



Final Report prepared for

Bath & North East Somerset Council

Private Sector

Housing Stock Condition Survey

September 2012

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Executive Summary

Key findings from the survey

The 2011 Bath & North East Somerset Private Sector Housing Stock Condition Survey (HCS) was conducted to gain an understanding of housing conditions in owner occupied and privately rented dwellings. This report provides detail on the findings of the survey and, wherever possible, compares these results to established figures relating to social housing.

The survey was a sample survey of 1,000 dwellings which have been weighted to represent the private sector housing stock as a whole.

Key findings from the survey are:

- There are 77,530 domestic residential dwellings in Bath & North East Somerset of which 86% are owned privately and either occupied or rented to tenants.
- A higher proportion of dwellings are rented privately than is the case for England and this tenure has expanded extremely rapidly over the past ten years to now encompass more nearly 18% of dwellings in the district.
- There are more old dwellings in the district than the national average, more converted flats and more Houses in Multiple Occupation.
- Residents are, on average, younger than is the case for England overall, reflecting large working and student populations. There are more households consisting of adults sharing with no children and a large proportion of these are students sharing.
- Average household incomes are slightly lower than for England as a whole and a slightly above average proportion of households have a resident in receipt of a benefit.
- There are a slightly below average proportion of residents with some form of disability. In addition to asking residents whether anyone in the household has a disability, residents were also asked if anyone has a health issue. Overall, 7,900 (12.1%) of dwellings have at least one resident with a health issue.
- Just under 4.6% households in the district classify themselves as being from a Black or Minority Ethnic (BME) group.
- Average house prices are above the average value across the UK and well above the average for the South West of England.

A summary of dwellings conditions and issues affecting these are outlined in the following table (Figure E1) which gives a breakdown of key dwelling condition characteristics and compares these to the national average.

Figures presented in Figure E1 for social housing stock are drawn from RSR returns for housing association (RSL) stock (2011). Where figures are not quoted, this is due to the absence of any available data for these tenures. Results from these data sources have, in no way, been tested or verified prior to use in this report.

Figure E1 Summary of Key Statistics (Source: House Condition Survey 2011, English Housing Survey 2009, RSR Part O 2011)

Statistic	BNES 2011						England 2009	BNES	
	Owner Occupied		Privately Rented		All Private Sector			Social rented housing ⁵	
Dwellings ¹	52,700	68.0%	13,730	17.7%	66,430	85.7%	82.0%	11,100	14.3%
Benefit receipt ^{2,3}	12,460	24.0%	22,060	16.7%	14,710	22.5%	21.0%	-	-
Household with resident over 65 years of age ³	17,690	34.1%	840	6.2%	18,530	28.3%	25.0%	-	-
Households with a disabled resident	7,070	13.6%	570	4.2%	7,640	11.7%	13.0%	-	-
Non-Decent	12,190	23.1%	4,060	29.6%	16,250	24.5%	31.5%	6	0.1%
Vulnerable households in Non-Decent Homes ³	3,530	33.1%	770	34.3%	4,300	33.3%	39.0%	-	-
Category 1 hazards	6,040	11.5%	1,860	13.5%	7,900	11.9%	22.0%	6	0.1%
Disrepair	2,520	4.8%	570	4.2%	3,090	4.7%	6.3%	0	0%
Thermal Comfort Failure	4,990	9.5%	2,010	14.6%	7,000	10.5%	10.9%	0	0%
Mean SAP ⁴	53		56		53		52	69	
Fuel Poverty	9,590	18.3%	1,760	13.5%	11,350	17.3%	21.0%	-	-

1. Percentages given as a proportion of total housing stock, the remaining 20% is all social housing, which was not surveyed as part of this study
2. Refers to households in receipt of an income or disability benefit, as defined under former Public Service Agreement 7 objectives
3. As a total and percentage of occupied dwellings
4. SAP is the government's Standard Assessment Procedure for rating energy efficiency on a scale of 1 (poor) to 100 (excellent)
5. Figures for social rented housing come from the National Register of Social Housing (NROSH) and were up-to-date as of July 2011. These figures are self-reported by social landlords and are in no way verified or quality assured by any outside agencies.

Figure E2 provides a breakdown of the key figures in Figure E1 giving the potential error range of each figure. Standard Deviation and sampling error are described in the introduction and Appendix B to this

report. Error ranges are given as (+/-) and the figure following this is the maximum amount above or below the stated figure, the true figure is likely to lie. So, for example, the rate of non-decency for owner occupied dwellings is given as 24.5% (+/- 2.6%), which means a true figure somewhere between 21.9% and 27.1%. The most likely true figure is 24.5% and as one moves away from this figure, above or below, figures become increasingly less likely, thus the error margins given are near to the extreme limit of how far out the 24.5% figure might be from the true result, on the ground, for Bath & North East Somerset (i.e. the true number of non-decent owner occupied dwellings).

Figure E2 Standard Deviation (sample survey error) for key survey statistics

Statistic	Owner Occupied		Privately Rented		All Private Sector	
	Value	(+/-) Error	Value	(+/-) Error	Value	(+/-) Error
Dwellings	68.0%	(+/-) 3.59%	17.7%	(+/-) 4.01%	85.7%	(+/-) 2.18%
Benefit receipt	24.0%	(+/-) 3.22%	16.7%	(+/-) 3.93%	22.5%	(+/-) 2.53%
Household with resident over 65 years of age	34.1%	(+/-) 3.61%	6.2%	(+/-) 1.96%	28.3%	(+/-) 2.74%
Household with a disabled resident	13.6%	(+/-) 2.53%	4.2%	(+/-) 1.33%	11.7%	(+/-) 1.88%
Non-Decent	23.1%	(+/-) 3.18%	29.6%	(+/-) 4.64%	24.5%	(+/-) 2.61%
Vulnerable households in Non-Decent Homes	33.1%	(+/-) 3.29%	34.3%	(+/-) 3.74%	33.3%	(+/-) 2.59%
Category 1 hazards	11.5%	(+/-) 2.34%	13.5%	(+/-) 3.28%	11.9%	(+/-) 1.90%
Disrepair	4.8%	(+/-) 1.43%	4.2%	(+/-) 1.33%	4.7%	(+/-) 1.09%
Thermal Comfort Failure	9.5%	(+/-) 2.12%	14.6%	(+/-) 3.41%	10.5%	(+/-) 1.78%
Fuel Poverty	18.3%	(+/-) 2.89%	13.5%	(+/-) 3.27%	17.3%	(+/-) 2.26%

No figures are given for variance in the Social Housing figures as these are not based on a sample survey and therefore not subject to statistical variance.

The Decent Homes Standard

Around one quarter of the private sector homes are non-decent in Bath and North East Somerset compared to nearly one third non-decent in England as a whole. This is primarily due to lower levels of health and safety hazards due to a more urban housing stock than the national average; investment by more affluent owners and intervention by the Council.

Houses in Multiple Occupation (HMOs)

Including S257 buildings approximately 9.5% of private residential buildings in Bath & North East Somerset are HMOs. This is just over three times the rate found in England overall, but is not unusual given the number of large Georgian and Victorian buildings, coupled with a substantial student population and large private rented sector.

Vacant Dwellings

At approximately 520 dwellings, long-term vacant dwellings represent a useful resource in Bath & North East Somerset that needs to continue to be addressed.

1. Introduction

What is the purpose of the survey and how was it done?

Why conduct a housing stock condition survey (HCS)?

- 1.1 Local authorities have an obligation under the Housing Act 2004 to keep housing conditions in their area under review. This includes all tenures of housing, not just stock that may be owned by the local authority. To meet this obligation, Bath & North East Somerset Council commissioned Opinion Research Services (ORS) to carry out a survey on a random sample of housing within the district. The Bath & North East Somerset survey forms part of a wider commission to survey the condition of private sector homes across the four local authorities of Bristol, North Somerset, South Gloucestershire and Bath & North East Somerset.
- 1.2 Councils have an obligation to enforce certain statutory minimum standards in housing and have powers that they can use to do this. These mandatory duties are outlined in Appendix D. There are a number of non-mandatory powers available to the Authority under the Housing Act 2004. In addition to statutory obligations on the Council, in relation to all housing tenures, the Council also has broader policies and decisions on the nature of these policies, and any alteration to them, can be strongly influenced by the findings of a housing stock condition survey. Finally, local authorities are required by government to complete certain returns indicating the distribution of their housing stock by tenure and the condition of certain aspects of the stock.
- 1.3 This report will summarise the findings of the sample survey conducted on all housing in Bath & North East Somerset. Conclusions will be drawn and recommendations made in the context of improving or adding to existing policies.

How was the survey conducted?

- 1.4 It would be impractical, time consuming and expensive to survey all dwellings in an area such as Bath & North East Somerset. In order to gain a representative picture, therefore, a random sample survey was conducted. This means selecting address at random from a list of all private sector dwellings and then surveying these. By surveying enough dwellings it is possible to gain an understanding of all housing in the area.
- 1.5 Opinion Research Services (ORS) carried out surveys on 1,000 dwellings across the district during the autumn of 2011. A total of 2,000 addresses were sampled in order to gain 1,000 surveys and these addresses were selected using a stratified random sample (described in appendix B) from a list of all private sector (excluding housing association) dwellings.
- 1.6 For all of the 1,000 surveys conducted information on the following factors was collected: general characteristics of the dwelling; condition of the internal and external fabric; provision of amenities; compliance with housing health and safety standards; age and type of elements; energy efficiency

measures; compliance with the Decent Homes Standard and socio-economic information about the household (where occupied).

Knowing how to conduct house condition surveys

- 1.7 In 1993 the Department of the Environment issued a Guidance Manual setting out how Local House Condition Survey should be conducted. The guidance included a detailed survey form in a modular format, and a step-by-step guide to implementing a survey.
- 1.8 The 1993 guidance was updated in the year 2000. In addition to this, guidance was issued in 2004, and updated in 2006, on the Housing Health and Safety Rating System (HHSRS), discussed in chapter 5. Local authorities are encouraged, by both sets of guidance, to make full use of information gathered from house condition surveys in conjunction with data from other sources.
- 1.9 ORS has a long track record of conducting complex sample surveys and their associated analysis. For this reason, it was decided that ORS should use its own bespoke systems to carry out the data processing and analysis, rather than use off-the-shelf systems, which tend to be inadequate for this type of survey.

How does Bath & North East Somerset compare to the country as a whole?

- 1.10 HCS are not only conducted by individual local authorities, they are also carried out for England as a whole and updated on an annual basis. This is done through the English Housing Survey (EHS). The EHS combines the former English House Condition Survey (EHCS) and the Survey of English Housing, a social interview survey.
- 1.11 The EHS takes a lot of work to carry out and a lot of time to input and carefully check the data. A great deal of time is also spent carefully analysing the data before a report is produced. For this reason, EHS results are only available up to 2009/10. Comparisons with national figures in this report are, therefore, based on comparisons with the 2009/10 EHS unless otherwise stated. Additionally, some comparisons were made with the Family Resources Survey 2007-2008 published by the Department for Works and Pensions (DWP).

Accuracy of the findings in the report

- 1.12 A sample survey works by applying a weight to each dwelling surveyed. Put simply, if we were to survey 1,000 dwellings from a total of approximately 66,000 dwellings, we would assign a weight of 66 to each survey. In other words, each property surveyed would represent 66 others in the district. By using as many as 1,000 surveys and choosing addresses randomly we can be fairly confident that results are representative of the housing stock as a whole.
- 1.13 Because not all dwellings were surveyed, however, there will always be some difference between the survey results and the real world. This difference is called statistical variance. We described statistical variance in terms of 'confidence limits' and 'standard deviation'.
- 1.14 Standard Deviation is the extent to which a result from the survey, say percentage of dwellings that are privately rented, may be inaccurate either above or below its stated level. Confidence limits state that

if the entire survey process were repeated, out of how many of these repetitions would there be confidence in staying within the variation. Traditionally, and in the case of this report, 95% confidence limits have been used, which state that if the survey were carried out 100 times, in 95 cases the standard deviation would be a given amount. More detail on the calculation of standard deviation is given in the appendices.

Presentation of figures

^{1.15} The figures presented in this report are estimates, since they are based on a sample, not an actual count. Quoting an exact figure for any number, for example: the number of privately rented dwellings is not necessary and would not be accurate. For this reason, as with the EHS, figures are quoted to the nearest 100 dwellings, or nearest 10 for smaller numbers. Percentages within the report are only quoted to 1 decimal place for the same reason. An additional reason for doing this is that most issues will be changing on a daily basis across a housing stock of this size, so the results can only ever be a snap-shot in time.

Sub-area reporting

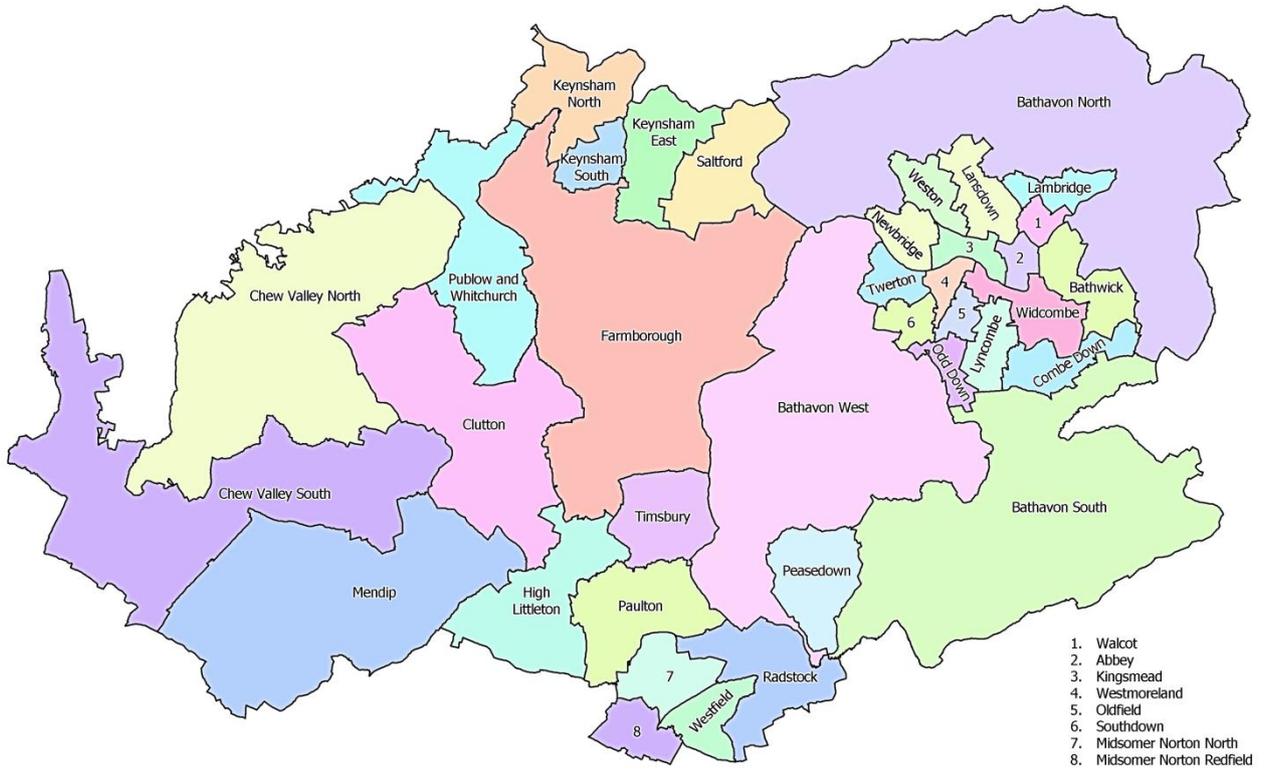
^{1.16} It is useful to be able to identify dwelling conditions at geographic areas below the local authority level. In order to do so, however, consideration must be given to the constraints of statistical validity. With a survey of 1,000 dwellings sub-division can only be achieved to a maximum of three sub-areas before survey numbers in each area become so low that results are unreliable.

^{1.17} There is an alternative methodology that is viable at lower area levels, however. This involves using housing models provided by the Building Research Establishment (BRE) and combining these with results from the survey to create enhanced and up-to-date models. The advantage is that the BRE models go down to a much lower geographic area as they are models and not reliant on the statistical validity of sample survey findings. This disadvantage, however, is that being models they provide an indication of likely dwelling conditions in an area, not an absolute figure as provided from a sample survey. In testing against local survey results during development though, the BRE models proved to have a strong correlation with re-worked results and are considered very good indicators of local dwelling conditions.

^{1.18} In order to make use of the models in combination with the survey results, the overall findings from this survey have been used to create 'factors' to weight the models and bring them up to the conditions found in 2011.

^{1.19} The chosen sub-area geography level for reporting findings through the enhanced models is ward level and Figure 1.1 is an illustration of the wards in Bath & North East Somerset.

Figure 1.1 Sub-area (ward) map of Bath & North East Somerset



2. General Housing Characteristics

What is the make-up of housing in Bath & NE Somerset?

The total dwelling stock

- 2.1 The total number of domestic residential dwellings in Bath & North East Somerset is approximately 77,530. By definition domestic excludes any commercial properties and residential excludes any property not considered habitable living space. The stock total includes dwellings owned by Registered Social Landlords (RSL) also referred to as housing associations and including Bath & North East Somerset's transferred Council housing stock. Only private dwellings (owner occupied and privately rented) formed part of the survey and not RSL dwellings, which are surveyed and monitored separately. RSL dwellings are therefore only quoted in the tenure section below for completeness. For the remainder of the report, all totals are based on the private sector housing stock total of 66,430 dwellings.
- 2.2 The stock total is derived from a list of private sector dwellings drawn from Council Tax records. The total takes into account newly built dwellings, changes of tenure and any demolitions. The total was agreed with the Council, taking into account all these factors.
- 2.3 At the time of the last HCS in 2003 there were estimated to be 62,300 private sector dwellings and a total of 11,100 social rented dwellings, giving a stock total of 72,400. This suggests an increase in the dwelling stock of just over 5,000, but given almost no growth in the social rented sector the increase in dwellings is virtually exclusively private sector. Some of this change has come from the conversion of houses into flats, as described under the next section in this chapter, rather than just new build.

Tenure

- 2.4 Figure 2.1 draws tenure comparisons between the stock profile for Bath & North East Somerset and that for England as a whole.

Figure 2.1 Tenure proportions (Source: 2011 House Condition Survey & EHS 2009)

Tenure	Dwellings	Per cent	EHS 2009
Owner occupied	52,700	68.0%	67%
Privately Rented	13,730	17.7%	15%
Private Sector Stock	66,430	85.7%	82%
Housing Association (RSL)	11,100	14.3%	9%
Local Authority	0	0.0%	9%
Social Housing	11,100	14.3%	18%
All Tenures	77,530	100.0%	100%

- 2.5 The breakdown given in Figure 2.1 includes local authority and other public sector housing for the sake of comparative purposes with the EHS.
- 2.6 Socially rented dwellings are slightly less common in Bath & North East Somerset than nationally, increasing private sector housing to nearly 86% compared to 82% in England as a whole. The most striking figure is the size of the privately rented sector at nearly 18% of all residential dwellings. This has increased from just over 11% at the time of the 2001 Census.

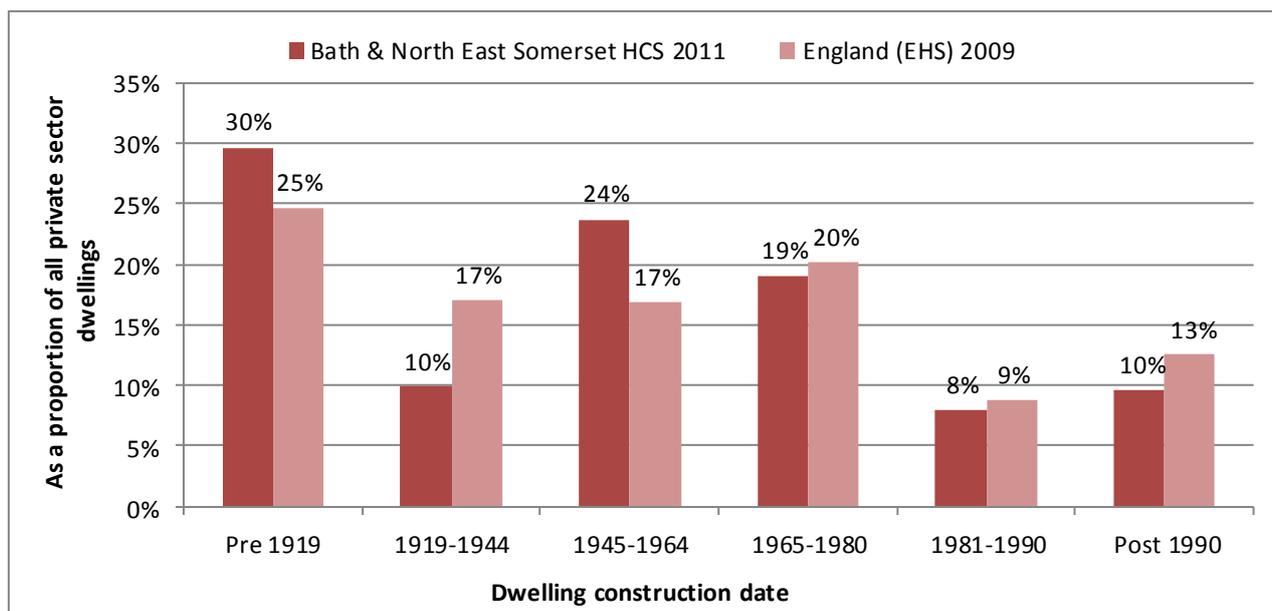
Changes in the privately rented dwelling stock in Bath & North East Somerset

- 2.7 The past decade, since the 2001 Census, have seen a substantial and rapid change in the tenure distribution of housing in England and in Bath & North East Somerset. There has been an annual increase in private rented dwellings of 5.5% in Bath & North East Somerset, marginally ahead of growth nationally, but behind the growth rate in cities such as London and Bristol.
- 2.8 This means that in Bath & North East Somerset privately rented dwellings have increased from approximately 12% of dwellings to nearly 18% of all dwellings by the time of this survey and this compares to an increase in England from 10% to over 16% during the same period. This increase has not been evenly distributed, but rather, has been affected by demand and suitability of housing stock.
- 2.9 Such a substantial change in the size of the private rented sector in Bath & North East Somerset has significant implications for the Council in terms of the Council's statutory obligations under the Housing Act 2004 (see chapter 11 and appendix C).

Date of construction of private sector dwellings

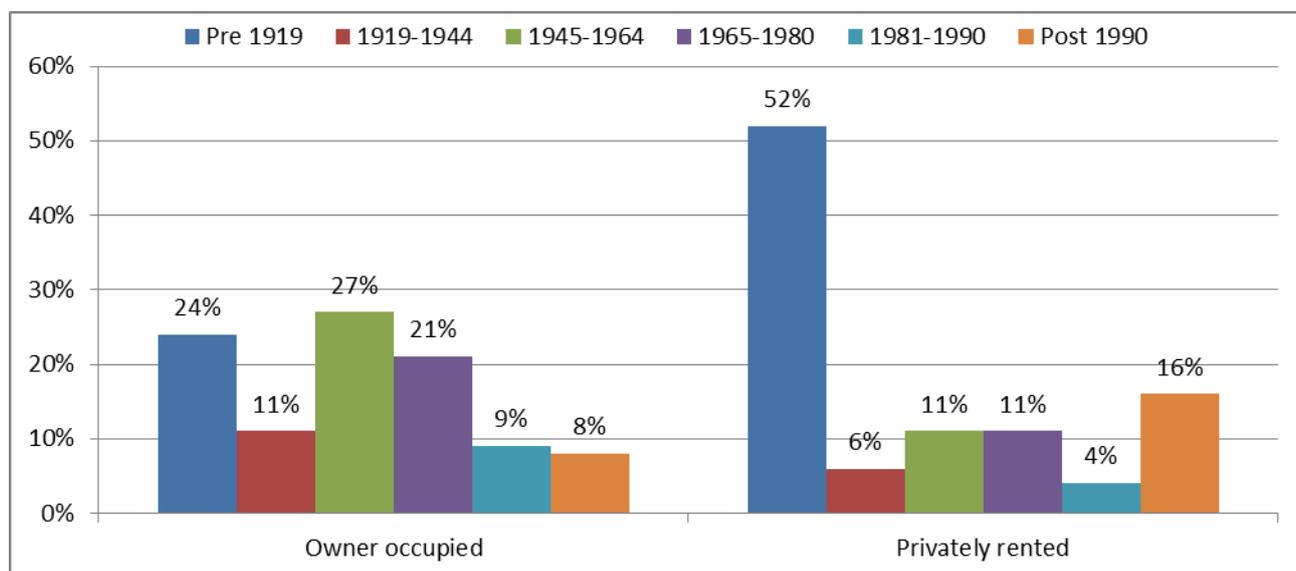
- 2.10 The following is the construction date profile of owner occupied and privately rented dwellings in Bath & North East Somerset. A significantly above average proportion of housing in Bath & North East Somerset was built before the First World War, particularly during the Georgian and Victorian eras. Building during the inter-war period was below average, then above average between 1945 and 1964, with further building occurring at close to the national rate for subsequent age bands. Much of the social housing in the district was built between 1965 and the present day, but this is not included in these figures.

Figure 2.2 Dwelling age profile England and Bath & North East Somerset (Source: House Condition Survey 2011 and EHS 2009)



^{2.11} The following Figure 2.3 provides a breakdown of dwelling construction date by tenure in order to compare owner occupied and privately rented dwellings.

Figure 2.3 Dwelling age profile by tenure in Bath & North East Somerset (Source: House Condition Survey 2011)

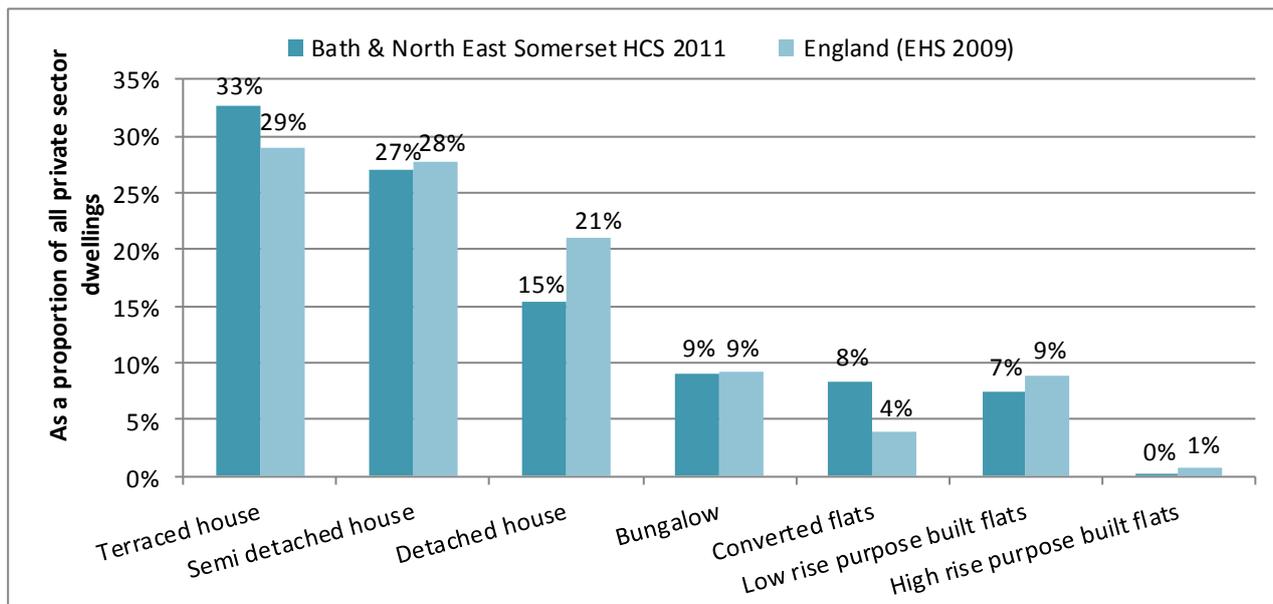


^{2.12} The age distribution of Bath & North East Somerset's dwelling stock by tenure is typical of that found nationally with private rented dwellings tending to be much older than average and owner occupied dwellings slightly more modern than average. The only exception to this trend is for post 1990 dwellings which show an above average proportion of private renting. This is largely due, particularly in cities, to a significant amount of flat building in recent years, much of which has ended up being let due to the stagnation in the housing market and lack of purchasing power/credit availability for first time buyers. This is partially true in Bath and North East Somerset with approximately 25% of post 1990 privately rented dwellings being purpose built flats, but there has also been a significant level of buy-to-let purchases of post 1990 terraced houses with nearly 40% of all post 1990 privately rented dwellings being of this type.

Dwelling type profile

2.13 The private sector building type profile in Bath & North East Somerset is also a reflection of the area and of the age of the dwelling stock. Terraced houses are more common than the average for England and these are largely pre 1919 dwellings. Converted flats are far more common than nationally, reflecting the larger private rented sector with which they are typically associated. All other dwelling types are found at lower levels than is the case nationally.

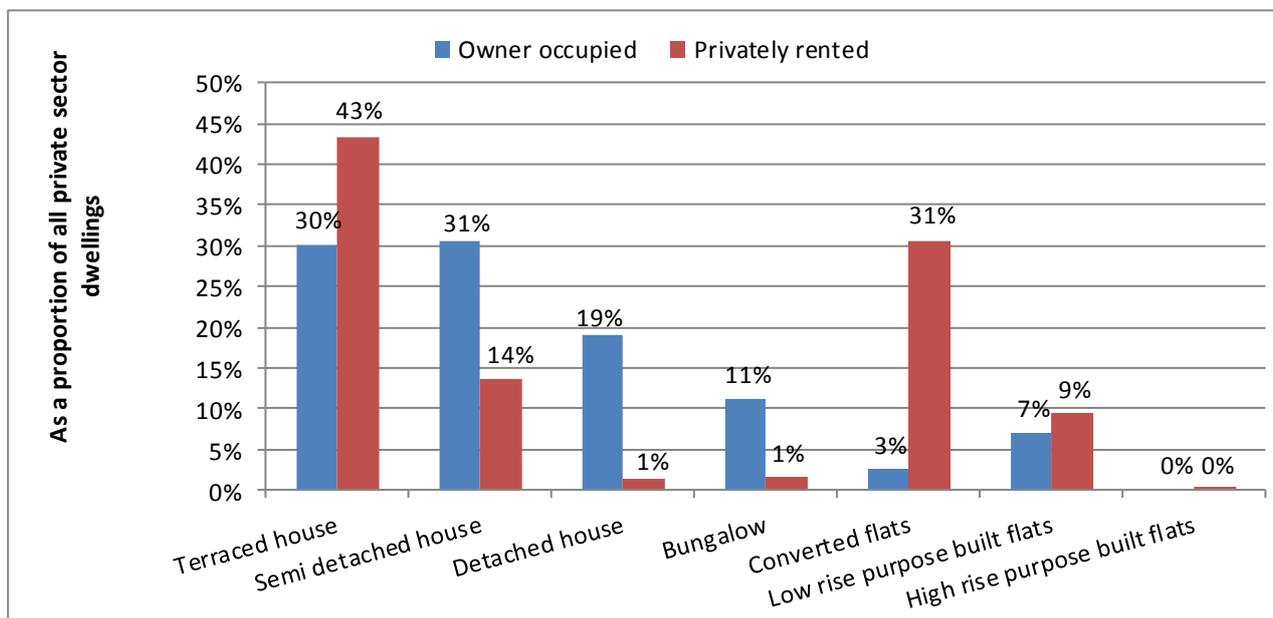
Figure 2.4 Dwelling type profile Bath & North East Somerset and England (Source: House Condition Survey 2011 and EHS 2009)



Note: no high rise purpose built flats are in the private sector

2.14 The clearest difference between privately rented and owner occupied dwellings in Bath & North East Somerset is the substantially higher proportion of private rented stock that is formed by converted flats and terraced houses. By contrast, semi-detached and detached houses are far more common in the owner occupied sector.

Figure 2.5 Dwelling type profile by tenure (Source: House Condition Survey 2011)



Building use and Houses in Multiple Occupation (HMOs)

- 2.15 'Dwelling' is a term used to describe both flats and houses. Flats are contained in buildings with more than one flat, which means the total number of buildings in an area is always less than the total number of dwellings.
- 2.16 Houses in multiple occupation are properties where three or more people in two or more households live at the same address, for example, a group of adults sharing a house. Flats are listed as separate addresses, but multiple flats will be located within a single building. Where a building that contains flats falls under section 257 of the housing act, the building is considered an HMO, with individual flats units within the HMO. For this reason, the total number of dwellings within HMOs will be more than the total number of HMO buildings.
- 2.17 There are a total of approximately 58,680 buildings in Bath & North East Somerset that provide private sector housing. Around 66,430 private sector dwellings are contained within these buildings as described above. The following table (Figure 2.6) gives a breakdown of buildings and dwellings in order to gain a better understanding of HMO numbers. Where flats are indicated as HMOs these are buildings containing flats that fall under the definition of HMO given within section 257 of the Housing Act 2004. All purpose built flats are listed under one heading as a block containing purpose built flats cannot be a HMO; individual flats may be multiply occupied, but these have not been separated as too few exist to give any accurate picture.

Figure 2.6 Building use profile Bath & North East Somerset (Source: House Condition Survey 2011)

Typology	Buildings	Dwellings	Per cent of buildings	Per cent of dwellings	Standard deviation (95% limits)
House (Single household)	52,380	52,380	89.3%	78.9%	(+/- 2.53%)
Converted Flat (Single household)	940	3,080	1.6%	4.6%	(+/- 1.30%)
Purpose built flat (Single household)	1,210	4,650	2.1%	7.0%	(+/- 1.58%)
House (HMO)	3,580	3,850	6.1%	5.8%	(+/- 1.45%)
Converted Flat (S257 HMO)	570	2,460	1.0%	3.7%	(+/- 1.17%)
Total	58,680	66,430	100.0%	100.0%	

- 2.18 The majority of dwellings (just under 79%) are houses generally occupied by a single household in the form in which they were originally built and these constitute nearly 89% of private residential buildings. Just over 6% of private residential buildings are houses that are occupied by multiple households either as shared houses or as bedsits. Individual bedsit units were not considered separate dwellings by the survey and thus the dwelling and building type total for this typology are the same.
- 2.19 Certain converted buildings fall under Section 257 (S257) of the Housing Act 2004 and these can also be considered as HMOs (converted flats where the work does not meet specified standards (generally the Building Regulations 1991) and where less than two thirds are owner occupied).
- 2.20 There are just under 4,700 purpose built flats either privately rented or owner occupied in the district, however, these flats are located in approximately 1,210 buildings.

- 2.21 There are over 5,500 converted flats (including flats above shops) in Bath & North East Somerset in the private housing sector contained in just over 1,500 buildings. Of the buildings containing converted flats approximately 570 are classified as HMOs under Section 257, containing 2,460 flats.
- 2.22 Including S257 buildings approximately 9.5% of private residential dwellings in Bath & North East Somerset are HMOs. This is just over three times the rate found in England overall, but is not unusual given the number of large Georgian and Victorian buildings, coupled with a substantial student population and large private rented sector.
- 2.23 Under the Housing Act 2004 certain types of HMO were defined as licensable, these being any HMO of three or more storeys with five or more residents living in two or more households. For these HMOs there is an obligation on the landlord to apply to the local authority where the HMO is located for a licence. Local authorities, therefore, must be in a position to manage the application for licences. Specifically, licensable HMOs are those that are of three or more storeys with five or more residents living as two or more households that share some facilities.
- 2.24 The survey indicates that there are in the region of 580 licensable HMOs in Bath & North East Somerset, which equates to around 1% of private residential buildings. It is impossible to gain a more accurate figure from the survey due to the small number being affected by the sample size of the survey, however, the Council's own figures tally with this estimate.
- 2.25 The Housing Act 2004 also provides additional options for additional licencing or selective licensing. Additional licensing allows a local authority to designate an area (either the whole district or a part thereof) in which HMOs not currently falling under mandatory licencing would also be required to be licenced. The requirements for additional licensing are described under part 2 of the Housing Act 2004. In order for the designation to be confirmed it must either be designated by the appropriate national authority or fall within a description of designations for which the national authority already has a general approval.
- 2.26 The Housing Act 2004 also provides options for additional and selective licensing. The requirements for additional and selective licensing are described in part 2 and part 3 of the Housing Act 2004. In 2010 a general consent allowed local authorities to designate an area subject to either additional or selective licensing without the need for approval from the secretary of state. Under this consent the local authority must consult for a minimum of 10 weeks. The Local Authority must produce evidence to support the designation.
- 2.27 Additional licensing allows a local authority to designate an area (either the whole district or part of the district) in which some or all HMOs not currently falling under mandatory licensing would also require a licence. To introduce additional licensing the local authority must demonstrate A) a significant proportion of the HMOs in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public; and B) consider whether there are any other courses of action available to them (of whatever nature) that might provide an effective method of dealing with the problem or problems in question; and C) that making the designation will significantly assist them to deal with the problem or problems (whether or not they take any other course of action as well).

2.28 Selective licensing allows a local authority to designate an area (Either the whole district or part of a district) in which all properties require a licence. To introduce selective licensing one of two criteria must be met:

- » A) that the area is, or likely to become, an area of low housing demand and B) that making a designation, will when combined with other measures taken in the area by the local authority or other persons together with the local housing authority, contribute to the improvement of the social or economic conditions of the area
- » A) that the area is experiencing a significant and persistent problem caused by anti-social behaviour; and B) that some or all of the private sector landlords who have let premises in the area are failing to take action to combat the problem that it would be appropriate for them to take; and C) that making a designation will, when combined with other measures taken by the local authority or by other persons together with the local housing authority, lead to a reduction in, or elimination of, the problem.

Vacant dwellings

2.29 Vacant dwellings can be difficult to identify and there are frequently problems in gaining access. By using a combination of sources, including the survey, Council Tax lists, the Census and the Council's own figures, it is possible to estimate the total number of vacant dwellings, including short-term vacant dwellings. The total for all vacant dwellings was estimated at 1,470 at the time of the survey. This is 2.2% of the private housing stock, compared to the national average of approximately 4.1%.

2.30 Based on the results taken from the stock condition survey, and the Council's own calculations, it is estimated that 520 (0.8%) of private sector dwellings within Bath & North East Somerset are long-term vacant, defined as any dwelling vacant for six months or more, or subject to unauthorised occupation. This figure will be subject to constant fluctuation and is affected by a small size making it less reliable; however, it is the best estimate available.

Figure 2.7 All dwellings by Occupancy Status (Source: House Condition Survey 2011)

Vacancy Status	Dwellings	Per cent
Occupied	64,960	97.8%
Vacant awaiting new owner (for sale)	250	0.4%
Vacant awaiting new tenant (for let)	270	0.4%
Vacant being modernised	420	0.6%
Long term vacant*	520	0.8%
Total vacant dwellings	1,470	2.2%
Total stock	66,430	

* Vacant for more than six months

2.31 There is a strong government drive towards bringing vacant dwellings back into use to help ease the housing shortage and maximise the use of existing stock. At approximately 520 dwellings, long-term vacant dwellings represent a useful resource in Bath & North East Somerset that needs to continue to be addressed. The total number of long-term vacant dwellings is in constant flux and at the time of this

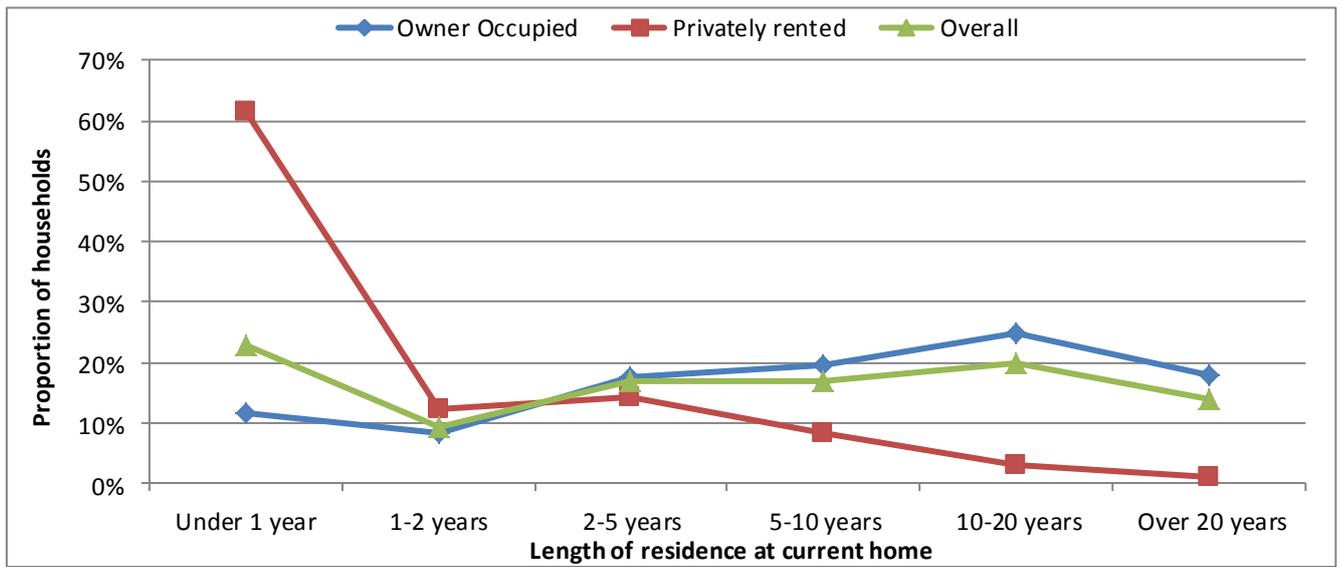
report the total for long-term vacant dwellings, according to Council records, had dropped to 450 from 520 and thus more long-term empties are currently coming back into use.

- ^{2.32} It is typically the case that Council Tax records on whether dwellings are void or not (including vacant) are not accurate. This is due to a wide range of reasons, but principally due to lack of accurate information and change of circumstances being put forward by property owners. The 'No Use Empty' scheme in Kent was launched in 2005 and the first stage of this scheme was to visit all long-term (over 6 month) empties listed under Council Tax across the County to identify their true status, which discovered that more than 50% were not actually vacant. A similar study in Bath and North East Somerset found 36% of dwellings listed as long-term empties to actually be occupied.
- ^{2.33} The Kent scheme has now been adopted by the West of England authorities. The Kent scheme initially required a £6m investment to set up an interest free loan scheme for owners to fund works to bring dwellings back into use. The scheme then drew further funding and is now self-sustaining at no additional cost to the tax-payer, whilst bringing over 1,600 dwellings back into use.
- ^{2.34} In the most extreme cases, where owners will not bring a dwelling back into use or cannot be identified, the Council has the option to use an Empty Dwelling Management Order (EDMO). These were introduced under the Housing Act 2004 as a further mechanism beyond existing powers for the most difficult to resolve cases. These have been used by a number of authorities, including under the Kent scheme, and have resulted in a number of compulsory purchases by Councils. Typically those dwellings issued a management order have been passed to a RSLs to be managed to bring them back into use.

Length of residence

- ^{2.35} The proportion of households who have been resident for a year or less is approximately 23%. Typically this tends to be lower, but generally, where there is high proportion of privately rented dwellings and in urban areas, turnover of the stock is higher and thus length of residence is lower. The average length of time that people live in a dwelling is approximately ten years, with owner occupiers averaging nearly twelve years and private tenants just under three years.
- ^{2.36} The high proportion of students in the private rented sector has a major impact on creating a low average tenancy period in the private rented sector. Just over 61% of tenants in the private rented sector have been resident for under 1 year and the majority of these will be on assured short-hold tenancy agreements covering one year at university or collage. For owner occupiers only 11% have been resident for under one year and the numbers resident climb as the length of residence increases, thus the highest proportion of owner occupiers (nearly 20%) have been resident in their homes for between 10 and 20 years. This suggests a very stable owner-occupied housing market, but also one that is not easy for first time buyers to enter without significant capital due to affordability.

Figure 2.8 Length of residence (Source: House Condition Survey 2011)



3. Private sector residents

A socio-economic profile of homeowners & private tenants

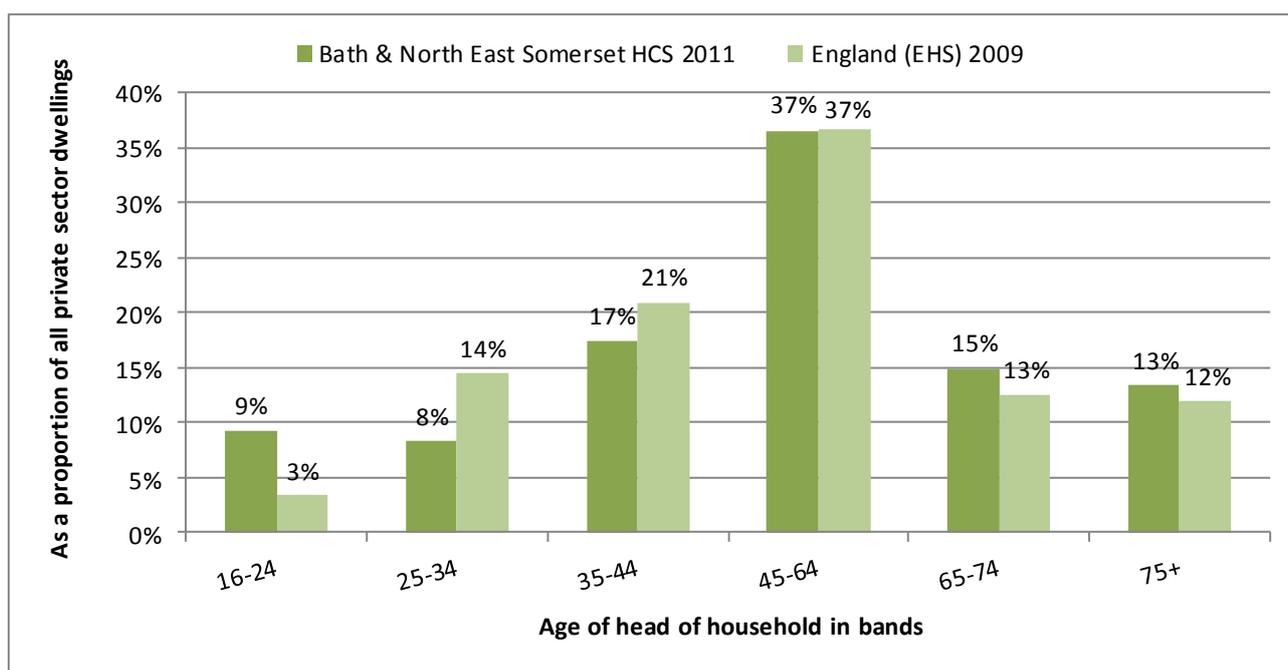
Introduction

- 3.1 As part of the survey process, households were asked a selection of socio-economic questions. The principal reason for doing so was to allow cross analysis with physical condition data. This allows for an understanding of issues such as affordability; housing and health; fuel poverty and many other factors where housing conditions and households are inter-related.
- 3.2 An important issue to consider in relation to the analysis in this chapter is that not all dwellings are occupied. As was made clear in the last chapter, some dwellings are vacant and by definition will provide no socio-economic data. The analysis in this chapter is, therefore, based on the approximately 65,370 occupied private sector dwellings in Bath & North East Somerset.

Age of head of household

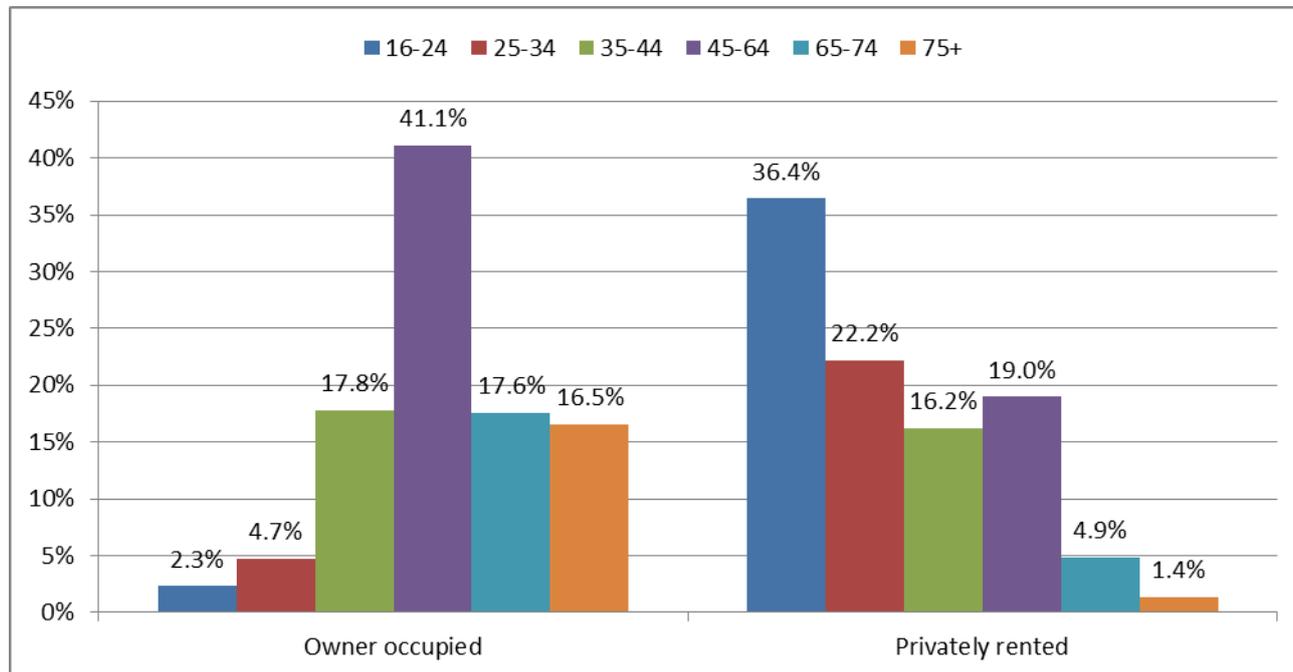
- 3.3 Because this study is a dwelling level survey it would not make sense to include analysis at the level of individual people. In considering the age of residents therefore, the age of the head-of-household is typically used. Head-of-household is self-defined by the resident(s) of a dwelling and not imposed by the surveyor in any way. Figure 3.1 examines the age distribution, of heads of household within the stock, both for Bath & North East Somerset and for England as a whole.

Figure 3.1 Age of head of household Bath & North East Somerset and England (Source: House Condition Survey 2011 & EHS 2009)



3.4 Figure 3.2 illustrates the differences in age profile of heads of household by tenure.

Figure 3.2 Age of head of household by tenure (Source: House Condition Survey 2011)



3.5 There is a striking difference between owner occupied and privately rented dwellings. The massive 36% of privately renting heads of household under the age of 24 is reflective of the student population in Bath. This trend continues into the 25 to 34 age group reflecting housing affordability and the restrictions on home ownership under the age of 40. Approximately three quarters of all private rental heads of household are under the age of 44 whereas three quarters of owner occupiers are aged 45 or over.

3.6 The younger age profile of residents has some implications for private sector housing policy. Whilst younger residents may be more able to carry out repairs and maintenance and are less likely to be affected by housing condition issues (see chapter 5) they also tend to have few savings and limited disposable income after taking into account housing costs.

Household types

3.7 Figure 3.3 gives the distribution of different household types, within the stock, and compares this to England as a whole. Household types were derived from interviewing occupiers and determining the number of adults and children within the household. These figures were then used to determine household type. For example, two or more adults who are not a couple were considered an 'other multi-person household' for the purposes of this analysis which follows the convention used in the Survey of English Housing.

Figure 3.3 Household type distribution (Source: House Condition Survey 2011 and EHS 2009)

Household type	Bath & North East Somerset HCS 2011		England 2009
Couple with Dependent Child	14,760	22.5%	22.9%
Couple no Dependent Child	23,840	36.4%	39.2%
Lone parent with dependent child	1,660	2.5%	4.7%
One person household	14,600	22.3%	25.7%
Other multi-person household	10,650	16.3%	7.5%
Total Household Type	65,510	100.0%	100%

3.8 The household profile in Bath & North East Somerset in many ways reflects the age distribution of heads of household and the tenure make-up of the district. Multi-person households largely describes where groups of adults are living together, such as in HMOs. In particular, this covers student accommodation where a number of students are sharing accommodation. The above average proportion of private renting, and particularly the high level of HMOs, is the cause of a well above average proportion of multi-person (adult) households. These households are at such a significant level that all other household types occur at rates lower than those found nationally.

3.9 Figure 3.4 gives a breakdown of household types by tenure.

Figure 3.4 Household type distribution by tenure (Source: House Condition Survey 2011)

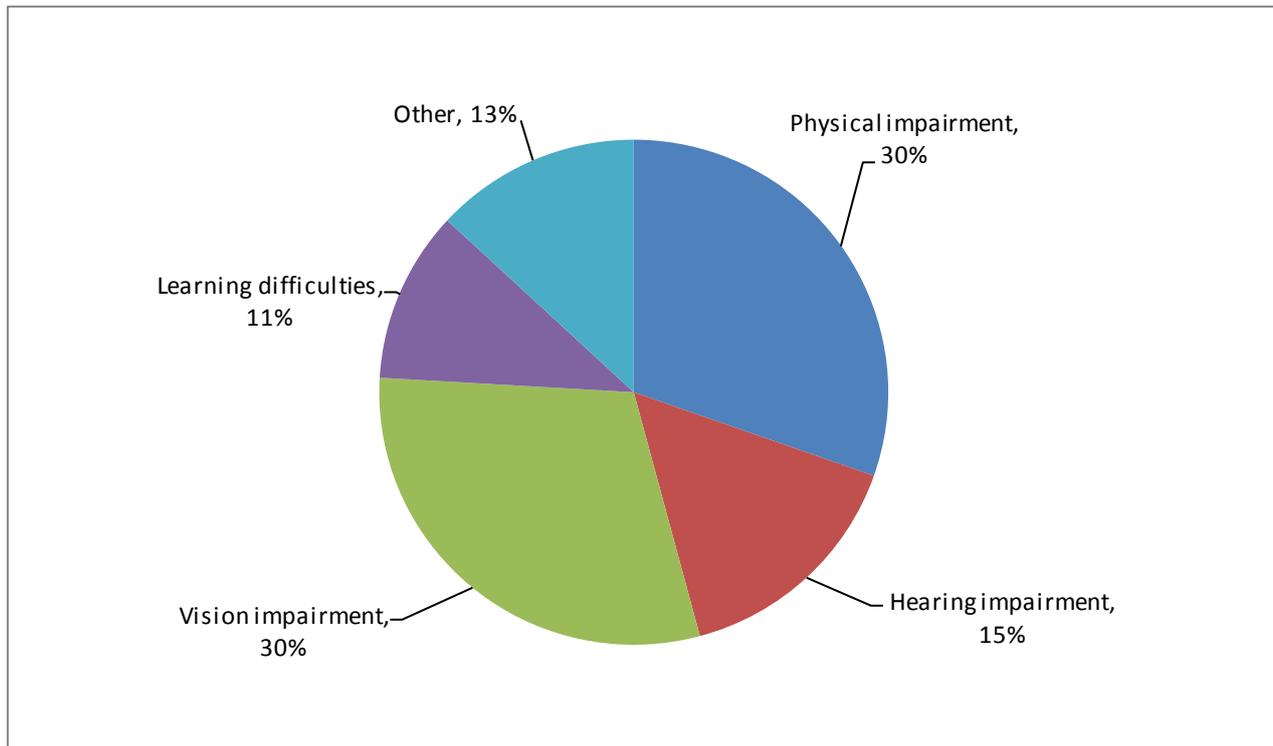
Household type	Owner occupied		Private rented	
Couple with Dependent Child	13,310	26%	1,450	11%
Couple no Dependent Child	19,510	38%	4,330	32%
Lone parent with dependent child	1,040	2%	620	5%
One person household	11,450	22%	3,150	23%
Other multi-person household	6,610	13%	4,040	30%
Total Household Type	51,920	100%	13,590	100%

3.10 The greatest difference between tenures is for the 'other multi-person' household group, representing three or more adults and no children living together. This is largely a result of the level of students sharing houses and other younger residents sharing. As a consequence, couples with dependent children are far less common in the private rented sector.

Residents with disabilities

3.11 Residents were asked if any member of the household suffers from a long term illness or disability. Based on the results of this question approximately 7,640 (11.7%) occupied dwellings had at least one resident with a long term illness or disability. Residents were further asked to choose the condition that best described their disability and the Figure 3.5 illustrates the results of this.

Figure 3.5 Residents with disabilities by type (Source: House Condition Survey 2011)



3.12 Figure 3.6 provides a breakdown of residents with a disability by tenure. For the owner occupied sector 13.6% of households contain a resident with a disability, but in the private rented sector the figure is only 4.2%.

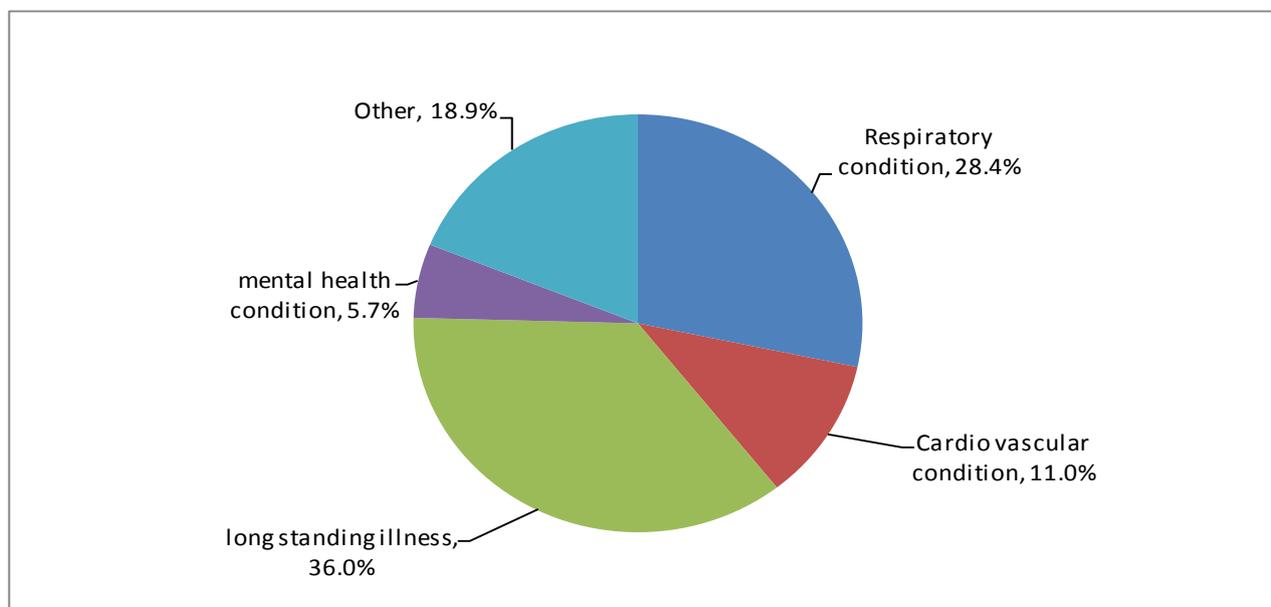
Figure 3.6 Residents with disabilities by tenure (Source: House Condition Survey 2011)

Disability	Owner occupied		Private rented	
	Count	Percentage	Count	Percentage
Physical impairment	2,060	29%	260	46%
Hearing impairment	1,010	14%	170	30%
Vision impairment	2,210	31%	90	16%
Learning difficulties	800	11%	40	7%
Other	990	14%	10	2%
Total Household Type	7,070	100%	570	100%

Health issues

3.13 In addition to asking residents whether anyone in the household has a disability, residents were also asked if anyone has a health issue. Overall, 7,160 (10.9%) of dwellings have at least one resident with a health issue. Residents were asked to choose the health issues that best describes their condition.

Figure 3.7 Residents with health issues by type (Source: House Condition Survey 2011)



3.14 Figure 3.8 provides a breakdown of residents with a health issue by tenure. For the owner occupied sector 12.4% of households contain a resident with a health issue, but in the private rented sector the figure is only 5.4%. Figure 3.8 further divides these into individual health issues and looks at these as a proportion of households with a health issue in owner occupied and privately rented dwellings.

Figure 3.8 Residents with a health issue broken down by tenure (Source: House Condition Survey 2011)

Health Issue	Owner occupied		Private rented	
	Count	Percentage	Count	Percentage
Respiratory condition	1,720	27%	310	42%
Cardio vascular condition	630	10%	160	22%
Long standing illness	2,390	37%	190	26%
Mental health condition	370	6%	40	5%
Other	1,310	20%	40	5%
Total Household Type	6,420	100%	740	100%

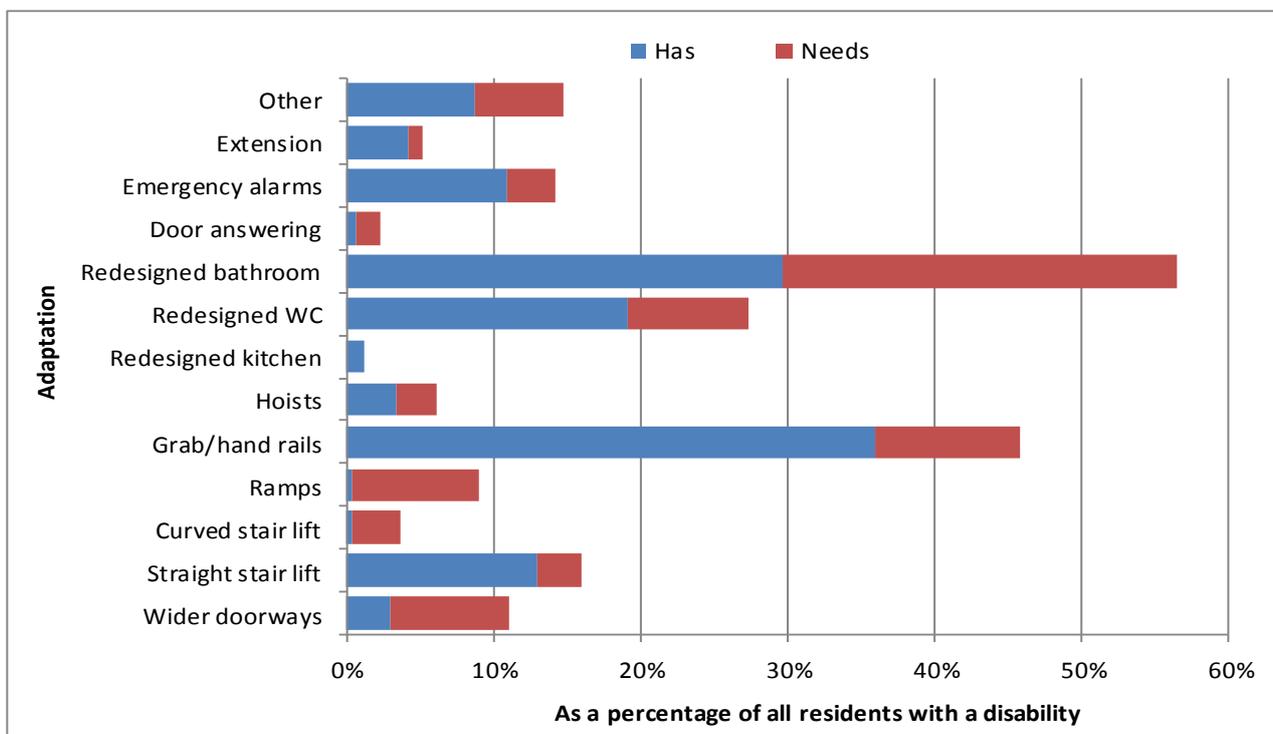
Disability and health issue overlap

3.15 Under the preceding two headers the number of households with a resident with a disability was given as 7,640 and the number of households with a resident with a long standing illness or health issue was 7,160. In total 7,800 dwellings are estimated to have a household member with either a disability or health issue or both. With an overlap of just over 90% between the two categories it is, in fact, the case that the majority of residents with a disability also specified a long-term illness or health condition.

Adaptations/Equipment

- 3.16 In order to address the specific housing needs of residents with a health issue, the provision of Disabled Facilities Grants (DFG) by local authorities remains mandatory. The potential requirement for adaptations or equipment for disabled occupiers and the potential DFG demand are discussed in more detail below.
- 3.17 Where it was indicated that a member of the household suffered from a long term illness or disability, the survey form included a section regarding the existing provision of adaptations or equipment and also whether the occupier felt there was the need for further adaptations or adaptations.
- 3.18 The provision of adaptations for disabled residents is mandatory under the Disabled Facilities Grants (DFG) scheme, and local authorities must consider this when assigning budgets to housing provision. There are certain factors that mitigate this demand: firstly, DFGs are subject to means testing, except for adaptations for children and the provision of equipment, and secondly, there needs to be an assessment by an Occupational Therapist who will consider whether an adaptation is necessary and appropriate and also by the authority's housing services to establish if any recommended adaptations can be reasonably and practically undertaken taking into account the construction and configuration of the dwelling.
- 3.19 Figure 3.9 illustrates the proportion of dwellings, with residents who had existing adaptations/equipment and their perceived need for further adaptations or equipment; although it should be made clear that the following needs data has not been included as a direct result of a formal assessment of need. The chart is broken down by adaptation type.

Figure 3.9 Disabled adaptations/equipment present and required (Source: House Condition Survey 2011)



- 3.20 Figure 3.9 shows that grab/hand rails have the highest level of current provision, present in 36% of dwellings occupied by a resident with a disability, followed by redesigned bathrooms at 30%. The most needed was a redesigned bathroom (27%) followed by the provision of grab/hand rails at 10%.

3.21 Figure 3.10 takes the figures for adaptations/equipment a step further and looks at the numbers of adaptations/equipment needed and the associated costs. Costs are estimated averages for each of the elements listed.

Figure 3.10 Cost of adaptations for the disabled (Source: House Condition Survey 2010)

Adaptations	Adaptations*	Average cost	Total cost
Needs wider doorways	620	£686	£427,650
Needs Straight stair lift	230	£1,574	£358,745
Needs Curved stair lift	250	£4,149	£1,048,743
Needs Ramp	660	£1,836	£1,215,441
Needs Grab/handrail	750	£35	£26,214
Needs Hoist	210	£1,700	£364,074
Needs redesigned kitchen	0	£2,100	£0
Needs redesigned WC	630	£2,505	£1,583,459
Needs redesigned bathroom	2,050	£3,688	£7,567,032
Needs door answering	130	£1,400	£187,605
Needs emergency alarm	250	£200	£50,554
Needs extension	70	£26,000	£1,876,775
Needs other adaptation	460	£1,500	£684,851
Total	6,310	£2,440	£15,391,142

**Figures are for numbers of adaptations/equipment,
Some dwellings may need multiple provision*

3.22 The total cost of all adaptations and equipment that could potentially be fitted to benefit residents with a disability is just under £15.4 million. It is not possible to judge how much of this potential demand will come forward, as many residents will not be aware of DFGs and others will not be eligible. The figure does, however, give a current estimate for maximum demand and the level of adaptations that could be fitted in an ideal world. It should also be considered, that whilst such expenditure would resolve all immediate need, as the population ages and as people become disabled and/or move home, fresh demand is created.

3.23 The figure of £15.4 million is indicative only and could vary substantially if there are significant adaptations for children, which would significantly increase the authority's overall contribution as children's cases are not subject to any means testing and therefore the council bears the full cost of the adaptation. The reality is that the majority of applicants do not make a contribution towards the cost of works due to the very generous statutory means testing arrangements applied. The figure does, however, give some indication of the potential demand for DFG that should be taken into account when considering future DFG budgets.

3.24 Some dwellings may benefit from more than one adaptation and as a result, the 6,310 adaptations would be distributed across 4,740 dwellings with a resident with a disability; that represents 62% of all dwellings where a resident with a disability lives in BNES and 7.1% of all private sector dwellings in BNES.

Nationality and Ethnic Origin of residents

3.25 Residents were asked to specify the majority ethnic origin type within their household and the results are given in Figure 3.11:

Figure 3.11 Ethnic origin of residents (Source: House Condition Survey 2011)

Ethnic Origin	Owner occupied		Private rented		BNES 2011	
	Count	Percentage	Count	Percentage	Count	Percentage
White British	50,820	97.9%	11,630	85.6%	62,450	95.3%
White Irish	10	0.0%	0	0.0%	10	0.0%
White Other	420	0.8%	870	6.4%	1,290	2.0%
White/Black African	0	0.0%	200	1.5%	200	0.3%
White/Asian	10	0.0%	0	0.0%	10	0.0%
Other mixed	50	0.1%	60	0.4%	110	0.2%
Indian	0	0.0%	10	0.1%	10	0.0%
Bangladeshi	50	0.1%	160	1.2%	210	0.3%
Black Caribbean	220	0.4%	490	3.6%	710	1.1%
Black African	30	0.1%	70	0.5%	100	0.2%
Other	310	0.6%	100	0.7%	410	0.6%
Total	51,920	100.0%	13,590	100.0%	65,510	100.0%

3.26 The majority, roughly 95% of households, describe their ethnic origin as being predominantly white, but there is a notable difference between owner occupation and private renting in the distribution of white households. Overall, 13.4% of private rented households describe themselves as being from a BME group with over 6% of 'white other' households compared to just under 1% in owner occupied dwellings.

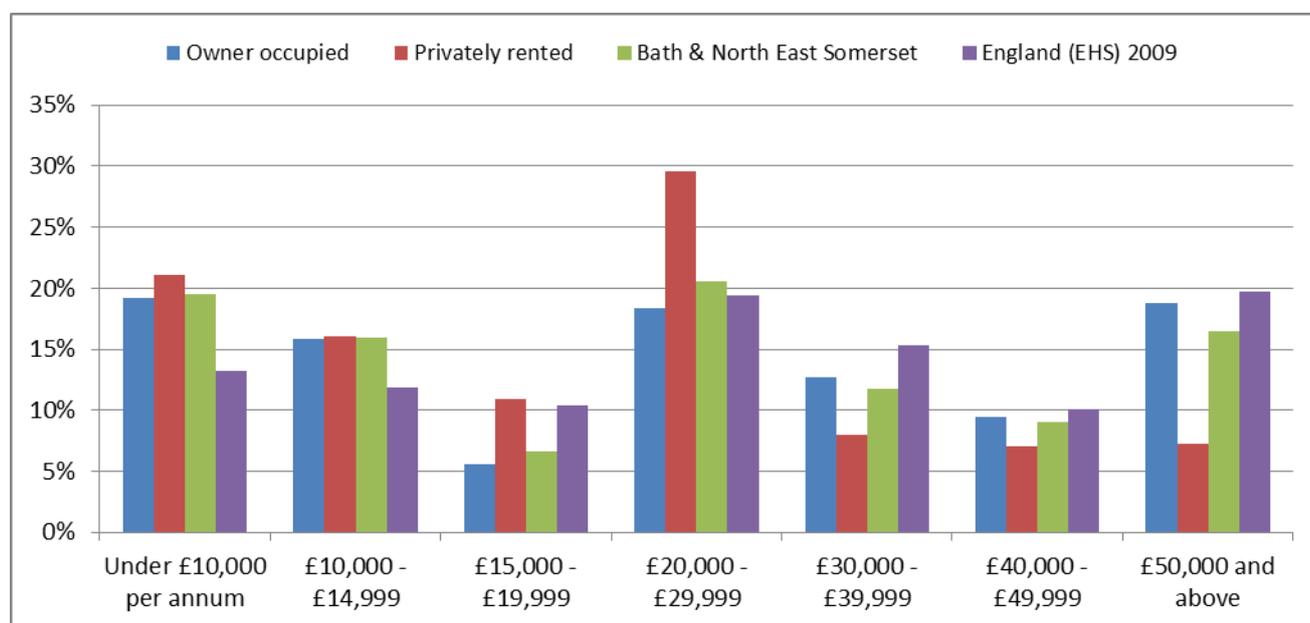
3.27 In England as a whole, just under 92% of households describe their ethnic origin as white and thus Bath & North East Somerset is slightly less ethnically diverse than the national average. The most common household ethnicity after white households is Black Caribbean households at approximately 1% in all x private sector dwellings.

3.28 The national identity of households in Bath & North East Somerset is fairly diverse with 43 different nationalities or combinations of nationality identified from the 1,000 surveys carried out alone. With so many nationalities it is impossible to provide accurate or meaningful figures for every individual nationality or to break these down by tenure. Amongst the largest nationality populations, after British, are Chinese (610 households); Italian (270 households) and German (210 households). A key issue in terms of nationality is that it does not necessarily overlap with ethnicity. It is down to individual households to determine what nationality they feel they are. For example, more people specified their ethnic origin as Chinese (710) than said that they were of Chinese nationality. Market Research Society guidelines require that respondents answers be taken as stated, regardless of the view of the surveyor.

Income

3.29 Residents were asked about the income of the head of household and, where appropriate, the partner of the head of household. Responses were combined to give a gross household income and the results of these are given in Figure 3.12.

Figure 3.12 Household incomes in bands (Source: House Condition Survey 2010 and Survey of English Housing 2008)



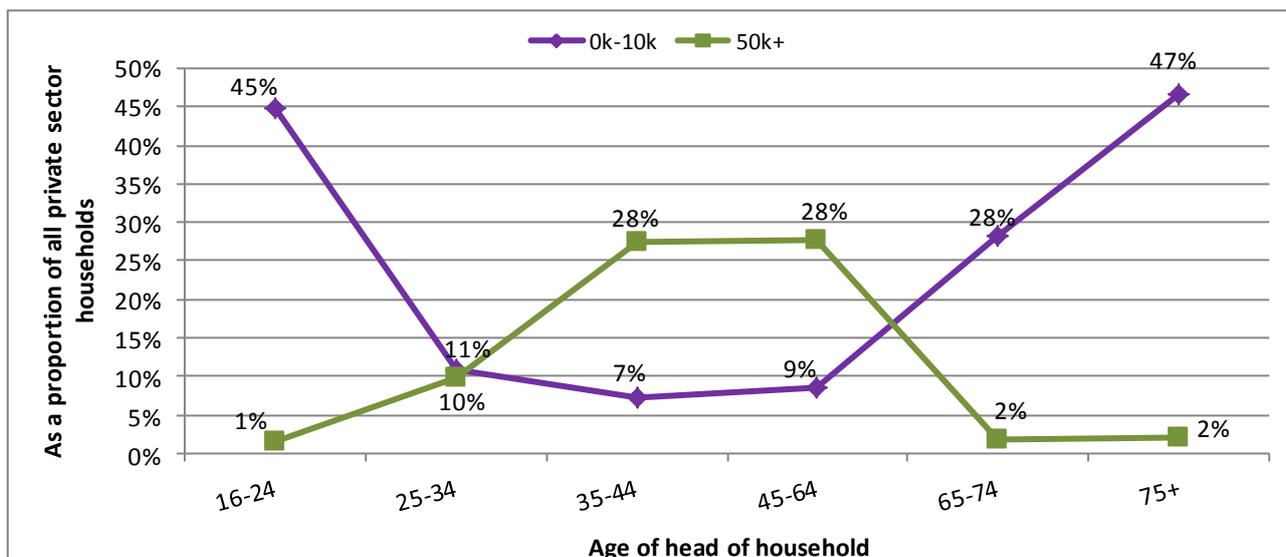
3.30 Average household incomes in Bath & North East Somerset are lower than those in England overall and are distributed quite differently. Lower average incomes will impact on people's ability to fund repairs and improvements, as well as the choices they are able to make about affording good condition housing. Of households, 35% have income levels below £20,000 per annum.

Figure 3.13 Number of households by income band (Source: House Condition Survey 2011 and Survey of English Housing 2009)

Income band	Bath & North East Somerset owner occupied		Bath & North East Somerset privately rented		England 2009
	Number	Percentage	Number	Percentage	
Under £10,000 per annum	9,950	19.2%	2,860	21.0%	13.2%
£10,000 - £14,999	8,240	15.9%	2,180	16.1%	11.9%
£15,000 - £19,999	2,920	5.6%	1,480	10.9%	10.4%
£20,000 - £29,999	9,520	18.3%	4,030	29.6%	19.4%
£30,000 - £39,999	6,610	12.7%	1,090	8.0%	15.3%
£40,000 - £49,999	4,920	9.5%	960	7.1%	10.1%
£50,000 and above	9,760	18.8%	990	7.3%	19.7%
Total	51,920	100%	13,590	100%	100%

3.31 Variations in income level are often associated with social characteristics such as the age of head of household, household type or disability.

Figure 3.14 High and low incomes by age of head of household (Source: House Condition Survey 2011)



3.32 Figure 3.14 above illustrates that low income (annual household income below £10,000 per annum) is strongly associated with the youngest (under 25) and older age groups (65 years and older). High incomes are predominantly associated with households aged between 25 and 64 years. This pattern suggests that the greatest need for assistance to vulnerable occupiers is at the youngest and oldest ends of the age range.

3.33 Figure 3.15 compares low and high annual household income figures by household type. Figure 3.15 does show that clear associations exist. One person households were most strongly associated with low incomes, followed by other multi-person households. Couple with dependent child households had greater proportions of higher incomes followed by couples with no dependent child.

Figure 3.15 Low and high household incomes by household type (Source: House Condition Survey 2010)

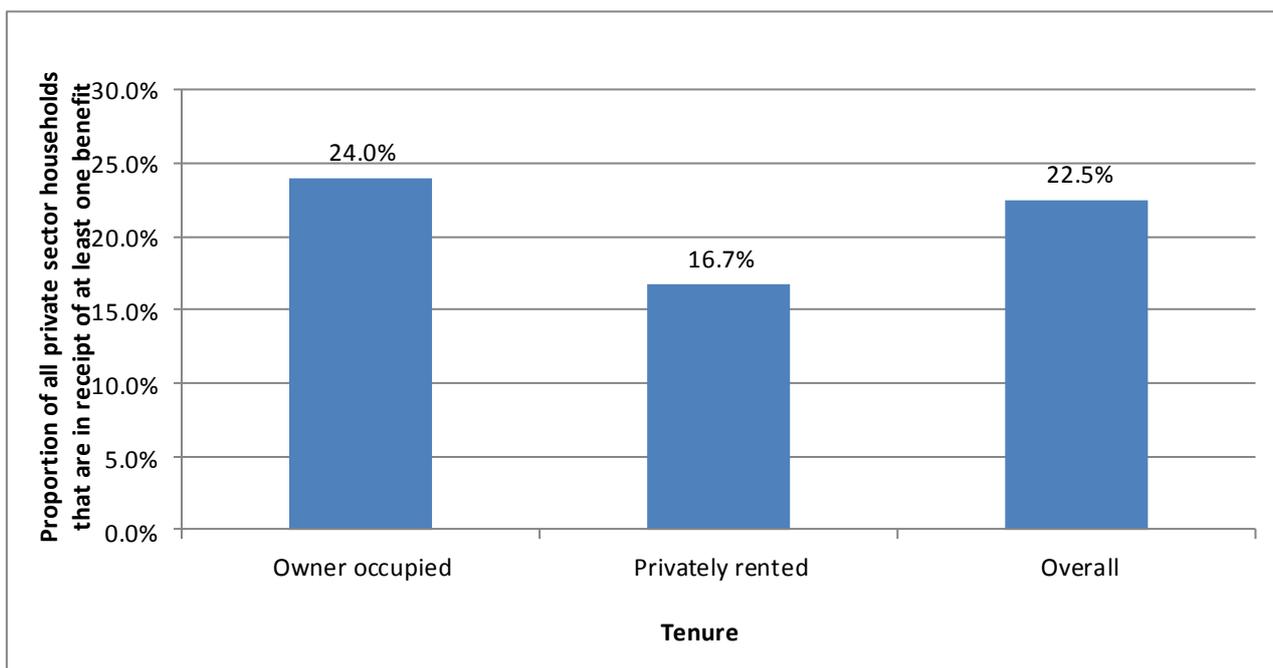
Owner occupied	Low income (household income less than £10,000 per annum)	Medium income (household income £10,000 - £30,000 per annum)	High income (household income above £30,000 per annum)
Couple no Dependent Child	6%	25%	69%
Couple with Dependent Child	17%	55%	28%
Lone parent with dependent child	42%	36%	22%
One person household	50%	44%	6%
Other multi-person household	1%	21%	78%
Privately rented			
Couple no Dependent Child	0%	51%	49%
Couple with Dependent Child	17%	54%	29%
Lone parent with dependent child	0%	97%	3%
One person household	34%	61%	5%
Other multi-person household	29%	51%	20%

- 3.34 It is important to note that this survey used a broad definition of disabled person. This included residents that were frail elderly, as well as registered disabled persons and other persons with a disability.
- 3.35 When looking at the association between disability and income, 21% or 1,350 dwellings, of households with a disabled resident have a household income below £10,000 per annum, which is slightly higher than the 19% where there was no person with a disability. The residents of these dwellings may not only have had physical difficulty dealing with repairs, but may not be able to afford alternative, more suitable accommodation provision. This will place an emphasis on the authorities Home Improvement Agency to develop, where there is an assessed need, a package of assistance to meet those needs.

Benefit receipt

- 3.36 In addition to income, householders were asked if anyone within the dwelling was in receipt of one or more of a range of benefits, including state pension. Overall 14,700 (22%) households are in receipt of one or more benefits. At the national level 21% of private sector households also had at least one resident in receipt of a benefit. Unusually, the distribution of benefit receipt by tenure shows the highest proportion, for the owner occupied sector. This is affected by the high proportion of students in private rented accommodation, a group who generally do not receive state benefits.

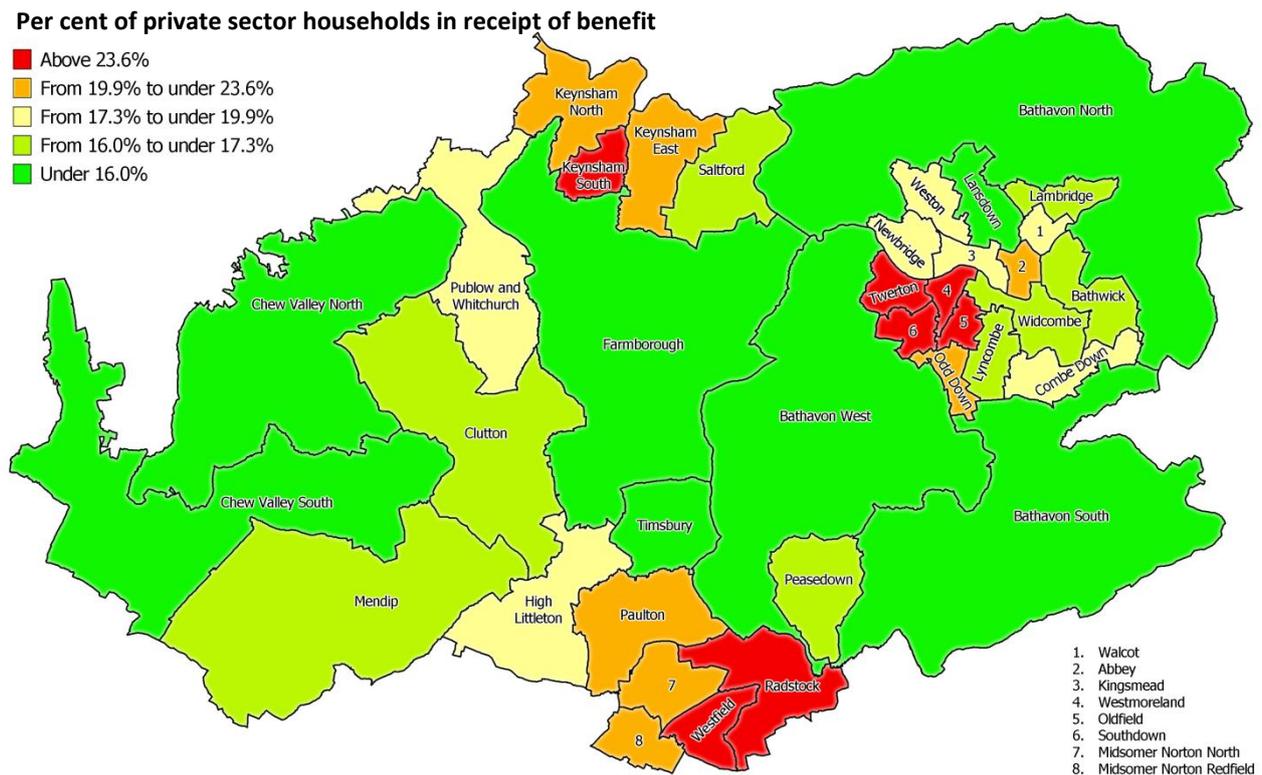
Figure 3.16 Benefit receipt by tenure (Source: House Condition Survey 2011)



- 3.37 The moderately high rate of benefit receipt in the district is largely down to an above average proportion of low income households coupled with a high cost of living. This increases the number of households in receipt of benefits such as Council Tax benefit, Income support and Tax Credits.

Vulnerable occupiers (in receipt of benefit) by area

- 3.38 The distribution of vulnerable households, those in receipt of one or more benefits, by ward is given in Figure 3.17.

Figure 3.17 Benefit receipt by ward (Source: House Condition Survey 2011 and BRE Housing Stock Models)

3.39 As is typically the case the highest levels of benefit receipt are mostly found in the urban areas of Bath & North East Somerset, particularly the Western side of Bath in the Twerton, Westmoreland, Oldfield and Southdown wards.

Housing benefit receipt levels

3.40 There are just under 13,600 occupied privately rented dwellings in Bath & North East Somerset and of these 13.8% have households claiming housing benefit. This equates to approximately 1,880 private rented dwellings with housing benefit claimants in the district.

Value of dwellings and equity

3.41 Owner occupiers were asked about the value of their dwelling, the level of any outstanding mortgage, any other debt and the consequent total equity. This was to allow the relationship between available equity and dwelling condition to be examined. Such relationships are relevant to the Regulatory Reform Order 2002; Government guidance focuses on local authorities moving towards facilitating loans/equity release rather than giving grants when offering financial assistance to householders.

3.42 The average value of a dwelling in Bath & North East Somerset is £290,100, as of August 2011. This figure was based on the average sale prices in Bath & North East Somerset compiled by the Land Registry from April to June 2011. The figure is well above the average value across the UK of £228,000, and further above the average for the South West of England at £222,000.

3.43 The average mortgage level for owner-occupied dwellings in Bath & North East Somerset, based upon occupier responses, is £115,300, but including all dwellings that are owner occupied and owned

mortgage free reduces this average to £37,600. This results in an average equity of £252,500 per dwelling using the Land Registry average value. The equity figure includes all owner occupied dwellings, including those owned outright (i.e. with no mortgage), which represent just under 55% of owner occupiers. The average equity level in dwellings where the household has mortgage is therefore significantly lower at £174,800

Owner occupiers plans to repair their property

- 3.44 Owner occupiers were asked whether they were aware of any defects requiring remedial work to their property, how much they estimated this work would cost, how they would finance the proposed work and whether or not they would be interested in considering a low interest repayable loan/grant from the Council to undertake the works.
- 3.45 The great majority of owner occupied residents (87%) indicated that they were not aware of any defects requiring repair to their property. The remaining 6,770 (13%) said that they were aware of works or defects that need doing. Figure 3.18 shows the costs estimated by occupiers for the work put into cost bands:

Figure 3.18 Occupiers estimated cost of repair works (Source: House Condition Survey 2011)

Repair Cost Band	Owner occupiers	Per cent
£1 to £2,499	3,910	58%
£2,500 to £4,999	1,050	16%
£5,000 to £9,999	1,320	19%
£10,000 to £14,999	240	4%
£15,000 to £29,999	20	0%
£30,000 +	230	3%
Total	6,770	100%

- 3.46 Just over two thirds said that the work would cost under £2,500. Just over 3% estimated the cost of the work would be £30,000 or more. The average cost of works, based on owner's estimates, is £4,730 per dwelling where work has been identified by the owner, which equates to approximately £62 million worth of work across the district as a whole, in the owner occupied sector.
- 3.47 Owners were asked if they could afford to carry out these works. Those who said they could afford to carry out these works represent 46% of owners, with a further 21% being unsure and the remaining 33% feeling that the works are unaffordable.
- 3.48 Owner occupied residents were asked if they would be interested in a range of funding options from the Council to assist their ability to undertake the repair works. There were so few positive responses to this question it is not possible to provide a statistically meaningful analysis of the results.

Equality and diversity

- 3.49 As part of the survey and in order to monitor any significant bias in the results a number of questions were asked regarding householders religion, sexual orientation and trans-gender. Since these topics

often relate to single individuals within a household, the results relate to the respondent rather than the household.

^{3.50} The following table provides a breakdown of sexual orientation by tenure from occupier responses.

Figure 3.19 Sexual orientation of respondents by tenure (Source: House Condition Survey 2010)

Sexual orientation	Owner occupied		Privately rented		All dwellings	
	Respondent	% by tenure	Respondent	% by tenure	Respondent	% by tenure
Straight	51,080	98.5%	13,060	97.3%	64,140	98.2%
Gay	330	0.6%	100	0.7%	430	0.7%
Lesbian	10	0.0%	40	0.3%	50	0.1%
Bisexual	0	0.0%	0	0.0%	0	0.0%
Not answered	440	0.8%	210	1.6%	650	1.0%
Total	51,860	100.0%	13,430	100.0%	65,290	100.0%

^{3.51} The following table provides a breakdown of religion by tenure from occupier responses.

Figure 3.20 Religion of respondents by tenure (Source: House Condition Survey 2010)

Religion	Owner occupied		Privately rented		All dwellings	
	Respondent	% by tenure	Respondent	% by tenure	Respondent	% by tenure
No religion	18,190	35.1%	8,960	67.0%	27,150	41.7%
Buddhist	260	0.5%	120	0.9%	380	0.6%
Christian	32,620	63.0%	3,710	27.7%	36,330	55.8%
Hindu	0	0.0%	70	0.5%	70	0.1%
Muslim	40	0.1%	240	1.8%	280	0.4%
Sikh	0	0.0%	0	0.0%	0	0.0%
Other	440	0.9%	210	1.6%	650	1.0%
No answer	200	0.4%	70	0.5%	270	0.4%
Total	51,750	100.0%	13,380	100.0%	65,130	100.0%

^{3.52} In a paper to the World Professional Association of Transgender Health (WPATH) 2007 Olyslager and Conway concluded that across Europe and North America (areas where sufficient data is available) that the proportion of people who feel that they are the opposite gender to that which they were born into is approximately 1:4,500. This figure is considerably higher than previous estimates, but is still far too low to enable any reliable figures to be derived from a survey of fewer than 1,000 households (excluding vacant dwellings).

Overcrowding

^{3.53} In the ODPM report Overcrowding in England: the national and regional picture it stated that "Households that are statutorily overcrowded are so rare that a reliable estimate of numbers cannot be

produced at a national (England) level even using data from the Survey of English Housing and the 2001 English House Condition Survey, which are relatively large surveys. It follows that estimates for individual regions cannot be produced using these sources”.

- 3.54 As with the above comments, this survey, which is considerably smaller than both of those mentioned, cannot produce any results that would be of any statistical relevance. Given that and issues revolving around the sample size, this section attempts to provide some basic information on the level of estimated overcrowding within Bath & North East Somerset.
- 3.55 The existing statutory overcrowding standards were set in 1935 and restated in Part 10 of the Housing Act 1985, and include both a room standard and a space standard.
- 3.56 In the Court of Appeal case *Elrify v. City of Westminster Council* (2007) it was established that both of the Housing Act measurements must be calculated to establish if a statutory overcrowding situation existed.
- 3.57 The Survey of English Housing uses a Bedroom standard as an indicator of occupation density, allocating a number of bedrooms to each household according to the age, sex and marital status composition coupled with the relationship of the members to one another.
- 3.58 If the Housing Act overcrowding measurement is taken, the estimated level of overcrowding is shown in Figure 3.21:

Figure 3.21 Levels of overcrowding, statutory and bedroom standard (Source: House Condition Survey 2011)

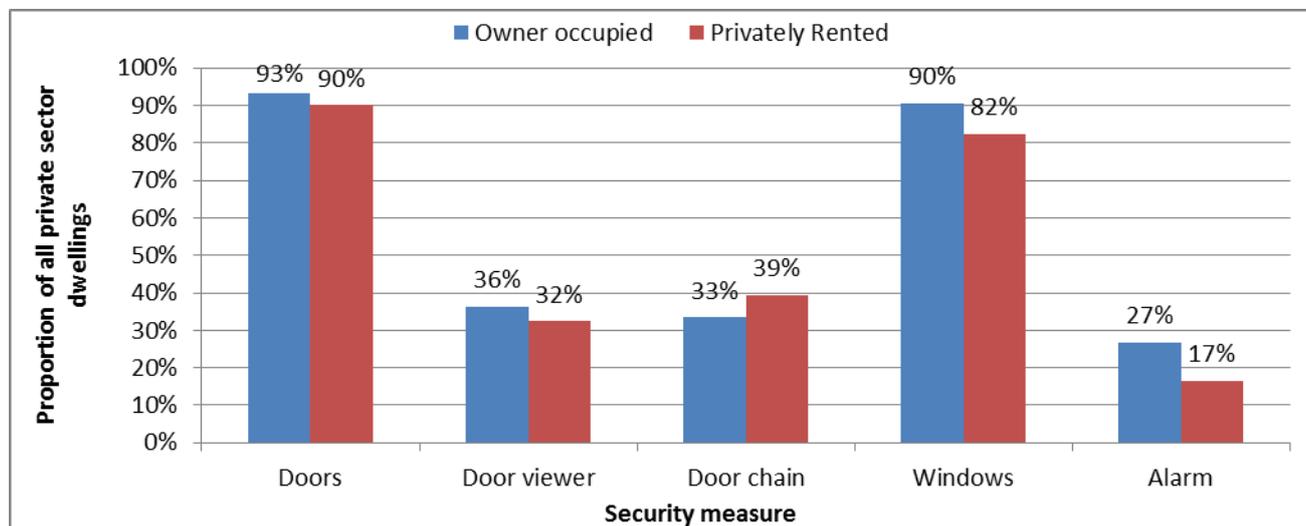
Overcrowding measure	Owner occupied		Privately rented	
	Number	Percentage	Number	Percentage
Statutory measure	530	1.0%	500	3.6%
Bedroom standard	470	0.9%	580	4.5%
Either measure	540	1.0%	640	4.7%

- 3.59 Levels of overcrowding indicated are extremely low and difficult to provide meaningful analysis. It is likely that they are under-reporting overcrowding, but this is difficult to determine from a sample stock condition survey. It must, however, be taken in the context described by the ODPM report mentioned above that a reliable estimate of numbers cannot be produced. No dwellings were rated a category one hazard for overcrowding, but this is largely due to extremely infrequent severe negative outcomes for such a hazard.
- 3.60 Under the Housing Health and Safety Rating Scheme, one of the elements to be considered is that of Crowding and Space, which takes into account a number of matters that are deemed likely to affect the likelihood and harm outcomes. This also indicates that the average likelihood of an illness or injury occurring is 1 in 8,000, showing the low average potential for harm. No dwellings during the survey were found to have a category one level score, however, the Council’s own figures estimate there to be in excess of 175 dwellings in the private sector that score a category one hazard for over-crowding. This is not an unreasonable figure and it is entirely possible, given the survey sample size that the survey happened not to pick up any in the sample, despite a number of dwellings, in reality, having a category one hazard for crowding and space.

Security measures

3.61 Residents were asked if a range of security measures were present in their property. Figure 3.22 gives a breakdown of residents' responses to these questions.

Figure 3.22 Presence of security measures (Source: House Condition Survey 2011)



3.62 The two highest levels of provision were secure doors and window locks. Door viewers were found in approximately one third of all dwellings and door chains in a similar number. Alarms were the least common being present in only one-in-four dwellings. Almost all security measures occurred less frequently in privately rented dwellings than in owner occupied ones, particularly alarms.

Radon

3.63 Residents were asked whether they were aware of any Radon testing having been carried out at their dwelling. Radon is associated with certain types of rock strata, most particularly granite, and the location of fissures within these strata that can lie underneath people's houses. Bath & North East Somerset does not sit in a high Radon area and it is therefore understandable that only an estimated 1,930 (1.3%) dwellings have had Radon testing.

3.64 Even fewer dwellings (730 – 1.1%) have had any Radon prevention measures installed.

3.65 It should be noted, however, that whilst the majority of Bath & North East Somerset is not a high radon area there are some potential Radon 'hot-spots'. These can be found on the Health Protection Agency Radon map. Living in a Radon hot-spot area does not automatically indicate that a dwelling will have a high scoring Radon hazard, but rather there is a risk that it will if the dwelling is sitting on a fissure. For this reason, radon testing by homeowners in hot-spot areas is advisable.

4. The Decent Homes Standard

Measuring housing condition against the standard

What is the Decent Homes Standard?

- 4.1 The Decent Homes Standard was created as a broad measure of housing condition. It was intended to be a minimum standard that all housing should meet and that to do so should be easy and affordable. It was determined that in order to meet the standard a dwelling must achieve all of the following:
- A - be above the legal minimum standard for housing, and
 - B - be in a reasonable state of repair, and
 - C - have reasonably modern facilities (such as kitchens and bathrooms) and services, and
 - D - provide a reasonable degree of thermal comfort (effective insulation and efficient heating).
- 4.2 If a dwelling was to fail any one of these criteria it would be considered “non-decent”. A detailed definition of the criteria and their sub-categories are described in the ODPM guidance: “A Decent Home – The definition and guidance for implementation” June 2006.
- 4.3 Guidance was originally laid out in 2002 and thus the 2006 guidance was an update to this. The revised guidance did not substantially change the criteria for the standard laid out in 2002. What changed was the measurement under two of the criteria, the statutory minimum standard and the thermal comfort criterion. The former changed from the Fitness Standard to the Housing Health and Safety Rating System (HHSRS) and this change is described in more detail in the next chapter. The thermal comfort measure changed from a calculated, energy efficiency based approach to a simpler, but more practical system. This takes into account the heating systems, fuel and insulation in a dwelling to determine if it provides adequate thermal comfort.
- 4.4 Social housing was originally the sole tenure to be covered by the Decent Homes Standard. The private housing sector fell under “The Decent Homes Target Implementation Plan” June 2003 – as modified April 2004. This gave a commitment, under Public Service Agreement (PSA) 7, which stated that PSA 7 will have been met if:
- » There is a year on year increase in the proportion of vulnerable private sector households in decent homes;
 - » If the proportion of vulnerable private sector households in decent homes is above 65% by 2006/07.
 - » If the proportion of vulnerable private sector households in decent homes is above 70% by 2010/11.

- » If the proportion of vulnerable private sector households in decent homes is above 75% by 2020/21.
- 4.5 PSA7 was scrapped (effective from 1 April 2008) following the Comprehensive Spending Review in 2007. The percentage of vulnerable households in decent homes in the private sector has remained part of CLG's own Departmental Strategic Objectives (DSO2, 2.8)
- 4.6 Aside from governmental obligations and measures, the Decent Homes Standard has become the norm for measuring housing conditions and is described at the national level. For this reason the 2010 Bath and North East Somerset private sector HCS collected Decent Homes data, which is herein presented.

Change of emphasis and the Housing Act 2004

- 4.7 Whilst the changes under the revised definition and guidance for the decent homes standard apply, there was a change in Criterion A of the standard from April 2006. Prior to this change, Criterion A used the Housing Fitness Standard as the measure of whether a dwelling meets the minimum legal standard. From April 2006 the Housing Health and Safety Rating System (HHSRS) under Part 1 of the Housing Act 2004 replaced the former statutory fitness standard.
- 4.8 The HHSRS system assesses "hazards" within dwellings and categorises them into Category 1 and Category 2 Hazards. Local housing authorities have a duty to take action to deal with Category 1 Hazards. The Housing Health and Safety Rating System also applies to the Decent Homes Standard – if there is a Category 1 Hazard at the property it will fail Criterion A of the standard.

'Non-decent' terminology

- 4.9 The term non-decent has, on occasion, proven to be a contentious one. The word decent itself tends to have implications of goodness, honour and virtue. As a consequence, the opposite state, non-decent, can be seen as unduly negative and evocative. In reality, a non-decent dwelling need not be in a terrible state of repair or in appalling condition. Something as simple as inefficient heating and a lack of insulation can cause a dwelling in otherwise pristine condition to be classified as non-decent. The owner of such a property may well not think that there is anything wrong with their home.
- 4.10 It is; perhaps, better to consider the Decent Homes Standard as a 'comfort' standard. A standard, which is achieved, would allow any resident to live comfortably and affordably. In practice, the standard is a relatively low one and failure to meet it should be regarded as a trigger for action. In some cases, however, it may not be practical to make a dwelling decent and it may also not be in the best interests of the occupiers to do so. The guidance on recording outcomes recognises that there may be instances where it is appropriate to record cases. For example, where work to achieve only partial compliance with the standard has been achieved, or where non-compliance results from the occupier refusing to have work carried out.

Key findings

- 4.11 Around one quarter of the private sector homes are non-decent in Bath and North East Somerset compared to nearly one third non-decent in England as a whole. This is primarily due to lower levels of

health and safety hazards due to a more urban housing stock than the national average; investment by more affluent owners and intervention by the Council.

- 4.12 Within the privately rented stock, however, nearly 30% or 4,060, of a total private rented stock of 13,730, were non-decent and a third of all vulnerable household, defined as households on income related or disability benefit, occupy non decent homes.
- 4.13 Private, low rise purpose build flats and converted flats were the most likely dwelling types found to be non-decent with a non-decency rate of 56% and 33% respectively.

Prevalence of non-decency amongst private sector dwellings

- 4.14 It is estimated that there are 16,200 private sector dwellings (24.5%) that are non-decent in Bath and North East Somerset. The figure for England as a whole is 31.5% (owner occupied and privately rented stock). The all England figure was taken as the proportion of non-decent private sector dwellings from the EHS 2009. When the HHSRS for Criterion A was used for the first time in the EHCS 2006, a significant increase in Criterion A failure (homes not meeting the statutory component of the Decent Homes standard) was recorded. This rose from just over 4% under the former fitness standard to 22.4% across England under the HHSRS Category 1 Hazard rate, increasing the overall non-decency rate from 26.8% for privately occupied dwellings in 2005 to 35.3% in 2006 for all England.
- 4.15 The Decent Homes Standard contains 4 criteria. Figure 4.1 gives a breakdown of the reasons for failure:

Figure 4.1 Reasons for failure of dwellings as a decent home (Source: House Condition Survey 2011 and EHS 2009)

Reason	Dwellings	Per cent (of non-decent)	Per cent (of stock)	BNES 2004 HCS per cent	Per cent (EHCS 2009)
Category 1 hazard dwellings	7,900	48.6%	11.9%	5.0% ¹	22.0%
In need of repair	3,090	19.0%	4.7%	11.0%	6.3%
Lacking modern facilities	290	1.8%	0.4%	1.0%	2.8%
Poor degree of thermal comfort	7,000	43.1%	10.5%	16.0%	10.9%
Non decent²	16,200	100.0%	24.5%	28.0%	31.5%

1. The 2004 Figure is for unfit dwellings, not dwellings with a category one hazard

2. Note: failure reasons total more than the figure for non-decent dwellings as some will fail on more than one criterion

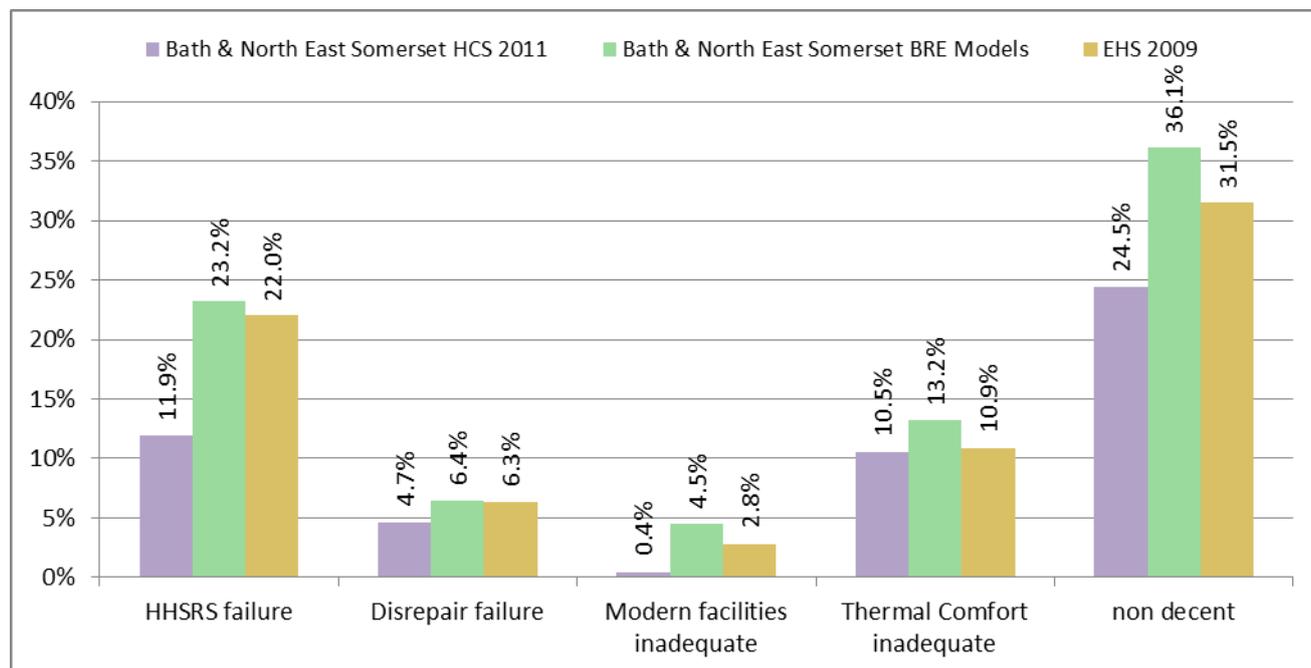
- 4.16 It is possible for a dwelling to fail the Decent Homes Standard for more than one reason. As a consequence, the number of dwellings failing in Figure 4.1 totals more than the number of non-decent dwellings overall. As an example, there is often a strong overlap between category 1 hazards and thermal comfort failures.
- 4.17 The order of reasons for failure of the Decent Homes Standard in Bath and North East Somerset follows the national profile. The most common failure type is category 1 hazards, followed by thermal comfort failures. Disrepair is below the national average, which is to be expected given high house prices, high levels of owner occupation and quality of the housing stock. The lower levels of category one hazards and modern facilities failures reflect the largely urban nature of the District.

- 4.18 Prior to the reported data from the EHCS 2006 being published, which used the HHSRS for the first time, poor degree of thermal comfort was the primary reason for failure of the Decent Homes Standard. It should, however, be borne in mind that excess cold was the second highest Category 1 Hazard reason for failure (see chapter 5) and this overlaps heavily with poor thermal comfort.
- 4.19 There has been a greater improvement in dwelling conditions since 2004 than suggested by the table. This is due to the fact that in 2004 the Fitness Standard was still being used as criterion A of the Decent Homes Standard as the HHSRS would not take over as the statutory minimum standard for housing until 2006. Whilst HHSRS data were collected under the 2004 survey, these were under version one of the standard, which tends to under-report the level of category one hazards, and were not integrated into the overall Decent Homes calculations at the time. As an estimate, it is likely that non-decency, using the current measure, would have been between 36% and 38% of the private sector housing stock being non-decent at the time of the 2004 HCS.

Changes in non-decent homes

- 4.20 Repairs and improvements by owners and occupiers, as well as interventions by the Council can have a positive impact in reducing non-decent homes in the district. Figure 4.2 gives a comparison between the reasons for non-decency and failure rates from the BRE Models for Bath and North East Somerset's housing stock (2006), Bath and North East Somerset's HCS (2011) and the EHS (2009).

Figure 4.2 Reasons for non-decency trends over time (Source: HCS 2011, BRE Models 2006 and EHS2009)



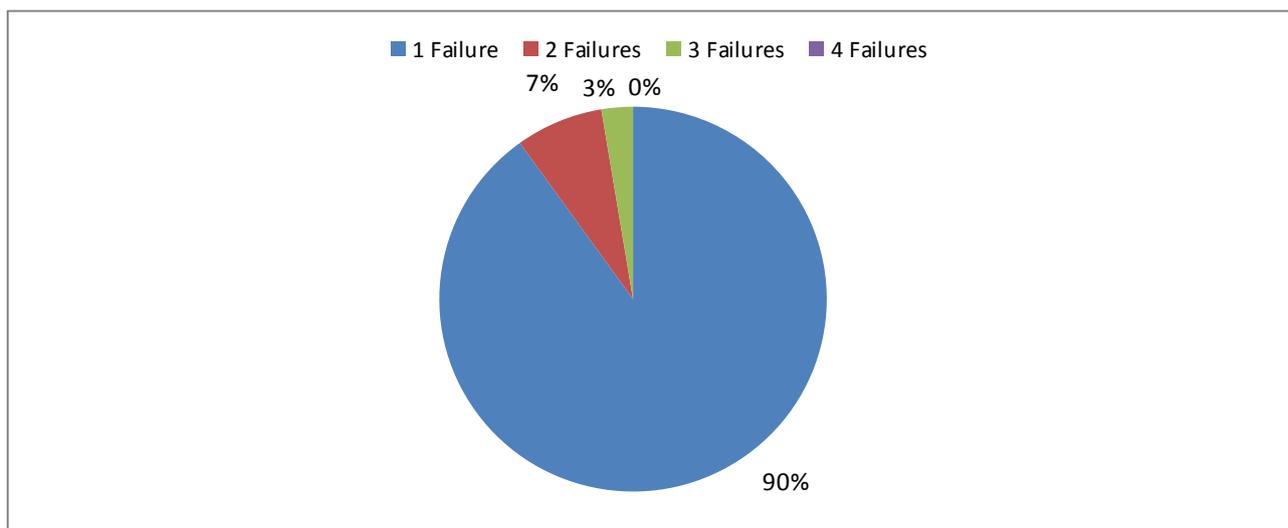
- 4.21 Figure 4.2 illustrates that there has been an improvement in housing stock conditions since 2006. There are some fluctuations in the results, particularly with the BRE models, however, the BRE figures are modelled and will therefore be subject to some variance. Key areas such as Thermal Comfort and Category One Hazards show a clear downward trend. It is unlikely that this trend will be able to continue indefinitely as there is a law of diminishing returns in dwelling improvement as non-decent dwellings become fewer. In addition, the remaining owners are likely to be those least able to help

themselves or least willing to make changes; or are dwellings that are harder to treat such as solid walled properties.

Extent of non-decency

4.22 As mentioned above, dwellings can fail to be decent for more than one reason. The total number of failures per dwelling can give an indication of the severity of problems in particular dwellings. Figure 4.3 looks at the number of failures per dwelling in non-decent dwellings.

Figure 4.3 Degree of failure of the Decent Homes Standard (Source: House Condition Survey 2011)

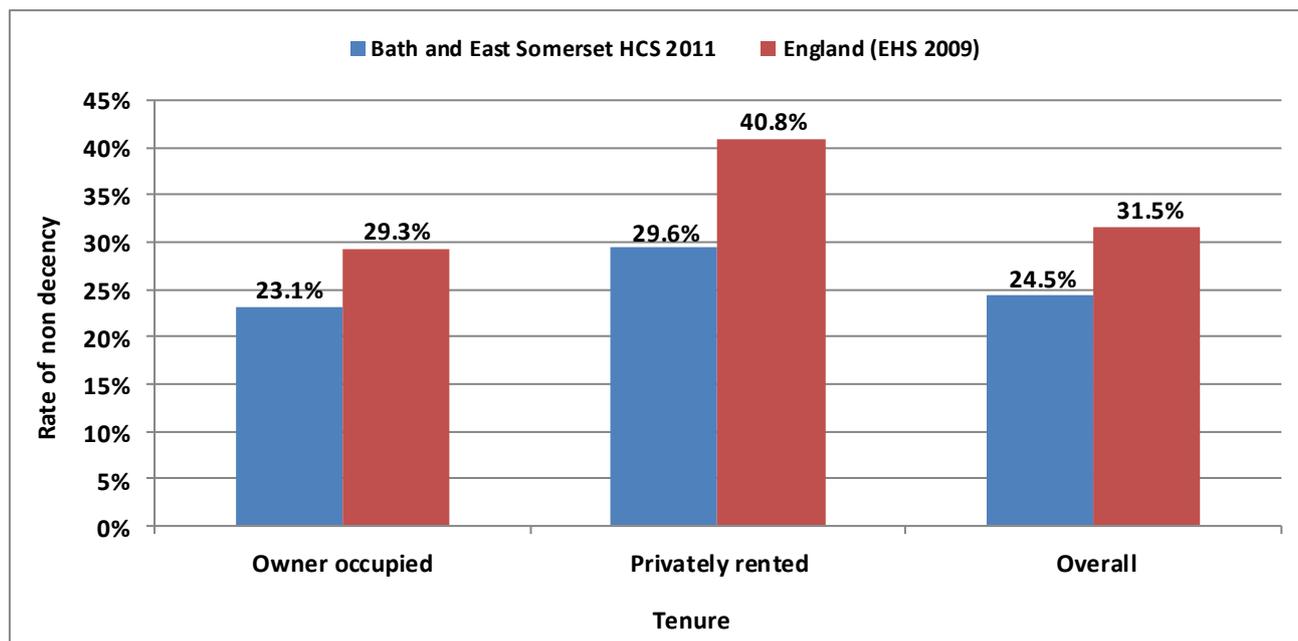


4.23 The majority of failures were in respect of one criterion only, with the number of dwellings with two or more failures being 10%. Realistically in the majority of cases this will have been related to heating/insulation issues as the excess cold hazard and thermal comfort criterion are interlinked.

Non-decency and dwelling stock characteristics

4.24 Figure 4.4 shows the proportions of non-decent private sector dwellings by tenure, which doesn't follow the national pattern. In Bath and North East Somerset private rented sector dwellings that are non-decent occur at a rate that is only slightly above the overall average and the average for owner occupied dwellings. This is not an uncommon finding where a large private rented sector exists. This scenario provides a buoyant rental market and competition for tenants. There has also been an expansion in the private rented sector into new builds (see chapter 2) which brings the overall average for dwelling condition up.

Figure 4.4 Tenure distribution of non-decent dwellings (Source: House Condition Survey 2011 and EHS 2009)



4.25 Figure 4.5 examines decent homes failures by tenure in terms of reasons for failure of the standard.

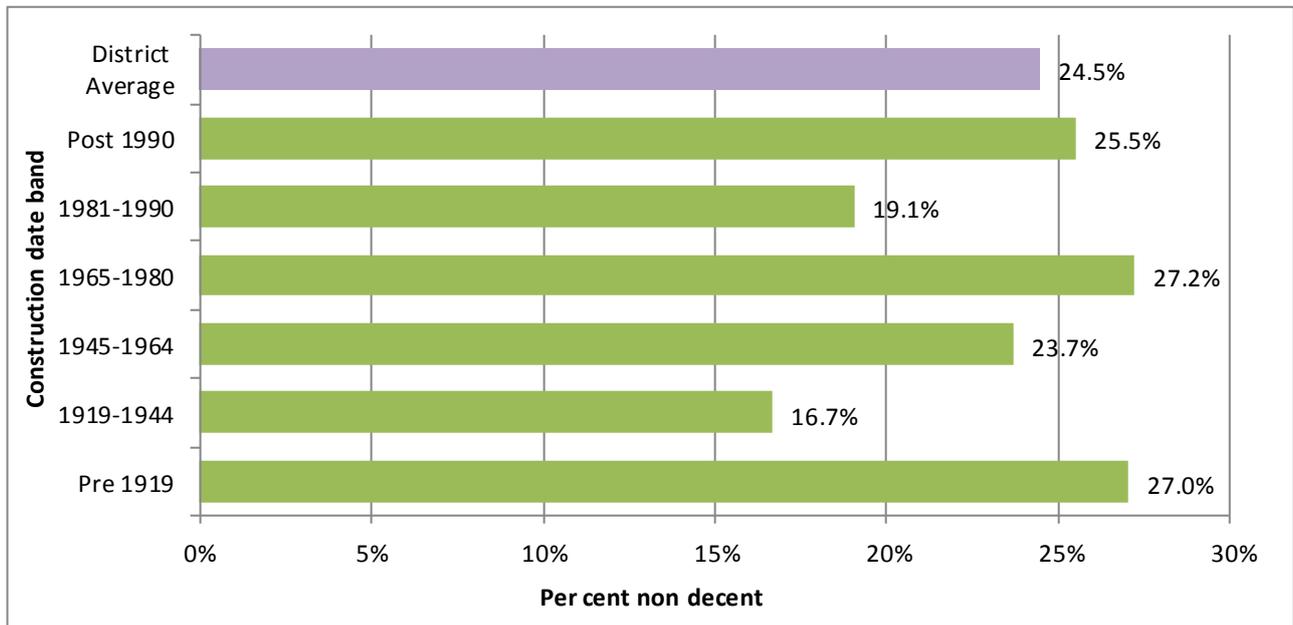
Figure 4.5 Reasons for failure of dwellings as a decent home by tenure (Source: House Condition Survey 2011)

Tenure	HHSRS failure	Disrepair failure	Modern facilities inadequate	Thermal Comfort inadequate
Owner occupied	11.5%	4.8%	0.5%	9.5%
Privately rented	13.5%	4.2%	0.3%	14.6%
Overall	11.9%	4.7%	0.4%	10.5%

4.26 Private rented dwellings have a higher level of category one hazards and thermal comfort failures than is the case for the owner occupied sector. Interestingly disrepair and non-modern facilities are slightly less frequent in privately rented dwellings.

4.27 Figure 4.6 gives the rate of non-decency among dwellings in each construction date band.

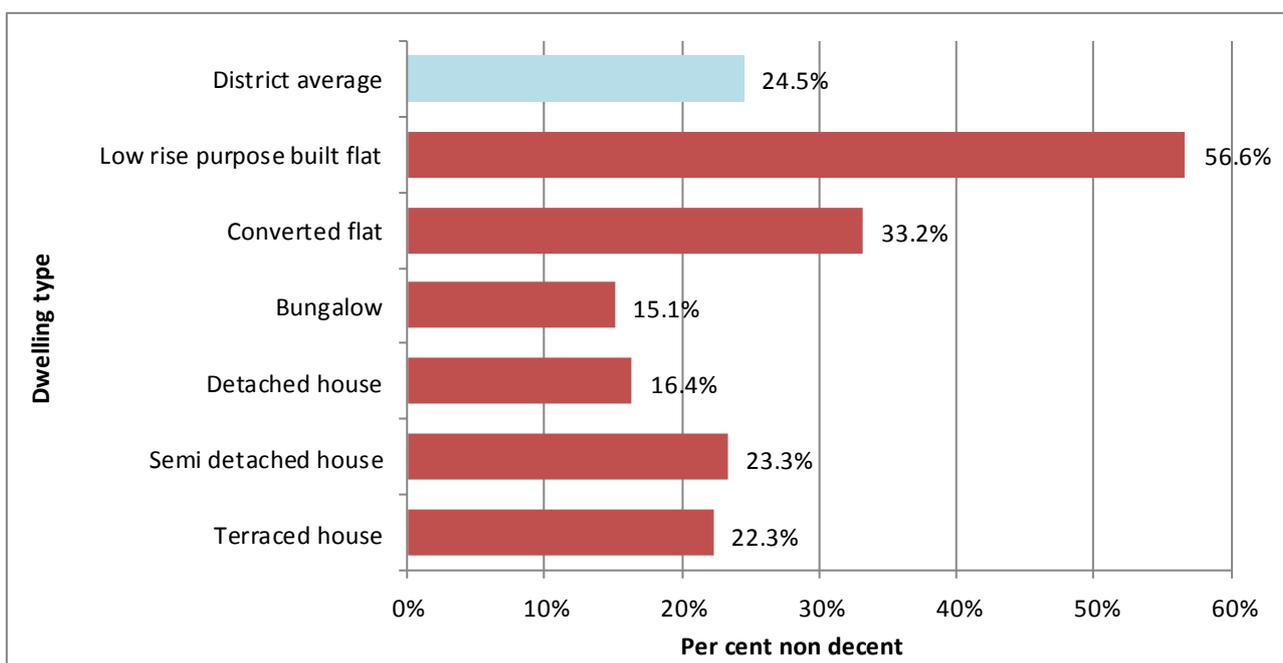
Figure 4.6 Non-decent dwellings by date of construction (Source: House Condition Survey 2011)



4.28 Bath and North East Somerset generally does not follow the trend typically found with rates of non-decency decreasing as dwellings become more modern. Whilst the oldest (pre1919 stock) shares the highest rate of non-decency with the 1965 to 1980 stock, there is considerable variation between other age bands in terms of rates of non-decency. This is largely down to the thermal comfort standard, which is easily failed in flats with electric storage heating due to the higher insulation requirements. It is also important to remember that dwellings in the most modern age band represent only 10% of the stock, around half the national average.

4.29 Figure 4.7 examines decent homes failures by dwelling type.

Figure 4.7 Non-decent dwellings by dwelling type (Source: House Condition Survey 2011)



4.30 The highest rates of non-decency were found in purpose built and converted flats. For purpose built flats this reflects the poor nature of the Thermal Comfort Standard and the fact that it does not properly cope with purpose built flats, especially where they use electric storage heating as their heating system. Converted flats tend to be associated with the oldest stock and privately rented dwellings, both factors associated with non-decency. There are too few high rise purpose built flats in the private sector to allow for meaningful analysis.

Non decent dwellings and the social rented sector

4.31 Whilst the sample survey that was conducted to form the basis of this report specifically covered private sector dwellings, it is useful to look at information on social housing as a comparison.

4.32 The Decent Homes Standard was originally intended to measure the condition of dwellings in the Social Rented Sector with a view to all dwellings being made decent by 2010. As a consequence, a large amount of investment in social housing stock has occurred and a substantial improvement in dwelling conditions has resulted. Information for housing associations has come from Regulatory Statistical Returns (RSR) for all housing associations that own stock in Bath and North East Somerset. Information from this source has not been checked or verified in any way as part of this project, so is reported here from source.

4.33 It is estimated that just 6 social sector dwellings are non-decent, which represents less than 0.1% of all social housing in Bath and North East Somerset. This compares to a national figure of 23.2% of social housing being non-decent across all England (27.1% in all English council housing and 19.7% average for all RSLs in England). The national figure improved by an average of 3% between 2007 and 2009, so it is not unreasonable to assume it will have continued to improve since then. If continuing at the same average rate it would be expected that non-decency would have fallen to around 17% by 2011. Based on either the 2009 figure or the extrapolated 2011 figure, the data provided would appear to indicate that Bath and North East Somerset's social housing stock is in considerably better condition than average.

4.34 Figure 4.8 gives a breakdown of reasons for failure of the Decent Home Standard within social housing.

Figure 4.8 Reasons for failure of dwellings as a decent home by social housing tenure (Source: RSR Part O 2011)

Tenure	HHSRS failure	Disrepair failure	Modern facilities inadequate	Thermal Comfort inadequate
Housing Association	0.1%	0%	0%	0%

4.35 Programmes of work have been implemented by both housing associations and the Council in order to meet the obligation of the Decent Homes Standard. In particular, these have seen extensive works to deal with disrepair, age of facilities and energy efficiency measures. It should be considered that for modern facilities and thermal comfort it is not possible for a dwelling to slip back into failure as, once installed, the measures render the dwelling compliant and only by removal of the measures can a dwelling become non-compliant. For disrepair failures, as a dwelling ages, items can become old enough and in poor enough condition to constitute failure, however, continual maintenance by social landlords tends to prevent this from happening.

4.36 The figures thus present no failures of the Decent Homes Standard for Disrepair, Non-modern facilities or Thermal comfort. It is unlikely that absolutely all dwellings pass, but rather a handful of dwellings may not be decent for these reasons, but that the landlord is unable to deal with these where the occasional tenant is unwilling to have works carried out. Such failures are dealt with when dwellings become void, thus by any practical measure all dwellings that can be made decent on the three criteria listed have.

4.37 Failures under the HHSRS only became the minimum statutory standard in April 2006 (see chapter 5). As a consequence, social housing providers have had less time to work on these issues than for other decent homes criteria. It is for this reason that virtually all failures in social housing stock are for health and safety hazards. A comparison and more detail on this issue is provided in chapter 5.

Non decent dwellings, HMOs and the private rented sector

4.38 Earlier in the chapter the distribution of reasons for failure of the Decent Homes Standard by tenure were given. Figure 4.9 goes further to provide a breakdown of reasons for failure of the standard distributed between HMOs and other privately rented dwellings.

Figure 4.9 Reasons for failure of dwellings as a decent home HMOs and other private rent (Source: House Condition Survey 2011)

Reason	HHSRS failure	Disrepair failure	Modern facilities inadequate	Thermal Comfort inadequate	Non decent
HMO	12.2%	1.5%	0.8%	13.6%	26.8%
Other privately rented	14.5%	6.2%	0.0%	15.4%	31.6%
All privately rented	13.5%	4.2%	0.3%	14.6%	29.6%

4.39 Overall HMOs have a lower rate of non-decency than other privately rented dwellings.

4.40 Levels of disrepair failure and non-modern facilities are also virtually the same for HMOs and other privately rented dwellings. The key difference is in category one HHSRS failures and thermal comfort inadequacy. Category one hazards are slightly less common in HMOs than the remainder of the private rented stock and thermal comfort failures are also less common. It is important to understand that thermal comfort failure is a technical standard and does not really relate to energy efficiency. A low failure rate does not necessarily mean that there are few energy efficiency issues, only that many dwellings do not meet the peculiarities of the thermal comfort standard (see paragraph 8.2 and 8.3 for more details).

4.41 It is worth pointing out that a large proportion of privately rented dwellings that are not HMOs are flats and thus are more likely to fail the thermal comfort standard for the reasons outlined in paragraphs 8.2 and 8.3.

4.42 The distribution of HMO failures of the Decent Homes Standard separated between different HMO types (shared houses and bedsits) was attempted, but this involves sub-division of the data into too many parts and produced statistically unsound results that cannot therefore be reported.

Cost to Remedy

4.43 Having determined the reasons for dwellings being classified as non-decent, it is possible to indicate what level of repairs / improvements would be needed to make all dwellings decent.

4.44 The cost to remedy non-decency was determined by examining the specific failures of each non-decent dwelling and determining the work necessary to make the dwelling decent. This was done for each criterion of the standard and Figure 4.10 shows the cost distribution for all non-decent dwellings in the stock, with the costs being based on the assumption that only those items that cause dwellings to be non-decent are dealt with.

Figure 4.10 Repair cost by non-decency reason (Source: House Condition Survey 2011)

Reason	Total Cost (£ million)	Cost per dwelling (£)
Category 1 hazard dwellings	16.7	2,120
In need of repair	11.9	3,830
Lacking modern facilities	5.8	6,280
Poor degree of thermal comfort	14.8	2,120
Total	34.4	2,120

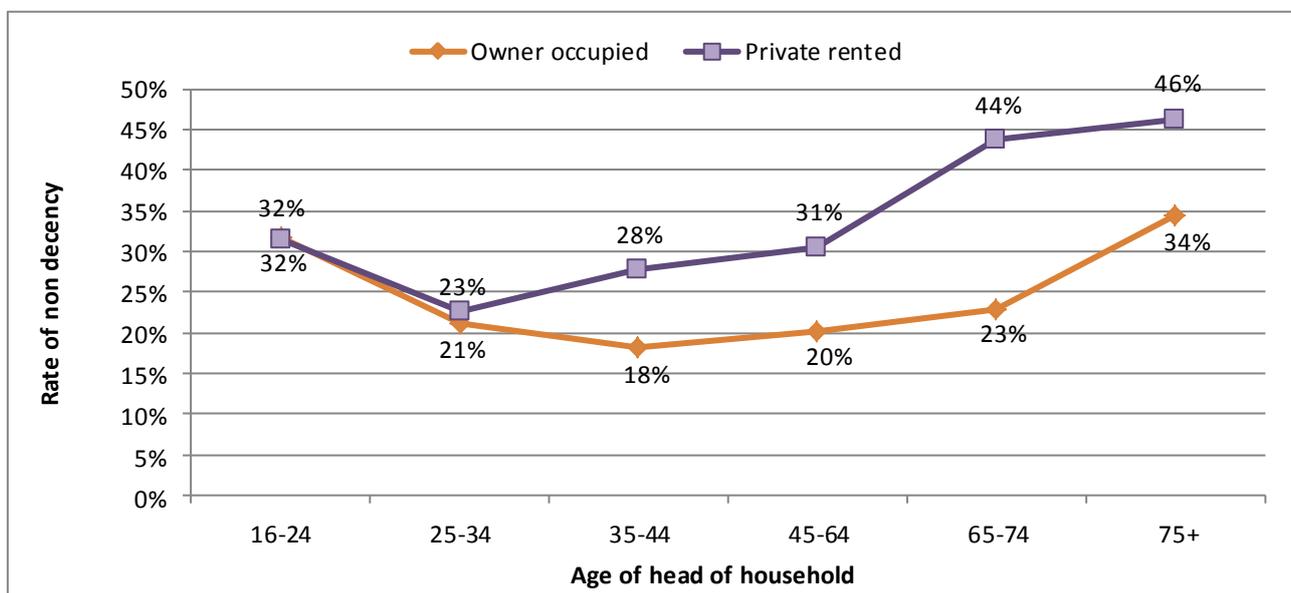
Non decent dwellings and their residents

4.45 Chapter three examined the results of the interview survey with residents carried out at the same time as the physical inspection. By combining interview responses with survey data it is possible to see what, if any, relationships exist between a dwelling's condition and the characteristics of its residents.

Non-decency and age of head of household

4.46 It was established in chapter three that age of head of household is a good indicator of the overall age profile of people living in a dwelling. It also tends to be a key differentiating factor between households. Figure 4.11 gives a breakdown of dwelling condition by age of head of household.

Figure 4.11 Non-decency by age of head of household (Source: House Condition Survey 2011)



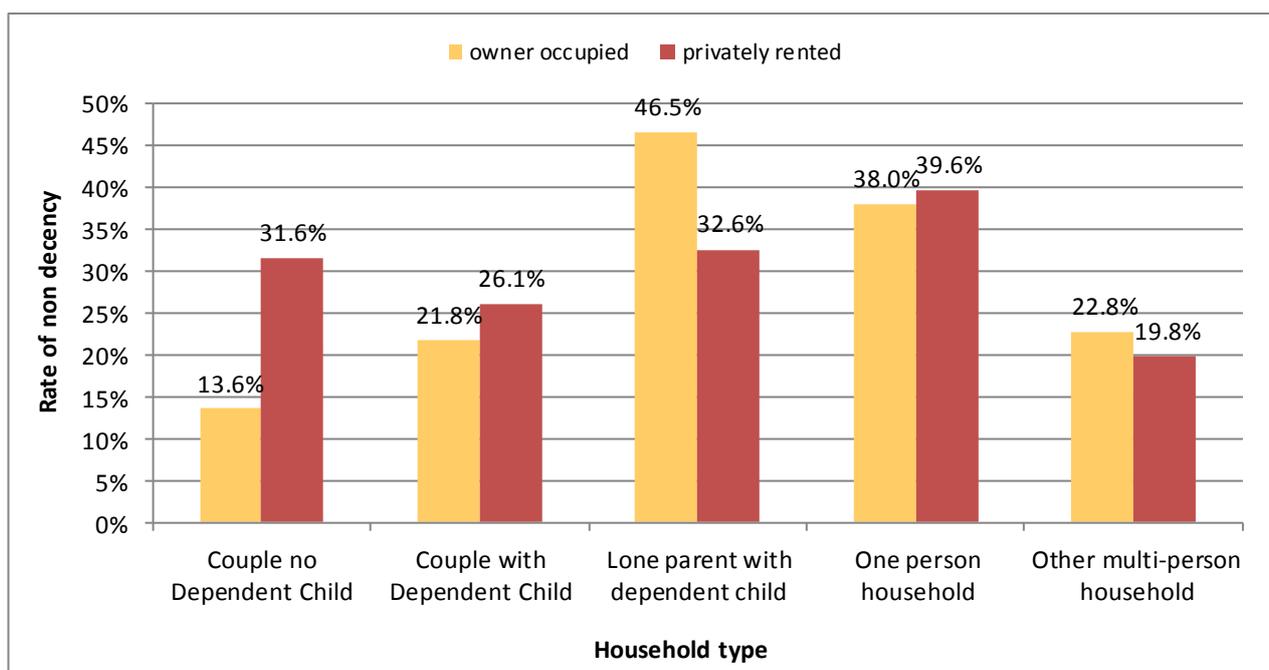
4.47 The rate of non-decency in owner occupied and privately rented dwellings starts at an above average rate for the youngest heads of household then drops down more quickly for owner occupiers, only rising above average where heads of household are aged 65 and over. For private renters there is a steady climb in non-decency from 34 years of age upwards.

4.48 As age increases non decency also increases dramatically. For occupiers aged over 65 in privately rented accommodation the levels of non-decency are substantial and not the standard of housing we would expect for older people. It should be noted, however, that residents over the age of 65 in privately rented accommodation represent approximately half of one per cent of households in the private sector. At this level the 44% and 46% figures for non-decency where the head of household is over the age of 65 are subject to a statistical variance of around 20% above or below the given figures.

Non-decency and household type

4.49 The next chart, Figure 4.12, looks at the relationship between dwelling decency and household type.

Figure 4.12 Non-decency by household type (Source: House Condition Survey 2011)



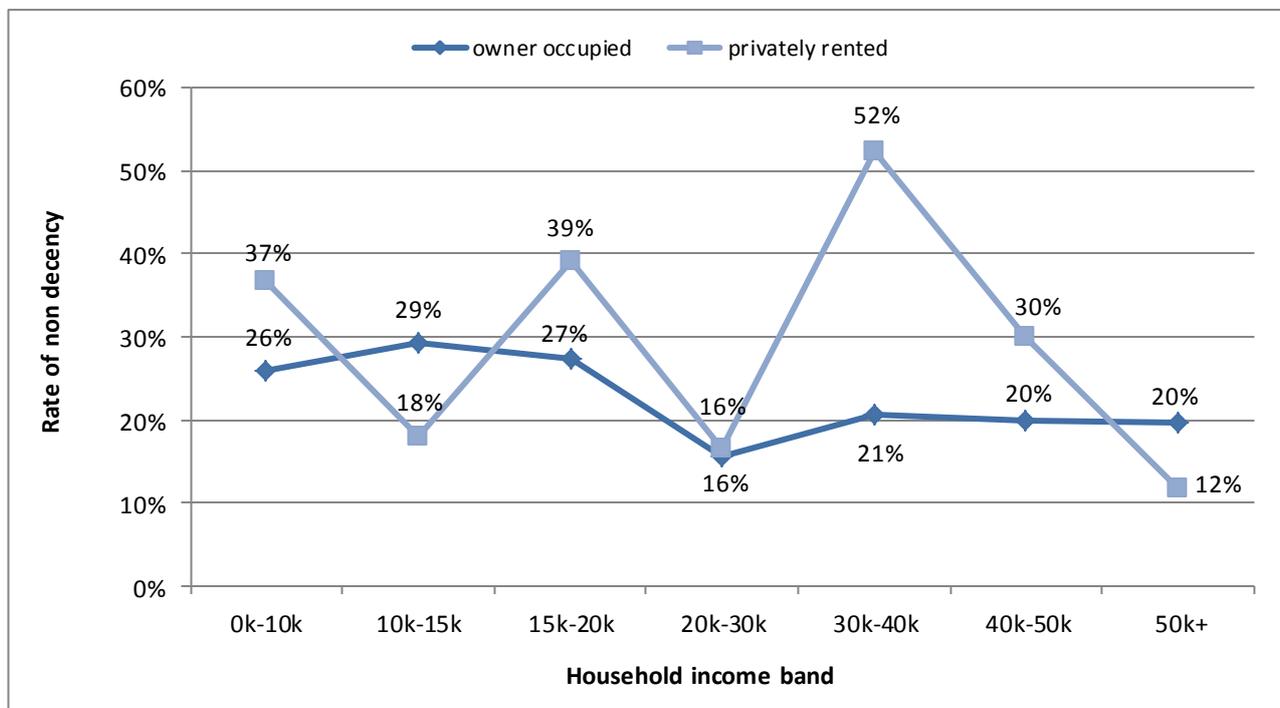
4.50 For couples with or without children, non-decency is more prevalent in private rented dwellings than owner occupied ones. One person households are roughly equally likely to live in non-decent dwellings regardless of tenure. For lone parent households non-decency rates are far higher in the owner occupied sector.

Non-decency and income

4.51 The relationship between income and non-decency can be analysed by combining household income figures with failures under the Decent Homes Standard.

4.52 The usual pattern of the highest rate of non-decency associated with the lowest household incomes is evident in Bath and North East Somerset for owner occupiers. The highest rates of non-decency are found where household income is below £20,000 per annum. For private rental tenants there is substantial fluctuation when compared to income suggesting other factors are a greater influence on where tenants choose to live.

Figure 4.13 Non-decency by annual household income band (Source: House Condition Survey 2011)



Non-decency and vulnerable residents

4.53 Vulnerable households are defined as those in receipt of the benefits listed below, certain of which are means tested:

- » Income support
- » Housing benefit
- » Council tax benefit
- » Income based job seekers allowance
- » Attendance allowance
- » Disabled living allowance
- » Industrial injuries disablement benefit
- » War disablement pension
- » Pension credit
- » Working tax credit (with a disability element) [total income < £16,190]
- » Child tax credit [total income < £16,190]

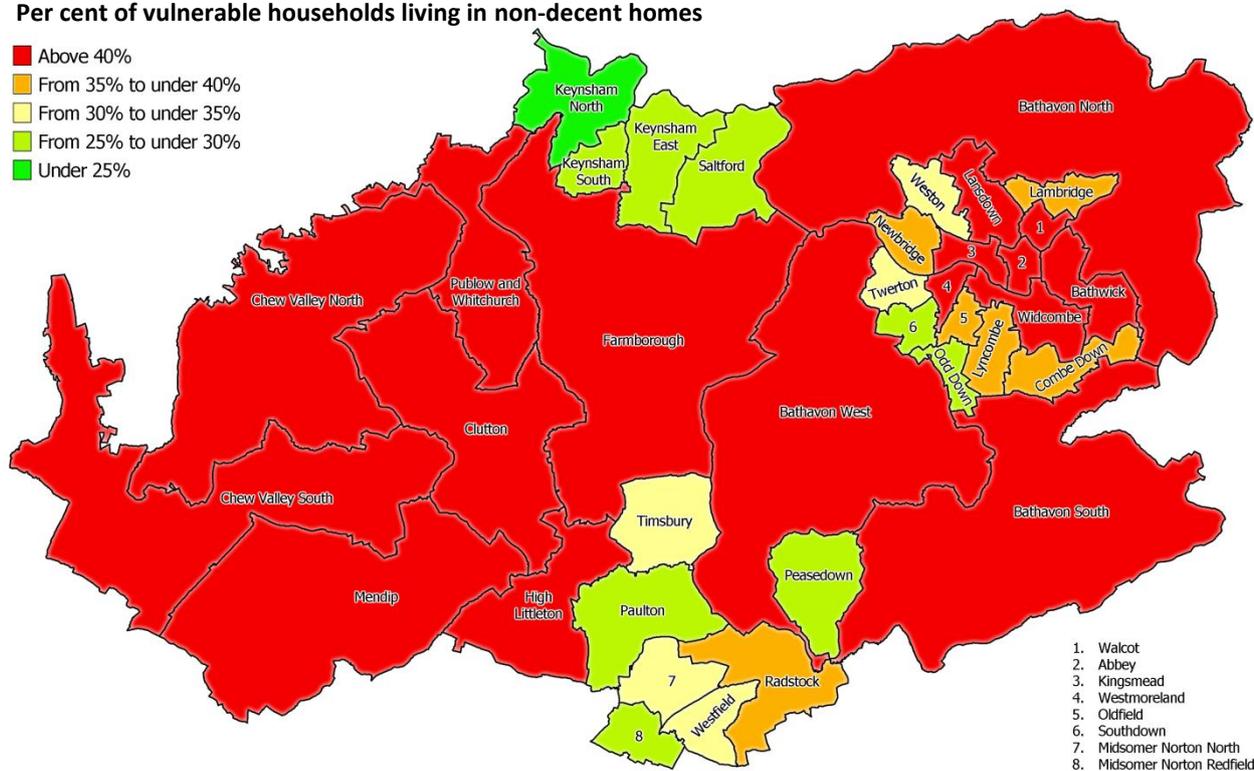
4.54 Vulnerable residents make up 19% of private sector households in Bath and North East Somerset, equating to 12,900 households, which is lower than total benefit recipient households as vulnerability is

a more restricted definition. Of these households 4,300 are living in non-decent homes, which is 33% of all vulnerable households. The remaining 8,600 (approximately 67%) households with vulnerable residents are therefore living in decent homes.

Figure 4.14 Proportion of vulnerable people living in non-decent homes (Source: House Condition Survey 2011 & BRE Models)

Per cent of vulnerable households living in non-decent homes

- Above 40%
- From 35% to under 40%
- From 30% to under 35%
- From 25% to under 30%
- Under 25%



4.55 Due to above average house prices and a high demand for privately rented accommodation, housing choice for vulnerable occupiers is extremely limited. As a consequence vulnerable occupiers have little choice but to live in the poorest condition private sector dwellings. For this reason, vulnerable occupiers in non-decent dwellings are widespread across Bath and North East Somerset.

Non-decency and residents with a disability

4.56 It is estimated that 2,740 dwellings occupied by residents with a disability are non-decent, which equates to just under 38% of all dwellings where at least one resident has a disability. This compares to a rate of 23% of dwellings with no resident with a disability being non-decent. Disabled residents are therefore far more likely to live in a non-decent dwelling than other households.

Non-decency and ethnic origin

4.57 Occupiers were asked about the predominant ethnic origin of their household and the distribution of households is given in chapter three. There are too many ethnic origin groups and too few residents in many of those groups to allow a statistically viable analysis of non-decency rates for dwellings with households in each group. Figure 4.15 therefore reduces ethnic origin into four sub-groups. It is recognised that different ethnic groups within these wider categories are often not associated with the

same areas, housing types or other household characteristics, but it is necessary to amalgamate groups only in so far as allowing any statistically valid analysis.

Figure 4.15 Non-decent dwellings by ethnic origin of household (Source: House Condition Survey 2011)

Ethnic origin	Dwellings	Non-decent dwellings	Rate of non-decency
White	63,870	15,190	23.8%
Mixed	310	30	9.7%
Asian	530	280	52.8%
Black	800	200	25.0%
All occupied dwellings	65,510	15,700	24.0%

^{4.58} Rates of non-decency vary significantly between ethnic groups with the highest rate being for Asian households and the lowest for mixed households. It should be remembered, however, that households from BME groups form a relatively small proportion of Bath & North East Somerset's households and thus these figures should be treated with caution due to statistical variance

Non-decency and other social characteristics

^{4.59} Whilst the number of respondents to the question on sexual orientation is sufficient to provide an analysis of the number of gay, lesbian and bisexual residents in Bath and North East Somerset, it is insufficient to allow meaningful analysis by further sub-division by other variables such as the proportion of non-decent homes.

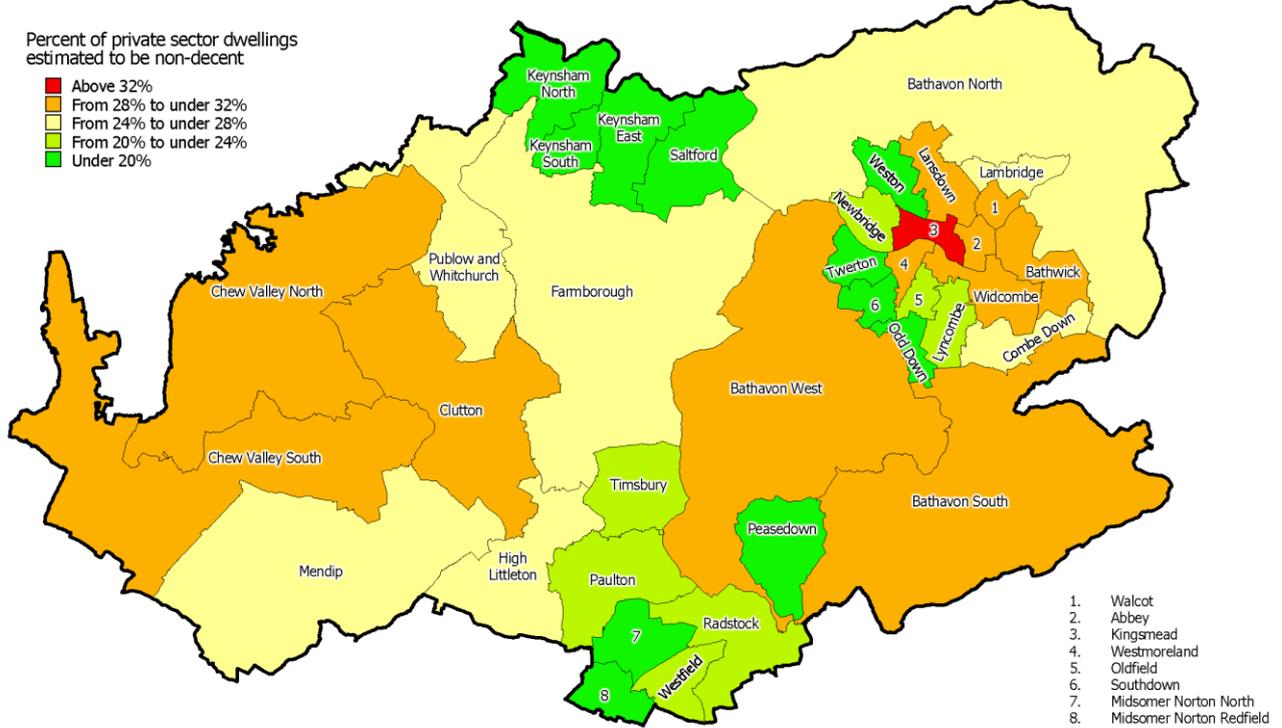
^{4.60} With regard to religion, whilst there are sufficient numbers of households who responded by stating that they were Christian or of no religion, all other religions returned values that are too low to allow for statistically meaningful analysis when broken down further, such as by non-decency. It is questionable, therefore, as to whether analysis of the results for only one religion would provide any useful insight.

Decent homes by sub area

4.61 Figure 4.16 provides a breakdown of the estimated proportion of non-decent dwellings within each Ward in Bath and North East Somerset:

Figure 4.16 Rates of non-decent dwellings by sub-area (ward) (Source: BRE Models and Bath and North East Somerset HCS 2011)

Per cent of private sector dwellings estimated to be non-decent



4.62 Overall, Bath and North East Somerset has less non-decency of other areas of the West of England. There is only one ward (Kingsmead) that is in the highest band, whilst nearly 30% of the wards are in the lowest band for non-decency.

5. Statutory minimum standard

The Housing Health and Safety Rating System (HHSRS)

Obligation to tackle housing health and safety hazards

- 5.1 Formerly, under Part XI of the Housing Act 1985, local authorities had a statutory duty to take: ‘The most satisfactory course of action’, with regard to unfit dwellings and the Act was supported by relevant statutory guidance. A range of enforcement measures were available including service of statutory notices to make dwellings fit. Closure or demolition was only appropriate in the most extreme cases.
- 5.2 With owner occupied dwellings in particular, many local authorities looked to offer financial assistance, especially where owners were on low incomes. In the private rented sector enforcement action was much more likely in respect of unfit homes.
- 5.3 From April 2006 Part XI of the Housing Act 1985 was replaced by Part 1 of the Housing Act 2004, which repealed the former housing fitness standard and through statutory instruments and statutory guidance replaced it with the Housing Health and Safety Rating System.
- 5.4 As described in Appendix D, the Act differentiates between Category 1 and Category 2 Hazards. Local authorities have a duty to take ‘the most appropriate course of action’ in respect of any hazard scored under the HHSRS as Category 1. Authorities have discretionary power to take action with Category 2 Hazards (which do not score past the threshold for Category 1). Further information on the HHSRS is given in Appendix D and below.

Definition of Hazards under the HHSRS and Category level

- 5.5 The Housing Health and Safety Rating System (HHSRS) replaced the former fitness standard and is a prescribed method of assessing individual hazards, rather than a conventional standard to give a judgment of fit or unfit. The HHSRS is evidence based – national statistics on the health impacts of hazards encountered in the home are used as a basis for assessing individual hazards.
- 5.6 The HHSRS system deals with a much broader range of issues than the previous fitness standard. It covers a total of 29 hazards in four main groups:
 - » *Physiological Requirements* (e.g. damp & mould growth, excess cold, asbestos, carbon monoxide, radon, etc.)
 - » *Psychological Requirements* (crowding and space, entry by intruders, lighting, noise)
 - » *Protection Against Infection* (domestic hygiene, food safety, personal hygiene, water supply)
 - » *Protection Against Accidents* (e.g. falls on the level, on stairs & steps & between levels, electrics, fire, collision...).

- 5.7 The HHSRS scoring system combines two elements: firstly, the probability that deficiency (i.e. a fault in a dwelling whether due to disrepair or a design fault) will lead to a harmful occurrence (e.g. an accident or illness) and the spread of likely outcomes (i.e. the nature of the injury or illness). If an accident is very likely to occur and the outcome is likely to be extreme or severe (e.g. death or a major or fatal injury) then the score will be very high.
- 5.8 All dwellings contain certain aspects that can be perceived as potentially hazardous, such as staircases and steps, heating appliances, electrical installation, glass, combustible materials, etc. It is when disrepair or inherent defective design makes an element of a dwelling significantly more likely to cause a harmful occurrence that it is scored under the HHSRS.
- 5.9 Surveyors were required to score all hazards under the HHSRS and the survey form allowed for this. Excess Cold was modelled from survey data, at the individual dwelling level, in order to provide a more accurate picture for this hazard type. The modelling of excess cold hazards by use of SAP (energy efficiency) information was outlined in CLG guidance in June 2006 and has been used by the BRE as part of the housing stock projections for excess cold hazards. It is also the methodology adopted by the English Housing Survey.
- 5.10 The modelling of excess cold hazards is based on the use of the individual SAP rating for each dwelling, which is scaled to give a hazard score. Where a dwelling has a SAP rating of less than 35, this produces a Category 1 Hazard score.
- 5.11 The exact scores generated under the HHSRS can be banded into one of ten bands from A to J, with bands A to C being further defined as Category 1 Hazards and those in bands D to J as Category 2. The threshold score for a Category 1 Hazard is 1,000. As stated earlier, a Local Authority has a duty to deal with any Category 1 Hazards found and a discretionary power to deal with Category 2 Hazards. This survey focuses particularly on Category 1 Hazards, but describes all hazards, including Category 2, for comparative purposes.

Presence of category one hazards in private sector housing

- 5.12 The overall proportion of dwellings with a Category 1 Hazard is 11.9% compared with 22.0% (owner occupied and privately rented dwellings) found in the EHS 2009. This represents 7,900 private sector dwellings across Bath & North East Somerset having a category 1 hazard.

Changes in the level of category one hazards

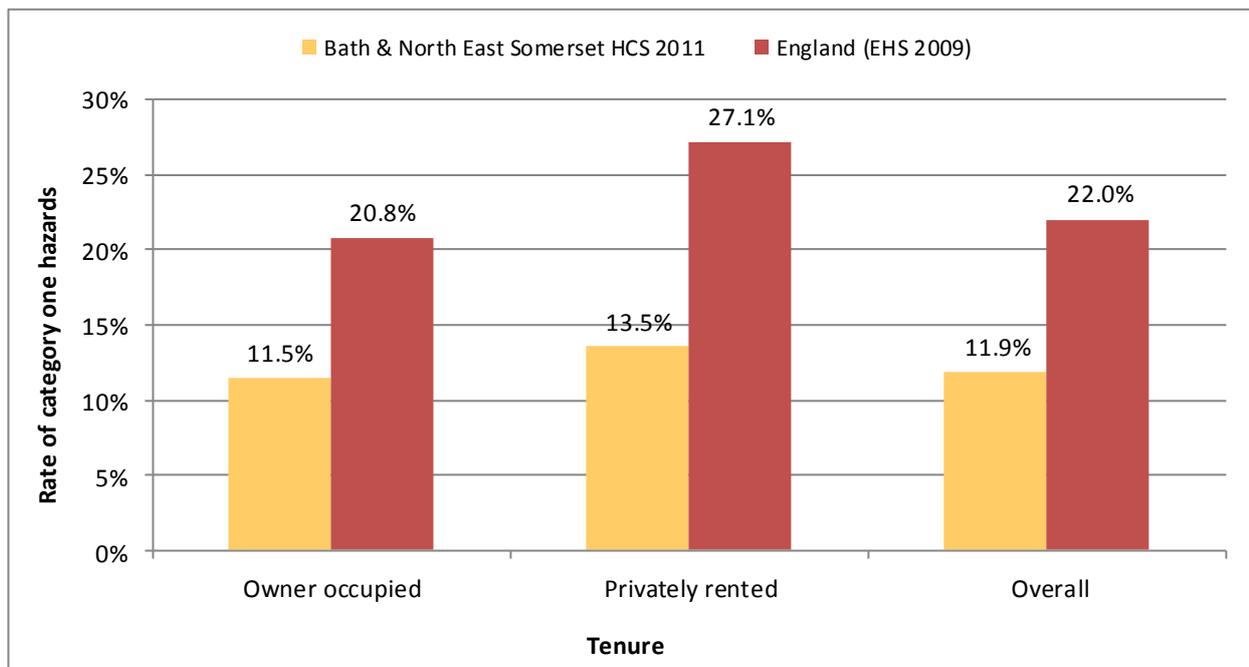
- 5.13 As outlined in chapter four, there has been a reduction in the proportion of private sector dwellings that have a category one hazard over the past eight years. It is not possible, however, to use the base figure from the 2003 HCS, or the breakdown of reasons for failure of the standard. In 2003 the HHSRS system was still in its early stages in terms of HCS use and version two of the calculation system (the current version is version two) was only just coming into use. As a consequence, many hazards were under-scored by current standards. In addition, the system was relatively new to surveyors and many of them were not used to identifying and scoring hazards.
- 5.14 For the past three to four years results from house condition surveys have been far more consistent and far more in line with expectations given the results from the EHS and the BRE's housing stock

models. As a consequence, it is possible to be far more comfortable about the level of category one hazards present and that this is a genuine reduction in hazards when compared to previous years.

Category one hazards and dwelling stock characteristics

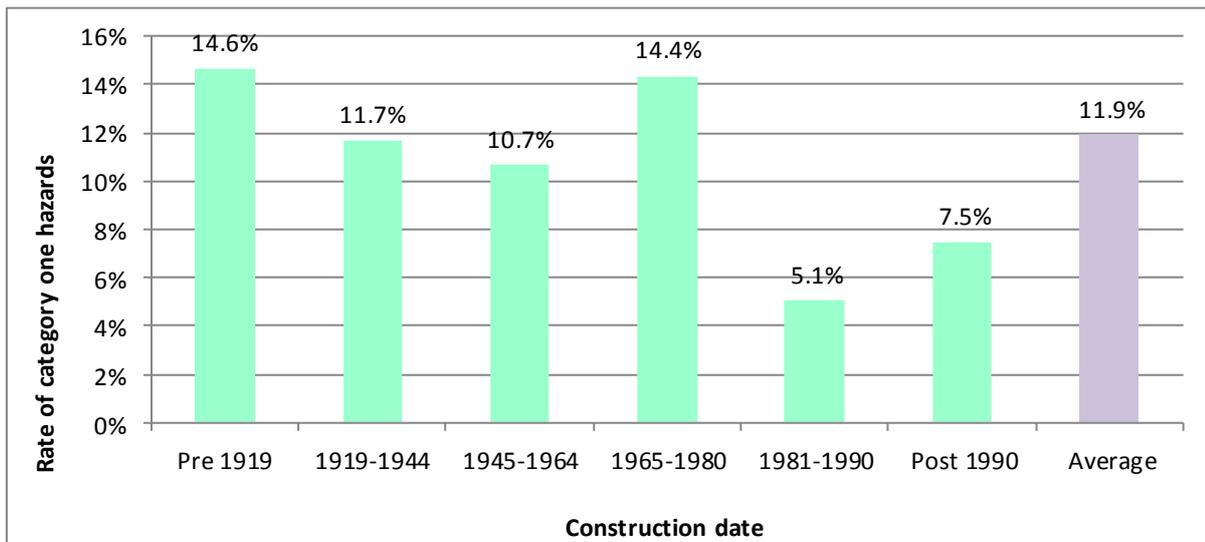
- 5.15 This section examines the relationship between those general stock characteristics set out in chapter two, with the level of Category 1 Hazards. The following charts and commentary examine the rates of Category 1 Hazards by tenure, dwelling type and construction date.
- 5.16 Private rented dwellings, as is the case nationally, have the highest proportion of category one hazards. To some extent this reflects the fact that more private rented dwellings are older and are converted flats. Both these factors tend to make a dwelling more like to have a category 1 hazard. As with non-decency, category one hazards only loosely follow the national trend with private rented dwellings having significantly fewer category one hazards than the national average and only slightly more than owner occupied dwellings.

Figure 5.1 Rates of Category 1 Hazards by tenure (Source: House Condition Survey 2011 and EHS 2009)



- 5.17 Category 1 Hazards are generally much less closely linked with the deterioration of building elements than the former fitness standard, as the HHSRS system is concerned primarily with the effect of deficiencies, which may be due to design faults, as well as disrepair. Despite this fact, HHSRS hazards are often associated with other factors relating to older properties (e.g. no built in insulation provision, solid walls, narrower and steeper staircases etc.). The profile of category one hazards by age of dwelling reflects this.

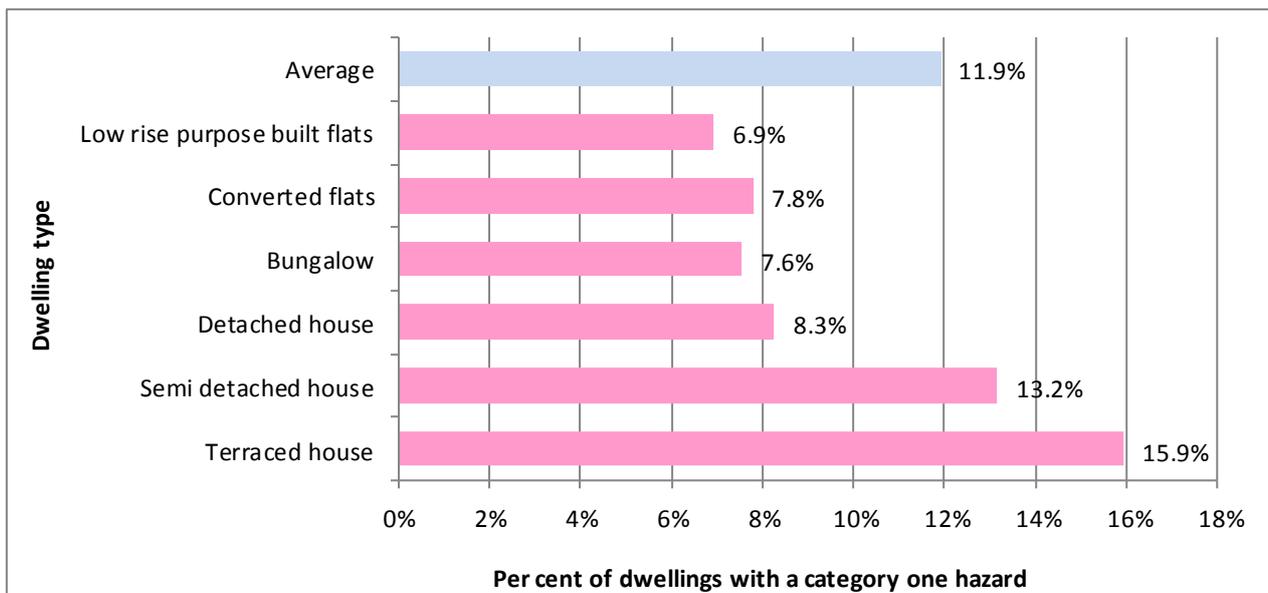
Figure 5.2 Rates of Category 1 Hazards by construction date (Source: House Condition Survey 2011)



5.18 Overall there is a downward trend with the highest proportion of category one hazards in the oldest (pre 1919) stock and the lowest proportion in the most modern two age bands. The 1965 to 1980 stock is unusual in having a level slightly above the downward trend for category one hazards. This is largely due to a strong association with poorer energy efficiency, particularly the use of electric storage heating.

5.19 Figure 5.3 gives the rate of category one hazards by dwelling type for the private sector housing stock of Bath & North East Somerset. The highest rate of category one hazards was found in terraced houses, which are associated with the older dwelling stock. Purpose built flats have very low levels of category one hazards.

Figure 5.3 Rates of Category 1 Hazards by building type (Source: House Condition Survey 2011 and EHS 2008)



There were too few high rise purpose built flats in the survey to allow for a statistically meaningful result to be provided for this dwelling type.

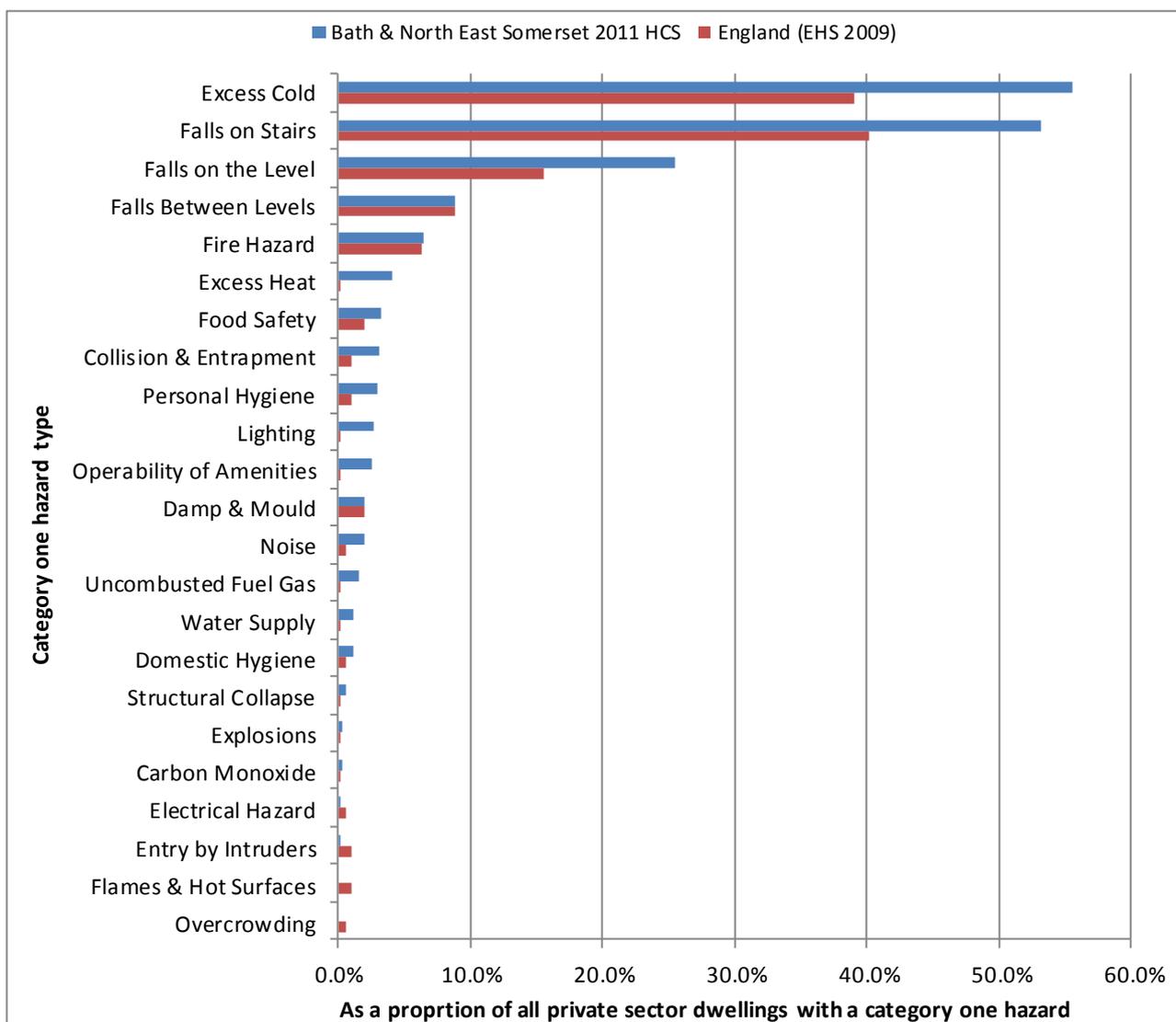
Severity of Category 1 Hazards

5.20 A dwelling may contain more than one category one hazard, for example, a falls on stairs hazard and an excess cold hazard. One measure of how severe the risk to health is in a given dwelling is the proportion of dwellings with multiple category one hazards. Of the 7,900 private sector dwellings in Bath & North East Somerset with a category one hazard, 6,500 have only one category one hazard, representing 83% of all dwellings with a category one hazard. This leaves 1,400 (17%) dwellings with a category one hazard actually having multiple category one hazards.

Types of Category 1 Hazard present

5.21 Figure 5.4 provides a breakdown of category one hazards by hazard type. The figures are as a percentage of all category one hazards, not all dwellings. Note: the chart excludes those hazards where there was a nil return.

Figure 5.4 Category one hazards by reason, as % of Category 1 Hazards (Source: House Condition Survey 2011 and EHS 2009)



5.22 The occurrence of category one hazards generally follows the national trends, with some explicable variations. Excess Cold hazards represent a higher proportion of category one hazards in Bath & North

East Somerset due to the age of stock. Whilst most hazards appear higher than the national average it must be remembered that these figures are as a proportion of dwellings with a category one hazard, not as a proportion of all dwellings. What is therefore represented is that whilst fewer dwellings have a category one hazard, those that do are more likely to have multiple hazards.

^{5.23} A breakdown of category one hazards by hazard type for each tenure is given in Figure 5.5 below.

Figure 5.5 Category 1 hazard reasons for failure by tenure (Source: House Condition Survey 2011)

Category one hazard	Owner Occupied		Privately rented	
	Count	Percentage	Count	Percentage
Excess Cold	3,670	60.8%	720	38.7%
Falls on Stairs	3,180	52.7%	1,020	54.8%
Falls on the Level	1,800	29.8%	210	11.3%
Falls Between Levels	650	10.8%	40	2.2%
Electrical Hazard	10	0.2%	0	0.0%
Fire Hazard	420	7.0%	90	4.8%
Flames & Hot Surfaces	0	0.0%	0	0.0%
Damp & Mould	0	0.0%	160	8.6%
Entry by Intruders	0	0.0%	10	0.5%
Overcrowding	0	0.0%	0	0.0%
Excess Heat	190	3.1%	130	7.0%
Lighting	170	2.8%	40	2.2%
Water Supply	90	1.5%	0	0.0%
Food Safety	210	3.5%	40	2.2%
Personal Hygiene	140	2.3%	90	4.8%
Operability of Amenities	170	2.8%	30	1.6%
Uncombusted Fuel Gas	60	1.0%	60	3.2%
Explosions	10	0.2%	10	0.5%
Carbon Monoxide	10	0.2%	10	0.5%
Domestic Hygiene	0	0.0%	90	4.8%
Structural Collapse	0	0.0%	40	2.2%
Noise	140	2.3%	10	0.5%
Collision & Entrapment	230	3.8%	10	0.5%
Excess Cold	3,670	60.8%	720	38.7%

^{5.24} Owner occupied dwellings largely follow the trends for overall distribution of category one hazards by type. For private rented dwellings, however, there is a notably lower level of failure for the top categories, but a wider range of hazard types occurring at above average levels.

Remedying category one hazards

5.25 As part of the survey process surveyors were required to record remedial action wherever a hazard was identified under the HHSRS. During the analysis it is possible to collate these remedial works specifically for dwellings where the hazard score indicated a category one hazard. For each remedial action a cost can be assigned and these costs can be cumulated to determine the cost to remedy each category one hazard and then further to give the overall cost of remedying category one hazards. Figure 5.6 gives a breakdown of category one hazard remedial costs by tenure.

Figure 5.6 Category one hazard remedial costs by tenure (Source: House Condition Survey 2011)

Tenure	Total Cost (£ million)	*Cost per dwelling (£)
Owner Occupied	13.0	2,155
Privately Rented	3.7	2,003
Overall	16.7	2,120

* Rounded to nearest £10

5.26 Whilst it is useful to understand the overall cost for remedial works, the average cost per dwelling can mask wide variations in the cost of works required. For this reason Figure 5.7 gives a breakdown of category one hazard remedial costs by hazard type.

5.27 Figure 5.7 it is immediately clear that the majority of remedial costs for category one hazards are as a result of excess cold failures. This is due to a combination of the average remedial cost for excess cold being only a little below the average for all remedial costs, coupled with the fact that Excess Cold is the second most common category one hazard. This pattern also follows for fire hazards and falls on the stairs category one hazards. For damp and mould growth the average cost is substantially higher, putting it close behind falls on stairs, despite having fewer than one fifth as many category one hazards. Structural collapse and electrical hazards show similar issues due to high average costs.

5.28 Even within each hazard there will be large variations in remedial costs and thus the figures here are only indicative of the overall scale of remedial works that are possible.

Figure 5.7 Category one hazard remedial costs by hazard (Source: House Condition Survey 2011)

Tenure	Total Cost (£000s)	*Cost per dwelling (£)
Excess Cold	5,166	1,180
Falls on stairs	4,778	1,140
Falls on the level	1,149	570
Falls between levels	191	280
Fire Hazard	1,470	2,880
Damp & Mould	649	4,170
Entry by Intruders	100	7,250
Collision & Entrapment	359	1,500
Excess Heat	385	1,200
Lighting	86	400
Water supply	250	2,800
Food safety	461	1,800
Personal Hygiene	370	1,600
Operability of amenities	177	900
Uncombusted fuel gas	76	650
Explosions	83	3,000
Electrical Hazard	48	3,500
Carbon Monoxide	10	350
Domestic Hygiene	197	2,200
Structural Collapse	536	12,000
Noise	202	1,300
Total	16,742	2,120

* Rounded to nearest £10

People living in dwellings with category one hazards

- 5.29 The socio-economic circumstances of home owners and private tenants will often show a relationship with dwelling conditions. This was observed to be the case in the previous chapter on non-decent dwellings. This section will look at a similar analysis but focussing on dwellings with a category one hazard.
- 5.30 Figure 5.8 gives a breakdown of the number of dwellings with a category one hazard for certain socio-economic groups and also provides the rate at which category one hazards occur for that group.

Figure 5.8 Category one hazard by socio-economic factors (Source: House Condition Survey 2011)

Group	Dwellings	Dwellings with a category one hazard	Per cent of dwellings with a category one hazard
Household income under £10k	12,973	1,500	11.6%
Household income £10k - £50k	42,510	4,800	11.3%
Household income over £50k	10,950	1,600	14.6%
In receipt of benefit	14,710	2,910	19.8%
Not in receipt of benefit	51,710	4,990	9.6%
Age under 25	7,170	800	11.2%
Aged 25-74	50,510	6,330	12.5%
Age 75 or over	8,750	760	8.7%
Resident with disability	7,240	1,140	15.7%
No residents with a disability	59,180	6,760	11.4%
Overall	66,420	7,900	11.9%

- 5.31 Figure 5.8 illustrates that differences in socio-economic characteristics of occupiers can have an impact on whether a household lives in a dwelling with a category 1 hazard, but only in certain cases. Those households on the highest incomes are slightly more likely to live in a dwelling with a category one hazard. Households where one or more people are in receipt of a benefit are significantly more likely to live in a dwelling with a category one hazard. There are only minor variations in levels of category one hazard when considered by age of resident. For dwellings occupied by a resident with a disability there is a significantly higher likelihood that they will live in a dwelling with a category one hazard.
- 5.32 There appears to be a slightly higher rate of category one hazards associated with the highest income group, which may, at first appear anomalous. Those on the highest incomes are predominantly owner occupiers and a higher than average proportion live in older, pre-1919, houses, particularly the more desirable Georgian properties in Bath and North East Somerset. These dwellings are inherently more likely to have category one hazards due to their age and thus it is not necessarily an issue of maintenance or poor condition of the fabric of the dwellings, but rather one of awareness of the hazards present.

Category 1 Hazards in social rented housing

- 5.33 In chapter 4, information was provided on non-decent social rented dwellings as a comparison to the private sector. Social rented dwellings were not surveyed as part of this study and thus the information provided here is from other sources (see chapter 4).
- 5.34 Of the 11,100 socially rented dwellings in Bath and North East Somerset it is estimated that approximately 6 have a category one hazard, which equates to less than 0.1% of all social rented dwellings. This compares to a rate of category one hazards of 11.5% in social housing nationally (EHS 2009). The level of category one hazards in social housing in Bath and North East Somerset is therefore substantially below that found in England as a whole.

Category 2 Hazards in bands D and E

- 5.35 Local authorities have a statutory obligation to take action where a category one hazard is identified. Local authorities also have powers to choose to take action where a category two hazard is deemed sufficiently severe. By definition, all dwellings have a category two hazard for most hazard types as an average hazard generates a default score. In the vast majority of cases the risk and the hazard are so minimal as to be inconsequential. It is therefore reasonable to consider only the higher scoring category two hazards in bands D and E (bands A to C being category one hazards).
- 5.36 There are estimated to be 22,700 dwellings, just over 34% of the private sector housing stock, that have a band D or E category two hazard. Category one and category two band D and E hazards are not mutually exclusive. In other words, a dwelling may be category one on a particular hazard and may be band D or E on an entirely different hazard.
- 5.37 Figures 5.9 to 5.11 illustrate the distribution of Category 2 Hazards (Bands D and E) by tenure, building type and age.

Figure 5.9 Category two hazards by tenure (Source: House Condition Survey 2011)

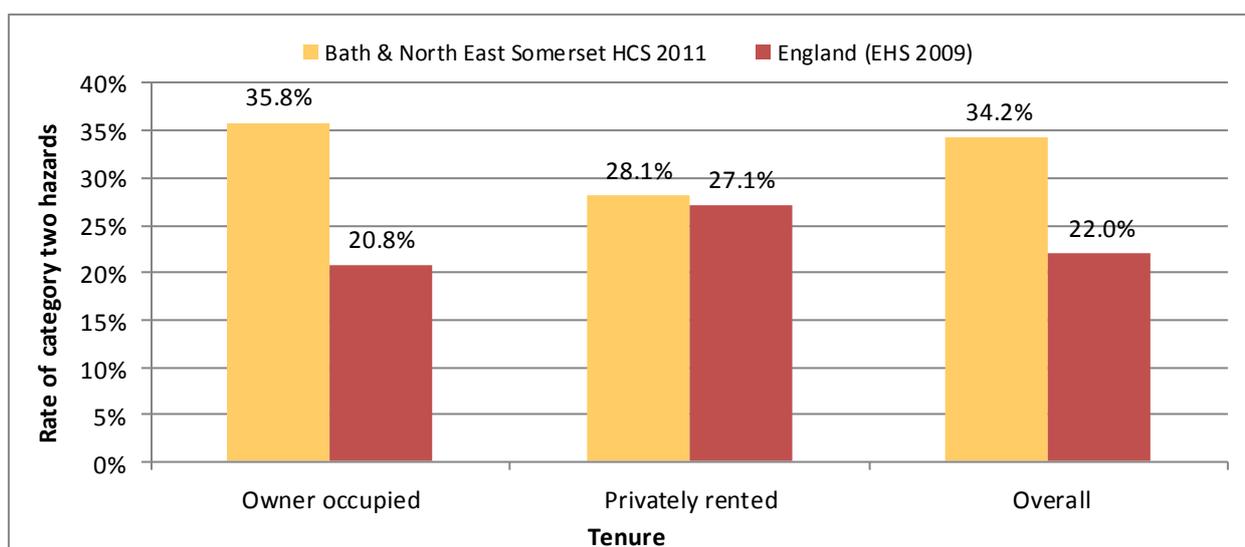


Figure 5.10 Category two hazards by construction date (Source: House Condition Survey 2011)

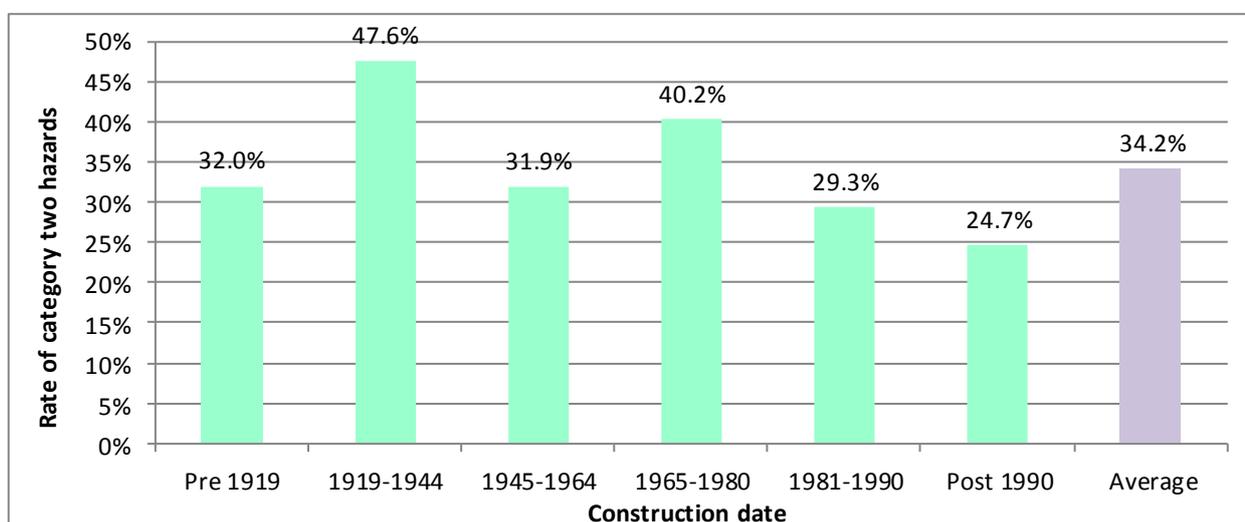
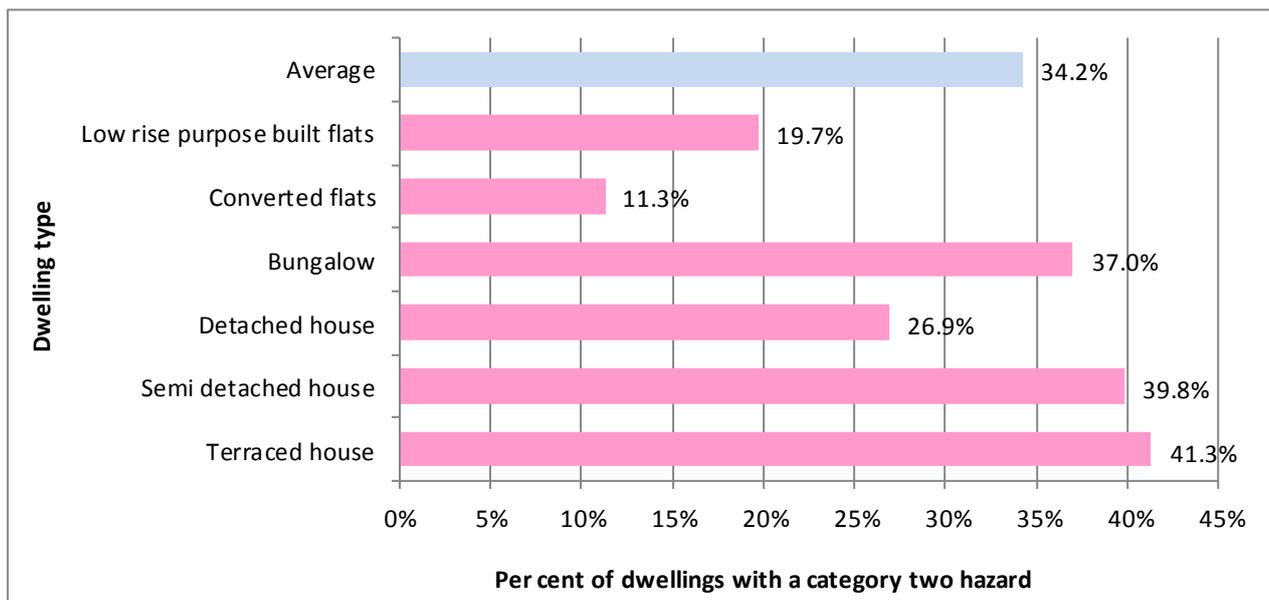
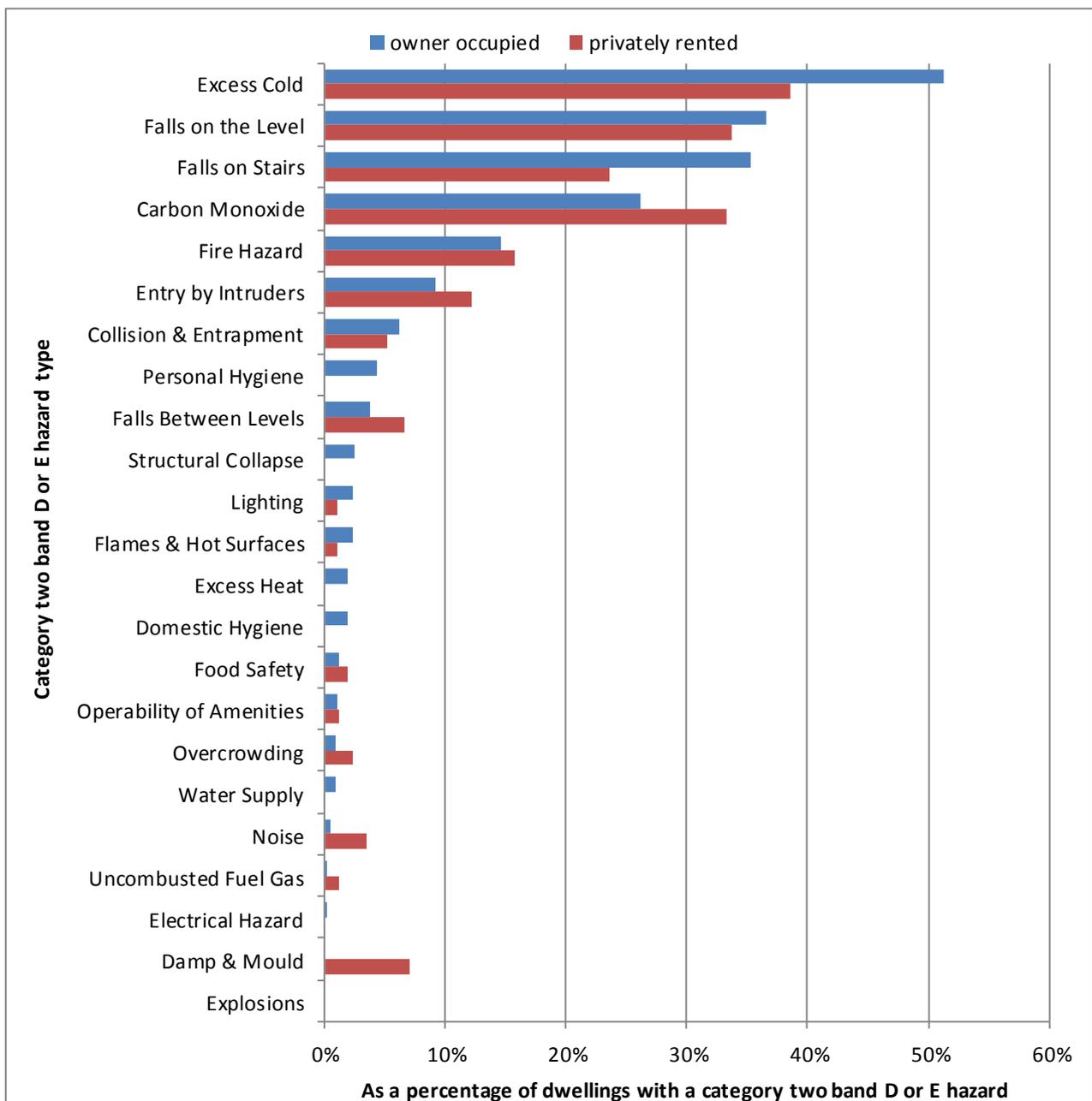


Figure 5.11 Rates of Category 2 Hazards by building type (Source: House Condition Survey 2011 and EHS 2008)

There were too few high rise purpose built flats in the survey to allow for a statistically meaningful result to be provided for this dwelling type.

- 5.38 Unlike category one hazards, band D and E hazards are more common in owner occupied dwellings than they are in privately rented homes.
- 5.39 The presence of high category two hazards by dwelling type is similar to the pattern for category 1 hazards. Terraced houses have the highest proportion of band D and E category two hazards.
- 5.40 Category two hazards, band D and E, become less common the more modern a dwelling is, as was the case for category one hazards and as with category one hazards the trend is less clear than is usually the case.
- 5.41 Figure 5.12 illustrates the distribution of Category 2 Hazards (Bands D and E) by hazard type and ranked highest to lowest.

Figure 5.12 Category two hazards by reason, as % of Category 2 Hazards (Source: House Condition Survey 2011)



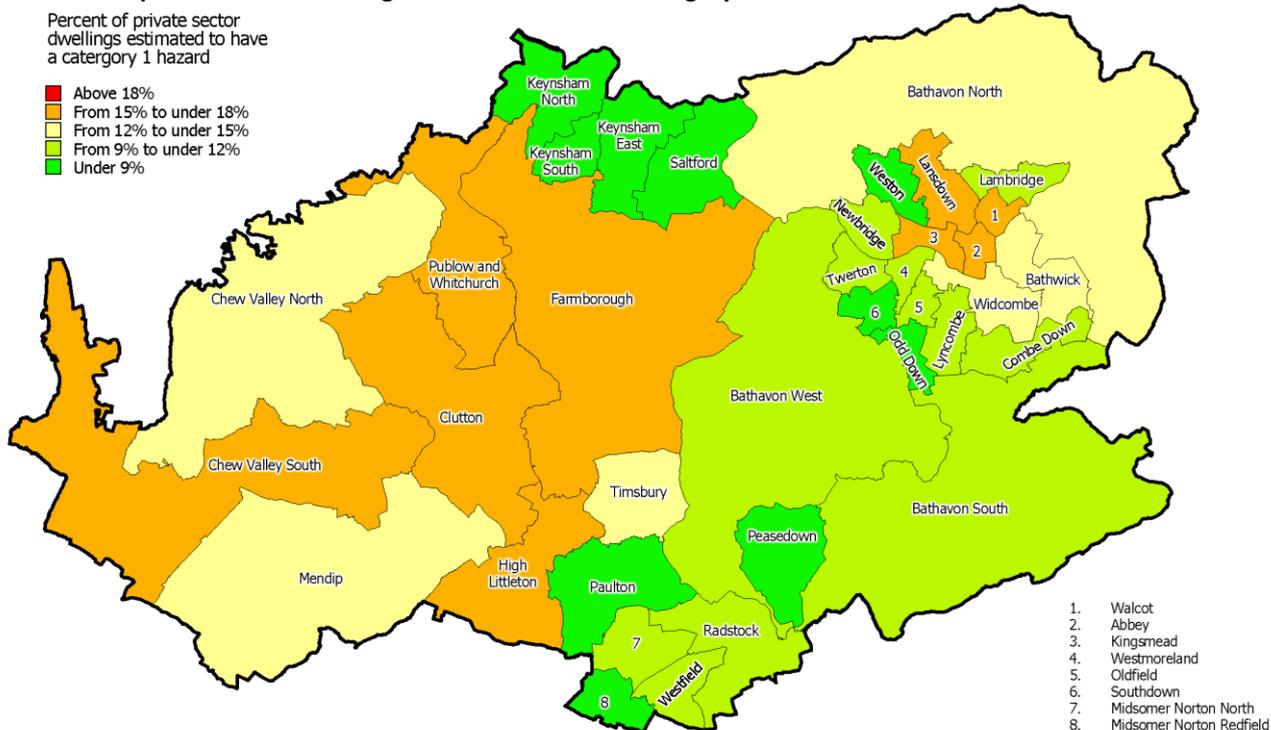
5.42 Category two band D and E hazards generally follow the pattern for category one hazards for the top three hazards. Beyond this there is some variation in how common hazards are when compared to category one hazards. It is also the case that more types of hazard were identified as having a band D or E score than was the case for category one hazards.

Category one hazards by sub area

5.43 Figure 5.13 provides a breakdown of the estimated proportion of dwellings with a category one hazard within each Ward in Bath and North East Somerset:

Figure 5.13 Rates of dwellings with a category one hazard by sub-area (ward) (Source: BRE Models and Bath and North East Somerset HCS 2011)

Per cent of private sector dwellings estimated to have a category 1 hazard



5.44 Bath and North East Somerset has much lower rates of category one hazards with when compared to the West of England, with no wards in the highest band.

5.45 Rural wards in the higher category one hazard rates predominantly have dwellings that fail due to excess cold failures. This is down to SAP ratings tending to be poor for dwellings that do not use mains gas central heating, coupled with solid wall construction and a high level of exposure. In the central Bath Kingsmead and Abbey wards and association with older large dwellings and HMOs in the private rented sector leads to above average failure rates on excess cold, but also damp, falls on stairs and fire hazards are well above average.

Occupier health

5.46 Residents were asked whether anyone in their home suffers from any long-term illness or health problem and where this was confirmed, whether they felt that the dwelling contributed to this in any way.

5.47 Just over 14% of residents said that someone in their household suffers from a long-term health issue, which equates to 9,320 private sector dwellings. Of these, only 0.2% said that they felt their home contributes to the health issue, which means approximately 100 households. Of these 100, however,

80 (80%) said that they had paid a visit to a doctor or hospital as a consequence. Furthermore 40% (40) receive care from a family member.

5.48 Figure 5.14 compares residents' responses with regard to health issues to the presence of a category one hazard in the dwelling.

Figure 5.14 Category one hazard by Health issues (Source: House Condition Survey 2011)

Category one hazard?	Health issue	Related to home	Visit doctor	Receive care
No	13.3%	0.9%	0.9%	0.4%
Yes	21.8%	1.8%	0.6%	0.6%
Overall	14.3%	0.2%	0.1%	0.1%

5.49 There is a significantly higher proportion of category one hazards in households where the residents feel they have a health issue when compared to dwellings without a category one hazard. When asked if their health issues relate to their home the differences are stark with the proportion of households confirming that they do, where the dwelling has a category one hazard, being twice that found where there is no category one hazard. For visits to the doctor and receiving care there is no statistically significant difference between dwellings with and without a category one hazard.

5.50 These figures have been included, despite the relatively small sample size, because the results are so different as to be statistically significant even at this small sample size.

5.51 In addition to the above analysis the level of category one hazards in dwellings where residents reported having specific illnesses (respiratory condition, cardio-vascular condition, long-standing illness or mental health problem) was analysed. This found no statistically significant difference in the rate of category one hazards where a household member had one of these illnesses as compared to households where they didn't.

6. Dwelling state of repair

Disrepair to major building elements and amenities

Introduction

- 6.1 Criterion B of the Decent Homes Standard looks at the issue of the state of general repair of a dwelling which will fail if it meets one or more of the following:
- » One or more key building components are old (which are specifically defined in the criteria) 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 replacing or major repair.
- 6.2 A building that has component failure before the components expected lifespan does not fail the decent homes standard. A dwelling will be considered to be in disrepair if it fails on one or more major element or two or more minor elements. Major and minor element failures are listed below:

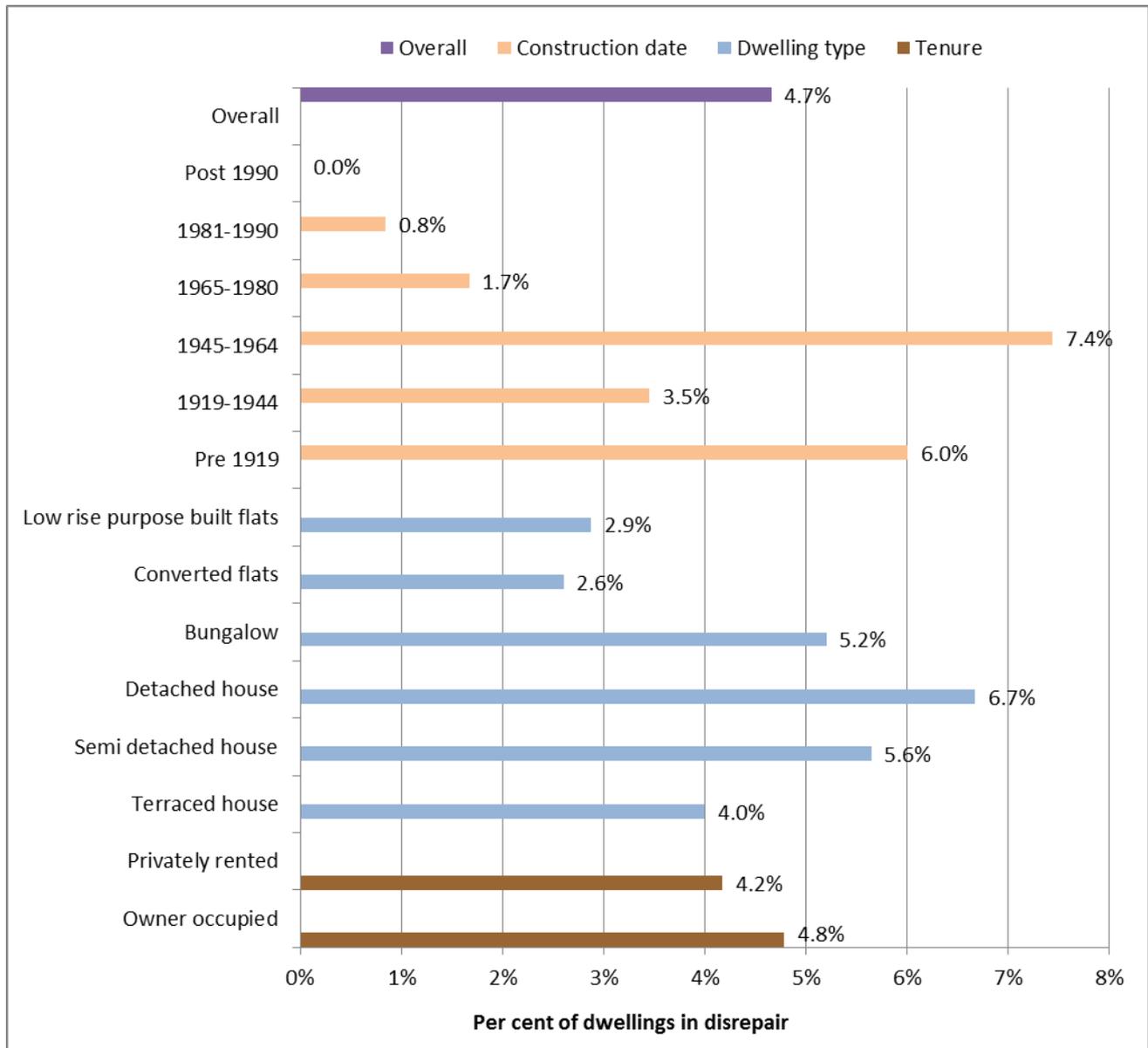
Figure 6.1 Major building element anticipated life-span (Source: A decent home – guidance for implementation 2006)

Element	Age to be considered old
Major Walls (Repair/Replace >10%)	80
Lintels	60
Brickwork (spalling)	30
Roof structure (Replace 50% or more)	50 for houses 30 for flats
Roof cover (Replace 50% or more)	50 for houses 30 for flats
Chimney (1 or more needing partial rebuild)	50
Windows (Replace 2 or more windows)	40 for houses 30 for flats
Doors (Replace 1 or more doors)	40 for houses 30 for flats
Kitchens	30
Bathrooms	40
Gas Boiler (Major Repair)	15
Central heating distribution	40
Gas Fire (Major Repair)	10
Electrics (Major Repair)	30

Disrepair and dwelling stock characteristics

^{6.3} Dwelling disrepair affects 3,100 private sector properties in Bath and North East Somerset, which equates to 4.7% of all private sector dwellings within the District. The following chart, Figure 6.2, shows the distribution of disrepair failures by tenure, dwelling type and age of property.

Figure 6.2 Disrepair by dwelling characteristics (Source: House Condition Survey 2011)



^{6.4} Unusually private rented dwellings have a slightly lower level of dwelling disrepair than owner occupied dwellings. Bungalows and small terraced houses also show a high rate of disrepair, in fact significantly more so than for non-decency and category one hazards. The usual trend of decreasing dwelling condition with age of property exists for the dwelling disrepair measure. It is not unusual for disrepair to be higher in dwellings built between 1945 and 1964 than those built before 1919. This due to the fact that many building elements will have been replaced on pre 1919 dwellings, whereas for slightly

more modern dwellings a number of elements will have reached or past their design life, but as yet, not been replaced.

Remedying dwellings in disrepair

- 6.5 As with category one hazards, it is possible to provide costs to remedy disrepair failures under the Decent Homes Standard. Surveyors were required to indicate works required to building elements and amenities and these were converted to costs. Chapter four of this report indicated that the sum total of these remedial costs is £27.6 million, an average of £2,450 per dwelling in 10,700 dwellings.
- 6.6 Figure 6.3 gives a breakdown of remedial costs for elements failing the disrepair criterion of the Decent Homes Standard. On average, each dwelling failing the disrepair criterion has approximately one-and-a-half reasons for failure. As a consequence, the total number of disrepair elements is 5,820 compared to the 3,100 dwellings listed as failing. The average cost of remedying disrepair is also, therefore, well above the average cost of remedying any single disrepair item.
- 6.7 Costs have not been split down by tenure due to the fact that such a detailed breakdown for such a small category is statistically unreliable.

Figure 6.3 Major building element remedial repair costs (Source: House Condition Survey 2011)

Element	Disrepair failures	Total cost £millions	Average cost per dwelling £s
Major Walls (Repair/Replace >10%)	0	0.0	0
Lintels	0	0.0	0
Brickwork (spalling)	100	0.1	1,000
Roof structure (Replace 50% or more)	190	1.0	5,250
Roof cover (Replace 50% or more)	210	0.7	3,300
Chimney (1 or more needing partial rebuild)	0	0.0	0
Windows (Replace 2 or more windows)	410	1.6	4,000
Doors (Replace 1 or more doors)	0	0.0	0
Kitchens	1,190	3.6	3,020
Bathrooms	720	1.7	2,310
Gas Boiler (Major Repair)	630	1.1	1,800
Central heating distribution	460	1.7	3,650
Gas Fire (Major Repair)	330	0.1	450
Electrics (Major Repair)	1,610	3.6	2,230
Total*	5,850	11.9	3,830

**Note: dwellings may have more than one failure, thus all disrepair failures total more than the number of dwellings with disrepair failures. Because of multiple failures, the average cost for dwelling disrepair is higher than the averages for remedying individual failures.*

- 6.8 The element most commonly requiring refurbishment is kitchens. Given a roughly average cost to remedy this also means that kitchen refurbishment also accounts for the largest part of all total repair costs. A similar situation occurs for electrics costs, which brings them in at roughly the same level as

kitchen replacements. Whilst no costs are given for lintels, wall structure, chimneys or doors, it is unlikely that no such repairs exist, simply that they were at too low a level to be picked up by the survey.

People living in dwellings in disrepair

^{6.9} As with other condition indicators, there can be relationships between dwelling disrepair and socio-economic characteristics of residents. Figure 6.4 explores these relationships.

Figure 6.4 Dwellings in disrepair by socio-economic factors (Source: House Condition Survey 2010)

Group	Dwellings	Dwellings in disrepair	Per cent of dwellings in disrepair
Household income under £10k	12,770	580	4.5%
Household income £10k - £50k	41,810	1,890	4.5%
Household income over £50k	10,790	620	5.7%
In receipt of benefit	14,710	970	6.6%
Not in receipt of benefit	50,660	2,120	4.2%
Age under 25	6,120	90	1.5%
Aged 25-74	50,510	2,480	4.9%
Age 75 or over	8,750	520	5.9%
Resident with disability	7,240	960	13.3%
No residents with a disability	58,130	2,140	3.7%
Overall	65,380	3,100*	4.7%

* Lower than total for all disrepair dwellings, excludes vacant dwellings in disrepair

^{6.10} There is no significant difference for dwelling in disrepair by household income. In terms of dwelling disrepair where a household member is in receipt of benefit the level is notably higher than those households not in receipt of benefit. The oldest heads of household are most likely to live in a dwelling in a state of disrepair. Residents with a disability are far more likely to be in dwellings that suffer disrepair.

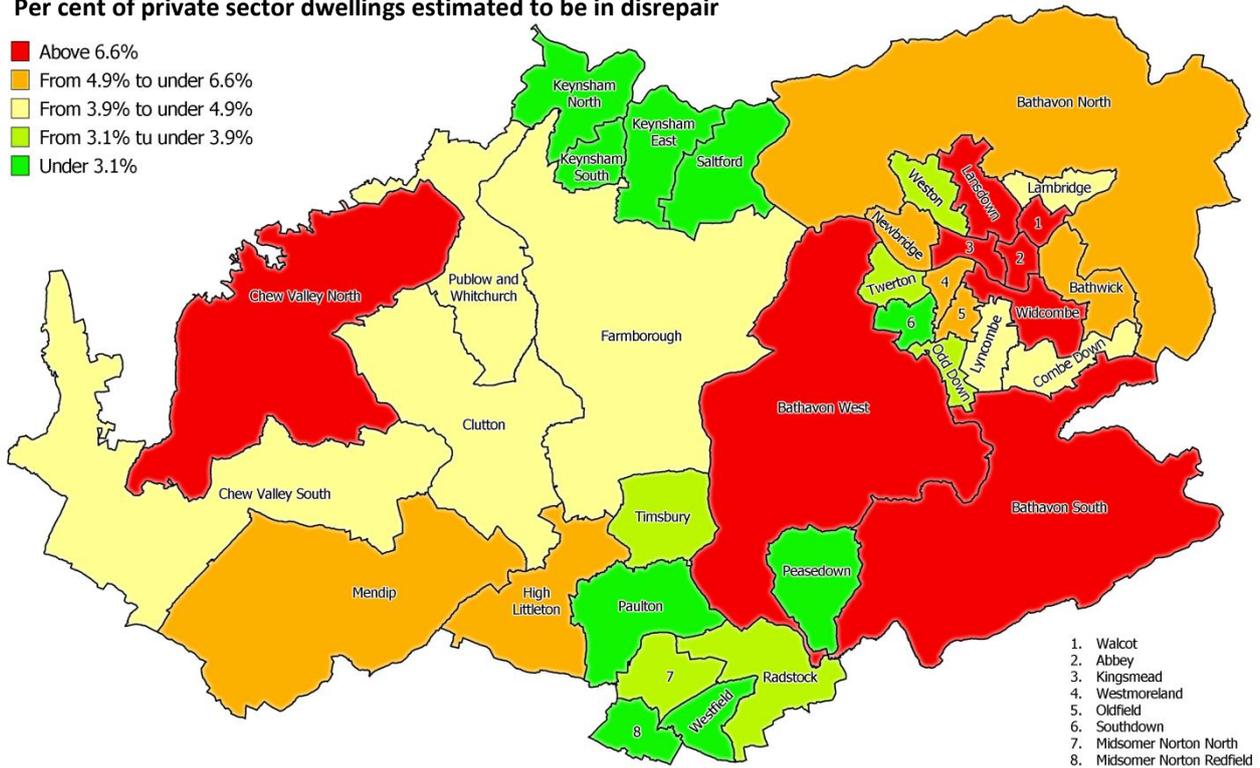
Disrepair failures by sub area

6.11 Figure 6.5 provides a breakdown of the estimated proportion of dwellings failing the disrepair criterion of the Decent Homes Standard, within each Ward in Bath and North East Somerset:

Figure 6.5 Rates of dwellings with a disrepair failure by sub-area (ward) (Source: BRE Models and Bath and North East Somerset HCS 2011)

Per cent of private sector dwellings estimated to be in disrepair

- Above 6.6%
- From 4.9% to under 6.6%
- From 3.9% to under 4.9%
- From 3.1% to under 3.9%
- Under 3.1%



6.12 Since the disrepair criterion is heavily dependent upon age, those wards indicated on the map are the ones with the highest proportions of older (pre 1919 and 1919-1945) dwellings.

7. Lacking modern facilities

Provision of kitchens, bathrooms and other features

Introduction

7.1 The third criterion of the Decent Homes Standard is that a dwelling should have adequate modern facilities. A dwelling fails the modern facilities test only if it lacks *three* or more of the following:

- » A kitchen which is 20 years old or less
- » A kitchen with adequate space and layout
- » A bathroom that is 30 years old or less
- » An appropriately located bathroom and WC
- » Adequate noise insulation
- » Adequate size and layout of common parts of flats

7.2 For example, if a dwelling had a kitchen and bathroom older than the specified date, it would not fail unless the kitchen had a poor layout or the bathroom was not properly located.

7.3 As a result of the relatively small number of dwellings failing the Decent Homes Standard on this criterion, it was not possible to further subdivide those failures to examine their tenure distribution or other characteristics.

Remedial costs for non-modern facilities

7.4 Figure 7.1 examines the cost to remedy failures under the non-modern facilities criterion of the Decent Homes Standard.

Figure 7.1 Remedial costs for dwellings lacking modern facilities (Source: House Condition Survey 2011)

Element	Modern facilities failures	Total cost £millions	Average cost per dwelling £s
Modernise kitchen	290	1.4	4,800
Extend to accommodate kitchen	130	3.4	11,560
Modernise bathroom	200	0.6	2,210
Add WC/bathroom	250	0.3	970
Add secondary glazing other noise insulation	60	0.2	590
Alter common parts layout	0	0.0	0
Total*	930	5.8	6,280

*Note: by definition dwellings will have more than one failure, thus all failures total more than the number of dwellings with failures. Because of multiple failures, the average cost is higher than the averages for remedying individual items.

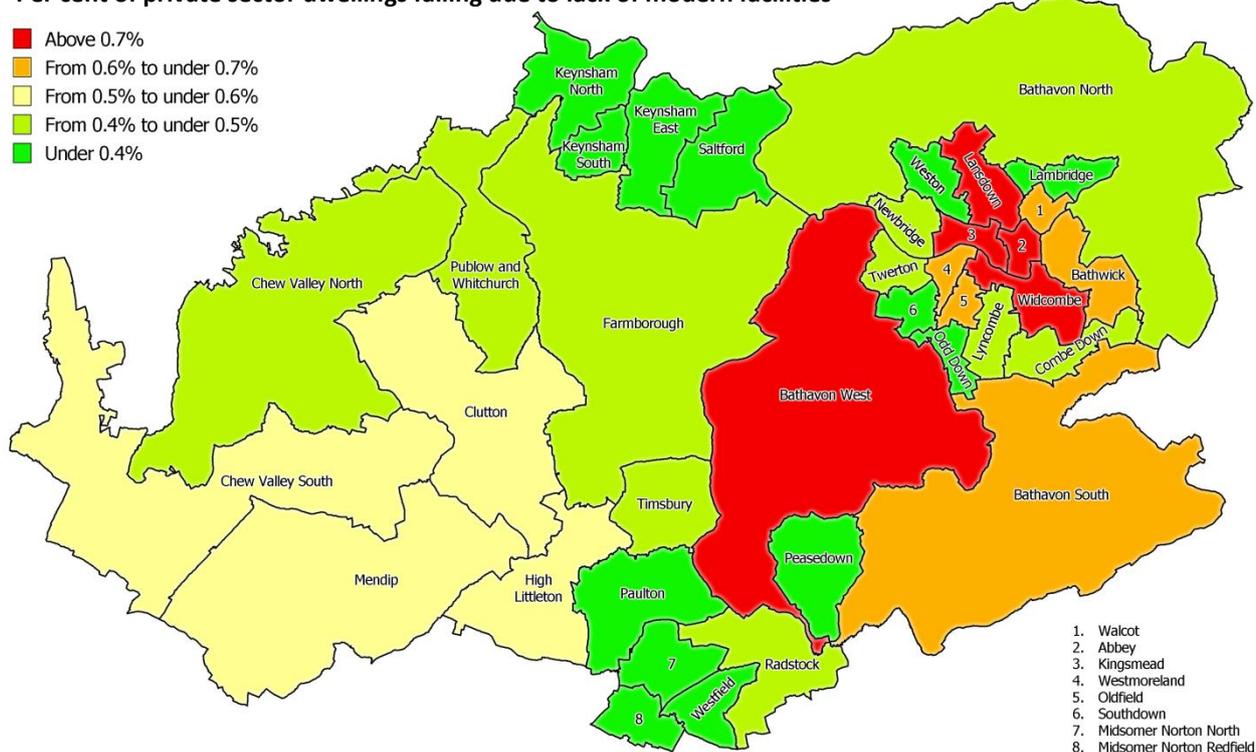
- 7.5 The total number of modernisations required is 930, which is only just over three times the number of dwellings failing the modern facilities criterion. This means that whilst it takes three or more items to fail the Decent Homes Standard on this criterion, the vast majority of failures are for exactly three reasons. The need to modernise kitchens and bathrooms were the most common failures. In most HCS it is typical to find that it is the need to modernise both the kitchen and bathroom, coupled with one other element that causes failure for non-modern facilities.
- 7.6 Figures have not been split down by tenure due to the fact that such a detailed breakdown for such a small category is statistically unreliable.

Lacking modern facilities by sub area

- 7.7 Figure 7.2 provides a breakdown of the estimated proportion of dwellings without adequate modern facilities within each Ward in Bath and North East Somerset:

Figure 7.2 Rates of modern facilities failure by sub-area (ward) (Source: BRE Models and Bath and North East Somerset HCS 2011)

Per cent of private sector dwellings failing due to lack of modern facilities



- 7.8 As with disrepair, modern facilities failures are highly dependent upon the age of dwellings in a particular area. It is important to note also, that modern facilities failures are so infrequent that even the highest levels by ward still barely breach one per cent of the stock in those wards.

8. Thermal comfort failures

Provision of heating systems and insulation

Introduction

8.1 Failure of the thermal comfort criterion, and consequently the work required to remedy that failure, is based on the combination of heating system type and insulation present within a dwelling. The following are the three requirements under the thermal comfort criterion of the Decent Homes Standard:

- » For dwellings with gas/oil programmable heating, cavity wall insulation (if there are walls that can be insulated effectively) or at least 50mm loft insulation (if there is a loft space) is an effective package of insulation.
- » For dwellings heated by electric storage heaters/ LPG/ programmable solid fuel central heating a higher specification of insulation is required: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are walls that can be insulated effectively).
- » All other heating systems fail (i.e. all room heater systems are considered to fail the thermal comfort standard).

The problem with the thermal comfort measure

8.2 During the piloting of the Decent Homes Standard thermal comfort was simplified to make it easier for local authorities to measure failures. The simplified version is the one described under the previous header. The problem with the simplified standard is that it principally measures whether a dwelling passes or fails without reference to its actual energy efficiency.

8.3 As an example of the above issue, under the thermal comfort standard, a purpose built flat with modern electric storage heating on a top floor in a block, with insulated cavity walls and 150mm of loft insulation would fail. By contrast, an isolated rural stone built cottage with solid walls, and old oil fired central heating system and only 50mm of loft insulation would actually pass the standard. In reality, the purpose built flat would be likely to have a higher SAP (energy efficiency rating – see next chapter) than the detached house.

8.4 For this reason it is worth treating the thermal comfort failure figures with caution.

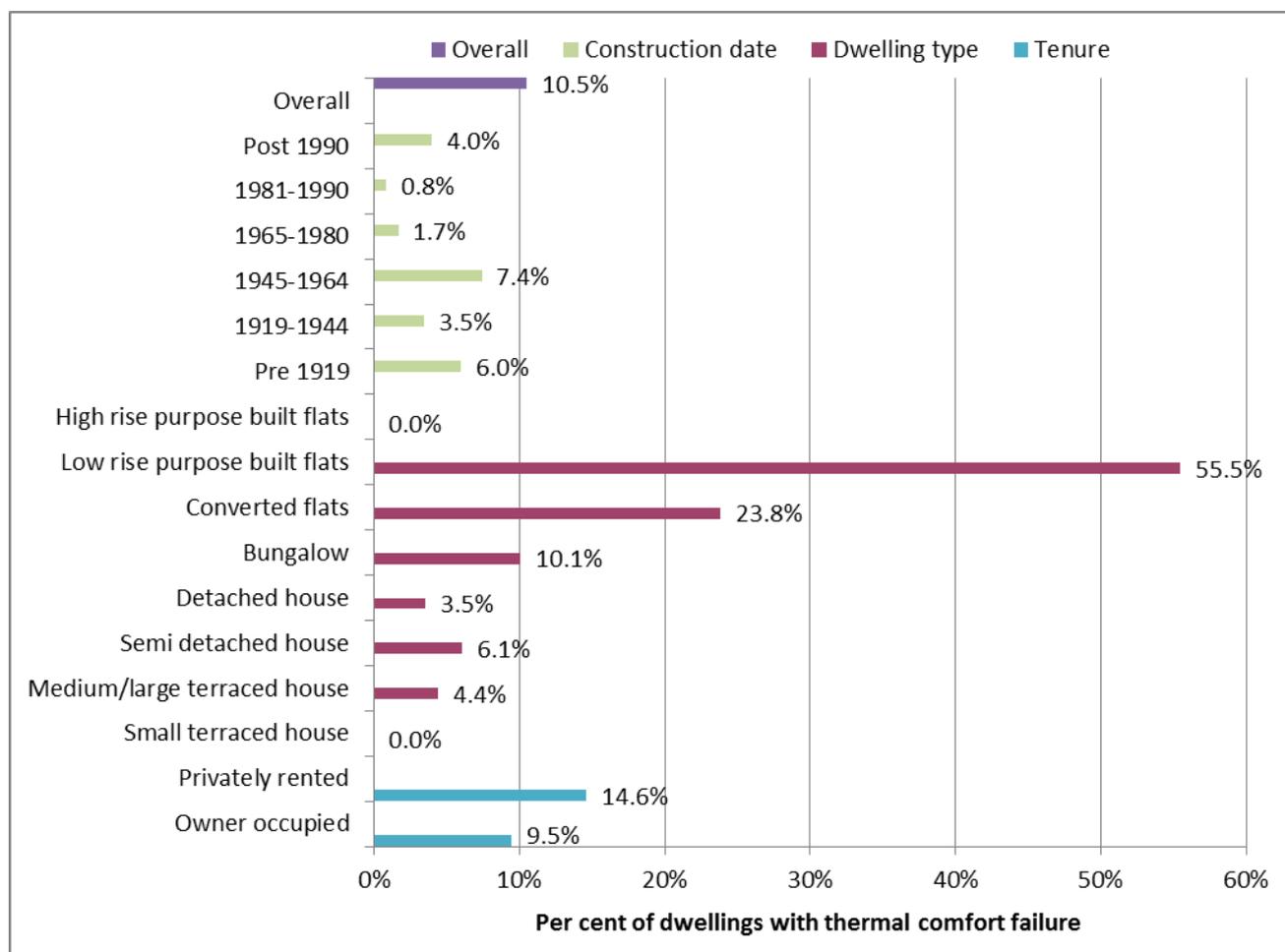
Thermal comfort failures and dwelling characteristics

8.5 A total of 7,000 private sector dwellings fail to meet the Thermal Comfort Standard, representing 10.5% of the private sector housing stock of the district, compared to 10.9% nationally.

8.6 Figure 8.1 overleaf shows the distribution of thermal comfort failure by tenure, building type and age.

- 8.7 Because of the large scale of the privately rented sector there is a much wider distribution of dwelling ages and types within this tenure than is usually the case. Despite this a reliance on using traditional heating, such as electric fires, instead of more energy efficient gas central heating accounts for why thermal comfort failures are significantly more common in privately rented dwellings than they are in owner occupied ones. This also tallies with the earlier finding that Excess Cold category one hazards are more common in this tenure.
- 8.8 Thermal comfort failure by dwelling type shows bungalows and flats as being the most likely to have a thermal comfort failure. In the case of bungalows a high proportion were built in the post-war period with cavity walls and un-insulated lofts. Whilst a significant amount of retrofitting has occurred, this has still left some dwellings with inadequate provision. It is not unusual for flats to fail as in the case of converted flats, room heaters are often favoured, which automatically fail thermal comfort; for purpose built flats many have storage heaters, which require a much higher insulation provision to the dwelling in order to pass.
- 8.9 Thermal Comfort failures by dwelling age follow the expected trend of increasing failure as dwellings get older, reflecting their construction materials and requirement for all insulation and efficient heating to have been retrofitted. It is possible for dwelling alterations to actually make a dwelling that passes thermal comfort subsequently fail, through occupier choice; and it is also possible if a dwelling has been upgraded/converted without reference to building regulations. Issues such as these account for the small number of post 1990 dwellings that fail the Thermal Comfort standard.

Figure 8.1 Thermal comfort failure by dwelling characteristics (Source: House Condition Survey 2011)



Remedial costs for Thermal Comfort failures

8.10 As with the other criteria of the Decent Homes Standard it is possible to quantify remedial costs to remove Thermal Comfort failures. The following, Figure 8.2, gives a breakdown of the number of dwellings needing heating systems, boilers, controls, loft insulation or cavity wall insulation in order to meet the Thermal Comfort standard. The average cost for each remedy is given along with total costs. As with disrepair and non-modern facilities it is possible for a dwelling to need more than one piece of work and thus the total number of remedial works is greater than the total number of dwellings failing.

Figure 8.2 Remedial costs for dwellings with thermal comfort failures (Source: House Condition Survey 2010)

Energy efficiency measure	Average unit cost (£s)	Owner occupied		Privately rented	
		Dwellings	Cost (£millions)	Dwellings	Cost (£millions)
Install central heating	5,700	1,310	7.5	440	2.5
Install new boiler	1,800	350	0.6	60	0.1
Install loft insulation	550	3,880	2.1	1,930	1.1
Install cavity wall insulation	650	1,800	1.2	460	0.3
Add heating controls	420	260	0.1	40	0.0
Total*	2,218	4,990	11.5	2,010	4.0

*Note: by definition dwellings will have more than one failure, thus all failures total more than the number of dwellings with failures. Because of multiple failures, the average cost is higher than the averages for remedying individual items.

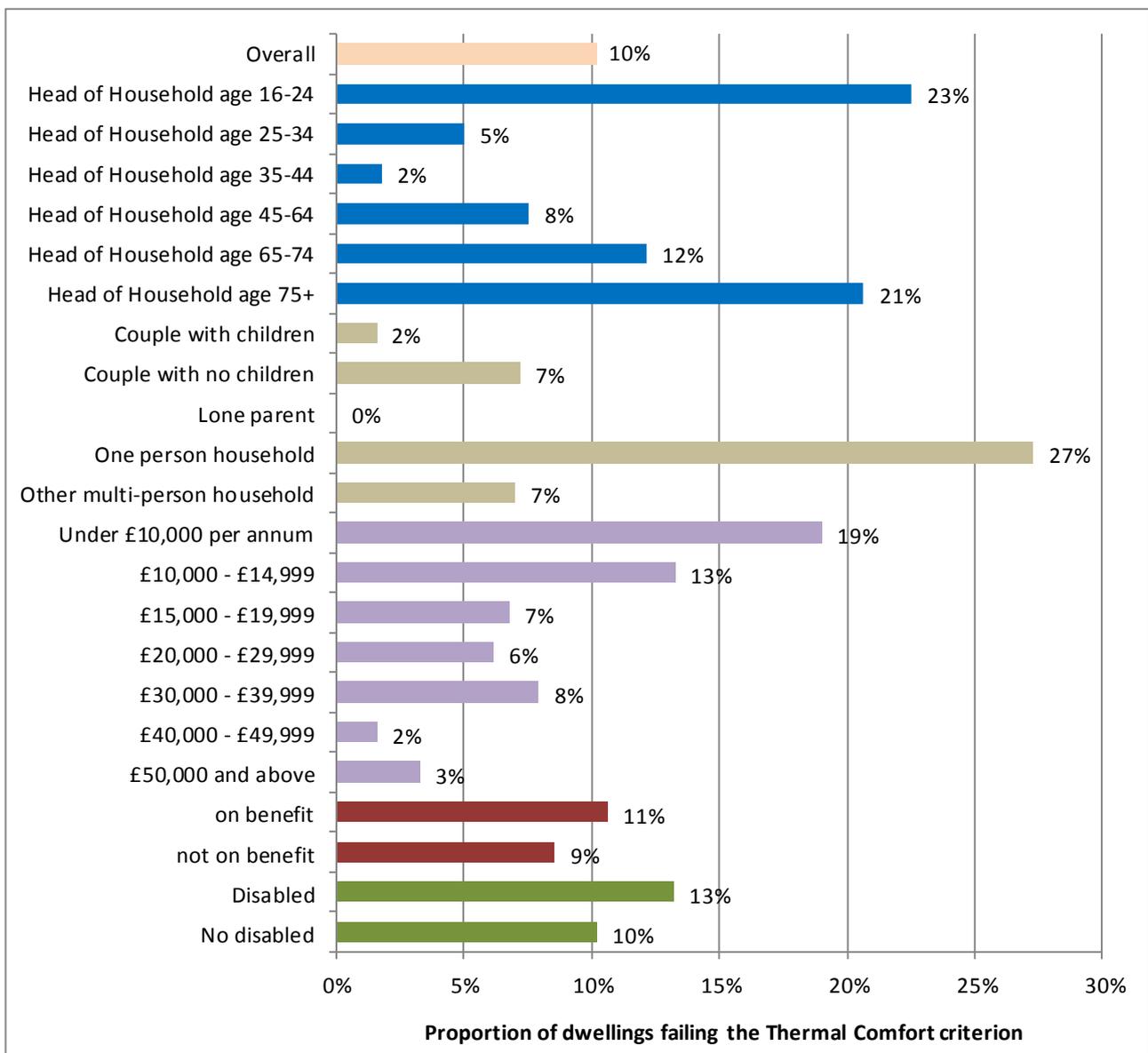
8.11 The greatest amount of work required, for both tenures, is for central heating, reflecting the high cost of this measure. Very few privately rented dwellings require new boilers when compared to owner-occupied dwellings, but more privately rented dwellings require loft insulation to be made decent by removing their thermal comfort failure. Cavity wall insulation is a more common requirement in owner occupied dwellings, however, this largely reflects their more modern age profile.

8.12 The total number of measures needed is nearly 10,530, but as with dwellings lacking modern facilities, some dwellings require multiple interventions.

Thermal Comfort failures and household characteristics

8.13 Thermal comfort failures occur where dwellings lack modern central heating systems and/or have inadequate insulation. Thermal comfort is therefore a useful indicator of where energy efficiency improvements in dwellings are likely to be needed to be carried out.

8.14 Figure 8.3 provides a breakdown of thermal comfort failures by household characteristics.

Figure 8.3 Thermal comfort failure by household characteristics (Source: House Condition Survey 2011)

8.15 There is an association between age of head of household and thermal comfort failure with the youngest and oldest heads of household living in dwellings the greatest proportion of thermal comfort failures.

8.16 There is also an association when looking at the relationship between thermal comfort failure and household type with one person households having significantly above average levels of thermal comfort failure.

8.17 For household income there is generally a downward trend in thermal comfort failures as household income increases with the failure rate over six times greater for households with an annual income below £10,000 per annum compared to households with an annual income of £50,000 or above.

8.18 Households where at least one resident is in receipt of a means tested benefit are slightly more likely to live in a dwelling that fails the thermal comfort criterion of the Decent Homes Standard.

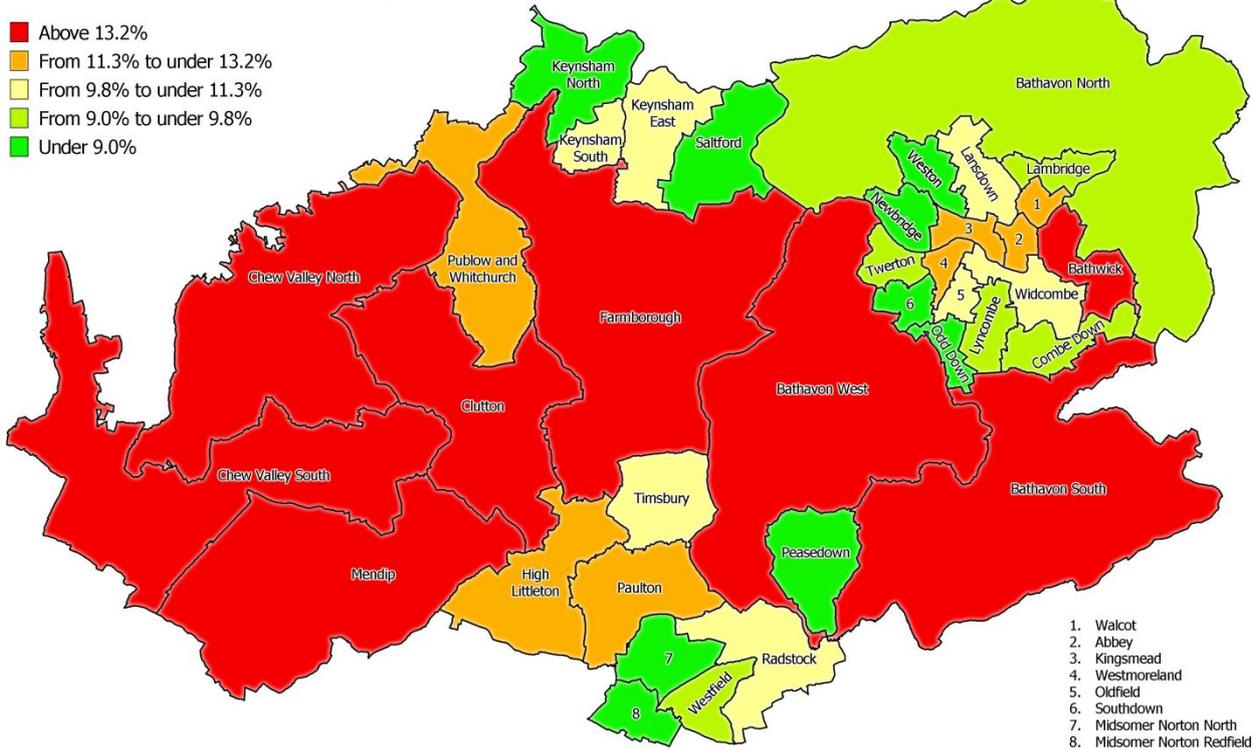
8.19 Households where a resident with a disability lives are also more likely to fail the Decent Homes Standard on thermal comfort as a dwelling where no disabled resident lives.

Thermal Comfort failures by sub area

8.20 Figure 8.4 provides a breakdown of the estimated proportion of dwellings that fail to meet the Thermal Comfort criterion of the Decent Homes Standard within each Ward in Bath and North East Somerset:

Figure 8.4 Rates of dwellings with a thermal comfort failure by sub-area (ward) (Source: BRE Models and Bath and North East Somerset HCS 2011)

Per cent of private sector dwellings with Thermal Comfort failures



8.21 Thermal comfort failures are strongly associated with dwellings that do not use mains gas or oil as their primary heating fuel, as well as with dwellings that are of solid wall construction. For these reasons thermal comfort failures largely follow the earlier findings for category one hazards, with the exception of the central wards of Bath, which are not in the top level for thermal comfort failure, despite being in this bracket for category one hazards.

9. Energy Performance

Energy ratings, CO₂ and energy costs

Energy performance and SAP ratings

- ^{9.1} The Standard Assessment Procedure or SAP is a government rating for energy efficiency. It is used in this report in conjunction with annual CO₂ emissions figures, calculated on fuel consumption, and the measure of that fuel consumption in kilo Watt hours (kWh), to examine energy efficiency.
- ^{9.2} The SAP rating in this report was the energy rating for a dwelling and was based on the calculated annual energy cost for space and water heating. The calculation assumes a standard occupancy pattern, derived from the measured floor area so that the size of the dwelling did not strongly affect the result. It is expressed on a 0-100 scale. The higher the number the better the energy rating for that dwelling.

Changes in the SAP standard

- ^{9.3} The Government's SAP rating has been changed a number of times over the years and these changes can have an important effect on comparing SAP ratings. The most significant changes came in 2001 and 2005, which involved a shift to a 1 to 120 scale in 2001 and then a reversion to a 1 to 100 scale in 2005. By using a 1 to 120 scale SAP ratings were effectively 'stretched' meaning that average SAP ratings cannot be compared like-for-like between now and some earlier figures.
- ^{9.4} The software used to calculate SAP ratings for this report uses SAP2005.

Distribution of SAP ratings

- ^{9.5} The average SAP rating in Bath and North East Somerset for private sector dwellings is 53, a significant improvement from the 2004 SAP rating of 44 and above the national average SAP rating of 51. The last HCS report in 2004 used the previous SAP rating system (SAP 2001) and on this 1 to 120 scale the average SAP rating for Bath and North East Somerset was 53, but using the same scale Bath and North East Somerset's current average SAP rating would be approximately 64. There has, therefore, been a significant improvement in energy efficiency in private sector dwellings within the District over the past four years.
- ^{9.6} SAP ratings are affected by the age of dwellings, their heating types, heating fuel, insulation and level of exposure. Dwelling exposure relates to the number of walls exposed to the outside air and a dwelling's location, e.g. a detached house in a rural location has far higher exposure than a mid-terrace house in an urban location.

- 9.7 The age profile of Bath and North East Somerset's private sector housing stock is slightly older than average and older dwellings tend to be less energy efficient. As a counter to this a large proportion of the district is urban with total (86% gas coverage and 83% gas use for main heating fuel). Mains gas central heating is among the most efficient of heating system types.
- 9.8 Figure 9.1 shows the energy performance distribution by tenure incorporating the same banding system used since the EHCS 2007. The majority for each tenure group were contained within the 39 to 68 bandings, being 83.5% for owner occupied dwellings and 79.1% for the privately rented stock. The overall stock rate is 82.6% within those bands, which was above the national rate (73.2%). The total for band B is well above the national average and reflects the substantial amount of new build properties that have been created in recent years.

Figure 9.1 Energy Performance SAP banded (Source: House Condition Survey 2011 and EHS 2009)

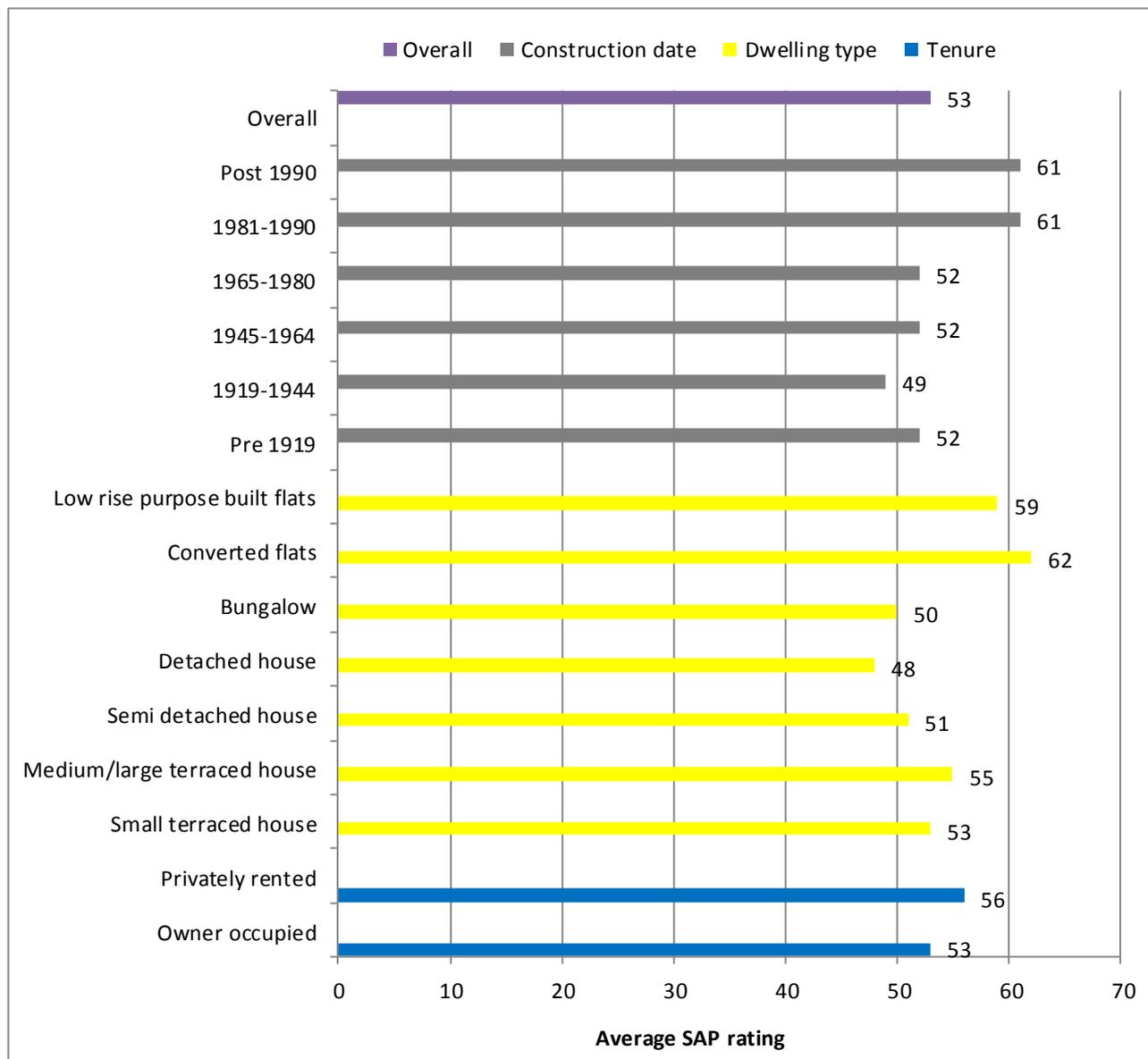
EPC SAP Range Banded	Owner occupied	Privately rented	Whole Stock	EHCS 2009
Band A (92-100)	0.5%	0.0%	0.4%	0.0%
Band B (81-91)	0.0%	0.1%	0.0%	0.1%
Band C (69-80)	6.5%	12.5%	7.7%	5.0%
Band D (55-68)	38.9%	40.7%	39.2%	30.4%
Band E (39-54)	44.7%	38.4%	43.4%	42.8%
Band F (21-38)	8.7%	6.2%	8.2%	17.3%
Band G (1-20)	0.8%	2.1%	1.1%	4.4%
Total	100.0%	100.0%	100.0%	100.0%

Energy efficiency and dwelling characteristics

- 9.9 The physical characteristics of dwellings have a major effect on the efficiency of a dwelling. The number of exposed external walls and the construction materials and methods all affect the overall heat loss and therefore the energy efficiency. Different types and ages of dwellings will have different energy characteristics.
- 9.10 Figure 9.2 gives a breakdown of average SAP ratings by tenure, building type and construction date.
- 9.11 The average SAP rating for owner occupied dwellings is 53 and for the private rented sector it is 56. This reflects the all England position from the EHS where mean SAP for owner occupied dwellings is 51 and for privately rented dwellings 52. Mean SAPs are higher in privately rented dwellings despite the earlier findings on thermal comfort and excess cold. This is because private rented dwellings are strongly associated with flats which typically have lower exposure and small volumes both of which enhance SAP ratings.
- 9.12 When examining SAP ratings by built form, semi-detached and detached houses and bungalows have the lowest SAP ratings which reflects their older age profile and above average external exposure. Flats in general all have above average SAP ratings due to lower exposure and association with urban areas.

9.13 Increases in SAP tend to be associated with a reduction in dwelling age; the most modern stock tends to have the highest SAP. This pattern is followed in Bath and North East Somerset, but the differences between age bands are not substantial.

Figure 9.2 SAP by general characteristics (Source: House Condition Survey 2011)



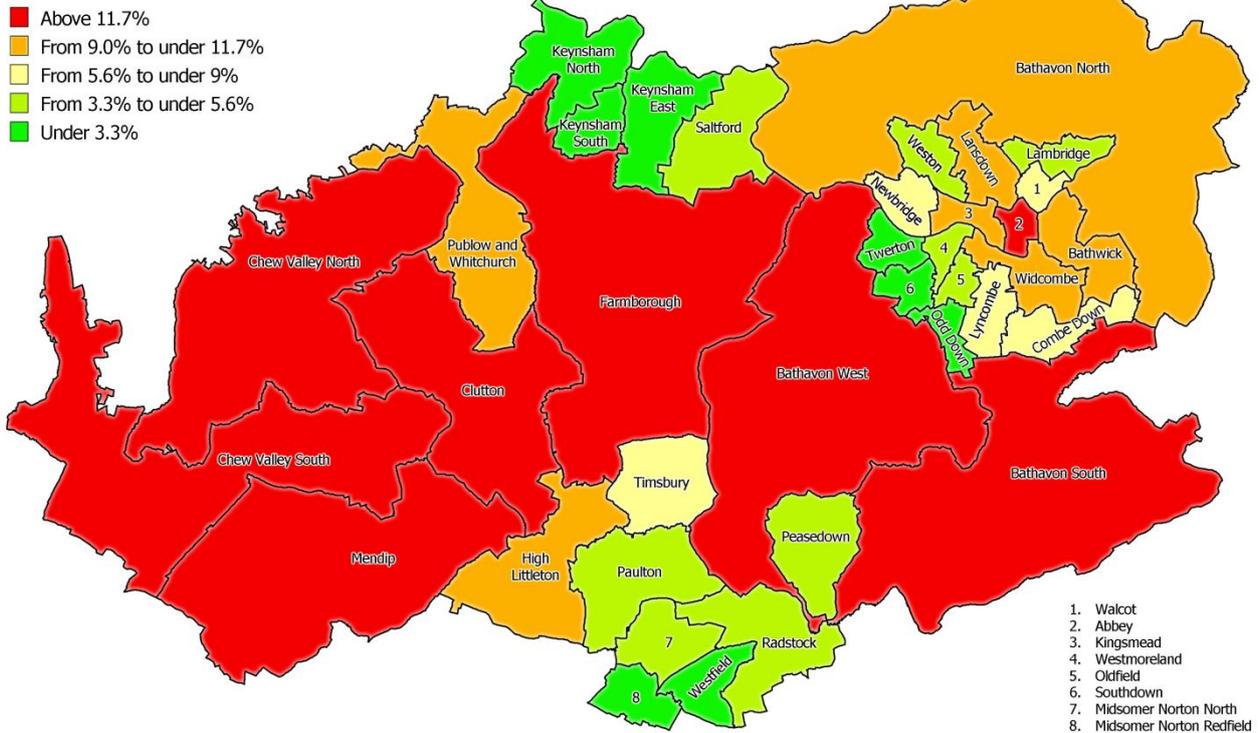
Low Energy Efficiency (SAP) ratings by area

9.14 As part of the remodelling process, combining results from the survey with BRE Housing Stock Model information, it has been possible to map the estimated proportion of dwellings with an energy efficiency (SAP) rating below 35. This level is generally considered a threshold below which a dwelling is unacceptably inefficient (as an example, it is used in the EHS as the cut-off point below which a dwelling is considered to have a category one Excess Cold hazard).

9.15 Figure 9.4 provides a distribution of the estimated proportion of dwellings with a SAP rating below 35 by ward across Bath and North East Somerset.

Figure 9.3 dwellings with a SAP less than 35 by ward (Source: House Condition Survey 2011)

Per cent of private sector dwellings with a SAP rating below 35



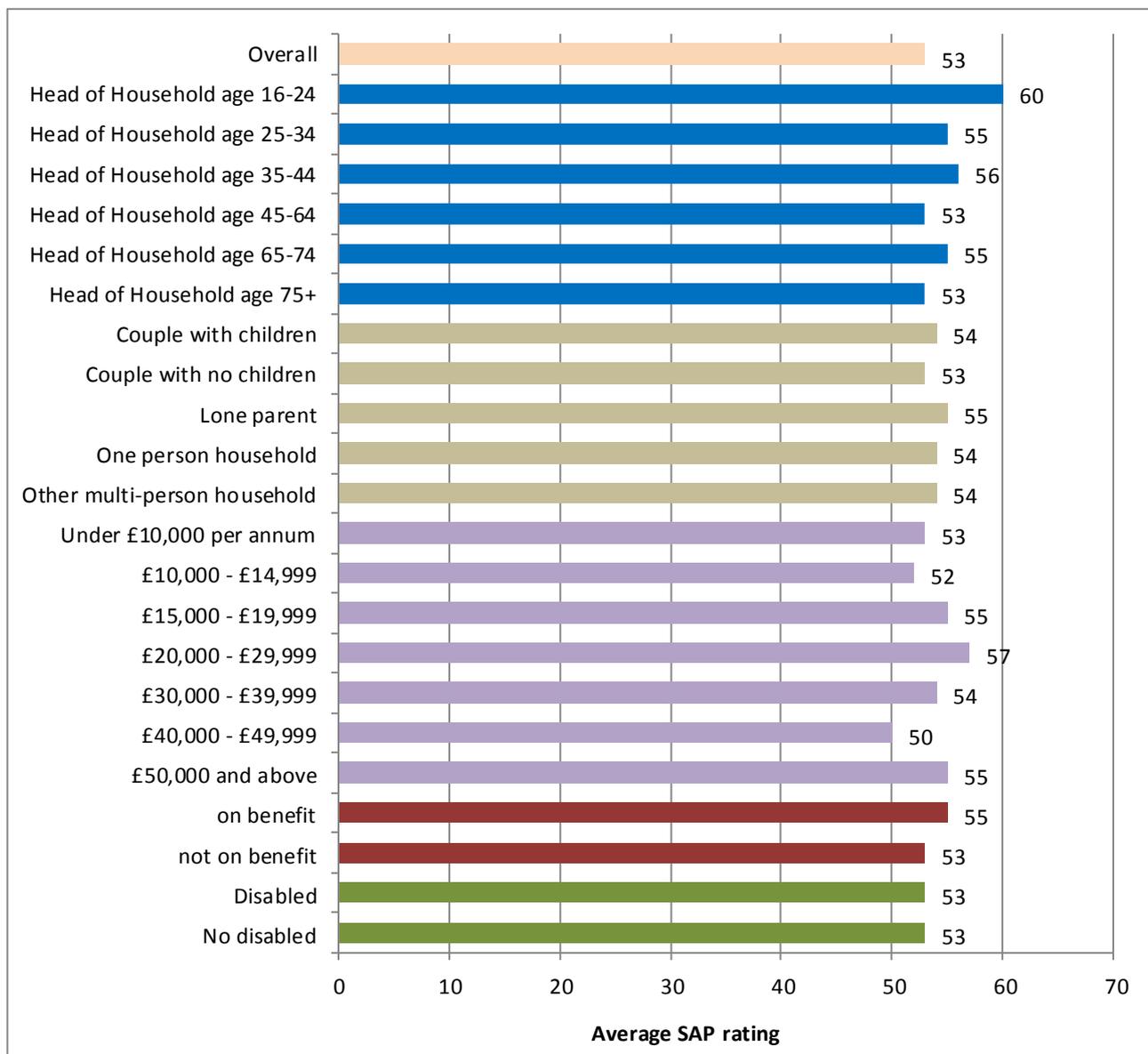
9.16 Dwellings with a SAP rating below 35 reflect the findings already illustrated for dwellings with category one hazards (specifically excess cold) and dwellings with a thermal comfort failure.

Energy Efficiency by Social Characteristics

9.17 As with other housing condition indicators it is possible to analyse energy efficiency characteristics by the social characteristics of households and residents.

9.18 Figure 9.4 provides the average SAP rating per dwelling by different household characteristics.

Figure 9.4 SAP by household characteristics (Source: House Condition Survey 2011)



9.19 There is an association between age of head of household and SAP ratings with the oldest heads of household living in dwellings the lowest mean SAP ratings and the youngest living in dwellings with the highest mean SAP ratings.

9.20 There is a weaker association when looking at the relationship between SAP ratings and household type with no household types having substantially above or below average SAP ratings.

9.21 For household income there is also no strong trend in SAP ratings as household income increases. Households on the highest incomes do have an above average SAP rating, but those in the lowest income bracket have SAP ratings that combine to the district average.

9.22 Households where at least one resident is in receipt of a means tested benefit are slightly more likely to live in a dwelling with a below average SAP rating.

- 9.23 For dwellings where at least one resident with a disability resides the average SAP rating is the same as those dwellings where there is no resident with a disability present.

Energy Efficiency of the social housing stock

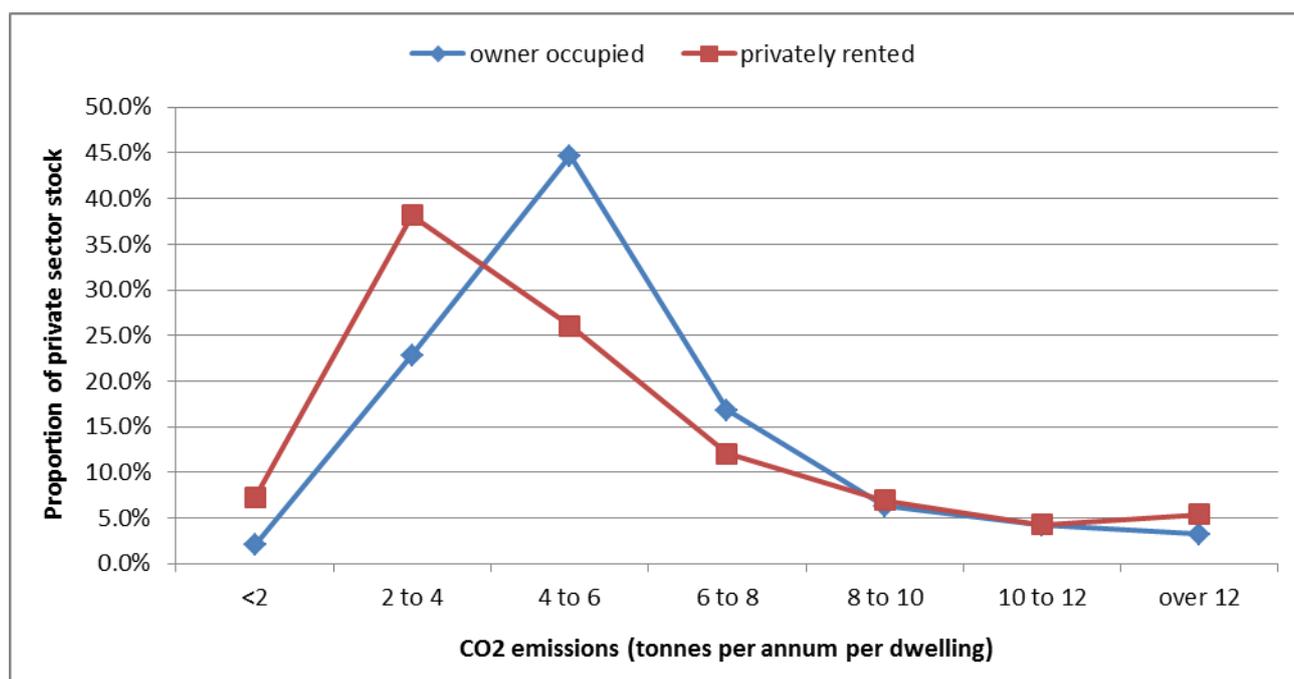
- 9.24 For comparative purposes, this report has sought to examine dwellings conditions in the social rented sector with those in the private sector wherever possible. Information on the social rented sector was not collected as part of this survey and thus findings are drawn from other sources (see chapter 4).
- 9.25 A large amount of detail is not available on the energy efficiency characteristics of social rented dwellings, however, it is known that a lot of work has been carried out in improving energy efficiency measures in this sector under the remit of the Decent Homes Standard. These improvements are reflected in the relative SAP ratings of dwellings in the social rented sector as compared to private sector dwellings (both sectors having improved substantially over the past ten years).
- 9.26 The mean SAP rating in social rented dwellings, in Bath and North East Somerset, is estimated to be 69, which compares to a national average SAP rating for social rented dwellings of 61 and it also compares favourably to the mean SAP of 53 in the private sector. This is not a fair comparison however, as the private sector stock age profile is much older than that for the social rented sector; it has more solid wall and hard-to-treat dwellings; far fewer flats (which have lower exposure than houses and thus better energy efficiency) and larger average dwelling sizes, which also affects energy efficiency.

Carbon Dioxide emissions

- 9.27 As part of the 2007 Comprehensive Spending Review the Government announced a single set of indicators which would underpin the performance framework as set out in the Local Government White Paper "Strong and Prosperous Communities". To provide a more powerful and consistent incentive to local authorities, to develop and effectively implement carbon reduction and fuel poverty strategies, included within the set of indicators were a per capita reduction in Carbon Dioxide (CO₂) emissions in the Local Authority area and the tackling of fuel poverty.
- 9.28 PSA Delivery Agreement 27 (Lead the global effort to avoid dangerous climate change) stated that "The overall framework for the Government's domestic action is set out in the Climate Change Bill for which Parliamentary approval will be sought". This was subsequently passed into legislation on 26 November 2008, through the Climate Change Act 2008, which included legally binding targets to achieve greenhouse gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO₂ emissions of at least 26% by 2020, against a 1990 baseline.
- 9.29 The former Labour government launched a consultation document entitled "Heat and energy saving strategy consultation" in February 2010. However, since the general election in May 2010, the new coalition government has set out its broad energy strategy through an Annual Energy Statement in June 2010. The following information may therefore, be subject to change.
- 9.30 The overall aim of the consultation was to reduce annual emissions by up to 44 million tonnes of CO₂ in 2020, the equivalent of a 30% reduction in emissions from households compared to 2006, making a significant contribution to meeting the government's carbon budgets.

- 9.31 One key aspect of the government's approach was to consider the energy needs of the 'whole house', putting together a more comprehensive programme of work for the whole house rather than the installation of individual measures one at a time. It was considered that modern heating offered the potential to cut energy bills and reduce CO₂ emissions, and the government wanted to help the development of heating networks within communities where it made sense to do so.
- 9.32 The Government's strategy for saving energy and decarbonising heating both now and into the future, has four main objectives:
- » to help more people, especially in the current difficult economic climate, as well as over the longer term, to achieve a reduction in their energy bills by using less energy;
 - » to reduce the UK's emissions and increase the use of renewable energy in line with the demands of the government's carbon budgets, their renewables target and the ultimate objective of reducing greenhouse gas emissions by 80% by 2050;
 - » to help maintain secure and diverse energy supplies; and
 - » to take advantage of the economic opportunities presented by the shift to a low carbon economy in the UK and in the rest of the world. This to help during the current economic downturn and over the longer term.
- 9.33 By 2015, it is the government's aim to have insulated all the lofts and cavity walls where it is practicable to do so. Although it is considered that this will not be enough to achieve the ambitions for the 2050 target of cutting emissions by 80%. Once these options have been exhausted, more substantial changes are being considered, such as small-scale energy generation and solid wall insulation, with the aim of helping up to seven million homes by 2020.
- 9.34 It is proposed to retain the current Carbon Emissions Reduction Target (CERT) until 2012, when it is thought that a more coordinated, community-based approach, working door-to-door and street-to-street to cover the needs of the whole house. This more coordinated approach is piloted under a new Community Energy Savings Programme (CESP), launched in September 2010.
- 9.35 Bath and North East Somerset has no Lower Super Output areas contained within the list of areas of low income that the Government proposes qualify for the Community Energy Saving Programme.
- 9.36 The CO₂ data provided as part of this survey indicated that emissions within the private sector stock of Bath and North East Somerset are 377,000 tonnes per annum an average of 5.7 tonnes per annum per property or 2.3 tonnes per annum per capita. The EHCS 2009 reported total CO₂ emissions of 130 million tonnes per annum or 7.1 tonnes per dwelling (owner occupied and privately rented).
- 9.37

Figure 9.5 shows the range of dwelling CO₂ emissions released per annum. The majority of owner occupied dwellings (81%) had emissions of between 2 and 8 tonnes per annum, with the equivalent for private rented dwellings being 91%. Private rented dwellings on average have lower emissions reflecting their smaller size and slightly better energy efficiency level.

Figure 9.5 Annual dwelling CO₂ emissions (Source: House Condition Survey 2011)

^{9.38} Emissions per main fuel type are given in Figure 9.6. On peak electricity has amongst the highest average emissions level. In the case of on-peak electricity all the CO₂ is produced at source, i.e. during power generation. The loss of energy during transmission means that more electricity needs to be produced than is actually used to heat the dwelling, a process that is inherently inefficient. Mains gas is the most efficient heating fuel.

Figure 9.6 Main fuel CO₂ emissions (Source: House Condition Survey 2011)

Fuel main	CO ₂ (tonnes)	Average CO ₂ (kg per annum) per property
Mains gas	298,400	5,380
LPG	500	9,300
Oil 35 Sec	29,200	10,120
Oil 28 Sec	3,500	10,360
House Coal/pearl	300	6,190
Smokeless process	1,000	7,250
Anthracite nuts	100	5,660
Anthracite grains	5,000	16,690
Wood	300	11,770
On-peak	7,500	15,160
Econ 7 off peak	31,600	10,610

Energy efficiency improvement

9.39 The great majority of dwellings, just over two thirds, use mains gas central heating. The survey found that over 86% of dwellings had a central heating system, slightly less than the 90% found in the EHS 2009. The main reason it is not higher, despite the mains gas coverage, is the fact that some of the dwelling stock of the district is in rural locations.

9.40 Figure 9.7 shows the heating type found by dwelling type.

Figure 9.7 Heating type by dwelling type (Source: House Condition Survey 2011)

	Central heating	Community heating	Heat pumps	Room heaters	Storage heating	Warm air System
Small terraced house	99.2%	0.0%	0.0%	0.0%	0.8%	0.0%
Medium/Large terraced house	90.6%	0.0%	0.0%	0.7%	5.3%	3.3%
Semi-detached house	95.4%	0.0%	0.0%	1.8%	2.0%	0.8%
Detached house	94.8%	0.0%	0.1%	0.4%	2.5%	2.1%
Bungalow	86.4%	0.0%	0.0%	3.5%	10.1%	0.0%
Converted flat	67.5%	6.6%	0.0%	2.6%	23.0%	0.2%
Low rise purpose built flat	35.7%	0.0%	0.0%	17.8%	41.8%	4.7%
All dwellings	86.4%	0.5%	0.0%	2.6%	8.5%	1.9%

9.41 Purpose built flats have the lowest rates of central heating provision, followed by converted flats. This is common in purpose built flats which often rely on electric storage. Low rise flats and bungalows have the highest proportions of room heaters, which again, is a common finding. All house types, except bungalows, show a rate of over 90% using central heating, which is as a result of a strong association with the owner-occupied sector and high use of mains gas.

9.42 Level of insulation provision is also an important factor in energy efficiency:

Figure 9.8 Loft insulation by dwelling type (Source: House Condition Survey 2011)

Dwelling Type	No insulation	Less than 100mm	100mm	150mm	200+m m	*No loft
Small terraced house	0.0%	8.2%	36.8%	13.0%	39.5%	2.6%
Medium/Large terraced house	2.1%	4.5%	15.8%	17.2%	58.4%	2.0%
Semi-detached house	1.3%	7.8%	18.9%	22.2%	47.6%	2.1%
Detached house	0.1%	5.1%	19.8%	19.1%	52.5%	3.5%
Bungalow	3.7%	5.4%	7.0%	21.9%	55.0%	7.0%
Converted flat	1.6%	1.3%	4.2%	7.7%	15.8%	69.3%
Low rise purpose built flat	0.0%	11.8%	15.7%	10.4%	20.1%	42.1%
High rise purpose built flat	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All dwellings	1.5%	6.0%	16.0%	17.9%	47.4%	11.3%

** Note: this is a dwelling based survey, thus any flat not directly under a pitched roof counts as having no loft*

9.43 The Council has targeted private households for more than ten years offering free or discounted loft and cavity wall insulation and have helped to improve the energy efficiency of thousands of properties. The Council has pro-actively been to every ward in the district in promoting energy efficiency improvement and still has a programme of energy efficiency in the district trying to identify dwellings that have not previously taken up options on offer for improvement.

9.44 The large amount of improvement has resulted in a very low proportion of dwellings where further improvement is possible. There are only approximately 970 dwellings (1.5%) that have a loft but do not have loft insulation. A further 3,950 (6.0%) have less than 100mm, much of this retrofitted, but newer standards expect 250mm+ as a good level of insulation. There is, therefore, some scope to improve loft insulation in private sector dwellings in the district.

9.45 The provision of different heating systems and insulation within the dwelling stock does allow scope for some dwellings to have additional insulation, improved heating, draught proofing etc. Such improvements can lead to a reduction in energy consumption with consequent reduction in the emission of gases such as carbon dioxide implicated in climate change.

9.46 The Council are now looking at harder to treat properties as there are a large number of solid wall properties in the private sector, which to date have not received assistance due to the cost of external cladding insulation being much higher than cavity wall insulation. There are also a number of non-traditional build properties, which also require specialist cladding to improve thermal efficiency. The reduction in the private sector renewal budget has limited the assistance the Council can give to improve such dwellings, apart from offering loans.

The cost and extent of improvement

9.47 The following figures are based on modelling changes in energy efficiency, brought about by installing combinations of items listed below. These are based on measures that have been provided by many local authorities and are loosely based on the Warm Front scheme.

- » Loft insulation to 270mm
- » Cavity wall insulation
- » Cylinder insulation to 70mm Jacket (unless foam already)
- » Full central heating where none is present
- » Installation of a modern high efficiency gas boiler where none is present
- » Double Glazing to all windows

9.48 The computer model entered whatever combination of these measures is appropriate for a particular dwelling taking into account the provision of heating and insulation shown by the survey.

Improvements made within the past year

9.49 Residents were asked to state whether they had carried out any energy efficiency improvements to their dwelling within the past year. The results are set out in Figure 9.9 below.

Figure 9.9 Energy efficiency improvement measures by occupiers (Source: House Condition Survey 2011)

Energy efficiency measure	Dwellings where improvement has been carried out	Per cent of all occupied private sector dwellings
Cavity wall insulation	1,930	3.0%
Installing loft insulation	480	0.7%
increasing loft insulation	3,030	4.6%
Replacing old boiler	3,460	5.3%
Installing central heating	840	1.3%
Installing double glazing	1,010	1.5%
installing heating controls	1,380	2.1%
Installing other improvement	950	1.5%
All measures	13,100	
All dwellings where measures carried out	8,510	13.0%

9.50 Over 13,100 improvements have been carried out to private sector dwellings in the past year, representing a substantial improvement in the energy efficiency of dwellings across the district.

Future improvement

9.51 If all combinations of improvements listed below were carried out to all dwellings, the total cost would be just over £83 million, an average of £1,820 per dwelling, where improvements were required.

9.52 The total cost of improvements given above is distributed among 45,870 dwellings, 69% of the stock. The majority of these dwellings will have complied with Building Regulations current at the time they were built and realistically most of them will currently provide an adequate level of thermal efficiency. In most cases, however, there is still scope for improvement even if only minor.

9.53 The following analysis looks at how many dwellings could have each type of measure applied.

Figure 9.10 All energy efficiency measures that could be carried out (Source: House Condition Survey 2011)

Measure		Per cent of private sector	Total cost £millions	Average cost per dwelling £s
Owner occupied	Dwellings			
Loft insulation to 270mm (where <100mm)	3,980	7.6%	2.2	550
Cavity wall insulation	16,490	31.3%	10.7	650
Cylinder insulation	21,650	41.1%	2.1	95
New central heating	2,190	4.2%	12.5	5,700
New boiler	10,310	19.6%	18.6	1,800
Double glazing	5,050	9.6%	19.8	3,915
Any measures*	35,770	67.9%	65.7	1,840
Privately rented				
Loft insulation to 270mm (where <100mm)	940	6.8%	0.5	550
Cavity wall insulation	2,920	21.3%	1.9	650
Cylinder insulation	5,050	36.8%	0.5	95
New central heating	500	3.6%	2.8	5,700
New boiler	1,440	10.5%	2.6	1,800
Double glazing	4,560	33.2%	9.4	2,050
Any measures*	10,100	73.6%	17.7	1,750

* The total for 'any measure' is less than the sum of measures as some dwellings can have more than one measure

9.54 The wide range of measures indicates that, in most cases, two or more improvements could be carried out. Generally loft insulation would be an improvement on existing insulation, rather than an installation where none exists. With cylinder insulation, most improvements would be the replacement of old cylinders with jackets, for new integral foam insulated cylinders. Installation of new central heating is only indicated where the dwelling currently relied solely on room heaters as the primary heating source.

9.55 There are a further 21,200 dwellings that have solid walls that are not insulated and an estimated 970 that have had some form of insulation. Solid wall insulation can be in the form of internal or external cladding, depending on what is most appropriate to the dwelling. This needs to take into consideration the effect on the appearance of the dwelling, any reduction on internal space and the fitting of insulation around existing building elements such as doors, windows and soffits/fascia. As a result, solid wall insulation is typically in the region of five to ten times as expensive as cavity wall insulation, hence the low number of dwelling that currently have provision.

Renewable energy

9.56 As conventional energy efficiency improvements eventually reach all dwellings it will become necessary to consider alternative forms of improving energy efficiency if we intend to make dwellings use less energy and produce less carbon dioxide.

9.57 Surveyors were asked to identify, or confirm with householders, the proportion of lights in the dwelling that use low energy light-bulbs. They were also asked to establish whether the dwelling currently uses solar water heating. The results, divided by tenure, are illustrated in Figure 9.11.

Figure 9.11 Low energy light-bulbs and solar water heating (Source: House Condition Survey 2011)

Low energy bulbs	owner occupied		privately rented	
no low energy bulbs	8,120	15.4%	2,720	19.8%
up to 50% low energy bulbs	13,330	25.3%	2,740	20.0%
more than 50% low energy bulbs	26,820	50.9%	6,430	46.8%
100% low energy bulbs	4,430	8.4%	1,840	13.4%
Solar water heating	owner occupied		privately rented	
Solar water heating	1,140	2.2%	140	1.0%
no solar water heating	51,550	97.8%	13,590	99.0%

9.58 Low energy light-bulbs are an established energy efficiency measure and the figures indicate a substantial take up already. The removal from sale of all conventional light bulbs these figures will inevitably increase and within five years it is likely that virtually all light-bulbs will be low energy.

9.59 Surveyors were asked to note any dwelling where the potential for the installation of photovoltaic cells exists. This involves determining if there is a suitable pitched roof that is structurally sound and that has a large enough area of roof facing between South East and South West on the building. Shows the distribution of dwellings that have the potential for the installation of photovoltaic cells to provide some of the dwelling's energy requirements.

Figure 9.12 Potential for photo voltaic cells (Source: House Condition Survey 2011)

Photo voltaic cells	Suitable for photovoltaic	
Owner occupied	26,940	51.1%
Privately rented	5,860	42.7%
overall	32,80	49.4%

9.60 Just over half of all owner occupied dwellings could feasibly have useful photovoltaic cells installed on their roof. For privately rented dwellings the figure is slightly lower, but this reflects the higher proportion of flats within this tenure (the figures do not include consideration for flats to operate any form of shared or communal scheme).

Tackling fuel poverty

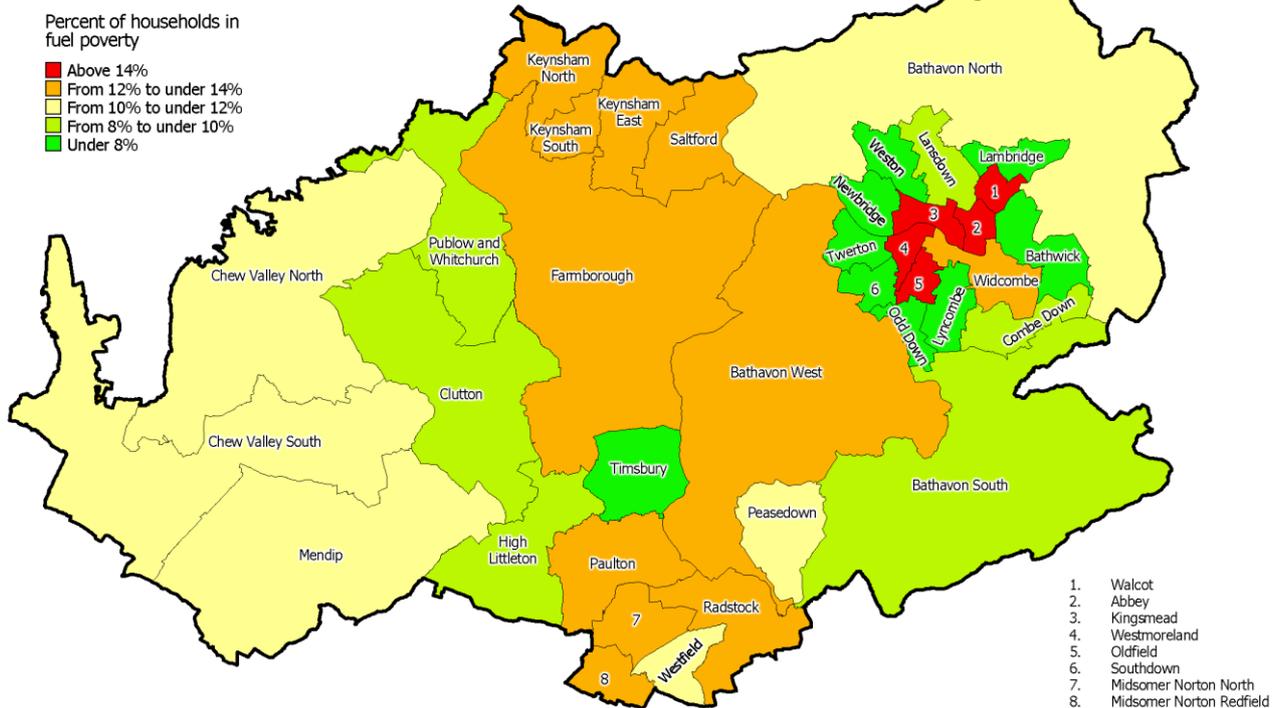
- ^{9.61} A key issue in reducing energy consumption is tackling fuel poverty. The occupiers of a dwelling are considered to be in fuel poverty if more than 10% of their net household income would need to be spent on heating and hot water to give an adequate provision of warmth and hot water. Not only do dwellings where fuel poverty exists represent dwellings with poor energy efficiency, they are, by definition, occupied by residents with low incomes least likely to be able to afford improvements. In “Fuel Poverty in England: The Government’s Plan for Action” published in 2004, the government set a target for the total eradication of fuel poverty by November 2016.
- ^{9.62} There are an estimated 11,350 (17.3%) of occupied, private sector, dwellings in fuel poverty in Bath and North East Somerset compared to approximately 21% based on the findings of the latest ‘Annual Fuel Poverty Report’ published by the Department for Energy and Climate change (DECC 2011).
- ^{9.63} A slightly lower proportion than the national average, the 11,350 dwellings still represent a massive number of households that are in fuel poverty and will present issues in terms of both energy efficiency and occupier health. The highest proportionate rate of fuel poverty was found in the owner occupied sector at 18.3% (9,590 households) compared with 13.5% (1,760 households) in the private rented sector.
- ^{9.64} Intervention programmes such as Warm Front have been set up to tackle fuel poverty among vulnerable households in the private rented and owner occupied sectors, and provide grant packages to undertake energy efficiency measures for those eligible.
- ^{9.65} By the very nature of fuel poverty, it is almost always associated with those residents on the lowest incomes. 9,090 households (a rate of 71%) were households with incomes below £10,000 per annum, with most of the remaining 2,080 having household incomes between £10,000 and £20,000 per annum. A small number of dwellings (180) have households in fuel poverty where household income is above £20,000 per annum. Households with incomes this high being in fuel poverty is a recent trend driven by huge fuel price increases.
- ^{9.66} Fuel poverty is usually associated with dwellings where one or more residents are in receipt of a means tested benefit as such benefits are indicative of low income. In Bath and North East Somerset fuel poverty was found in 3,730 households where a benefit was received, compared with 7,620 households where occupiers did not receive benefit. This means that 25% of households in receipt of benefit were in fuel poverty, compared to 15% in households not on benefit who were in fuel poverty.

Fuel Poverty by sub area

- ^{9.67} Figure 4.16 provides a breakdown of the estimated proportion of households in fuel poverty within each Ward in Bath and North East Somerset:

Figure 9.13 Rates of fuel poverty by sub-area (ward) (Source: BRE Models and Bath and North East Somerset HCS 2011)

Per cent of private sector dwellings with a household in fuel poverty



9.68 Because fuel poverty is a mixture of energy efficiency and household income the relationship between wards and fuel poverty does not fully match that for low SAP and thermal comfort failure. Whilst some rural wards are in the higher bands, others are not. Those wards in the centre of Bath that have the highest fuel poverty rates also differ from those that failure Thermal comfort or have low average SAP ratings.

Fuel bills

9.69 As part of the survey residents were asked to specify by what means they pay for gas and electricity. Different payment methods usually incur different tariffs, which can compound the issues of affordability and fuel poverty.

Figure 9.14 Electricity bill (Source: House Condition Survey 2011)

Electricity bill payment type	Dwellings	Per cent
Direct debit	47,620	72.8%
On-line	3,280	5.0%
Monthly billing	8,140	12.5%
Key card or meter	2,630	4.0%
Other	3,700	5.7%
Occupied private sector dwellings	65,370	100.0%

9.70 Pre-payment card meters invariably have the highest tariffs, but are almost always associated with dwellings where occupiers are on the lowest incomes. In Bath and North East Somerset only 4% of

households use a key card or payment meter to pay for their electricity. Reducing this number would go a long way to help make electricity more affordable for those on the lowest income.

^{9.71} The next table provides the same analysis but gas bills instead of electricity bills.

Figure 9.15 Gas bill (Source: House Condition Survey 2011)

Gas bill payment type	Dwellings	Per cent
Direct debit	42,420	65.3%
On-line	3,020	4.6%
Monthly billing	7,250	11.2%
Key card or meter	1,750	2.7%
Other	8,920	13.7%
Don't use mains gas	1,610	2.5%
Occupied private sector dwellings	64,970	100.0%

^{9.72} Perhaps unsurprisingly, payment for gas follows much the same trend as payment for electricity, but with slightly fewer households, just under 3%, using a key card or meter to pay for their gas, with the same consequences for increased prices and affordability.

10. Private rented dwellings

Responses from private tenants

10.1 Where a private rented dwelling was surveyed, a series of questions were asked of the tenants within the surveyed dwelling.

Figure 10.1 Private tenancy, landlords and privately rented dwellings (Source: House Condition Survey 2011)

Tenant interaction with Landlords	Private rental tenants	
Is the landlord resident in the building?	420	3.1%
Is there a written tenancy agreement?	10,820	80.1%
Was a deposit covered by the deposit scheme paid?	9,520	70.5%
Does the landlord respond to repair requests?	10,570	78.2%
Does the landlord visit at no notice?	130	1.0%
Is the property rented furnished?	4,920	36.4%
Has the landlord refused work to carry out disabled adaptations?	290	2.2%
Know who the landlord is	5,750	42.6%
All occupied private rented dwellings*	13,510	100%

* Note: this is lower than the figure for all private rented dwellings as it excludes privately rented dwellings to let

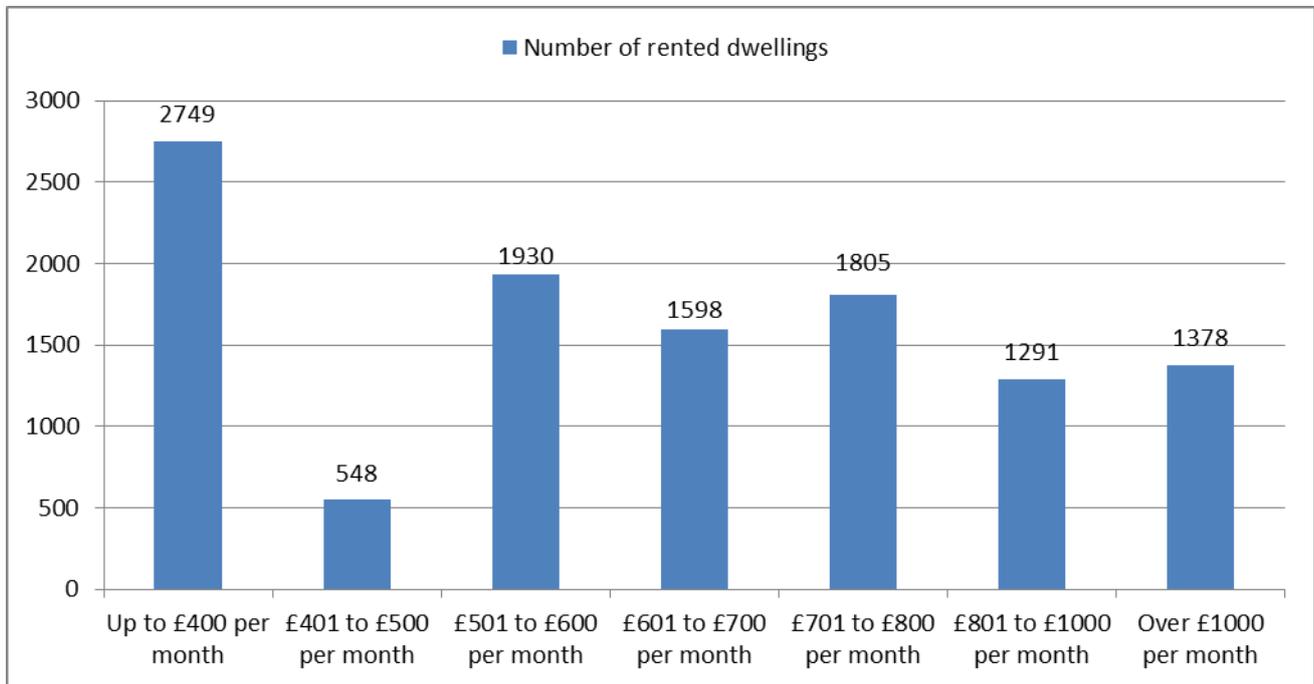
10.2 The findings in Figure 10.1 generally indicate that the privately rented sector is well managed, however, there are a significant number where action has not been taken or duty has not been met. There is still room for improvement, especially given the overall size of the private rented stock and steps need to be taken to improve tenant satisfaction with their landlords.

10.3 By combining questions two, three, four, five and seven from Figure 10.1 above it is possible to see the concentration of problem landlords. Approximately 79% of tenants experience no problems with a further 13.5% experience only one of the problems listed. What might be considered 'problem' landlords are those where the tenant has experienced two problems with their landlord (6.2%) or even three or more problems (a further 1%).

10.4 A significant proportion of tenants do not know who their landlord is, however, since a proportion of dwellings are let through letting agents this is not necessarily a surprising result.

^{10.5} Tenants were asked how much rent per month they are paying and the results of this are given in Figure 10.2 below.

Figure 10.2 Private tenancy rent levels per month (Source: House Condition Survey 2011)



^{10.6} The majority of tenants are paying between £500 and £800 per month in rent with very few tenants paying over £800. There is a particular spike in the under £400 per month category for rent and this represents students in HMO accommodation where each tenant is paying rent for their room, rather than the combined rental value for the whole property.

11. Summary & Recommendations

Addressing findings in future strategies and policies

Introduction

- 11.1 This chapter draws together the key findings of the private sector housing stock condition survey. It sets these findings in the context of the national position and highlights areas of substantial difference. It then seeks to identify the policy implications of these findings in the context of current legislation and obligations on the Local Authority. The key pieces of legislation driving private sector housing policy are:
- » Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (RRO)
 - » Housing Act 2004
- 11.2 In particular, the specific items arising from these are:
- » The requirement to have and up-to-date Private Sector Housing Strategy that is evidence based
 - » The requirement to licence high risk Houses in Multiple Occupation (HMO)
 - » The option to apply for additional licensing of other types of HMO
 - » The obligation to take action wherever a category one health and safety hazard is identified
 - » The option to take action where an atypical category two health and safety hazard is identified
 - » The requirement to update statutory overcrowding provisions
 - » The requirement to provide Disabled Facilities Grants for those who are eligible
 - » The requirement to bring long-term empty properties back into use
 - » The power to use Empty Dwelling Management Orders
 - » The power to intervene to promote good tenancy relations and remove harassment
- 11.3 Additional requirements were placed on local authorities in relation to Public Service Agreement (PSA) 7: to monitor the proportion of vulnerable residents living in Decent Homes; and National Indicator 187: to monitor the proportion of households in income benefit living in dwellings with a SAP (energy efficiency) rating below 35 or above 65 (with a view to reducing the former and increasing the latter). Both of these obligations have now been abolished, but many Councils, and even Communities and Local Government (CLG) continue to monitor these.
- 11.4 For the purposes of this summary, results for private sector dwellings only will be provided unless otherwise stated. Particular comparisons have been made, throughout the report, to figures for social rented housing. These figures are from existing secondary research and not derived from this sample survey. Where such figures are used their source has been quoted. Obligation for Housing Association (RSL) dwellings does not fall upon the Local Authority, but certainly legislation will. In addition, Bath &

North East Somerset Council will wish to continue to maintain its strong relationship with these organisations.

General survey characteristics

11.5 The following list gives some of the key features of Bath & North East Somerset's housing stock and population compared with national averages:

- » The age profile shows higher proportions of older dwellings, pre 1919, than found nationally. Pre 1919 dwellings represent 30% of the stock, compared to 25% nationally, but 1945-1964 dwellings represent 24% of the stock, compared to 17% nationally.
- » Private renting is more common than nationally, with 18% of the whole housing stock being privately rented compared to 15% across England. Privately rented dwellings have increased substantially over the past ten years.
- » The increase in the private rented sector is also associated with an increase in flat conversions with these now representing 8% of the private sector stock, compared to just 4% in England.
- » There are an estimated 4,150 residential buildings that are Houses in Multiple Occupation (HMOs) in Bath & North East Somerset, which represents 9.5% of dwellings, far more than the 2.5% found nationally. There are an estimated 580 licensable HMOs in the district; these are three or more storey HMOs with five or more residents and are considered high risk HMOs.
- » There are estimated to be 1,470 private sector vacant dwellings in Bath & North East Somerset, with 520 being long-term empty properties, having been vacant for over 6 months, representing 0.8% of the private sector housing stock. It is important to realise that changes in vacant dwelling numbers occur relatively quickly, so all numbers are subject to some variance in relation to the true picture.
- » The age profile of residents in Bath & North East Somerset is younger than the national average, particularly for the under 25 age range. There are far more multi-adult households in Bath & North East Somerset than for England as a whole. These are where three or more adults and no children are living as a household and are strongly associated with HMOs.
- » Overall average incomes are slightly below those reported for England as a whole. Distribution is somewhat different however, with a similar proportion of households in the highest income bracket (household income over £50,000 per annum), but more households in the lowest income bracket (household incomes below £10,000 per annum).
- » Receipt of a range of benefits is used to define vulnerability, which are mainly income related with the exception of some disability benefits, and are closely associated with the qualifying criteria used under the Warm Front scheme. In Bath & North East Somerset the proportion of households receiving a benefit, at 22%, is above the national average of 21%, which links in to the higher proportion of those on a low income (less than £15,000) previously mentioned.
- » Approximately 8,210 (12.5%) occupied dwellings had at least one resident with a long term illness or disability. In addition to asking residents whether anyone in the household has a disability, residents were also asked if anyone has a health issue. Overall, 7,900 (12.1%) of dwellings have at least one resident with a health issue.

11.6 The younger age profile of residents has some implications for private sector housing policy. Whilst younger residents may be more able to carry out repairs and maintenance and are less likely to be affected by housing condition issues (see chapter 5) they also tend to have few savings and limited disposable income after taking into account housing costs.

Dwelling and condition summary by tenure

11.7 In general, despite the age of the dwelling stock, conditions are better than the national average. This is in large part due to the urban nature of much of the stock, with high provision of mains gas and better energy efficiency. It is also supported by high housing demand and house prices. Balanced against this is the high level of private renting along with the age of stock.

11.8 One notable feature is that category one health and safety hazards are well below average. Nationally, Excess Cold hazards form a substantial part of category one hazards and this is also the case in Bath & North East Somerset.

Cost implications for repair and improvement

11.9 The cost to make dwellings decent in the private sector provides an idea of the cost of bringing dwellings up to a good standard. The costs are the total sum that would be needed for remedial and improvement work, regardless of the source of funding. They take no account of longer term maintenance, which would be in addition to these costs.

Figure 11.1 Cost to remedy dwelling condition issues (Source: House Condition Survey 2011)

Failure reason	Dwellings failing	Total Cost (£ millions)	Average Cost (£s)
HHSRS failure	7,900	16.7	2,120
Disrepair failure	3,090	11.9	3,832
Modern facilities inadequate	290	5.8	20,143
Thermal Comfort inadequate	7,000	11.5	1,645
Total	16,200	34.4	2,120

11.10 A significant amount of the costs outlined will be met by owners and landlords as a part of maintenance and improvement. This will not, however, account for all costs as many owners will not be able to afford to carry out these works themselves, particularly older residents who are equity rich, but cash poor.

Disabled Facilities Grants (DFG)

11.11 Dwellings were examined and residents asked about the provision of any disabled adaptations to the dwelling that were present. A total of 6,310 potential adaptations were identified, however, it should be noted that this is the maximum possible provision and does not represent who might come forward requesting an adaptation or who might be eligible. The total cost of installing all these adaptations would be £15.4 million (£2,440 average per adaptation), but again, this is the ideal scenario not the actual level of DFG demand. It does give some idea of scope however.

Category 1 hazards

- 11.12 One of the most significant changes under the Housing Act 2004 was a change in the minimum standard for housing. The fitness standard was removed and replaced by the Housing Health and Safety Rating System (HHSRS). The Housing Health and Safety Rating System (HHSRS) is a prescribed method of assessing individual hazards, rather than a general standard to give a judgment of fit or unfit. The HHSRS is evidence based – national statistics on the health impacts of hazards encountered in the home are used as a basis for assessing individual hazards.
- 11.13 The HHSRS system deals with a much broader range of issues than the previous fitness standard. It covers a total of 29 hazards in four main groups described in more detail in the main report. Primary hazard failures in Bath & North East Somerset are falling on stairs, excess cold, falling on level surfaces, falls between levels and fire. All the top category one hazard reasons occur at a higher rate than nationally, but relative to the overall proportion of category one hazards. In other words, whilst fewer dwellings have category one hazards, those that do are more likely to have multiple hazards.
- 11.14 Fire hazards are usually strongly associated with privately rented dwellings, particularly converted flats and HMOs, especially where these are in dwellings of three or more storeys. There are a large number of such properties in Bath & North East Somerset, which would lead to expectations of a large number of category one hazards. In reality, the proportion is slightly below the national average, which reflects a strong emphasis on fire safety across the private sector housing stock.

Energy Efficiency

- 11.15 Energy efficiency is a key consideration in private sector housing and the following illustrates some of the issues:
- » The mean SAP (SAP 2005 energy rating on a scale of 0 (poor) to 100 (good)) is 53 in Bath & North East Somerset, which is fractionally higher than that found nationally in private sector properties (51).
 - » The least energy efficient dwellings are older dwellings (pre 1945); and semi-detached houses/bungalows. Privately rented properties have the higher mean SAP rating at 56 compared with 53 in owner occupied properties.
 - » Fuel poverty at 17.3% is lower than the rate found in England at 21.0%. The rapid increase in fuel prices have affected fuel poverty figures which are constantly changing as a consequence.

Impact on housing policy

- 11.16 The Regulatory Reform Order 2002 and the Housing Act 2004 significantly reduced the number of compulsory obligations on local authorities. The reduction in budgets for local authorities seen in the last eighteen months lead to a serious question mark over what obligations and demands can be prioritised as most local authorities; Bath & North East Somerset included, only have a fraction of the budget needed to tackle housing condition issues.
- 11.17 In order to prioritise, it is logical to draw out the key factors likely to affect the private sector housing team in Bath & North East Somerset:
- » A significant increase in the size of the private rented sector

- » An above average number of HMOs and a large number of licensable HMOs
- » An above average number of households in receipt of benefit and on low incomes
- » Strong housing demand and above average house prices leading to affordability issues when coupled with low incomes and lack of incentive to improve housing for private sector landlords
- » Above average number of dwellings with Falls hazards as well as Fire and Excess Cold hazards

11.18 Due to budgetary constraints there are certain key issues that have not been listed above. Since Public Service Agreement (PSA) 7 has been abandoned in favour of a Departmental Strategic Objective, it is not recommended that any policy to specifically address non-decent housing in the private sector be adopted. The HHSRS is the only mandatory part of the Decent Homes Standard, this become the key focus. The Council has already tailored its policies to target HHSRS failures rather than Decent Homes due to resource constraints.

The Private Rented Sector

11.19 Although falls on the stairs and excess cold are the most commonly found category one hazards in the private rented sector, these are found at a lower proportion than in the owner occupied sector. There is a wider range of hazard types occurring in the private rented sector at above average levels.

11.20 Private rented dwelling policy will largely be driven by the issue of HMOs, as these represent such a substantial amount of the private rented sector. Policies to tackle the Private Rented Sector should focus on areas where evidence suggests there is a need for action, otherwise they are likely to become unsustainable. In general, the private rented sector is in better condition than is the case nationally. The gap between it and the owner occupied sector (in terms of non decency) is also less than is found nationally (6.5% compared to 11.5%). Whilst it will remain necessary to be responsive to issues arising the general private rented stock, it is recommended that resources be focused primarily on HMOs as they represent the greatest risk to occupier health and safety (they are intrinsically more likely to suffer category one hazards under the HHSRS for certain key hazards such as fire).

11.21 The Council may wish to consider discretionary licensing of HMOs as part of its strategy. Whilst a number of local authorities have had additional licensing schemes approved, it is not always the case that having a significantly above average proportion of HMOs leads to additional licensing. Factors such as HMO density, type, condition how they are being managed and impacting on residents. The views of tenants and landlords all need to be considered.

11.22 The Council will need to continue to work closely with Avon Fire and Rescue to build on improvements in fire safety already made, particularly in private rented dwellings and especially in HMOs. Substantial improvements in fire safety has been made over recent years, however, there is still scope for fire safety improvements in HMOs. Only 76% of HMOs in Bath & North East Somerset have mains wired smoke detectors, although nearly 97% have some form of smoke detector (battery smoke detectors are not considered adequate for this type of accommodation). Fire doors, fire blankets and fire extinguishers are all present at even lower rates than mains wired smoke detectors.

Owner Occupiers

- ^{11.23} Excess Cold and falls on stairs hazards are more common than is the case nationally and for owner occupied dwellings where a Cat 1 hazard is present; three-in-five have an excess cold hazard.
- ^{11.24} Nearly 6,800 owner occupiers identified that repair works were needed to their dwelling. Of these very few said that they would be interested in a loan. Bath & North East Somerset, along with North Somerset, South Gloucestershire, Bristol and seven other West County local authorities, has been successfully providing loans since July 2005 and are part of the consortium of 11 local authorities using Wessex Home Improvement Loans. The Council made an initial investment with Government Office South West funding in 2003 and have added over the years so that the Council's ring fenced loan pot with Wessex now stands at £1.7m.
- ^{11.25} Given that approximately 24% of owner occupied households are in receipt of one or more benefits affordability for repair and improvements is likely to remain an issue until such time as the economic situation improves.

Appendix A

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Appendix B

Survey sampling, fieldwork and weighting the data

Introduction

The survey used a stratified random sample of 2,000 dwellings from an address file supplied by Bath & North East Somerset Council. The sample was a stratified random sample to give representative findings across the authority, with the objective of gaining as many surveys as possible. The most modern (post 2001) dwellings were excluded from the survey, as building regulations prevent them from being non-decent and they seldom have any other issues. The remainder of the sample was stratified (see Sample Design header later in this section) and dwellings selected randomly from within each strata. The totals for post 2001 dwellings were then re-introduced at the analysis stage in order to ensure correct stock totals were used.

All addresses on the original address list were assigned an ID number and a random number generating computer algorithm was used to select the number of addresses specified within the area.

The survey incorporates the entire private sector stock and including registered social landlords (Housing Associations).

Survey Fieldwork

Each dwelling selected for survey was visited a minimum of three times where access failed and basic dwelling information was gathered including a simple assessment of condition if no survey was ultimately possible. To ensure the sample was not subject to a non-response bias, the condition of the dwellings where access was not achieved was systematically compared with those where the surveyors were successful. Where access was achieved, a full internal inspection was carried out including a detailed energy efficiency survey. In addition to this, where occupied, an interview survey was undertaken.

The basic unit of survey was the 'single self-contained dwelling'. This could comprise a single self-contained house or a self-contained flat. Where more than one flat was present the external part of the building, encompassing the flat and any access-ways serving the flat were also inspected.

The house condition survey form is based on the survey schedule published by the ODPM in the 2000 guidelines (Local House Condition Surveys 2000 HMSO ISBN 0 11 752830 7).

The data was weighted using ORS reporting software. Two approaches to weighting the data have been used.

The first method is used for data such as building age, which has been gathered for all dwellings visited. In this case the weight applied to the individual dwellings is very simple to calculate, as it is the reciprocal of

the sample fraction. Thus if 1 in 10 dwellings were selected the sample fraction is 1/10 and the weight applied to each is 10/1.

Where information on individual data items is not always present, i.e. when access fails, then a second approach to weighting the data is taken. This approach is described in detail in the following appendix, but a short description is offered here.

The simplest approach to weighting the data to take account of access failures is to increase the weight given to the dwellings where access is achieved by a proportion corresponding to the access failures. Thus if the sample fraction were 1/10 and 10 dwellings were in a sample the weight applied to any dwelling would be 10/1 which would give a stock total of 100. However, if access were only achieved in 5 dwellings the weight applied is the original 10/1 multiplied by the compensating factor, 10/5. Therefore $10/1 \times 10/5 = 20$. As there are only 5 dwellings with information the weight, when applied to five dwellings, still yields the same stock total of 100. The five dwellings with no data are ignored.

With an access rate below 50% there may be concern that the results will not be truly representative and that weighting the data in this manner might produce unreliable results. There is no evidence to suggest that the access rate has introduced any bias. When externally gathered information (which is present for all dwellings) is examined the stock that was inspected internally is present in similar proportions to those where access was not achieved suggesting no serious bias will have been introduced.

Only those dwellings where a full survey of internal and external elements, energy efficiency, housing health and safety and social questions were used in the production of data for this report. A total of 1,000 such surveys were produced.

The use of a sample survey to draw conclusions about the stock within the area as a whole introduces some uncertainty. Each figure produced is subject to sampling error, which means the true result will lie between two values, e.g. 5% and 6%. For ease of use, the data are presented as single figures rather than as ranges. A full explanation of these confidence limits is included in the following appendix.

Survey validation and quality control

In order to ensure consistency of results, minimise surveyor bias and provide transparency of approach a number of steps were taken:

- » Use of a large survey team (10 surveyors)
- » Small individual allocations (approx. 50 dwellings) issued periodically
- » Surveyors assigned overlapping allocations
- » Site validation re-inspections by the survey supervisor
- » Accompanied validation inspections with Council staff
- » Telephone call-back checks

The use of a large survey team ensures that no one surveyor is allowed to do too much of the fieldwork and thus bias the survey if they are a particularly hard or light marker. No surveyor is allowed to complete more than 20% of the surveys on an individual contract.

Small allocations are issued in order that a surveyor is required to largely complete an allocation before moving on to another one. This reduces the possibility of a large number of addresses being 'cherry picked', especially if a surveyor subsequently drops out of the survey

Multiple surveyors are assigned to an area with overlapping allocations in order that no one surveyor covers a large geographic area, which could introduce a geographic bias to the survey.

The survey supervisor carried out site re-inspections on a selection of addresses completed by each surveyor. This involves taking completed survey forms and going out in-field to gain access to a re-survey properties marked as complete. The supervisor aims to gain a minimum 5% full internal re-inspections and will, in practice, tend to visit between 10% and 15% of surveyed dwellings in order to achieve access to 5%+ of surveyed dwellings

For all surveys in the West of England consortium, local authority officers also accompanied the survey supervisor out on a series of re-inspections. Officers from the different authorities examined surveys from their neighbouring authorities in order to avoid any bias created by bringing pre-conceived ideas about their area to the surveys in question.

In addition to the physical re-visits, further checks were made, by phone, from ORS' head office. Surveyors are required to collect contact details from householders for this purpose. The proportion of surveys where contact details are provided is monitored by ORS and any surveyor falling significantly short of the average is questioned and can be required to go back and get contact details. From these contact details residents are called and asked a short series of questions in order to establish that the surveyor did come to the property, went inside and did carry out a full inspection.

Data Entry

Survey forms are designed to operate with ORS' digital form scanning technology. This involves an optical scanning machine reading in the data-points from the form as well as numeric and text recognition. By scanning survey forms keying errors are removed as a possibility.

The system is designed to route the form and check for incomplete or omitted information. Where this occurs, the data processing staff are alerted and can ask the survey supervisor for the correct information. If a significant level of error has occurred on a form, the form will be returned to the surveyor for correction before being re-submitted. For numeric and text boxes, if the system is not 100% sure of its recognition it will flag up the variable and ask the data processing staff to determine what is written on the form.

As forms are scanned a full digital file of each form page image is recorded and stored allowing data processing staff to go back to any form without having to locate the physical paper document.

Only once survey forms have been through this thorough process is the data passed for processing, analysis and report writing.

Sample Design

The sample was drawn from the Bath & North East Somerset address file derived from Council Tax records, using the Building Research Establishment (BRE) stock modelling data. This allocated dwellings into four bands (strata), based on the projection of vulnerably occupied non-decent dwellings. This form of

stratification concentrates the surveys in areas with the poorest housing conditions and allows more detailed analysis. This procedure does not introduce any bias to the survey as results are weighted proportionally to take account of the over-sampling.

The models are based on information drawn from the Office of National Statistics Census data, the English House Condition Survey and other sources. It is this data that is used to predict dwelling condition and identify the 'hot-spots' to be over-sampled.

Stock total

The stock total is based initially on the address list; this constitutes the sample frame from which a proportion (the sample) is selected for survey. Any non-dwellings found by the surveyors are marked as such in the sample; these will then be weighted to represent all the non-dwellings that are likely to be in the sample frame. The remaining dwellings surveyed are purely dwellings eligible for survey. These remaining dwellings are then re-weighted according to the original sample fractions and produce a stock total.

In producing the stock total the amount by which the total is adjusted to compensate for non-dwellings is estimated, based on how many surveyors found. With a sample as large as the final achieved data-set of 1,000 dwellings however, the sampling error is likely to be very small and the true stock total is likely, therefore, to be very close to the 66,430 private sector dwellings reported. Sampling error is discussed later in this section.

Weighting the data

The original sample was drawn from Bath & North East Somerset Address file. The sample fractions used to create the sample from this list can be converted into weights. If applied to the basic sample these weights would produce a total equal to the original address list. However, before the weights are applied the system takes into account all non-residential and demolished dwellings. This revised sample total is then weighted to produce a total for the whole stock, which will be slightly lower than the original total from which the sample was drawn.

Dealing with non-response

Where access fails at a dwelling selected for survey the easiest strategy for a surveyor to adopt is to seek access at a neighbouring property. Unfortunately this approach results in large numbers of dwellings originally selected subsequently being excluded from the survey. These are the dwellings whose occupiers tend to be out all day, i.e. mainly the employed population. The converse of this is that larger numbers of dwellings are selected where the occupiers are at home most of the day, i.e. older persons, the unemployed and families with young children. This tends to bias the results of such surveys as these groups are often on the lowest incomes and where they are owner-occupiers they are not so able to invest in maintaining the fabric of their property.

The methods used in this survey were designed to minimise the effect of access failures. The essential features of this method are; the reduction of access failures to a minimum by repeated calls to dwellings and the use of first impression surveys to adjust the final weights to take account of variations in access rate.

Surveyors were instructed to call on at least three occasions and in many cases they called more often than this. At least one of these calls was to be outside of normal working hours, thus increasing the chance of finding someone at home.

Where access failed this normally resulted in a brief external assessment of the premises. Among the information gathered was the surveyor's first impression of condition. This is an appraisal of the likely condition of the dwelling based on the first impression the surveyor receives of the dwelling on arrival. It is not subsequently changed after this, whatever conditions are actually discovered.

Where access fails no data is collected on the internal condition of the premises. During data analysis weights are assigned to each dwelling according to the size of sample fraction used to select the individual dwelling.

The final weights given to each dwelling are adjusted slightly to take into account any bias in the type of dwellings accessed. Adjustments to the weights (and only the weights) are made on the basis of the tenure, age and first impression scores from the front-sheet only surveys.

Sampling error

Results of sample surveys are, for convenience, usually reported as numbers or percentages when in fact the figure reported is at the middle of a range in which the true figure for the population will lie. This is due to the fact that a sample will be subject to error since one dwelling is representing more than one dwelling in the results. The larger the sample, the smaller the error range of the survey and if the sample were the same size as the population the error range would be zero. Note: population is a statistical term referring to the whole; in this case the population is the total number of private sector dwellings.

The error range of the survey can be expressed in terms of the amount above or below a given figure that the true result is expected to lie. For example, in what range does the true figure for the proportion of dwellings with a category one hazard lie. This error range is also affected by how confident we want to be about the results. It is usual to report these as the 95% confidence limits, i.e. the range either side of the reported figure within which one can be 95% confident that the true figure for the population will lie. In other words, if we re-ran the whole survey 100 times, we would expect that 95 times out of 100 the result would fall within a given range either side of the reported figure. This range is referred to as the standard deviation.

The calculation for standard deviation, within 95% confidence limits, is the standard error multiplied by 1.96. The following is the formula for calculating standard error:

$$s.e.(p_{srs}) = \sqrt{\left(1 - \frac{n}{N}\right) \frac{p(1-p)}{n}}$$

Where $s.e.(p_{srs})$ is the notation to describe the general formula for the standard error for a simple random sample.

N = the number of dwellings in the population.

n = the number of dwellings in the sample.

p = the proportion of dwellings in the sample with a particular attribute such as category one hazards.

This formula can be used to calculate the confidence limits for the results of any attribute such as category one hazards. Figure B.1 gives a number of sample sizes and the confidence limits for a range of different possible results.

For this survey the estimate of dwellings with a Category 1 Hazard was 11.9%. Calculating the standard deviation for this figure, and using the 95% confidence limits, we find that the true figure lies in a range of + or – 2.0%. In other words one can say that 95% of all samples chosen in this way would give a result in the range between 9.9% and 13.9%.

The standard deviation figure of + or – 2.0%, however, would only stand true if this were a simple random sample. In other words, it would only be true if the 1,000 surveys had been selected totally at random from the whole private sector housing stock. This was not the case for this survey as stratified random sampling was used in order to concentrate on non-decent dwellings occupied by vulnerable residents.

Because the survey was a stratified random sample, an altered version of the standard deviation calculation needs to be used. This more complex formula takes into account the results for each individual stratum within the survey. When this formula is applied the standard deviation for the survey increases to + or – 2.1%. In other words, we can be 95% confident that the level of category one hazards present in the private sector housing stock will fall somewhere between 9.8% and 14.0%.

The following formula is that used to calculate the standard error of a stratified random sample. Multiplying the result by 1.96 then gives the standard deviation within 95% confidence limits:

Where $s.e.(p_{st})$ is the notation to describe the general formula for the standard error for a stratified random sample.

$$s.e.(p_{st}) = \sqrt{\frac{1}{N^2} \sum \frac{N_i^2 p_i (1 - p_i)}{n_i - 1}}$$

N = the number of dwellings in the population.

N_i = the population of dwellings in an individual stratum of the sample.

n_i = the number of dwellings in an individual stratum of the sample.

p_i = the proportion of dwellings in the sample with a particular attribute such as category one hazards.

Figure B.1 95% per cent confidence limits for a range of possible results and sample sizes

Expected result as per cent	Sample size									
	100	200	300	400	500	600	700	800	900	1,000
10	5.9	4.2	3.4	2.9	2.6	2.4	2.2	2.1	2	1.9
20	7.8	5.5	4.5	3.9	3.5	3.2	3	2.8	2.6	2.5
30	9	6.4	5.2	4.5	4	3.7	3.4	3.2	3	2.8
40	9.6	6.8	5.5	4.8	4.3	3.9	3.6	3.4	3.2	3
50	9.8	6.9	5.7	4.9	4.4	4	3.7	3.5	3.3	3.1
60	9.6	6.8	5.5	4.8	4.3	3.9	3.6	3.4	3.2	3
70	9	6.4	5.2	4.5	4	3.7	3.4	3.2	3	2.8
80	7.8	5.5	4.5	3.9	3.5	3.2	3	2.8	2.6	2.5
90	5.9	4.2	3.4	2.9	2.6	2.4	2.2	2.1	2	1.9

Very small samples and zero results

When sub-dividing the results of a sample survey by multiple variables, it is possible to produce a result where no survey carried out matches these criteria. In such a case the result given will be zero, however, this can give a false impression that no such dwellings exist. In reality, it may well be possible that a very small number of dwellings, with the given characteristics, are present, but that in numbers that are too low to have been randomly picked by the sample.

In the case of the 2010 Bath & North East Somerset HCS, the average weight is approximately 155 (154,810 private sector dwellings divided by 1,000 surveys). As a consequence, if there are fewer than 150 dwellings of a certain type within the Council area, the result from the survey will tend to be a very crude measure. This is because, based on the average weight, only a result of 33, 66 or 99 could be given, which if, in reality, there are 50 dwellings with a certain characteristic, is fairly inaccurate.

Because of the points outlined above, the reader is encouraged to view extremely small or zero results with caution. It should be considered that these represent a small but indeterminate total, rather than none at all.

Appendix C

Housing Legislation and Requirements

Section 605 of the Housing Act 1985 (as amended) placed a duty on Local Authorities to consider the condition of the stock within their area, in terms of their statutory responsibilities to deal with unfit housing, and to provide assistance with housing renewal. Section 3 of the Housing Act 2004 replaced this with a similar duty to keep housing conditions under review.

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 came into effect on the 19 July 2003 and led to major change in the way Local Authorities can give financial help for people to repair or improve private sector homes. Before the Order, the Government set clear rules which controlled the way financial help could be given and specified the types of grant which could be offered. The Order set aside most of these rules (apart from the requirement to give mandatory Disabled Facility Grants). It now allows Local Authorities to adopt a flexible approach, using discretion to set up their own framework for giving financial assistance to reflect local circumstances, needs and resources.

The Office of the Deputy Prime Minister (ODPM), published guidance under Circular 05/2003. In order to use the new freedom, a Local Authority must prepare and publish a Private Sector Renewal Policy. The policy must show that the new framework for financial assistance is consistent with national, regional and local policies. In particular, it has to show that the local priorities the strategy is seeking to address have been identified from evidence of local housing conditions including stock condition.

The Housing Act 2004 received Royal Assent in November 2004. The Act makes a number of important changes to the statutory framework for private sector housing, which came into effect in April 2006:

The previous fitness standard and the enforcement system have been replaced by the new Housing Health and Safety Rating System (HHSRS).

The compulsory licensing of higher risk houses in multiple occupation (HMO) (three or more storeys, five or more tenants and two or more households).

New discretionary powers including the option for selective licensing of private landlords, empty dwelling management orders and tenancy deposit protection.

Operating Guidance was published on the Housing Health and Safety Rating System in February 2006. This guidance describes the new system and the methods for measurement of hazards, as well as the division of category 1 and 2 hazards. Guidance has been issued by the ODPM on the licensing provisions for HMOs, which describes the high risk HMOs that require mandatory licensing and those that fall under additional, voluntary licensing.

As the Rating System has now replaced the fitness standard, this report will deal with findings based on statutory hazards, not unfitness.

Mandatory Duties

Unfit houses (Housing Act 1985) - to take the most satisfactory course of action – works to make property fit, closure/demolition or clearance declaration.

With effect from April 2006 replaced by:

Category 1 Hazards, Housing Health and Safety Rating System (HHSRS) (Housing Act 2004) – to take the most satisfactory course of action – improvement notices, prohibition orders, hazard awareness notices, emergency remedial action, emergency prohibition orders, demolition orders or slum clearance declaration.

Houses in Multiple Occupation (Housing Act 1985) - to inspect certain HMOs, to keep a register of notices served, to require registration where a registration scheme is in force.

With effect from April 2006 replaced by:

HMO Licensing by the Authority (Housing Act 2004) of all HMOs of three or more storeys, with five or more residents and two or more households. Certain exceptions apply and are defined under sections 254 to 259 of the Housing Act 2004.

Overcrowding - (Housing Act 1985) - to inspect and report on overcrowding

Now In Addition

Overcrowding – (Housing Act 2004) – to inspect and report on overcrowding as defined under sections 139 to 144 of the Housing Act 2004 along with statutory duty to deal with any category 1 overcrowding hazards found under the HHSRS.

The provision of adaptations and facilities to meet the needs of people with disabilities (Housing Grants, Construction and Regeneration Act 1996) - to approve applications for Disabled Facilities Grants for facilities and/or access

Energy Conservation (Home Energy Conservation Act 1995) - to have in place a strategy for the promotion and adoption of energy efficiency measures and to work towards specified Government targets to reduce fossil fuel use.

Appendix D

The Decent Homes Standard

Measure of a decent home

A dwelling is defined as non-decent if it fails any one of the following 4 criteria:

Figure D.1 Categories for dwelling decency

A	It meets the current statutory minimum standard for housing – at present that it should not have a Category 1 Hazard under the HHSRS
B	It is in a reasonable state of repair – has to have no old and defective major elements*
C	It has reasonably modern facilities and services – Adequate bathroom, kitchen, common areas of flats and is not subject to undue noise
D	Provides a reasonable degree of thermal comfort

* Described in more detail below

Each of these criteria has a sub-set of criteria, which are used to define such things as ‘providing a reasonable degree of thermal comfort’. The exact details of these requirements are covered in the aforementioned ODPM guidance (see 4.1.2).

Applying the standard

The standard is specifically designed in order to be compatible with the kind of information collected as standard during a House Condition Survey (HCS). All of the variables required to calculate the standard are contained within a complete data set.

The four criteria used to determine the decent homes standard have specific parameters. The variables from the survey used for the criteria are described below:

Criterion A:

Criterion A is simply determined as whether or not a dwelling fails the current minimum standard for housing. This is now the Housing Health and Safety Rating System (HHSRS) – specifically Category 1 Hazards. All dwellings surveyed were marked on the basis of the HHSRS and if any one or more Category 1 Hazards was identified the dwelling was deemed to fail under criterion A of the Decent Homes Standard.

Criterion B:

Criterion B falls into 2 parts: firstly, if any one of a number of key major building elements is both in need of replacement and old, then the dwelling is automatically non-decent. Secondly, if any two of a number of key minor building elements are in need of replacement and old, then the dwelling is automatically non-decent. The elements in question are as follows:

Figure D.2 Major Elements (1 or more)

Element	Age to be considered old
Major Walls (Repair/Replace >10%)	80
Roofs (Replace 50% or more)	50 for houses 30 for flats
Chimney (1 or more needing partial rebuild)	50
Windows (Replace 2 or more windows)	40 for houses 30 for flats
Doors (Replace 1 or more doors)	40 for houses 30 for flats
Gas Boiler (Major Repair)	15
Gas Fire (Major Repair)	10
Electrics (Major Repair)	30

Figure D.3 Minor Elements (2 or more)

Element	Age to be considered old
Kitchen (Major repair or replace 3+ items)	30
Bathroom (Replace 2+ items)	40
Central heating distribution (Major Repair)	40
Other heating (Major Repair)	30

Criterion C:

Criterion C requires the dwelling to have reasonably modern facilities. These are classified as the following:

Figure D.4 Age categories for amenities

Amenity	Defined as
Reasonably modern kitchen	Less than 20 yrs
Kitchen with adequate space and layout	If too small or missing facilities
Reasonably modern bathroom	Less than 30 yrs
An appropriately located bathroom and W.C.	If unsuitably located etc.
Adequate noise insulation	Where external noise a problem
Adequate size and layout of common parts	Flats

You may notice that the age definition for kitchens and bathrooms differs from criterion B. This is because it was determined that a decent kitchen, for example, should generally be less than 20 years old but may have the odd item older than this. The same idea applies for bathrooms.

Criterion D:

The dwelling should provide an adequate degree of thermal comfort. It is currently taken that a dwelling, which is in fuel poverty, is considered to be non-decent. A dwelling is in fuel poverty if the occupiers spend more than 10% of their net income (after Tax, N.I and housing cost e.g. mortgage or rent) on heating and hot water.

A number of Local Authorities criticized this approach, as it requires a fully calculated SAP for each dwelling that is being examined. Whilst this is fine for a general statistical approach, such as this study, it does cause problems at the individual dwelling level for determining course of action.

The alternative, laid out in the new guidance, is to examine a dwelling's heating systems and insulation types. The following is an extract from the new guidance:

The revised definition requires a dwelling to have both:

- » Efficient heating; and
- » Effective insulation
- » Efficient heating is defined as any gas or oil programmable central heating or electric storage heaters or programmable LPG/solid fuel central heating or similarly efficient heating systems, which are developed in the future. Heating sources, which provide less efficient options, fail the decent homes standard.

Because of the differences in efficiency between gas/oil heating systems and 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;

For dwellings heated by electric storage radiators/LPG/programmable solid fuel central heating a higher specification of insulation is required: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavities that can be insulated effectively).

For the purposes of this study the above definition will be used in calculating the proportion of dwellings that are considered non-decent.

Appendix E

Private Sector House Condition Survey Form

The paper survey form

The following pages provide a copy of the house condition survey form used to collect the data that form the basis of this report. Many of the variables reported, such as non-decent dwellings are derived variables. Derived variables are created by using a series of variables from the survey form to calculate another variable not on the form. This is a standard research mechanism and explains why, for example, there is no simple 'yes'/'no' question as to whether a dwelling is decent or not.



Private Sector House Condition Survey Form

ADDRESS

Surveyor

Date

D	D	M	M	Y	Y
---	---	---	---	---	---

Q1 Tenure:

- Owner occupied 1
- Privately rented 2
- Housing Association RSL 3
- Other – specify below 4

Q2 Is this a permanent residence?

- Yes 1
- No; second home 2
- No; holiday home 3
- No; vacant 4

Q3 Construction date:

- Pre 1900 1
- 1900 – 1918 2
- 1919 – 1930 3
- 1930 – 1944 4
- 1945 – 1964 5
- 1965 – 1980 6
- 1981 – 1990 7
- 1991 – 1995 8
- Post 1995 9

Q4a Occupancy:

- Occupied 1
- Unlicensed occupation 2
- Vacant awaiting new owner 3
- Vacant awaiting new tenant 4
- Vacant awaiting demolition 5
- Vacant being modernised 6
- New, never occupied 7
- Other 8

Q4b How long have current residents lived here?

<input type="text"/>	<input type="text"/>	<input type="text"/>	months
----------------------	----------------------	----------------------	--------

Q4c How long has the dwelling been vacant?

<input type="text"/>	<input type="text"/>	<input type="text"/>	months
----------------------	----------------------	----------------------	--------

Q4d Is the dwelling boarded up?

- Yes 1
- No 2

Q5 if the dwellings is of non-traditional construction, please specify type

Storeys:

Q6a Number of storeys in building excluding attic / loft / basement

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Q6b Number of storeys in dwelling excluding attic / loft / basement

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Basement & Attic:

Q7a Does dwelling have a habitable basement?

- Yes 1
- No 2

Q7b Does dwelling have a habitable attic / loft conversion?

- Yes 1
- No 2

Q8a Dwelling type:

- | | |
|--|---|
| Detached house 1 <input type="checkbox"/> | Terrace house with passage 5 <input type="checkbox"/> |
| Semi-detached house 2 <input type="checkbox"/> | Flat 6 <input type="checkbox"/> |
| End terrace house 3 <input type="checkbox"/> | Maisonette 7 <input type="checkbox"/> |
| Mid terrace house 4 <input type="checkbox"/> | Temporary (Caravans, houseboats, prefab (not system built). If in doubt consult supervisor.) 8 <input type="checkbox"/> |
- Go to Q8b & Q8c (from Flat, Maisonette, Temporary)
- Go to Q8d (from Temporary)

Q8b Is it:

- Converted into flats 1
- Non res & flat 2
- Purpose built block 3

Q8c Estimated conversion date

<input type="text"/>				
----------------------	----------------------	----------------------	----------------------	----------------------

Go to Q8e then complete page 2 & 3: Flats

Q8d Is it a mobile home (caravan)?

- Yes 1
- No 2

Go to Q8e

Q8e Shared houses?

- Single household 1 → Go to page 5
- Shared house 2 → Tenants renting one house as one group (Complete page 4: HMOs)
- Bedsit 3 → Typically occupied by individuals NOT renting as a group (Complete page 4: HMOs)
- Hostel 4

Flats

(Note: if flat in multiple occupation or mixed uses please also complete HMO page 4)

Q9 Is the module in which the flat is located:

- | | | |
|----------------------|---|--------------------------|
| Detached house | 1 | <input type="checkbox"/> |
| Attached on one side | 2 | <input type="checkbox"/> |
| Attached on 2 sides | 3 | <input type="checkbox"/> |

Q10 Use of Basement:

- | | | |
|------------------------------|---|--------------------------|
| No basement | 0 | <input type="checkbox"/> |
| Dwelling only | 1 | <input type="checkbox"/> |
| Dwelling and services | 2 | <input type="checkbox"/> |
| Services only | 3 | <input type="checkbox"/> |
| Dwelling and non-residential | 4 | <input type="checkbox"/> |
| Non-residential only | 5 | <input type="checkbox"/> |
| Dwelling and void | 6 | <input type="checkbox"/> |
| Other | 7 | <input type="checkbox"/> |

Q11 Use of Ground Floor:

- | | | |
|------------------------------|---|--------------------------|
| Dwelling only | 1 | <input type="checkbox"/> |
| Dwelling and services | 2 | <input type="checkbox"/> |
| Services only | 3 | <input type="checkbox"/> |
| Dwelling and non-residential | 4 | <input type="checkbox"/> |
| Non-residential only | 5 | <input type="checkbox"/> |
| Dwelling and void | 6 | <input type="checkbox"/> |
| Other | 7 | <input type="checkbox"/> |

Q12a Non-Residential Use:

- | | | |
|----------------------------|---|--------------------------|
| No non-residential use | 0 | <input type="checkbox"/> |
| Shop / business | 1 | <input type="checkbox"/> |
| Office | 2 | <input type="checkbox"/> |
| Industrial / institutional | 3 | <input type="checkbox"/> |
| Surgery | 4 | <input type="checkbox"/> |
| Public house | 5 | <input type="checkbox"/> |
| Hotel | 6 | <input type="checkbox"/> |
| Other | 7 | <input type="checkbox"/> |

Q12b Total % floor area in non-residential use (estimated as a % of whole module)

		%
--	--	---

Q13 Sole Use of Amenities:

Number of units with sole use of amenities

--	--

Q14 Shared Amenities:

Number of units sharing amenities

--	--

Q15 Floors:

Number of floors in flat

--	--

Q16 Number of Flats in Building:

Total	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table>		
Owner occupied	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table>		
Privately rented	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table>		

Q17 Location of Flat in Module:

Basement (B)	-1	<input type="checkbox"/>		
Ground (G)	0	<input type="checkbox"/>		
Number (if not B or G)		<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table>		

Q18 Percentage of Wall Exposed:

(Must sum to 100%)

To outside air	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table> %			
To internal access way	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table> %			
To other flats	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table> %			

Q19 Floor Exposure:

- | | | |
|----------------------|---|--------------------------|
| Exposed ground floor | 1 | <input type="checkbox"/> |
| Exposed upper floor | 2 | <input type="checkbox"/> |
| Part exposed upper | 3 | <input type="checkbox"/> |
| Un-exposed upper | 4 | <input type="checkbox"/> |

Q20 Roof Exposure:

- | | | |
|-------------------|---|--------------------------|
| Exposed pitched | 1 | <input type="checkbox"/> |
| Exposed flat roof | 2 | <input type="checkbox"/> |
| Part exposed roof | 3 | <input type="checkbox"/> |
| Un-exposed roof | 4 | <input type="checkbox"/> |

Q21 Heat Loss Corridor:

No corridor	1	<input type="checkbox"/>		
Heated corridor	2	<input type="checkbox"/>		
Unheated corridor	3	<input type="checkbox"/>		
Corridor length (m)	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table> . <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td></tr></table> m			

External Dimensions:

Q22a Are external dimensions of flat the same as for the whole module?

- | | | |
|-----|---|--------------------------|
| Yes | 1 | <input type="checkbox"/> |
| No | 2 | <input type="checkbox"/> |

Q22b If no, give dimensions of this flat (rectangularised):

Main floor:

Width (m)	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table> . <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td></tr></table> m			
Depth (m)	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table> . <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td></tr></table> m			

Second floor (maisonette only)

Width (m)	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table> . <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td></tr></table> m			
Depth (m)	<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td><td style="width: 30px; height: 20px;"></td></tr></table> . <table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="width: 30px; height: 20px;"></td></tr></table> m			



Common Parts to the Building:

Q23 Are there common parts in the building? Yes

1

No

2

If yes, answer the questions below, if no, go to page 4

Is there adequate fire protection in common parts?

Q24a Mains wired smoke detectors

Yes 1

No 2

Q24h Other notes on fire safety:

Q24b Fire extinguishers

Yes 1

No 2

Q24c Fire blankets

Yes 1

No 2

Q24d Fire doors

Yes 1

No 2

Q24e Protected escape route

Yes 1

No 2

Q24f Fire safety notice

Yes 1

No 2

Q24g Any escape routes obstructed

Yes 1

No 2

Q25 Do the common parts provide adequate access?

Yes

1

No

2

They do not if entryways, stairs or passageways are too narrow, if there is inadequate lighting, a lack of handrails, or similar faults affecting safe access

Please describe any faults to common parts in terms of condition issues:

Q26a Common part fault (a)

Q26c Common part fault (c)

Q26b Common part fault (b)

Q26d Common part fault (d)

On completing this section, skip to page 4

HMOs

For Bedsits:

Q27 How many bedsit units are there?

On the social section, record details only for one bedsit unit

For Hostels:

Q28 How many people can the hostel accommodate?

On the social section, record details only for one resident

For Shared Houses:

Q29 How many people share the house?

On the social section, record details only for all residents sharing

Shared Amenities:

Q30a How many bathrooms are in the whole building?

Q30b How many kitchens are in the whole building?

Q30c How many WCs are in the whole building?

Q30d How many living rooms are in the whole building?
(not bedrooms, kitchens, etc)

On the internal page, record if there are any works required to any of the bathrooms, kitchens or WCs

Shared Parts of the Building:

Is there adequate fire protection in shared parts?

Q31a Mains wired smoke detectors Yes 1

No 2

Q31b Fire extinguishers Yes 1

No 2

Q31c Fire blankets Yes 1

No 2

Q31d Fire doors Yes 1

No 2

Q31e Protected escape route Yes 1

No 2

Q31f Fire safety notice Yes 1

No 2

Q31g Any escape routes obstructed Yes 1

No 2

Q32 Other notes on fire safety:

Q33 Does the HMO provide adequate access?

They do not if entryways, stairs or passageways are too narrow, if there is inadequate lighting, a lack of handrails, or similar faults affecting safe access

Yes

1

No

2

Please describe any faults to shared parts in terms of condition issues:

Q34a Common part fault (a)

Q34c Common part fault (c)

Q34b Common part fault (b)

Q34d Common part fault (d)

Q34x Does the HMO comply with management regulations?

Yes

1

No

2

**Internal and Amenities****Number of Rooms:**

Q35a Number of double bedrooms	<input type="text"/>	<input type="text"/>
Q35b Number of single bedrooms	<input type="text"/>	<input type="text"/>
Q35c Number of living rooms	<input type="text"/>	<input type="text"/>
Q35d Total number of rooms	<input type="text"/>	<input type="text"/>
Q35e Number of habitable rooms	<input type="text"/>	<input type="text"/>

Security Features:

Are any of the following present?

Q36a Secure doors (deadlock)	Yes	1	<input type="checkbox"/>	No	2	<input type="checkbox"/>
Q36b Door viewer	Yes	1	<input type="checkbox"/>	No	2	<input type="checkbox"/>
Q36c Door chain	Yes	1	<input type="checkbox"/>	No	2	<input type="checkbox"/>
Q36d Secure windows (locks)	Yes	1	<input type="checkbox"/>	No	2	<input type="checkbox"/>
Q36e Alarm	Yes	1	<input type="checkbox"/>	No	2	<input type="checkbox"/>

Q37

	Age (yrs)	No work		Repair		Replace		Build / install		None / N/A		Urgent?				
		1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	Yes	No			
Kitchen	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Internal drainage	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Hot & cold distribution	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Staircase	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Gas supply		1	<input type="checkbox"/>			3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Electrical system	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Bathroom	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
WC	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Central heat distribution	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Central heating boiler	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Other heating	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Insulation to cylinder	<input type="text"/>	1	<input type="checkbox"/>			3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	
Insulation to loft	<input type="text"/>	1	<input type="checkbox"/>			3	<input type="checkbox"/>	4	<input type="checkbox"/>	8	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repair Quantity
Floor structure		1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>					1	<input type="checkbox"/>	2	<input type="checkbox"/>	<input type="text"/> m ²
Floor cover		1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>					1	<input type="checkbox"/>	2	<input type="checkbox"/>	<input type="text"/> m ²
Internal wall structure		1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>					1	<input type="checkbox"/>	2	<input type="checkbox"/>	<input type="text"/> m ²
Internal wall cover		1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>					1	<input type="checkbox"/>	2	<input type="checkbox"/>	<input type="text"/> m ²
Ceiling cover		1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>					1	<input type="checkbox"/>	2	<input type="checkbox"/>	<input type="text"/> m ²
Internal doors / frames		1	<input type="checkbox"/>			3	<input type="checkbox"/>					1	<input type="checkbox"/>	2	<input type="checkbox"/>	Replacement Count: <input type="text"/>
Number of open chimneys																Total Count: <input type="text"/>
Number of flues																Total Count: <input type="text"/>
Number of fans																Total Count: <input type="text"/>
Number of windows draught proof																Total Count: <input type="text"/>
Number of windows double glazed																Total Count: <input type="text"/>

Q38 Ceiling Height:

Excluding basement / attic:

Ground / flat	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	m
First / maisonette	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	m
Second	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	m
Third +	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	m

Q39a Smoke Detectors:

Present and working?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Q40 Carbon Monoxide Detectors:

Present and working?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Q39b Are they:

Properly sited?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Q39c Mains wired?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Kitchen / Bathroom:
Q41a Is the kitchen of adequate size?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Q41b Does kitchen size affect HHSRS?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Q42 Is the bathroom suitably located?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Q43 Is there an external WC?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Noise:

Is there:

Q44a Excess noise around the dwelling?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Q44b Adequate noise insulation in dwelling?

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

**Energy efficiency****Roof:**

Q45a Are there any habitable rooms in the roof?

- Yes 1
- No 2

Q45b Total area of roof rooms:

 m²
Q46 Mains Gas:

- In dwelling 1
- In street / area but not dwelling 2
- Isolated and off mains gas 3

Heating Types:

	Q47	Q48a None	Q48b Prog	Q48c Room stat	Q48d TRVs	Q48e Manual charge	Q48f Auto charge	Q48g Other – specify below	Q48h
Radiator system	1 <input type="checkbox"/>			1 <input type="checkbox"/>	<input type="text"/>				
Warm air	2 <input type="checkbox"/>			2 <input type="checkbox"/>	<input type="text"/>				
Room heaters	3 <input type="checkbox"/>	3 <input type="checkbox"/>						3 <input type="checkbox"/>	<input type="text"/>
Storage heaters	4 <input type="checkbox"/>					4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	<input type="text"/>
Heat pumps	5 <input type="checkbox"/>			5 <input type="checkbox"/>	<input type="text"/>				
Community heating	6 <input type="checkbox"/>			6 <input type="checkbox"/>	<input type="text"/>				

Q49 Heating System Code:

Main	Second
<input type="text"/>	<input type="text"/>

Q50 Hot Water Type:

- Boiler / main heating 1
- Immersion (dual) 2
- Immersion (off peak) 3
- Immersion (on peak) 4
- Electric instant 5
- Gas instant single point 6
- Gas instant multi point 7
- Gas kitchen range 8
- Oil kitchen range 9
- Solid fuel kitchen range 10
- Gas circulator 11
- Gas warm air system 12
- Oil warm air system 13

Q51 Hot Water Cylinder:

- None 1
- Normal (90-130l) 2
- Medium (131-170l) 3
- Large 171l + 4

Q52 Cylinder Thermostat:

- Yes 1
- No 2

Q53 Hot Water Cylinder Insulation:

- 12.5mm jacket 1
- 25mm jacket 2
- 50mm jacket 3
- 80mm jacket 4
- 100mm jacket 5
- Jacket > 100mm 6
- 12.5mm spray foam 7
- 25mm spray foam 8
- 38mm spray foam 9
- 50mm spray foam 10
- > 50mm spray foam 11

Q54 Heating fuel:

	Main	Second	Water
Mains gas	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
LPG	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Bottled gas	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>
Oil 35 second	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
Oil 28 second	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
House coal / Pearls	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>
Smokeless process	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>
Anthracite nuts	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>
Anthracite grains	9 <input type="checkbox"/>	9 <input type="checkbox"/>	9 <input type="checkbox"/>
Wood	10 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>
On-peak	11 <input type="checkbox"/>	11 <input type="checkbox"/>	11 <input type="checkbox"/>
Econ 7 off peak	12 <input type="checkbox"/>	12 <input type="checkbox"/>	12 <input type="checkbox"/>
None	13 <input type="checkbox"/>	13 <input type="checkbox"/>	13 <input type="checkbox"/>

Q50a Boiler make and model

Q55 Loft Insulation:

- | | | | |
|---------|---|--------------------------|--------------------------|
| No loft | 0 | <input type="checkbox"/> | |
| None | 1 | <input type="checkbox"/> | |
| 25mm | 2 | <input type="checkbox"/> | Minimum for 1965-75 |
| 50mm | 3 | <input type="checkbox"/> | Minimum for 1976-81 |
| 75mm | 4 | <input type="checkbox"/> | |
| 100mm | 5 | <input type="checkbox"/> | Minimum for 1982-89 |
| 150mm | 6 | <input type="checkbox"/> | Minimum for 1990-95 |
| 200mm | 7 | <input type="checkbox"/> | Minimum for 1996-2002 |
| 250mm | 8 | <input type="checkbox"/> | Minimum for 2002 onwards |
| 300mm+ | 9 | <input type="checkbox"/> | |

Q56 Wall Insulation:

- | | | |
|-------------------------|---|--------------------------|
| Cavity uninsulated | 1 | <input type="checkbox"/> |
| Cavity insulated 25mm | 2 | <input type="checkbox"/> |
| Cavity insulated 50mm | 3 | <input type="checkbox"/> |
| Solid uninsulated | 4 | <input type="checkbox"/> |
| Solid internal cladding | 5 | <input type="checkbox"/> |
| Solid external cladding | 6 | <input type="checkbox"/> |

Q57 Floor Insulation:

If the dwelling is on the ground floor, is the floor insulated?

- | | | |
|-----|---|--------------------------|
| Yes | 1 | <input type="checkbox"/> |
| No | 2 | <input type="checkbox"/> |

Q58 Low energy Light Bulbs:

 Proportion of rooms %

Q59 Solar Water Heating:

- | | | |
|-----|---|--------------------------|
| Yes | 1 | <input type="checkbox"/> |
| No | 2 | <input type="checkbox"/> |

Q60 Photo voltaic Cells:

 Area of roof m²
Q60a Future installation of Photo voltaic cells:

Is the dwelling suitable for the installation of photovoltaic cells (pitched roof, south facing, with sufficient area and structurally sound)?

- | | | |
|-----|---|--------------------------|
| Yes | 1 | <input type="checkbox"/> |
| No | 2 | <input type="checkbox"/> |

Q61a Other Renewables:

- | | | |
|-----|---|--------------------------|
| Yes | 1 | <input type="checkbox"/> |
| No | 2 | <input type="checkbox"/> |

Q61b Please specify:

Socio-Economic Section
Profiling:

		Q62a	Q62b	Q62c	Q62d	Q62e	Q62f	Q62g	Q62h
Resident	Head	<input type="checkbox"/>							
Sex	M	<input type="checkbox"/>							
	F	<input type="checkbox"/>							
Age		<input type="text"/>							
Family unit		<input type="text"/>							
Working status	Full time	1 <input type="checkbox"/>							
	Part time	2 <input type="checkbox"/>							
	Self-employed	3 <input type="checkbox"/>							
	Un-employed	4 <input type="checkbox"/>							
	Student	5 <input type="checkbox"/>							
	Retired	6 <input type="checkbox"/>							
	Other	7 <input type="checkbox"/>							
Disability code		<input type="text"/>							
Health code		<input type="text"/>							

Person Code Key:

- | | |
|---------------|------------------|
| 2 Partner | 7 Other relative |
| 3 Child | 8 Lodger |
| 4 Parent | 9 Sharer |
| 5 Grandparent | 0 Other |
| 6 Grandchild | |

Disability Code Key:

- | |
|-------------------------|
| 1 Physical impairment |
| 2 Hearing impairment |
| 3 Vision impairment |
| 4 Learning difficulties |
| 5 Other |

Health Code Key:

- | |
|-----------------------------|
| 1 Respiratory condition |
| 2 Cardio vascular condition |
| 3 Long standing illness |
| 4 Mental health condition |
| 5 Other |

Q63 Disabled Adaptations:

	Has	Needs
Wider doorways	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Straight stair lift	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Curved stair lift / lift	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Ramp	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Grab / hand rails	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Hoist	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Redesign kitchen	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Redesign / locate WC	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Redesign / locate bathroom	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Door answering / opening	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Emergency alarm	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Bathroom / bedroom extension	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Other adaptation	1 <input type="checkbox"/>	2 <input type="checkbox"/>

Q63a

Is anyone in the household providing care for a resident with a disability?

Yes	1	<input type="checkbox"/>	No	2	<input type="checkbox"/>
-----	---	--------------------------	----	---	--------------------------

Q64 Race:

How would you describe the majority of your household?

White British	1	<input type="checkbox"/>
White Irish	2	<input type="checkbox"/>
White other	3	<input type="checkbox"/>
White / Black Caribbean	4	<input type="checkbox"/>
White / Black African	5	<input type="checkbox"/>
White / Asian	6	<input type="checkbox"/>
Other mixed	7	<input type="checkbox"/>
Indian	8	<input type="checkbox"/>
Pakistani	9	<input type="checkbox"/>
Bangladeshi	10	<input type="checkbox"/>
Asian other	11	<input type="checkbox"/>
Black Caribbean	12	<input type="checkbox"/>
Black African	13	<input type="checkbox"/>
Black other	14	<input type="checkbox"/>
Chinese	15	<input type="checkbox"/>
Other – specify below	16	<input type="checkbox"/>

Q65 Nationality:

How would you describe the nationality of your household?

Q65a

Do the household consider themselves to be part of the Gypsy/Traveller community

Yes	1	<input type="checkbox"/>
No	2	<input type="checkbox"/>

Q66 Benefits:

Does anyone in the household receive:

	Yes		No			Yes		No	
Income support	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Industrial injuries disabled benefit	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Housing benefit	1	<input type="checkbox"/>	2	<input type="checkbox"/>	War disablement pension	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Council tax benefit	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Pension credit (guaranteed / savings)	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Income based job seekers allowance	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Working tax credit	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Attendance allowance	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Child tax credit	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Disabled living allowance	1	<input type="checkbox"/>	2	<input type="checkbox"/>	State pension	1	<input type="checkbox"/>	2	<input type="checkbox"/>

Q67 Household income:

	Head	Partner	Others	Household Total
Income code	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Q68 QC:

Would you be happy to have a brief follow up visit for quality control purposes?

Yes	1	<input type="checkbox"/>	Provide contact details: Name: <input type="text"/> Tel: <input type="text"/>
No	2	<input type="checkbox"/>	

Private Rental tenants only

	Yes		No	
X1a Does the landlord live on the premises?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
X1b Is there a written tenancy agreement?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
X1c Did you pay a deposit, covered by the Deposit Scheme?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
X1d Does the landlord respond to requests for repair?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
X1e Does the landlord enter the property without notice?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
X1f Is the property furnished?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
X1g Has the landlord ever refused to do work to meet special needs?	1	<input type="checkbox"/>	2	<input type="checkbox"/>

X2 How much rent do you pay per month?

£

Yes No

X3 Do you know who the landlord is?

1 2

X3a if yes, are you able to give us the landlord's contact details?

Owner Occupiers Only:

Q69a Are you aware of any defects to the property?

Yes	1	<input type="checkbox"/>	Q69b Please describe: <input type="text"/>
No	2	<input type="checkbox"/>	

Q69c How much do you think these works will cost?

£

	Yes		No	
Q69d Can you afford to carry out these works?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Q69e Would you consider a flexible loan for repairs?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Q69f Would you consider equity release for repairs?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Q69g Have you received a grant / loan from the Council previously?	1	<input type="checkbox"/>	2	<input type="checkbox"/>

Q69h What is the value of your property?

£

Q69i Do you have a mortgage or other loan on the property?

Yes	1	<input type="checkbox"/>	Q69j What is the current outstanding mortgage? £ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
No	2	<input type="checkbox"/>	

Q69j Do you have any savings? If so, how much?

£

X4 Electricity bill

How do you pay for your electricity?

- | | | | |
|-------------------|---|--------------------------|---|
| Direct debit | 1 | <input type="checkbox"/> | <i>X4a</i>
If other, please describe
<input style="width: 150px; height: 30px;" type="text"/> |
| On-line | 2 | <input type="checkbox"/> | |
| Monthly billing | 3 | <input type="checkbox"/> | |
| Key or card meter | 4 | <input type="checkbox"/> | |
| Other | 5 | <input type="checkbox"/> | |

X4b What type of tariff is your electricity bill

X6 Energy Efficiency improvements

Have any of the following been carried out in the past year?

- | | | | | |
|--|---|--------------------------|---|--------------------------|
| <i>X6a</i> Installation of wall insulation? | 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> |
| <i>X6b</i> Installing loft insulation where there was none previously? | 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> |
| <i>X6c</i> Replacing or increasing loft insulation? | 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> |
| <i>X6d</i> Replacing an old boiler? | 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> |

X7 Health

- | | | | |
|---|---|--------------------------|----------------------------|
| | | Yes | No |
| <i>X7a</i> Does anyone in the dwelling have a long-term health issue? | 1 | <input type="checkbox"/> | 2 <input type="checkbox"/> |

If Yes else go to X8
 X7b Describe

- | | | | | |
|--|---|--------------------------|---|--------------------------|
| <i>X7c</i> Do you think this is related to the condition of your home? | 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> |
| <i>X7d</i> Have they ever had to visit a doctor or hospital as a result? | 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> |
| <i>X7e</i> Does this person receive care from a household member? | 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> |

X8 Marriage or civil partnership

Please let us know if anyone in the household is: (tick all that apply)

- | | | |
|------------------------|---|--------------------------|
| Married | 1 | <input type="checkbox"/> |
| In a civil partnership | 2 | <input type="checkbox"/> |

X8a Pregnancy

Please let us know if anyone in the household is: (tick all that apply)

- | | | |
|--------------------|---|--------------------------|
| Pregnant | 1 | <input type="checkbox"/> |
| On maternity leave | 2 | <input type="checkbox"/> |

X11 Radon
X11a Have you ever had Radon testing carried out at this property?

- | | | |
|-----|---|--------------------------|
| Yes | 1 | <input type="checkbox"/> |
| No | 2 | <input type="checkbox"/> |

X11b Are there any Radon prevention measures installed in your home?

- | | | |
|-----|---|--------------------------|
| Yes | 1 | <input type="checkbox"/> |
| No | 2 | <input type="checkbox"/> |

X5 Gas bill - How do you pay for your gas?

- | | | | |
|-------------------|---|--------------------------|---|
| Direct debit | 1 | <input type="checkbox"/> | <i>X5a</i>
If other, please describe
<input style="width: 150px; height: 30px;" type="text"/> |
| On-line | 2 | <input type="checkbox"/> | |
| Monthly billing | 3 | <input type="checkbox"/> | |
| Key or card meter | 4 | <input type="checkbox"/> | |
| Other | 5 | <input type="checkbox"/> | |
| Don't use gas | 6 | <input type="checkbox"/> | |

X5b What type of tariff is your gas bill?

<i>X6e</i> Installation central heating?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
--	---	--------------------------	---	--------------------------

<i>X6f</i> Installing double glazing?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
---------------------------------------	---	--------------------------	---	--------------------------

<i>X6g</i> Installing heating controls?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
---	---	--------------------------	---	--------------------------

<i>X6h</i> Installation other improvement?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
--	---	--------------------------	---	--------------------------

X6i if other, please specify:

X9 Sexual orientation

Please let us know if anyone in the household is: (tick all that apply)

- | | | |
|----------|---|--------------------------|
| Straight | 1 | <input type="checkbox"/> |
| Gay | 2 | <input type="checkbox"/> |
| Lesbian | 3 | <input type="checkbox"/> |
| Bisexual | 4 | <input type="checkbox"/> |

Yes	No
-----	----

<i>X9a</i> Is everyone in your household's gender identity the same as the gender they were assigned at birth?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
--	---	--------------------------	---	--------------------------

X10 Religion or Belief

Please let us know if anyone in the household is: (tick all that apply)

- | | | |
|-------------|---|--------------------------|
| No religion | 1 | <input type="checkbox"/> |
| Buddhist | 2 | <input type="checkbox"/> |
| Christian | 3 | <input type="checkbox"/> |
| Hindu | 4 | <input type="checkbox"/> |
| Jewish | 5 | <input type="checkbox"/> |
| Muslim | 6 | <input type="checkbox"/> |
| Sikh | 7 | <input type="checkbox"/> |
| Other | 8 | <input type="checkbox"/> |

X10a if other, please specify



Exterior

Q70 Dimensions:

	Width		m	Depth		m	Storeys		Gable		Roof pitched		Cavity walls							
	1	2		1	2		1	2	Yes	No	Yes	No	Yes	No						
Main	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Front addition	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Back addition	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Left addition	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Right addition	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	•	<input type="text"/>	<input type="text"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>	1	<input type="checkbox"/>	2	<input type="checkbox"/>

Q71 Yard / paving area m²

Q72 Wall / fence length m

Sketch plan for calculation of dimensions (this is for notation and will not be input directly)



Q73 Condition:	Count	Type	Age	Condition					Urgent? Yes	Renewal period			
				No work	Minor	Major	Re- place	N/A		1-5yrs	6-10yrs	11-30yrs	31+yrs
Pitched roof timbers			<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Pitch roof cover 1 st		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Pitch roof cover 2 nd		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Flat roof timbers			<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Flat roof cover		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Wall structure 1 st		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Wall structure 2 nd		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Wall surface 1 st		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Wall surface 2 nd		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Foundations			<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Paved areas				1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Walls / fences				1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
External steps				1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Chimney stacks	<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Dormers	<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Bays (excl. windows)	<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Windows and frames 1 st	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Windows and frames 2 nd	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Doors and frames 1 st	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Doors and frames 2 nd	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
DPC			<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>		8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Fascia			<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Roof drainage			<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Soil drainage			<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Outbuildings			<input type="checkbox"/> <input type="checkbox"/>	1 <input type="checkbox"/>			4 <input type="checkbox"/>	8 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>

Roof Cover Key:

- 1 Natural slate
- 2 Asb cem slate
- 3 Clay tile
- 4 Concrete tile
- 5 Asphalt
- 6 Felt
- 8 Thatch
- 9 Stone

Wall Structure Key:

- 1 Mason cavity
- 2 Mason single
- 3 9" solid
- 4 >9" solid
- 5 In situ concrete
- 6 Concrete panel
- 7 Timber
- 8 Metal frame

Wall Surface Key:

- 1 Mason point
- 2 Natural
- 3 Rendered
- 4 Shiplap timber
- 5 Tile hung
- 6 Slip / tile facec
- 7 Plastic
- 8 Other

Windows Key:

- 1 Single wood case
- 2 Single metal frame
- 3 Single UPVC
- 4 Single wood sash
- 5 Double wood case
- 6 Double metal frame
- 7 Double UPVC
- 8 Double wood sash

Doors Key:

- 1 Wood
- 2 UPVC
- 3 Composite
- 4 Other

Housing Health and Safety Hazards

Q74 Hazards to be Noted:

(no detailed scoring required)

	Risk:			
	Above average		Extreme	
Excess heat	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Lighting	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Water supply for domestic purpose	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Food safety	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Personal hygiene, sanitation, drains	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Position and operability of amenities	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Uncombusted fuel gas	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Explosions	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Falls associated with baths etc.	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Carbon monoxide and fuel products	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Domestic hygiene, pets, refuse	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Structural collapse, falling elements	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Noise	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Collision and entrapment	1	<input type="checkbox"/>	2	<input type="checkbox"/>

Q75 Hazards to be Scored in Detail:

	Risk:			
	Above average		Extreme	
Falls on stairs etc.	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Falls on level surfaces	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Falling between levels	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Electrical safety	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Fire	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Flames, hot surfaces etc.	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Damp and mould growth	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Entry by intruders	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Crowding and space	1	<input type="checkbox"/>	2	<input type="checkbox"/>

If any of these hazards score an above average risk of harm, these **MUST** be scored individually below.

Q76 Falls on Stairs etc.:

Likelihood of a person over 60 having a fall leading to harm:

	Average pre 1919										
	1000	560	320	180	100	56	32	18	6	2	
	<input type="checkbox"/>										

Likely outcome if person over 60 should fall:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input type="checkbox"/>										
Class 2 Severe	<input type="checkbox"/>										
Class 3 Serious	<input type="checkbox"/>										

Must not add up to >100.2%

	Yes		No			Yes		No	
	1	<input type="checkbox"/>	2	<input type="checkbox"/>		1	<input type="checkbox"/>	2	<input type="checkbox"/>
Install handrail	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repair / replace external / common stairs	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Install balustrade	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repair / replace external steps	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Cover dangerous balustrade / guarding	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Cover slippery stairs	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Repair / replace internal staircase	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repair / replace / provide additional light	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Redesign stairs (design, not condition)	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Remove obstacle(s)	1	<input type="checkbox"/>	2	<input type="checkbox"/>



Q77 Falling on Level Surfaces:

Likelihood of a person over 60 having a fall leading to harm:

	1000	560	320	180	Average 100	56	32	18	6	2
	<input type="checkbox"/>									

Likely outcome if person over 60 should fall:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input type="checkbox"/>										
Class 2 Severe	<input type="checkbox"/>										
Class 3 Serious	<input type="checkbox"/>										

Must not add up to >100.2%

		Yes	No		Yes	No
Repair floors	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Cover slippery floors	1 <input type="checkbox"/> 2 <input type="checkbox"/>
Repair paths / external surfaces	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repair / replace / provide additional light	1 <input type="checkbox"/> 2 <input type="checkbox"/>
Remove trip steps	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Remove obstacle(s)	1 <input type="checkbox"/> 2 <input type="checkbox"/>
Redesign external pathways	1	<input type="checkbox"/>	2	<input type="checkbox"/>		

Q78 Falling Between Levels:

Likelihood of a child under 5 having a fall leading to harm:

	5600	3200	Average 1800	1000	560	320	180	100	56	32	18	6	2
	<input type="checkbox"/>												

Likely outcome if a child under 5 should fall:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input type="checkbox"/>										
Class 2 Severe	<input type="checkbox"/>										
Class 3 Serious	<input type="checkbox"/>										

Must not add up to >100.2%

		Yes	No		Yes	No
Window safety catches to install	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repairs to plot level and falls	1 <input type="checkbox"/> 2 <input type="checkbox"/>
Repair / replace lighting	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repair / replace guarding / balustrading	1 <input type="checkbox"/> 2 <input type="checkbox"/>
Brick up dangerous opening / raise cill	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Guard rails to install	1 <input type="checkbox"/> 2 <input type="checkbox"/>
Repair / replace balconies	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Remove obstacle(s)	1 <input type="checkbox"/> 2 <input type="checkbox"/>

Q79 Electrical Safety:

Likelihood of a person over 60 being injured:

	5600	Average 3200	1800	1000	560	320	180	100	56	32	18	6	2
	<input type="checkbox"/>												

Likely outcome if a person over 60 is injured:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input type="checkbox"/>										
Class 2 Severe	<input type="checkbox"/>										
Class 3 Serious	<input type="checkbox"/>										

Must not add up to >100.2%

Remed:

**Q80 Fire:**

Likelihood of a person over 60 being harmed:

Average Avg flat

5600	3200	1800	1000	560	320	180	100	56	32	18	6	2
<input type="checkbox"/>												

Likely outcome if a person over 60 should be hurt:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input type="checkbox"/>										
Class 2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	<input type="checkbox"/>										
Class 3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	<input type="checkbox"/>										

Must not
add up to
>100.2%

	Yes		No			Yes		No	
Repair / replace electrics	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Remove inappropriate finish	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Provide additional sockets	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Replace non fire resistant structure	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Repair / replace heaters	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Upgrade stairs protected route	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Replace inadequate heating	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Provide fire stops service duct	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Relocate cooker	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Provide fire stop wall loft space	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Re-fit kitchen	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Provide self-closing doors	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Extend kitchen and re-fit	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Install smoke detectors	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Re-site kitchen and re-fit	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Provide suitable doors / windows	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Reposition heater / heating	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Provide fire escape	1	<input type="checkbox"/>	2	<input type="checkbox"/>

Q81 Flames, hot surfaces etc.:

Likelihood of a child under 5 being burnt:

	1000	560	320	180	100	56	32	18	6	2
	<input type="checkbox"/>									

Likely outcome if a child under 5 should be hurt:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input type="checkbox"/>										
Class 2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	<input type="checkbox"/>										
Class 3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	<input type="checkbox"/>										

Must not
add up to
>100.2%

	Yes		No			Yes		No	
Reposition heater / heating	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Extend kitchen and re-fit	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Relocate cooker	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Re-site kitchen and re-fit	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Re-fit kitchen	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Remove obstacle(s)	1	<input type="checkbox"/>	2	<input type="checkbox"/>

Q82 Damp and Mould Growth:

Likelihood of a person under 15 becoming ill:

	1800	1000	Average 560	320	180	100	56	32	18	6	2
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>							

Likely outcome if a person under 15 became ill:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Class 2 Severe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Class 3 Serious	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Must not add up to >100.2%

	Yes		No			Yes		No	
Treat rising damp	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Condensation – improve windows	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Treat penetrating damp	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repair / replace / improve heating	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Condensation – install / fix fans	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Improve insulation	1	<input type="checkbox"/>	2	<input type="checkbox"/>

Q83 Entry by Intruders:

Likelihood of a person being affected:

	1800	1000	560	320	180	100	56	Average 32	18	6	2
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

Likely outcome if a person is affected:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Class 2 Severe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Class 3 Serious	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Must not add up to >100.2%

	Yes		No			Yes		No	
Make doors to dwelling secure	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Install alarm / CCTV to dwelling	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Make windows to dwelling secure	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Flats: concierge / entry phone	1	<input type="checkbox"/>	2	<input type="checkbox"/>
Provide further (security) lights	1	<input type="checkbox"/>	2	<input type="checkbox"/>	Repair / provide defensible space	1	<input type="checkbox"/>	2	<input type="checkbox"/>

Neighbourhood problems which require measures other than improving dwelling security:

Q84 Crowding and Space:

Likelihood of a person being affected:

	1800	1000	560	320	180	100	56	Average 32	18	6	2
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

Likely outcome if a person is affected:

	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 1 Extreme	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Class 2 Severe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Class 3 Serious	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Must not add up to >100.2%