 dwellings (97.1%) are designed for single occupation, the remaining 258 dwellings (3.3%) are currently designed for, but not necessarily in, multiple occupation.

FIGURE 1: HOUSING OCCUPANCY

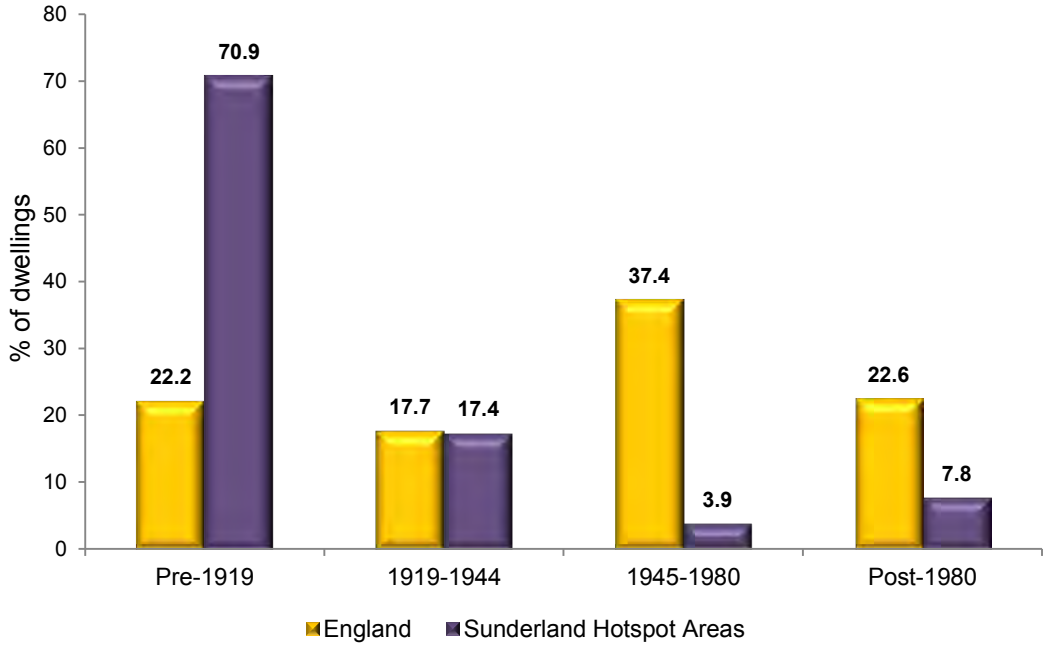


HOUSING AGE

5.2 The age of a home is strongly associated with its condition and energy performance. The oldest homes (pre-1919) generally perform less well in these respects than newer homes. The private sector housing stock within the hotspot locations in Sunderland is predominately of pre-1945 construction. 6,364 dwellings (70.9%) were constructed pre-1919 and a further 1,566 dwellings (17.4%) were constructed between 1919 and 1944. Approximately 350 private sector dwellings in the hotspots were built between 1945 and 1981, since when a further 700 dwellings have been built. Private sector housing stock in these areas differs

significantly from 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).

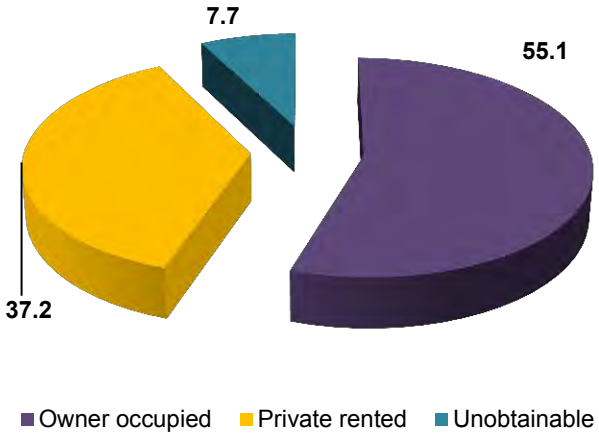
FIGURE 2: PRIVATE SECTOR HOUSING AGE DISTRIBUTIONS - SUNDERLAND 2014; ENGLAND 2012



HOUSING TENURE

5.3 Whilst owner occupation is the largest form of private tenure accounting for 4,944 dwellings or 55.1%; the proportion of privately rented dwellings is significantly higher than nationally. Locally, 3,343 dwellings (37.2%) are rented privately, while tenure was unobtainable in 694 dwellings (7.7%) due to vacancy. Nationally, 21.8% of private sector dwellings in 2012 were privately rented.

FIGURE 3: HOUSING TENURE DISTRIBUTIONS

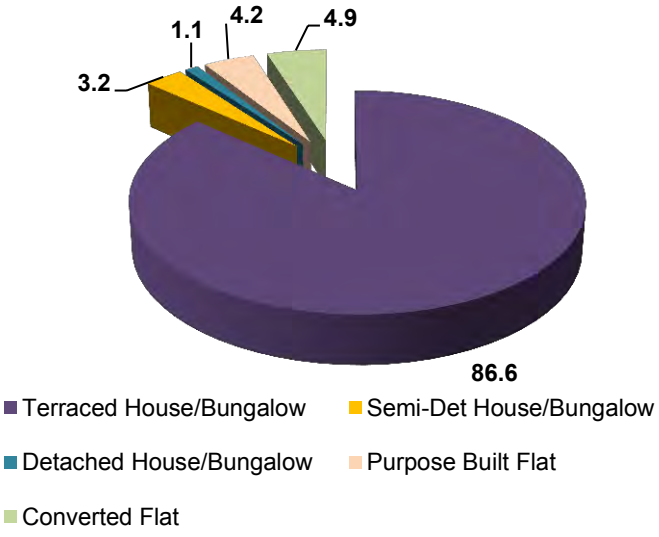


HOUSING TENURE	SUNDERLAND HOTSPOTS		ENGLAND
	dwgs	%	%
Owner occupied	4944	55.1	78.2
Private rented	3343	37.2	21.8
Unobtainable	694	7.7	-

BUILDING/DWELLING TYPE

5.4 Houses and bungalows comprise 8,163 dwellings (90.9%) with the remaining 818 dwellings (9.1%) in flats. Houses and bungalows are primarily terraced (95.3%) with only limited numbers of semi-detached and detached properties; flats are split between purpose-built and converted buildings.

FIGURE 4: BUILDING TYPES



BUILDING TYPES	SUNDERLAND HOTSPOTS		ENGLAND 2012
	dwgs	%	%
Terraced House	5662	63.0	27.9
Semi-Detached House	252	2.8	27.7
Detached House	82	0.9	20.7
Bungalows	2167	24.1	8.5
Purpose Built Flat	381	4.2	10.9
Converted Flat	437	4.9	4.3

5.5 The distribution of building types within the hotspot areas differ significantly from the national distribution, with significantly more terraced houses and bungalows and fewer semi-detached and detached houses.

HOUSING CHARACTERISTICS BY TENURE VARIATIONS

5.6 Housing characteristics differ slightly between the main tenure groups with flats particularly associated with the private rented sector. 676 private rented dwellings (20.2%) are flats compared to 1.8% of owner occupied dwellings.

TABLE 2: HOUSING CHARACTERISTICS BY TENURE								
	TENURE							
	Owner occupied		Private rented		Unob/Vacant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre-1919	3448	69.7	2272	68.0	643	92.7	6364	70.9
1919-1944	924	18.7	591	17.7	51	7.3	1566	17.4
1945-1981	235	4.8	116	3.5	0	0.0	352	3.9
Post-1981	337	6.8	363	10.9	0	0.0	700	7.8
MAIN HOUSE TYPE								
Terraced House/Bungalow	4492	90.8	2648	79.2	642	92.5	7782	86.6
Semi-Detached House/Bungalow	267	5.4	19	0.6	0	0.0	286	3.2
Detached House/Bungalow	95	1.9	0	0.0	0	0.0	95	1.1
Purpose Built Flat	0	0.0	381	11.4	0	0.0	381	4.2
Converted/Mixed Use Flat	90	1.8	295	8.8	52	7.5	437	4.9
All Dwellings	**4944**	**100.0**	**3343**	**100.0**	**694**	**100.0**	**8981**	**100.0**

HOUSING CHARACTERISTICS BY HOTSPOT AREA

TABLE 3: HOUSING CHARACTERISTICS BY HOTSPOT AREA												
	HOTSPOT AREA											
	1		2		3		4		5		All Dwellings	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
OCCUPANCY STATUS												
Occupied	2127	89.2	1858	70.3	2399	90.8	686	91.2	476	85.5	7547	84.0
Vacant	257	10.8	787	29.7	244	9.2	66	8.8	81	14.5	1434	16.0
DATE OF CONSTRUCTION												
Pre-1919	2220	93.1	1272	48.1	2024	76.6	330	43.9	517	92.8	6364	70.9
1919-1944	47	2.0	921	34.8	281	10.6	277	36.8	40	7.2	1566	17.4
1945-1981	47	2.0	151	5.7	75	2.8	79	10.5	0	0.0	352	3.9
Post-1981	70	2.9	301	11.4	262	9.9	66	8.8	0	0.0	700	7.8
TENURE												
Owner occupied	1543	64.7	1004	38.0	1537	58.2	449	59.6	412	73.9	4944	55.1
Private rented	701	29.4	1239	46.8	993	37.6	264	35.1	145	26.1	3343	37.2
Unob.	140	5.9	402	15.2	112	4.3	40	5.3	0	0.0	694	7.7
MAIN HOUSE TYPE												
Terraced House/Bungalow	2244	94.1	2026	76.6	2381	90.1	607	80.7	525	94.2	7782	86.6
Semi-Detached House/Bungalow	23	1.0	67	2.5	187	7.1	0	0.0	8	1.4	286	3.2
Detached House/Bungalow	47	2.0	17	0.6	19	0.7	13	1.8	0	0.0	95	1.1
Purpose Built Flat	47	2.0	268	10.1	19	0.7	40	5.3	8	1.4	381	4.2
Converted/Mixed Use Flat	23	1.0	268	10.1	37	1.4	92	12.3	16	2.9	437	4.9
All Dwellings	**2384**	**100**	**2645**	**100**	**2643**	**100**	**752**	**100**	**557**	**100**	**8981**	**100**

1 - Coalfield Collection / Easington Lane, 2 - Eden Vale, 3 - Millfield/Pallion, 4 - New Silksworth Cottages, 5 – Southwick

5.7 The five hotspot areas vary with reference to the housing characteristics of private sector dwellings within each. Whilst approximately 10% of dwellings in New Silksworth Cottages, Coalfield Collection/ Easington Lane and Millfield/ Pallion are vacant, the rate increases to almost 30% in Eden Vale. The vacant dwellings in Eden Vale account for over half of all the empty private sector properties in the hotspot areas.

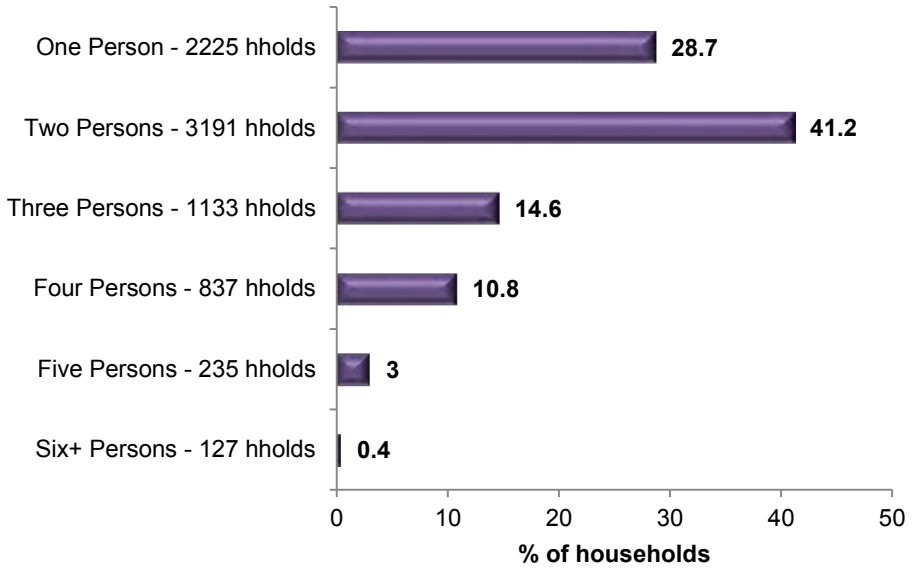
5.8 Over 90% of dwellings in Coalfield Collection/ Easington Lane and Southwick are of pre-1919 construction compared to just less than 50% in Eden Vale and New Silksworth Cottages. All five areas exhibit larger private rented sectors than the national average; there are however significant differences amongst the areas, with 26.1% of dwellings in Southwick privately rented whilst in Eden Vale the rate is 46.8%.

6. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSEHOLDS

HOUSEHOLDS AND POPULATION

6.1 The occupied housing stock of 7,547 dwellings contains 7,749 households and a household population of 17,315 persons. Private sector households are predominantly small in size. 2,225 households (28.7%) are single person in size; an additional 3,191 households (41.2%) contain two persons. Average household size is estimated at 2.2 persons.

FIGURE 5: HOUSEHOLD SIZE



HOUSEHOLD DEMOGRAPHICS

6.2 Private sector households exhibit a broad demographic profile. 1,925 households (24.8%) are headed by a person aged 65 years and over; 1,860 households (24.1%) are headed by a person aged less than 35 years. Household type distributions are also mixed – 1,096 households (14.1%) contain one person aged over 59; 1,129 households (14.6%) comprise a single person aged under 60 years. Married or cohabiting couples with or without children comprise 4,367 households (56.3%).

TABLE 4: PRIVATE SECTOR HOUSEHOLDS BY AGE OF HOH AND HOUSEHOLD TYPE					
AGE OF HEAD OF HOUSEHOLD	HHOLDS	%	HOUSEHOLD TYPE	HHOLDS	%
Under 25 years	407	5.3	One person under 60	1129	14.6
25-34 years	1453	18.8	One person aged 60 or over	1096	14.1
35-44 years	1202	15.5	Lone (grand)parent with dependent child(ren)	710	9.2
45-54 years	1629	21.0	Other multi-person household	447	5.8
55-64 years	1133	14.6	Couple no dependent children	3039	39.2
65 years and over	1925	24.8	Couple with dependent children	1328	17.1

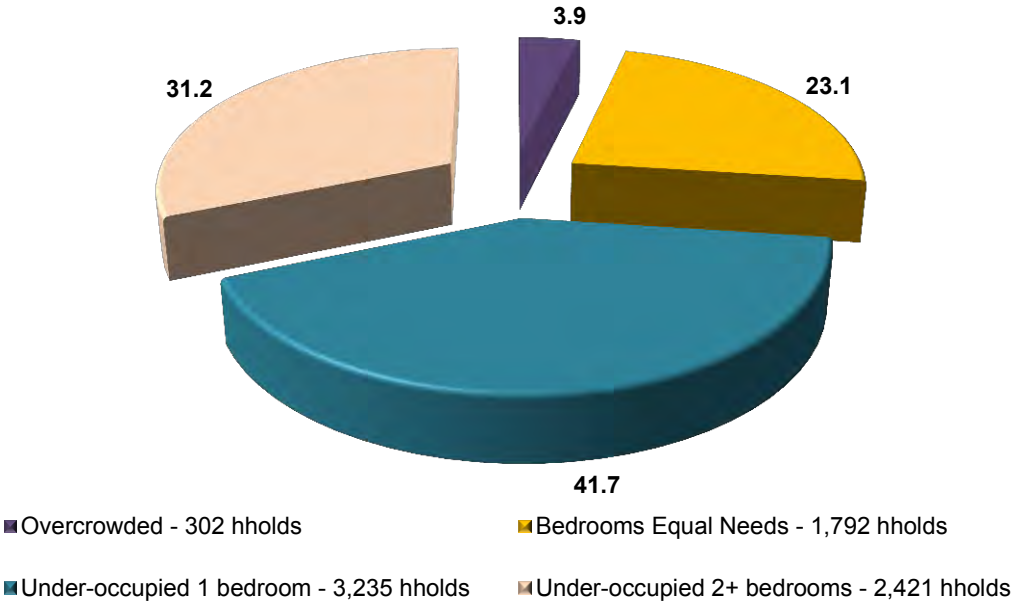
ETHNICITY

6.3 7,092 households (91.5%) are of white British, Irish or other white origin. 8.5% of the hotspot's private sector households are of Black and Minority Ethnic origin, estimated at 657 households. The largest groupings are of Asian origin (297 households), however the actual number of cases interviewed (18 of Asian origin) is insufficient to provide any reliable analysis by ethnicity.

HOUSEHOLD OCCUPANCY

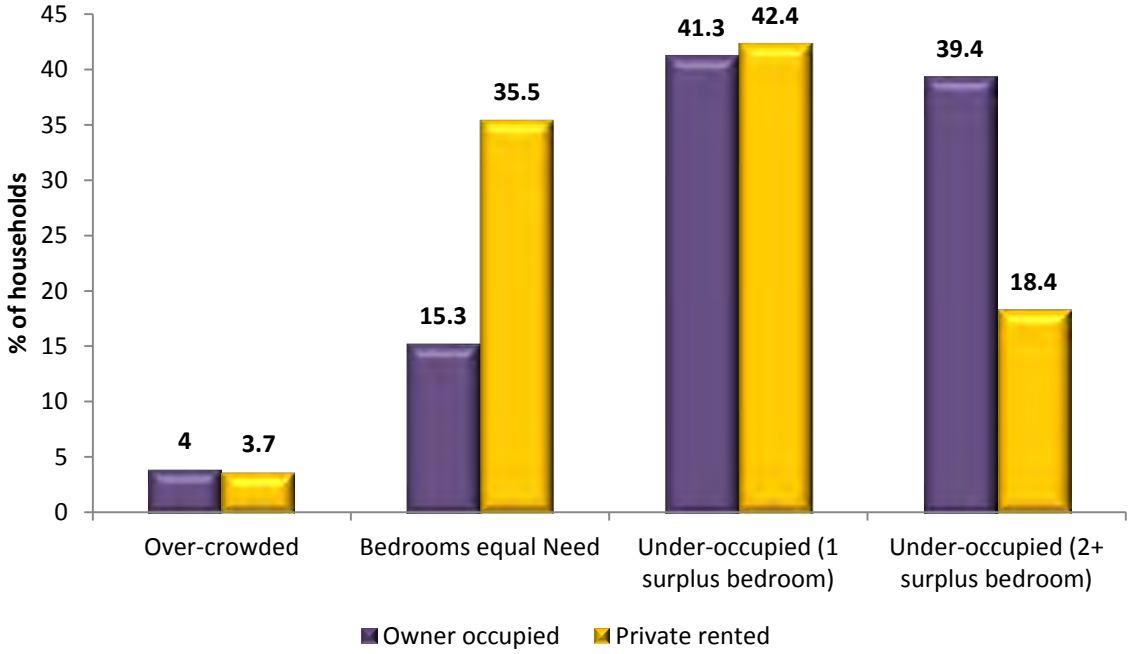
6.4 Linking dwelling size (number of bedrooms) to household demographics through the Bedroom Standard provides indicators of household occupancy. 302 households (3.9%) have insufficient bedrooms to meet family needs and are overcrowded; 1,792 households (23.1%) have bedrooms equal to their needs; 5,656 households (72.9%) 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; 80.7% of owner occupied households have bedrooms beyond their requirement whilst the comparable figure for private rented households is 60.8%.

FIGURE 7: OVER-CROWDING AND TENURE



6.6 Lone parent families and married/co-habiting couples with dependent children account for over 86% of households living in over-crowded conditions, with rates of over-crowding of 13.1% and 12.7% respectively.

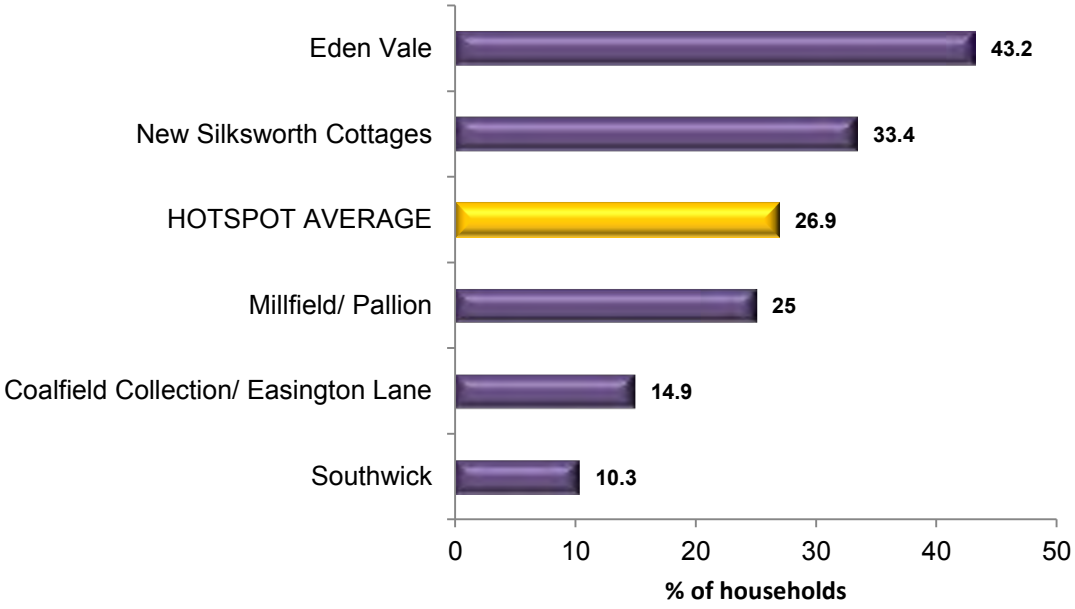
RESIDENTIAL MOBILITY

6.7 Patterns of residential mobility within the hotspot area reflect a distinction between a volatile and highly mobile private rented sector and a stable and established owner occupied sector. 3,490 owner occupied households (73.5%) have been resident in their current dwelling over 10 years compared to 249 private rented households (8.2%). In contrast, 1,847 private rented households (61.5%) have been resident in their current dwelling under 2 years. Only 148 owner occupied households (3.1%) definitely intend to move within the next 12 months compared to 317 private rented households (10.6%).

TABLE 5: RESIDENTIAL MOBILITY					
LENGTH OF RESIDENCE	Hholds	%	INTENTION TO MOVE	Hholds	%
Under 1 year	1151	14.8	No	6408	82.9
1 - 2 years	936	12.1	Don't Know	407	5.3
3 - 5 years	917	11.8	Yes - Possibly	451	5.8
6 - 10 years	1007	13.0	Yes - Definitely	464	6.0
11 - 20 years	1074	13.1			
Over 20 years	2725	35.2			

6.8 Relationships between residential mobility and tenure give rise to a concentrated pattern of recent movement within the hotspot areas focussed on areas of high private rental. The distribution of households that have been in their current accommodation less than 2 years is illustrated in Figure 8.

FIGURE 8: DISTRIBUTION OF HOUSEHOLDS RESIDENT FOR LESS THAN 2 YEARS

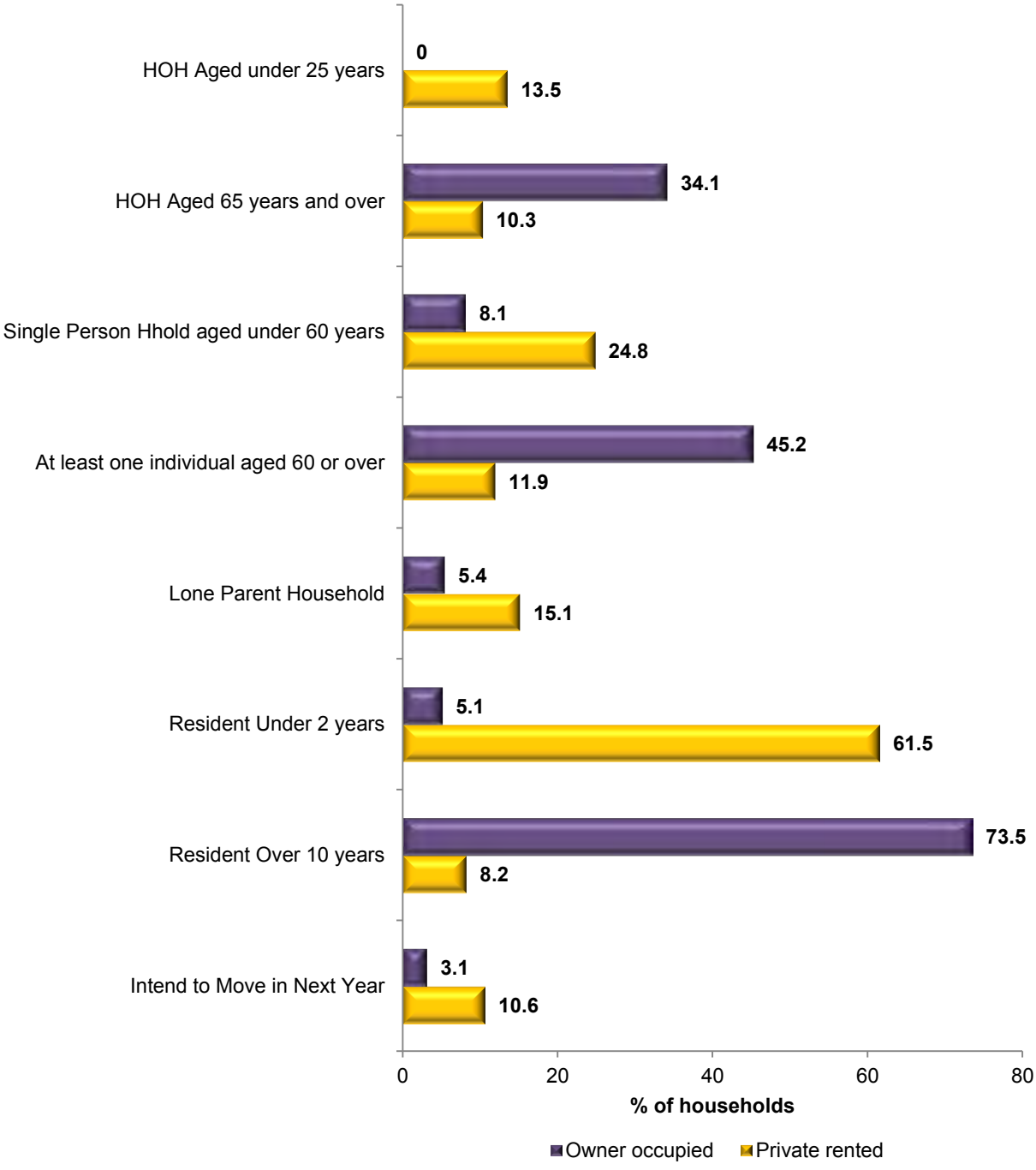


SOCIO-DEMOGRAPHIC VARIATIONS BY TENURE AND OCCUPANCY

6.9 Demographic and social characteristics vary by tenure reflecting a younger, more mobile private rented sector against an older owner occupied sector. In 13.5% of private rented households the head of household is aged less than 25 years; 34.1% of owner occupied households have a head of household aged 65 years and over. Household type distributions reflect the demographic differences between tenures. 24.8% of private rented

households are single person households aged less than 60 years; 45.2% of owner occupied households contain at least one individual aged 60 or over.

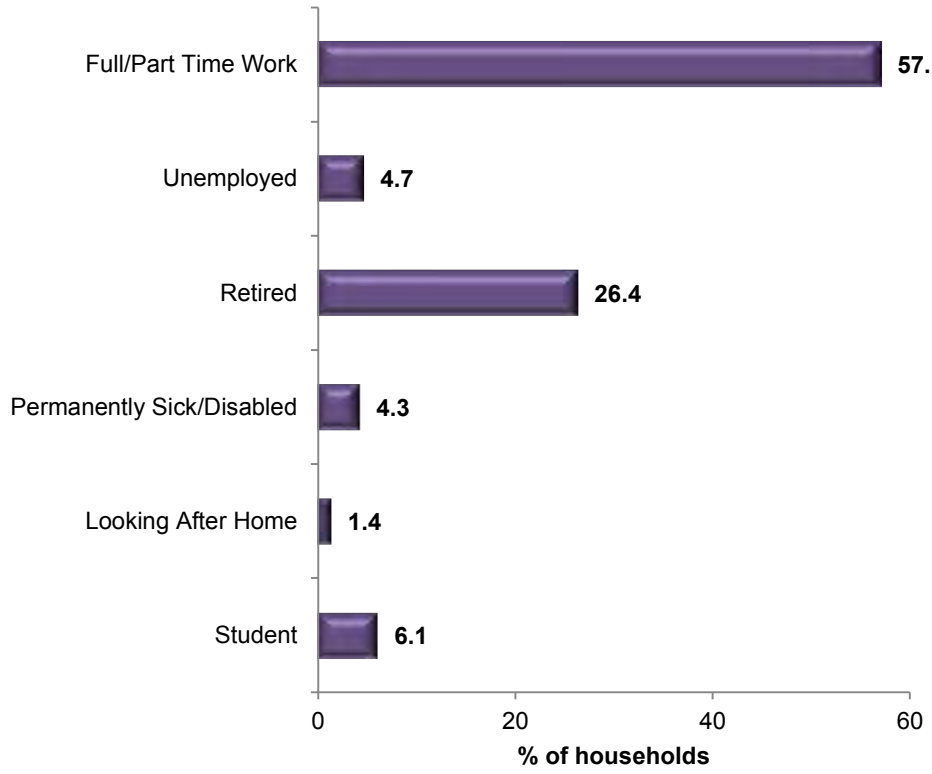
FIGURE 9: SOCIO-DEMOGRAPHIC VARIATIONS BY TENURE



HOUSEHOLD ECONOMIC CHARACTERISTICS

6.10 4,424 heads of household (57.1%) are in full or part-time employment; 366 heads of household (4.7%) are registered unemployed and 2,046 heads of household (26.4%) are economically retired.

FIGURE 10: ECONOMIC STATUS OF HEAD OF HOUSEHOLD

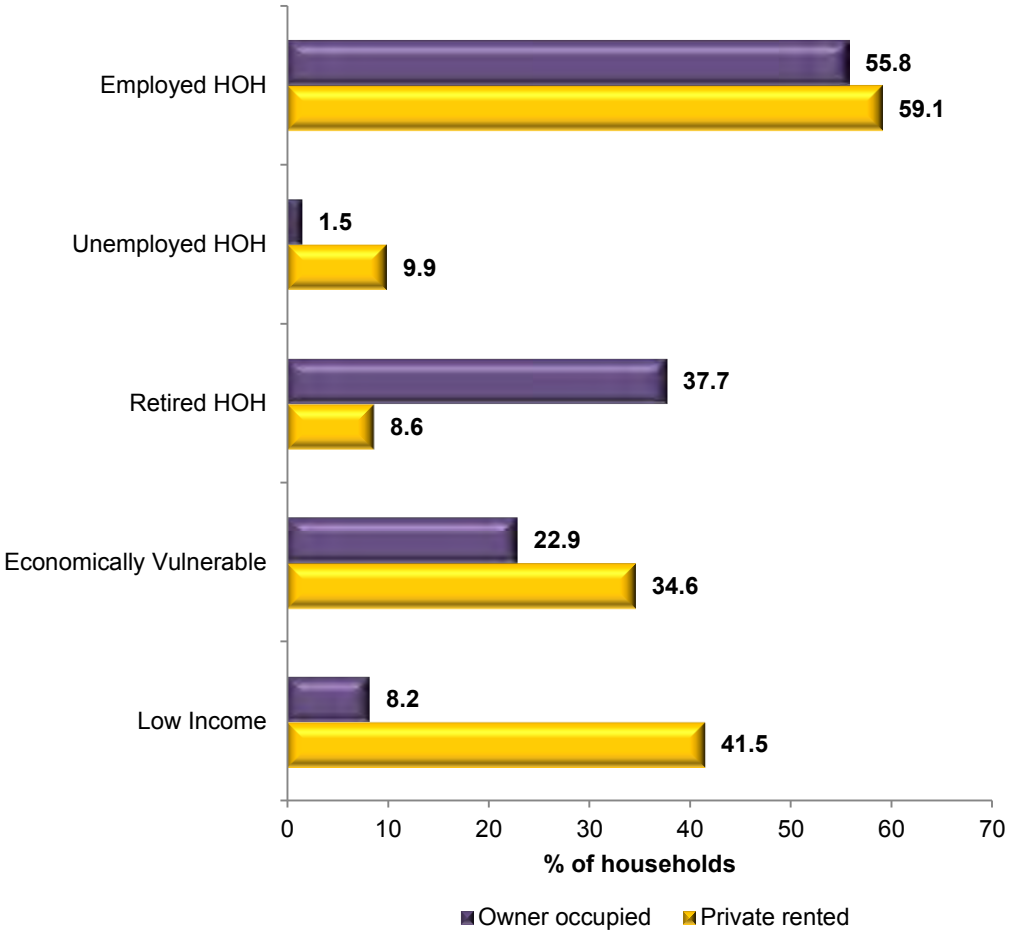


6.11 2,126 households (27.4%) are in receipt of means-tested or disability related benefit and are economically vulnerable; 1,636 households (21.1%) are on low incomes according to national definitions (Households Below Average Income, An analysis of the income distribution 1994/95 – 2011/12, Department for Work and Pensions). Median household income in the private sector is estimated at £24,700 compared to a current UK average of £33,000. Economic circumstances vary significantly between the owner occupied and private rented sectors. Although rates of head of household employment are similar, private rented sector households exhibit higher levels of economic disadvantage:

- ***9.9% of heads of household in the private rented sector are unemployed compared to 1.5% of owner occupied households;***
- ***34.6% of private rented households are economically vulnerable compared to 22.9% of owner occupied households; and***
- ***41.5% of private rented households are on low incomes compared to 8.2% of owner occupied households.***

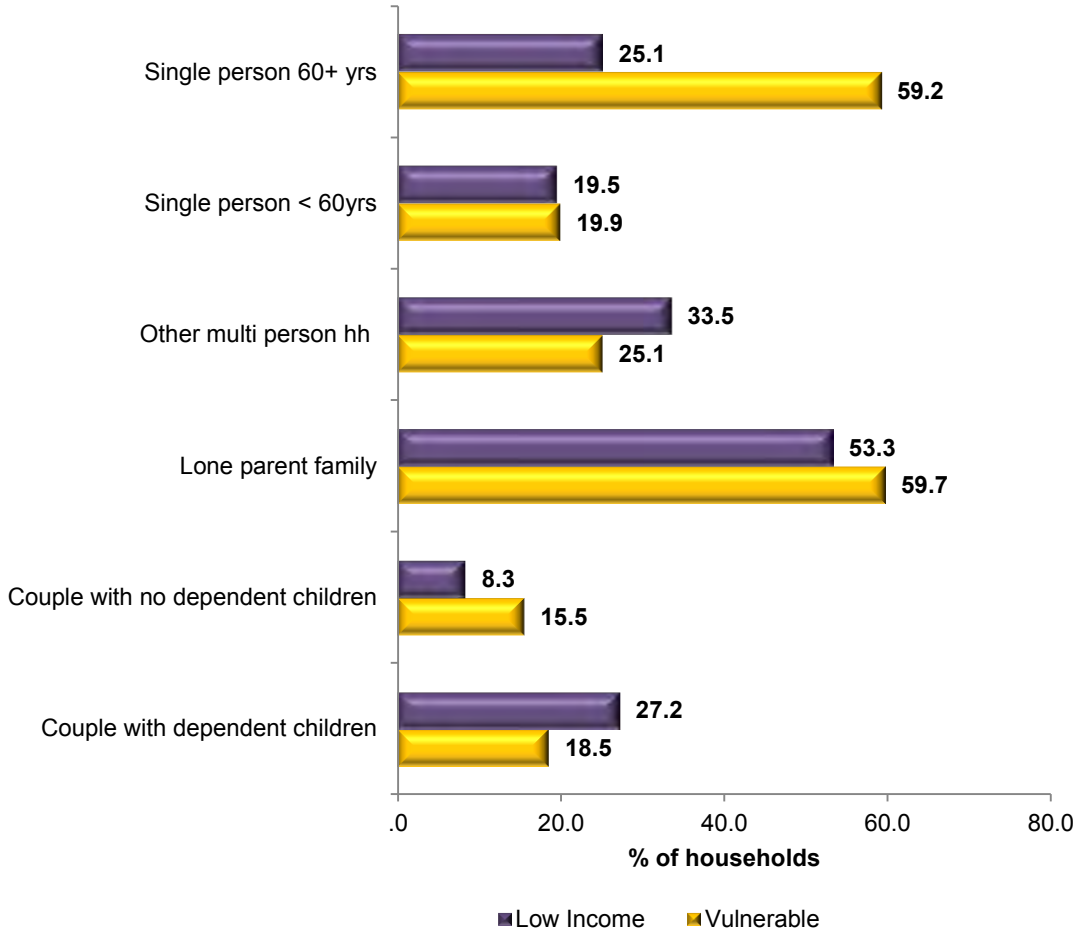
Median household income within the private rented sector is estimated at £19,240 compared to £27,300 in the owner occupied sector.

FIGURE 11: ECONOMIC VARIATIONS BY TENURE



6.12 The distribution of economically vulnerable and low income households across the hotspot areas, 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 12: PERCENTAGE OF HOUSEHOLD TYPE VULNERABLE, ON LOW INCOME



6.13 The highest concentrations of economically vulnerable households are found in Coalfield Collection / Easington Lane, Millfield/Pallion and New Silksworth Cottages hotspot areas. Low income households are over represented in Millfield/Pallion and Eden Vale.

TABLE 6: VULNERABLE AND LOW INCOME HOUSEHOLDS BY HOTSPOT AREA

HOTSPOT AREA	VULNERABLE		LOW INCOME		TOTAL
	HHOLDS	%	HHOLDS	%	HHOLDS
Coalfield Collection / Easington Lane	782	36.8	293	13.8	2127
Eden Vale	258	12.5	497	24.1	2061
Millfield/Pallion	750	31.3	675	28.1	2399
New Silksworth Cottages	188	27.5	81	11.8	686
Southwick	148	31.0	90	19.0	476
HOUSEHOLDS	**2126**	**27.4**	**1636**	**21.1**	**7749**

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

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 6,421 dwellings (71.5%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 2,560 dwellings (28.5%) fail the requirements of the Decent Homes Standard and are non-decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

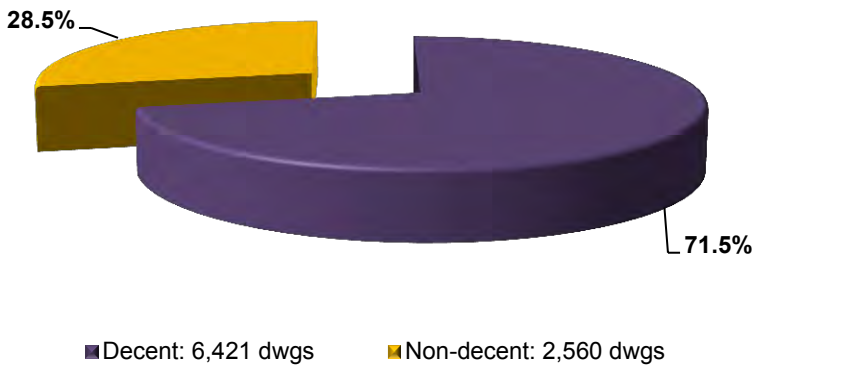
- ***431 dwellings (4.8%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);***
- ***1,917 dwellings (21.3%) are in disrepair;***
- ***25 (0.3%) dwellings lack modern facilities and services; and***
- ***726 occupied dwellings (9.6%[1]) fail to provide a reasonable degree of thermal comfort.***

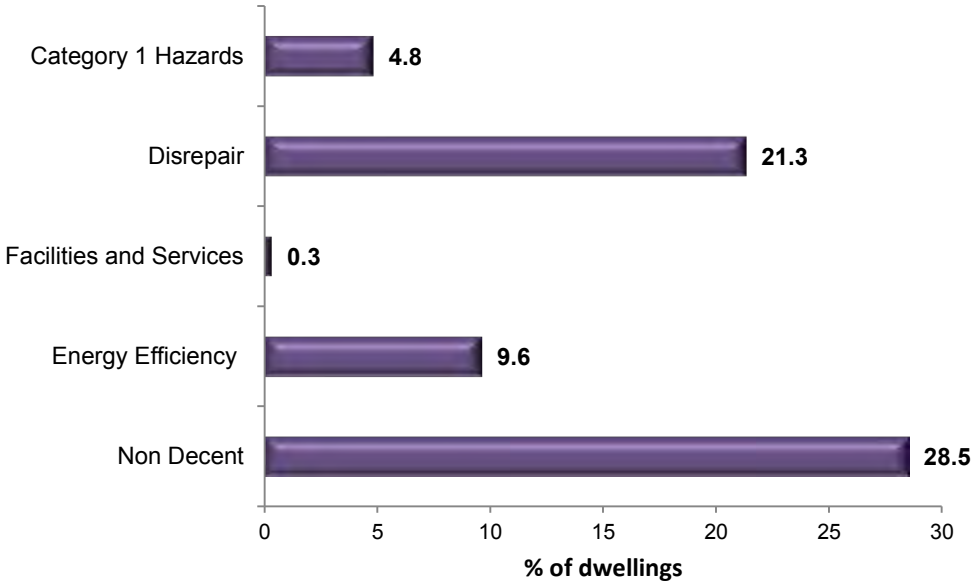
The majority of non-decent dwellings (2,100 dwellings, 82%) are defective on one matter of the Decent Homes Standard; the remaining 460 non-decent dwellings (18%) exhibit multiple defects.

7.3 Costs to achieve decent homes within the private housing sector are estimated at £17.347M averaging £6,776 per non-decent home.

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

FIGURE 13: DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD

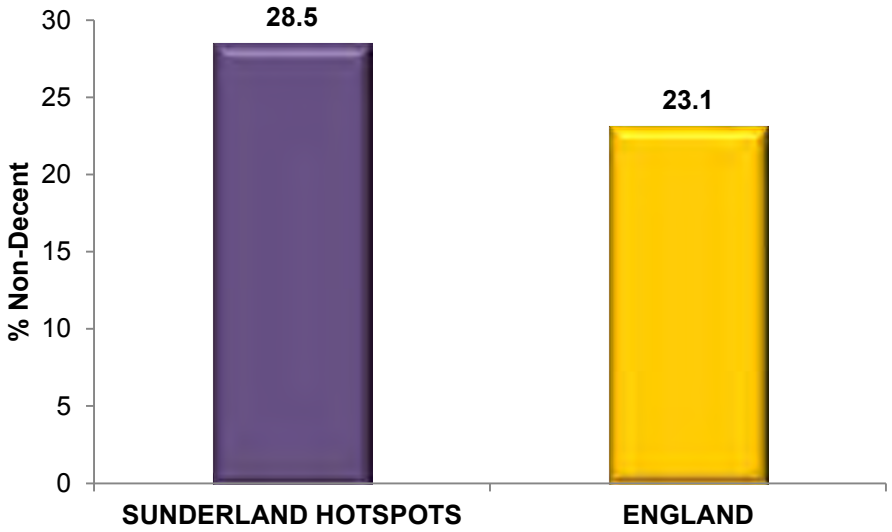


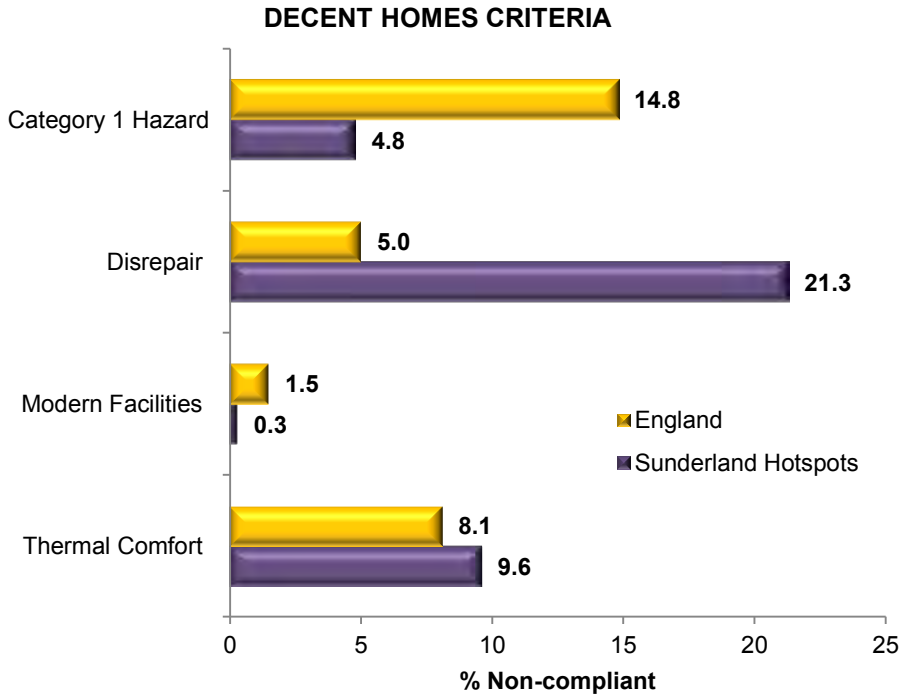


8. HOUSING CONDITIONS 2014 - NATIONAL CONTEXT

8.1 Information available from the English Housing Survey 2012/13 enables housing conditions in the hotspot areas to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are worse than the national average. Locally, 28.5% 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 14: NON-DECENT HOMES - SUNDERLAND 2014; ENGLAND 2012





SECTION 4:
PRIVATE SECTOR HOUSING CONDITIONS 2014

9. HHSRS CATEGORY 1 HAZARDS

HOUSING HEALTH AND SAFETY RATING SYSTEM

9.1 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).

9.2 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

9.3 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	

9.4 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).***

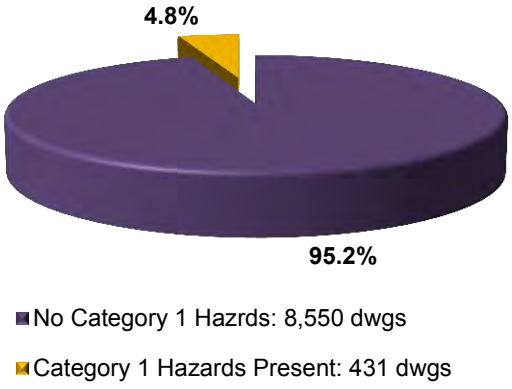
Similar powers exist to deal with Category 2 hazards but at the discretion of the local authority. Emergency measures cannot however be used, nor can clearance area or

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

9.5 431 dwellings (4.8%) 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 15: CATEGORY 1 HAZARD FAILURE

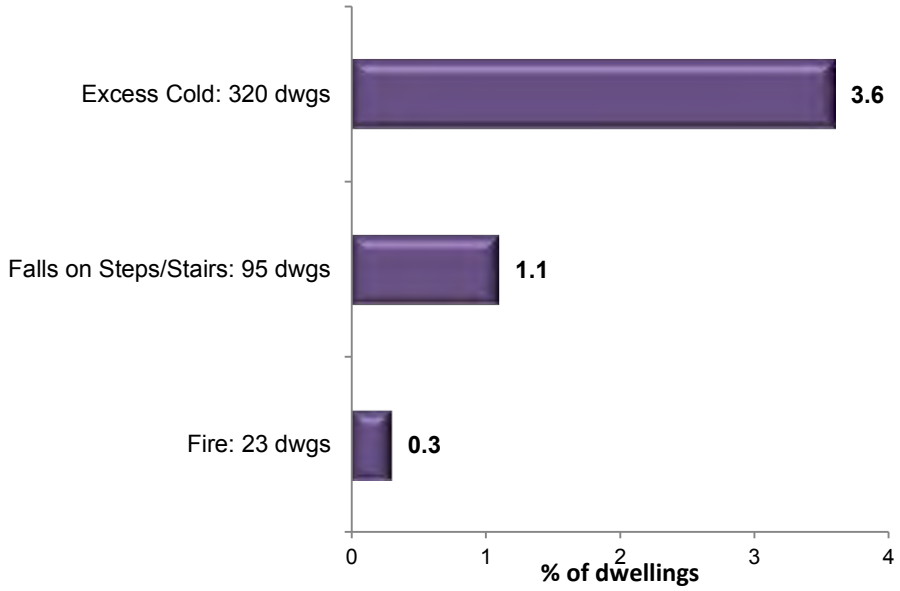


9.6 A range of Category 1 hazards is present although the overall profile is strongly influenced by excess cold with 320 dwellings (3.6%) exhibiting this particular Category 1 hazard. Defects on excess cold are both heating and insulation driven:

- ***195 dwellings (60.9%) experiencing Category 1 hazards on excess cold are heated by either electric storage heaters, gas room heaters or pre 1988 boilers; and***
- ***18% experiencing Category 1 hazards on excess cold are single glazed.***

Properties experiencing Category 1 hazards on excess cold have an average SAP Rating of 51 compared to an average SAP Rating for all dwellings of 62.

FIGURE 16: CATEGORY 1 HAZARDS BY HAZARD TYPE



HAZARD DISTRIBUTIONS

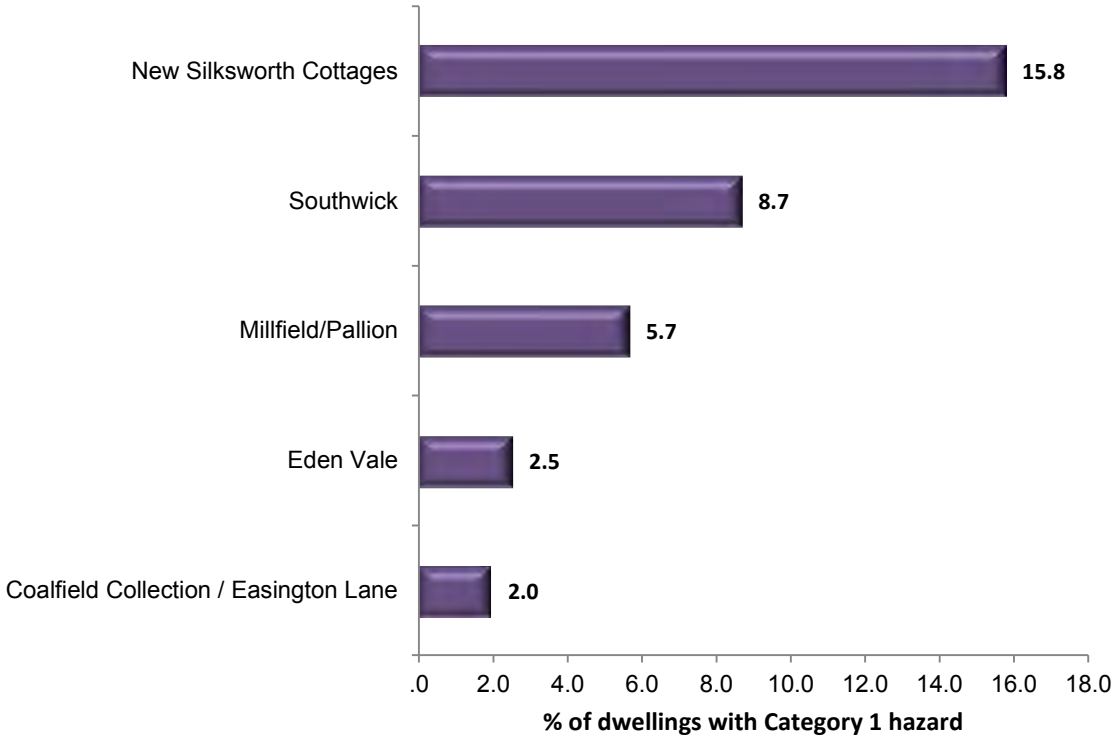
9.7 Rates of Category 1 hazard failure vary by housing sector. Given the predominance of pre 1945 terraced properties in the hotspot areas these account for the majority of Category 1 failures although both purpose built and converted flats exhibit higher rates of failure.

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	4701	95.1	243	4.9	4944	100.0
Private rented	3155	94.4	188	5.6	3343	100.0
Unob/Vacant	694	100.0	0	0.0	694	100.0
DATE OF CONSTRUCTION						
Pre-1919	6086	95.6	277	4.4	6364	100.0
1919-1944	1412	90.2	154	9.8	1566	100.0
1945-1981	352	100.0	0	0.0	352	100.0
Post-1981	700	100.0	0	0.0	700	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	7425	95.4	356	4.6	7782	100.0
Semi-Detached House/Bungalow	286	100.0	0	0.0	286	100.0
Detached House/Bungalow	95	100.0	0	0.0	95	100.0
Purpose Built Flat	350	91.7	31	8.3	381	100.0
Converted/Mixed Use Flat	394	90.1	43	9.9	437	100.0
All Dwellings	**8550**	**95.2**	**431**	**4.8**	**8981**	**100.0**

9.8 By hotspot area, the percentage of dwellings exhibiting a Category 1 hazard varies between 2% in Coalfields Collection/ Easington Lane to 15.8% in New Silksworth Cottages. Given the small number of actual cases of Category 1 hazards (29 in total) it is not reliable to breakdown the types of Category 1 hazard by area.

FIGURE 17: PRESENCE OF CATEGORY 1 HAZARD BY HOTSPOT



CATEGORY 1 HAZARD IMPROVEMENT COSTS

9.9 Costs to address Category 1 hazards alone within the defective housing stock are estimated at £1,063,060 net, averaging £2,467 per defective dwelling. Individual costs range from £1,000 to £4,300 per dwelling. Costs are net of VAT, fees and preliminaries. Costs to complete outstanding repairs in addition to HHSRS improvements within the 431 properties increases the repair /improvement bill to £3.969M, averaging £9,211 per dwelling.

10. HOUSING DISREPAIR

DECENT HOMES REPAIR STANDARD

10.1 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:

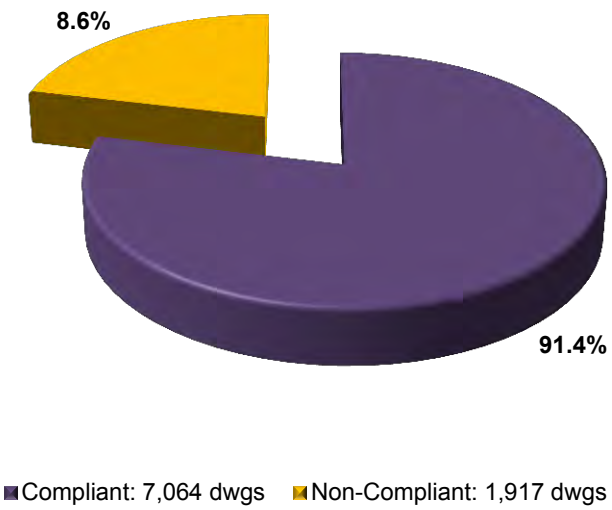
- ***External walls;***
- ***Roof structure and covering;***
- ***Windows and doors;***
- ***Chimneys;***
- ***Central heating boilers;***
- ***Gas fires;***
- ***Storage heaters; and***
- ***Electrics.***

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

DECENT HOMES REPAIR COMPLIANCE

10.2 Overall, 1,917 dwellings (21.3%) 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



10.3 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 and windows and doors. Internally, repair needs are related to the age of electrical systems and ceiling finishes.

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	1886	98.4	31	1.6	1917
Roof Cover	1259	65.7	658	34.3	1917
Chimney Stacks	1588	82.8	330	17.2	1917
External Wall Finish	1703	88.8	214	11.2	1917
External Pointing	1801	93.9	116	6.1	1917
Lintols	1872	97.6	45	2.4	1917
External Wall Structure	1891	98.6	26	1.4	1917
Windows	1482	77.3	435	22.7	1917
Doors	1541	80.4	376	19.6	1917
Electrics	1829	95.4	88	4.6	1917
Heating	1909	99.6	8	0.4	1917

10.4 Over half (406 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 (337 households) or new amenities /extension (315 households). Only 150 owner occupiers have rewired their property or installed new windows and doors, and approximately 200 households have carried out any external repairs over the 5 years. For many dwellings the age of these elements is now the driving force for failing the Decent Homes Standard.

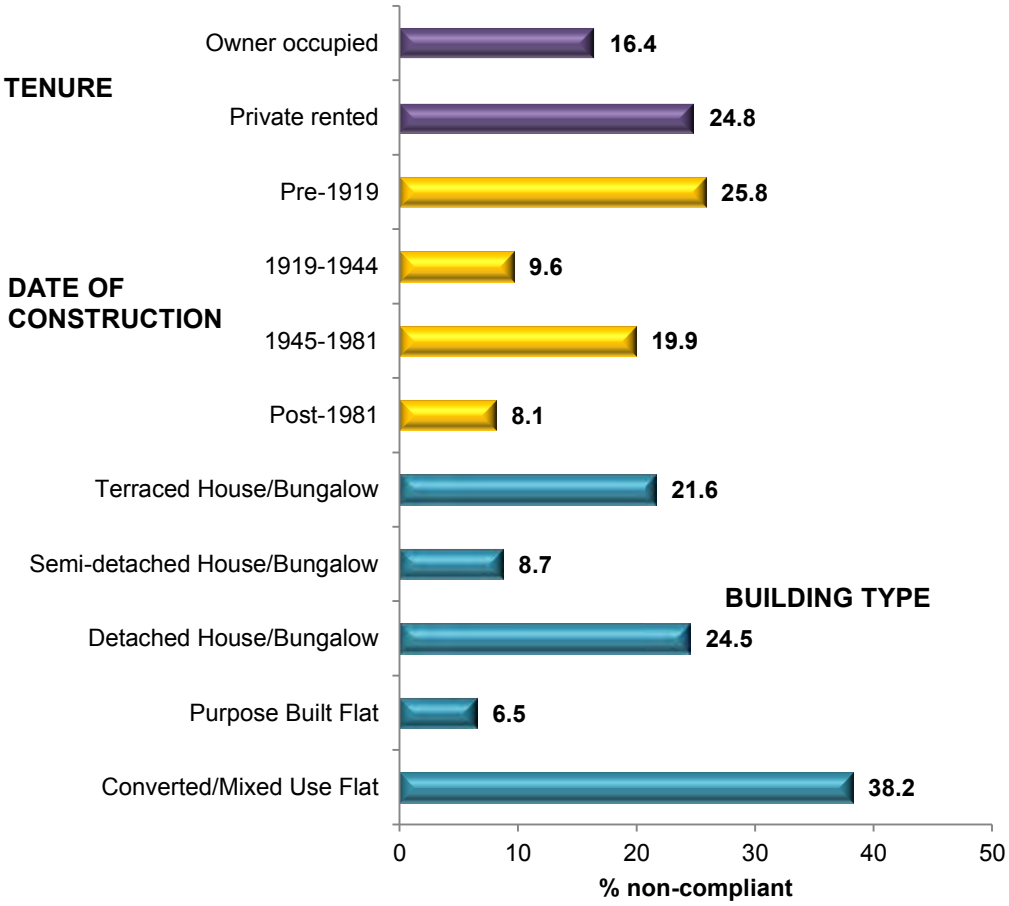
TABLE 11: DWELLINGS DEFECTIVE ON DECENT HOMES REPAIR - SECONDARY BUILDING ELEMENT PERFORMANCE

SECONDARY BUILDING ELEMENT	DECENT HOMES CONDITION				ALL DWELLINGS DEFECTIVE ON REPAIR
	COMPLIANT		NON-COMPLIANT		
	dwgs	%	dwgs	%	dwgs
Flashings	952	49.7	965	50.3	1917
Rainwear	1268	66.2	649	33.8	1917
Underground Drainage	1891	98.6	26	1.4	1917
Internal Floor Structure	1917	100.0	0	0.0	1917
Internal Floor Finishes	1917	100.0	0	0.0	1917
Internal Wall Structure	1901	99.1	17	0.9	1917
Internal Wall Finishes	1892	98.7	25	1.3	1917
Internal Ceiling Finishes	1849	96.4	68	3.6	1917
Internal Doors	1917	100.0	0	0.0	1917
Fireplaces/Flues	1917	100.0	0	0.0	1917
Internal Balustrades	1917	100.0	0	0.0	1917
Plumbing	1917	100.0	0	0.0	1917
Kitchens	1909	99.6	8	0.4	1917
Bathrooms	1901	99.2	16	0.8	1917

DISREPAIR BY SECTOR

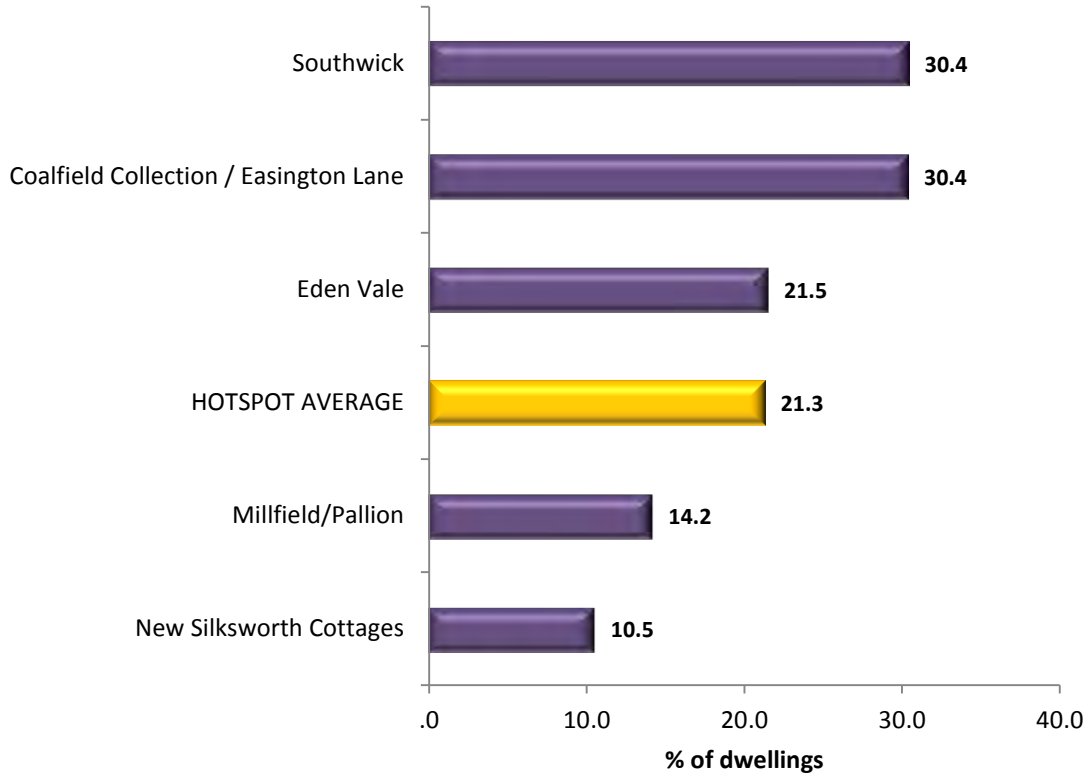
10.5 As might be expected, disrepair is strongly related to dwelling age with rates of disrepair significantly higher within the pre-1919 housing stock. This age bias translates across the main house types and tenure groups resulting in higher rates of disrepair within the private rented and for converted flats.

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



10.6 Patterns of Decent Homes repair failure at hotspot area level mirror the distribution of older terraced properties with the highest rates of failure recorded in Southwick and Coalfield Collection / Easington Lane.

FIGURE 20: RATES OF DISREPAIR BY HOTSPOT



10.7 For the five primary and two secondary building elements that exhibit the greatest levels of disrepair table 12 indicates their distribution by hotspot area.

TABLE 12: DWELLINGS NON-DECENT ON REPAIR ISSUES BY HOTSPOT AREA

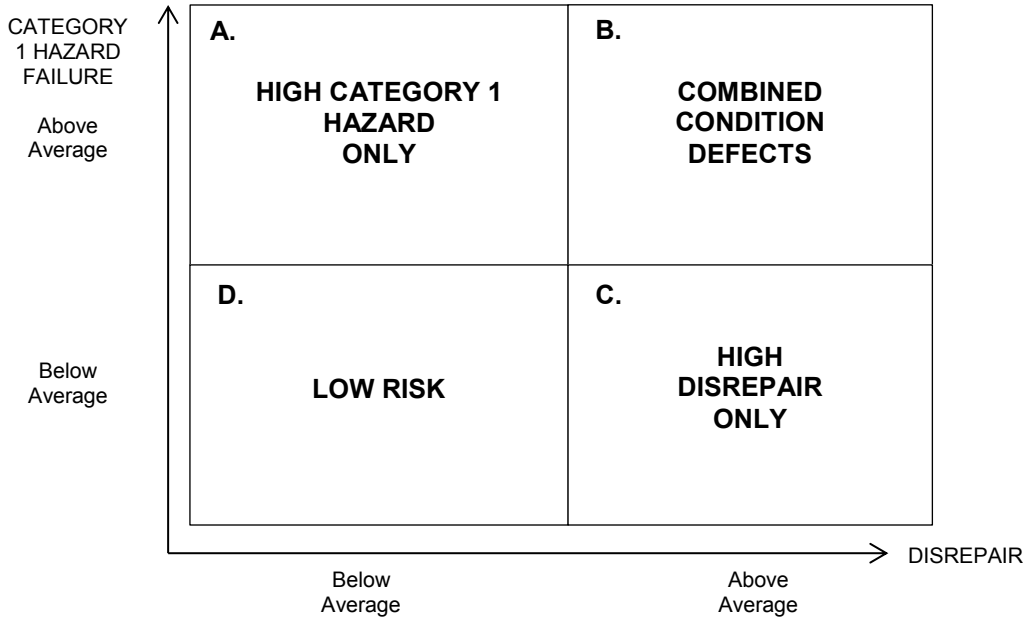
	HOTSPOT AREA											
	1		2		3		4		5		All Dwellings	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
BUILDING ELEMENT												
Roof Cover	164	22.6	167	29.4	206	55.0	0	0.0	121	71.4	658	34.3
Chimney	0	0.0	268	47.1	37	10.0	0	0.0	24	14.3	330	17.2
External Wall Finish	164	22.6	50	8.8	0	0.0	0	0.0	0	0.0	214	11.2
Windows	187	25.8	167	29.4	56	15.0	0	0.0	24	14.3	435	22.7
Doors	164	22.6	167	29.4	19	5.0	26	33.3	0	0.0	376	19.6
Flashing	421	58.1	268	47.1	131	35.0	0	0.0	145	85.7	965	50.3
Rainwear	351	48.4	151	26.5	75	20.0	0	0.0	73	42.9	649	33.8
All Dwellings Non-Decent due to Disrepair	**725**	**100**	**569**	**100**	**375**	**100**	**79**	**100**	**170**	**100**	**1917**	**100**

1 - Coalfield Collection / Easington Lane, 2 - Eden Vale, 3 - Millfield/Pallion, 4 - New Silksworth Cottages, 5 – Southwick

HOUSE CONDITION FRAMEWORK

10.8 Poor physical housing conditions have been described with regard to Category 1 hazards and disrepair. These indicators can be combined into an intervention framework as described in Figure 21.

FIGURE 21: PHYSICAL CONDITION INTERVENTION FRAMEWORK



Category A: Above average Category 1 hazard failure but below average disrepair. Immediate intervention signalled.

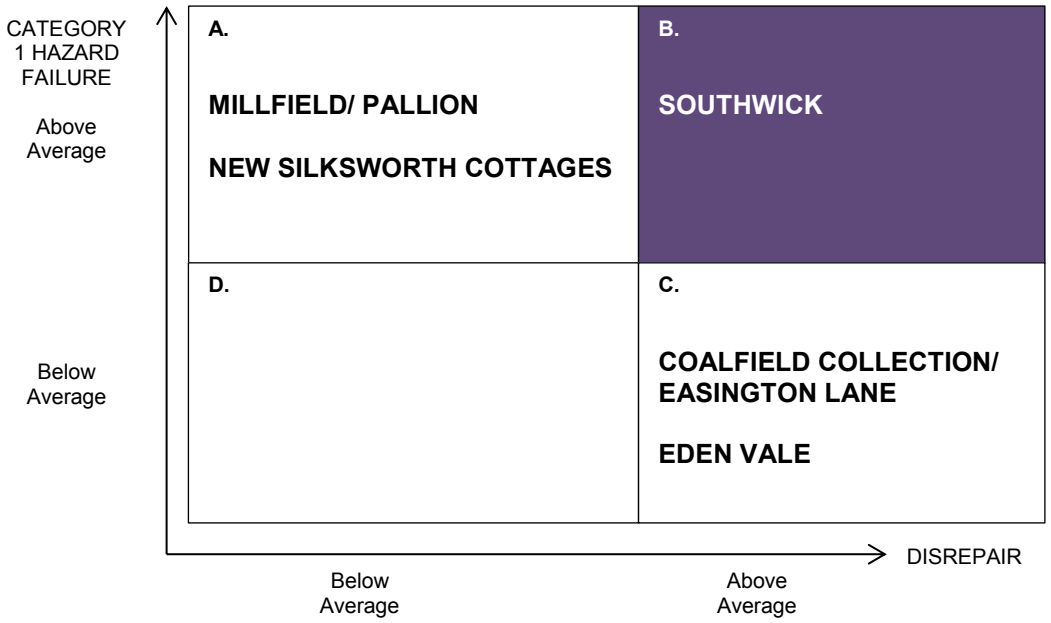
Category B: Above average combined condition defects signalling immediate intervention on Category 1 hazards and preventative action on disrepair.

Category C: Above average disrepair but low Category 1 hazard failure. Preventative action on disrepair to mitigate future deterioration.

Category D: Low risk with below average rates of disrepair and Category 1 hazards.

10.9 Millfield/ Pallion and New Silkswoth Cottages hotspot areas fall into Category A; exhibiting above average rates of Category 1 hazard failure but lower than average rates of disrepair. The area of Southwick is the only hotspot area to fall into Category B exhibiting high combined condition failures on both Category 1 hazards and disrepair. The remaining areas; Coalfield Collection/ Easington Lane and Eden Vale fall within Category C, exhibiting below average rates of Category 1 hazard failure but are at risk of future deterioration through disrepair.

FIGURE 22: HOTSPOT AREA CLASSIFICATION OF INTERVENTION POTENTIAL



11. HOUSING AMENITIES AND FACILITIES

AMENITIES & FACILITIES

11.1 The survey has examined the amenities and facilities offered by private sector housing in the five hotspot areas 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

11.2 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.***

11.3 Kitchen and bathroom amenities exhibit a modern age profile within the private housing sector. 8,187 dwellings (91.2%) offer kitchens under 20 years old, 8,548 dwellings (95.2%) offer bathrooms under 30 years old. Linked to this modern age profile, additional amenity defects are recorded in fewer than 2% of the housing stock:

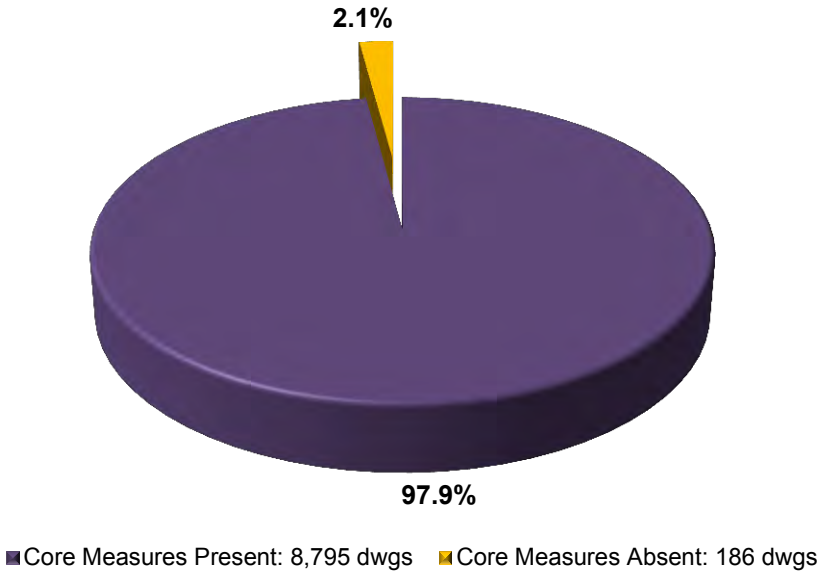
- ***25 dwellings (0.3%) offer inadequate space and layout in the kitchen;***
- ***94 dwellings (1.1%) offer an unsatisfactory bathroom location or an unsatisfactory WC location; and***
- ***8 dwellings (0.1%) have inadequate size and layout of common entrance areas for flats.***

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 25 dwellings) within the standard.

HOME SECURITY

11.4 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 8,795 dwellings (97.9%) but absent in 186 dwellings (2.1%).

FIGURE 23: CORE HOME SECURITY MEASURES



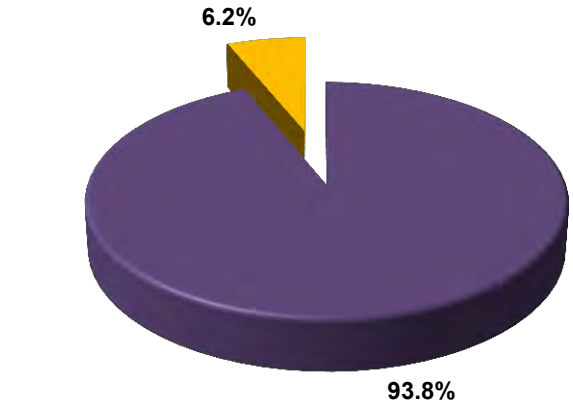
11.5 8,474 dwellings (94.4%) have internal smoke alarms fitted; 507 dwellings (5.6%) have no internal smoke alarm provision.

DWELLING ADAPTATION

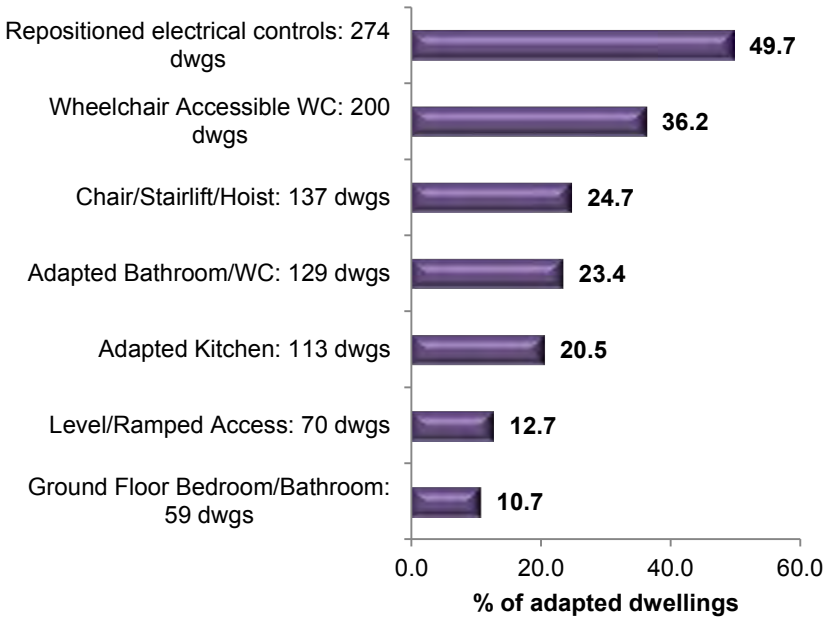
11.6 Levels of adaptation for special needs within the housing stock are relatively low - 552 adapted dwellings (6.2%). Where adaptations are present the most common relate to adapted bathroom/WC amenities, chair/stair lift and level/ramped access. Relationships between dwelling adaptation, household illness and special needs are examined in Chapter 18 of this report.

FIGURE 24: ADAPTATIONS PRESENT

A. THE PRESENCE OF ADAPTATIONS



B. TYPES OF ADAPTATION



12. HOME ENERGY EFFICIENCY

HOME ENERGY INFORMATION

12.1 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.

12.2 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

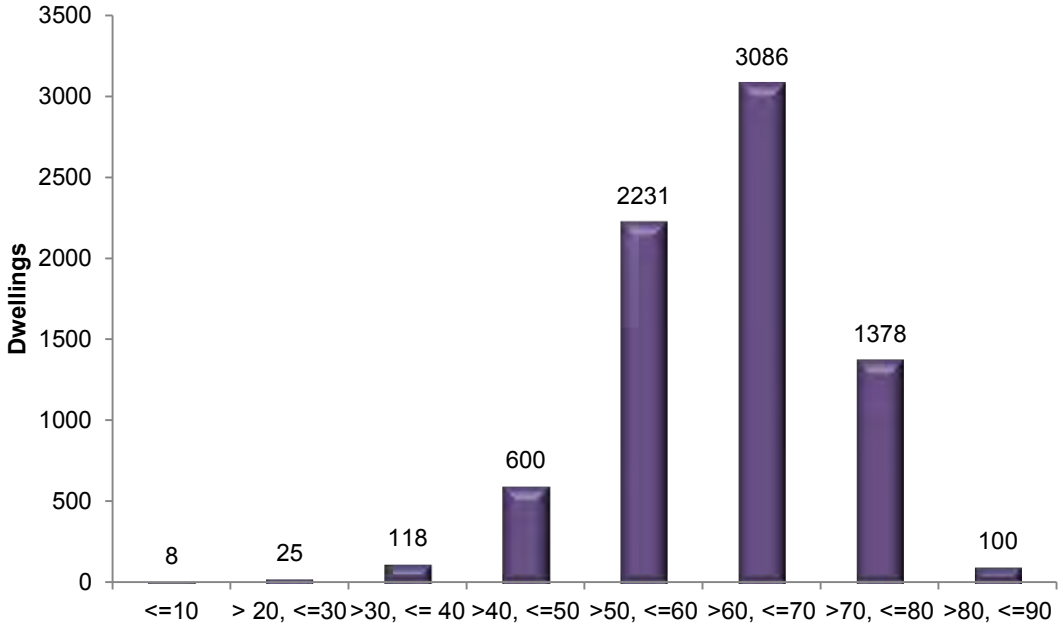
Band F: 21-38

Band G: 1-20

ENERGY EFFICIENCY PERFORMANCE

12.3 The current SAP Rating for occupied private sector housing in the hotspots areas of Sunderland is measured at 62, significantly above the national average of 57 for all private housing in England (English Housing Survey 2012 - 2013). Average CO_2 emissions total 3.846 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 £921.47 per annum giving a total private sector household energy bill for the hotspot areas of £6.954M per annum. The lower quartile SAP Rating for private housing in the hotspot areas is 56; 50 private dwellings (0.7%) have a SAP Rating of under 35.

FIGURE 25: SAP RATING DISTRIBUTION

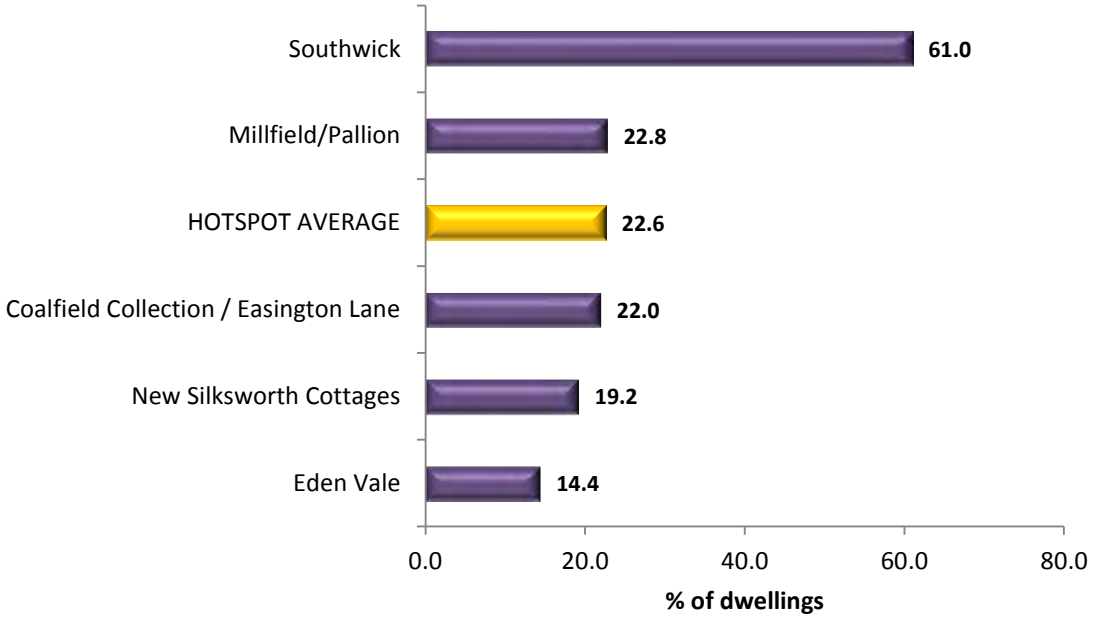


12.4 The proportion of private dwellings in the lowest EER bands (E and G) is significantly below the national average. 22.6% of private dwellings in the hotspot areas of Sunderland (1,702 dwellings) fall within EER bands E, F and G compared to 34.3% of private dwellings nationally.

TABLE 13: ENERGY EFFICIENCY RATINGS (EER) SUNDERLAND HOTSPOTS AND ENGLAND			
EER BANDING	SUNDERLAND 2014		ENGLAND 2012
	dwgs	%	%
Band A & B (SAP 81 - 100)	0	0.0	0.6
Band C (SAP 69 - 80)	1956	26.0	14.2
Band D (SAP 55 - 68)	3889	51.5	51.0
Band E (SAP 39 - 54)	1599	21.2	27.3
Band F (SAP 21 - 38)	95	1.3	5.5
Band G (SAP 1 - 20)	8	0.1	1.5

12.5 Sectoral variations in EER's are limited. Geographically the highest concentrations of low rated dwellings are located in Southwick.

FIGURE 26: DWELLINGS IN EER BANDS E, F AND G BY HOTSPOT AREA



ENERGY EFFICIENCY ATTRIBUTES

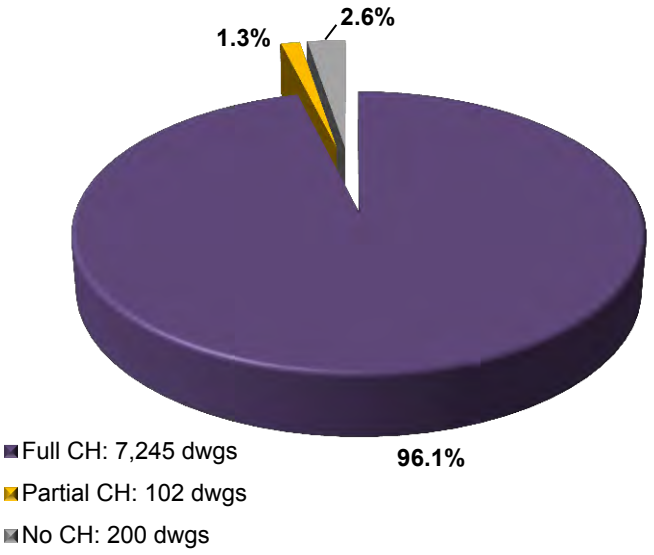
12.6 Underlying the energy efficiency of private sector housing the following attributes apply:

- ***114 dwellings (1.5%) contain loft insulation levels below 100mm. 588 dwellings (7.8%) offer loft insulation to 100mm, 1,104 dwellings (14.6%) to 150mm, and 5,373 dwellings (71.2%) to 200mm or above. In 367 dwellings (4.9%) loft insulation is not appropriate due to other uses over. Loft insulation provision in the hotspot areas is better than the national average. Nationally, 50.4% of private sector housing has loft insulation of 150mm or above. Locally, 85.8% of private housing meets this target.***

- ***7,372 dwellings (97.7%) offer some form of double glazing, the majority of which is whole house. Levels of double glazing in the hotspot areas are above the national average for all tenure housing in England (78.8% - 2012).***

- ***7,245 dwellings (96%) offer full central heating with an additional 102 dwellings (1.3%) offering partial heating systems. 200 dwellings (2.6%) lack central heating.***

FIGURE 27: CENTRAL HEATING PROVISION



DECENT HOMES THERMAL COMFORT

12.7 To meet the requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. 726 occupied dwellings (9.6%) fail to meet the requirements. Variations in thermal comfort performance reflect higher rates of failure in the private rented sector and in the flatted housing market. Energy efficiency performance locally is slightly worse than the national average.

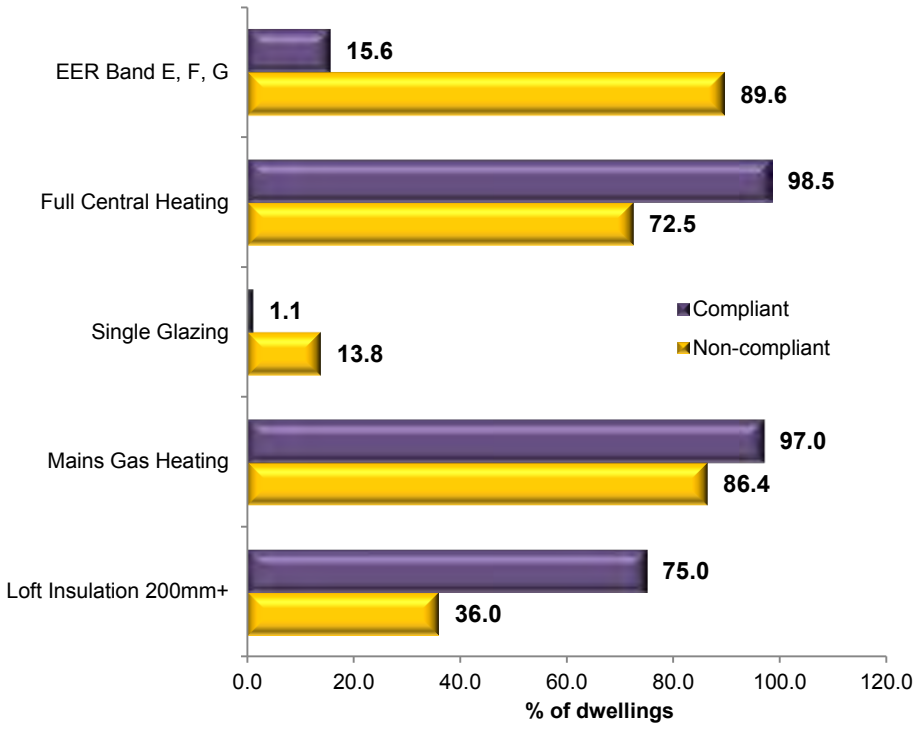
TABLE 14: DECENT HOMES THERMAL COMFORT PERFORMANCE BY TENURE, DATE OF CONSTRUCTION AND HOUSE TYPE

	DECENT HOMES THERMAL COMFORT					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	4273	90.6	442	9.4	4715	100.0
Private rented	2524	89.9	285	10.1	2808	100.0
Unob/Vacant	23	100.0	0	0.0	23	100.0

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	%
DATE OF CONSTRUCTION						
Pre-1919	4644	88.9	580	11.1	5224	100.0
1919-1944	1246	94.3	75	5.7	1321	100.0
1945-1981	333	94.7	19	5.3	352	100.0
Post-1981	597	92.0	52	8.0	650	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	5988	90.4	639	9.6	6627	100.0
Semi-Detached House/Bungalow	267	100.0	0	0.0	267	100.0
Detached House/Bungalow	95	100.0	0	0.0	95	100.0
Purpose Built Flat	264	85.8	44	14.2	307	100.0
Converted/Mixed Use Flat	207	82.7	43	17.3	250	100.0
All Dwellings	**6821**	**90.4**	**726**	**9.6**	**7547**	**100.0**

12.8 Geographically, patterns of thermal comfort failure reveal higher levels of failure in Southwick and New Silksworth Cottages. Properties failing Decent Homes thermal comfort requirements have an average SAP rating of 45 compared to 64 for dwellings compliant with the Standard. 89.6% of non-compliant dwellings are in EER bands E, F, G compared to 15.6% 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 28: DECENT HOMES THERMAL COMFORT AND ENERGY ATTRIBUTES

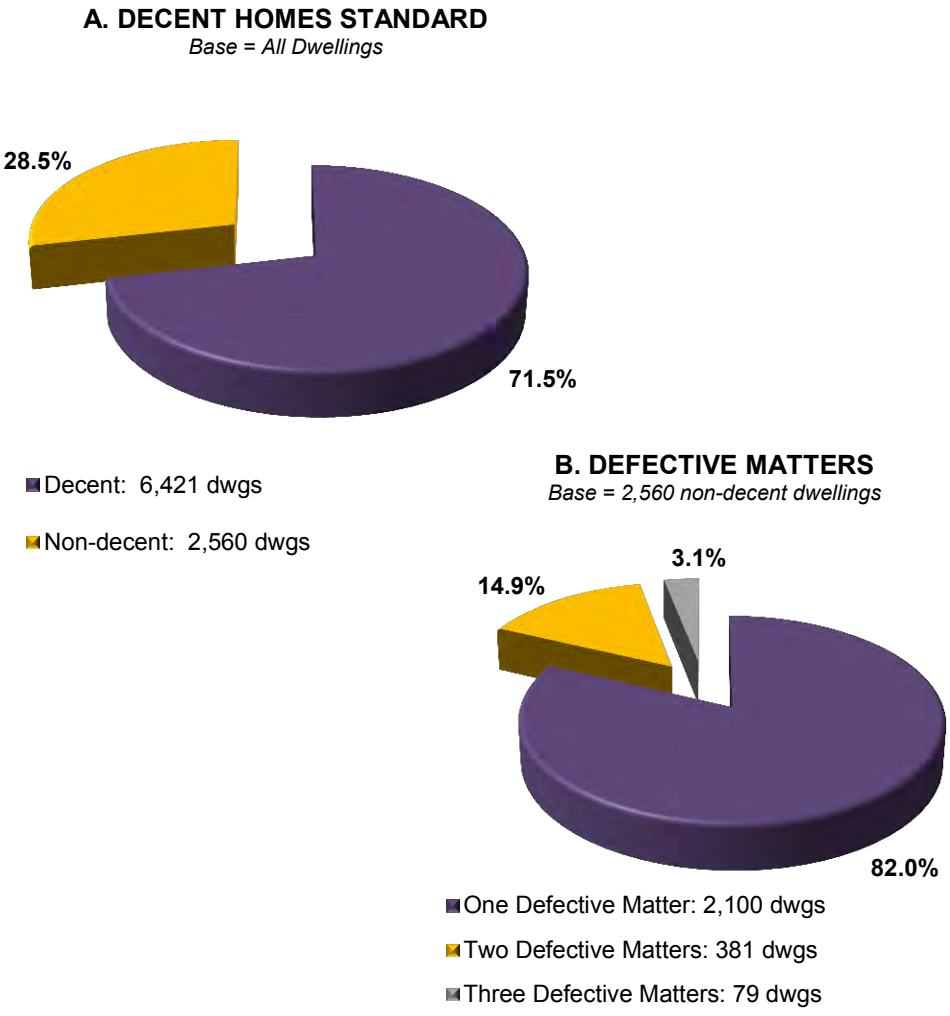


13. DECENT HOMES OVERALL PERFORMANCE

OVERALL PERFORMANCE

13.1 Rates of non-decency in the hotspot areas of Sunderland are above the national average. Overall, 6,421 dwellings meet the requirements of the Decent Homes Standard and are decent. These represent 71.5% of all private dwellings in the hotspot areas of Sunderland. 2,560 dwellings fail to meet the requirements of the Decent Homes Standard and are non-decent. This represents 28.5% of the total private sector housing in these areas. The majority of non-decent dwellings (2,100 dwellings, 82%) are defective on one matter of the Decent Homes Standard; the remaining 460 non-decent dwellings (18%) exhibit multiple defects.

FIGURE 29: OVERALL PERFORMANCE ON THE DECENT HOMES STANDARD



13.2 The pattern of category failure within the standard is illustrated in table 15. Defects on the Decent Homes Standard are dominated by 'Disrepair Only' – 1,571 dwellings (61.4%) and

'Thermal Comfort Only' - 368 dwellings (14.4%). Multiple defects on the Standard are typically associated with a combination of disrepair and thermal comfort.

TABLE 15: NON-DECENT DWELLINGS - DEFECT CLASSIFICATION		
	DECENT HOMES DEFECT CLASSIFICATION	
	dwgs	%
HHSRS only	161	6.3
Disrepair only	1571	61.4
Energy only	368	14.4
HHSRS and disrepair	94	3.7
HHSRS and energy	97	3.8
Disrepair and amenity	8	0.3
Disrepair and energy	182	7.1
HHSRS, disrepair and energy	62	2.4
HHSRS, amenity and energy	17	0.7
ALL DWELLINGS NON-DECENT	**2560**	**100.0**

SECTORAL VARIATIONS

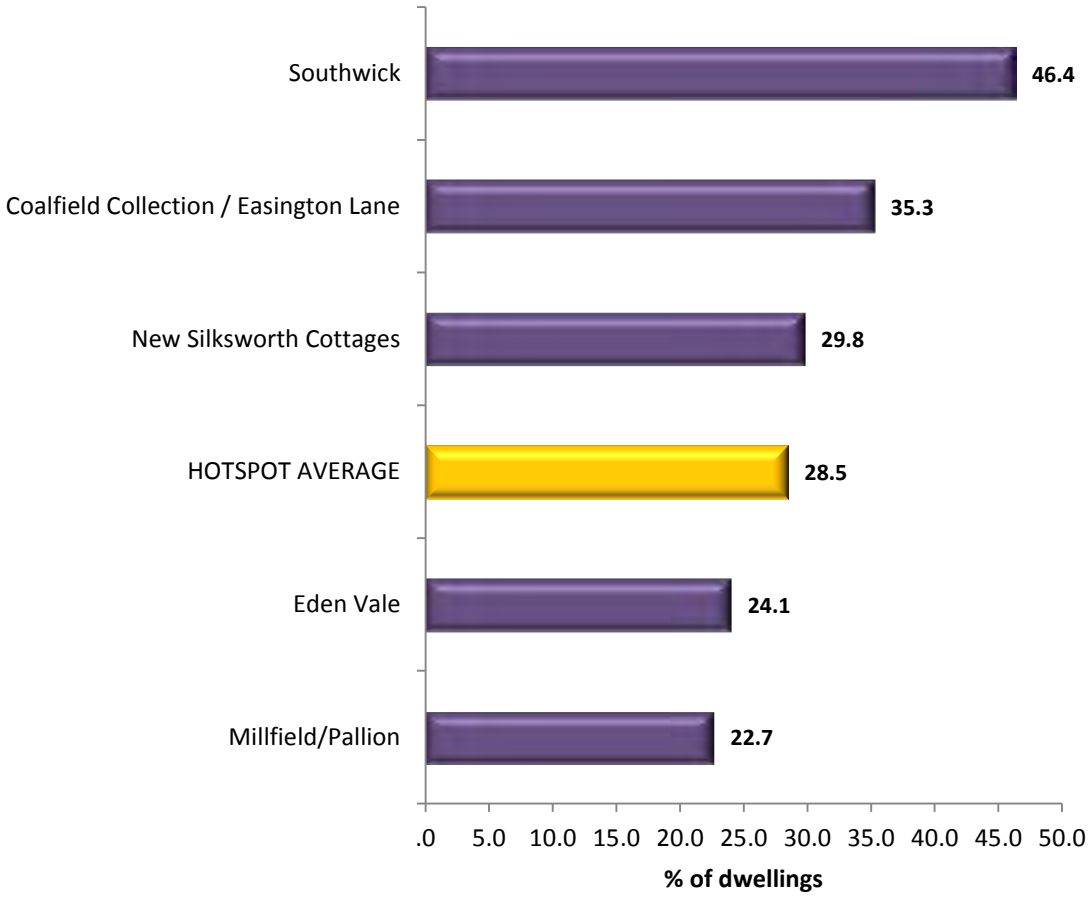
13.3 Variations in decent homes performance reflect significantly higher rates of failure for:

- ***The private rented sector : 30.9%;***
- ***Converted flats : 45%;***
- ***Southwick and Coalfield Collection / Easington Lane : 46.4% and 35.3% respectively; and***
- ***Dwellings constructed pre-1919 : 33.5%.***

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	3694	74.7	1251	25.3	4944	100.0
Private rented	2311	69.1	1032	30.9	3343	100.0
Unobtainable	416	60.0	278	40.0	694	100.0
DATE OF CONSTRUCTION						
Pre-1919	4235	66.5	2129	33.5	6364	100.0
1919-1944	1316	84.0	250	16.0	1566	100.0
1945-1981	263	74.7	89	25.3	352	100.0
Post 1981	607	86.8	92	13.2	700	100.0
MAIN HOUSE TYPE						
Terraced House/Bungalow	5550	71.3	2231	28.7	7782	100.0
Semi-Detached House/Bungalow	261	91.3	25	8.7	286	100.0

TABLE 16: DECENT HOMES COMPLIANCY BY TENURE, DATE OF CONSTRUCTION AND HOUSE TYPE						
	DECENT HOMES STANDARD					
	Compliant		Non-compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Detached House/Bungalow	72	75.5	23	24.5	95	100.0
Purpose Built Flat	297	78.0	84	22.0	381	100.0
Converted/Mixed Use Flat	240	55.0	197	45.0	437	100.0
ALL DWELLINGS	**6421**	**71.5**	**2560**	**28.5**	**8981**	**100.0**

FIGURE 30: DECENT HOMES NON-COMPLIANCY BY HOTSPOT AREA



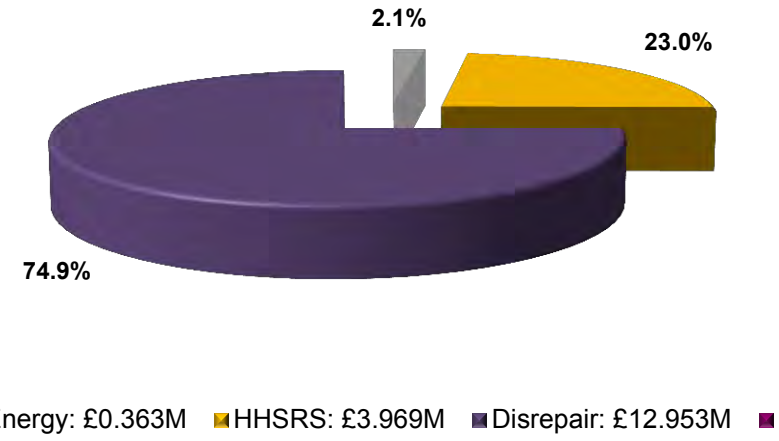
14. NON-DECENT HOMES INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

14.1 Costs to address non-decency are estimated at £17.347M averaging £6,776 per non-decent home. Individual costs range from £500 linked to energy improvement measures to £21,200 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	8,331	1,339,519
Disrepair only	7,267	11,413,824
Energy only	500	184,193
HHSRS and disrepair	11,529	1,086,447
HHSRS and energy	9,101	880,649
Disrepair and amenity	7,019	56,657
Disrepair and energy	8,759	1,593,925
HHSRS, disrepair and energy	9,792	610,044
HHSRS, amenity and energy	10,851	181,652
Total	**6,776**	**17,346,910**

FIGURE 31: COSTS TO ADDRESS NON-DECENT HOMES



COST DISTRIBUTION BY SECTOR

14.2 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	1251	25.3	5,793	7,245,027	41.8
Private rented	1032	30.9	7,635	7,877,322	45.4
Unobtainable	278	40.0	8,013	2,224,561	12.8
MAIN HOUSE TYPE					
Terraced House/Bungalow	2231	28.7	6,858	15,303,179	88.2
Semi-Det. House/Bungalow	25	8.7	5,676	140,826	0.8
Detached House/Bungalow	23	24.5	4,491	104,959	0.6
Purpose-Built Flat	84	22.0	5,734	479,795	2.8
Converted Flat	197	45.0	6,699	1,318,150	7.6
DATE OF CONSTRUCTION					
Pre-1919	2129	33.5	6,744	14,357,117	82.8
1919-1944	250	16.0	9,904	2,475,737	14.3
1945-1981	89	25.3	3,290	292,115	1.7
Post-1981	92	13.2	2,404	221,940	1.3
HOTSPOT AREA					
Coalfield Collection / Easington Lane	841	35.3	6,930	5,830,993	32.9
Eden Vale	636	24.1	7,937	5,049,164	24.8
Millfield/Pallion	600	22.7	5,343	3,205,142	23.4
New Silksworth Cottages	224	29.8	8,111	1,819,058	8.8
Southwick	258	46.4	5,584	1,442,554	10.1
ALL SECTORS	**2560**	**28.5**	**6,776**	**17,346,910**	**100.0**

15. DECENT PLACES - ENVIRONMENTAL CONDITIONS

DECENT PLACES AND LIVEABILITY

15.1 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.

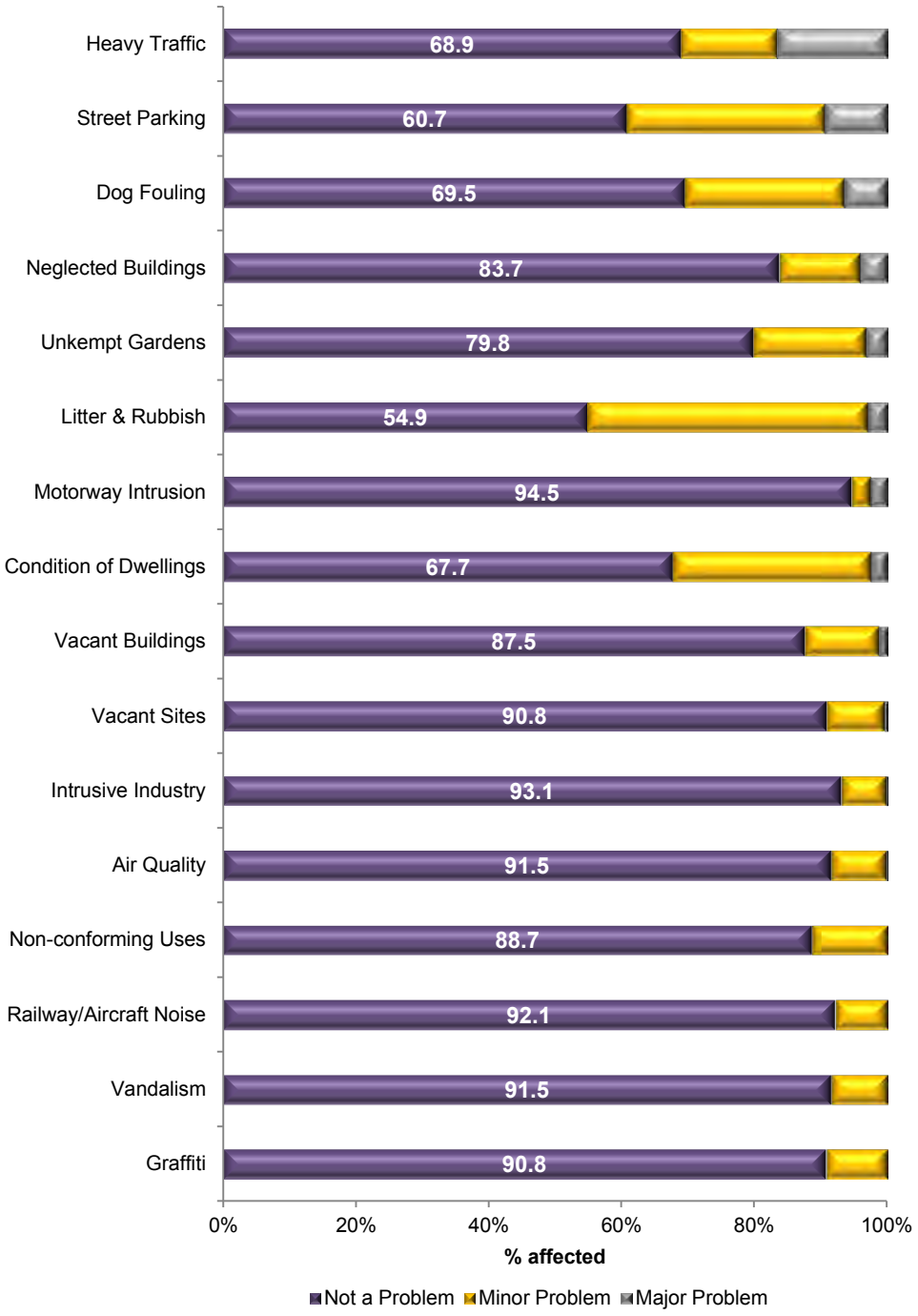
TRAFFIC - Road traffic and other forms of transport. Specifically the presence of: intrusive main roads and motorways, railway or aircraft noise, heavy traffic and poor ambient air quality.

ENVIRONMENTAL ISSUES

15.2 Environmental issues are apparent but are generally of minor impact. Major impact problems were identified against only 10 indicators, with 5 affecting less than 2% of dwellings. The most notable major issues relate to;

- ***Heavy Traffic : 1,485 dwellings (16.6%);***
- ***Street Parking : 846 dwellings (9.4%);***
- ***Dog Fouling : 588 dwellings (6.5%); and***
- ***Neglected Buildings : 376 dwellings (4.2%***

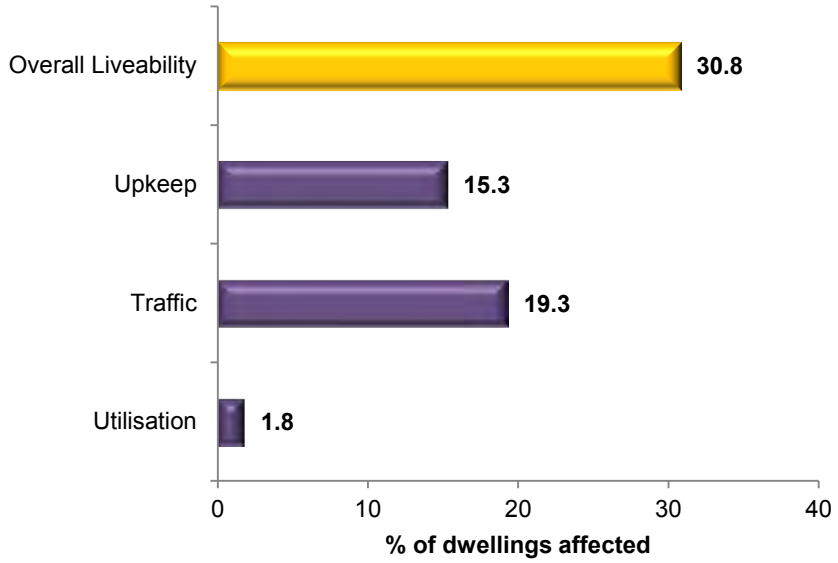
FIGURE 32: ENVIRONMENTAL ISSUES



LIVEABILITY

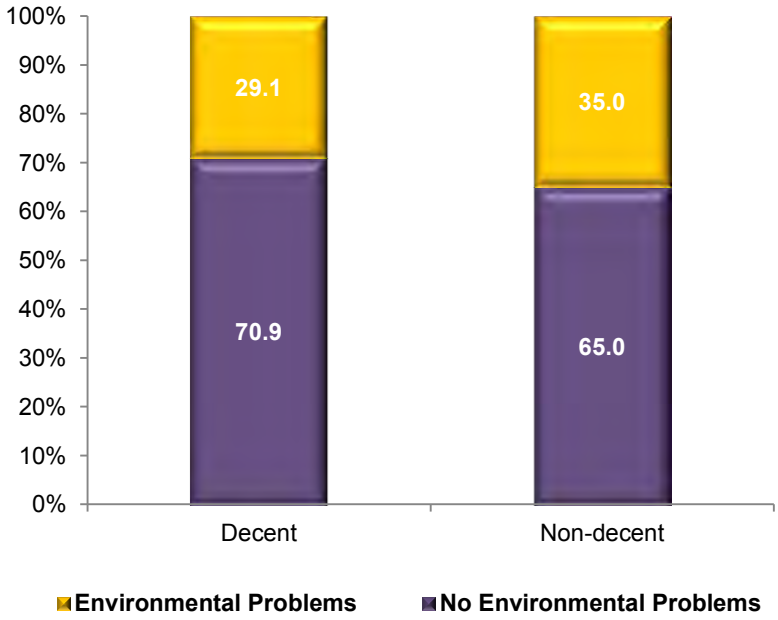
15.3 Overall, 2,766 dwellings (30.8%) are located in residential environments experiencing liveability problems that are a major problem. Problems with upkeep affect 1,374 dwellings (15.3%), traffic problems affect 1,737 dwellings (19.3%) and utilisation issues affect 161 dwellings (1.8%).

FIGURE 33: LIVEABILITY PROBLEMS



15.4 Environmental problems are more noted in areas of older properties; 36.3% of pre-1919 dwellings are adversely affected by local environmental problems compared to 7.1% of post 1981 dwellings. A relationship would also appear to exist between environmental conditions and housing conditions. 897 non-decent homes are located in areas affected by environmental problems (35%); in comparison 29.1% of decent homes are similarly affected.

FIGURE 34: ENVIRONMENTAL CONDITIONS AND HOUSING CONDITIONS



15.5 Geographically, environmental problems are dominated by two hotspot areas, namely New Silksworth Cottages and Coalfield Collection / Easington Lane. Within Coalfield Collection / Easington Lane heavy traffic is the issue most frequently cited as a major problem, whilst in New Silksworth Cottages a range of issues exist including street parking, dog fouling, neglected buildings and gardens, litter, the condition of dwellings and heavy traffic.

FIGURE 35: ENVIRONMENTAL PROBLEMS BY HOTSPOT AREA

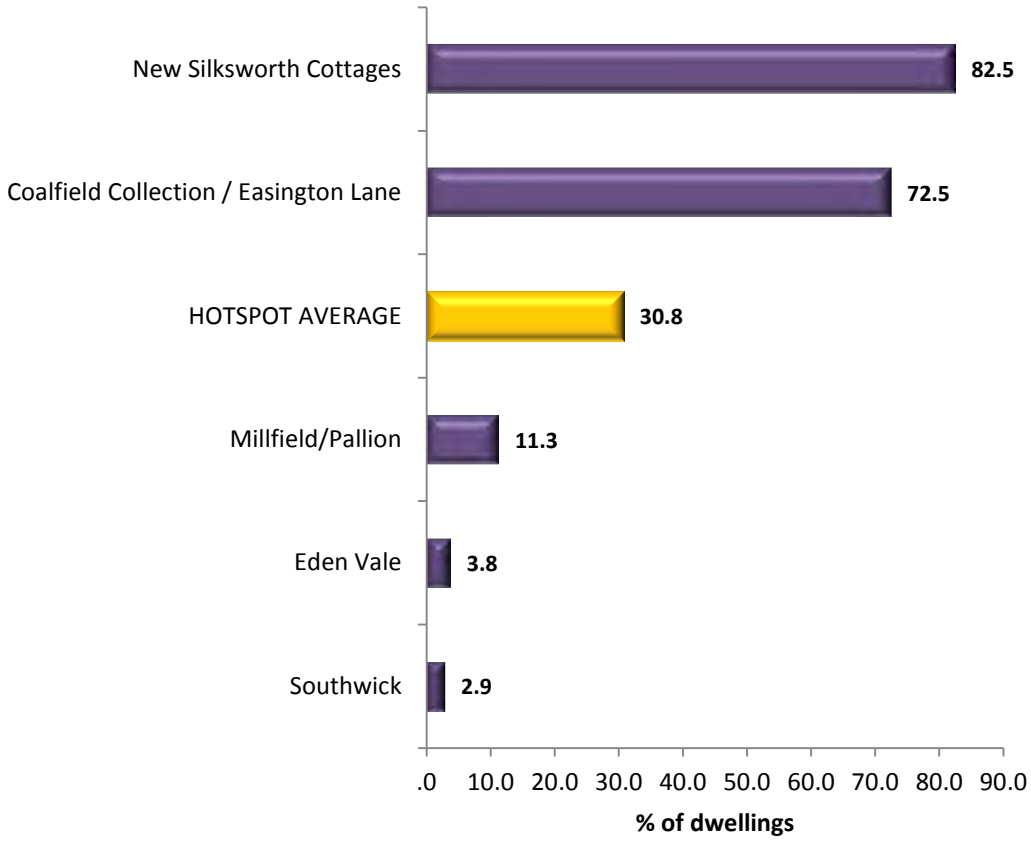


TABLE 19: DWELLINGS AFFECTED BY MAJOR ENVIRONMENTAL ISSUES IN COALFIELD COLLECTION/ EASINGTON LANE & NEW SILKSWORTH COTTAGES				
	COALFIELD COLLECTION/ EASINGTON LANE		NEW SILKSWORTH COTTAGES	
	Dwgs	%	Dwgs	%
ENVIRONMENTAL ISSUE				
Litter & Rubbish	47	2.0	224	29.8
Unkempt Gardens	0	0.0	290	38.6
Neglected Buildings	23	1.0	303	40.4
Dog Fouling	210	8.8	369	49.1
Condition of Dwellings	47	2.0	172	22.8
Nuisance From Street Parking	210	8.8	396	52.6
Heavy Traffic	1239	52.0	158	21.4
Intrusion From Motorways	234	9.8	0	0.0
Vacant Sites	47	2.0	0	0.0
Vacant Buildings	70	2.9	13	1.8
TOTAL DWELLINGS	**2384**	**100.0**	**752**	**100.0**

SECTION 5:
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

16. HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSING AND HOUSEHOLD CONDITIONS

16.1 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 14.1% of all private sector households yet account for 16.4% of households in non-decent dwellings;***
- ***Economically vulnerable households comprise 27.4% of all private households but account for 30% 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 £20,280 compared to £26,334 for households living in decent homes.***

TABLE 20: HOUSEHOLD SOCIAL CHARACTERISTICS BY HOUSING CONDITION

	DECENT HOMES STANDARD (HHSRS)					
	Compliant		Non-compliant		All Households	
	hholds	%	hholds	%	hholds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 Years	229	4.2	178	7.9	407	5.3
25 - 34 Years	1118	20.4	335	14.8	1453	18.8
35 - 44 Years	947	17.3	255	11.3	1202	15.5
45 - 54 Years	1126	20.5	503	22.3	1629	21.0
55 - 64 Years	696	12.7	437	19.4	1133	14.6
65 Years And Over	1374	25.0	551	24.4	1925	24.8
HOUSEHOLD TYPE						
One person under 60	828	15.1	301	13.3	1129	14.6
One person aged 60 or over	726	13.2	370	16.4	1096	14.1
Lone (grand)parent with dependent child(ren)	429	7.8	281	12.4	710	9.2
Other multi-person household	245	4.5	203	9.0	447	5.8
Couple no dependent children	2203	40.1	836	37.0	3039	39.2
Couple with dependent children	1059	19.3	269	11.9	1328	17.1
HOTSPOT AREA						
Coalfield Collection / Easington Lane	1369	24.9	758	33.6	2127	27.4
Eden Vale	1530	27.9	531	23.5	2061	26.6
Millfield/Pallion	1874	34.1	525	23.2	2399	31.0
New Silksworth Cottages	471	8.6	215	9.5	686	8.9
Southwick	246	4.5	230	10.2	476	6.1
All Households	**5490**	**100.0**	**2259**	**100.0**	**7749**	**100.0**

TABLE 21: HOUSEHOLD ECONOMIC CHARACTERISTICS BY HOUSING CONDITION						
	DECENT HOMES STANDARD (HHSRS)					
	Compliant		Non-compliant		All Households	
	hholds	%	hholds	%	hholds	%
ECONOMIC STATUS HOH						
Full-Time Work	2937	53.5	1127	49.9	4065	52.5
Part-Time Work	218	4.0	142	6.3	359	4.6
Unemployed-Registered	270	4.9	97	4.3	366	4.7
Permanently Sick/Disabled	241	4.4	90	4.0	331	4.3
Looking After Home	96	1.7	13	0.6	109	1.4
Wholly Retired	1480	26.9	567	25.1	2046	26.4
Student	249	4.5	223	9.9	472	6.1
LOW INCOME HOUSEHOLDS						
Not On Low Income	4406	80.2	1707	75.6	6113	78.9
Low Income Household	1085	19.8	552	24.4	1636	21.1
VULNERABLE HOUSEHOLDS						
Not Economically Vulnerable	4041	73.6	1582	70.0	5623	72.6
Economically Vulnerable	1449	26.4	677	30.0	2126	27.4
All Households	**5490**	**100.0**	**2259**	**100.0**	**7749**	**100.0**

DECENT HOMES AND VULNERABLE HOUSEHOLDS

16.2 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.

16.3 The survey estimates that there are 2,126 vulnerable private sector households in the hotspot areas of Sunderland, representing 27.4% of all private households. Currently 1,449 economically vulnerable households (68.2%) live in decent homes. This figure is slightly below the previous PSA Target 7 requirement for 2011.

17. FUEL POVERTY

FUEL POVERTY CALCULATION

17.1 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

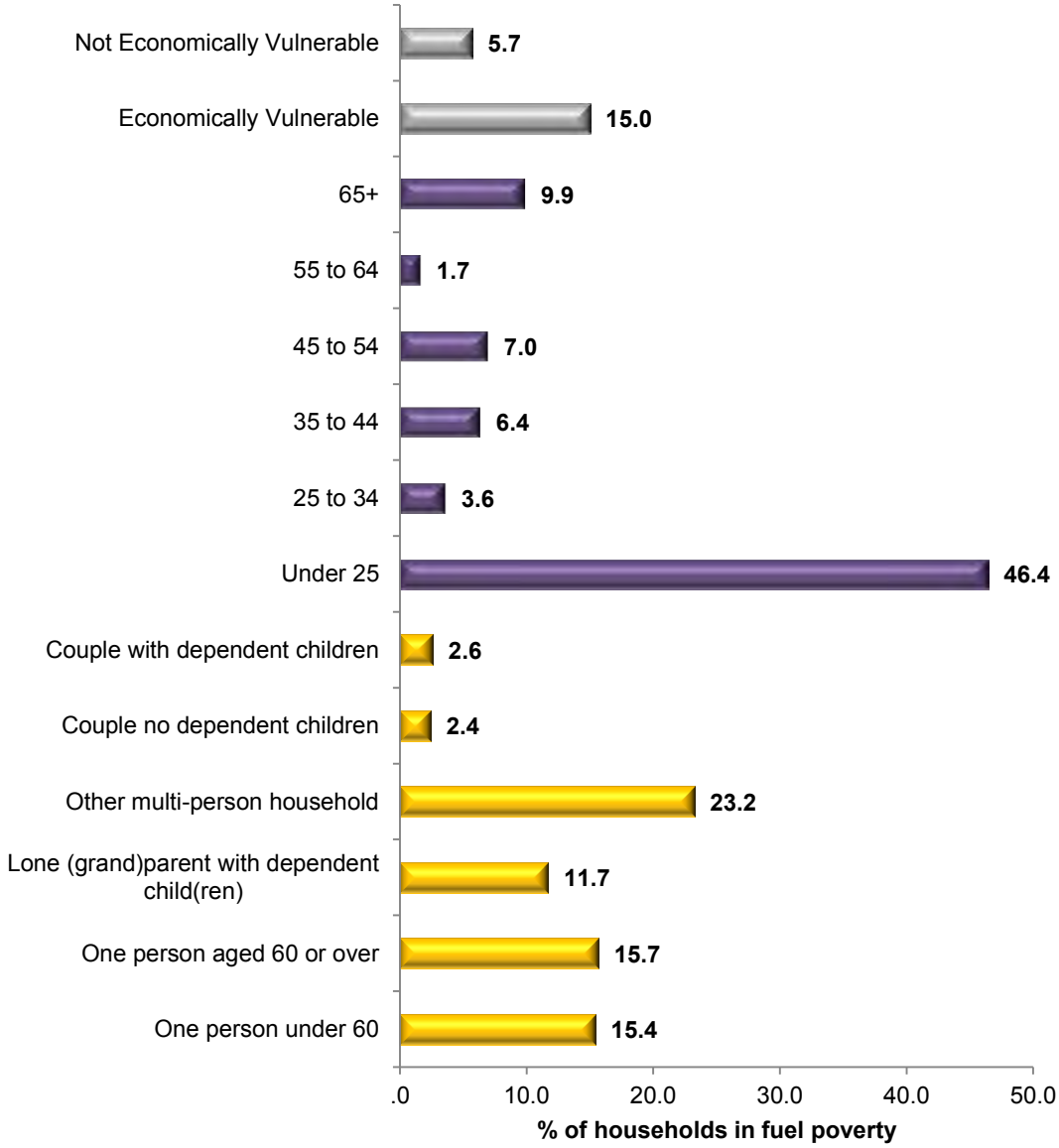
17.2 The median annual fuel cost for households in the five hotspots is estimated at £848. 640 private sector households (8.3%) in these areas are estimated to have both low incomes and high fuel costs and are in fuel poverty. Levels of fuel poverty locally are below the average for private sector households in England; 11% in 2012.

HOUSEHOLDS AFFECTED

17.3 Demographically, fuel poverty impacts most strongly on economically vulnerable households. The elderly and youngest households are particularly affected as well as households were the head of household is unemployed.

17.4 The median annual income for households in fuel poverty is estimated at £10,920 compared to £26,334 for households not in fuel poverty.

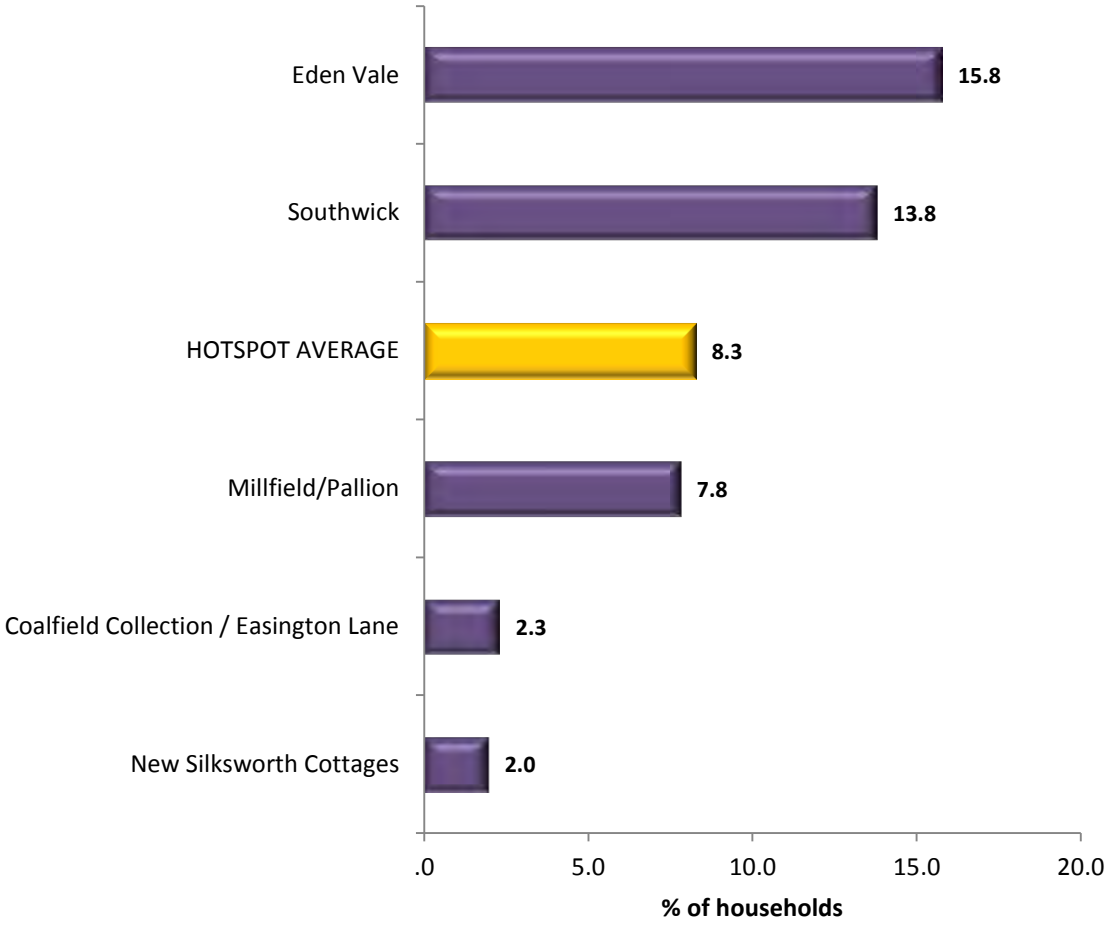
FIGURE 36: RATES OF FUEL POVERTY BY AGE OF HOH AND HOUSEHOLD TYPE



SECTORS AND AREAS AFFECTED

17.5 Within the housing stock rates of fuel poverty are above average for households living in the private rented sector (15.7%) and in pre-1919 housing (10.2%). Households who occupy non-decent housing are also more adversely affected by fuel poverty; 5.6% of households in decent dwellings are in fuel poverty compared to 14.8% of those in non-decent dwellings. Geographically the highest rates of fuel poverty are concentrated in the Eden Vale and Southwick.

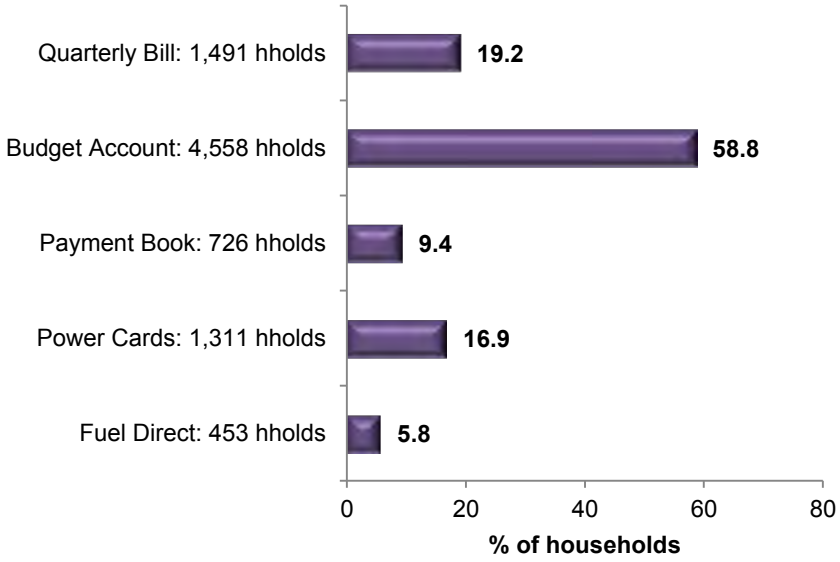
FIGURE 37: FUEL POVERTY BY HOTSPOT AREA



FUEL PAYMENTS AND FUEL USE

17.6 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 (4,558 households – 58.8%) and quarterly bill (1,491 households – 19.2%). A significant proportion of households do however use other payment methods with these payment methods reflecting the highest tariffs. 726 households (9.4%) use payment books, 1,311 households (16.9%) use power cards and 453 households (5.8%) 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.

FIGURE 38: FUEL PAYMENT METHODS



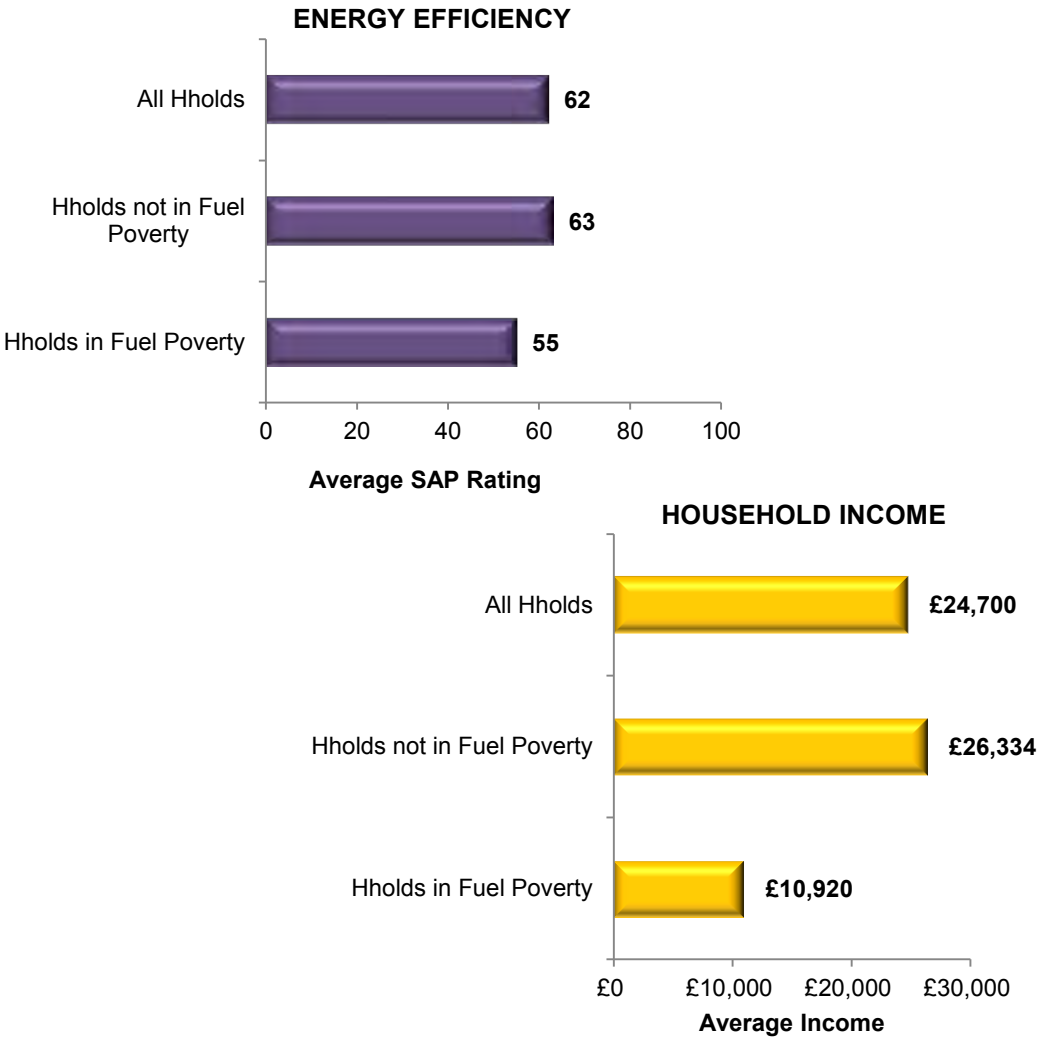
17.7 Households were asked how easy or difficult it was to meet the cost of heating their home to a comfortable level in winter, and what level of heating they could comfortably achieve. 3,401 households (43.9%) found it quite easy to heat their home; a further 2,692 households (34.7%) could just afford it. 1,656 households (21.4%) experience difficulty in heating their home. Not surprisingly, households in fuel poverty experience the greatest difficulty in heating their home. Just over three quarters of households in fuel poverty experience difficulty heating their home during winter compared to 16.5% of households not in fuel poverty.

17.8 High fuel costs and financial restrictions often lead to a reduction in heating within the home through selective heating of some rooms. 4,478 households (57.8%) stated that they heated all rooms in the winter; 1,808 households (23.3%) heated most rooms while 1,329 households (17.2%) heated only some rooms or one room. Selective heating is more common among younger and older households and for those households experiencing fuel poverty; almost 60% of households in fuel poverty heat only some or one room only during the winter and less than a fifth heat all their rooms in winter.

FUEL POVERTY FACTORS

17.9 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 55 compared to 63 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 39: FUEL POVERTY, ENERGY EFFICIENCY AND HOUSEHOLD INCOME



18. HOUSING AND HEALTH

18.1 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 the hotspot areas of 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

18.2 1,764 households in the hotspot areas (22.8%) indicated that at least one household member was affected by a long-term illness or disability. Illness/disability is strongly age-related. 839 households affected by illness/disability (47.6%) have a head of household aged 65 years and over, a further 334 households affected (18.9%) have a head of household aged 55 - 64 years.

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

- ***Heart/Circulatory Problems:*** ***790 households – 44.8%;***
- ***Mobility impairment/physical disability:*** ***789 households – 44.7%;***
- ***Other physical disability:*** ***602 households – 34.1% and***
- ***Respiratory Illness:*** ***557 households – 31.6%***

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

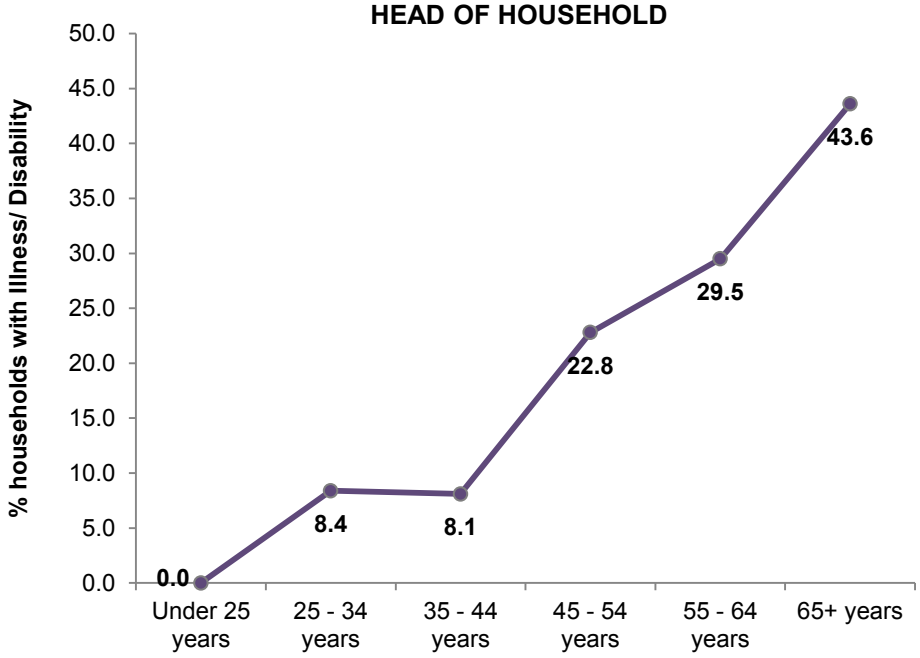
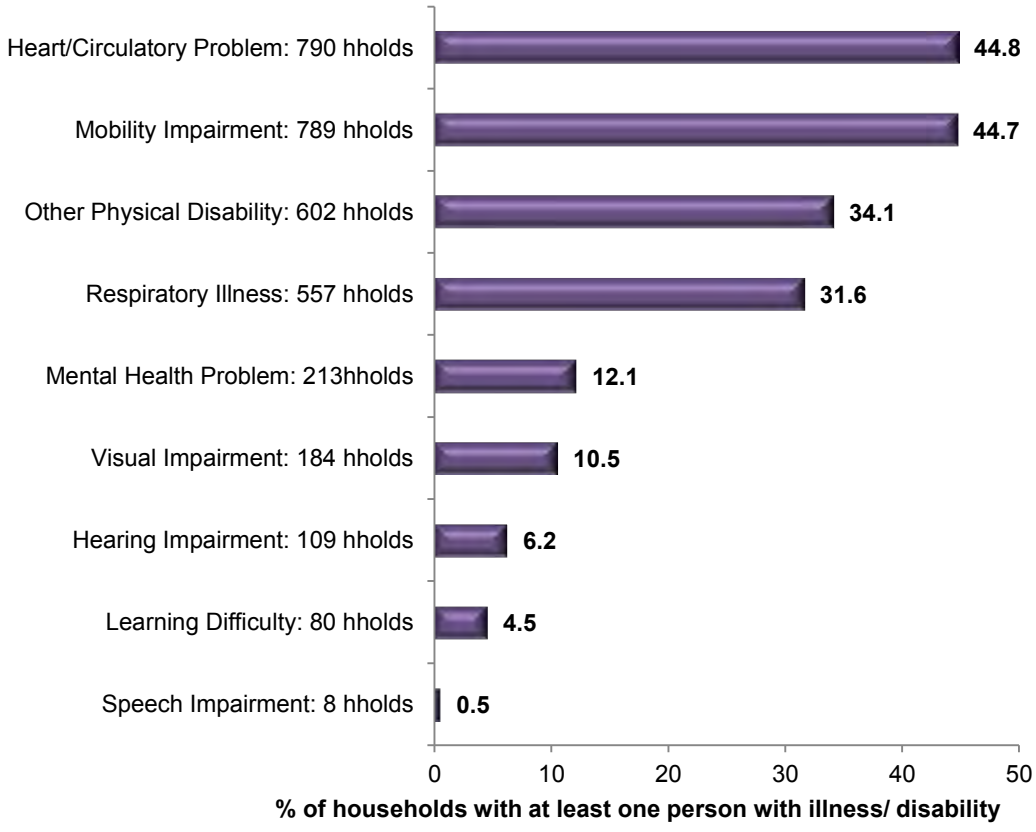


FIGURE 41: HOUSEHOLDS WITH LONG-TERM ILLNESS/DISABILITY - ILLNESS/DISABILITY TYPE



18.4 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 22: 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	473	26.8	1290	73.2	1764	100.0
Consult GP Through Home Visit	1333	75.6	430	24.4	1764	100.0
Consult NHS Direct	1670	94.7	94	5.3	1764	100.0
Attend Hospital Accident/Emergency	1531	86.8	232	13.2	1764	100.0
Attend Hospital As Outpatient	889	50.4	874	49.6	1764	100.0
Attend Hospital As Inpatient	1319	74.8	444	25.2	1764	100.0

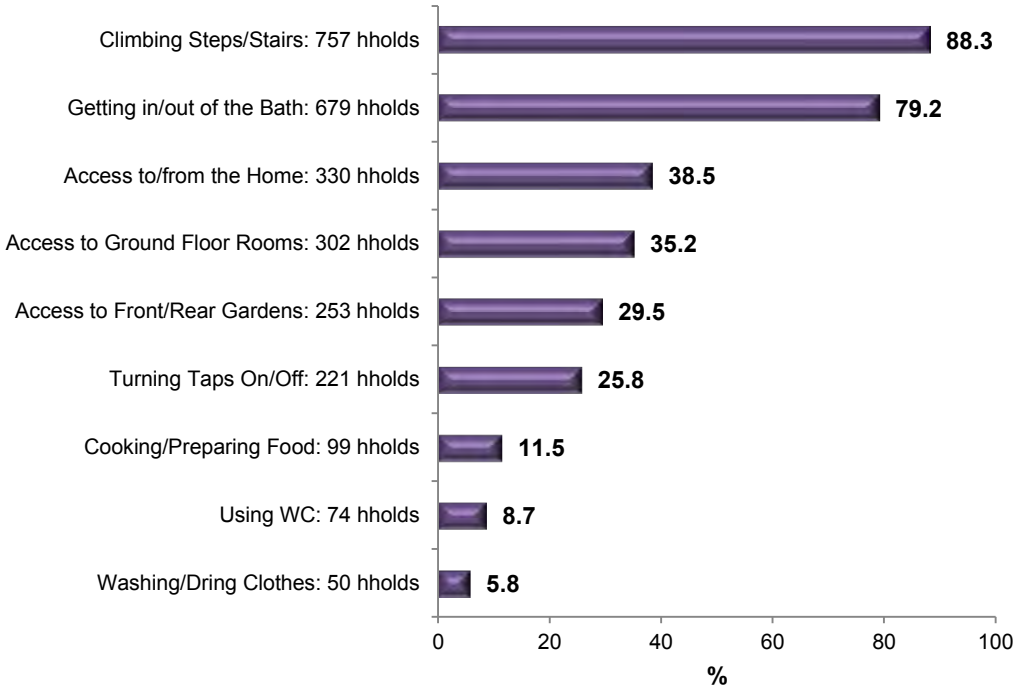
1,290 households containing at least one individual with an illness/disability (73.2%) have made a surgery visit to their GP, 430 households (24.4%) have arranged a home visit from their GP, and 874 households (49.6%) have attended hospital as an outpatient. Only 189 (10.7%) households with at least 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

18.5 Of the 1,764 households affected by a long-term illness or disability, 857 households (48.2%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 906 households (51.4%). Among households where mobility is affected the most common problems relate to climbing stairs and to using bathroom amenities.

FIGURE 42: MOBILITY PROBLEMS

Base = All households with long-term illness/disability and mobility problems (857 households)



18.6 Dwelling adaptation has been previously discussed in Chapter 11 with regard to the housing stock in general. Only 153 (17.9%) 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 704 households with a mobility problem (82.1%) 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.

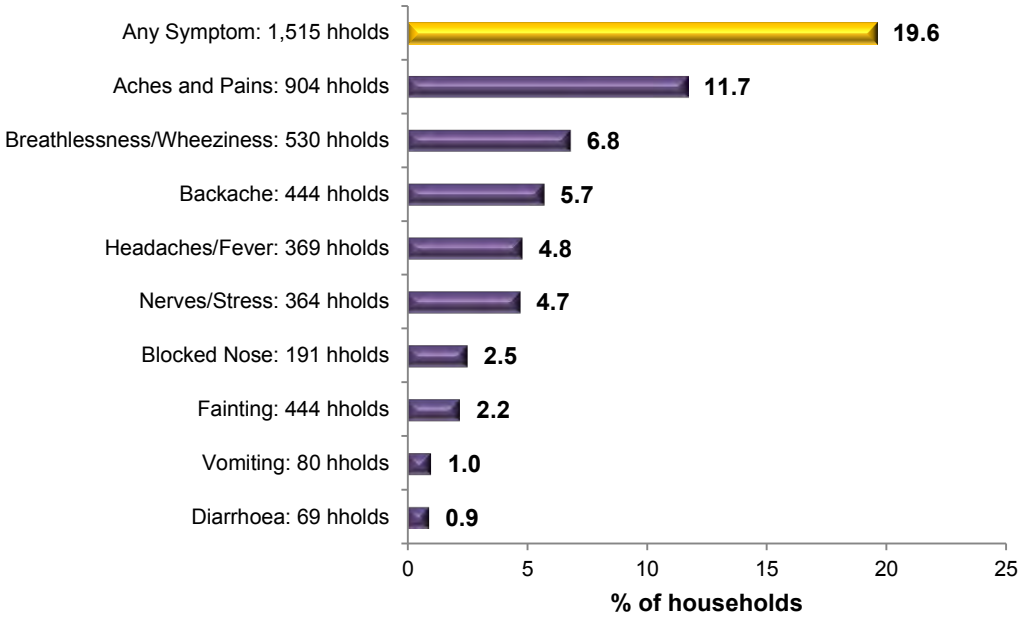
ACCIDENTS IN THE HOME/MINOR AILMENTS

18.7 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.***

1,515 households (19.6%) stated that they had consulted their GP or visited hospital due to minor ailments/symptoms during the past year. Many of the symptoms tested are suspected to be house condition related. The most common symptoms quoted were aches and pains (11.7%), breathlessness/wheeziness (6.8%), backache (5.7%), headaches/fever (4.8%) and nerves/stress (4.7%).

FIGURE 43: HOUSEHOLDS AFFECTED BY MINOR AILMENT/SYMPTOM RESULTING IN GP CONSULTATION OR HOSPITAL VISIT IN LAST YEAR



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

18.8 The risk of accidents in the home, including falls/shocks, burns, fires, scalds and collisions/cuts/strains, is measured within the HHSRS and has been reported previously in Chapter 10 of the report. Households were asked if any member had an accident in the home during the past year. Only 396 households (5.1%) stated that a household member had been affected with over three quarters related to a trip or fall. In the vast majority of the dwellings these households reside in a dwelling that exhibits a Category 2 hazard related to falls.

HOUSEHOLD VIEWS ON HOUSING AND HEALTH

18.9 Households were asked for their views on whether the design/condition of their home affected the health and well-being of their family. 4,975 households (64.2%) perceived no effect through condition with a further 1,965 households (25.4%) perceiving a positive effect through good quality/condition housing. 481 households (6.2%) thought that their current housing conditions impacted negatively on their family's health, the remaining 328 did not know if there was an impact.

18.10 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 44 to 47 illustrate the range of responses to these questions.

FIGURE 44: HOW SATISFIED ARE YOU WITH YOUR LIFE NOWADAYS?

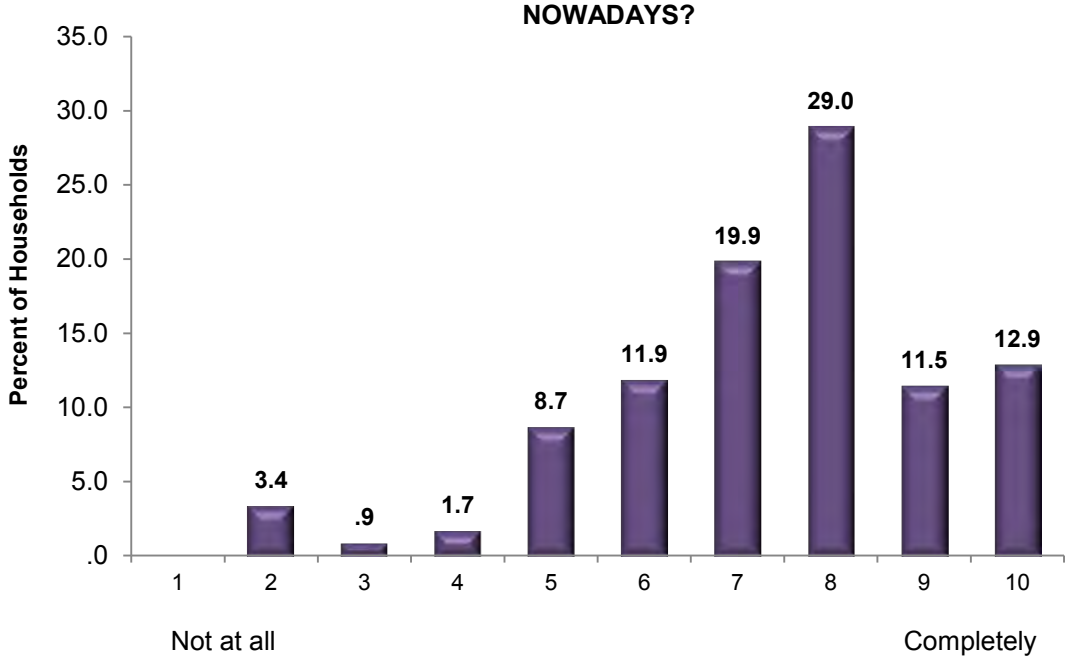


FIGURE 45: TO WHAT EXTENT DO YOU FEEL THAT THE THINGS YOU DO ARE WORTHWHILE?

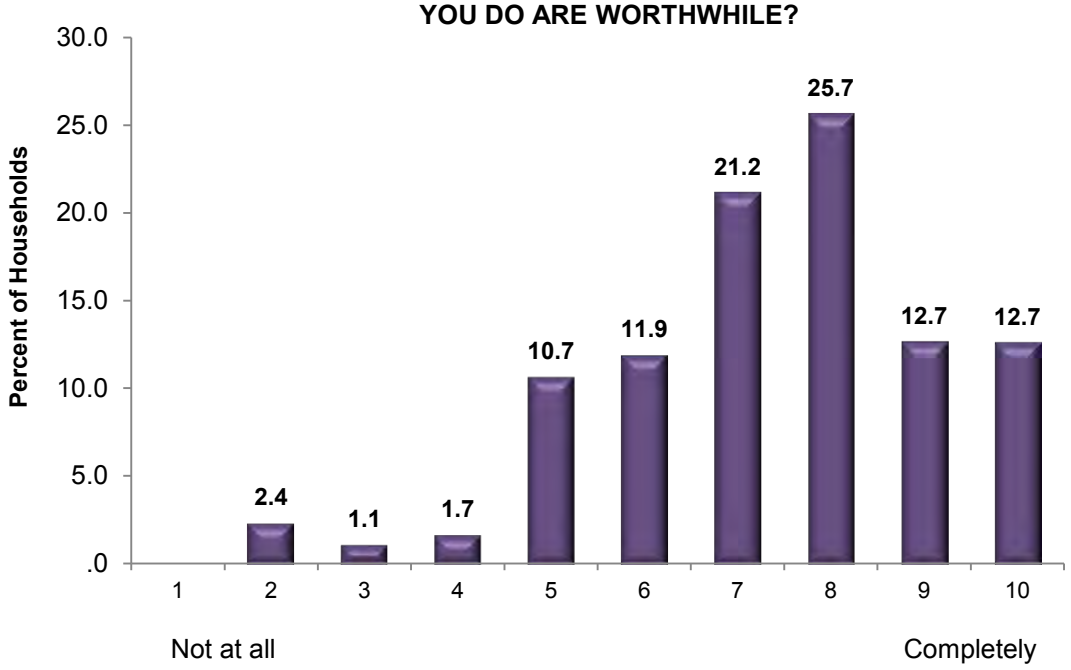


FIGURE 46: HOW HAPPY DID YOU FEEL YESTERDAY?

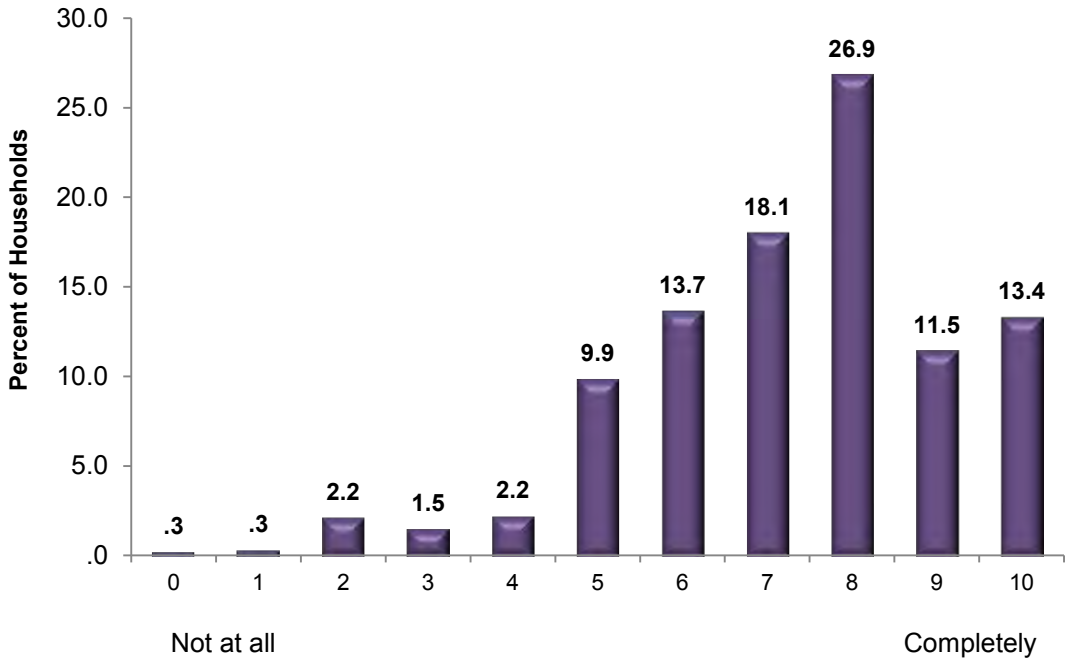
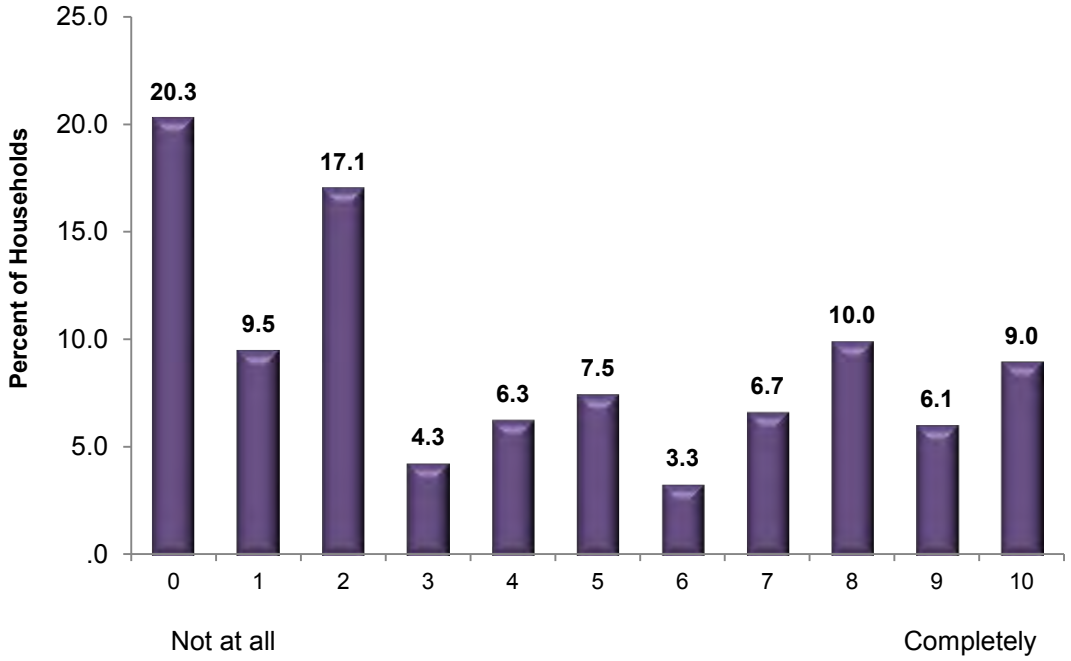


FIGURE 47: HOW ANXIOUS DID YOU FEEL YESTERDAY?



THE ECONOMICS OF HOUSING INTERVENTION

18.11 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 23. 431 dwellings in the Sunderland hotspot areas 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.

18.12 One-off costs to address Category 1 hazards in the hotspot areas are estimated at £1,063M. These costs are estimated to attract NHS savings locally of £25,789 per annum giving a payback period of 41 years. Total savings to society are estimated at £41,263 per annum reducing this payment period to 25.8 years.

TABLE 23: 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	320	896,825	2,923	4,677	306	191.7
Falls on Steps/Stairs	95	142,862	20,085	32,136	7.1	4.4
Fire	23	23,373	2,781	4,450	8.4	5.3
ANY OF THE ABOVE	**431**	**1,063,060**	**25,789**	**41,263**	**41.2**	**25.8**

19. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

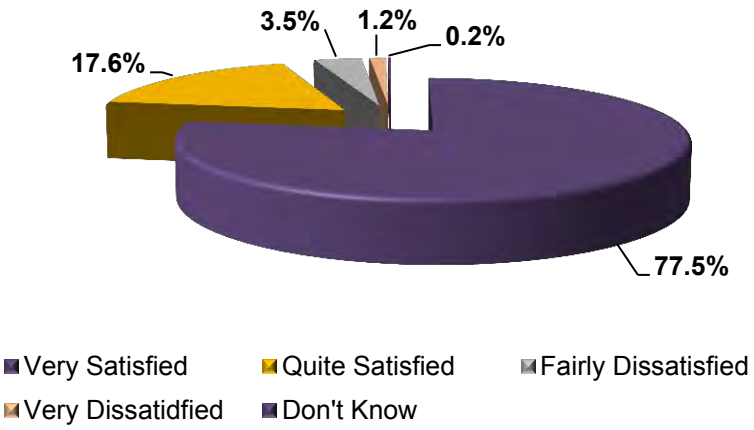
19.1 Balancing surveyors' views on housing and environmental conditions previously reported, household views were assessed with regard to:

- ***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

19.2 Housing satisfaction levels are good. 6,004 households (77.5%) are very satisfied with their current accommodation, 1,364 households (17.6%) are fairly satisfied. Only, 364 households (4.7%) expressed direct dissatisfaction with their home.

FIGURE 48: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING



19.3 Slight variations in housing dissatisfaction are evident between housing sectors and geographically across the hotspot areas. Dissatisfaction with current housing is above average in the private rented sector, and for households resident in flats. While the majority of households living in non-decent homes remain satisfied with their current accommodation, levels of dissatisfaction are higher than for households living in decent homes:

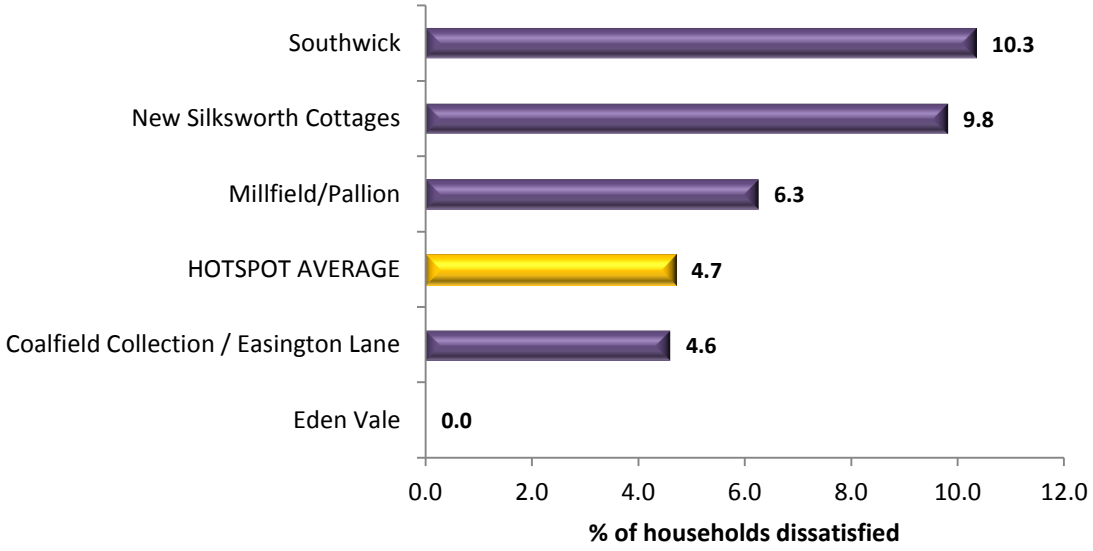
- ***256 households living in private rented accommodation are dissatisfied with their current accommodation representing 8.5% of all households renting privately and***

70% of all households dissatisfied with their accommodation. This compares with 2.3% of owner occupied households dissatisfied;

- ***159 households living in non-decent accommodation are dissatisfied with their current accommodation representing 7% of all households living in non-decent homes. This compares with 3.7% of private sector households living in a decent home.***

19.4 Geographically, highest rates of housing dissatisfaction are recorded in Southwick and New Silksworth Cottages hotspot areas.

FIGURE 49: RATES OF DISSATISFACTION WITH CURRENT ACCOMMODATION BY HOTSPOT AREA

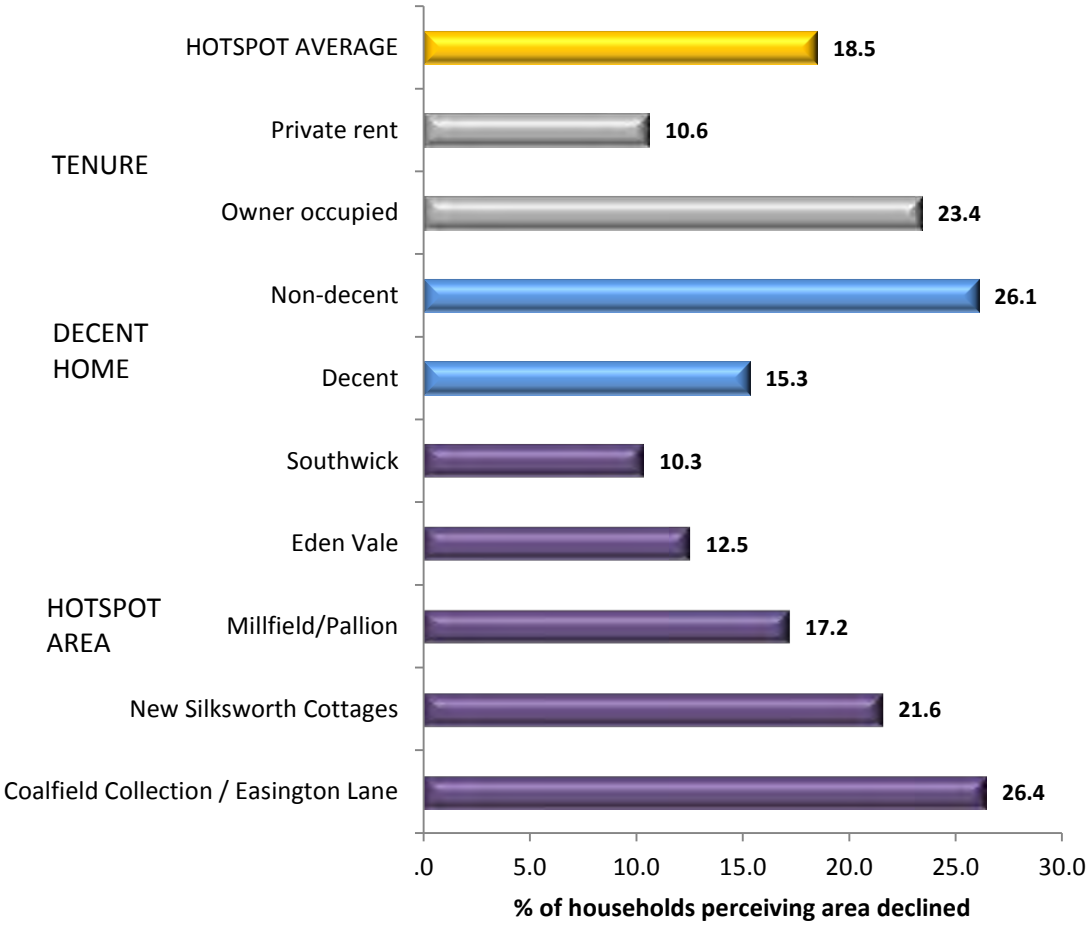


AREA SATISFACTION AND AREA TRENDS

19.5 Household satisfaction with their local areas is also high. 5,631 households (72.7%) are very satisfied with where they live; 1,625 households (21%) are quite satisfied. Only 452 households expressed dissatisfaction with the area in which they live (5.8%). The majority of households (5,869 households – 75.7%) regard their local area as largely unchanging over the last 5 years; 451 households (5.8%) perceive their area as improving while 1,430 households (18.5%) perceive a decline in their local area.

19.6 Perceptions of area decline are more strongly held by owner occupiers and those in non-decent dwellings. Attitudes to area change will be influenced by the highly transitional nature of the private rented sector compared to more established and stable owner occupied areas. Perceptions of recent area decline are highest in Coalfield Collection / Easington Lane and New Silksworth Cottages hotspot areas.

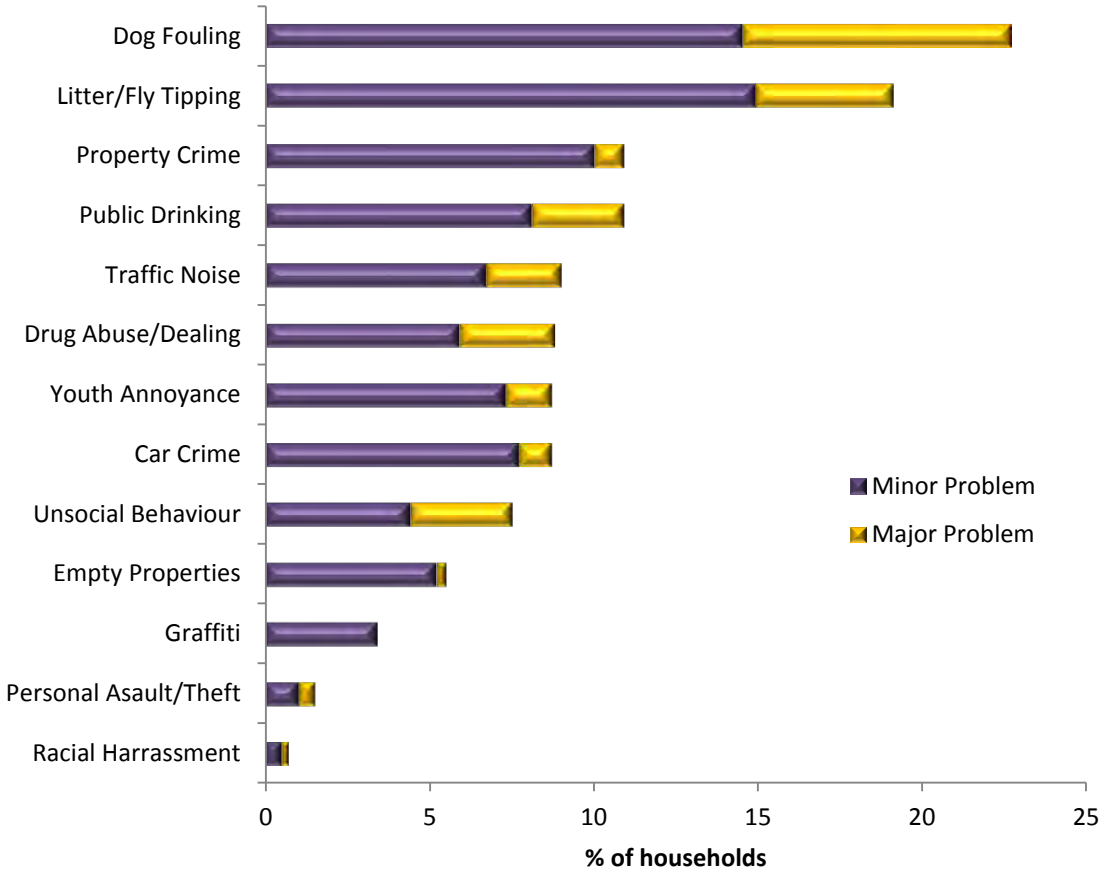
FIGURE 50: PERCEPTION OF RECENT DECLINE BY HOTSPOT AREA



AREA PROBLEMS

19.7 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, litter/fly tipping and public drinking.

FIGURE 51: PERCEPTIONS OF NEIGHBOURHOOD ISSUES



SECTION 6:
SECTORAL REVIEW

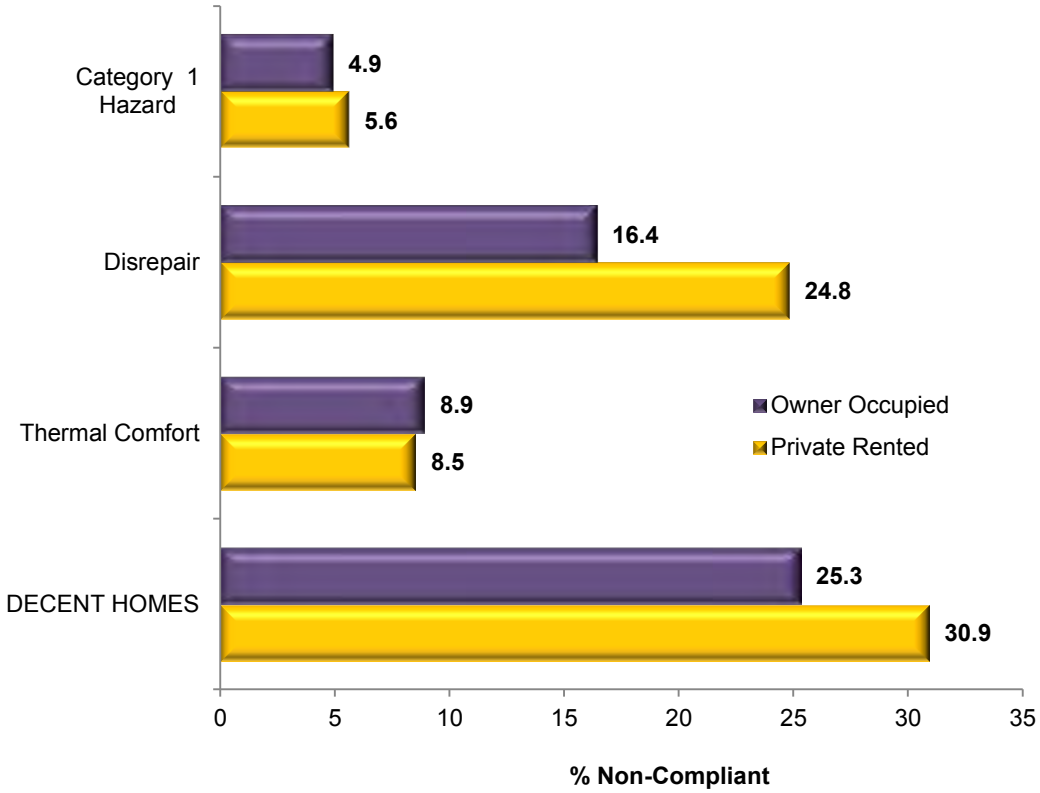
20. COMPARATIVE CONDITIONS - OWNER OCCUPIED AND PRIVATE RENTED SECTORS

20.1 Comparisons between the main private sector tenures have been made throughout this report but are summarised for ease of reference in Figures 52 and 53 with regard to both physical condition and household indicators.

PHYSICAL HOUSING CONDITIONS

20.2 Housing conditions are consistently worse for private rented housing in the hotspot areas of Sunderland on most indicators of housing condition. Overall, 1,032 private rented dwellings fail the Decent Homes Standard representing 30.9% of all private rented dwellings. In comparison, 25.3% of owner occupied homes fail the Decent Homes Standard. The private rented sector accounts for 37.2% of all private dwellings in the hotspot areas yet accounts for 40.3% of all dwellings non-decent.

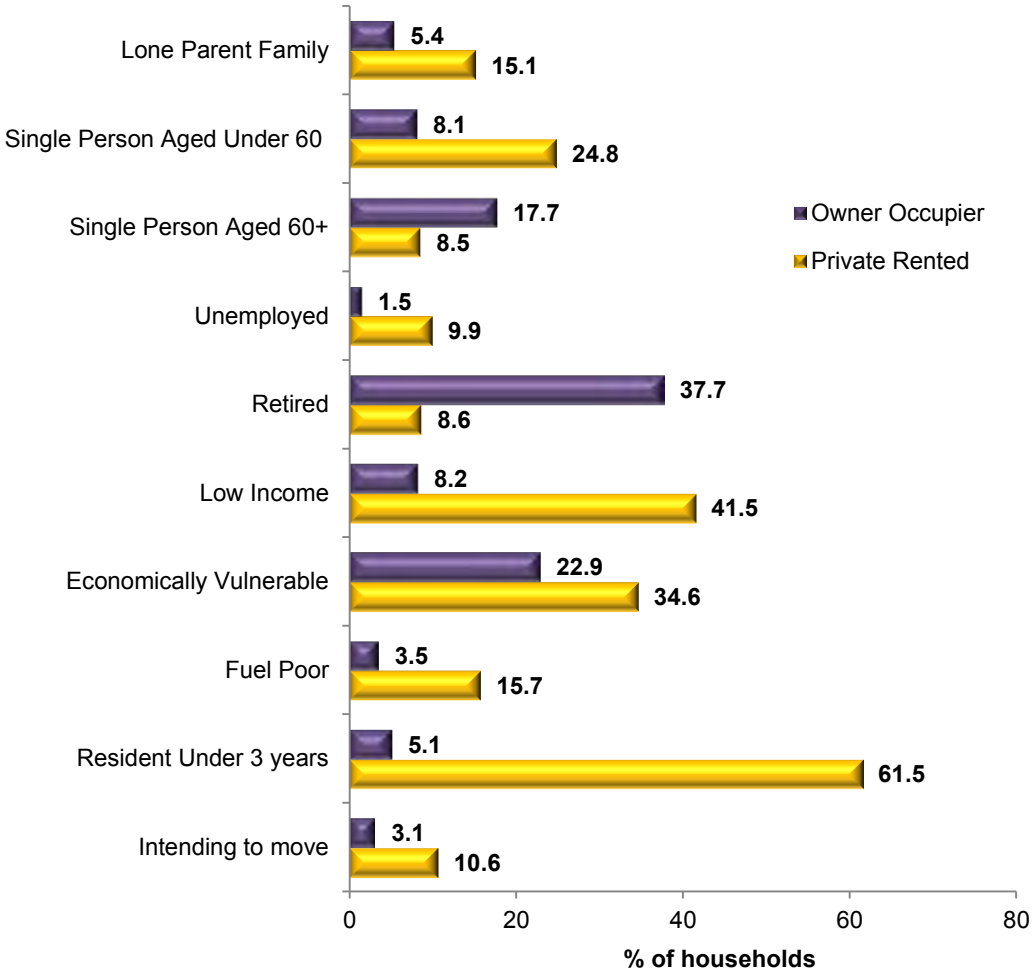
FIGURE 52: HOUSING CONDITIONS IN THE OWNER OCCUPIED AND PRIVATE RENTED SECTORS



HOUSEHOLD CONDITIONS

20.3 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, low incomes and economic vulnerability.

FIGURE 53: HOUSEHOLD CONDITIONS IN THE OWNER OCCUPIED AND PRIVATE RENTED SECTORS



21. OWNER OCCUPIERS IN NON DECENT HOMES

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

a) ***Relationships between house condition and economic/social circumstances 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.***

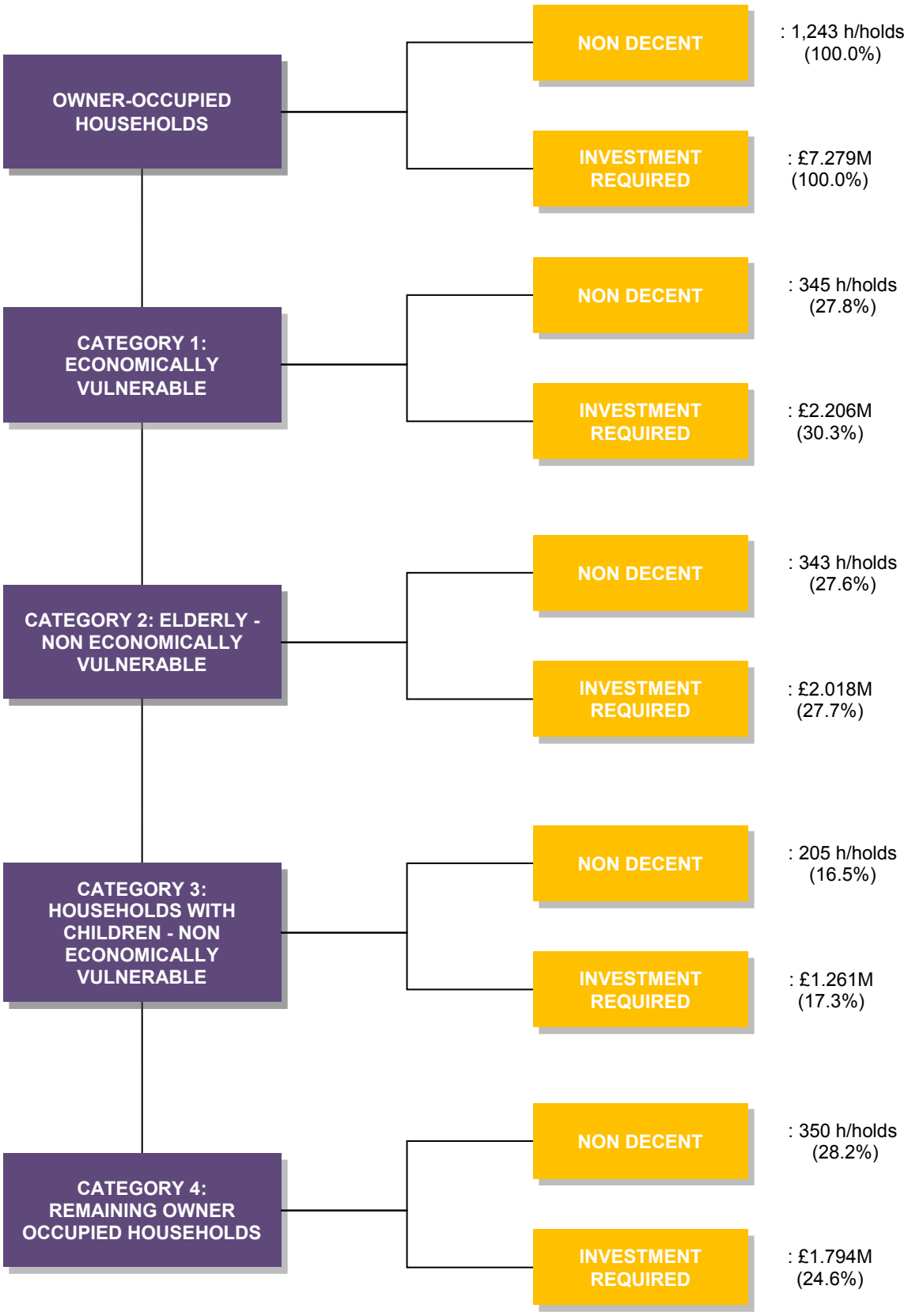
INTERVENTION FRAMEWORK

21.2 A potential framework for intervention within the owner occupied sector is illustrated in Figure 54. 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.***

21.3 1,243 owner occupied households (26.2%) live in homes which are non-decent with total outstanding expenditure on decent homes improvements of £7.279M. 345 households within this sector are economically vulnerable representing 27.8% of the total. Estimated improvement expenditure for these households is £2.206M.

FIGURE 54: OWNER OCCUPIED INTERVENTION FRAMEWORK
Base = Owner occupied households in non-decent homes



Among owner occupied households living in non-decent conditions; 343 households (27.6%) are elderly in composition but not economically vulnerable and 205 households (16.5%) 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 £3.279M.

OWNER OCCUPIED ATTITUDES AND BEHAVIOUR

21.4 While economic factors will influence the ability of owner occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels have been reported as high and these are retained among owner occupiers in non-decent housing. 1,013 owner occupiers living in non-decent housing (81.5%) are very satisfied with their current home; an additional 200 households (16.1%) are quite satisfied. Only 30 owner occupiers in non-decent homes (2.4%) expressed direct dissatisfaction with their current accommodation.

21.5 Against these attitudes to housing, previous and projected home improvement activity levels among owner occupiers remain mixed. 712 owner occupiers in non-decent homes (57.3%) have completed no major repairs/improvements in the last 5 years, 995 households (80%) have no definite intentions to carry out major repairs/improvements, within the next 5 years.

21.6 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.

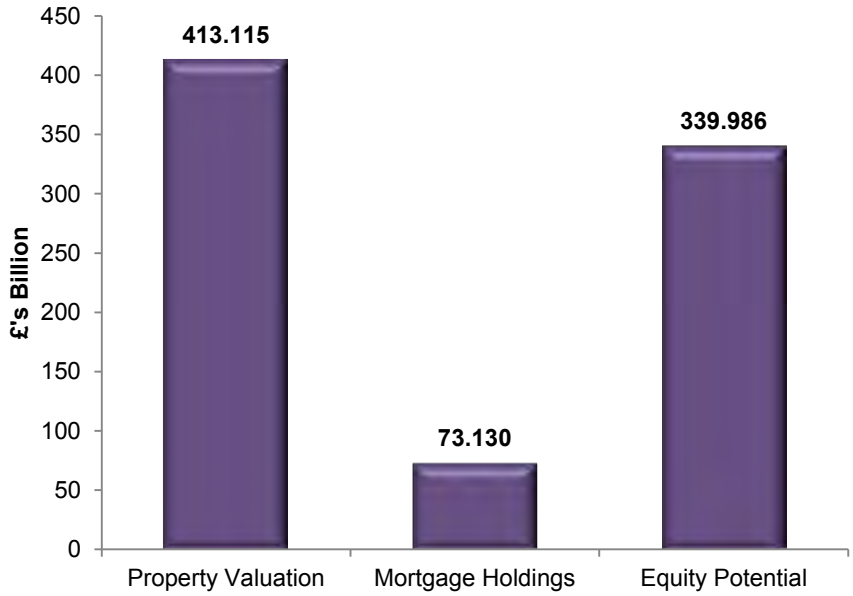
21.7 During the survey owner occupiers were asked for information on their current mortgage position. In support of this information a desktop valuation of private occupied homes was completed from Land Registry sources. Property values less existing mortgage holdings provides an indicator of equity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

21.8 2,231 owner occupied households (47%) have existing mortgage or financial commitments against their home. The remaining 2,513 households (53%) have no mortgage or financial commitments. Among households with a mortgage, the average size of this mortgage is estimated at £32,786 per household giving total mortgage holdings of £73 million.

TABLE 24: OWNER OCCUPIED MORTGAGE HOLDINGS		
OUTSTANDING MORTGAGE	HOUSEHOLDS	%
£'s…		
No Mortgage Commitment	2513	53.0
4000	434	9.1
10000	267	5.6
22500	598	12.6
37500	236	5.0
52500	246	5.2
67500	284	6.0
82500	153	3.2
130000	13	0.3
ALL HOUSEHOLDS	4744	100.0

21.9 Average owner occupied property prices have been estimated from Land Registry sources producing a valuation of owner occupied housing of £413.115 million. Compared with mortgage holdings this provides an equity potential of £339.986 million.

FIGURE 55: 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.

21.10 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.

21.11 A central issue locally is not the undoubted existence of owner occupied property equity but the release of this equity for home improvement/repair activity. Households were questioned on their attitudes to such release. 836 households (18%) stated that they would re-mortgage their dwelling for home improvements. A slightly larger number of households – 892 households (19.2%) - were interested in repayable interest free loans provided by the Council. Among owner occupied households living in non-decent homes 18.4% stated that they would re-mortgage for home improvements, 24.3% are interested in Council interest free loans.

22. THE PRIVATE RENTED SECTOR

22.1 Excluding vacant dwellings, where tenure was unobtainable, the private rented sector in the hotspot areas of Sunderland are estimated to contain 3,343 dwellings or 40.3% of all private sector housing.

HOUSING DISTRIBUTIONS

22.2 The private rented sector exhibits a four-fold concentration within the hotspot housing market represented by:

a) ***Terraced houses constructed pre-1919 (59.8%) and those constructed between 1919-1944 (16%); and***
b) ***Post 1981 purpose built flats (8.8%) and converted flats constructed pre-1919 (6.8%);***

22.3 Geographically, a third of all private rented dwellings are located within the Millfield / Pallion hotspot with a further 31.7% in Eden Vale.

HOUSING CONDITIONS

22.4 Housing conditions within the private rented sector are worse on most of the main indicators. Overall, rates of non-decency within the sector at 30.9% are higher than the average of 25.3% for owner occupied dwellings.

22.5 Irrespective of current condition 873 private rented tenants (31.8%) have informed their landlord or agent about outstanding repair issues. In 53.8% of cases (470 households) these issues had been or were being addressed. For the remaining 46.2% 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; 41.7% compared with 29.8%.

22.6 Only a fifth of tenants indicated that their property was accredited by the Council. The majority of tenants deal directly with their landlord (62%) with the remainder using a property agent.

SECTION 7:
CONCLUSIONS

Chapter 23: Conclusions

23. CONCLUSIONS

23.1 This report has presented the findings of a comprehensive survey of housing and household conditions in five hotspot areas within Sunderland. The survey provides an important benchmark for the refinement and further development of private sector housing strategies within these localities.

23.2 The survey has been conducted across a private sector housing stock of 8,981 dwellings containing 7,749 households and a household population of 17,315 persons. Private rented dwellings comprise 37.2% of the hotspot's private sector housing stock; significantly above the national average.

23.3 Significant issues require addressing in the private housing sector. 2,560 dwellings (28.5%) fail the requirements of the Decent Homes Standard with estimated improvement costs of £17.347M net. Within the Decent Homes Standard:

- ***431 dwellings (4.8%) exhibit Category 1 hazards within the Housing Health and Rating System (HHSRS);***
- ***1,917 dwellings (21.3%) are in disrepair and at risk of future deterioration; and***
- ***726 occupied dwellings (9.6%) fail to provide a reasonable degree of thermal comfort.***

23.4 Poor housing conditions vary across the housing stock and also geographically across the hotspot areas indicating an initial intervention framework:

- ***The private rented sector – 1,032 dwellings non-decent (30.9%);***
- ***Flats in converted buildings - 197 dwellings non-decent (45%); and***
- ***Dwellings constructed pre-1919 – 2,129 dwellings non-decent (33.5%).***

Geographically, highest rates of decent homes failure are recorded for the hotspot areas of Southwick and Coalfield Collection/ Easington Lane. The most serious condition problems related to combined above average Category 1 Hazard failure and disrepair are found in Southwick.

23.5 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 low incomes. 2,126 private sector households are economically vulnerable representing 27.4% of all private sector households. 1,449 economically

vulnerable households (68.2%) live in decent homes - a figure below previous PSA Target 7 requirements for 2011 and 2021.

23.6 640 households in the hotspot areas (8.3%) are in fuel poverty. Fuel poverty impacts most strongly on younger and older households and economically vulnerable households.

23.7 22.8% of private sector households in the hotspot areas have at least one household member affected by a long-term illness or disability with the most common complaints related to heart/circulatory problems, a physical disability or mobility impairment and respiratory illness. The impact of illness/disability on local health resources is considerable – 1,290 households with an illness/disability (73.2%) have made a surgery visit to their GP, a further 430 households (24.4%) have arranged a home visit from their GP and 874 households (49.6%) have attended hospital as an outpatient. Using evidence from national research, one-off intervention to address Category 1 Hazards will attract annual NHS savings of £0.025M and annual total savings to society of £0.041M.

23.8 1,243 owner occupied households (26.2%) live in homes which are non-decent. 345 households within this sector are economically vulnerable representing 27.8% of the total. 57.3% of owner occupiers in non-decent homes have completed no major repairs/improvements in the last 5 years and 80% have no intention to carry out future major repairs/improvements within the next 5 years. Just over 50% of owner occupiers have no mortgage or financial commitments against their homes and equity levels are high across the sector. 18.4% of owner occupiers living in non-decent homes would re-mortgage for home improvements, 24.3% are interested in Council interest free loans.

23.9 Conditions within the private rented sector remain the most problematic. Overall, rates of non-decency within this sector at 30.9% are higher than the average of 25.3% for owner occupied dwellings.

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APPENDICES

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 28.5% of housing stock is non-decent. The standard error for this value is estimated to be $\pm$ 3.9%. This means that there is a 95% chance of the value lying in the range 24.6% – 32.4%. In terms of numbers this means that of the total housing stock of 8,981 dwellings, the number of dwellings which are non-decent is likely to be between 2,210 and 2,910. However our best estimate is 2,560 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

SUNDERLAND CITY COUNCIL

A. SURVEY RECORD

ADDRESS:

VISITS	1	2	3
TIME			
DATE			
SURVEYORS SIGNATURE:			

DWELLING REF:

SURVEYOR NO:

A1. Status of address?

address untraceable 6	demolished/ derelict 5	converted to non-residential 4	major works underway 3	non permanent dwelling 2	effective permanent dwelling 1	

A2. Extent of survey?

		no survey 4	external survey only 3	full survey only 2	full survey/ interview 1	

A3. Is the dwelling occupied or vacant?

vacant- other long-term 7	vacant- derelict 6	vacant- closed/ bricked up 5	vacant- other temporary 4	vacant- repairs/mod-ernisation 3	vacant for sale/rent 2	occupied 1	

A4. Dwelling tenure?

		unob 9	rsl/excluded 4	tied/rent free 3	private rented 2	owner occupied 1	

A5. Is the dwelling in multiple Occupation?

					Yes 2	No 1	

B. DWELLING CHARACTERISTICS

B1. Dwelling type?

house/ mixed use 7	non-res with flats 6	flat in converted building 5	purpose built flat 4	maisonette 3	bungalow 2	house 1	

B1a. Dwelling configuration?

			detached 4	semi-detached 3	end terrace 2	mid terrace 1	

B1b. Dwelling construction type?

				park home 3	non-traditional 2	traditional 1	

B1c. If Flat : Storey level of flat? Specify level - Ground 0

				n/a 99	specify no: ……..		

B2. Date of construction?

	post-1981	1975-1981 5	1965-1974 4	1945-1964 3	1919-1944 2	pre-1919 1	

B3. Number of habitable floors to dwelling?

				n/a 99	specify no: ……..		

B4. External wall construction?

unob. 9	other 6	timber frame 5	solid 9"+ 4	cavity 11"+ 3	cavity 9-11" 2	solid 9" 1	

B5. Predominant building material?

	other 6	wood/ timber 5	stone 4	concrete 3	block 2	brick 1	

B6. Principal wall finish?

		other 5	tiles 4	timber 3	render/dash 2	self finish 1	

B7. Main roof form?

				mixed 3	flat 2	pitched 1	

B8. Roof covering?

unob. 9	other 6	felt or asphalt 5	artificial slate 4	clay tile 3	concrete tile 2	natural slate 1	

B9. Flashings?

	unob. 9	none 5	other 4	cement fillet 3	zinc 2	lead 1	

B10. Chimneys?

unob. 9	none 6	other 5	stone 4	concrete 3	brick/ block render 2	brick pointed 1	

B11. Rainwear?

unob. 9	mixed 7	other 6	asbestos 5	cast iron 4	steel 3	aluminium 2	Upvc 1	

B12. Predominant window material?

	other 6	Upvc 5	metal with thermal break 4	metal no thermal break 3	hardwood 2	softwood 1	

B13. Dwelling entrance door material?

metal 7	hardwood glazed 6	hardwood complete 5	upvc glazed 4	upvc complete 3	softwood glazed 2	softwood complete 1	

B14. Does the dwelling front directly onto the street?

					no 2	yes 1	

C. EXTERNAL REPAIR/RENEWAL

WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS?

	VIEWPOINT 1	*VIEWPOINT 2*	

	REPAIR – Viewpoint 1 front only – 1 front & side – A2 unob. - 9	**REPAIR – Viewpoint 2** back only – 1 back & side – B" unob. - 9	**PERIOD** Replacement period for whole element
C1. Roof structure			
C2. Roof covering			
C3. Chimney stacks			
C4. Flashings			
C5. Rainwear – gutters & downpipes			
C6. External wall finish			
C7. External wall pointing			
C8. Lintols			
C9. External wall structure			
C10. Windows			
C11. Doors			
C12. Underground drainage			
C13. Fences/walls/gates			
C14. Paths/paved areas			
C15. Outbuildings			

REPAIR

1- No repair
2. Localised disrepair 1- 5%
3. Minor disrepair 6-25%
4. Medium disrepair 26-60%
5. Major disrepair 61-80%
6. Renew 81-100%
8. na
9. Unob./does not exist

REPLACEMENT PERIOD

1. Urgent / immediate
2. Inside 5 years
3. 6-10 years
4. 11-15 years
5. 16-20 years
6. 21-25 years
7. 26-30 years
8. Over 30 years
9. Unob./does not exist

C16. Evidence of structural failure

a) Foundation failure	*no* 2	*yes* 1		**e) Wall-tie failure**	*no* 2	*yes* 1	
b) Roof sag	*no* 2	*yes* 1		**f) Chimney failure**	*no* 2	*yes* 1	
c) Roof spread	*no* 2	*yes* 1		**g) Lintol failure**	*no* 2	*yes* 1	
d) Wall bulge	*no* 2	*yes* 1					

D. INTERNAL REPAIR/RENEWAL

D1. Number of rooms including kitchen and bathroom? *specify number……*

D2. Number of bedrooms? *specify number……*

REPAIR

WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS (WHOLE DWELLING ASSESSMENT)

REPAIR	*N/A*	*RENEW 61<100*	*MAJOR 41<60*	*MEDIUM 26<40*	*MINOR 6<25*	*LOCALISED 1<5*	*NO REPAIR nil*
D3. Floor Structure	*8*	*6*	*5*	*4*	*3*	*2*	*1*
D4. Floor Finishes	*8*	*6*	*5*	*4*	*3*	*2*	*1*
D5. Internal Wall Structures	*8*	*6*	*5*	*4*	*3*	*2*	*1*
D6. Wall Finishes	*8*	*6*	*5*	*4*	*3*	*2*	*1*
D7. Ceiling Finishes	*8*	*6*	*5*	*4*	*3*	*2*	*1*
D8. Doors/Frames	*8*	*6*	*5*	*4*	*3*	*2*	*1*
D9. Fireplaces/Flues	*8*	*6*	*5*	*4*	*3*	*2*	*1*
D10. Stairs/Balustrades	*8*	*6*	*5*	*4*	*3*	*2*	*1*

INTERNAL DEFECTS

WHAT INTERNAL DEFECTS ARE APPARENT (WHOLE DWELLING ASSESSMENT)

NONE - CODE 1 : No evident defect.

MINOR - CODE 2 : Defect present but of limited extent.

MODERATE - CODE 3 : Defect present and easily visible. Potential impact on occupation and use of dwelling.

SEVERE - CODE 4 : Major defect present with significant impact on occupation and use of dwelling.

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

E. AMENITIES AND SERVICES

E1. Does the dwelling possess the following…?

(a) Standard Amenities	*no 3*	*yes - shared use 2*	*yes – exclusive use 1*	
(b) Mains Gas Supply		*no 2*	*yes 1*	
(c) Mains Water Supply		*no 2*	*yes 1*	
(d) Mains Drainage		*no 2*	*yes 1*	
E2. Does the dwelling possess central heating?	*no-none 3*	*yes - partial C.H. 2*	*yes - full C.H. 1*	
E3. Age of kitchen fittings?		*over 20 yrs old 2*	*under 20 yrs old 1*	
E4. Kitchen space/layout?		*inadequate 2*	*adequate 1*	
E5. Age of bathroom amenities?		*over 30 yrs old 2*	*under 30 yrs old 1*	
E6. Bathroom location?		*unsatisfactory 2*	*satisfactory 1*	
E7. W.C. location?		*unsatisfactory 2*	*satisfactory 1*	

FLATS/MAISONETTES ONLY

E7a. Are common areas of adequate size?	*n/a 8*	*unsatis. 2*	*satisfactory 1*	
E7b. Is layout of common areas satisfactory?	*n/a 8*	*unsatis. 2*	*satisfactory 1*	

WHAT REPAIRS ARE REQUIRED TO THE FOLLOWING ELEMENTS AND WHAT REPLACEMENT PERIOD APPLIES?

REPAIR

REPAIR	*N/A*	*RENEW 61<100*	*MAJOR 41<60*	*MEDIUM 26<40*	*MINOR 6<25*	*LOCALISED 1<5*	*NO REPAIR nil*	
E8. Kitchen Fittings		*6*	*5*	*4*	*3*	*2*	*1*	
E9. Bathroom Amenities		*6*	*5*	*4*	*3*	*2*	*1*	
E10. Internal Plumbing		*6*	*5*	*4*	*3*	*2*	*1*	
E11. Electrics		*6*	*5*	*4*	*3*	*2*	*1*	
E12. Heating/Boilers/Appliances		*6*	*5*	*4*	*3*	*2*	*1*	
E13. Heating Distribution	*8*	*6*	*5*	*4*	*3*	*2*	*1*	

REPLACEMENT PERIOD

REPLACEMENT PERIOD	*N/A*	*OUTSIDE 30 YRS*	*26-30 YRS*	*21-25 YRS*	*16-20 YRS*	*11-15 YRS*	*6-10 YRS*	*INSIDE 5 YRS*	
E14. Kitchen Fittings					*4*	*3*	*2*	*1*	
E15. Bathroom Amenities			*6*	*5*	*4*	*3*	*2*	*1*	
E16. Internal Plumbing		*7*	*6*	*5*	*4*	*3*	*2*	*1*	
E17. Electrics		*7*	*6*	*5*	*4*	*3*	*2*	*1*	
E18. Heating/Boiler/Appliances						*3*	*2*	*1*	
E19. Heating Distribution	*8*	*7*	*6*	*5*	*4*	*3*	*2*	*1*	

F. SECURITY AND ADAPTATIONS

F1. Are the following security measures present?

MEASURES	*N/A*	*NO*	*YES*	
a) Secure door locking	*8*	*2*	*1*	
b) Window locks	*8*	*2*	*1*	
c) Burglar alarm	*8*	*2*	*1*	
d) External lighting	*8*	*2*	*1*	
e) Smoke Alarms	*8*	*2*	*1*	

F2. Has the dwelling been adapted for disabled use? *no 2* *yes 1*

F3. IF ADAPTED…Are any of the following adaptations present?

ADAPTATIONS	*N/A*	*NO*	*YES*	
a) Level/ramped access	*8*	*2*	*1*	
b) Chair/stairlift/through floor lift	*8*	*2*	*1*	
c) Adapted bathroom/W.C.	*8*	*2*	*1*	
d) Adapted kitchen	*8*	*2*	*1*	
e) Wheelchair accessible W.C.	*8*	*2*	*1*	
f) Ground floor bedroom/bathroom	*8*	*2*	*1*	
g) Repositioned electrical controls	*8*	*2*	*1*	

F4. Is there safe and unimpeded access to the front garden for a disabled person? *Satisfactory Access 3* *Un-satisfactory Access. 2* *No Front Garden 1*

F5. Is there safe and unimpeded access to the rear garden for a disabled person? *Satisfactory Access 3* *Un-satisfactory Access. 2* *No rear Garden 1*

G. ENERGY EFFICIENCY (RDSAP)

G1. Location? *Northern Ireland 3* *Scotland 2* *England & Wales 1*

G2. Inspection date? *please record date: dd/mm*

G3. Terrain? *rural 3* *low rise urban or suburban 2* *dense urban 1*

G4. Property type? *maisonette 4* *flat 3* *bungalow 2* *house 1*

G5. Built Form? *enclosed mid terrace 6* *mid-terrace 5* *enclosed end-terrace 4* *end-terrace 3* *semi-detached 2* *detached 1*

G6. Number of Storeys in Dwelling? *please specify no: _____*

G7. Number of Habitable Rooms? *please specify no: _____*

G8. Number of Heated Habitable Rooms? *please specify no: _____*

G. ENERGY EFFICIENCY (RDSAP)

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

a. Were dimensions measured internally or externally? external 2 | internal 1

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

PROPERTY CONSTRUCTION DETAILS

G10. Main dwelling age? 1976-1982 6 | 1967-1975 5 | 1950-1966 4 | 1930-1949 3 | 1900-1929 2 | Pre-1900 1 | 2007 onwards 11 | 2003-2006 10 | 1996-2002 9 | 1991-1995 8 | 1983-1990 7

G11. Floor construction? n/a 5 | unknown 4 | suspended not timber 3 | solid 2 | suspended timber 1

G12. Lowest floor details? above partially heated/ intermittently heated space 6 | above unheated space 5 | exposed to air 4 | same dwelling below 3 | another dwelling below 2 | ground floor 1

G13. Floor insulation? n/a 4 | unknown 3 | retro-fitted 2 | as built 1

G14. Floor insulation thickness? unknown 4 | 150mm 3 | 100mm 2 | 50mm 1

G15. Wall construction? cob 7 | timber frame 6 | system build 5 | granite or whinstone 4 | stone/ sandstone 3 | solid brick or other stone 2 | cavity 1

G15a. Wall Thickness (mm)? Specify thickness _____mm

G16. Wall insulation? unknown 7 | as built 6 | external 5 | internal 4 | filled cavity - internal 3 | filled cavity - external 2 | filled cavity 1

G17. Wall insulation thickness? unknown 4 | 150mm 3 | 100mm 2 | 50mm 1

G18. Drylining? unknown 3 | no 2 | yes 1

G19. Cavity wall type? n/a 5 | conservatories or other obvious obstruction 4 | high exposure 3 | high rise 2 | system build 1

G19a. Cavity wall insulation possible? N/A 6 | Narrow cavity 5 | Stone walls 4 | Access issues 3 | High rise 2 | System build 1

G20. Secondary wall type? no 2 | yes 1

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

SECONDARY WALL

G20a. Secondary wall construction? cob 7 | timber frame 6 | system build 5 | granite or whinstone 4 | stone/ sandstone 3 | solid brick or other stone 2 | cavity 1

G20b.Secondary wall insulation? unknown 7 | as built 6 | external 5 | internal 4 | filled cavity - internal 3 | filled cavity - external 2 | filled cavity 1

G20c.Is secondary wall sheltered? no 2 | yes 1

G20d.Secondary wall age? 1976-1982 6 | 1967-1975 5 | 1950-1966 4 | 1930-1949 3 | 1900-1929 2 | Pre-1900 1 | 2007 onwards 11 | 2003-2006 10 | 1996-2002 9 | 1991-1995 8 | 1983-1990 7

G20e. Secondary wall area (m^2)? Specify Area _____m^2

G. ENERGY EFFICIENCY (RDSAP)

ROOF CONSTRUCTION

G21. Roof construction?

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

G22. Roof insulation?

not applicable 6	unknown 5	none 4	flat roof insulation 3	rafters 2	joists 1	

G23. Roof insulation thickness at joists?

150mm 6	100mm 5	75mm 4	50mm 3	25mm 2	12mm 1	
			300mm> 9	250mm 8	200mm 7	

G24. Rafter insulation thickness?

unknown 4	150mm> 3	100mm 2	50mm 1	

G25. Flat roof insulation?

unknown 4	150mm> 3	100mm 2	50mm 1	

DOORS AND WINDOWS

G26. Number of Doors? Specify No. _____

G27. Number of Insulated Doors? Specify No. _____

G28. Insulated Door U-Value

a. Door 1 Specify Value _____

b. Door 2 Specify Value _____

G29. Percentage draught-proofed? Specify _____%

G30. Windows Area?

much more than typical 5	much less than typical 4	more than typical 3	less than typical 2	typical 1	

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

G32. Glazing Type?

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

G33. If Windows Areas Much Larger/Smaller No. of Windows? please specify no: _____

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

FLATS AND MAISONETTES ONLY

G34. Number of Floors in Block? please specify no: _____

G35. Floor Level of Dwelling? (Ground = 0) please specify level : _____

G36. Floor Level Details?

n/a 5	basement 4	top floor 3	mid-floor 2	ground floor 1	

G37. Floor Exposure?

ground floor 5	above partially heated space 4	above unheated space 3	above other dwg 2	fully exposed 1	

G38. Heat-loss Corridor?

		heated corridor 3	unheated corridor 2	no corridor 1	

G39. If unheated corridor - length of sheltered wall? please specify m: _____

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

VENTILATION AND HEATING

G40. Whole house mechanical ventilation?

			yes 2	no 1	

G41. If there is mechanical ventilation, what type?

	n/a 8	extract only 2	balanced 1	

G42. Space cooling system present?

		yes 2	no 1	

G43. Electricity meter type?

unknown 4	24 hour 3	dual 2	single 1	

G44. Mains Gas available?

		no 2	yes 1	

G. ENERGY EFFICIENCY (RDSAP)

G45.Boiler Manufacturer:

G46. Model:

G47. Boiler ID:

G48. SEDBUK Ref:

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

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

G51. Heat emitter type?

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

G52. Main Heating Controls? INSERT MAIN HEATING CONTROLS CODE

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

G54. Main Heating System Flue Type?

room sealed 2	*open* 1

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

permanent pilot light 2	*auto ignition* 1

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

not fan flued 2	*fan flued* 1

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

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

G57b. Water Heating System? INSERT WATER HEATING SYSTEM CODE

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

G58. Water cylinder size?

no access 5	*large (> 170 litres)* 4	*medium (131 - 170 litres)* 3	*normal (90-130 litres)* 2	*no cylinder* 1

G59. Water Cylinder Insulation Type?

no access 4	*spray foam* 3	*jacket* 2	*none* 1

G60. Water Cylinder Insulation Depth?

160mm 8	*120mm* 7	*80mm* 6	*50mm* 5	*38mm* 4	*25mm* 3	*12mm* 2	*0mm* 1

G60a. Water Cylinder Replacement Period?

Year _____ Insert Individual Years 1-40
41 - Over 40 years
88 No Cylinder

G61. Immersion Type?

dual 3	*single* 2	*none* 1

G62. Cylinder Stat?

unknown 3	*no* 2	*yes* 1

ADDITIONAL INFORMATION

G63. Number of open fireplaces? *please specify no: _____*

G64. Total no. of fixed lighting outlets? *please specify no: _____*

G65. Low Energy Lighting - Total no. in fixed lighting outlets? *please specify no: _____*

G66. Number of rooms with a bath or shower? *Specify Number : _____*

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

G68. Number of rooms with mixer shower and no bath? *Specify Number : _____*

G. ENERGY EFFICIENCY (RDSAP)

RENEWABLES

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

ADDITIONAL INFORMATION REQUIRED

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

H. HEALTH AND SAFETY HAZARDS - THE HHSRS

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

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

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

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

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : 01 **Damp & Mould**

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : 02 Excess Cold

FACTORS:

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

LIKELIHOOD (RSP)

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

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

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

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : 11 **CROWDING AND SPACE**

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

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : 12 **Entry by Intruders**

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : 16 **Food Safety**

FACTORS:

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

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : **20** **Falls on the Level**

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

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

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : 22 **Falls between levels**

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : 23 **Electrical**

FACTORS:

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

AVG

LIKELIHOOD (RSP)	5600	3200	1800	1000	560	320	180	100	56	32	18	10	6	3	2

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : | **24** | **Fire**

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT…

HAZARD : 25 **Flames, Hot Surfaces**

FACTORS:

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

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

I. ENVIRONMENTAL APPRAISAL

I1. Are problems apparent in the local area or neighbourhood…?

(Surveyor Assessment)

PROBLEMS	*NOT A PROBLEM*	*MINOR*	*MAJOR*	
a) Litter and Rubbish	*1*	*2*	*3*	
b) Scruffy Gardens	*1*	*2*	*3*	
c) Graffiti	*1*	*2*	*3*	
d) Vandalism	*1*	*2*	*3*	
e) Scruffy/Neglected Buildings	*1*	*2*	*3*	
f) Dog Fouling	*1*	*2*	*3*	
g) Condition of Dwellings	*1*	*2*	*3*	
h) Nuisance from Street Parking	*1*	*2*	*3*	
i) Ambient Air Quality	*1*	*2*	*3*	
j) Heavy Traffic	*1*	*2*	*3*	
k) Railway/Aircraft Noise	*1*	*2*	*3*	
l) Intrusion from Motorways	*1*	*2*	*3*	
m) Vacant Sites	*1*	*2*	*3*	
n) Intrusive Industry	*1*	*2*	*3*	
o) Non conforming Uses	*1*	*2*	*3*	
p) Vacant/Boarded-up Buildings	*1*	*2*	*3*	

I2. Visual quality of local environment? (Surveyor Assessment)

good 5	*above average* 4	*average* 3	*below average* 2	*poor* 1	

J. HOUSEHOLD INFORMATION

J1. How long has your household lived at this address?

unob. 9	*over 20 years* 6	*11-20 yrs* 5	*6-10 yrs* 4	*3-5 yrs* 3	*1-2 yrs* 2	*under 1 yr* 1	

J2. Would you like to move within the next 12 months if you had a free choice?

yes – definitely 4	*yes - possible* 3	*don't know* 2	*no* 1	

J3. How satisfied are you with your current accommodation?

don't know 5	*very dissatisfied* 4	*fairly dissatisfied* 3	*fairly satisfied* 2	*very satisfied* 1	

J4. How satisfied or otherwise are you with the area in which you live?

don't know 5	*very dissatisfied* 4	*quite dissatisfied* 3	*quite satisfied* 2	*very satisfied* 1	

J5. Over the past 5 years would you say your area has ……?

declined 3	*improved* 2	*remained the same* 1	

J. HOUSEHOLD INFORMATION (Cont…)

J6. How much of a problem, if any, are the following in your neighbourhood? ***(Household to answer)***

NEIGHBOURHOOD ISSUES	*D/K*	*NOT A PROBLEM*	*MINOR*	*MAJOR*	
a) Property crime	*8*	*1*	*2*	*3*	
b) Auto crime	*8*	*1*	*2*	*3*	
c) Personal assault/theft	*8*	*1*	*2*	*3*	
d) Racial harassment	*8*	*1*	*2*	*3*	
e) Unsocial behaviour	*8*	*1*	*2*	*3*	
f) Group of youths causing annoyance	*8*	*1*	*2*	*3*	
g) Graffiti	*8*	*1*	*2*	*3*	
h) Drug abuse/dealing	*8*	*1*	*2*	*3*	
i) Empty properties	*8*	*1*	*2*	*3*	
j) Public drinking/drunkenness	*8*	*1*	*2*	*3*	
k) Traffic Noise	*8*	*1*	*2*	*3*	
l) Litter/fly tipping	*8*	*1*	*2*	*3*	
m) Dog Fouling	*8*	*1*	*2*	*3*	

J7. Could you please supply me with some information on the head of the household and other members of the family living at this address?

RELATIONSHIP TO H.O.H.	*PERSON*	*SEX*	*AGE*	*ECONOMIC STATUS*	*ETHNICITY*
		Male = 1 Female = 2	*record in yrs unob. = 99*	*see codes*	*see codes*
H.O.H.	*A*				
	B				
	C				
	D				
	E				
	F				
	G				
	H				

ETHNICITY	
White	***Asian or Asian British***
1. White British	*9. Indian*
2. Irish	*10. Pakistani*
3. White – other	*11. Bangladeshi*
4. Gypsy/Traveller	*12. Asian background- other*
Mixed	***Black or Black British***
5. White & Black Caribbean	*13. Caribbean*
6. White & Black African	*14. African*
7. White & Asian	*15. Black background - other*
8. Mixed - other	***Chinese or Other ethnic group***
99. Refused/Unob.	*16. Chinese*
	17. Any other

ECONOMIC STATUS:
1. Full-time work (>30 hrs)
2. Part-time work (<30 hrs)
3. Unemployed-registered
4. Permanently sick/disabled
5. Looking after home
6. Wholly retired
7. Student
9. Unobtainble

J8. Could you please tell me your religion/faith?

Refused 9	*No Religion* 8	*Other* 7	*Sikh* 6	*Muslim* 5	*Jewish* 4	*Hindu* 3	*Christian* 2	*Buddhist* 1	

J. HOUSEHOLD INFORMATION (Cont…)

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

yes	no	
2	1	

J10. IF YES, what illness/disability do they suffer from?

ILLNESS/DISABILITY	*N/A*	*YES*	*NO*	
a) Heart/circulatory problems e.g. angina/stroke	8	2	1	
b) Respiratory illness e.g. asthma/bronchitis	8	2	1	
c) Mobility impairment	8	2	1	
d) Visual impairment	8	2	1	
e) Hearing impairment	8	2	1	
f) Speech impairment	8	2	1	
g) Mental health problem	8	2	1	
h) Learning difficulty/disability	8	2	1	
i) Other physical disability	8	2	1	

J11. IF YES, has your illness/disability caused you to do any of the following in the past year?

ACTION	*N/A*	*YES*	*NO*	
a) Consult GP through visit to surgery	8	2	1	
b) Consult GP through home visit	8	2	1	
c) Contact NHS Direct	8	2	1	
d) Attend hospital accident/emergency	8	2	1	
e) Attend hospital as outpatient	8	2	1	
f) Attend hospital as inpatient	8	2	1	

J12. During the past year have any of the following symptoms caused you or a member of your household to consult your GP or visit hospital?

SYMPTOM	*YES*	*NO*	
a) Aches and pains	2	1	
b) Nerves/stress	2	1	
c) Vomiting	2	1	
d) Diarrhoea	2	1	
e) Blocked nose	2	1	
f) Breathlessness/wheeziness	2	1	
g) Backache	2	1	
h) Fainting	2	1	
i) Headaches/fever	2	1	

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

yes	no	
2	1	

J13a. IF YES - Did this accident involve any of the following?

ACCIDENT	*N/A*	*YES*	*NO*	
a) Trip or fall	8	2	1	
b) Electrical shock	8	2	1	
c) Fire/explosion	8	2	1	
d) Burns/scalds	8	2	1	
e) Other	8	2	1	

J. HOUSEHOLD INFORMATION (Cont…)

J13b. IF YES - Did you or any member of the household consult the GP or attend hospital?

ACTION	*N/A*	*YES*	*NO*	
a) Consulted GP	*8*	*2*	*1*	
b) Attended hospital accident/emergency	*8*	*2*	*1*	
c) Attended hospital as outpatient	*8*	*2*	*1*	
d) Attended hospital as inpatient	*8*	*2*	*1*	

J14. Do you or any members of your household have difficulties with any of the following?

ACTIVITY	*YES*	*NO*	
a) Climbing steps/stairs	*2*	*1*	
b) Getting in/out of bath	*2*	*1*	
c) Turning taps on/off	*2*	*1*	
d) Cooking/preparing food	*2*	*1*	
e) Using WC	*2*	*1*	
f) Washing/drying clothes	*2*	*1*	
g) Access to/from the home	*2*	*1*	
h) Access to ground floor rooms	*2*	*1*	
i) Access to front or rear gardens	*2*	*1*	

J15. Do you think the design and/or condition of your home affects the health and well-being of your family?	*don't know* 4	*yes - negatively* 3	*yes - positively* 2	*no - not really* 1	
J16. Do you have access to the internet?			*no* 2	*yes* 1	
J17. Are you able to use a computer on the internet?			*no* 2	*yes* 1	
J18. Have you ever switched your electricity and/or gas supplier?		*don't know* 3	*no* 2	*yes* 1	
J18a. IF YES: Was this within the last 12 months	*n/a* 8	*don't know* 3	*no* 2	*yes* 1	

J19. During the last month did you, your partner/spouse or other members of your household receive an income from any of these sources…?

SOURCE	*REFUSED/ D/K*	*YES*	*NO*	
a) No Source of Income	*8*	*2*	*1*	
b) Earnings, wages, salary, bonuses	*8*	*2*	*1*	
c) Income from self employment	*8*	*2*	*1*	
d) Interest from savings/investments	*8*	*2*	*1*	
e) Other income (maintenance payments, grants, rent)	*8*	*2*	*1*	
f) Pension from employment	*8*	*2*	*1*	
g) Retirement or widows pension	*8*	*2*	*1*	
h) Income based jobseekers allowance	*8*	*2*	*1*	
i) Working tax credit	*8*	*2*	*1*	
j) Pension credit	*8*	*2*	*1*	
k) Child tax credit	*8*	*2*	*1*	
l) Income support	*8*	*2*	*1*	

J. HOUSEHOLD INFORMATION (Cont…)

m) Housing benefit	*8*	*2*	*1*		
n) Council tax benefit	*8*	*2*	*1*		
o) Attendance allowance	*8*	*2*	*1*		
p) Disability working allowance	*8*	*2*	*1*		
q) Disability living allowance	*8*	*2*	*1*		
r) Incapacity benefit	*8*	*2*	*1*		
s) Severe disablement allowance	*8*	*2*	*1*		
t) Disabled person tax credit	*8*	*2*	*1*		
u) Industrial injuries disablement allowance	*8*	*2*	*1*		
v) War disablement pension	*8*	*2*	*1*		

J. HOUSEHOLD INFORMATION (Cont…)

J20. I would now like some information the income of the household? Please include income from all sources including employment, self-employment, pensions, benefits, interest from investments and other sources e.g. maintenance, grants and rent. Deduct any income tax, national insurance and pension contributions to give your NET income.

a) What is the income (on the bands below) of the head of household?

b) What is the income (on the bands below) of any partner

c) What is the total combined income for the whole household (all members who receive an income)?

WEEKLY MONTHLY ANNUAL	MONTHLY	ANNUAL	CODE
Up to £9	Up to £42	Up to £519	**1**
£10 up to £19	£43 up to £85	£520 up to £1,039	**2**
£20 up to £29	£86 up to £129	£1,040 up to £1,559	**3**
£30 up to £39	£130 up to £172	£1,560 up to £2,079	**4**
£40 up to £49	£173 up to £216	£2,080 up to £2,599	**5**
£50 up to £59	£217 up to £259	£2,600 up to £3,119	**6**
£60 up to £69	£260 up to £302	£3,120 up to £3,639	**7**
£70 up to £79	£303 up to £346	£3,640 up to £4,159	**8**
£80 up to £89	£347 up to £389	£4,160 up to £4,679	**9**
£90 up to £99	£390 up to £432	£4,680 up to £5,199	**10**
£100 up to £119	£433 up to £519	£5,200 up to £6,239	**11**
£120 up to £139	£520 up to £606	£6,240 up to £7,279	**12**
£140 up to £159	£607 up to £692	£7,280 up to £8,319	**13**
£160 up to £179	£693 up to £779	£8,320 up to £9,359	**14**
£180 up to £199	£780 up to £866	£9,360 up to £10,399	**15**
£200 up to £219	£867 up to £952	£10,400 up to £11,439	**16**
£220 up to £239	£953 up to £1,039	£11,440 up to £12,479	**17**
£240 up to £259	£1,040 up to £1,126	£12,480 up to £13,519	**18**
£260 up to £279	£1,127 up to £1,212	£13,520 up to £14,559	**19**
£280 up to £299	£1,213 up to £1,299	£14,560 up to £15,599	**20**
£300 up to £319	£1,300 up to £1,386	£15,600 up to £16,639	**21**
£320 up to £339	£1,387 up to £1,472	£16,640 up to £17,679	**22**
£340 up to £359	£1,473 up to £1,559	£17,680 up to £18,719	**23**
£360 up to £379	£1,560 up to £1,646	£18,720 up to £19,759	**24**
£380 up to £399	£1,647 up to £1,732	£19,760 up to £20,799	**25**
£400 up to £449	£1,733 up to £1,949	£20,800 up to £23,399	**26**
£450 up to £499	£1,950 up to £2,166	£23,400 up to £25,999	**27**
£500 up to £549	£2,167 up to £2,382	£26,000 up to £28,599	**28**
£550 up to £599	£2,383 up to £2,599	£28,600 up to £31,199	**29**
£600 up to £649	£2,600 up to £2,816	£31,200 up to £33,799	**30**
£650 up to £699	£2,817 up to £3,032	£33,800 up to £36,399	**31**
£700 up to £749	£3,033 up to £3,249	£36,400 up to £38,999	**32**
£750 up to £799	£3,250 up to £3,466	£39,000 up to £41,599	**33**
£800 up to £849	£3,467 up to £3,685	£41,600 up to £44,199	**34**
£850 up to £899	£3,686 up to £3,899	£44,200 up to £46,799	**35**
£900 up to £949	£3,900 up to £4,116	£46,800 up to £49,399	**36**
£950 up to £999	£4,117 up to £4,332	£49,400 up to £51,999	**37**
£1000 or more	£4,333 or more	£52,000 or more	**38**
		Not Applicable	**88**
		Unobtainable	**99**

J21. Does your household have any savings?

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

ENTER SAVINGS CODE:

J. HOUSEHOLD INFORMATION (Cont…)

J22. How much do you spend each year on the following?

a) Electricity?			*1 - Under £200*	*6 - £1,251 - £1,500*
b) Gas?			*2 - £200 - £500*	*7 - £1,501 -£2,000*
c) Other Fuel?			*3 - £501 - £750*	*8 - Over £2,000*
			4 - £751 - £1,000	*00 - N/A*
			5 - £1,001 - £1,250	*99 - Unobtainable.*

J23. By what means do you normally pay for your fuel?

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

J24. How easy is it to meet the cost of heating your home to a comfortable level in the winter?		great difficulty 4	some difficulty 3	can just afford 2	Quite easy 1	
J25. In winter would you normally heat?	don't know 5	one room only 4	some rooms 3	most rooms 2	all rooms 1	
J26. Do you feel safe or unsafe in your home at night?		don't know 4	neither 3	unsafe 2	safe 1	

J27. Do you feel safe or unsafe within your local area?

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

J28. Have you, or any member of your household, within the past year been a victim of any of the following?

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

K. ADDITIONAL QUESTIONS - OWNER OCCUPIERS ONLY

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

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

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

£120,000 - £140,000 9	£90,000 - £120,000 8	£75,000 - £90,000 7	£60,000 - £75,000 6	£45,000 - £60,000 5	£30,000 - £45000 4	£15,000 - £30,000 3	£5,000 - £15,000 2	less than £5000 1	
				don't know/ refused 15	over £225,000 14	£200,000 - £225,000 13	£170,000 - £200,000 12	£140,000 - £170,000 11	

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

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

K4. Do any of the following issues make it difficult to repair or maintain your home?

SOURCE	*REFUSED/ D/K*	*YES*	*NO*	
a) Getting independent advice on what is needed & the cost	9	2	1	
b) Finding a reliable builder/other contractor or tradesmen	9	2	1	
c) Need DIY Skills	9	2	1	
d) Access to money to do works	9	2	1	

K5. If the council provided a list of builders & contractors would you find this useful?	Don't know 3	no 2	yes 1	
K6. Would you remortgage, or otherwise use the value of your home, to enable necessary improvements/repairs to be carried out	n/a 8	no 2	yes 1	
K7. If the Council provided interest free loans, to repair or improve your home which are repayable would you be interested?	Don't Know 3	no 2	yes 1	
K8. Have you completed any major repairs/improvements to your home within the past 5 years? (costing £500+ and not including decoration)	Don't Know 3	no 2	yes 1	

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

IMPROVEMENTS COMPLETED	*N/A*	*NO*	*YES*	
a) Installed cavity wall insulation?	8	2	1	
b) Installed loft insulation?	8	2	1	
c) Installed central heating for first time?	8	2	1	
d) Changed existing central heating system?	8	2	1	
e) Installed new kitchen?	8	2	1	
f) Installed new bathroom?	8	2	1	
g) Installed new windows/double glazing?	8	2	1	
h) Installed new external doors?	8	2	1	
i) Rewired?	8	2	1	
j) Added extension/conservatory?	8	2	1	
k) Completed external repairs (e.g. roof, gutters)	8	2	1	
l) Other	8	2	1	

K9 Would you intend to carry out any major repairs/improvements to your home within the next 5 years? (costing £500+ and not including decoration?)	Don't Know 3	no 2	yes 1	

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

IMPROVEMENTS INTENDED	*N/A*	*NO*	*YES*	
a) Cavity wall insulation?	8	2	1	
b) Loft insulation?	8	2	1	
c) Install central heating for first time?	8	2	1	
d) Change existing central heating system?	8	2	1	
e) Install new kitchen?	8	2	1	

K. ADDITIONAL QUESTIONS - OWNER OCCUPIERS ONLY

IMPROVEMENTS INTENDED	N/A	NO	YES	
f) Install new bathroom?	8	2	1	
g) Install new windows/double glazing?	8	2	1	
h) Install new external doors?	8	2	1	
i) Rewire your property?	8	2	1	
j) Add extension/conservatory?	8	2	1	
k) Complete external repairs (e.g. roof, gutters)	8	2	1	

L. ADDITIONAL QUESTIONS - PRIVATE TENANTS

L1. Is your property accredited by the Council?

Don't know 3	no 2	yes 1	

L2. Do you deal with your landlord directly or through a property agent?

Don't know 3	Property agent 2	Landlord direct 1	

L3. What is your weekly or monthly rent? (including housing benefit)

Weekly? (£) ____ **9999 - unob**

Monthly? (£) ____ **9999 - unob**

L4. Have you informed your landlord or agent about any outstanding repair issues?

Don't know 3	no 2	yes 1	

L4a. IF YES: Are these issues being addressed?

n/a 8	no 2	yes 1	

L5. Do you consider your home to be in a good state of repair?

Don't know 4	no - poor 3	yes - quite good 2	Yes - very good 1	

M. HOUSES IN MULTIPLE OCCUPATION

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

M1. Total number of persons resident at the address...?

n/a 99	specify no: ……..		

M2. Total number of households (i.e. unrelated persons) resident at the address?

n/a 99	specify no: ……..		

M3. Number of occupied storeys in the dwelling?

5 storey 5	4 storey 4	3 storey 8	2 storey 2	1 storey 1	

M4. HMO Type?

hostel 5	shared house/flat 4	bedsit 8	Flat in converted Blding 2	self-contained flat 1	

M5. Is the property licensable under the Housing Act 2004?

don't know 3	no 2	yes 1	

M6. Means of escape from fire?

fire doors not present 4	fire doors in poor condition no self closers 3	fire doors seats and self closers 2	fire doors with seals, closers and upgraded partitions 1	

M6a	Fire Detection systems	No AFD or smoke detectors	Battery smoke detectors only	Afd in Moe only	Full AFD, with defects	Full working AFD	
		5	4	3	2	1	

M6b. IF AFD PRESENT, WHETHER WORKING OR NOT: Does your landlord regularly test your fire alarm system?

don't know 3	no 2	yes 1	

M6c	Fire fighting equipment present	YES	No	
		1	2	

M7	Emergency Lighting	Not Present	Defective	Working	
		3	2	1	

Amenities		None	Shared worse than 1:5	Shared up to 1:5	Exclusive use to most lets	Exclusive use to all lets	Present in flat (conversion)	
M8	Kitchens	6	5	4	3	2	1	

M. HOUSES IN MULTIPLE OCCUPATION

Amenities (continued)		None	Shared worse than 1:5	Shared up to 1:5	Exclusive use to most lets	Exclusive use to all lets	Present in flat (conversion)	
M9	**Wash hand basins**	*6*	*5*	*4*	*3*	*2*	*1*	
M10	**Baths/showers**	*6*	*5*	*4*	*3*	*2*	*1*	
M11	**WC's**	*6*	*5*	*4*	*3*	*2*	*1*	

M12	**Condition of Amenities**	Repair/replace over 50% of amenities	Repair/replace up to 50% of amenities	Minor disrepair	Satisfactory		
		4	*3*	*2*	*1*		
M13	**Management Regulations**	Very Poor	Poor	Average	Good	Very Good	
		5	*4*	*3*	*2*	*1*	
M14	**State of disrepair**	Unfit	Urgent disrepair	Substantial disrepair	Minor disrepair	Satisfactory	
		5	*4*	*3*	*2*	*1*	
M15	**Fitness for Multi-occupation** (amenities, means of escape & other fire precautions)	Unfit amenities and fire	Unfit amenities	Unfit fire	Fit amenities and fire		
		4	*3*	*2*	*1*		

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

don't know	*no*	*yes*
8	*2*	*1*

M17. Are there adequate Refuse Storage and Disposal Facilities

Poor	*adequate*	*good*	*no facilities*
4	*3*	*2*	*1*

M18. Are the following Certificates available?

Certificate	*d/k*	*No*	*Yes*	
a) Electrical Testing (IEE or Part P Building Regulations)	*3*	*2*	*1*	
b) Fire Detection System	*3*	*2*	*1*	
c) Emergency Lighting	*3*	*2*	*1*	
d) Portable Appliance Testing	*3*	*2*	*1*	
e) Fire Equipment Maintenance	*3*	*2*	*1*	
f) CORGI Annual Gas Safety Certificate	*3*	*2*	*1*	
g) OFTEC Annual Safety Certificate	*3*	*2*	*1*	

APPENDIX 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).

APPENDICES

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.