

TRAFFORD COUNCIL

**PRIVATE SECTOR HOUSING STOCK CONDITION
SURVEY 2019**



MAIN REPORT OF SURVEY

Prepared on behalf of Trafford Council
by



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TABLE OF CONTENTS

SUMMARY OF MAIN FINDINGS

LIST OF TABLES

LIST OF FIGURES

ACKNOWLEDGEMENTS

1.0	SURVEY BACKGROUND AND METHODOLOGY	17
	Chapter 1 : Introduction and Background to the Study	18
	Chapter 2 : Survey Method and Response	19
	Chapter 3 : The Measurement of Housing Conditions	22
	Chapter 4 : Survey Analysis and Reporting Framework	24
2.0	A PROFILE OF THE PRIVATE HOUSING SECTOR	25
	Chapter 5 : The Characteristics and Distribution of Private Sector Housing	26
	Chapter 6 : The Characteristics and Distribution of Private Sector Households.....	36
3.0	AN OVERVIEW OF PRIVATE SECTOR HOUSING CONDITIONS	45
	Chapter 7 : Housing Conditions 2018 - An Overview.....	46
	Chapter 8 : Housing Conditions 2018 - National Context	47
4.0	PRIVATE SECTOR HOUSING CONDITIONS 2019.....	49
	Chapter 9 : HHSRS - Category 1 Hazards.....	50
	Chapter 10 : Housing Disrepair	58
	Chapter 11 : Housing Amenities and Facilities.....	66
	Chapter 12 : Home Energy Efficiency	70
	Chapter 13 : Decent Homes Overall Performance.....	76
	Chapter 14 : Non-Decent Homes - Investment Needs.....	79
	Chapter 15 : Decent Places - Environmental Conditions	81
5.0	HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES	86
	Chapter 16 : Housing Conditions and Household Circumstances	87
	Chapter 17 : Fuel Poverty.....	93
	Chapter 18 : Housing and Health	102
	Chapter 19 : Household Attitudes to Housing and Local Areas	110

6.0	SECTORAL REVIEW	114
	Chapter 20 : Owner-Occupiers in Non-Decent Homes	115
	Chapter 21 : The Private-Rented Sector	123
7.0	KEY INDICATORS BY SUB-AREA	125
	Chapter 22 : House Condition and Environmental Profile.....	126
	Chapter 23: Household Profile	127
8.0	CONCLUSIONS	129
	Chapter 24 : Conclusions	130

APPENDICES

Appendix A :	The Interpretation of Statistical Data
Appendix B :	Sampling Errors
Appendix C :	Survey Questionnaire
Appendix D :	The Decent Homes Standard
Appendix E :	Glossary of Terms

SUMMARY OF KEY FINDINGS

1.0 INTRODUCTION

- 1.1 David Adamson & Partners Ltd. were commissioned by Trafford Council to complete a review of housing and household conditions across the private housing sector. The last survey of housing conditions was completed in 2007. Information from the current study provides an up to date benchmark for private sector housing locally, against national housing conditions and provides a base of information for the review and further development of private sector housing strategies.
- 1.2 The 2019 study has involved a comprehensive survey programme across a target sample of 1,000 dwellings representing 1.1% of an estimated private sector housing stock comprising 90,622 dwellings. Survey investigation has included physical housing conditions (HHSRS, Decent Homes), energy efficiency (Sap 2012) and the circumstances and attitudes of occupying households.
- 1.3 The house condition survey programme was designed and implemented according to national guidelines issued by Ministry of Housing, Communities and Local Government England. A sample size of 1,000 dwellings was agreed with the Council representing 1.1% of a total private sector housing stock of 20,622 dwellings. To adequately reflect the distribution and composition of private sector housing within Trafford and to assist in forward planning the sample was stratified across 7 selected sub-areas based on a combination of electoral wards as illustrated in Table 1:
- 1.4 Household co-operation and response to the survey was good. Against a survey target of 1,000 dwellings, surveys were achieved in 990 dwellings representing 99.0% of target. 938 dwellings were surveyed both externally and internally with household interviews completed. An additional 52 full external surveys were completed across vacant property addresses. Information from surveyed dwellings and households has been extrapolated through the use of statistical weights to represent total private sector dwellings and households across the Council. The application of statistical weights is essential to remove the disproportionate sample size nature of the survey and also to adjust for differential access and response rates. Due to the use of sampling techniques estimates presented from the survey represent mid-point values within a range of sampling error. Sampling errors associated with survey data are presented in Appendix B. Accuracy levels associated with the sample survey average +3% Council wide.

2.0 KEY FINDINGS : HOUSING STOCK AND HOUSEHOLDS

- 2.1 At the time of survey, 86,476 dwellings (95.4%) were occupied, the remaining 4,146 dwellings (4.6%) were vacant. Within the vacant housing stock, 3,884 dwellings (4.6%) have been vacant for under six months and are expected to return to occupancy in the short-term. These include dwellings for sale or rent (2,043 dwellings) and those undergoing major repair or modernisation (1,841 dwellings). 262 vacant dwellings (0.3%) were assessed as vacant for over six months and are typically regarded as problematic in occupancy terms. The LAHS 2018 return by Trafford Council indicates 2,428 vacant properties with 774 long-term vacants. Long-term vacancy comparisons with the house condition survey are problematic due to classification issues. This, for example, dwellings recorded in the survey as vacant due to major repair/modernisation may also be classified as long-term vacants depending upon the modernisation timetable. Differences in overall vacancy levels depend both on survey methodologies and Council Tax reporting. No sample controls on housing vacancy were possible during the survey which can lead to an under or over representation of vacant housing. Council tax estimates of actual vacancy may also be deflated by positive disincentives to vacancy through the removal of discounts and the introduction of fee charges for long-term vacant properties.
- 2.2 The distribution of vacant dwellings as estimated by surveyors is illustrated in Table 3. Within the housing stock rates of vacancy are higher within the private-rented sector (12.2%) compared to 2.6% within the owner-occupied sector. Vacancy rates show limited variation by age of housing stock but are significantly higher within the flatted housing market. Vacancy rates within the owner-occupied sector at 2.6% indicate an extremely tight owner-occupied housing market. Higher rates of vacancy within the private-rented sector indicate significant tenancy turnover.
- 2.3 The age of a home is strongly associated with its condition and energy performance. The oldest homes (pre-1919) generally perform less well in these respects than newer homes. Private sector housing in Trafford is representative of all building eras but is predominantly of post Second World War construction. 55,779 dwellings (61.5%) were constructed post-1944. Of these dwellings, 18,375 dwellings or 20.3% were constructed post-1980. 34,844 dwellings (38.5%) were constructed pre-1945. Within this group, 12,449 dwellings (13.7%) were constructed pre-1919, 22,395 dwellings (24.7%) in the inter-war period (1919 – 1944). Private sector housing stock in Trafford differs from the national profile for England. Rates of pre-1919 and post-1980's construction are below the national average while inter-war and early post-war construction rates are above the national average.

- 2.4 Geographically the highest concentrations of pre-1919 housing are located in the Rural Communities (20.8%), Altrincham (19.2%) and Urmston (17.5%). Inter-war housing is over-represented in Altrincham (35.4%), Urmston (32.0%) and Stretford (49.7%). Rates of post-1980 construction are highest in the Rural Communities (32.7%) and in Old Trafford (31.3%).
- 2.5 Housing tenure was estimated during the survey by occupier confirmation in occupied dwellings but also through surveyor estimates on site for vacant dwellings. Using data for occupied dwellings nationally with the English Housing Survey. Owner-occupation is the predominant form of private sector tenure within the occupied housing stock accounting for 70,328 dwellings or 81.3%; 16,148 occupied dwellings are private-rented representing 18.7% of the occupied housing stock.
- 2.6 Housing tenure patterns in Trafford are broadly in line with the national profile for England. 23.9% of occupied private sector dwellings in England in 2015 were private-rented compared to 24.5% locally in 2017. Rates of owner-occupation locally of 75.5% compare with 76.1% owner-occupation nationally.
- 2.7 Differences in housing age and type exist within the occupied housing stock between the main tenure groups. Owner-occupation reflects a higher concentration of inter-war, early post-war and post 1980's housing typically in semi-detached configurations. A much higher proportion of private-rented property is of post-1980's construction (29.8%) and in purpose-built flats (33.5%) perhaps reflecting a buy-to-let market. This trend is supported by local information which indicates a high demand for rented homes among households not reliant on welfare benefits and with resources financially to move quickly. Geographically, rates of private-rental vary across the city within the occupied housing stock and are above average in the Sale (20.2%), Stretford (20.4%) and Old Trafford (28.6%) sub-areas.
- 2.8 The occupied housing stock contains 86,476 households and a private sector household population of 196,097 persons. Average household size is estimated at 2.27 persons. All dwellings surveyed were in single occupation.
- 2.9 Private sector households are typically small in size and in line with national trends exhibit an ageing profile. 18,659 households (21.6%) are single person in size, an additional 42,505 households (49.2%) contain two persons. Only 2,051 households (2.4%) contain five or more persons. The average age of heads of household is estimated at 53 years; 27,077 households (31.3%) are headed by a person aged 65 years and over.

2.10 Significant demographic differences exist between tenures reflecting a younger more mobile private-rented sector against an older and established owner-occupied sector:

- **36.7% of owner-occupied households have a head of household aged 65 years and over compared to 7.7% of private-rented households**
- **3.9% of private-rented households have a head of household aged under 25 years compared to 0.3% of owner-occupied households**
- **28.8% of private-rented households contain a single person aged under 60 years compared to 4.6% of owner-occupied households**
- **27.3% of owner-occupied households contain one or two persons aged over 60 years compared to 1.7% of private-rented households**
- **14.6% of private-rented households have been resident in their home under 1 year compared to 3.1% of owner-occupied households**
- **42.3% of owner-occupied households have been resident in their home over 20 years compared to 4.0% of private-rented households**
- **10.9% of private-rented households will definitely move home within the next 12 months compared to 7.5% of owner-occupied households**

2.11 54,440 heads of household (63.0%) are in full or part-time employment, 1,035 heads of household (1.2%) are unemployed and 26,990 heads of household (31.2%) are economically retired. 6,394 households (7.4%) are in receipt of means tested and/or disability related benefits and are economically vulnerable. Working within fuel poverty methodology households on low incomes are regarded as those with incomes of less than 60 per cent of the median UK equivalised income after housing costs. On this definition 25,558 households in Trafford are on low incomes representing 29.6% of all private households. Data from the English Housing Survey indicates median private sector gross household income at £31,315 ranging from £23,421 in the private rented sector to £33,423 for owner-occupiers. Median gross household income in Trafford is estimated at £33,799 (just above the national average) ranging from £28,599 in the private-rented sector to £38,999 for owner-occupiers.

2.12 Economic circumstances vary between the owner-occupied and private-rented sectors; the former exhibiting higher levels of retirement the latter exhibiting higher levels of economic vulnerability but also higher levels of employment. Higher levels of employment support the local view of high private-rental demand from households not in receipt of benefits. Lower incomes with the private-rented sector may also indicate affordable housing issues within the owner-occupied sector. Median equivalised (AHC) household incomes are higher in the owner-occupied sector at £17,586 compared to £14,672 for private-rented households.

42.0% of private-rented households are on low incomes compared to 26.7% of owner-occupied households.

3.0 KEY FINDINGS - HOUSING CONDITIONS

3.1 Housing conditions against national standards can only be measured fully within the occupied housing stock where survey access internally is possible. 72,901 dwellings (84.3%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 13,575 occupied dwellings (15.75) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- **4,798 dwellings (5.5%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS)**
- **8,434 dwellings (9.8%) are in disrepair**
- **912 dwellings (1.1%) lack modern facilities and services**
- **3,759 dwellings (4.3%) fail to provide a reasonable degree of thermal comfort**

3.2 Information on overall Decent Homes performance in England is available annually from the English Housing Survey programme with the last available estimate for 2017. Housing conditions locally with regard to the Decent Homes Standard are slightly better than the national average. Locally, 15.7% of private sector housing fails the Decent Homes Standard compared to 20.1% of private sector housing nationally (2017). With the exception of Category 1 Hazards the reasons for Decent Homes failures are no longer presented at national level. In 2017, 12.1% of private dwellings in England exhibited Category 1 Hazards. The equivalent figure in Trafford is 5.5%.

3.3 Variations in Decent Homes performance reflect higher rates of failure for:

- *Terraced Housing* : 4,120 dwellings, 22.6%
- *Flats in converted buildings* : 1,070 dwellings, 51.6%
- *Dwellings in constructed pre-19129* : 4,399 dwellings, 37.4%
- *Private-rented Sector* : 4,076 dwellings, 25.2%

Geographically, highest rates of Decent Homes failure are recorded for the Urmston, Partington/Carrington and Old Trafford sub-areas.

- 3.4 Costs to address non-decency are estimated at £108.513M net averaging £7,993 per dwelling across all non-decent dwellings. Individual costs range from £1,628 for individual item failure to £23,744 linked to comprehensive failure across the standard. The most significant cost elements relate to disrepair and to Category 1 hazards.

4. KEY FINDINGS – ENVIRONMENTAL CONDITIONS

- 4.1 Overall, 14,000 dwellings (15.4%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 10,847 dwellings (12.0%), traffic problems affect 11,438 dwellings (12.6%), utilisation issues affect 169 dwellings (0.2%). As an overall assessment, surveyors were asked to grade the visual quality of the residential environment within the context of underlying neighbourhood characteristics and housing composition. Visual quality was assessed as poor or below average in 3,983 dwellings (4.4%), as average in 52,808 dwellings (58.3%) and as above average or good in 33,831 dwellings (37.3%). Environmental conditions including visual environmental quality are below average in areas of private-rental, older terraced housing and converted flats. A relationship would also appear to exist between environmental conditions and housing conditions. 4,141 non-Decent homes are located in areas with environmental problems representing 30.5% of all non-Decent homes. Only 13.3% of Decent homes are similarly affected.

5. KEY FINDINGS – HOUSING AND HOUSEHOLD CONDITIONS

- 5.1 Relationships between housing conditions and household circumstances are summarised in Tables 28-30 with regard to Category 1 hazards. Disrepair and the Decent Homes standard overall. Poor housing conditions impact on all household types across Trafford, but socially and economically disadvantaged households, in particular the young and the elderly are at greater risk of experiencing poor housing conditions.

- *Single person households aged under 60 account for 9.1% of all households but comprise 10.3% of all households living in non-Decent homes*
- *Households with a head of household aged under 35 years account for 18.9% of all households but comprise 21.8% of all households living in non-Decent homes*
- *Single person elderly households account for 12.1% of all households but comprise 14.5% of all households living in non-Decent homes*
- *Households in receipt of benefit account for 7.4% of all households but comprise 17.0% of all households living in non-Decent homes*
- *Households on low incomes account for 29.6% of all household but comprise 39.5% of all households living in non-Decent homes*

- 5.2 The previous Public Service Agreement (PSA) Target 7 – Decent Homes implied that 65% of vulnerable households would live in decent homes by 2007, rising to 70% by 2011 and 75% by 2021. While the national target has been removed these previous thresholds can still provide a local yardstick for private sector housing strategy. The survey estimates that 6,394 households are vulnerable according to their benefit uptake representing 87.4% of all private households. Currently 4,090 vulnerable households or 64.0% live in Decent Homes below all previous PSA Target 7 thresholds.

6. KEY FINDINGS – FUEL POVERTY

- 6.1 Fuel poverty in England is now measured using a Low Income High Costs framework. Under this definition a household is considered to be fuel poor where:

- They have required fuel costs that are above average, and
- Were they to spend that amount they would be left with a residual income below the official poverty line

Under the definition, 8,703 households in Trafford (10.1%) have low incomes and high fuel costs and are in fuel poverty. Rates of fuel poverty are below the current average for England (11.1%) and below the North West average of 12.8%.

- 6.2 Demographically, fuel poverty impacts most strongly on older households and single parent families. Single parent families are in fuel poverty representing 16.7% of all such families. The largest number of households in fuel poverty are elderly. 5,284 households headed by a person aged 65 years and over are in fuel poverty representing 60.7% of all households in fuel poverty and 19.5% of all elderly households. Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 1,064 economically vulnerable households are in fuel poverty representing 16.6% of vulnerable households. All low income households are in fuel poverty. Median AHC equivalised annual income for households in fuel poverty is estimated at £9,716 compared to £17,526 for all households and £18,400 for households not in fuel poverty. Within the housing stock rates of fuel poverty are above average within the owner-occupied sector (10.5%), and for households living in inter-war housing (16.0%). Geographically the highest rates of fuel poverty are associated with Rural Communities (20.8%).

7. KEY FINDINGS – HOUSEHOLD ILLNESS/DISABILITY

- 7.1 6,195 households in Trafford (7.2%) indicated that at least one member was affected by a long-term illness or disability.

7.2 Of the 6,195 households affected by a long-term illness or disability, 4,777 households (77.1%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 1,418 households (22.9%). Only 501 households with a mobility problem (10.35%) live in an adapted dwelling. For the remaining 4,276 households with a mobility problem (89.55) no adaptations have been made to their existing dwelling. These households represent the potential source of demand for DFG support from the Council in the short-term future.

7.3 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year and additionally if the illness/disability affected their normal use of the dwelling signifying a potential need for adaptation. Health service contact in the past year is significant among households experiencing illness/disability.

8. KEY FINDINGS – HOUSEHOLD ATTITUDES

8.1 Housing satisfaction levels are good. 52,012 households (60.1%) are very satisfied with their current accommodation, 33,861 households (39.2%) are quite satisfied. Only, 663 households (0.7%) expressed direct dissatisfaction with their home. Household satisfaction with their local area is also high. 50,586 households (58.5%) are very satisfied with where they live; 35,610 households (41.2%) are quite satisfied. 2,702 households are dissatisfied with the area in which they live (3.0%). The majority of households (71,001 households – 82.1%) regard their local area as largely unchanging over the last 5 years; 13,654 households (15.8%) perceive their area as improving while 1,821 households (2.1%) perceive a decline in their local area.

8.2 Households were asked if they perceived any issues in their neighbourhood – 4,802 households (5.6%) stated that they did.

9. CONCLUSIONS

9.1 This report and the findings of this stock condition survey provide a detailed evidence base which the council can use to focus investment.

The breadth of information available from the survey provides objective and up-to-date data in support of several Council priorities within the 2018-2023 strategy including:

- The creation of neighbourhoods of choice through a better mix of homes and attractive accessible environments. The existing housing stock and its sustainability, condition and quality represents an important resource

- To reduce inequalities across the Borough which the survey identifies and provides an important information base for resource targeting
- To improve residents' health and well-being of which housing and environmental quality play an essential part

LIST OF TABLES

Table 1 : Sub-Area Composition by Electoral Ward	20
Table 2 : Survey Response by Sub-Area.....	20
Table 3 : The Distribution of Vacant Dwellings by Area and Housing Sector	27
Table 4 : Housing Age Distributions by Area, Tenure and Main Housing Type	30
Table 5 : Housing Age Distributions by Area and Housing Sector	32
Table 6 : Housing Tenure Patterns by Dwelling Age and Type	33
Table 7 : Private Sector Households by Age of HOH and Household Type.....	37
Table 8 : Length of Residence and Intention to Move by Tenure	38
Table 9 : Household Socio-Demographic Characteristics by Tenure	40
Table 10 : Household Economic Characteristics by Tenure	43
Table 11: HHSRS – Hazard Groupings	50
Table 12: Hazard Bandings and Hazard Categorisation.....	51
Table 13 : Occupied Dwellings – Category 1 and Category 2 Hazard Profile	53
Table 14 : Category 1 Hazard Failure by Sub-Area and Housing Sector	54
Table 15 : Category 2 Hazard Failure by Sub-Area and Housing Sector	56
Table 16 : Dwellings Non Compliant with Decent Homes Repair – Primary Element Repair	59
Table 17 : Occupied Dwellings Non Compliant with Decent Homes Repair – Secondary Element Repair	60
Table 18 : Projected Major Element Replacement	62
Table 19 : Decent Homes Repair Performance by Area and Housing Sector.....	63
Table 20 : Home Security Provision by Area and Housing Sector	68
Table 21 : Energy Efficiency Ratings(EER)	72
Table 22 : Decent Homes Thermal Comfort Performance by Area and Housing Sector	74
Table 23 : Decent Homes Defect Classification.....	77
Table 24 : Decent Homes Overall Performance by Area and Housing Sector	77
Table 25 : Non Decent Dwellings – Cost to Achieve Decency	79
Table 26 : Non Decent Dwellings – Cost to Achieve Decency by Area and Housing Sector	79
Table 27 : Environmental Indicators	82
Table 28 : Visual Environmental Quality by Area and Housing Sector.....	84
Table 29 : Household Characteristics and HHSRS Category 1 Hazards	87
Table 30 : Household Characteristics and Decent Homes Repair Conditions	88
Table 31 : Household Characteristics and Decent Homes Overall Performance	89
Table 32 : Vulnerable Households Living in Non-Decent Homes by Area and Housing Sector.....	91
Table 33 : Households Characteristics and Fuel Poverty	97
Table 34 : Fuel Poverty by Area and Housing Sector	98
Table 35 : Household Illness/Disability by Household Characteristics	103
Table 36 : Households with Illness/Disability – Health Service Contact in Last Year.....	105
Table 37 : Household Perceptions of Neighbourhood Issues.....	112



PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

Table 38 : Owner-Occupiers in Non-Decent Homes – Previously Completed and Intended Repairs and Maintenance..... 118

Table 39 : Owner-Occupied Mortgage Holdings..... 119

LIST OF FIGURES

Figure 1 :	Housing Occupancy	26
Figure 2 :	Vacancy Rates by Area	28
Figure 3 :	Housing Area Distributions – Trafford and England.....	29
Figure 4 :	Housing Age Distributions by Sub-Area	31
Figure 5 :	Housing Tenure 2018 – Occupied Housing Stock	32
Figure 6 :	Housing Tenure Patterns, Occupied Housing Stock – Trafford 2019, England 2017.32	
Figure 7 :	Rates of Private Rental by Area – Occupied Housing Stock	34
Figure 8 :	Main House Types.....	35
Figure 9 :	Private Sector Households by Age and Type	36
Figure 10 :	Ethnic Origin of Head of Household	37
Figure 11 :	Household Occupancy	38
Figure 12 :	Households Resident Under 2 Years by Area	39
Figure 13 :	Economic Status of Head of Household	42
Figure 14 :	Economic Vulnerability and Low Incomes.....	42
Figure 15 :	Economic Variations by Tenure	43
Figure 16 :	Economically Vulnerable and Low Income Households by Household Type	44
Figure 17:	Dwelling Performance Against the Decent Homes Standard	46
Figure 18 :	Local Conditions in a National Context	47
Figure 19 :	Non Decent Homes England 2008 - 2017	48
Figure 20 :	Decent Homes by Tenure – England 2017, Trafford 2019	48
Figure 21 :	Category 1 Hazard Failure	52
Figure 22 :	Category 1 Hazard Failure by Tenure, Building Type and Date of Construction.....	54
Figure 23 :	Rates of Category 1 Hazard Failure by Area.....	55
Figure 24 :	Decent Homes Repair Performance – Occupied Dwellings.....	59
Figure 25 :	Primary and Secondary Element Performance on the Decent Homes Standard	61
Figure 26 :	Decent Homes Repair Performance by Tenure, Dwelling Age, Dwelling Type	64
Figure 27 :	Rates of Decent Homes Disrepair by Area	65
Figure 28 :	Decent Homes Amenity Performance	67
Figure 29 :	Home Security Measures	68
Figure 30 :	Smoke Alarm Provision	69
Figure 31 :	Energy Efficiency Rating	71
Figure 32 :	Central Heating Provision.....	73
Figure 33 :	Decent Homes Thermal Comfort Performance – Occupied Dwellings	74
Figure 34 :	Overall Performance on the Decent Homes Standard.....	76
Figure 35 :	Decent Homes Non-Compliance by Area.....	78
Figure 36 :	Liveability Problems.....	83
Figure 37 :	Visual Environment Quality	83
Figure 38 :	Environmental Conditions and Housing Conditions – Occupied Dwellings	84

Figure 39 :	Vulnerable Households and Decent Homes	91
Figure 40 :	Low Income High Cost Fuel Poverty Definition	93
Figure 41 :	Trafford – Fuel Poverty Matrix	95
Figure 42 :	Fuel Poverty in a National Context.....	95
Figure 43 :	Fuel Poverty by Low Income and Economic Vulnerability	96
Figure 44 :	Rates of Fuel Poverty by Area	98
Figure 45 :	Fuel Payment Methods	99
Figure 46 :	Heating Affordability	100
Figure 47 :	Household Illness/Disability.....	102
Figure 48 :	Long-Term Illness/Disability and Age of Head of Household.....	103
Figure 49 :	Households with Long-Term Illness/Disability – Illness/Disability Type.....	105
Figure 50 :	Households with Long-term Illness/Disability – Health Service Contact within Past Year	106
Figure 51 :	Households with Illness/Disability – Mobility Problems.....	106
Figure 52 :	Mobility Problems	107
Figure 53 :	Accidents in the Home During the Past Year	108
Figure 54 :	Household Perception of the Impact of Housing Conditions on Household Health and Well-Being	109
Figure 55 :	Household Satisfaction with Current Housing.....	110
Figure 56 :	Attitudes to Local Area and Area Trends	111
Figure 57 :	Household Perceptions of Neighbourhood Issues.....	112
Figure 58 :	Household Perceptions of Local Safety	113
Figure 59 :	Owner-Occupied Intervention Framework	116
Figure 60 :	Owner-Occupied Repair Activity, Owner-Occupied Households in Non-Decent Homes	117
Figure 61 :	Owner Occupied Mortgage Status	119
Figure 62 :	Mortgage, Valuation and Equity	120
Figure 63 :	Owner-Occupied Interest in Equity Release	121
Figure 64 :	Household Interest in Council Support for Home Repair/Improvement.....	122
Figure 65 :	Point of Tenant Contact.....	123
Figure 66 :	Landlord Repair Issues	124
Figure 67 :	Tenants Households – Attitudes to Current Condition	124

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SECTION 1: SURVEY BACKGROUND AND METHODOLOGY

Chapter 1 : Introduction and Background to the Study

Chapter 2 : Survey Method and Response

Chapter 3 : The Measurement of Housing Conditions

Chapter 4 : Survey Analysis and Reporting Framework

1. INTRODUCTION AND BACKGROUND TO THE STUDY

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

1.2 The 2019 survey provides an important new benchmark for the refinement and further development of private sector housing strategies with the last previous survey completed in 2007.

1.3 This report provides a detailed overview of survey findings. In eight main sections the report examines:

- *Section 1 : Survey Background and Methodology;*
- *Section 2 : A Profile of the Private Housing Sector;*
- *Section 3 : Private Sector Housing Conditions - An Overview;*
- *Section 4 : Private Sector Housing Conditions 2019;*
- *Section 5 : Housing Conditions and Household Circumstances;*
- *Section 6 : Sectoral Review;*
- *Section 7 : Key Indicators by Sub-Area;*
- *Section 8 : Conclusions.*

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

1.4 The views expressed in this report are those of the consultants and do not necessarily reflect the official views of Trafford Council.

2. SURVEY METHOD AND RESPONSE

2.1 The Government requires that private sector housing conditions are known and understood on an on-going basis and duly acted upon. The Housing Act 2004 states that 'a local authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them.'

2.2 The last survey of private sector housing was conducted by Trafford Council in 2007. The Council is aware that there has been substantial change in the condition and use of the private sector housing stock since then. As a result the Council requires up-to-date information to develop private sector housing strategies, to provide advice and to support work with Partner agencies.

2.3 The objectives for the house condition survey were clearly defined by Trafford Council. The key objectives of the survey were:

- *To improve knowledge on the general condition of private sector housing stock in the borough and to inform housing policies and strategies, including the Council's Housing Strategy.*
- *To identify the number, location and distribution of non-Decent homes in the borough, particularly providing information for assessing progress with the Government target for the number of vulnerable households occupying decent homes. Vulnerable households are defined as those in receipt of income related or disability benefits.*
- *To assess the extent to which the Council may need to exercise its powers in relation to private sector renewal to address non-decent homes, houses in multiple occupation, area improvement and group repair in relation to both private rented and privately owned tenures.*
- *To provide information on the energy-efficiency rating of dwellings in the borough*
- *To provide information to enable the Council to make more informed decisions about the targeting of housing resources specifically to determine spending priorities. This will include assessing the extent to which households may be able to afford to undertake the necessary renovation themselves, in line with the test of resources measure.*
- *To provide information on the type and occurrence of dwellings with HHSRS hazard Bands together with the social, economic and health characteristics of occupants. This will enable cross-referencing with other datasets to support*

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

strategic planning between the Council and partners on areas such as public health and community safety.

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

- 2.4 The house condition survey programme was designed and implemented according to national guidelines issued by Ministry of Housing, Communities and Local Government England. A sample size of 1,000 dwellings was agreed with the Council representing 1.1% of a total private sector housing stock of 90,622 dwellings. To adequately reflect the distribution and composition of private sector housing within Trafford and to assist in forward planning the sample was stratified across 7 selected sub-areas based on a combination of electoral wards as illustrated in Table 1:

SUB-AREA	ELECTORAL WARD
1.Rural Communities	Bowden
2.Altrincham	Altrincham, Hale Barns, Hale Central, Timperley, Village
3.Partington/Carrington	Bucklow St.Martins
4.Urmston	Davyhulme East, Davyhulme West, Flixton, Urmston
5.Sale	Ashton on Mersey, Broadheath, Brooklands, Priory, Sale Moor, St. Marys
6.Stretford	Gorse Hill, Stretford
7.Old Trafford	Clifford, Longford

- 2.5 Household co-operation and response to the survey was good. Against a survey target of 1,000 dwellings, surveys were achieved in 990 dwellings representing 99.0% of target. 938 dwellings were surveyed both externally and internally with household interviews completed. An additional 52 full external surveys were completed across vacant property addresses.

SUB-AREA	PRIVATE SECTOR HOUSING STOCK	SURVEY TARGET	SURVEY RESPONSE	
			Full Survey & Interview	External Survey Only
	Dwgs	Dwgs	Dwgs	Dwgs
Rural Communities	3938	100	96	5
Altrincham	21531	100	97	2
Partington/Carrington	3093	200	192	8
Urmston	16429	100	93	4
Sale	27404	100	94	5

TABLE 2: SURVEY RESPONSE BY SUB-AREA

SUB-AREA	PRIVATE SECTOR HOUSING STOCK	SURVEY TARGET	SURVEY RESPONSE	
			Full Survey & Interview	External Survey Only
	Dwgs	Dwgs	Dwgs	Dwgs
Stretford	8629	200	191	8
Old Trafford	9598	200	175	20
ALL AREAS	90622	1000	938	990

- 2.6 Information from surveyed dwellings and households has been extrapolated through the use of statistical weights to represent total private sector dwellings and households across the Council Area. The application of statistical weights is essential to remove the disproportionate sample size nature of the survey and also to adjust for differential access and response rates. Due to the use of sampling techniques estimates presented from the survey represent mid-point values within a range of sampling error. Sampling errors associated with survey data are presented in Appendix B. Accuracy levels associated with the sample survey average +3% Council wide.
- 2.7 The survey generates a wide range of information on the condition of housing and on the circumstances and attitudes of its residents. Copies of the survey questionnaire are attached at Appendix C. The physical survey inspection has included general housing condition/repair, the Decent Homes Standard, Housing Health and Safety Rating System (HHSRS) and energy efficiency. Household interviews have included information on the socio-economic circumstances of households, housing support needs with regard to illness/disability, fuel poverty and household attitudes to housing and local community issues.

3. THE MEASUREMENT OF HOUSING CONDITIONS

3.1 The measurement of housing conditions has been conducted within the decent homes framework. The Government's housing objective is to ensure that everyone has the opportunity of a decent home and so promote social cohesion, wellbeing and self-dependence. A decent home is one that satisfies all of the following four criteria:

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

A full definition of this standard is attached in Appendix D.

3.2 **MINIMUM STATUTORY STANDARDS.** The Housing Act 2004 (Chapter 34) introduced a system for assessing housing conditions and enforcing housing standards. This system which replaced the former test of fitness for human habitation (Section 604, Housing Act 1985) operates by reference to the existence of Category 1 or Category 2 hazards in residential premises as assessed within the Housing Health and Safety Rating System (HHSRS - Version 2). For the purposes of the current survey the presence of Category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS bands A, B or C and accruing hazard scores of 1,000 points or more.

3.3 **DISREPAIR.** Many homes while not exhibiting Category 1 hazards may present evidence of disrepair which can threaten the structural integrity of the building, its wind and weatherproofing and the health and safety of the occupants. Identification of such homes provides an important indicator of housing stock 'at risk' of future physical deterioration. Definitions of disrepair have varied nationally over time. For the purposes of this survey, homes in disrepair are defined as those failing to meet decent homes repair criteria. A home is in disrepair under this definition if:

- *One or more key building components are old and because of their condition need replacement or major repair;*
- *Two or more secondary building components are old, and because of their condition need replacement or major repair.*

A full definition of building components, life expectancies and condition defects under the decent homes standard is included in Appendix D.

3.4 ENERGY EFFICIENCY. Information on home energy efficiency was collected against the thermal comfort requirements of the decent homes standard and also subjected to an energy efficiency audit within the RDSAP system (RdSap 2012). Decent homes thermal comfort requirements are outlined fully in Appendix D. Key indicators used from the energy efficiency audit include:

- *SAP rating (Standard Assessment Procedure);*
- *Carbon dioxide emissions (CO2);*
- *Energy costs;*
- *Energy efficiency rating (EER).*

A full definition of these indicators is included in Appendix E - glossary of terms. Linkages between energy cost outputs and household economic circumstances also permit the estimation of fuel poverty using current Low Income/High cost definitions.

3.5 REPAIR AND IMPROVEMENT COSTS. Automated schedules of rates have been applied to condition data generated by the survey to assess potential investment needs within the private sector. Key cost outputs include:

- | | |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) <i>Patch Repair:</i> | <i>Cost to address visible disrepair. Costs are based on a patch and mend approach, using like-for-like materials and with no guarantee of medium to long-term building integrity;</i> |
| b) <i>Comprehensive Repair:</i> | <i>Patch repair costs together with any additional works required to ensure building integrity and sound condition over a 10 year period;</i> |
| c) <i>Category 1 hazards:</i> | <i>Costs to address Category 1 hazards within the HHSRS;</i> |
| d) <i>Decent Homes:</i> | <i>Costs to improve non-Decent homes.</i> |

Survey costs are at fourth quarter 2018 and are presented net of fees, preliminaries, contingencies and VAT. These will typically add up to 30% to net cost outputs.

4. SURVEY ANALYSIS AND REPORTING FRAMEWORK

4.1 The sample target of 1,000 completed surveys was designed to provide a hierarchy of reporting across Trafford Council area. This includes:

- *Survey reporting Council-wide;*
- *Key indicator reporting across the sub-area divisions;*
- *Selected reporting at City-wide scale by private-sector tenure group, property type and date of construction;*

4.2 Survey reporting also varies across the different sectors depending upon the level of information available:

- *Both occupied and vacant dwellings were assessed during the course of the survey with the latter being inspected externally only. Information on vacant dwellings can only be reported as concerns their general characteristics and distribution as assessed by surveyors externally;*
- *Full analyses of housing condition and household circumstances are restricted to the occupied housing sector where internal access was possible.*

SECTION 2 : A PROFILE OF THE PRIVATE HOUSING SECTOR

Chapter 5 : The Characteristics and Distribution of Private Sector Housing

Chapter 6 : The Characteristics and Distribution of Private Sector Households

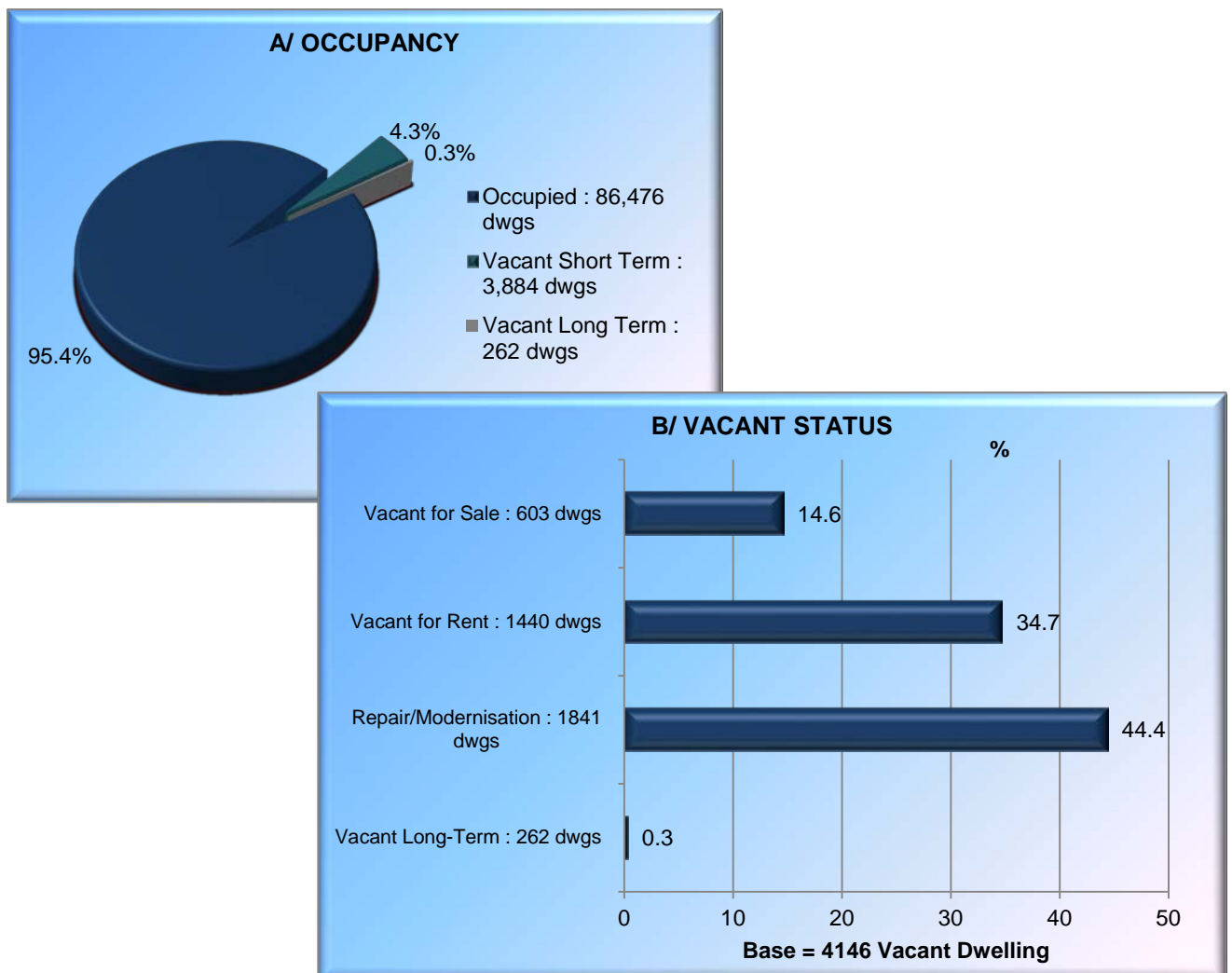
5. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSING

5.1 Address databases provided by Trafford Council indicated a total private sector housing stock of 90,622 dwellings.

HOUSING OCCUPANCY

5.2 At the time of survey, 86,476 dwellings (95.4%) were occupied, the remaining 4,146 dwellings (4.6%) were vacant. Within the vacant housing stock, 3,884 dwellings (4.6%) have been vacant for under six months and are expected to return to occupancy in the short-term. These include dwellings for sale or rent (2,043 dwellings) and those undergoing major repair or modernisation (1,841 dwellings). 262 vacant dwellings (0.3%) were assessed as vacant for over six months and are typically regarded as problematic in occupancy terms.

FIGURE 1 : HOUSING OCCUPANCY



- 5.3 The LAHS 2018 return by Trafford Council indicates 2,428 vacant properties with 774 long-term vacants. Long-term vacancy comparisons with the house condition survey are problematic due to classification issues. Thus, for example, dwellings recorded in the survey as vacant due to major repair/modernisation may also be classified as long-term vacants depending upon the modernisation timetable. Differences in overall vacancy levels depend both on survey methodologies and Council Tax reporting. No sample controls on housing vacancy were possible during the survey which can lead to an under or over representation of vacant housing. Council tax estimates of actual vacancy may also be deflated by positive disincentives to vacancy through the removal of discounts and the introduction of fee charges for long-term vacant properties.
- 5.4 The distribution of vacant dwellings as estimated by surveyors is illustrated in Table 3. Within the housing stock rates of vacancy are higher within the private-rented sector (12.2%) compared to 2.6% within the owner-occupied sector. Vacancy rates show limited variation by age of housing stock but are significantly higher within the flatted housing market. Vacancy rates within the owner-occupied sector at 2.6% indicate an extremely tight owner-occupied housing market. Higher rates of vacancy within the private-rented sector indicate significant tenancy turnover.

TABLE 3: THE DISTRIBUTION OF VACANT DWELLINGS BY AREA AND HOUSING SECTOR

		HOUSING OCCUPANCY					
		Occupied		Vacant		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
HOUSING TENURE	Owner Occupied	70328	97.4	1912	2.6	72240	100.0
	Private Rented	16148	87.8	2234	12.2	18382	100.0
	All Dwellings	86476	95.4	4146	4.6	90622	100.0
DATE OF CONSTRUCTION	Pre-1919	11778	94.6	670	5.4	12449	100.0
	1919-1944	21229	94.8	1165	5.2	22395	100.0
	1945-1964	22664	96.6	796	3.4	23460	100.0
	1965-1974	11289	94.5	652	5.5	11941	100.0
	1975-1980	1921	95.9	82	4.1	2003	100.0
	Post-1980	17594	95.8	780	4.2	18375	100.0
	All Dwellings	86476	95.4	4146	4.6	90622	100.0
MAIN HOUSE TYPE	Terraced House/Bungalow	18238	96.3	696	3.7	18935	100.0
	Semi-detached House/Bungalow	41221	96.7	1420	3.3	42641	100.0
	Detached House/Bungalow	13671	97.4	359	2.6	14030	100.0
	Purpose-built Flat	11054	92.0	961	8.0	12015	100.0
	Flat in Converted Building	2072	82.7	433	17.3	2505	100.0
	Flat in Mixed Use Building	219	44.1	277	55.9	495	100.0

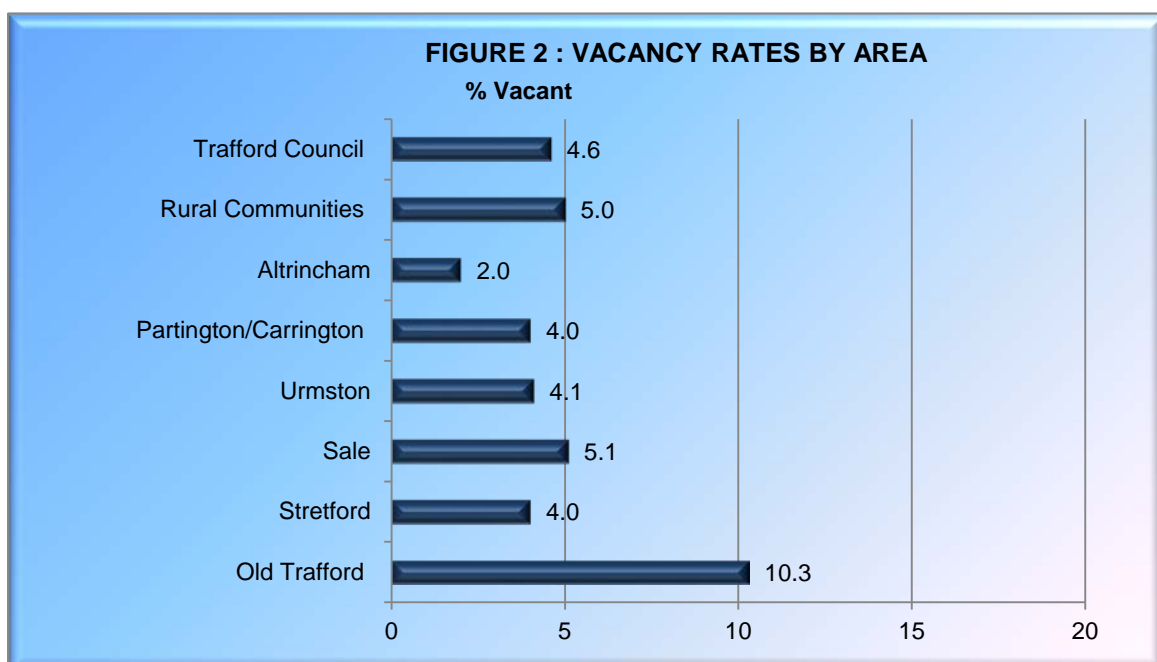
PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 3: THE DISTRIBUTION OF VACANT DWELLINGS BY AREA AND HOUSING SECTOR

		HOUSING OCCUPANCY					
		Occupied		Vacant		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%
SURVEY SUB AREA	All Dwellings	86476	95.4	4146	4.6	90622	100.0
	Rural Communities	3743	95.0	195	5.0	3938	100.0
	Altrincham	21096	98.0	435	2.0	21531	100.0
	Partington/Carrington	2969	96.0	124	4.0	3093	100.0
	Urmston	15752	95.9	677	4.1	16429	100.0
	Sale	26020	94.9	1384	5.1	27404	100.0
	Stretford	8282	96.0	347	4.0	8629	100.0
	Old Trafford	8614	89.7	984	10.3	9598	100.0
	All Dwellings	86476	95.4	4146	4.6	90622	100.0

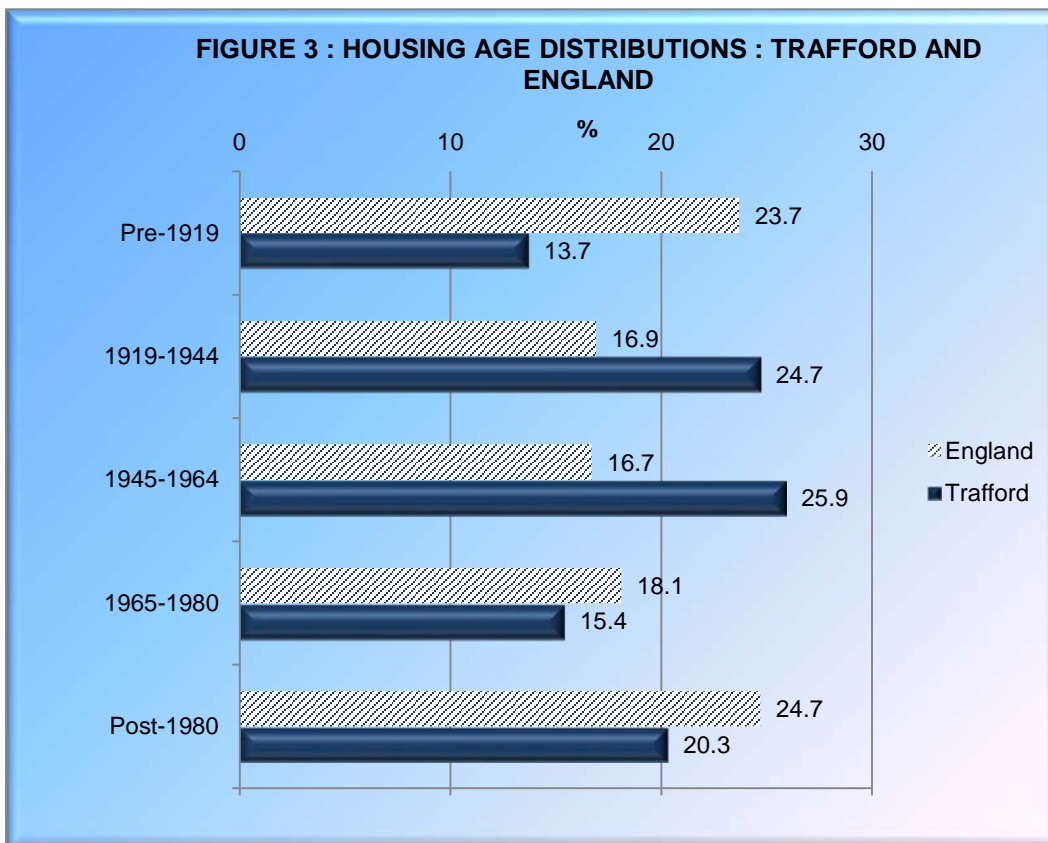
5.5 1,841 vacant dwellings were recorded as vacant due to ongoing major repairs/renovations suggesting significant improvement activity within the housing stock. This activity is evident in both main tenure sectors typically focused on pre-1919 converted flats and on inter-war and early post-war semi-detached/detached properties. Rates of modernisation relative to housing stock size are above average in the Partington/Carrington, Sale and Old Trafford sub-areas with the largest number of properties concentrated in the Sale (830 dwellings) and Old Trafford (295 dwellings) areas.

5.6 Geographically overall rates of vacancy are above average in the Rural Communities (5.0%), Sale (5.1%) and Old Trafford sub areas.



HOUSING AGE

5.7 The age of a home is strongly associated with its condition and energy performance. The oldest homes (pre-1919) generally perform less well in these respects than newer homes. Private sector housing in Trafford is representative of all building eras but is predominantly of post Second World War construction. 55,779 dwellings (61.5%) were constructed post-1944. Of these dwellings, 18,375 dwellings or 20.3% were constructed post-1980. 34,844 dwellings (38.5%) were constructed pre-1945. Within this group, 12,449 dwellings (13.7%) were constructed pre-1919, 22,395 dwellings (24.7%) in the inter-war period (1919 – 1944). Private sector housing stock in Trafford differs from the national profile for England. Rates of pre-1919 and post-1980's construction are below the national average while inter-war and early post-war construction rates are above the national average.



5.8 Housing age distributions vary significantly across the housing stock and by area as illustrated in Table 4. Limited age variation is evident by tenure with the oldest housing profiles associated with terraced housing and flats in converted buildings:

- 7,682 terraced houses were constructed pre-1919 representing 40.6% of all terraced housing

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

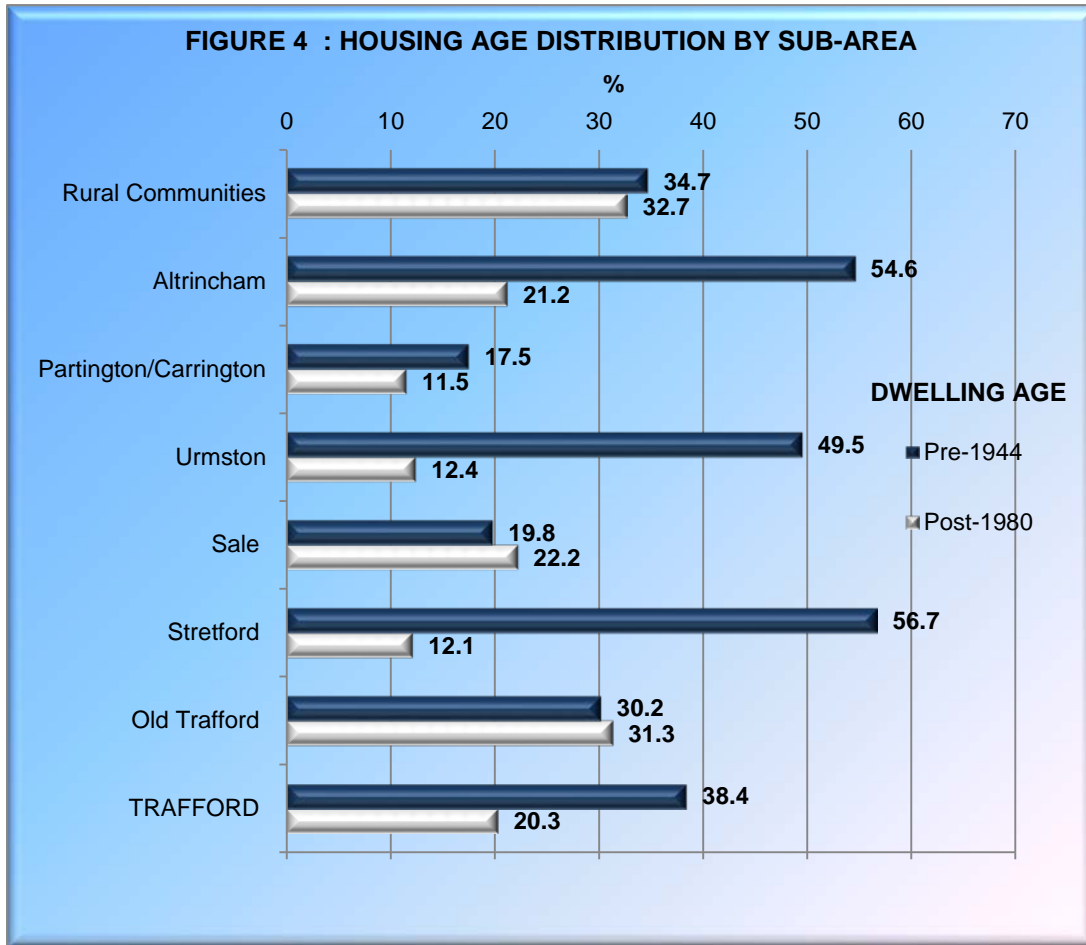
- 737 flats in converted buildings were constructed pre-1919 representing 29.4% of all converted or mixed-use flats

More modern post-1980 housing varies by tenure. The owner-occupied sector exhibits an over-concentration of semi-detached/detached housing and purpose-built flats while modern private-rented housing is focused on the terraced housing sector but also on purpose-built flats. The latter may be a reflection of the buy-to-let market in Trafford.

TABLE 4: HOUSING AGE DISTRIBUTIONS BY AREA, TENURE AND MAIN HOUSING TYPE

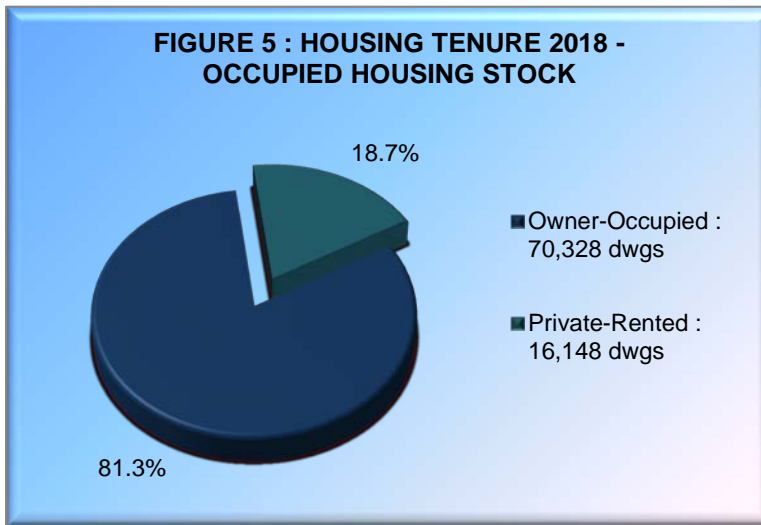
		DATE OF CONSTRUCTION													
		Pre-1919		1919-1944		1945-1964		1965-1974		1975-1980		Post-1980		All Dwellings	
		dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
HOUSING TENURE	Owner Occupied	9608	13.3	19888	27.5	20133	27.9	8404	11.6	1221	1.7	12986	18.0	72240	100.0
	Private Rented	2840	15.5	2507	13.6	3327	18.1	3537	19.2	782	4.3	5388	29.3	18382	100.0
	All Dwellings	12449	13.7	22395	24.7	23460	25.9	11941	13.2	2003	2.2	18375	20.3	90622	100.0
MAIN HOUSE TYPE	Terraced House/Bungalow	7682	40.6	1909	10.1	2385	12.6	2508	13.2	93	0.5	4358	23.0	18935	100.0
	Semi-detached House/Bungalow	2774	6.5	16665	39.1	14822	34.8	3576	8.4	88	0.2	4715	11.1	42641	100.0
	Detached House/Bungalow	945	6.7	2667	19.0	4386	31.3	2805	20.0	981	7.0	2248	16.0	14030	100.0
	Purpose-built Flat	262	2.2	82	0.7	1868	15.5	1997	16.6	802	6.7	7004	58.3	12015	100.0
	Flat in Converted Building	737	29.4	795	31.7	0	0.0	886	35.4	39	1.6	49	2.0	2505	100.0
	Flat in Mixed Use Building	49	9.9	277	55.9	0	0.0	169	34.2	0	0.0	0	0.0	495	100.0
	All Dwellings	12449	13.7	22395	24.7	23460	25.9	11941	13.2	2003	2.2	18375	20.3	90622	100.0
	SURVEY SUB AREA	Rural Communities	819	20.8	546	13.9	390	9.9	468	11.9	429	10.9	1287	32.7	3938
Altrincham	4132	19.2	7612	35.4	2175	10.1	2610	12.1	435	2.0	4567	21.2	21531	100.0	
Partington/Carrington	62	2.0	479	15.5	1438	46.5	742	24.0	15	0.5	356	11.5	3093	100.0	
Urmston	2879	17.5	5251	32.0	4404	26.8	1694	10.3	169	1.0	2032	12.4	16429	100.0	
Sale	2768	10.1	2491	9.1	12456	45.5	3322	12.1	277	1.0	6090	22.2	27404	100.0	
Stretford	607	7.0	4293	49.7	1908	22.1	694	8.0	87	1.0	1041	12.1	8629	100.0	
Old Trafford	1181	12.3	1723	17.9	689	7.2	2412	25.1	591	6.2	3002	31.3	9598	100.0	
All Dwellings	12449	13.7	22395	24.7	23460	25.9	11941	13.2	2003	2.2	18375	20.3	90622	100.0	

5.9 Geographically the highest concentrations of pre-1919 housing are located in the Rural Communities (20.8%), Altrincham (19.2%) and Urmston (17.5%). Inter-war housing is over-represented in Altrincham (35.4%), Urmston (32.0%) and Stretford (49.7%). Rates of post-1980 construction are highest in the Rural Communities (32.7%) and in Old Trafford (31.3%).

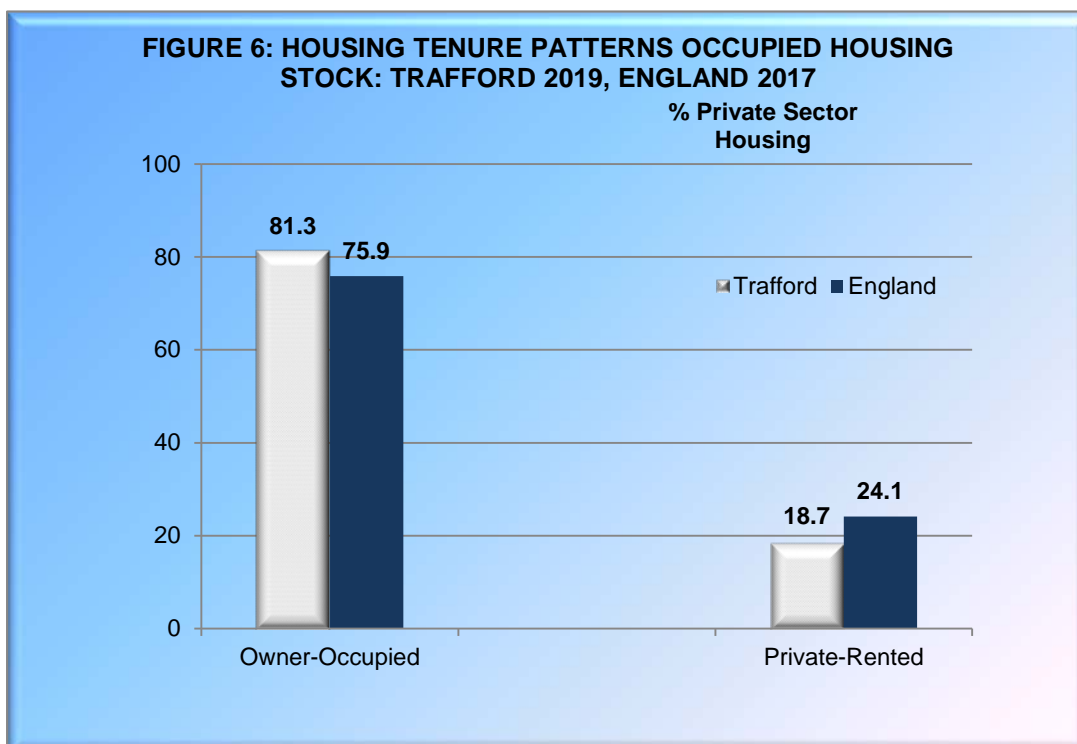


HOUSING TENURE

- 5.10 Housing tenure was estimated during the survey by occupier confirmation in occupied dwellings but also through surveyor estimates on site for vacant dwellings. Using data for occupied dwellings only represents the most accurate estimate of housing tenure and permits direct comparisons nationally with the English Housing Survey.
- 5.11 Owner-occupation is the predominant form of private sector tenure within the occupied housing stock accounting for 70,328 dwellings or 81.3%; 16,148 occupied dwellings are private-rented representing 18.7% of the occupied housing stock.



5.12 Housing tenure patterns in Trafford differ from the national profile in England. 24.1% of occupied private sector dwellings in England in 2017 were private rented compared to 18.7% locally. Rates of owner-occupation locally of 81.3% compare with 75.9% owner-occupation nationally. Significant national growth in private-rental has been recorded in England since 2003 with the private-rented sector overtaking in size the social rented sector for the first time since 2012-2013. Increases nationally have been related to the removal of rent controls, the introduction of assured short-hold tenancies, the growth in buy-to-let and the shortage of affordable properties for purchase.



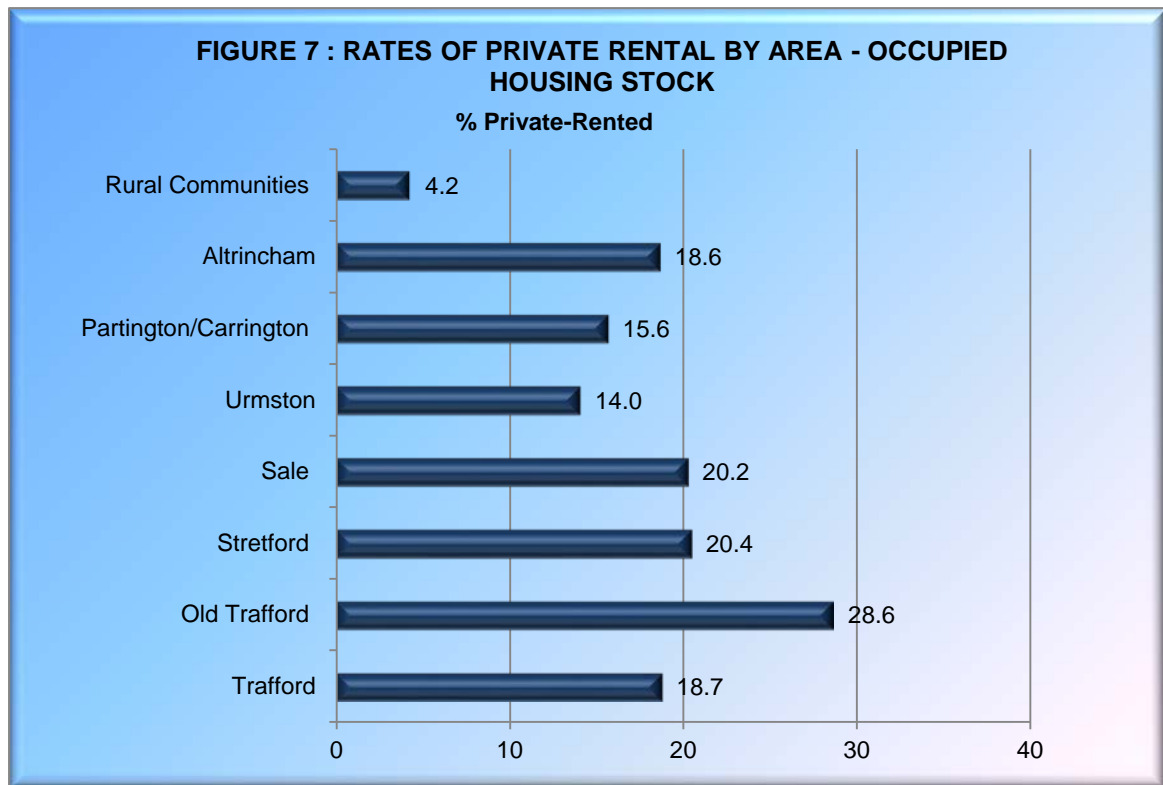
PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

- 5.13 Differences in housing age and type exist within the occupied housing stock between the main tenure groups. Owner-occupation reflects a higher concentration of inter-war, early post-war and post 1980's housing typically in semi-detached configurations. A much higher proportion of private-rented property is of post-1980's construction (29.8%) and in purpose-built flats (33.5%) perhaps reflecting a buy-to-let market. This trend is supported by local information which indicates a high demand for rented homes among households not reliant on welfare benefits and with resources financially to move quickly.

TABLE 6 : HOUSING TENURE PATTERNS BY DWELLING AGE AND TYPE

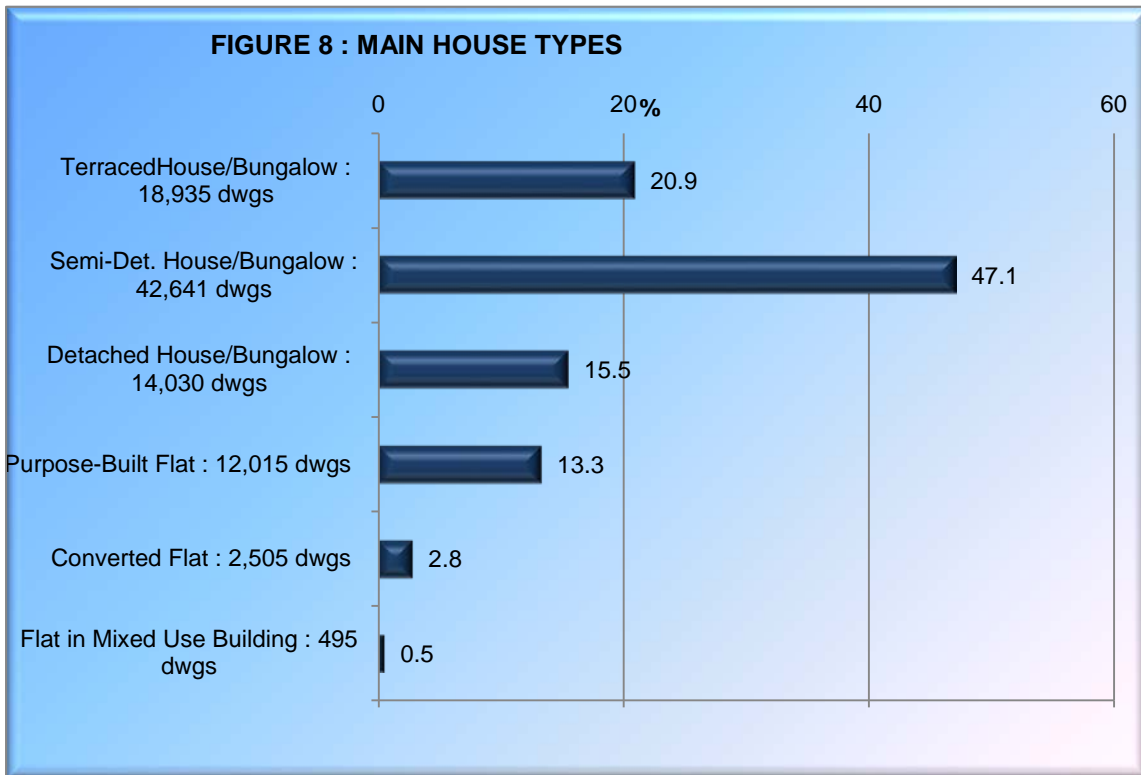
		HOUSING TENURE					
		Owner Occupied		Private Rented		All Occupied Dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%
DATE OF CONSTRUCTION	Pre-1919	9129	13.0	2649	16.4	11778	13.6
	1919-1944	19229	27.3	2000	12.4	21229	24.5
	1945-1964	19891	28.3	2774	17.2	22664	26.2
	1965-1974	8111	11.5	3177	19.7	11289	13.1
	1975-1980	1178	1.7	743	4.6	1921	2.2
	Post-1980	12790	18.2	4805	29.8	17594	20.3
	ALL OCCUPIED DWELLINGS	70328	100.0	16148	100.0	86476	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	12312	17.5	5926	36.7	18238	21.1
	Semi-detached house/bungalow	38284	54.4	2937	18.2	41221	47.7
	Detached house/bungalow	13438	19.1	233	1.4	13671	15.8
	Purpose-Built Flat	5637	8.0	5417	33.5	11054	12.8
	Flat in converted building	657	0.9	1416	8.8	2072	2.4
	Flat in mixed use building	0	0.0	219	1.4	219	0.3
	ALL OCCUPIED DWELLINGS	70328	100.0	16148	100.0	86476	100.0

- 5.14 Geographically, rates of private-rental vary across the city within the occupied housing stock and are above average in the Sale (20.2%), Stretford (20.4%) and Old Trafford (28.6%) sub-areas.



HOUSE TYPE

- 5.15 Private sector housing stock (including vacant dwellings) is predominantly of two-storey detached, semi-detached and terraced configuration. Houses and bungalows comprise 75,606 dwellings (83.4%) with the remaining 15,015 dwellings (16.6%) in flats. The majority of flats are purpose-built (12,015 dwgs – 13.3%).



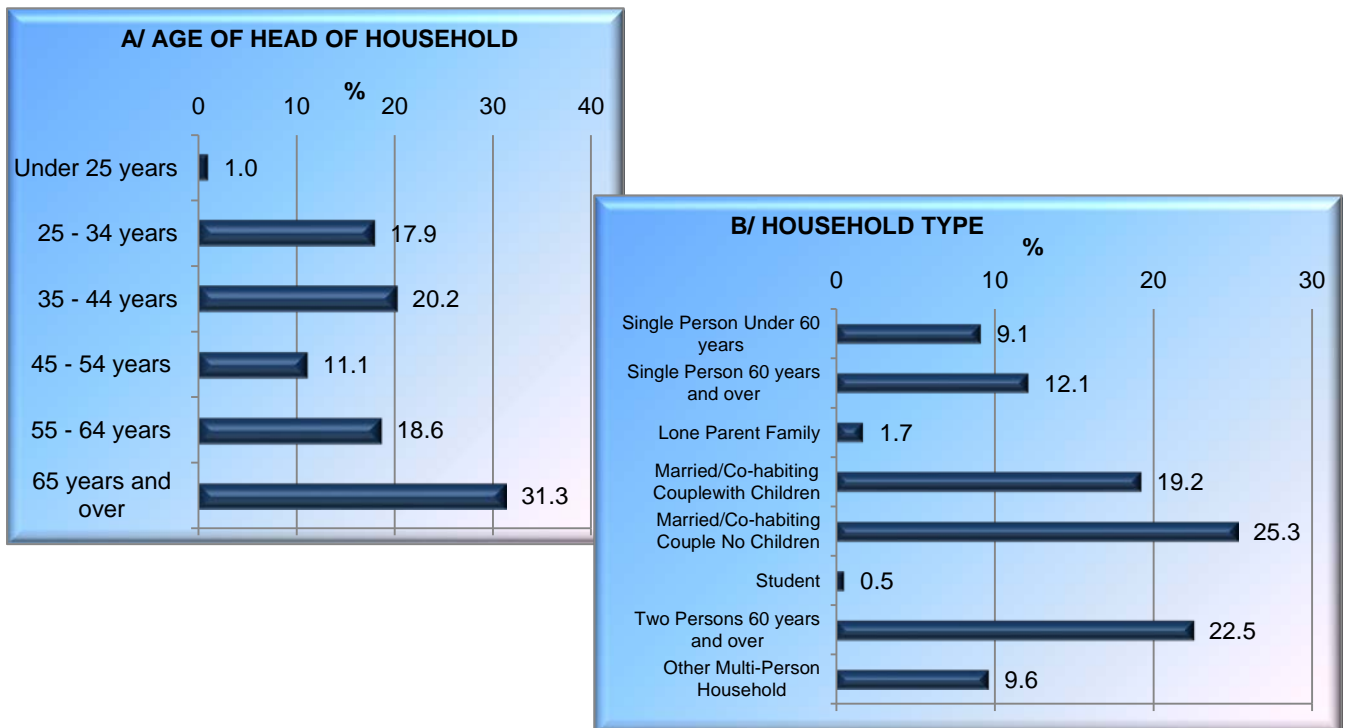
6. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSEHOLDS

6.1 The occupied housing stock contains 86,476 households and a private sector household population of 196,097 persons. Average household size is estimated at 2.27 persons. All dwellings surveyed were in single occupation.

HOUSEHOLD DEMOGRAPHICS

6.2 Private sector households are typically small in size and in line with national trends exhibit an ageing profile. 18,659 households (21.6%) are single person in size, an additional 42,505 households (49.2%) contain two persons. Only 2,051 households (2.4%) contain five or more persons. The average age of heads of household is estimated at 53 years; 27,077 households (31.3%) are headed by a person aged 65 years and over.

FIGURE 9 : PRIVATE SECTOR HOUSEHOLDS BY AGE AND TYPE

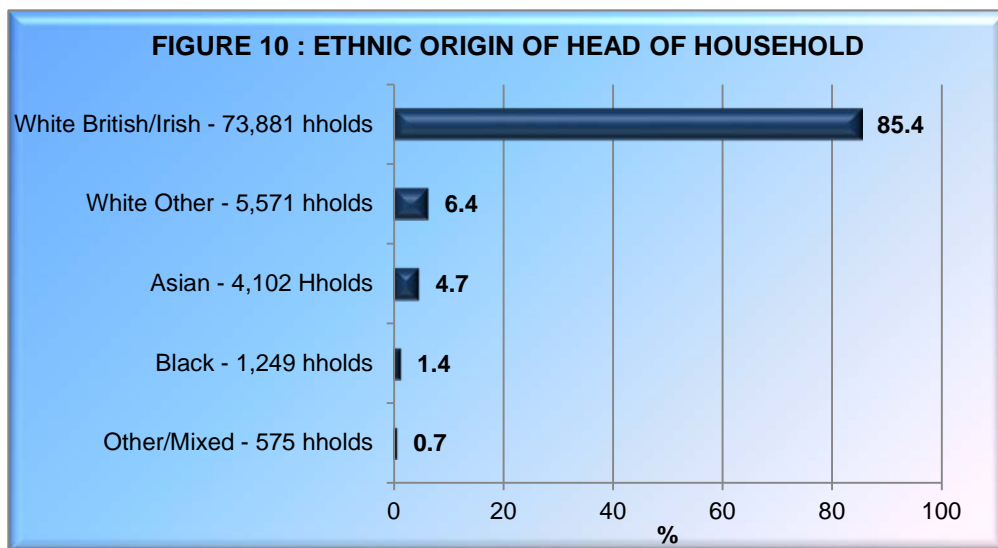


PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 7: PRIVATE SECTOR HOUSEHOLDS BY AGE OF HOH AND HOUSEHOLD TYPE					
AGE OF HEAD OF HOUSEHOLD	HHOLDS	%	HOUSEHOLD TYPE	HHOLDS	%
Under 25 years	828	1.0	Couple no Children	21860	25.3
25-34 years	15456	17.9	Couple with Children	16616	19.2
35-44 years	17449	20.2	Lone Parent Family	1486	1.7
45-54 years	9580	11.1	Other Multi-Person	8309	9.6
55-64 years	16087	18.6	Single Person Under 60 years	7877	9.1
65 years and over	27077	31.3	Single Person 60+ years	10443	12.1
			Two Persons 60+ years	19481	22.5

ETHNICITY

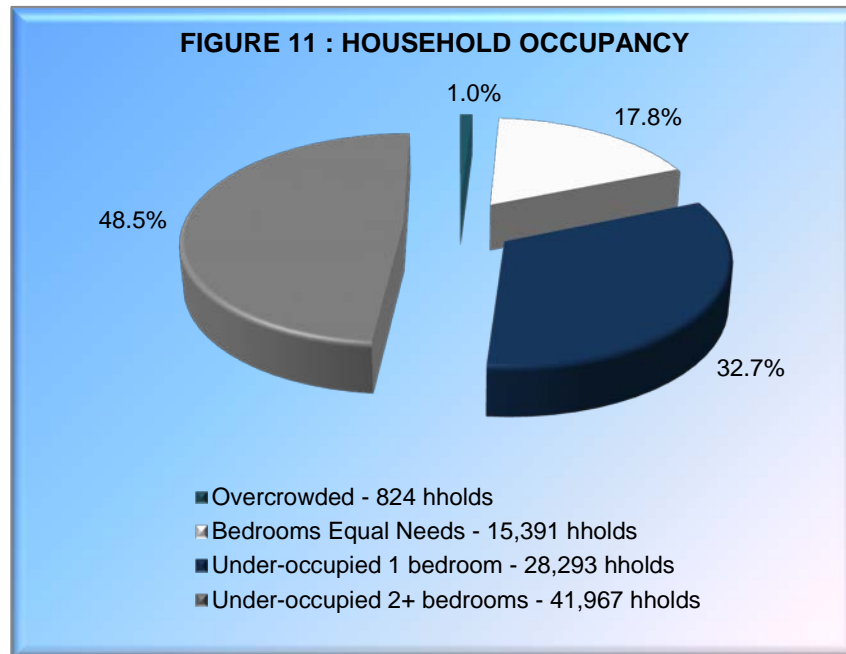
6.3 73,881 households (85.4%) are of White British or Irish origin. 5,571 households (6.4%) are of other (predominantly Eastern European) white origin. The BME population is estimated at 7,025 household (14.6%) and largely of Asian origin.



HOUSEHOLD OCCUPANCY

6.4 Linking dwelling size (number of bedrooms) to household demographics through the Bedroom standard provides indicators of household occupancy. 824 households (1.0%) have insufficient bedrooms to meet family needs and are over-crowded, 15,391 households (17.8%) have bedrooms equal to their needs; 70,260 households (72.8%) have bedrooms above their family needs and are in under-occupation. Levels of overcrowding show no significant variation by property type or tenure but are above average in the Partington/Carrington (2.1%), Stretford (4.2%) and Old Trafford (2.9%) sub-areas.

Levels of underoccupancy are supported by the strong mis-match between household size and dwelling size. Average bedroom size is just under 3 bedrooms against average number of bedrooms required of 1.5 and an average household size of 2.27 persons.



RESIDENTIAL MOBILITY

6.5 Patterns of residential mobility within Trafford reflect a distinction between a highly mobile private-rented sector and a stable and established owner-occupied sector. 29,772 owner-occupied households (42.3%) have been resident in their current dwelling over 20 years compared to 640 private-rented households (4.0%). In contrast, 9,388 private-rented households (58.1%) have been resident in their current dwelling under 2 years. Only 351 owner-occupied households (0.5%) definitely intend to move within the next 12 months compared to 663 private rented households (4.1%).

TABLE 8: LENGTH OF RESIDENCE AND INTENTION TO MOVE BY TENURE

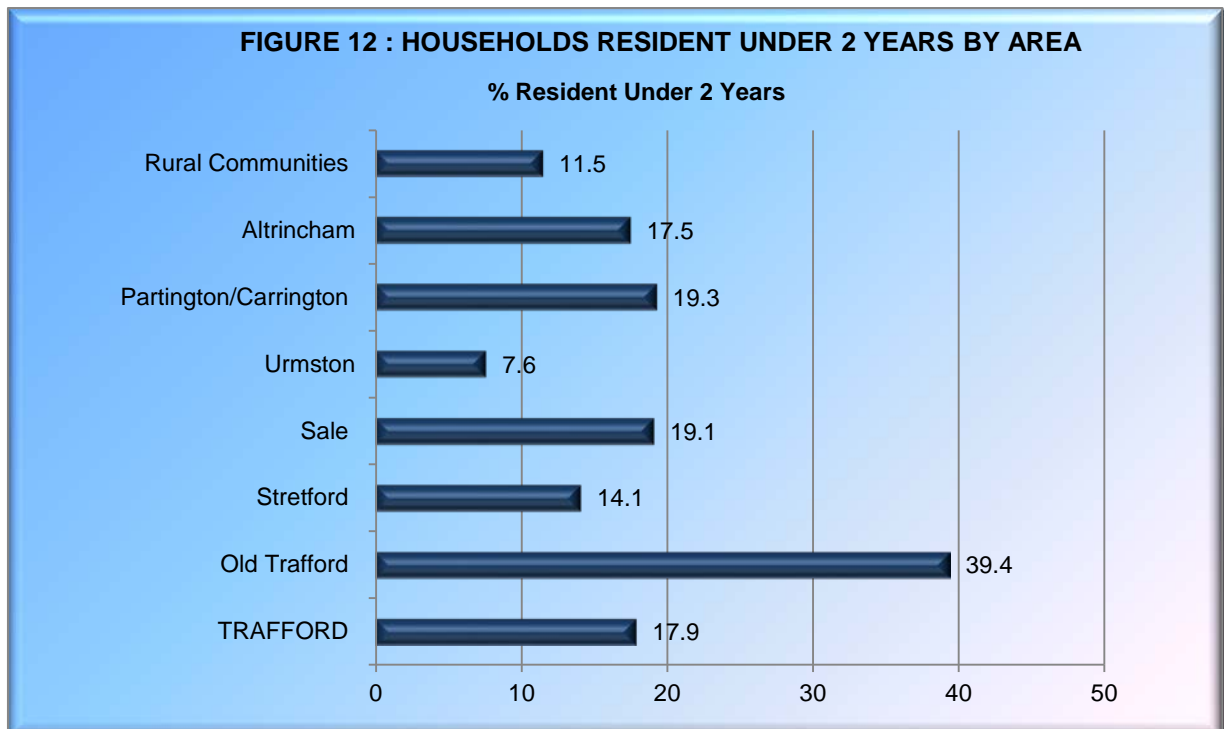
		TENURE					
		Owner Occupied		Private Rented		All Households	
		Hholds	%	Hholds	%	Hholds	%
LENGTH OF RESIDENCY	Under 1 Year	2206	3.1	2357	14.6	4563	5.3
	1 – 2 Years	3839	5.5	7031	43.5	10870	12.6
	3 – 5 Years	11699	16.6	4152	25.7	15851	18.3
	6 – 10 Years	13030	18.5	1593	9.9	14623	16.9

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 8: LENGTH OF RESIDENCE AND INTENTION TO MOVE BY TENURE

		TENURE					
		Owner Occupied		Private Rented		All Households	
		Hholds	%	Hholds	%	Hholds	%
INTENTION TO MOVE (next 12 months)	11 – 20 Years	9782	13.9	376	2.3	10158	11.7
	Over 20 years	29772	42.3	640	4.0	30412	35.2
	All Households	70328	100.0	16149	100.0	86477	100.0
	No	65677	93.4	10085	62.5	75762	87.6
	Don't Know	2595	3.7	3214	19.9	5809	6.7
	Yes – possibly	1705	2.4	2187	13.5	3892	4.5
	Yes – definitely	351	0.5	662	4.1	1013	1.2
	All Households	70328	100.0	16148	100.0	86476	100.0

Recent household mobility rates (within last 2 years) are above average in Partington/Carrington (19.3%), Sale (19.1%) and Old Trafford (39.4%) sub-areas.



SOCIO-DEMOGRAPHIC VARIATIONS BY TENURE

6.6 Demographic and social characteristics vary by tenure reflecting a younger, more mobile private-rented sector against an older owner-occupied sector:

- 3.9% of private-rented households have a head of household aged 25 years compared to 0.3% of owner-occupied households
- 28.8% of private-rented households contain a single person aged under 60 years compared to 4.6% of owner-occupied households
- 40.0% of owner-occupied households contain one or two persons aged over 60 years compared to 11.0% of private-rented households
- 14.6% of private-rented households have been resident in their home under 1 year compared to 3.1% of owner-occupied households
- 42.3% of owner-occupied households have been resident in their home over 20 years compared to 4.0% of private-rented households

TABLE 9: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY TENURE

		TENURE					
		OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	197	0.3	631	3.9	828	1.0
	25-34 years	7366	10.5	8090	50.1	15456	17.9
	35-44 years	14132	20.1	3317	20.5	17449	20.2
	45-54 years	8987	12.8	592	3.7	9580	11.1
	55-64 years	13810	19.6	2277	14.1	16087	18.6
	65 years and over	25837	36.7	1240	7.7	27077	31.3
	All Households	70328	100.0	16148	100.0	86476	100.0
BEDROOM STANDARD	Overcrowded	663	0.9	161	1.0	824	1.0
	Bedrooms equal needs	8631	12.6	6560	40.6	15391	17.8
	Underoccupied (1 bedroom)	21652	30.8	6641	41.1	28293	32.7
	Underoccupied (2+ bedrooms)	39182	55.7	2785	17.2	41967	48.5
	All Households	70328	100.0	16148	100.0	86478	100.0
ETHNICITY	White British/Irish	61070	86.8	12811	79.3	73881	85.4
	White Other	4211	6.0	1360	8.4	5571	8.4
	Mixed White and Other Race	849	1.2	250	1.5	1099	1.3
	Asian	3384	4.8	719	4.5	4102	4.7
	Black African/Carribbean	677	1.0	572	3.5	1249	1.4
	Other	137	0.2	437	2.7	575	0.7
	All Households	70328	100.0	16148	100.0	86476	100.0
HOUSEHOLD TYPE	Single person under 60 years	3234	4.6	4644	28.8	7877	9.1
	Single person 60 years and over	8936	12.7	1508	9.3	10443	12.1
	Lone parent family	942	1.3	545	3.4	1486	1.7

TABLE 9: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY TENURE

		TENURE					
		OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
HOUSEHOLD SIZE	Married/Co-habiting couple with children	158208	21.6	1408	8.7	16616	19.2
	Married/Co-habiting couple with no children	14821	21.1	7039	43.6	21860	25.3
	Student	49	0.1	354	2.2	403	0.5
	Two persons aged 60 years or over	19210	27.3	272	1.7	19481	22.5
	Other multi-person household	7929	11.3	380	2.4	8309	9.6
	All Households	70328	100.0	16148	100.0	86476	100.0
	One person	12169	17.3	6490	40.2	18659	21.6
	Two persons	34696	49.3	7809	48.4	42505	49.2
	Three persons	10293	14.6	729	4.5	11023	12.7
	Four persons	11453	16.3	785	4.9	12238	14.2
	Five persons	1608	2.3	292	1.8	1900	2.2
	Six persons+	108	0.2	43	0.3	151	0.2
	All Households	70328	100.0	16148	100.0	86476	100.0

HOUSEHOLD ECONOMIC CHARACTERISTICS

- 6.7 54,440 heads of household (63.0%) are in full or part-time employment, 1,035 heads of household (1.2%) are unemployed and 26,990 heads of household (31.2%) are economically retired.
- 6.8 6,394 households (7.4%) are in receipt of means tested and/or disability related benefits and are economically vulnerable. Working within fuel poverty methodology households on low incomes are regarded as those with incomes of less than 60 per cent of the median UK equivalised income after housing costs. On this definition 25,558 households in Trafford are on low incomes representing 29.6% of all private households. Data from the English Housing Survey indicates median private sector gross household income at £31,315 ranging from £23,421 in the private rented sector to £33,423 for owner-occupiers. Median gross household income in Trafford is estimated at £33,799 (just above the national average) ranging from £28,599 in the private-rented sector to £38,999 for owner-occupiers.

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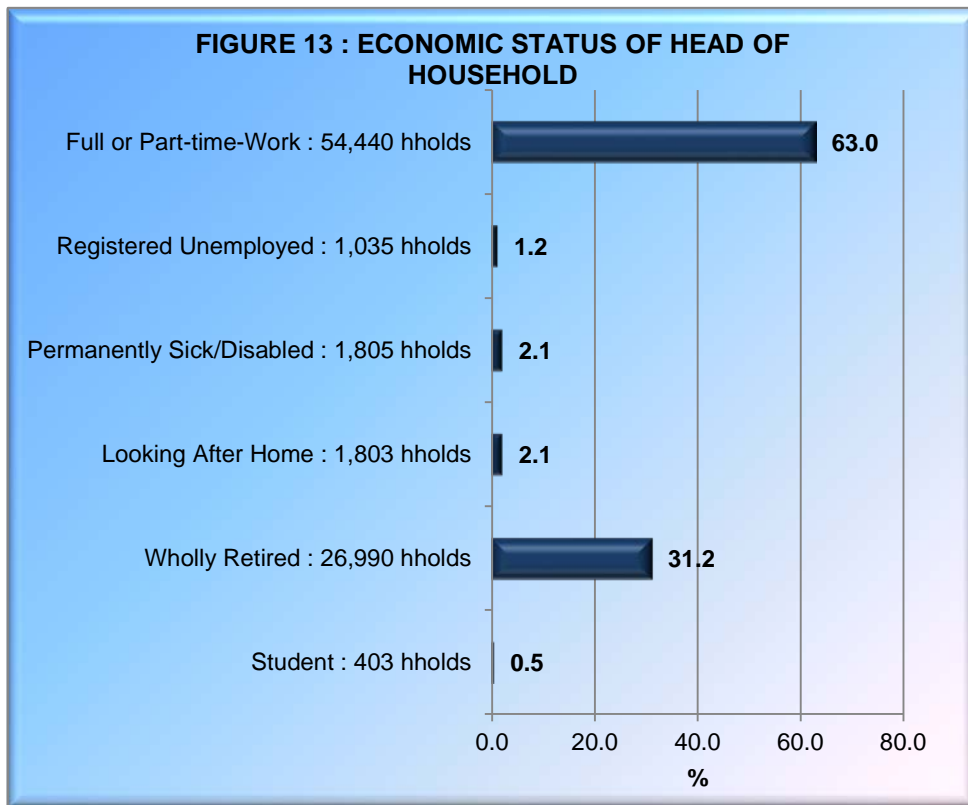
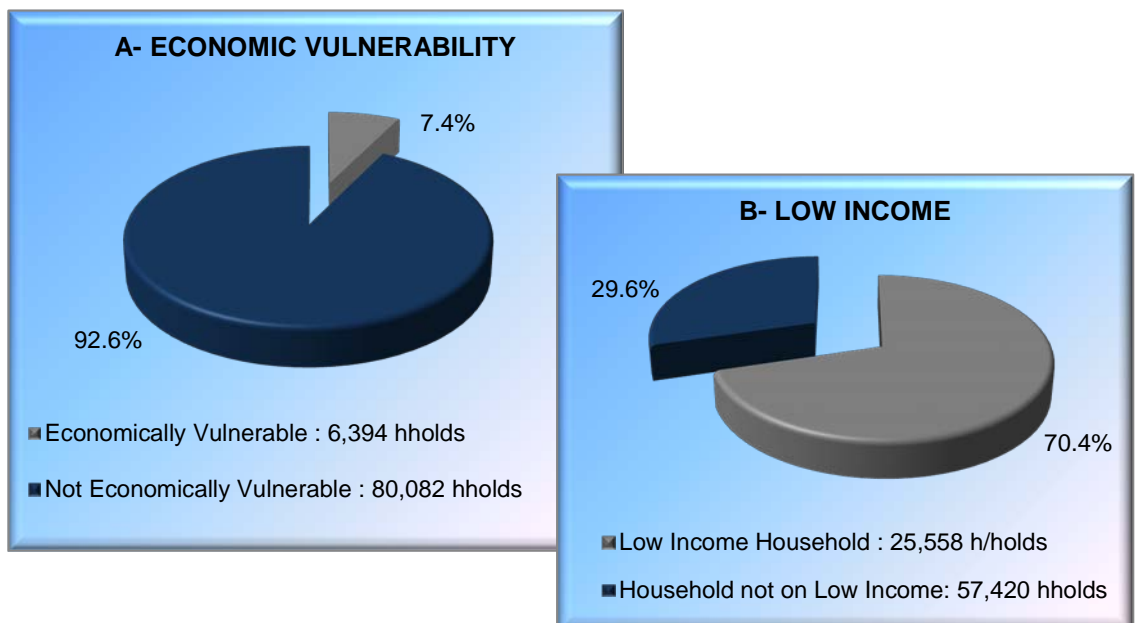


FIGURE 14 : ECONOMIC VULNERABILITY AND LOW INCOMES



6.9 Economic circumstances vary between the owner-occupied and private-rented sectors; the former exhibiting higher levels of retirement the latter exhibiting higher levels of economic vulnerability but also higher levels of employment. Higher levels of employment support the local view of high private-rental demand from households not in receipt of benefits. Lower incomes with the private-rented sector may also indicate affordable housing issues within the owner-occupied sector. Median equivalised (AHC) household incomes are higher in the owner-occupied sector at £17,586 compared to £14,672 for private-rented households. 42.0% of private-rented households are on low incomes compared to 26.7% of owner-occupied households.

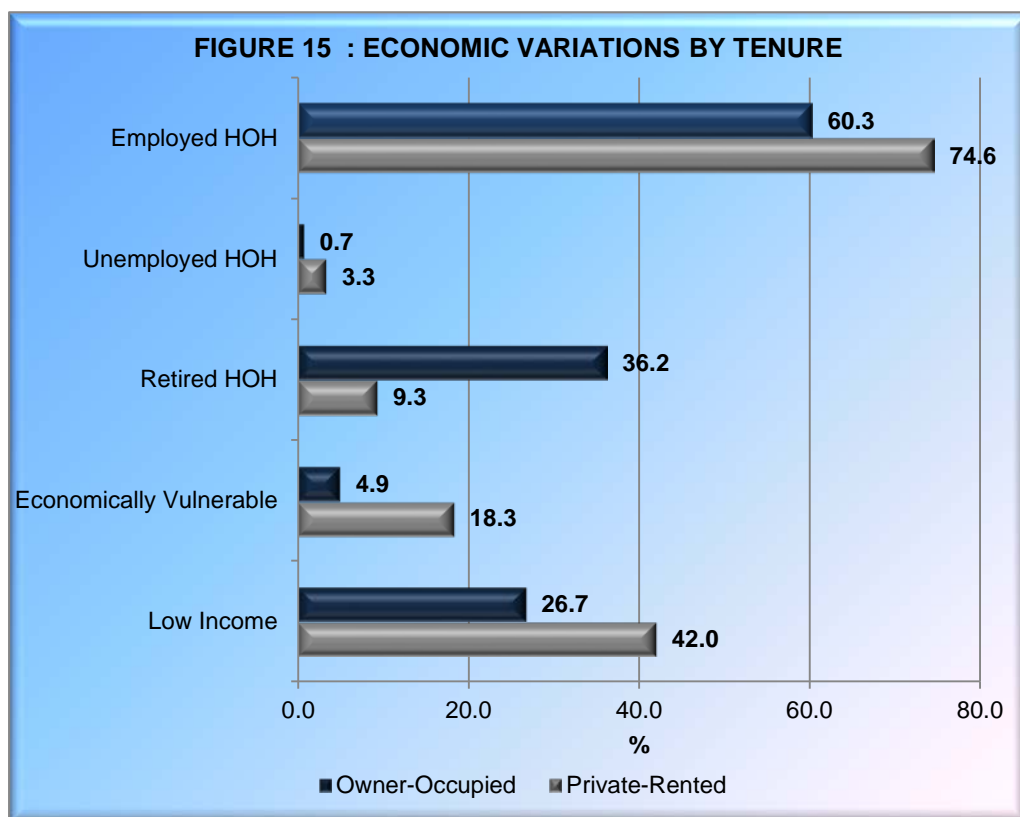
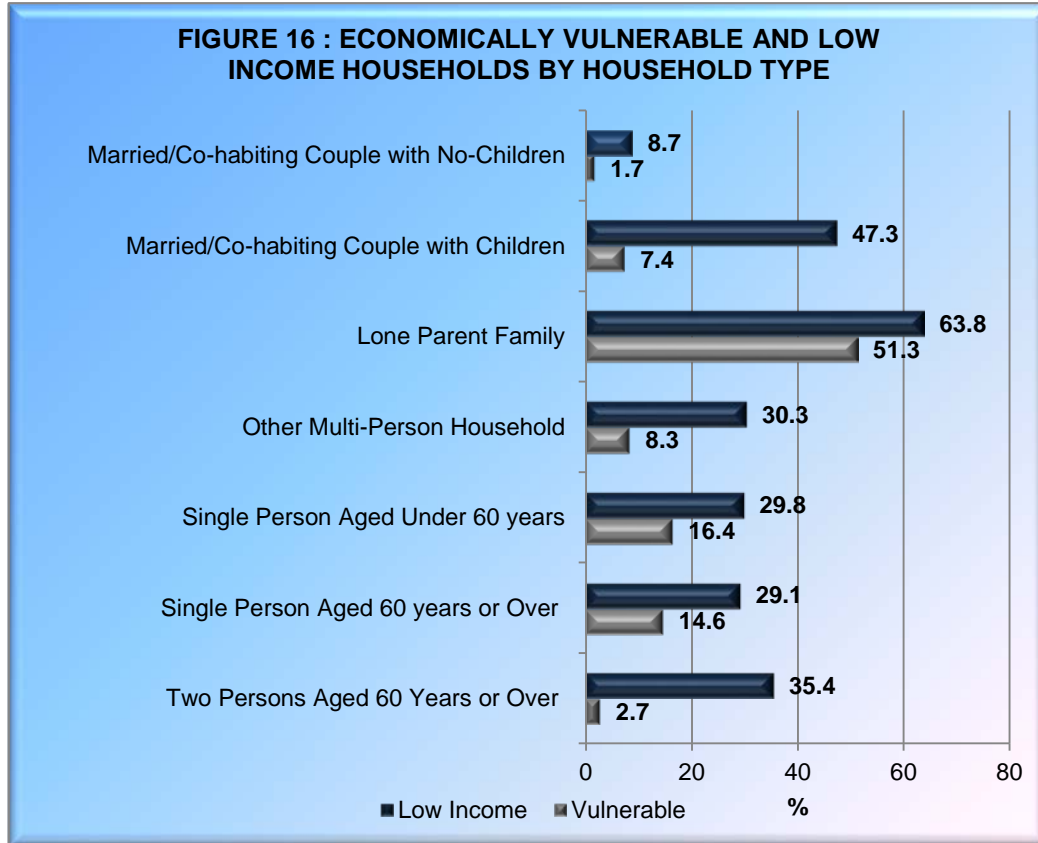


TABLE 10: HOUSEHOLD ECONOMIC CHARACTERISTICS BY TENURE

		HOUSING TENURE					
		OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
ECONOMIC STATUS HEAD OF HOUSEHOLD	Full time work	39787	56.6	11206	69.4	50994	59.0
	Part time work	2599	3.7	847	5.2	3446	4.0
	Registered unemployed	508	0.7	527	3.3	1035	1.2
	Permanently sick/disabled	354	0.5	1451	9.0	1805	2.1
	Looking after home	1542	2.2	261	1.6	1803	2.1

		HOUSING TENURE					
		OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
		Hholds	%	Hholds	%	Hholds	%
	Wholly retired	25489	36.2	1502	9.3	26990	31.2
	Student	49	0.1	354	2.2	403	0.5
	All Households	70328	100.0	16148	100.0	86476	100.0
AFTER HOUSING COSTS EQUIVALISED INCOME	Above national median	51557	73.3	9361	58.0	60918	70.4
	Below national median (low income)	18771	26.7	6787	42.0	25558	29.6
	All Households	70328	100.0	16148	100.0	86476	100.0
ECONOMICALLY VULNERABLE	Not economically vulnerable	66890	95.1	13192	81.7	80082	92.6
	Economically vulnerable	3438	4.9	2956	18.3	6394	7.4
	All Households	70328	100.0	16148	100.0	86476	100.0

6.10 Low incomes impact particularly on family, elderly and single parent households. Economic vulnerability is also above average for single parent families, single elderly and single non-elderly households.



SECTION 3 :
AN OVERVIEW OF PRIVATE SECTOR HOUSING
CONDITIONS 2018

Chapter 7 : Housing Conditions 2018 - An Overview

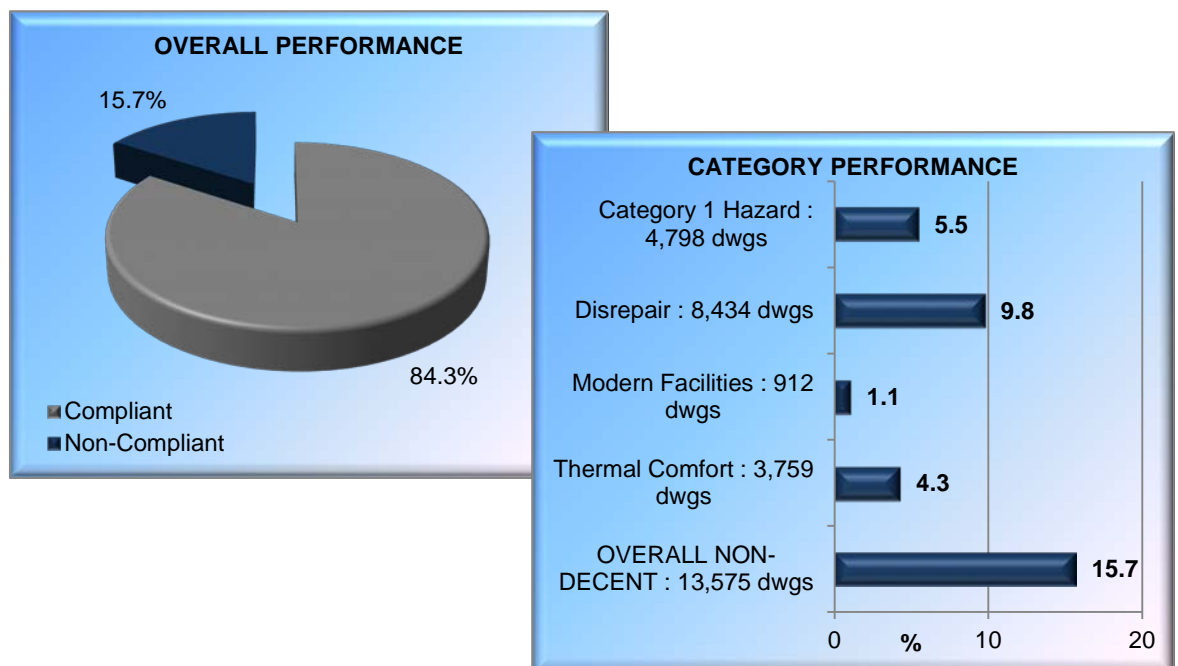
Chapter 8 : Housing Conditions 2018 - National Context

7. HOUSING CONDITIONS 2018 - AN OVERVIEW

7.1 Housing conditions against national standards can only be measured fully within the occupied housing stock where survey access internally is possible. 72,901 dwellings (84.3%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 13,575 occupied dwellings (15.7%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- **4,798 dwellings (5.5%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS)**
- **8,434 dwellings (9.8%) are in disrepair**
- **912 dwellings (1.1%) lack modern facilities and services**
- **3,759 dwellings (4.3%) fail to provide a reasonable degree of thermal comfort**

FIGURE 17: DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD

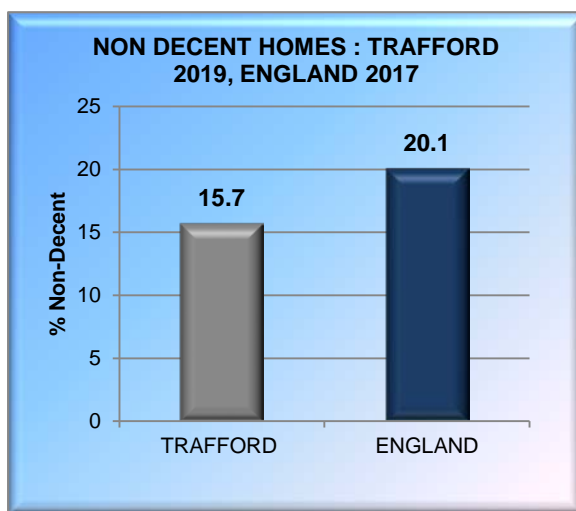


8. HOUSING CONDITIONS 2018 - NATIONAL CONTEXT

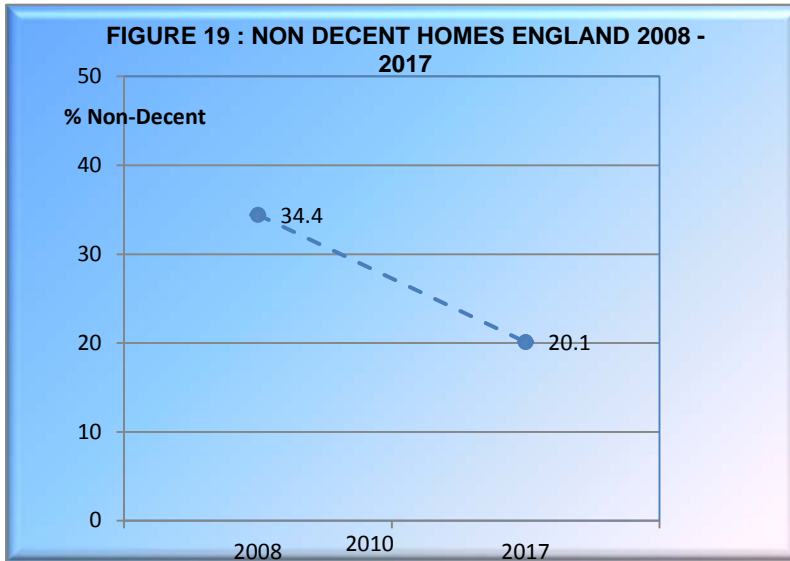
8.1 Information on overall Decent Homes performance in England is available annually from the English Housing Survey programme with the last available estimate for 2017.

8.2 Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 15.7% of private sector housing fails the Decent Homes Standard compared to 20.1% of private sector housing nationally (2017). With the exception of Category 1 Hazards the reasons for Decent Homes failures are no longer presented at national level. In 2017, 12.1% of private dwellings in England exhibited Category 1 Hazards. The equivalent figure in Trafford is 5.5%.

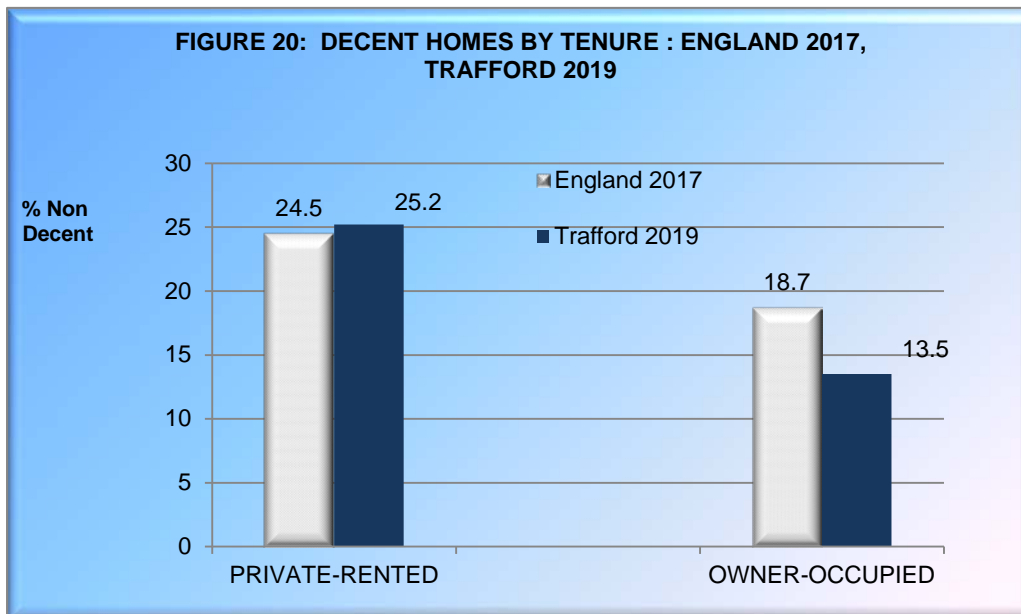
FIGURE 18: LOCAL CONDITIONS IN A NATIONAL CONTEXT



8.3 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 45% reduction in overall rates of non-Decency which have declined from 34.4% of private housing non-Decent in 2008 to 20.1% in 2017. Local trends in condition are unavailable from previous sources. We would however suspect through our national experience that local trends will follow the downward national trend on non-Decency.



8.4 Data from the English Housing Survey also permits local housing conditions by tenure to be placed in a national context. Nationally, 18.7% of owner-occupied dwellings are assessed as non-Decent with an equivalent figure for the private-rented sector of 24.5%. Locally 13.5% of owner-occupied dwellings in Trafford were assessed as non-Decent, rising to 25.2% in the private-rented sector.



SECTION 4 : PRIVATE SECTOR HOUSING CONDITIONS 2019

Chapter 9 : HHSRS – Category 1 Hazards

Chapter 10 : Housing Disrepair

Chapter 11 : Housing Amenities and Facilities

Chapter 12 : Home Energy Efficiency

Chapter 13 : Decent Homes Overall Performance

Chapter 14 : Non-Decent Homes – Investment Needs

Chapter 15 : Decent Places – Environment Conditions

9. HHSRS CATEGORY 1 HAZARDS

HOUSING HEALTH AND SAFETY RATING SYSTEM

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

9.2 Assessment of hazards is a two-stage process, addressing first the likelihood of an occurrence and secondly the range of probable harm outcomes. These two factors are combined using a standard prescribed method to give a score in respect of each hazard. There are 29 hazards, arranged in four main groups reflecting the basic health requirements. These are illustrated in Table 11 and include:

- *Physiological requirements including hygro-thermal conditions and pollutants*
- *Psychological requirements including space, security, light and noise*
- *Protection against infection including hygiene, sanitation and water supply*
- *Protection against accidents including falls, electric shocks, burns/scalds and collision*

TABLE 11: HHSRS – HAZARD GROUPINGS

HAZARD CATEGORY	SUB-GROUPING	NATURE OF HAZARD
PHYSIOLOGICAL REQUIREMENTS	HYGRO-THERMAL CONDITIONS	1.Dampness and Mould
		2.Excess Cold
		3.Excess Heat
		4.Asbestos
		5.Biocides
		6.CO2/Fuel Consumption
	POLLUTANTS	7.Lead
		8.Radiation
		9.Un-combusted Fuel Gas
		10.Volatile Organic Compounds
		11.Crowding and Space
PSYCHOLOGICAL REQUIREMENTS	SPACE, SECURITY, LIGHT AND NOISE	12.Entry by Intruders
		13.Lighting
		14.Noise
		15.Hygiene, pests, refuse
PROTECTION AGAINST INFECTION	HYGIENE, SANITATION AND WATER SUPPLY	16.Food Safety
		17.Personal Hygiene, Sanitation, Drainage
		18.Water Supply
PROTECTION AGAINST	FALLS	19.Baths

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 11: HHSRS – HAZARD GROUPINGS

HAZARD CATEGORY	SUB-GROUPING	NATURE OF HAZARD
ACCIDENTS		20.Level Surfaces
		21.Stairs
		22.Between Levels
	SHOCKS, FIRES, BURNS, SCALDS	23.Electrical Hazards
		24.Fire
		25.Flames, Hot Surfaces
		26.Collinson, Entrapment
		27.Explosions
	COLLISIONS, CUTS AND STRAINS	28.Position of Amenities
29.Structural Collapse		

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

TABLE 12: HAZARD BANDINGS AND HAZARD CATEGORISATION

HAZARD SCORE RANGE Points.....	HAZARD BAND	HAZARD CATEGORY
5000 or more	A	CATEGORY 1
2000 – 4999	B	
1000 – 1999	C	
500 – 999	D	CATEGORY 2
200 – 499	E	
100 – 199	F	
50 – 99	G	
20 – 49	H	
10 – 19	I	
9 or less	J	

9.4 The Housing Act 2004 puts local authorities under a general duty to take appropriate action in relation to a Category 1 hazard. Such action can include:

- *Improvement Notice (Section 11, Housing Act 2004)*
- *Prohibition Order (Section 20, Housing Act 2004)*
- *Hazard Awareness Notice (Section 28, Housing Act 2004)*
- *Emergency Remedial Action (Section 40, Housing Act 2004)*
- *Emergency Prohibition Order (Section 43, Housing Act 2004)*
- *Demolition Order (Section 265, Housing Act 1985)*

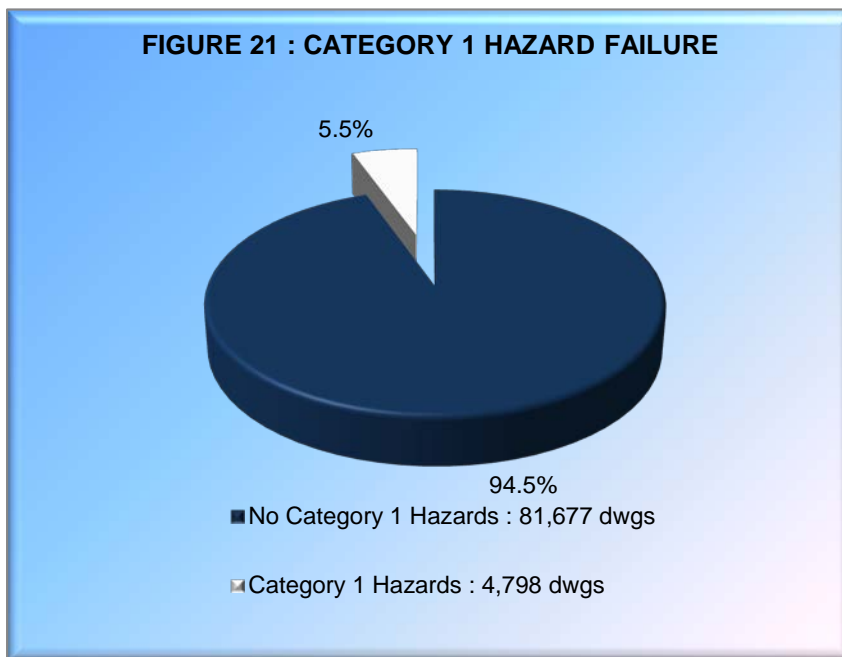
PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

- *Clearance Area Declaration (Section 289, Housing Act 1985)*

Similar powers exist to deal with Category 2 hazards but at the discretion of the local authority. Emergency measures cannot however be used, nor can clearance area or demolition powers. The presence of Category 1 hazards is integrated within the decent homes standard and forms the main focus for our analyses. Category 2 hazards have been defined as Hazard Bands D and E.

CATEGORY 1 HAZARDS

- 9.5 4,798 occupied dwellings (5.5%) experience Category 1 hazards within the HHSRS and as a result fail the requirements of the Decent Homes Standard. Rates of Category 1 hazard failure are below the national average (12.1%).



- 9.6 A range of Category 1 hazards was identified across the HHSRS, however the hazard profile is dominated by dampness mould (2,779 dwgs), fire safety (924 dwgs), falls (885 dwgs), food safety (555 dwgs) and excess cold (520 dwgs).

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 13: OCCUPIED DWELLINGS – CATEGORY 1 AND CATEGORY 2 HAZARD PROFILE

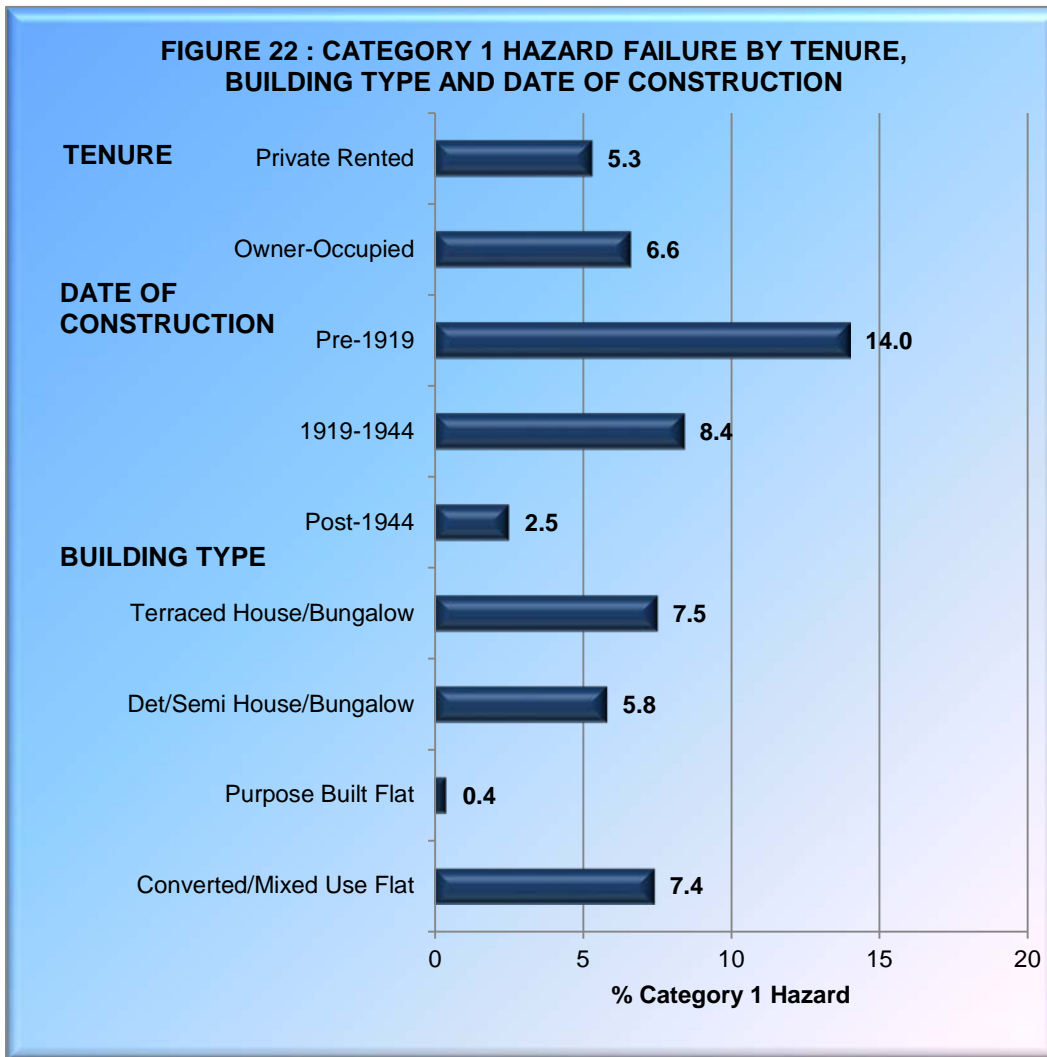
	Category 1		Category 2		Other		All Dwellings	
	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
Volatile Organic Compounds Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Crowding and Space Hazard Band	15	0.0	15	0.0	86445	100.0	86476	100.0
Intruder Entry Hazard Band	77	0.1	16524	19.1	69874	80.8	86476	100.0
Lighting Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Noise Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Domestic Hygiene Hazard Band	0	0.0	401	0.5	86075	99.5	86476	100.0
Food Safety Hazard Band	555	0.6	0	0.0	85920	99.4	86476	100.0
Hygiene/Sanitation/Drainage Hazard Band	447	0.5	0	0.0	86029	99.5	86476	100.0
Domestic Water Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Falls with Amenities Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Dampness/Mould Hazard Band	2779	3.2	169	0.2	83527	96.6	86476	100.0
Falls on the Level Hazard Band	318	0.4	11713	13.5	74444	86.1	86476	100.0
Falls on Steps/Stairs Hazard Band	228	0.3	11735	13.6	74513	86.2	86476	100.0
Falls between Levels Hazard Band	339	0.4	0	0.0	86137	99.5	86476	100.0
Electrical Hazard Band	179	0.2	0	0.0	86296	99.8	86476	100.0
Fire Hazard Band	924	1.1	213	0.2	85339	98.7	86476	100.0
Hot Surface and Material Hazard Band	31	0.0	0	0.0	86445	100.0	86476	100.0
Collison/Entrapment Hazard Band	59	0.1	0	0.0	86417	99.9	86476	100.0
Explosion Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Ergonomics Hazard Band	15	0.0	0	0.0	86460	100.0	86476	100.0
Structural Failure Hazard Band	15	0.0	0	0.0	86460	100.0	86476	100.0
Excess Cold Hazard Band	520	0.6	0	0.0	85956	99.4	86476	100.0
Excess Heat Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Asbestos Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Biocides Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Carbon Monoxide Hazard Band	0	0	1464	1.7	85012	98.3	86476	100.0
Lead Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Radiation Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0
Uncombusted Fuel Hazard Band	0	0.0	0	0.0	86476	100.0	86476	100.0

HAZARD DISTRIBUTIONS

9.7 Rates of Category 1 Hazard failure show limited variation by tenure but differ by housing age and type. Highest rates of failure are associated with:

- Dwellings constructed pre-1919 (14.0%)
- Flats in converted buildings (8.2%)
- Terraced houses (7.5%)

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019



9.8 Geographically rates of Category 1 hazard failure are significantly above average in the Partington/Carrington (15.1%) and Urmston (22.6%) sub-areas.

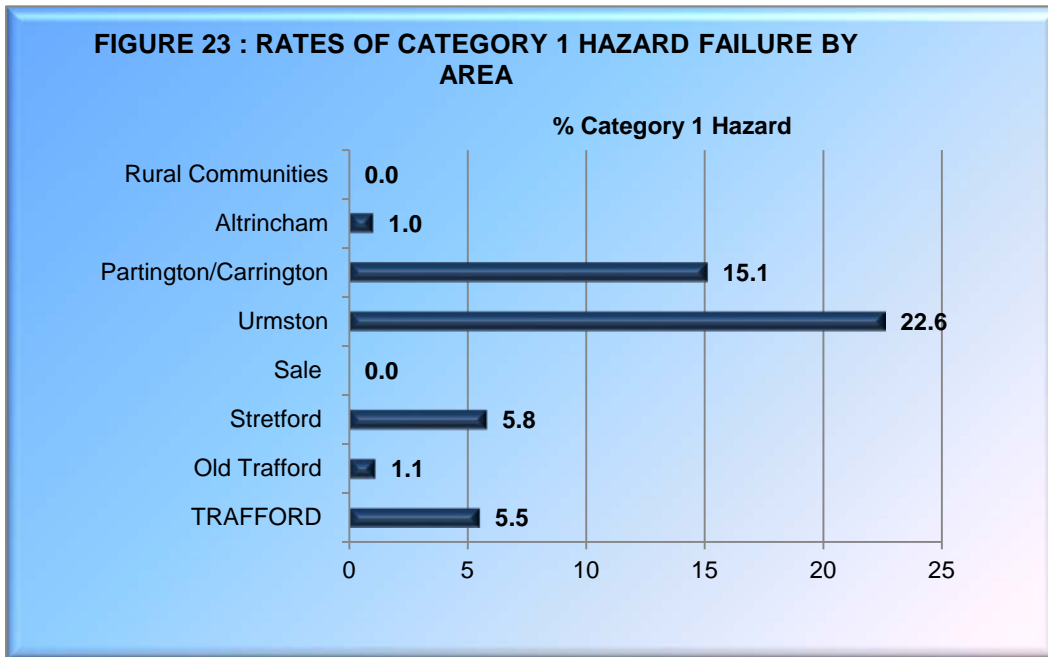
TABLE 14: CATEGORY 1 HAZARD FAILURE BY SUB-AREA AND HOUSING SECTOR

		HHSRS CATEGORY 1 RISK					
		NO CATEGORY 1 RISKS		CATEGORY 1 RISKS PRESENTN		ALL DWELLINGS	
		Dwgs	%	Dwgs	%	Dwgs	%
HOUSING TENURE	Owner occupied	66602	94.7	3725	5.3	70328	100.0
	Private rented	15075	93.4	1073	6.6	16148	100.0
	All Dwellings	81677	94.5	4798	5.5	86476	100.0
DATE OF CONSTRUCTION	Pre-1919	10130	86.0	1648	14.0	11778	100.0
	1919 – 1944	19445	91.6	1784	8.4	21229	100.0
	1945 – 1964	21561	95.1	1104	4.9	22664	100.0
	1965 – 1974	11042	97.8	247	2.2	11289	100.0
	1975 – 1980	1905	99.2	15	0.8	1921	100.0
	Post-1980	81677	94.5	4798	5.5	86476	100.0
	All Dwellings	81677	94.5	4798	5.5	86476	100.0

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 14: CATEGORY 1 HAZARD FAILURE BY SUB-AREA AND HOUSING SECTOR

		HHSRS CATEGORY 1 RISK					
		NO CATEGORY 1 RISKS		CATEGORY 1 RISKS PRESENTN		ALL DWELLINGS	
		Dwgs	%	Dwgs	%	Dwgs	%
MAIN HOUSE TYPE	Terraced house/bungalow	168677	92.5	1372	7.5	18238	100.0
	Semi-detached house/bungalow	38546	93.5	2675	6.5	41221	100.0
	Detached house/bungalow	13132	96.1	539	3.9	13671	100.0
	Purpose-built flat	11011	99.6	43	0.4	11054	100.0
	Flat in converted building	1908	91.8	169	8.2	2072	100.0
	Flat in mixed use building	219	100.0	0	0.0	219	100.0
	All Dwellings	81677	94.5	4798	5.5	86476	100.0
	SURVEY SUB AREA	Rural Communities	3743	100.0	0	0.0	3743
	Altrincham	20879	99.0	217	1.0	21096	100.0
	Partington/Carrington	2521	84.9	448	15.1	2969	100.0
	Urmston	12195	77.4	3557	22.6	15752	100.0
	Sale	26020	100.0	0	0.0	26020	100.0
	Stretford	7805	94.2	477	5.8	8282	100.0
	Old Trafford	8515	98.9	98	1.1	86.14	100.0
	All Dwellings	81677	94.5	4798	5.5	86476	100.0



PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

CATEGORY 1 HAZARD IMPROVEMENT COSTS

9.9 Costs purely to address Category 1 hazard defects are estimated at £10.34M averaging £2,155 per defective dwelling. Allowing for associated repairs and to maintain a reasonable standard these costs increase to £23.617m averaging £4,922 per dwelling. Costs are net of fees, preliminaries and VAT.

CATEGORY 2 HAZARDS

9.10 While the Council has no statutory obligation to address Category 2 hazards, the presence of such hazards may be indicative of properties at risk of future deterioration. Overall, 28,766 dwellings (33.3%) exhibit hazards within hazard bands D and E i.e. Category 2. Category 2 hazards emerging include:

- Falls on Level Surfaces : 11,713 dwellings – 13.5%
- Falls on Stairs etc : 11,735 dwellings – 13.6%
- Entry by Intruders : 16,524 dwellings – 19.1%
- Fire : 213 dwellings – 0.2%
- Domestic Hygiene : 401 dwellings – 0.5%

9.11 Rates of Category 2 Hazard occurrence are significantly higher in the pre-1919 housing market and for terraced housing and flats. They also vary by tenure with significantly higher rates of Category 2 hazard with the private-rented sector. Category 2 hazards are over-represented within the Rural Community (41.7%), Altrincham (39.2%) and Old Trafford (66.3%) sub-areas.

TABLE 15: CATEGORY 2 HAZARD FAILURE BY SUB-AREA AND HOUSING SECTOR

		HHSRS CATEGORY 2 RISK					
		NO CATEGORY 2 RISKS		CATEGORY 2 RISKS PRESENT		ALL DWELLINGS	
		Dwgs	%	Dwgs	%	Dwgs	%
HOUSING TENURE	Owner occupied	53187	75.6	17141	24.4	70328	100.0
	Private rented	4522	28.0	11626	72.0	16148	100.0
	All Dwellings	57709	66.7	28766	33.3	86476	100.0
DATE OF CONSTRUCTION	Pre-1919	0	0.0	11778	100.0	11778	100.0
	1919 – 1944	19621	92.4	1608	7.6	21229	100.0
	1945 – 1964	20106	88.7	2559	11.3	22664	100.0
	1965 – 1974	8065	71.5	3220	28.5	11289	100.0
	1975 – 1980	1103	57.4	818	42.6	1921	100.0
	Post-1980	8810	50.1	8784	49.9	17594	100.0
	All Dwellings	57709	66.7	28766	33.3	86476	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	7686	42.1	10553	57.9	18238	100.0

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 15: CATEGORY 2 HAZARD FAILURE BY SUB-AREA AND HOUSING SECTOR

		HHSRS CATEGORY 2 RISK					
		NO CATEGORY 2 RISKS		CATEGORY 2 RISKS PRESENT		ALL DWELLINGS	
		Dwgs	%	Dwgs	%	Dwgs	%
SURVEY SUB AREA	Semi-detached house/bungalow	37651	91.3	3570	8.7	41221	100.0
	Detached house/bungalow	12372	90.5	1299	9.5	13671	100.0
	Purpose-built flat	0	0.0	11054	100.0	11054	100.0
	Flat in converted building	0	0.0	2072	100.0	2072	100.0
	Flat in mixed use building	0	0.0	219	100.0	219	100.0
	All Dwellings	57709	66.7	28766	33.3	86476	100.0
	Rural Communities	2183	58.3	1560	41.7	3743	100.0
	Altrincham	12832	60.8	8264	39.2	21096	100.0
	Partington/Carrington	2474	83.3	495	16.7	2969	100.0
	Urmston	10501	66.7	5251	33.3	15752	100.0
	Sale	20484	78.7	5536	21.3	26020	100.0
	Stretford	6331	76.4	1951	23.6	8282	100.0
	Old Trafford	2904	33.7	5710	66.3	8614	100.0
	All Dwellings	57709	66.7	28766	33.3	86476	100.0

10. HOUSING REPAIR

DECENT HOMES REPAIR STANDARD

10.1 To meet the decent homes standard, dwellings are required to be in a reasonable state of repair. Dwellings which fail to meet this criterion are those where either:

- *One or more of the key building components are old and because of their condition, need replacing or major repair;*
- *Two or more of the other building components are old and, because of their condition need replacing or major repair.*

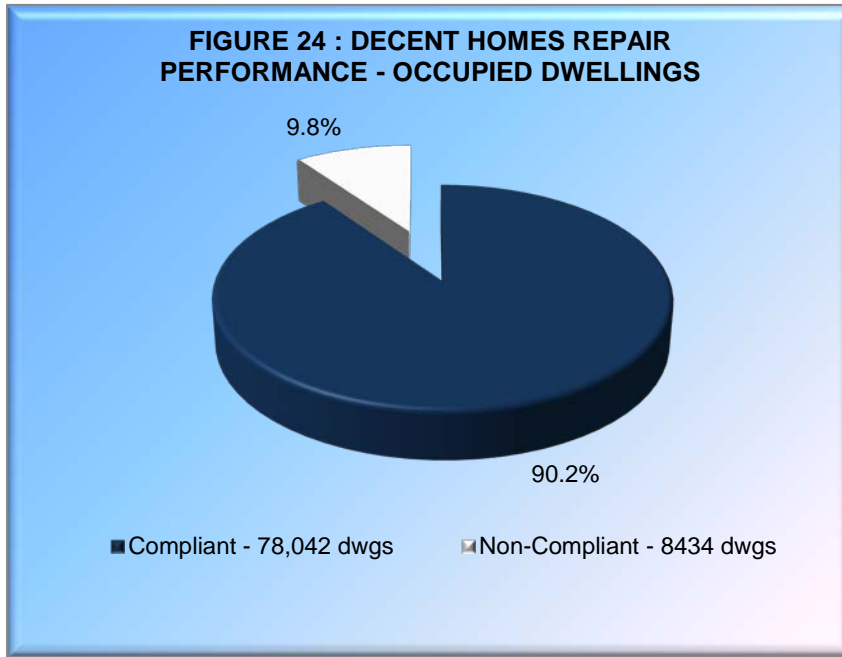
Key building components are those which are essential to the future integrity of the home and its continued occupancy. These include:

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

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

DECENT HOMES COMPLIANCE

10.2 Overall, 8,434 dwellings (9.8%) fail the repair requirements of the Decent Homes Standard. Rates of disrepair are above the national average (4.8% - 2015) and these properties are at risk of future deterioration. While dwelling disrepair is symptomatic of the natural deterioration of building elements over time it is also reflective of household activity within the housing market, namely housing transactions and home improvement. Both of these factors are known to have been depressed during the recent economic climate.



10.3 Elemental repair defects in those dwellings failing the repair requirements of the Decent Homes Standard are illustrated in Tables 16 and 17 with regard to primary and secondary building elements. External repairs are dominated by works to windows, chimneys, roof structures and coverings, external pointing, rainwear and flashings.

TABLE 16: DWELLINGS NON COMPLIANT WITH DECENT HOMES REPAIR – PRIMARY ELEMENT REPAIR

	Compliant		Non-Compliant		All Dwellings	
	Dwgs	%	Dwgs	%	Dwgs	%
DECENT HOMES WINDOW REPAIR	4882	57.9	3552	42.1	8434	100.0
DECENT HOMES ACCESS DOOR REPAIR	8249	97.8	185	2.2	8434	100.0
DECENT HOMES ROOF STRUCTURE REPAIR	7439	88.2	995	11.8	8434	100.0
DECENT HOMES ROOF COVER REPAIR	6881	81.0	1553	18.4	8434	100.0
DECENT HOMES CHIMNEY REPAIR	6733	79.8	1700	20.2	8434	100.0
DECENT HOMES EXTERNAL WALL FINISH REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES EXTERNAL POINTING REPAIR	7640	90.6	794	9.4	8434	100.0
DECENT HOMES LINTOL REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES EXTERNAL STRUCTURE REPAIR	8079	95.8	355	4.2	8434	100.0
DECENT HOMES ELECTRICAL SYSTEM REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES HEATING BOILER/APPLIANCE REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES PRIMARY ELEMENT REPAIR	908	10.8	7526	89.2	8434	100.0

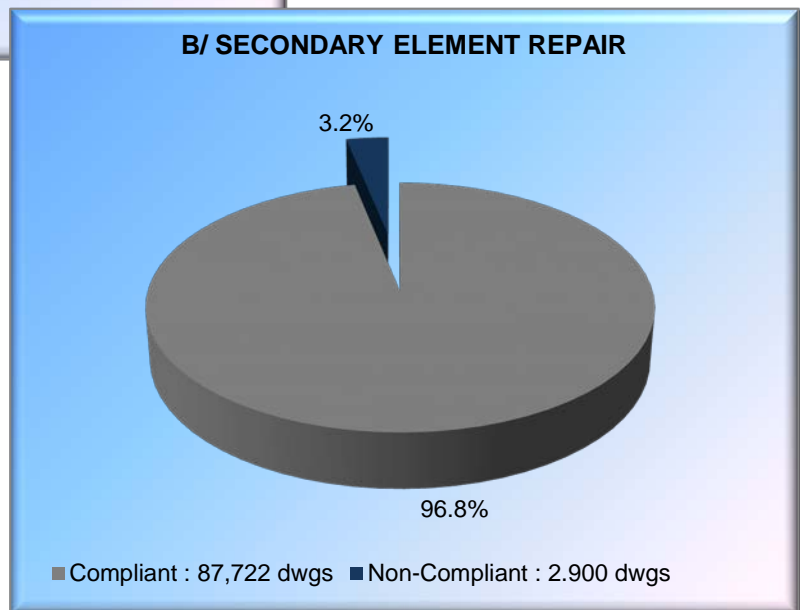
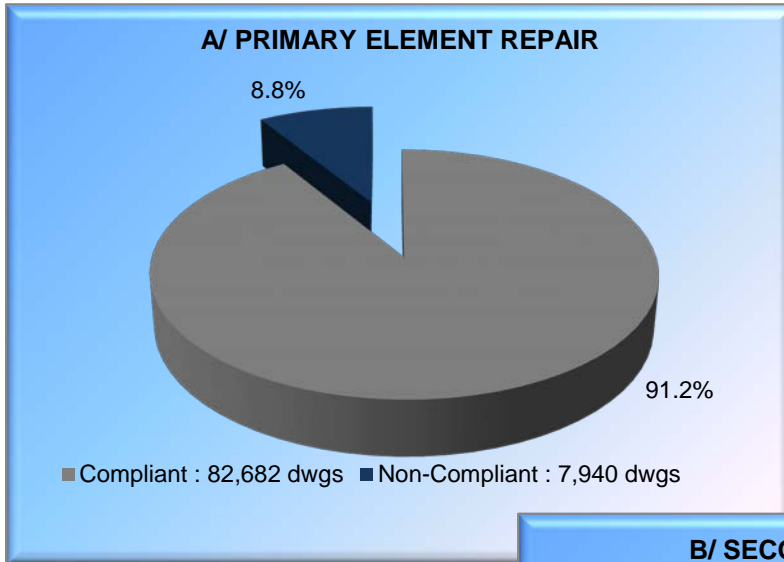
PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 17: OCCUPIED DWELLINGS NON COMPLIANT WITH DECENT HOMES REPAIR – SECONDARY ELEMENT REPAIR

	Compliant		Non-Compliant		All Dwellings	
	Dwgs	%	Dwgs	%	Dwgs	%
DECENT HOMES DRAINAGE REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES FLASHING REPAIR	7939	94.1	494	5.9	8434	100.0
DECENT HOMES RAINWEAR REPAIR	7474	88.6	959	11.4	8434	100.0
DECENT HOMES INTERNAL PLUMBING REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES HEATING DISTRIBUTION REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES KITCHEN REPAIR	8153	96.7	280	3.3	8434	100.0
DECENT HOMES BATHROOM REPAIR	8202	97.3	231	2.7	8434	100.0
DECENT HOMES FLOOR STRUCTURE REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES FLOOR FINISH REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES INTERNAL WALL STRUCTURE REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES INTERNAL WALL FINISH REPAIR	8113	96.2	320	3.8	8434	100.0
DECENT HOMES CEILING FINISH REPAIR	7944	94.2	490	5.8	8434	100.0
DECENT HOMES INTERNAL DOOR REPAIR	7910	93.8	524	6.2	8434	100.0
DECENT HOMES FIREPLACE/FLUE REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES STAIR/BALUSTRADE REPAIR	8434	100.0	0	0.0	8434	100.0
DECENT HOMES SECONDARY ELEMENT REPAIR	5850	69.4	2584	30.6	8434	100.0

10.4 The majority of dwellings non-compliant on repair experience major repairs to primary building elements – 7,526 dwellings (89.2%). These repairs may impact on structural performance within the HHSRS.

FIGURE 25: PRIMARY AND SECONDARY ELEMENT PERFORMANCE ON THE DECENT HOMES STANDARD



Levels of secondary element disrepair within the Decent Homes Standard are reduced by the need for two or more secondary elements to be defective.

- 10.5 Dwelling disrepair not only impacts on current living conditions but can result in longer term deterioration within the housing stock affecting household comfort, health and safety. During the course of the survey, surveyors were asked to assess potential building element failure and potential replacement needs within a 10 year period. These needs are considerable and include the potential replacement within 10 years of:

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

- 8,827 roof coverings (10.2%)
- 3,702 chimneys (4.3%)
- 7,902 gutters and downpipes (9.1%)
- 1,139 external wall finishes (1.3%)
- 6,528 windows (7.5%)
- 4,323 Access Doors (5.0%)

TABLE 18: PROJECTED MAJOR ELEMENT REPLACEMENT

BUILDING ELEMENT	PROJECTED REPLACEMENTS				All Dwellings	
	Inside 10 Years		Outside 10 Years		Dwgs	%
	Dwgs	%	Dwgs	%		
Roof Structure	0	0.0	86476	100.0	86476	100.0
Roof Cover	8827	10.2	77648	89.8	86476	100.0
Chimneys	3702	4.3	82773	95.7	86476	100.0
Flashings	2547	2.9	83929	97.1	86476	100.0
Rainwear	7902	9.1	78573	90.9	86476	100.0
External Wall Finishes	1139	1.3	85336	98.7	86476	100.0
External Pointing	5682	6.6	80793	93.4	86476	100.0
Lintols	1030	1.2	85446	98.8	86476	100.0
Windows	6528	7.5	79947	92.5	86476	100.0
Access Doors	4323	5.0	82153	95.0	86476	100.0

10.6 Costs to address disrepair within the Decent Homes Standard are estimated at £53.817m net. These costs reflect a minimum patch repair approach with no guarantee of future dwelling integrity or maintenance of decent homes standards. To ensure longer-term dwelling repair conditions which will include action against disrepair and required element replacement within 10 years to prevent deterioration into non-Decency will incur costs of £97.572m.

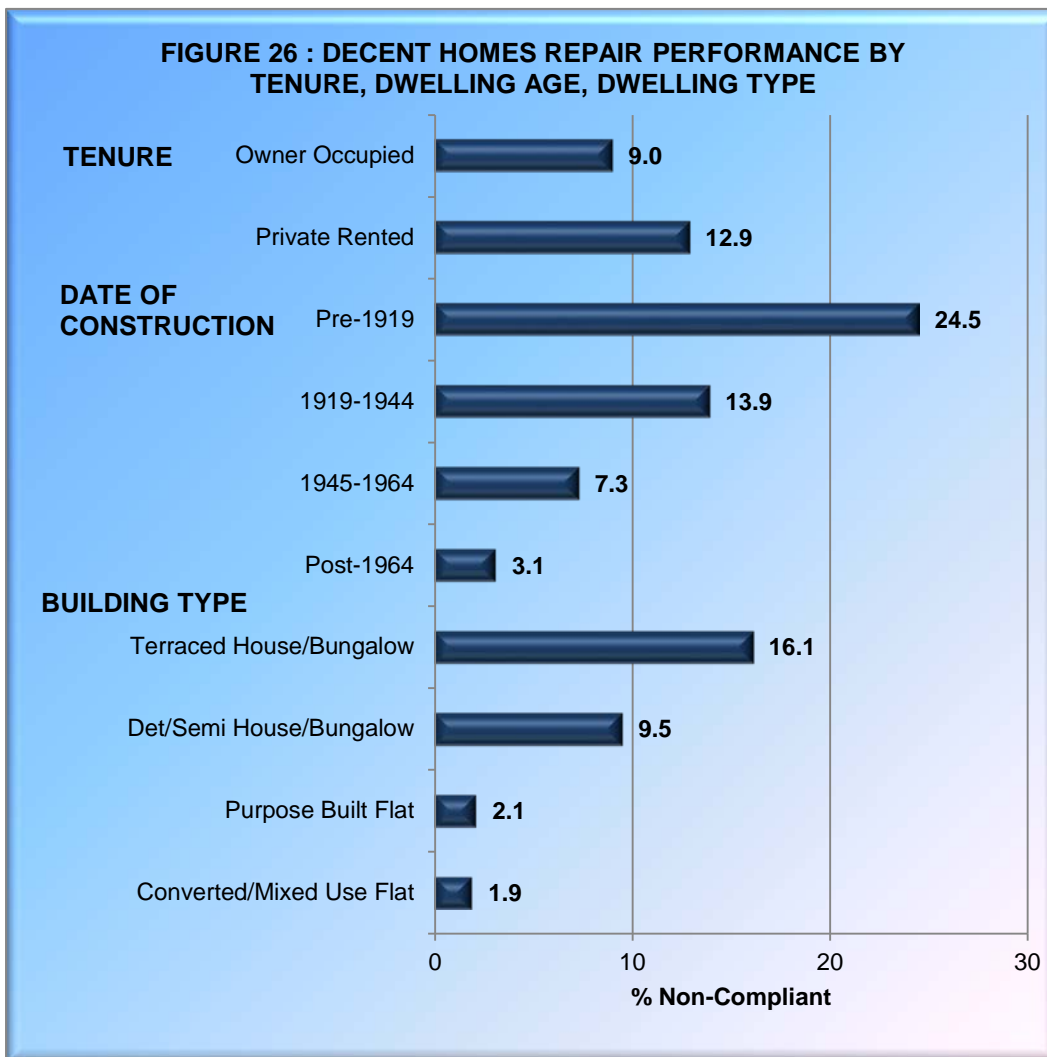
DISREPAIR BY SECTOR

10.7 As might be expected, disrepair is strongly related to dwelling age with rates of disrepair significantly higher within the pre-1919 housing stock. 24.5% of dwellings constructed pre-1919 are defective on repair as are 13.9% of dwellings constructed 1919-1944. In contrast only 2.9% of dwellings constructed post-1980 fail the repair requirements of the Decent Homes standard. Rates of disrepair are also above average for terraced housing and within the private-rented sector.

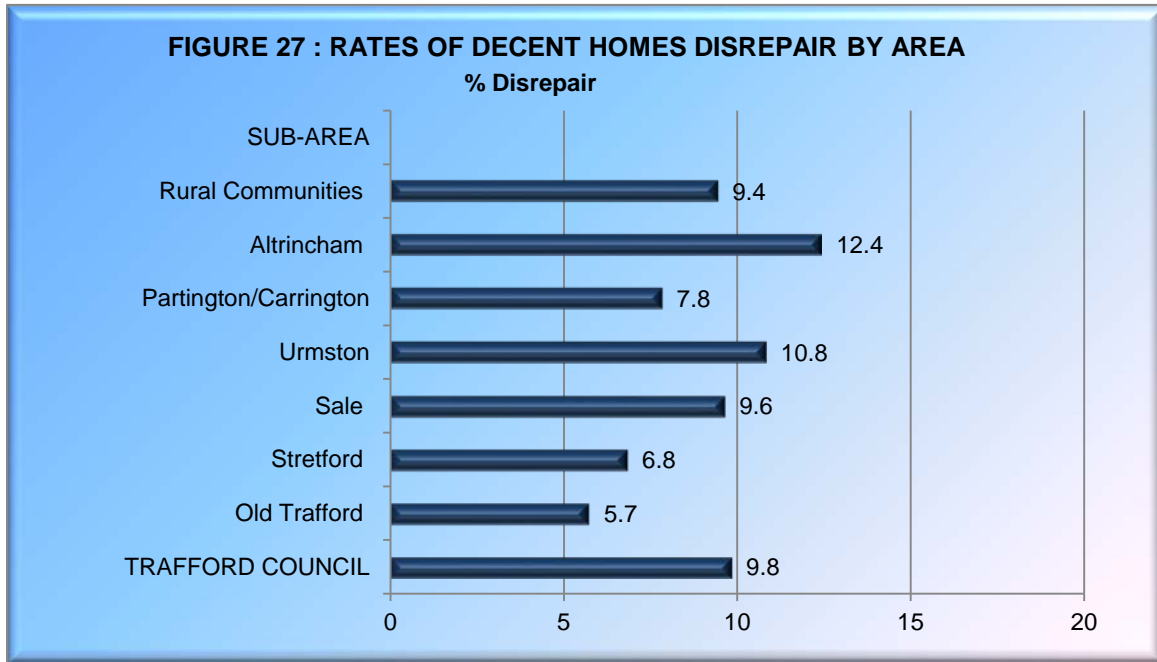
PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 19: DECENT HOMES REPAIR PERFORMANCE BY AREA AND HOUSING SECTOR

		DECENT HOMES REPAIR				All Dwellings		
		COMPLIANT		NON-COMPLIANT		Dwgs %		
		Dwgs	%	Dwgs	%			
HOUSING TENURE	Owner occupied	63978	91.0	6350	9.0	70328	100.0	
	Private rented	14064	87.1	2084	12.9	16148	100.0	
	All Dwellings	78042	90.2	8434	9.8	86476	100.0	
DATE OF CONSTRUCTION	Pre-1919	8890	75.5	2888	24.5	11778	100.0	
	1919-1944	18284	86.1	2945	13.9	21229	100.0	
	1945-1964	21015	92.7	1650	7.3	22664	100.0	
	1965-1974	10927	96.8	362	3.2	11289	100.0	
	1975-1980	1843	95.9	78	4.1	1921	100.0	
	Post-1980	17084	97.1	511	2.9	17594	100.0	
	All Dwellings	78042	90.2	8434	9.8	86476	100.0	
	MAIN HOUSE TYPE	Terraced house/bungalow	15306	83.9	2932	16.1	18238	100.0
		Semi-detached house/bungalow	37127	90.1	4093	9.9	41221	100.0
Detached house/bungalow		12535	91.7	1136	8.3	13671	100.0	
Purpose-built flat		10826	97.9	229	2.1	11054	100.0	
Flat in converted building		2029	97.9	43	2.1	2072	100.0	
Flat in mixed used building		219	100.0	0	0.00	219	100.0	
All Dwellings		78042	90.2	8434	9.8	86476	100.0	
SURVEY SUB AREA	Rural Communities	3392	90.6	351	9.4	3743	100.0	
	Altrincham	18486	87.6	2610	12.4	21096	100.0	
	Partington/Carrington	2737	92.2	232	7.8	2969	100.0	
	Urmston	14058	89.2	1694	10.8	15752	100.0	
	Sale	23529	90.4	2491	9.6	26020	100.0	
	Stretford	7718	93.2	564	6.8	8282	100.0	
	Old Trafford	8121	94.3	492	5.7	8614	100.0	
	All Dwellings	78042	90.2	8434	9.8	86476	100.0	



10.8 Patterns of Decent Homes repair failure geographically indicate above average rates of disrepair in the Altrincham and Urmston sub-areas.



PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

11. HOUSING AMENITIES AND FACILITIES

AMENITIES AND FACILITIES

11.1 The survey has examined the amenities and facilities offered by private sector housing in Trafford. Two areas have been examined:

- *The amenity/modern facilities requirements of the Decent Homes Standard*
- *Home security arrangements*

DECENT HOMES

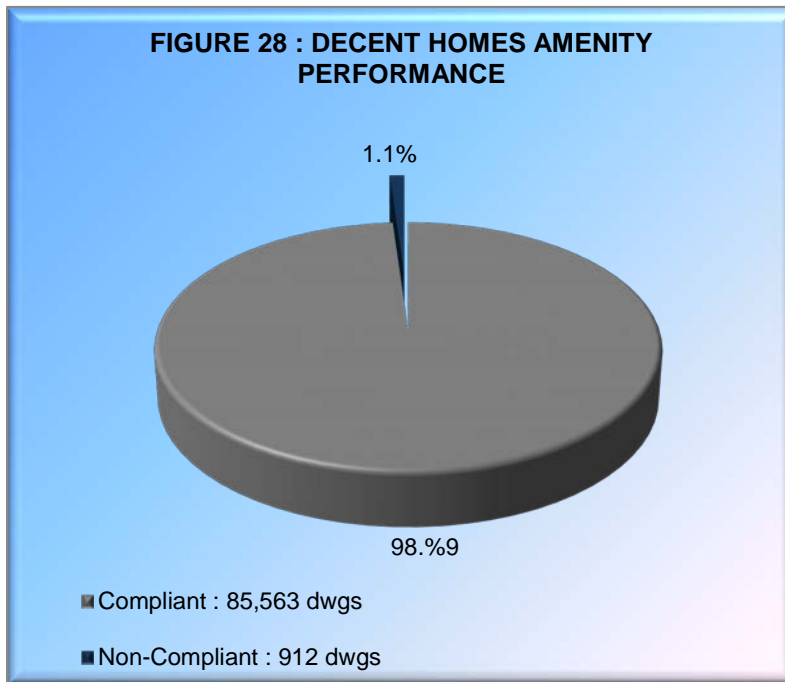
11.2 For a dwelling to comply with the Decent Homes Standard it must possess reasonably modern amenities. A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- *A kitchen which is 20 years old or less;*
- *A kitchen with adequate space and layout;*
- *A bathroom which is 30 years old or less;*
- *An appropriately located bathroom and WC;*
- *Adequate sound insulation;*
- *Adequate size and layout of common entrance areas for flats*

11.3 Kitchen and bathroom amenities exhibit a modern age profile within the private housing sector. 73,592 dwellings (85.1%) offer kitchens under 20 years old, 77,192 dwellings (89.3%) offer bathrooms under 30 years old. Linked to this modern age profile, additional amenity defects were recorded in under 2% of the housing stock:

- *1,009 dwellings (1.2%) offer inadequate space/layout in the kitchen*
- *208 dwellings (0.2%) offer an unsatisfactory bathroom location*
- *1,360 dwellings (1.6%) offer an unsatisfactory WC location*

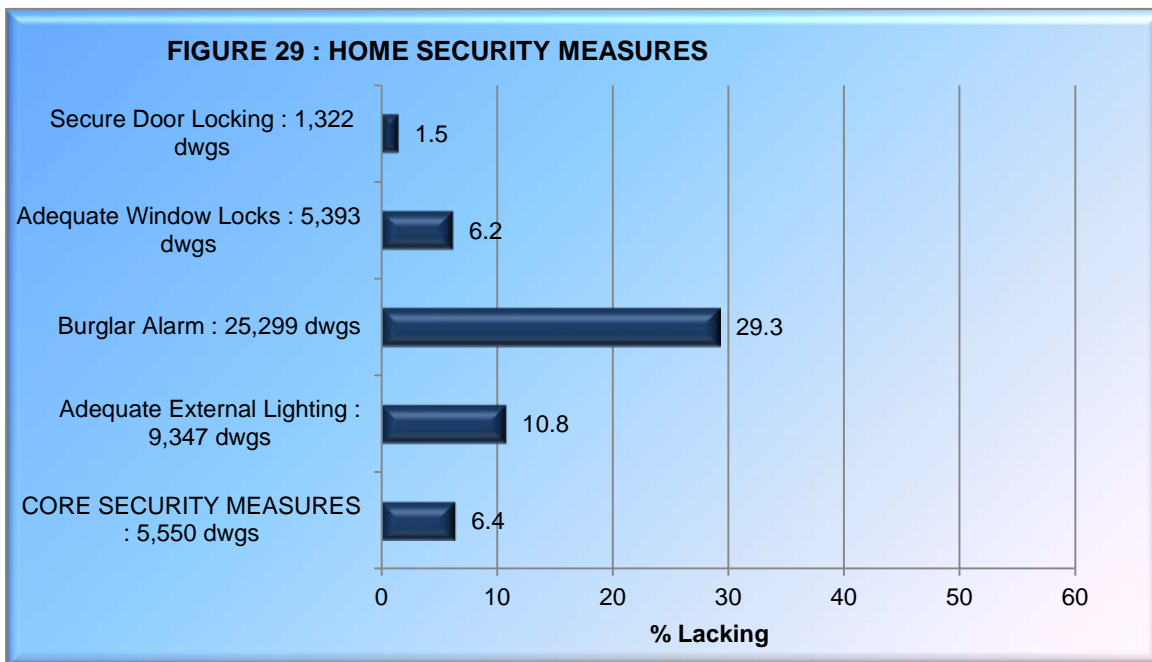
In addition to amenities, minimal defects were recorded on noise or on the size and layout of common access areas in flats. 43 dwellings (0.1%) were recorded as offering unsatisfactory common area layout. This results in a limited pattern of amenity failure within the Decent Homes standard. Only 912 dwellings (1.1%) fail the Decent Homes amenity requirements.



HOME SECURITY

- 11.4 16,524 private sector dwellings (19.1%) were assessed as exhibiting Category 2 risks (HHSRS) on intruder entry. Rising public awareness of, and exposure to crime have placed an increasing emphasis on home security. Core security measures within the home are typically considered to include secure access door locking and window locking to ground floor windows and accessible upper floor windows where appropriate. Overall, core security measures are present in 80,925 dwellings (93.6%) but absent in 5,550 dwellings (6.4%). Adequate window locking represents a particular issue. In addition to the core measures 25,299 private sector dwellings (29.3%) have no burglar alarm provision, 9,347 dwellings (10.8%) offer inadequate external curtilage lighting.

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019



11.5 The absence of core security measures shows limited variation by tenure but is higher in pre-1919 housing, for flats in converted buildings and in the Rural Communities.

TABLE 20: HOME SECURITY PROVISION BY AREA AND HOUSING SECTOR

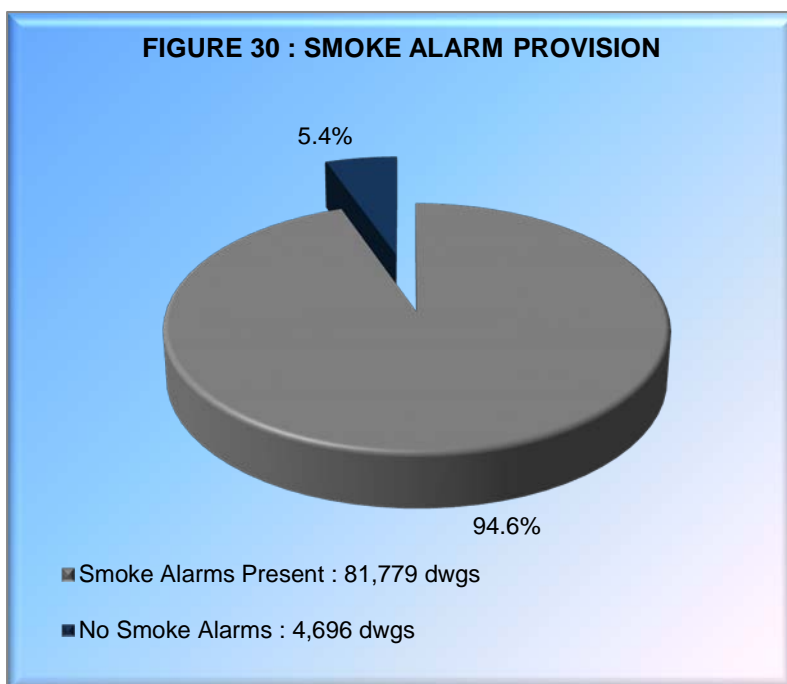
		CORE SECURITY MEASURES				All Dwellings	
		Core Measures Present		Core Measures Lacking		Dwgs	%
		Dwgs	%	Dwgs	%		
HOUSING TENURE	Owner occupied	65615	93.3	4713	6.7	70328	100.0
	Private rented	15310	94.8	838	5.2	16148	100.0
	All Dwellings	80925	93.6	5550	6.4	86476	100.0
DATE OF CONSTRUCTION	Pre-1919	10296	87.4	1482	12.6	11778	100.0
	1919-1944	19731	92.9	1498	7.1	21229	100.0
	1945-1964	22024	97.2	640	2.8	22664	100.0
	1965-1974	10568	93.6	721	6.4	11289	100.0
	1975-1980	1783	92.8	137	7.2	1921	100.0
	Post-1980	16522	93.9	1072	6.1	17594	100.0
	All Dwellings	80925	93.6	5550	6.4	86476	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	16988	93.1	1250	6.9	18238	100.0
	Semi-detached house/bungalow	38391	93.1	2830	6.9	41221	100.0
	Detached house/bungalow	13087	95.7	585	4.3	13671	100.0
	Purpose-built flat	10445	94.5	609	5.5	11054	100.0
	Flat in converted building	1795	86.6	277	13.4	2072	100.0
	Flat in mixed used building	219	100.0	0	0.00	219	100.0
	All Dwellings	80925	93.6	5550	6.4	86476	100.0

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 20: HOME SECURITY PROVISION BY AREA AND HOUSING SECTOR

		CORE SECURITY MEASURES				All Dwellings	
		Core Measures Present		Core Measures Lacking		Dwgs	%
		Dwgs	%	Dwgs	%		
SURVEY SUB AREA	Rural Communities	3041	81.3	702	18.8	3743	100.0
	Altrincham	20661	97.9	435	2.1	21096	100.0
	Partington/Carrington	2722	91.7	247	8.3	2969	100.0
	Urmston	13888	88.2	1863	11.8	15752	100.0
	Sale	24359	93.6	1661	6.4	26020	100.0
	Stretford	7935	95.8	347	4.2	8282	100.0
	Old Trafford	8318	96.6	295	3.4	8614	100.0
	All Dwellings	80925	93.6	5550	6.4	86476	100.0

11.6 81,779 dwellings (94.6%) have internal smoke alarms fitted to at least one storey. 4,696 dwellings (5.4%) offer no internal smoke alarm provision. Levels of smoke alarm provision are lower in the private-rented sector (10.3%), in pre-1919 housing (13.9%) and in the Sale sub-area (10.6%).



12. HOME ENERGY EFFICIENCY

12.1 Information on home energy efficiency was collected with the RdSAP (Sap 2012) framework in addition to the assessment of thermal comfort performance within the Decent Homes Standard. This is available for occupied homes only where internal access was permitted by the resident.

12.2 Key indicators used from the energy efficiency audit include:

- *SAP Rating (Standard Assessment Procedure);*
- *Carbon Dioxide Emissions (CO2);*
- *Energy Costs;*
- *Energy Efficiency Rating (EER).*

The SAP Rating is based on each dwelling's energy costs per square metre and is calculated using a simplified form of the Standard Assessment Procedure. The energy costs take into account the costs of space and water heating, ventilation and lighting, less any cost savings from energy generation technologies. The rating is expressed on a scale of 1 – 100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents a completely energy efficient dwelling (zero net energy costs per year).

Carbon Dioxide (CO2) emissions are derived from space heating, water heating, ventilation, lighting, less any emissions saved by energy generation and are measured in tonnes per year.

Energy costs represent the total cost from space heating, water heating, ventilation and lighting, less the cost saved by energy generation as derived from SAP calculations and assumptions. Costs are expressed in £'s per year using constant prices based on average fuel prices. Energy costs for each dwelling are based on a standard occupancy and a standard heating regime.

The Energy Efficiency Rating (EER) is presented in bands from A-G for an Energy Performance Certificate, where a band A rating represents low energy costs (the most efficient band) and a band G rating represents high energy costs (the least efficient band).

The break points in SAP used for the EER bands are:

Band A : 92-100

Band B : 81-91

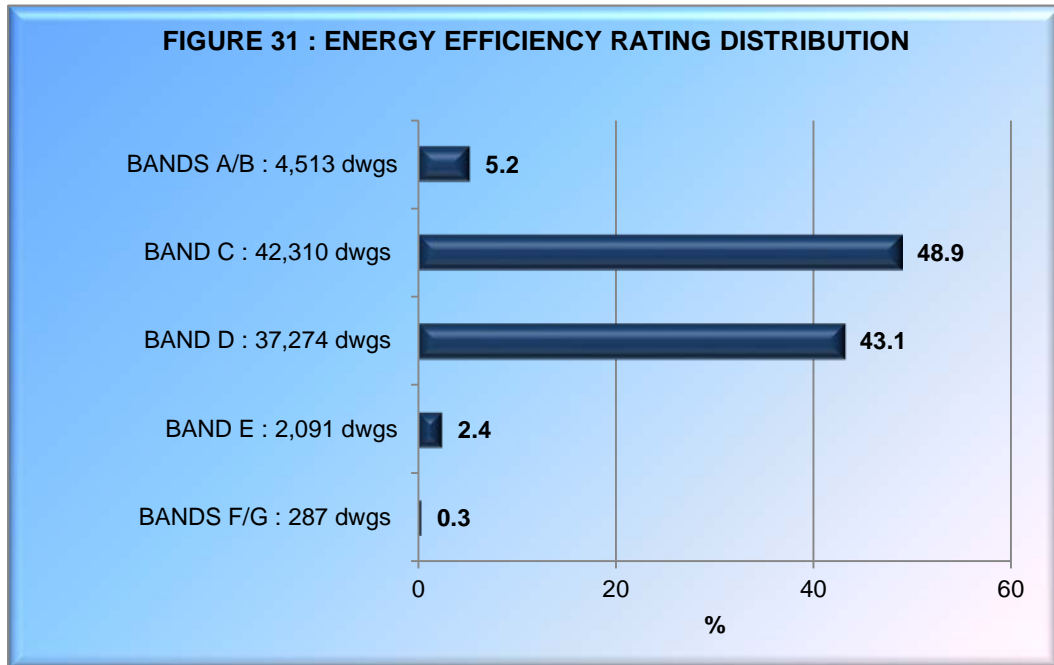
Band C : 69-80

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

- Band D :** 55-68
- Band E :** 39-54
- Band F :** 21-38
- Band G :** 1-20

ENERGY EFFICIENCY PERFORMANCE

12.3 The current SAP rating for occupied private sector housing in Trafford is measured at 69, above the national average of 61 for all private housing in England. Average CO2 emissions total 3.63 tonnes per annum per dwelling again significantly better than the national average (6.01) tonnes.



12.4 46,823 occupied private dwellings (54.1%) in Trafford fall within the highest EER bands (A, B and C) compared to 30.1% of private housing nationally. Conversely the proportion of private dwellings in the lowest EER bands (E, F and G) is significantly below the national average. 2.7% of private dwellings in Trafford (2,378 dwellings) fall within EER bands E, F and G compared to 19.4% of private dwellings nationally.

TABLE 21: ENERGY EFFICIENCY RATINGS (EER)

EER BANDING	TRAFFORD 2019		ENGLAND 2017
	Dwgs	%	Dwgs
Band A (SAP 92 – 100)	0	0.0	1.3
Band B (SAP 81 – 91)	4513	5.2	1.3
Band C (SAP 69 – 80)	42310	48.9	28.8
Band D (SAP 55 – 68)	37274	43.1	50.5
Band E (SAP 39 – 54)	2091	2.4	14.4
Band F (SAP 21 – 38)	387	0.3	3.8
Band G (SAP 1 – 20)	0	0.0	1.2

12.5 Energy Efficiency Ratings show limited variation geographically or by housing sector. Where differences exist these reflect generally lower SAP ratings for pre-1919 housing, for semi-detached and detached properties and for the owner-occupied sector. Geographically the lowest energy efficiency ratings are associated with the Urmston and Partington/Carrington sub-areas.

ENERGY EFFICIENCY ATTRIBUTES

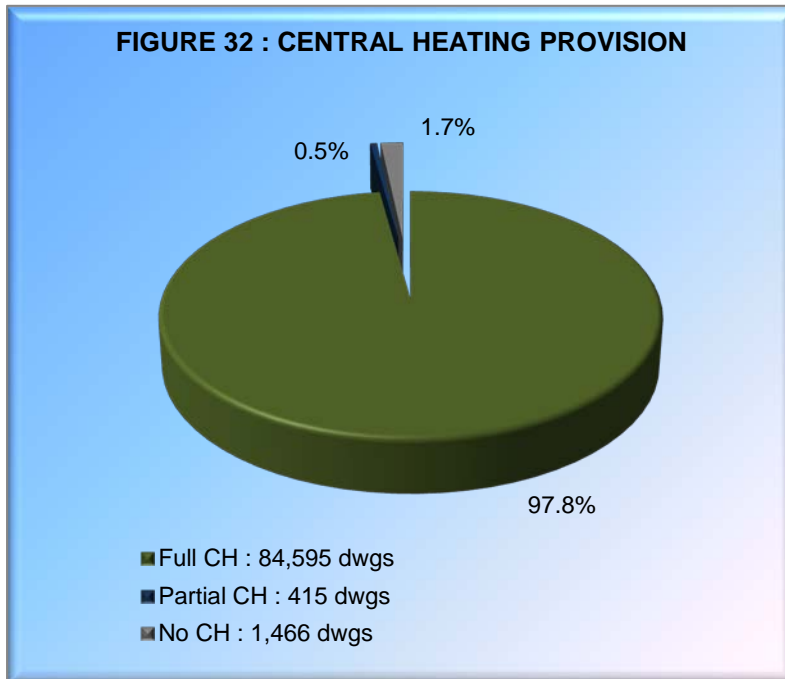
12.6 Underlying the energy efficiency of private sector housing the following attributes apply:

- *397 dwellings (0.4%) contain loft insulation levels below 100mm. 2,701 dwellings (3.1%) offer loft insulation to 100mm, 8,402 dwellings (9.7%) to 150mm, and 59,529 dwellings (68.8%) to 200mm or above. In 15,447 dwellings (17.9%) loft insulation is not appropriate due to other uses over, (e.g. ground and mid floor flats). Loft insulation provision in Trafford is better than the national average. Nationally, 38.5% of private sector housing has loft insulation of 200mm or above. Locally, 68.8% of private housing meets this target.*
- *Excluding dwellings of solid wall construction, 44,346 dwellings exhibit evidence of cavity wall insulation. This includes cavity insulation as built in more modern dwellings and insulation added since built in older dwellings. This represents 62.6% of dwellings with cavities and is above the national average for private housing in England of 49.5% (dwellings with cavities – 2017).*
- *82,642 dwellings (95.2%) offer some form of double glazing, the majority of which is whole house. Levels of double glazing in Trafford are above the*

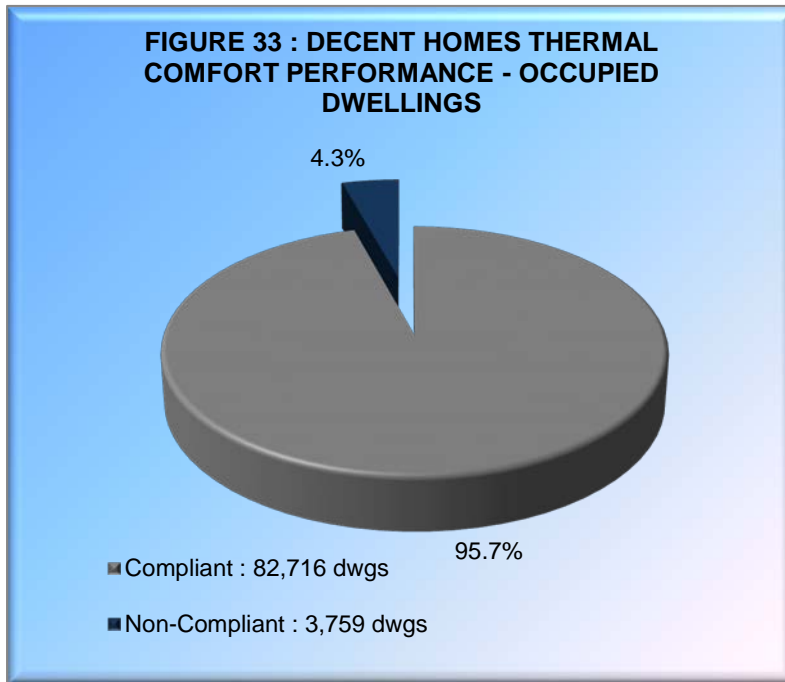
PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

national average for private housing in England. 95.2% of private dwellings in Trafford offer double glazing compared to 85% of private dwellings nationally.

- *84,595 dwellings (97.8%) offer full central heating with an additional 415 dwellings (0.8%) offering partial heating systems. 1,466 dwellings (1.7%) lack central heating. Levels of central heating locally at 97.8% are above the national average for private housing (92.0% - 2017).*



- 12.7 To meet the thermal comfort requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. 3,759 occupied dwellings (4.3%) fail to meet these requirements and are non-Decent.



12.8 Variations in Decent Homes thermal comfort performance are apparent across the housing stock by tenure, dwelling age and type. These reflect higher rates of non-compliance in the private-rented sector and for flats. Fuel types vary between tenures with a greater use of less efficient heating in the private rented sector. 4,377 occupied private-rented dwellings are heated electrically representing 27.1% of the sector. Only 5.3% of owner-occupied homes are electrically heated. A similar over-emphasis on electric heating is apparent for flats.

TABLE 22: DECENT HOMES THERMAL COMFORT PERFORMANCE BY AREA AND HOUSING SECTOR

		DECENT HOMES THERMAL COMFORT				All Dwellings	
		Compliant		Non-Compliant		Dwgs	%
		Dwgs	%	Dwgs	%		
HOUSING TENURE	Owner occupied	68268	97.1	2060	2.9	70328	100.0
	Private rented	14449	89.5	1699	10.5	16148	100.0
	All Dwellings	82716	95.7	3759	4.3	86476	100.0
DATE OF CONSTRUCTION	Pre-1919	11352	96.4	426	3.6	11778	100.0
	1919-1944	20620	97.1	610	2.9	21229	100.0
	1945-1964	21821	96.3	844	3.7	22664	100.0
	1965-1974	10187	90.2	1102	9.8	11289	100.0
	1975-1980	1921	100.0	0	0.00	1921	100.0
	Post-1980	16817	95.6	778	4.4	17594	100.0
	All Dwellings	82716	95.7	3759	4.3	86476	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	18094	99.2	144	0.8	18238	100.0

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

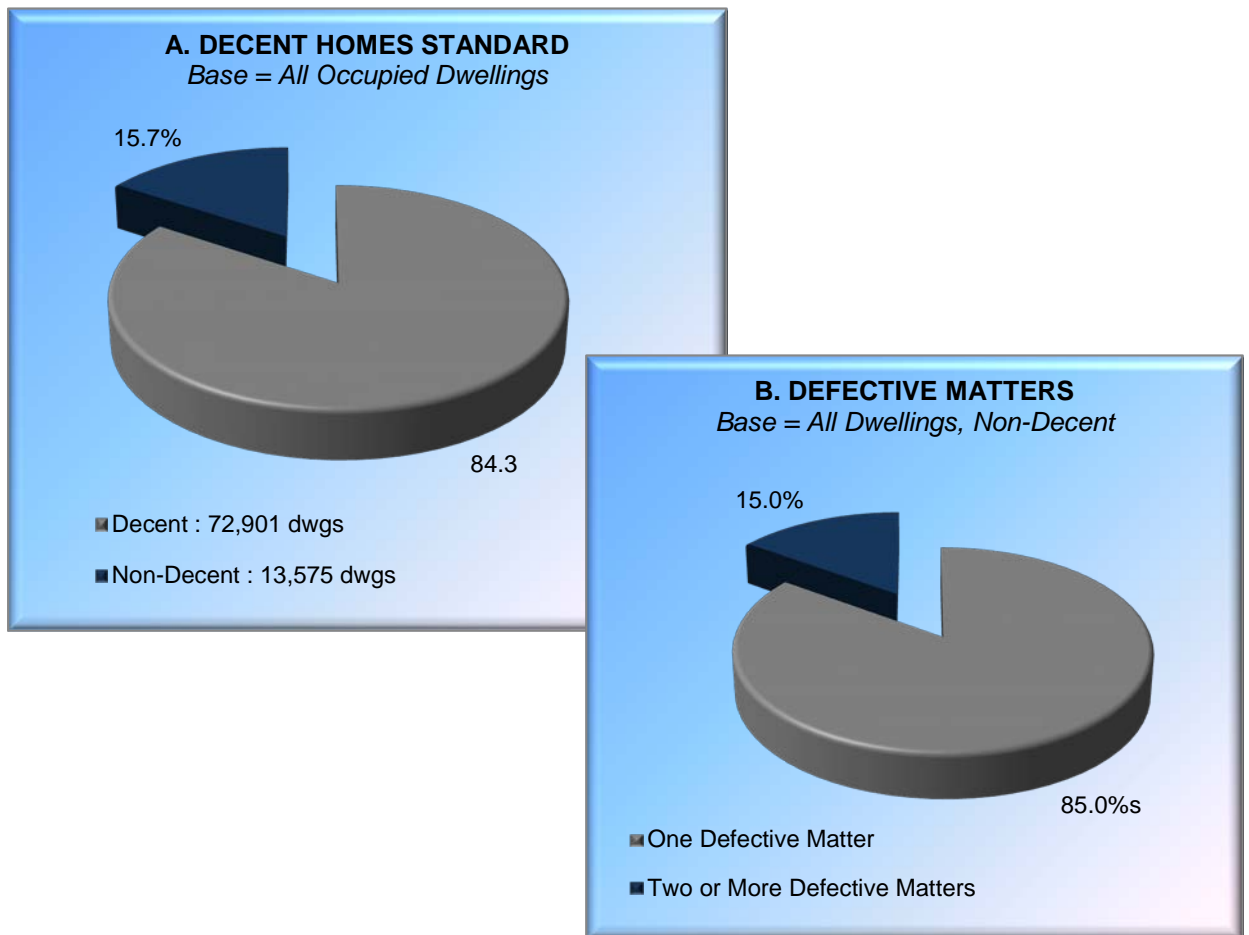
TABLE 22: DECENT HOMES THERMAL COMFORT PERFORMANCE BY AREA AND HOUSING SECTOR

		DECENT HOMES THERMAL COMFORT				All Dwellings	
		Compliant		Non-Compliant		Dwgs %	
		Dwgs	%	Dwgs	%		
	Semi-detached house/bungalow	40488	98.2	733	1.8	41221	100.0
	Detached house/bungalow	13622	99.6	49	0.4	13671	100.0
	Purpose-built flat	9341	84.5	1714	15.5	11054	100.0
	Flat in converted building	1123	54.2	950	45.8	2072	100.0
	Flat in mixed used building	49	22.5	169	77.5	219	100.0
	All Dwellings	82716	95.7	3759	4.3	86476	100.0
	SURVEY SUB AREA	Rural Communities	3704	99.0	39	1.0	3743
	Altrincham	20444	96.9	652	3.1	21096	100.0
	Partington/Carrington	2861	96.4	108	3.6	2969	100.0
	Urmston	14905	94.6	847	5.4	15752	100.0
	Sale	25190	96.8	830	3.2	26020	100.0
	Stretford	7935	95.8	347	4.2	8282	100.0
	Old Trafford	7678	89.1	935	10.9	8614	100.0
	All Dwellings	82716	95.7	3759	4.3	86476	100.0

13. DECENT HOMES OVERALL PERFORMANCE

13.1 Overall, 72,901 dwellings meet the requirements of the Decent Homes standard and are decent. These represent 84.3% of all private dwellings in Trafford. 13,575 dwellings fail to meet the requirements of the decent homes standard and are non-decent. This represents 15.7% of total private sector housing. The majority of dwellings failing the decent homes standard (11,539 dwellings – 85.0%) are defective on one matter only; the remaining 2,036 dwellings or 15.0% are defective in two or more matters.

FIGURE 34: OVERALL PERFORMANCE ON THE DECENT HOMES STANDARD



13.2 The pattern of category failure within the standard is illustrated in Table 22. This stresses the strong individual influence of Category 1 Hazards, disrepair and thermal comfort hazards. The most common combined defects are those associated with disrepair and Category 1 hazards.

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 23: DECENT HOMES DEFECT CLASSIFICATION

		Dwellings	%
DECENT HOMES DEFECT CLASSIFICATION	HHSRS only	3126	23.0
	Disrepair only	6500	47.9
	Amenities only	402	3.0
	Thermal Comfort only	1511	11.1
	HHSRS and disrepair	1152	8.5
	HHSRS and energy	102	0.8
	Disrepair and amenity	277	2.0
	Disrepair and energy	87	0.6
	HHSRS, disrepair and energy	185	1.4
	HHSRS, disrepair, amenity and energy	233	1.7
	All Dwellings – Non-Decent	13575	100.0

SECTORAL VARIATIONS

13.3 Variations in Decent Homes performance reflect higher rates of failure for:

- *Terraced Housing* : 4,120 dwellings, 22.6%
- *Flats in converted buildings* : 1,070 dwellings, 51.6%
- *Dwellings constructed pre-1919* : 4,399 dwellings, 37.4%
- *Private-rented Sector* : 4,076 dwellings, 25.2%

Geographically, highest rates of Decent Homes failure are recorded for the Urmston, Partington/Carrington and Old Trafford sub-areas.

TABLE 24: DECENT HOMES OVERALL PERFORMANCE BY AREA AND HOUSING SECTOR

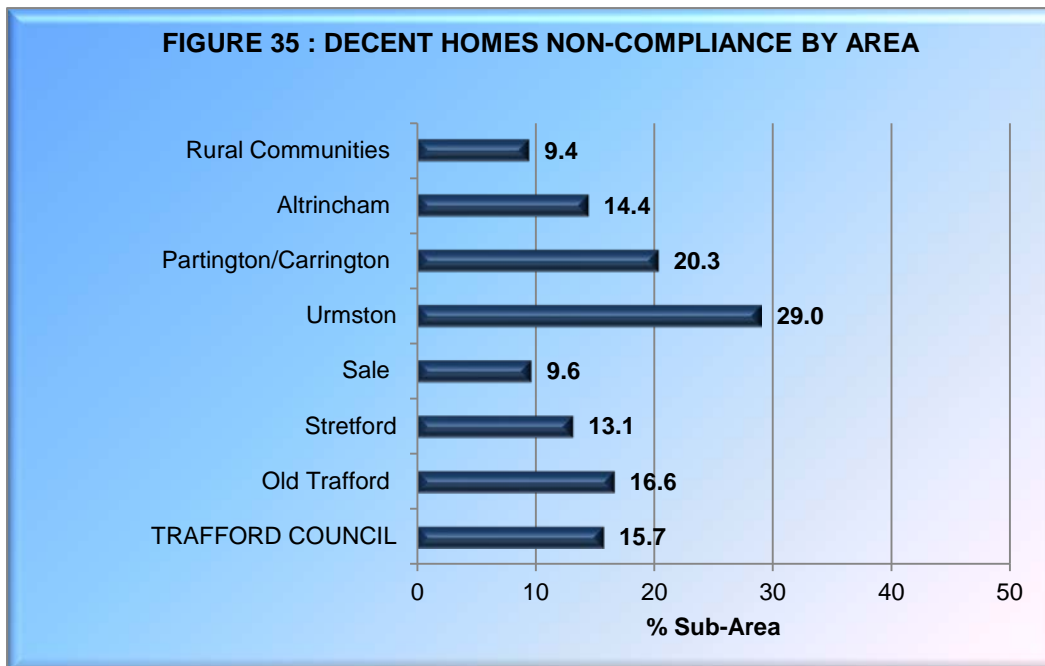
		DECENT HOMES				All Dwellings	
		Compliant		Non-Compliant		Dwgs	%
		Dwgs	%	Dwgs	%		
HOUSING TENURE	Owner occupied	60829	86.5	9499	13.5	70328	100.0
	Private rented	12072	74.8	4076	25.2	16148	100.0
	All Dwellings	72901	84.3	13575	15.7	86476	100.0
DATE OF CONSTRUCTION	Pre-1919	7379	62.6	4399	37.4	11778	100.0
	1919-1944	16927	79.7	4302	20.3	21229	100.0
	1945-1964	20234	89.3	2430	10.7	22664	100.0
	1965-1974	9809	86.9	1480	13.1	11289	100.0
	1975-1980	1827	95.1	93	4.9	1921	100.0
	Post-1980	16725	95.1	870	4.9	17594	100.0
	All Dwellings	72901	84.3	13575	15.7	86476	100.0
	MAIN HOUSE TYPE	Terraced house/bungalow	14118	77.4	4120	22.6	18238

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 24: DECENT HOMES OVERALL PERFORMANCE BY AREA AND HOUSING SECTOR

		DECENT HOMES				All Dwellings	
		Compliant		Non-Compliant		Dwgs	%
		Dwgs	%	Dwgs	%		
	Semi-detached house/bungalow	35560	86.3	5660	13.7	41221	100.0
	Detached house/bungalow	11793	86.3	1879	13.7	13671	100.0
	Purpose-built flat	10209	92.4	845	7.6	11054	100.0
	Flat in converted building	1002	48.4	1070	51.6	2072	100.0
	Flat in mixed used building	219	100.0	0	0.0	219	100.0
	All Dwellings	72901	84.3	13575	15.7	86476	100.0
	SURVEY SUB AREA	Rural Communities	3392	90.6	351	9.4	3743
Altrincham		18051	85.6	3045	14.4	21096	100.0
Partington/Carrington		2366	79.7	603	20.3	2969	100.0
Urmston		11178	71.0	4573	29.0	15752	100.0
Sale		23529	90.4	2491	9.6	26020	100.0
Stretford		7198	86.9	1084	13.1	8282	100.0
Old Trafford		7186	83.4	1427	16.6	8614	100.0
All Dwellings		72901	84.3	13575	15.7	86476	100.0

FIGURE 35 : DECENT HOMES NON-COMPLIANCE BY AREA



14. NON DECENT HOMES INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

- 14.1 Costs to address non-decency are estimated at £108.513M net averaging £7,993 per dwelling across all non-decent dwellings. Individual costs range from £1,628 for individual item failure to £23,744 linked to comprehensive failure across the standard. The most significant cost elements relate to disrepair and to Category 1 hazards.

		COST TO ACHIEVE DECENCY	
		Average Cost (£)	Total Cost (£M)
DECENT HOMES DEFECT CLASSIFICATION	HHSRS only	7179	22.440
	Disrepair only	7935	51.578
	Amenities only	4410	1.774
	Energy only	1509	4.758
	HHSRS and disrepair	11837	13.641
	HHSRS and energy	12158	1.242
	Disrepair and amenity	10955	3.033
	Disrepair and energy	7809	0.677
	HHSRS, disrepair and energy	22613	4.180
	HHSRS, disrepair, amenity and energy	22276	5.189
	All Non-Decent Dwellings	7993	108.513

COST DISTRIBUTION BY SECTOR

- 14.2 Costs to achieve decency by housing sector and area are illustrated in Table 26. Allowing for variations in sector size the majority of required expenditure is targeted towards the owner-occupied sector (£83.171M) and pre-1945 housing (76.672M).

		COST TO ACHIEVE DECENCY	
		Average Cost (£)	Total Cost (£M)
HOUSING TENURE	Owner occupied	8756	83.171
	Private rented	6218	25.341
	All Non Decent Dwellings	7993	108.513
DATE OF CONSTRUCTION	Pre-1919	8278	36.416
	1919-1944	9357	40.256
	1945-1964	8887	21.595
	1965-1974	6908	6.082

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 26: NON DECENT DWELLINGS – COST TO ACHIEVE DECENTY BY AREA AND HOUSING SECTOR

		COST TO ACHIEVE DECENTY	
		Average Cost (£)	Total Cost (£M)
MAIN HOUSE TYPE	1975-1980	4130	3.592
	Post-1980	7993	108.513
	All Non Decent Dwellings	7993	108.513
	Terraced house/bungalow	7696	31.713
	Semi-detached house/bungalow	9553	54.074
	Detached house/bungalow	8496	15.961
	Purpose-built flat	3631	3.038
	Flat in converted building	3453	3.695
	All Non Decent Dwellings	7993	108.513
SUB AREA	Rural Communities	7697	2.701
	Altrincham	8539	26.000
	Partington/Carrington	7642	4.609
	Urmston	8540	39.053
	Sale	9336	23.258
	Stretford	6410	6.949
	Old Trafford	4163	5.943
	All Dwellings	7993	108.513

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

15. DECENT PLACES – ENVIRONMENTAL CONDITIONS

DECENT PLACES AND LIVEABILITY

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

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

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

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

Environmental indicators were collected for all dwellings and not just for the occupied housing stock.

ENVIRONMENTAL ISSUES

15.2 Environmental issues are apparent but are generally of minor impact. Major impact problems were identified as predominantly related to traffic and parking.

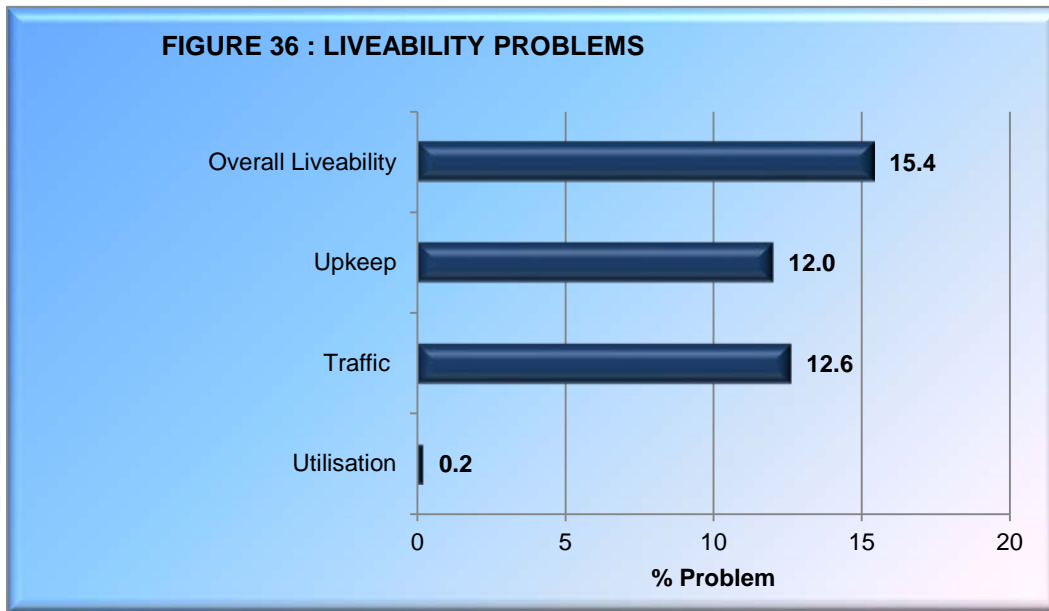
- **Street Parking** : 10,278 dwellings (11.3%)
- **Heavy Traffic** : 11,099 dwellings (12.2%)

TABLE 27: ENVIRONMENTAL INDICATORS

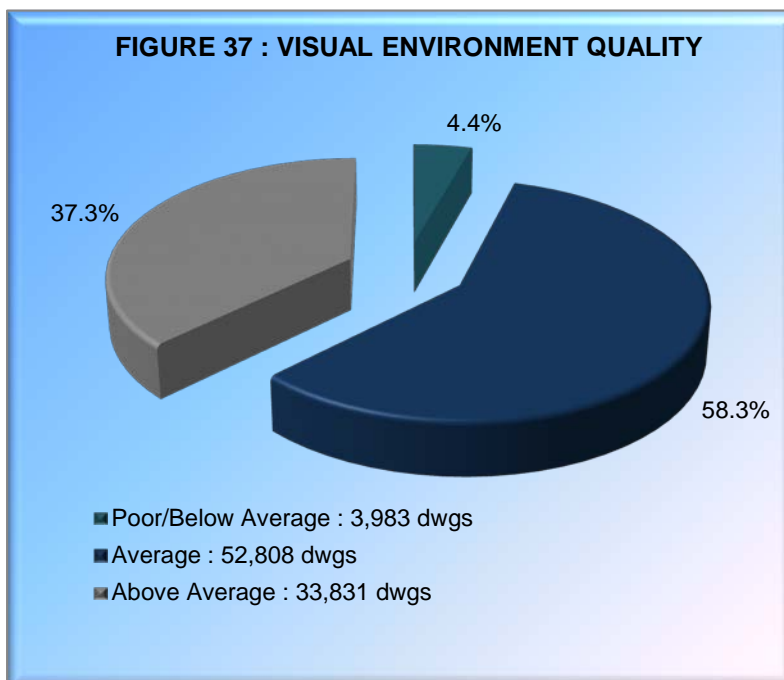
	Not a Problem		Minor Problem		Major Problem		All Dwellings	
	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
Litter and Rubbish	80216	88.5	10390	11.5	15	0.0	90622	100.0
Scruffy Gardens	89017	98.2	1605	1.8	0	0.0	90622	100.0
Graffiti	90474	99.8	148	0.2	0	0.0	90622	100.0
Vandalism	90345	99.7	277	0.3	0	0.0	90622	100.0
Scruffy/Neglected Buildings	89268	98.5	1354	1.5	0	0.0	90622	100.0
Dog Fouling	73236	80.8	16833	18.6	554	0.6	90622	100.0
Conditions of Dwelling	89600	98.6	1022	1.1	0	0.0	90622	100.0
Nuisance from Street Parking	46019	50.8	34325	37.9	10278	11.3	90622	100.0
Ambient Air Quality	89994	99.3	628	0.7	0	0.0	90622	100.0
Heavy Traffic	53493	59.0	26030	28.7	11099	12.2	90622	100.0
Railway/Aircraft Noise	74083	81.7	16539	18.3	0	0.0	90622	100.0
Intrusion from Motorways	81205	89.6	8860	9.8	556	0.6	90622	100.0
Vacant Sites	90379	99.7	243	0.3	0	0.0	90622	100.0
Intrusive Industry	90397	99.8	225	0.2	0	0.0	90622	100.0
Non Conforming Uses	89836	99.1	616	0.7	169	0.2	90622	100.0
Vacant/Boarded Up Buildings	90443	99.8	179	0.2	0	0.0	90622	100.0

LIVEABILITY

- 15.3 Overall, 14,000 dwellings (15.4%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 10,847 dwellings (12.0%), traffic problems affect 11,438 dwellings (12.6%), utilisation issues affect 169 dwellings (0.2%).



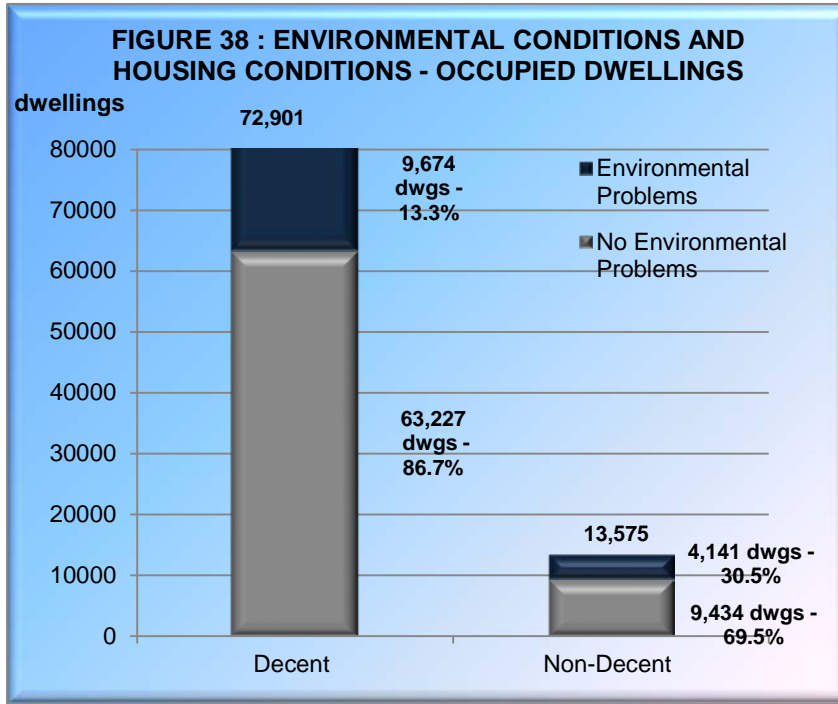
15.4 As an overall assessment, surveyors were asked to grade the visual quality of the residential environment within the context of underlying neighbourhood characteristics and housing composition. Visual quality was assessed as poor or below average in 3,983 dwellings (4.4%), as average in 52,808 dwellings (58.3%) and as above average or good in 33,831 dwellings (37.3%).



15.5 Environmental conditions including visual environmental quality are below average in areas of private-rental, older terraced housing and converted flats. A relationship would also appear to

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

exist between environmental conditions and housing conditions. 4,141 non-Decent homes are located in areas with environmental problems representing 30.5% of all non-Decent homes. Only 13.3% of Decent homes are similarly affected.



15.6 Geographically, below average visual environment quality was recorded in the Partington/Carrington (25.0%) and Urmston (14.4%) sub-areas.

TABLE 28: VISUAL ENVIRONMENTAL QUALITY BY AREA AND HOUSING SECTOR

		VISUAL QUALITY OF ENVIRONMENT											
		Poor		Below Average		Average		Above Average		Good		All Dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
HOUSING TENURE	Owner occupied	0	0.0	2063	2.9	43217	59.8	5916	8.2	21045	29.1	72240	100.0
	Private rented	148	0.8	1772	9.6	9591	522	2109	11.5	4763	25.9	18382	100.0
	All Dwellings	148	0.2	3835	4.2	52808	58.3	8024	8.9	25807	28.5	90622	100.0
DATE OF CONSTRUCTION	Pre-1919	0	0.0	1402	11.3	7391	59.4	539	4.3	3117	25.0	12449	100.0
	1919-1944	148	0.7	1229	5.5	17761	79.3	1478	6.6	1779	7.9	22395	100.0
	1945-1964	0	0.0	849	3.6	13511	57.6	858	3.7	8242	35.1	23460	100.0
	1965-1974	0	0.0	339	2.8	6179	51.7	801	6.7	4622	38.7	11941	100.0
	1975-1980	0	0.0	0	0.0	822	41.0	612	30.6	568	28.4	2003	100.0
	Post-1980	0	0.0	15	0.1	7143	38.9	3736	20.3	7480	40.7	18375	100.0
	All Dwellings	148	0.2	3835	4.2	52808	58.3	8024	8.9	25807	28.5	90522	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	0	0.0	2148	11.3	9442	49.9	2510	13.3	4836	25.5	18935	100.0
	Semi-detached house/bungalow	148	0.3	708	1.7	29709	69.7	1322	3.1	10754	25.2	42641	100.0

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 28: VISUAL ENVIRONMENTAL QUALITY BY AREA AND HOUSING SECTOR

		VISUAL QUALITY OF ENVIRONMENT											
		Poor		Below Average		Average		Above Average		Good		All Dwellings	
		Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
	Detached house/bungalow	0	0.0	0	0.0	5159	36.8	1769	12.6	7102	50.6	14030	100.0
	Purpose-built flat	0	0.0	46	0.4	7154	59.5	2111	17.6	2704	22.5	12015	100.0
	Flat in converted building	0	0.0	486	19.4	1294	51.7	312	12.5	412	16.5	2505	100.0
	Flat in mixed used building	0	0.0	446	90.1	49	9.9	0	0.0	0	0.0	495	100.0
	All Dwellings	148	0.2	3835	4.2	52808	58.3	8024	8.9	25807	28.5	90622	100.0
SURVEY SUB AREA	Rural Communities	0	0.0	0	0.0	351	8.9	1170	29.7	2417	61.4	3938	100.0
	Altrincham	0	0.0	0	0.0	9352	43.4	1522	7.1	10657	49.5	21531	100.0
	Partington/Carrington	0	0.0	773	25.0	2320	75.0	0	0.0	0	0.0	3093	100.0
	Urmston	0	0.0	2371	14.4	12703	77.3	1355	8.2	0	0.0	16429	100.0
	Sale	0	0.0	277	1.0	13287	48.5	1107	4.0	12733	46.5	27404	100.0
	Stretford	0	0.0	217	2.5	7068	81.9	1344	15.6	0	0.0	8629	100.0
	Old Trafford	148	1.5	197	2.1	7728	80.5	1526	15.9	0	0.0	9598	100.0
	All Dwellings	146	0.0	3835	4.2	52808	58.3	8024	8.9	25807	28.5	90622	100.0

SECTION 5 : HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

Chapter 16 : Housing Conditions and Household Circumstances

Chapter 17 : Fuel Poverty

Chapter 18 : Housing and Health

Chapter 19 : Household Attitudes to Housing and Local Areas

16. HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSING AND HOUSEHOLD CONDITIONS

16.1 Relationships between housing conditions and household circumstances are summarised in Tables 29-31 with regard to Category 1 hazards, Disrepair and the Decent Homes standard overall. Poor housing conditions impact on all household types across Trafford, but socially and economically disadvantaged households, in particular the young and the elderly are at greater risk of experiencing poor housing conditions.

- *Single person households aged under 60 account for 9.1% of all households but comprise 10.3% of all households living in non-Decent homes*
- *Households with a head of household aged under 35 years account for 18.9% of all households but comprise 21.8% of all households living in non-Decent homes*
- *Single person elderly households account for 12.1% of all households but comprise 14.5% of all households living in non-Decent homes*
- *Households in receipt of benefit account for 7.4% of all households but comprise 17.0% of all households living in non-Decent homes*
- *Households on low incomes account for 29.6% of all households but comprise 39.5% of all households living in non-Decent homes*

TABLE 29: HOUSEHOLD CHARACTERISTICS AND HHSRS CATEGORY 1 HAZARDS

		HHSRS CATEGORY 1 RISK					
		No Category 1 Risk		Category 1 Risk Present		All Households	
		Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	828	1.0	0	0.0	828	1.0
	25-34 years	14826	18.2	629	13.1	15456	17.9
	35-44 years	16611	20.3	839	17.5	17449	20.2
	45-54 years	9144	11.2	436	9.1	9580	11.1
	55-64 years	14993	18.4	1094	22.8	16087	18.8
	65 years and over	25275	30.9	1801	37.5	27077	31.3
	All Households	81678	100.0	4798	100.0	86476	100.0
ECONOMIC STATUS HEAD OF HOUSEHOLD	Full time work	48632	59.5	2361	49.2	50994	59.0
	Part time work	3143	3.8	303	6.3	3446	4.0
	Registered unemployed	760	0.9	275	5.7	1035	1.2
	Permanently sick/disabled	1789	2.2	15	0.3	1805	2.1
	Looking after home	1760	2.2	43	0.9	1803	2.1
	Wholly retired	25189	30.8	1801	37.5	26990	31.2

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 29: HOUSEHOLD CHARACTERISTICS AND HHSRS CATEGORY 1 HAZARDS

		HHSRS CATEGORY 1 RISK					
		No Category 1 Risk		Category 1 Risk Present		All Households	
		Hholds	%	Hholds	%	Hholds	%
	Student	403	0.5	0	0.0	403	0.5
	All Households	81678	100.0	4798	100.0	86476	100.0
HOUSEHOLD TYPE	Single person under 60 years	7562	9.3	315	6.6	7877	9.1
	Single person 60 years and over	9622	11.8	821	17.1	10443	12.1
	Lone parent family	1397	1.7	90	1.9	1486	1.7
	Married/Co-habiting couple with children	15725	19.3	891	18.6	16618	19.2
	Married/Co-habiting no children	20476	25.1	1384	28.8	21860	25.3
	Student	403	0.5	0	0.0	403	0.5
	Two persons aged 60 years or over	18855	23.1	626	13.0	19481	22.5
	Other multi-person household	7637	9.3	672	14.0	8309	9.6
	All Households	81678	100.0	4798	100.0	86476	100.0
	AHC EQUIVALISED INCOME	Above national median	58396	71.5	2522	52.6	60918
Below national median (low income)		23282	28.5	2276	47.4	25558	29.6
All Households		81678	100.0	4798	100.0	86476	100.00
ECONOMICALLY VULNERABLE	Not economically vulnerable	76572	93.7	3510	73.1	80082	92.6
	Economically vulnerable	5106	6.3	1289	26.9	6394	7.4
	All Households	81678	100.0	4798	100.0	86476	100.0

TABLE 30: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES REPAIR CONDITIONS

		DECENT HOMES REPAIR					
		Compliant		Non-Compliant		All Households	
		Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	784	1.0	43	0.5	828	1.0
	25-34 years	13621	17.5	1835	21.8	15456	17.9
	35-44 years	16163	20.7	1286	15.2	17449	20.2
	45-54 years	9039	11.6	541	6.4	9580	11.1
	55-64 years	14390	18.4	1697	20.1	16087	18.6
	65 years and over	24044	30.8	3032	36.0	27077	31.3
	All Households	78042	100.0	8434	100.0	86476	100.0
ECONOMIC STATUS HEAD OF HOUSEHOLD	Full time work	46493	59.6	4500	53.4	50994	59.0
	Part time work	2668	3.4	778	9.2	3446	4.0
	Registered unemployed	1020	1.3	15	0.2	1035	1.2
	Permanently sick/disabled	1740	2.2	65	0.8	1805	2.1
	Looking after home	1803	2.3	0	0.0	1803	2.1

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 30: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES REPAIR CONDITIONS

		DECENT HOMES REPAIR					
		Compliant		Non-Compliant		All Households	
		Hholds	%	Hholds	%	Hholds	%
HOUSEHOLD TYPE	Wholly retired	23958	30.7	3032	36.0	26990	31.2
	Student	360	0.5	43	0.5	403	0.5
	All Households	78042	100.0	8434	100.0	86476	100.0
	Single person under 60 years	7775	10.0	102	1.2	7877	9.1
	Single person 60 years and over	8931	11.4	1512	17.9	1043	12.1
	Lone parent family	1317	1.7	169	2.0	1486	1.7
	Married/Co-habiting couple with children	15704	20.1	912	10.8	16616	19.2
	Married/Co-habiting no children	18450	23.6	3410	40.4	21860	25.3
	Student	360	0.5	43	0.5	403	0.5
	Two persons aged 60 years or over	18142	23.2	1340	15.9	19481	22.5
	Other multi-person household	7364	9.4	945	11.2	8309	9.6
All Households	78042	100.0	8434	100.0	86476	100.0	
AHC EQUIVALISED INCOME	Above national median	55443	71.0	5475	64.9	60918	70.4
	Below national median (low income)	22599	29.0	2959	35.1	25558	29.6
	All Households	78042	100.0	8434	100.0	86476	100.0
ECONOMICALLY VULNERABLE	Not economically vulnerable	73016	93.6	7066	83.8	80082	92.6
	Economically vulnerable	5026	6.4	1368	16.2	6394	7.4
	All Households	78042	100.0	8434	100.0	86476	100.0

TABLE 31: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES OVERALL PERFORMANCE

		DECENT HOMES					
		Compliant		Non-Compliant		All Households	
		Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	440	0.6	388	2.9	828	1.0
	25-34 years	12897	17.7	2559	18.9	15456	17.9
	35-44 years	14682	20.1	2767	20.4	17449	20.2
	45-54 years	8631	11.8	949	7.0	9580	11.1
	55-64 years	13449	18.4	2638	19.4	16087	18.6
	65 years and over	22802	31.3	427	431.5	27077	31.3
	All Households	72901	100.0	13575	100.0	86476	100.0
ECONOMIC STATUS HEAD OF HOUSEHOLD	Full time work	43712	60.0	7262	53.6	50994	59.0
	Part time work	2381	3.3	1065	7.8	3446	4.0
	Registered unemployed	745	1.0	290	2.1	1035	1.2
	Permanently sick/disabled	1522	2.1	282	2.1	1805	2.1

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 31: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES OVERALL PERFORMANCE

		DECENT HOMES					
		Compliant		Non-Compliant		All Households	
		Hholds	%	Hholds	%	Hholds	%
	Looking after home	1760	2.4	43	0.3	1803	2.1
	Wholly retired	22716	31.2	4274	31.5	26990	31.2
	Student	65	0.1	339	2.5	403	0.5
	All Households	72901	100.0	13575	100.0	86476	100.0
HOUSEHOLD TYPE	Single person under 60 years	6477	8.9	1400	10.3	7877	9.1
	Single person 60 years and over	8469	11.6	1975	14.5	10443	12.1
	Lone parent family	1212	1.7	275	2.0	1486	1.7
	Married/Co-habiting couple with children	14764	20.3	1852	13.6	16616	19.2
	Married/Co-habiting no children	17492	24.0	4368	32.2	21860	25.3
	Student	65	0.1	339	2.5	403	0.5
	Two persons aged 60 years or over	17362	23.8	2119	15.6	19481	22.5
	Other multi-person household	7062	9.7	1247	9.2	8309	9.6
	All Households	72901	100.0	13575	100.0	86476	100.0
	AHC EQUIVALISED INCOME	Above national median	52708	72.3	8210	60.5	60918
Below national median (low income)		20193	27.7	5364	39.5	25558	29.6
All Households		72901	100.0	13575	100.0	86476	100.0
ECONOMICALLY VULNERABLE	Not economically vulnerable	68811	94.4	11271	83.0	80082	92.6
	Economically vulnerable	4090	5.6	2304	17.0	6394	7.4
	All Households	72901	100.0	13575	100.0	86476	100.0

DECENT HOMES AND VULNERABLE HOUSEHOLDS

- 16.2 The previous Public Service Agreement (PSA) Target 7 – Decent Homes implied that 65% of vulnerable households would live in decent homes by 2007, rising to 70% by 2011 and 75% by 2021. While the national target has been removed these previous thresholds can still provide a local yardstick for private sector housing strategy.
- 16.3 The survey estimates that 6,394 households are vulnerable according to their benefit uptake representing 7.4% of all private households. Currently 4,090 vulnerable households or 64.0% live in Decent Homes below all previous PSA Target 7 thresholds.

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

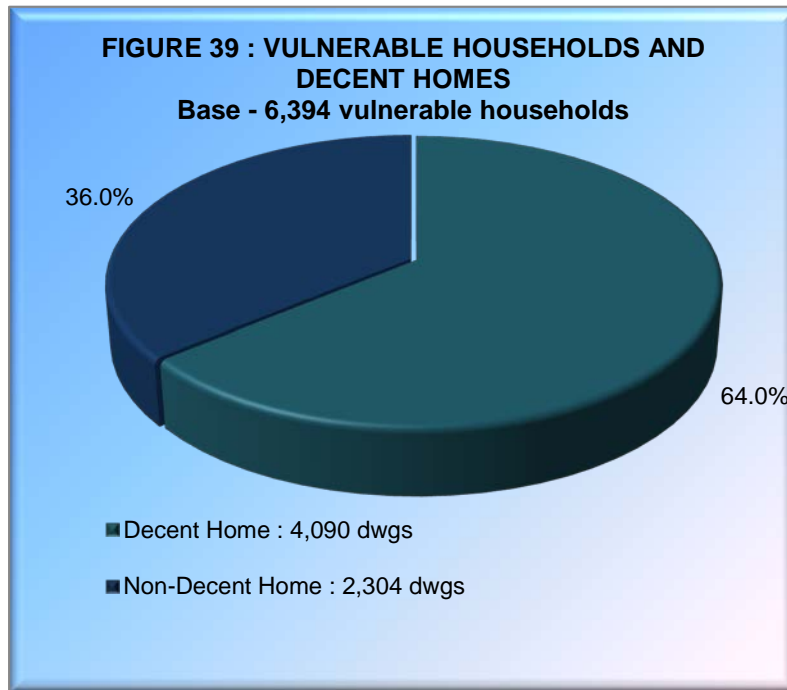


TABLE 32: VULNERABLE HOUSEHOLDS LIVING IN NON DECENT HOMES BY AREA AND HOUSING SECTOR

		DECENT HOMES				All Vulnerable Households	
		Compliant		Non-Compliant		Hholds	%
		Hholds	%	Hholds	%		
HOUSING TENURE	Owner occupied	2175	63.3	1263	36.7	3438	100.0
	Private rented	1915	64.8	1041	35.2	2956	100.0
	All Vulnerable Households	4090	64.0	2304	36.0	6394	100.0
DATE OF CONSTRUCTION	Pre-1919	424	44.8	524	55.2	948	100.0
	1919-1944	606	64.5	333	35.5	939	100.0
	1945-1964	1557	62.3	942	37.7	2499	100.0
	1965-1974	555	73.5	200	26.5	755	100.0
	1975-1980	326	100.0	0	0.0	326	100.0
	Post-1980	622	67.2	304	32.8	926	100.0
	All Vulnerable Households	4090	64.0	2304	36.0	6394	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	722	41.5	1019	58.5	1741	100.0
	Semi-detached house/bungalow	1533	62.5	921	37.5	2454	100.0
	Detached house/bungalow	169	47.8	185	52.2	354	100.0
	Purpose-built flat	1398	88.6	179	11.4	1577	100.0
	Flat in converted building	219	100.0	0	0.0	219	100.0
	Flat in mixed used building	49	100.0	0	0.0	49	100.0
	All Vulnerable Households	4090	64.0	2304	36.0	6394	100.0
SURVEY SUB AREA	Rural Communities	0	0.0	0	0.0	0	0.0
	Altrincham	218	50.0	218	50.0	435	100.0
	Partington/Carrington	557	70.6	232	29.4	789	100.0
	Urmston	508	27.3	1355	72.7	1863	100.0

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 32: VULNERABLE HOUSEHOLDS LIVING IN NON DECENT HOMES BY AREA AND HOUSING SECTOR

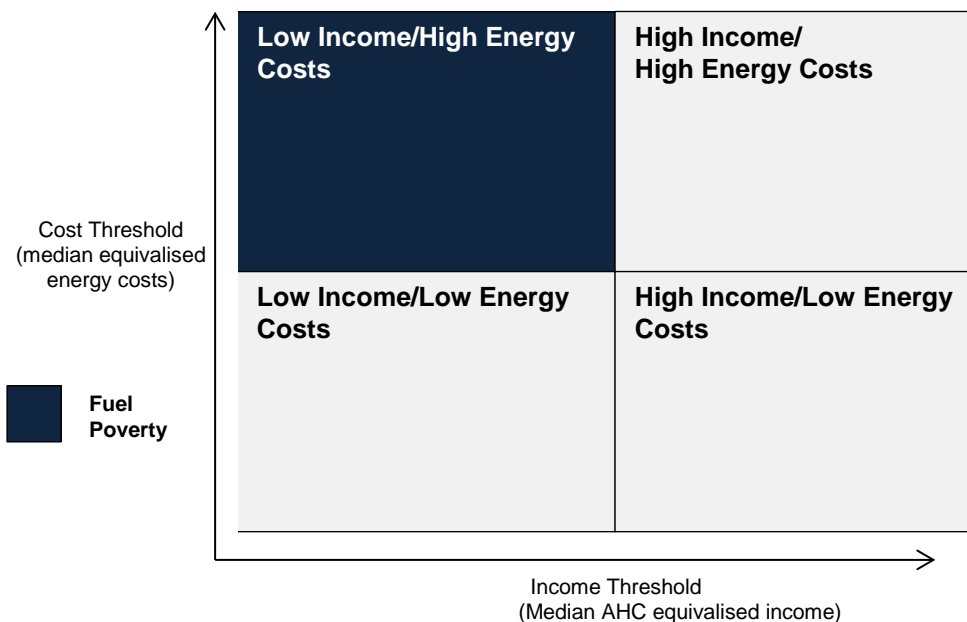
		DECENT HOMES				All Vulnerable Households	
		Compliant		Non-Compliant		Hholds %	
		Hholds	%	Hholds	%		
	Sale	1384	83.3	277	16.7	1661	100.0
	Stretford	390	69.2	173	30.8	564	100.0
	Old Trafford	1034	95.5	49	4.5	1083	100.0
	All Vulnerable Households	4090	64.0	2304	36.0	6394	100.0

17. FUEL POVERTY

17.1 The Department of Energy and Climate Change (DECC) adopted a new definition of fuel poverty based in Low Income High Costs (LIHC) framework recommended by Professor Hills in his independent review published in March 2012. Under the new Low Income High Cost definition a household is considered to be fuel poor where:

- *They have required fuel costs that are above average (the national median level);*
- *Were they to spend the amount, they would be left with a residual income below the official poverty line.*

FIGURE 40: LOW INCOME HIGH COST FUEL POVERTY DEFINITION



17.2 The methodology for calculating fuel poverty under the LIHC indicator is contained within the August 2013 Updated Fuel Poverty Report published by DECC and has been adhered to within this study. This involves calculation of the following household indicators:

- Equivalised Fuel Bill. Household fuel bills have been generated by the RdSAP models. Modelled fuel bills allow energy consumption to be controlled to ensure that households maintain an adequate standard of warmth. Fuel bills are also equivalised by the number of persons in the household to reflect the fact that different size households will have different required expenditure on fuel. Equivalisation factors are as follows:*

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

<i>PERSONS IN HOUSEHOLD</i>	<i>EQUIVALISATION FACTOR</i>
1	0.82
2	1.00
3	1.07
4	1.21
5+	1.33

The median required fuel bill for England forming the energy cost threshold is currently £1,203 per annum.

- a) *Equivalised Household Income. Household income data generated by the survey was adjusted for housing costs by subtracting household mortgage and rent payments. Once housing costs have been deducted (AHC) incomes are also equivalised, to reflect the fact that different types of households have different spending requirements. Income equalisation factors are as follows:*

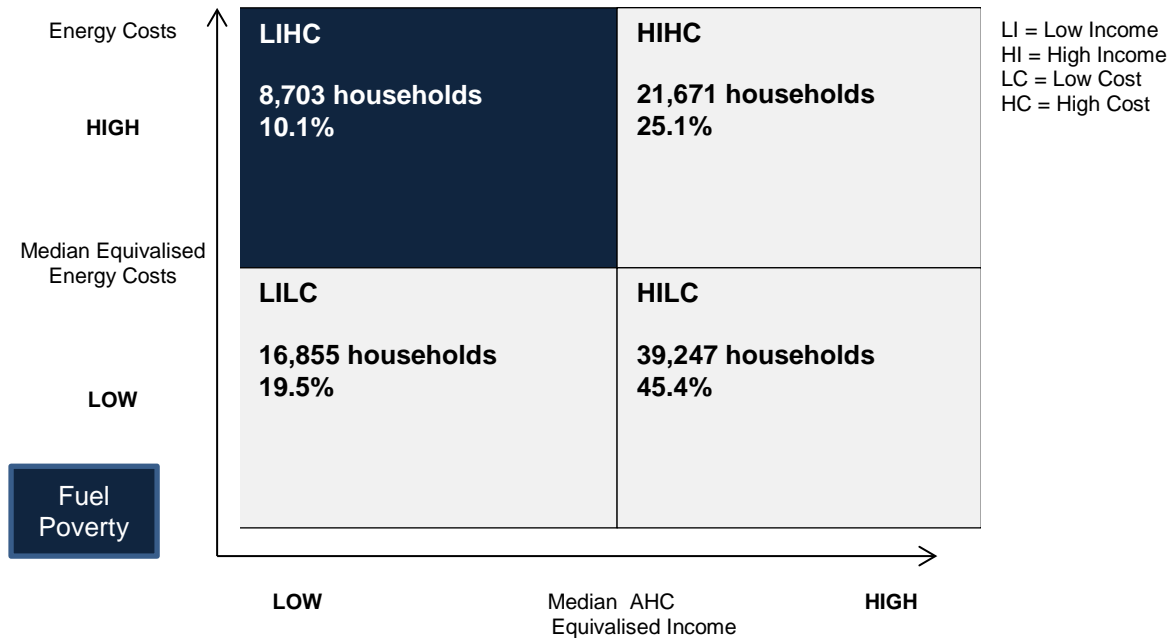
<i>HOUSEHOLD MEMBER</i>	<i>EQUIVALISED FACTOR</i>
First adult in household	0.58
Each subsequent adult (including partners and children over 14 years)	0.42
Each child under 14 years	0.20

Equivalised AHC household incomes are compared with the income threshold currently set in England at £11,553. The income threshold is further adjusted through the addition of equivalised required fuel costs for each household.

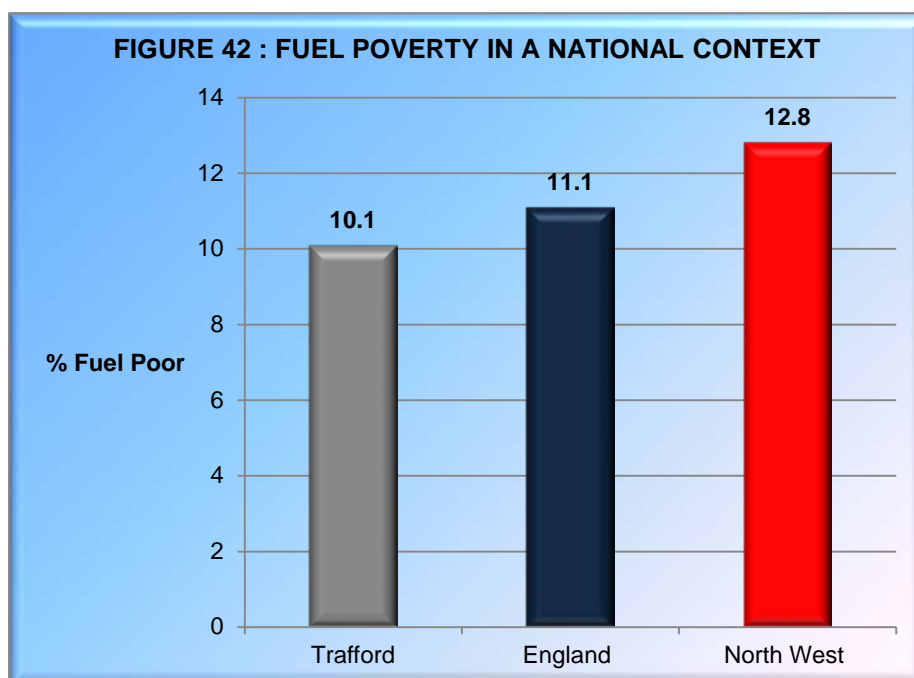
- 17.3 Application of these indicators produces the following LIHC Matrix of fuel poverty in Trafford.

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

FIGURE 41: TRAFFORD – FUEL POVERTY MATRIX

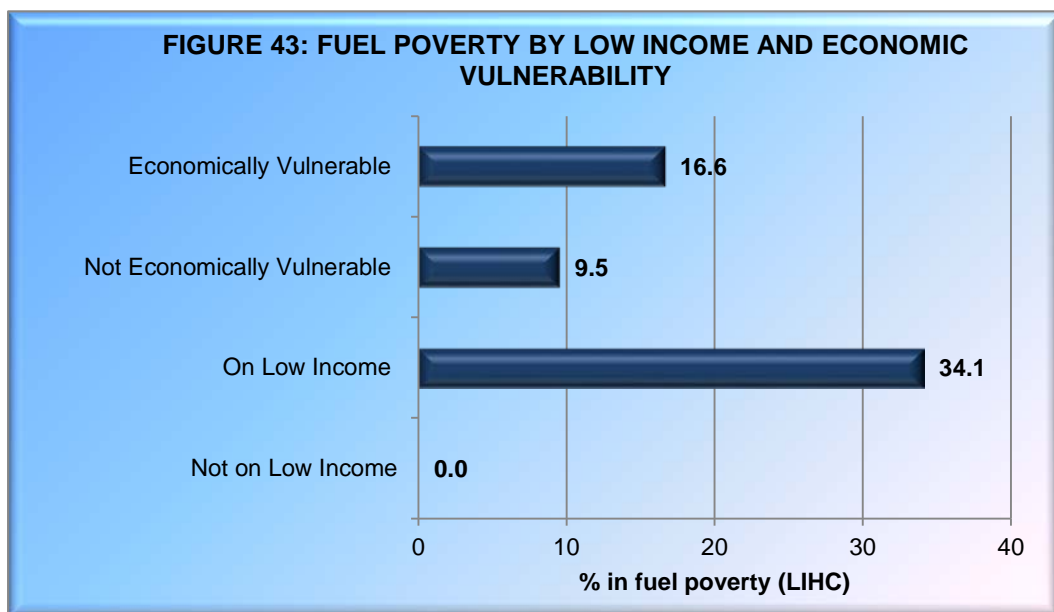


Under current definitions 8,703 households in Trafford (10.1%) have low incomes and high fuel costs and are in fuel poverty. Rates of fuel poverty are below the average for England estimated at 11.1% of households and below the North West average of 12.8%.



HOUSEHOLDS AFFECTED BY FUEL POVERTY

- 17.4 Demographically, fuel poverty impacts most strongly on older households and single parent families. 248 single parent families are in fuel poverty representing 16.7% of all such families. The largest number of households in fuel poverty are elderly. 5,284 households headed by a person aged 65 years and over are in fuel poverty representing 60.7% of all households in fuel poverty and 19.5% of all elderly households.
- 17.5 Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 1,064 economically vulnerable households are in fuel poverty representing 16.6% of vulnerable households. All low income households are in fuel poverty. Median AHC equivalised annual income for households in fuel poverty is estimated at £9,716 compared to £17,526 for all households and £18,400 for households not in fuel poverty.



PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 33: HOUSEHOLD CHARACTERISTICS AND FUEL POVERTY

		FUEL POVERTY					
		Not in Fuel Poverty		In Fuel Poverty		All Households	
		Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	828	100.0	0	0.0	828	100.0
	25-34 years	14979	96.9	477	3.1	15456	100.0
	35-44 years	15764	90.3	1685	9.7	17449	100.0
	45-54 years	9015	94.1	564	5.9	9580	100.0
	55-64 years	15394	95.7	693	4.3	16087	100.0
	65 years and over	21793	80.5	5284	19.5	27077	100.0
	All Households	77773	89.9	8703	10.1	86476	100.0
ECONOMIC STATUS HEAD OF HOUSEHOLD	Full time work	48343	94.8	2650	5.2	50994	100.0
	Part time work	3431	99.6	15	0.4	3446	100.0
	Registered unemployed	1004	97.0	31	3.0	1035	100.0
	Permanently sick/disabled	1018	56.4	787	43.6	1805	100.0
	Looking after home	1803	100.0	0	0.0	1803	100.0
	Wholly retired	21771	80.7	5220	19.3	26990	100.0
	Student	403	100.0	0	0.0	403	100.0
	All Households	77773	89.9	8703	10.1	86476	100.0
HOUSEHOLD TYPE	Single person under 60 years	7138	90.6	739	9.4	7877	100.0
	Single person 60 years and over	9303	89.1	1140	10.9	10443	100.0
	Lone parent family	1238	83.3	248	16.7	1486	100.0
	Married/Co-habiting couple with children	15393	92.6	1223	7.4	16616	100.0
	Married/Co-habiting no children	21136	96.7	724	3.3	21860	100.0
	Student	403	100.0	0	0.0	403	100.0
	Two persons aged 60 years or over	15414	79.1	4067	20.9	19481	100.0
	Other multi-person household	7748	93.3	561	6.7	8309	100.0
	All Households	77773	89.9	8703	10.1	86476	100.0
	AHC EQUIVALISED INCOME	Above national median	60918	100.0	0	0.0	60918
Below national median (low income)		16855	65.9	8703	34.1	25558	100.0
All Households		77773	89.9	8703	10.1	86476	100.0
ECONOMICALLY VULNERABLE	Not economically vulnerable	72443	90.5	7639	9.5	80082	100.0
	Economically vulnerable	5330	83.4	1064	16.6	6394	100.0
	All Households	77773	89.9	8703	10.1	86476	100.0

17.6 Within the housing stock rates of fuel poverty are above average within the owner-occupied sector (10.5%), and for households living in inter-war housing (16.0%). Geographically the highest rates of fuel poverty are associated with Rural Communities (20.8%).

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

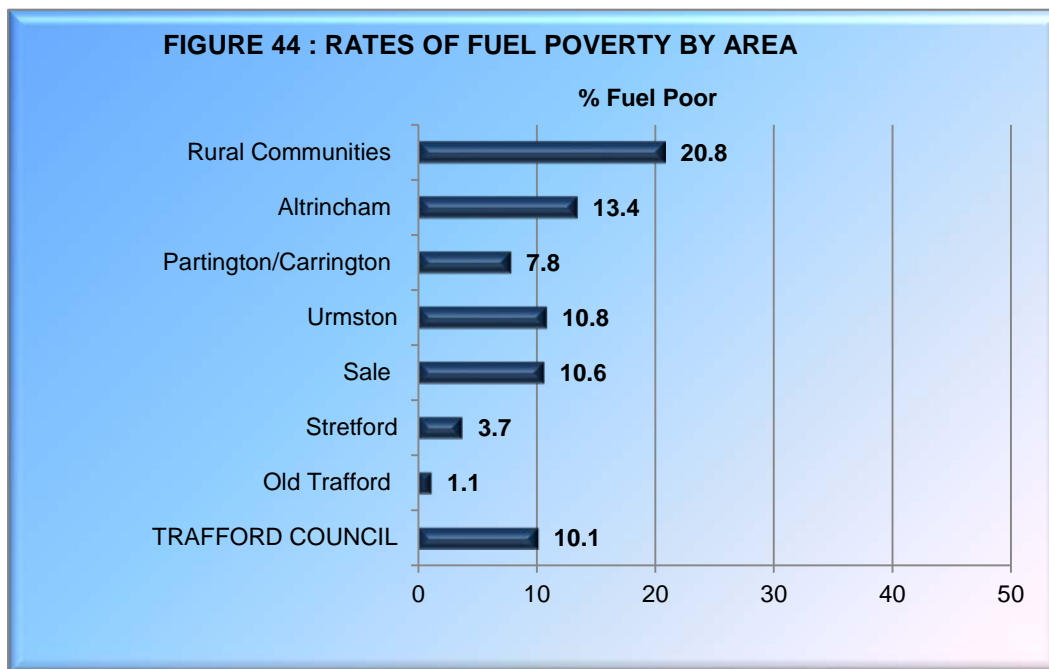


TABLE 34: FUEL POVERTY BY AREA AND HOUSING SECTOR

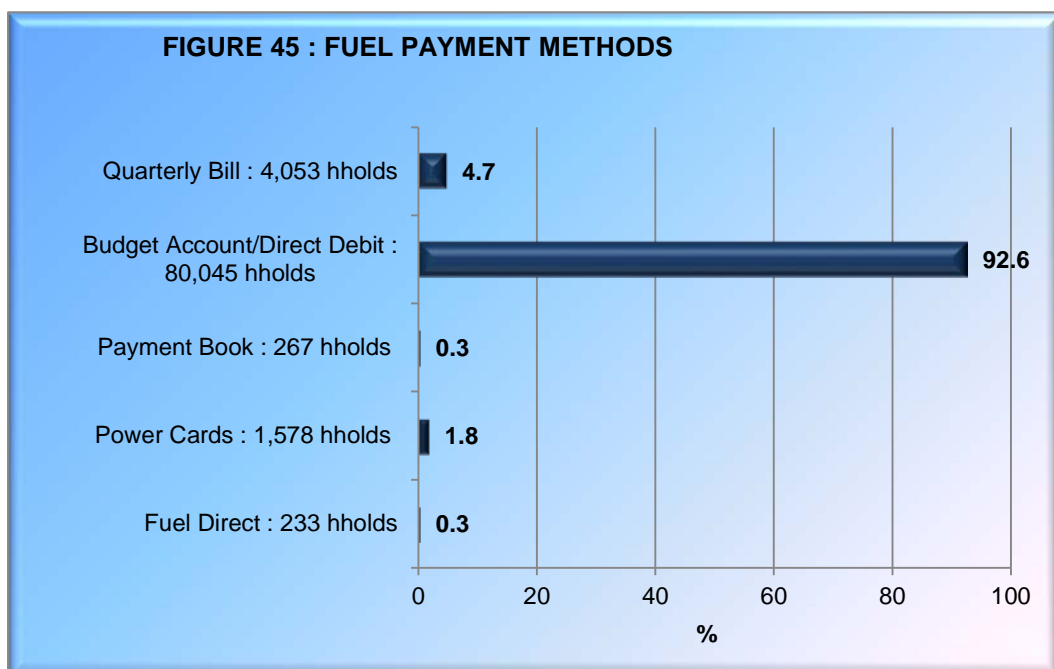
		FUEL POVERTY				All Households	
		Not in Fuel Poverty		In Fuel Poverty		Hholds	%
		Hholds	%	Hholds	%		
HOUSING TENURE	Owner occupied	62936	89.5	7392	10.5	70328	100.0
	Private rented	14837	91.9	1311	8.1	16148	100.0
	All Households	77773	89.9	8703	10.1	86476	100.0
DATE OF CONSTRUCTION	Pre-1919	10526	89.4	1253	10.6	11778	100.0
	1919-1944	17823	84.0	3406	16.0	21229	100.0
	1945-1964	19760	87.2	2905	12.8	22664	100.0
	1965-1974	10504	93.1	784	6.9	11289	100.0
	1975-1980	1804	93.9	117	6.1	1921	100.0
	Post-1980	17356	98.6	238	1.4	17595	100.0
	All Households	77773	89.9	8703	10.1	86476	100.0
MAIN HOUSE TYPE	Terraced house/bungalow	17437	95.6	801	4.4	18238	100.0
	Semi-detached house/bungalow	37707	91.5	3515	8.5	41221	100.0
	Detached house/bungalow	10357	75.8	3315	24.2	13671	100.0
	Purpose-built flat	10317	93.3	737	6.7	11054	100.0
	Flat in converted building	1906	92.0	166	8.0	2073	100.0
	Flat in mixed used building	49	22.5	169	77.5	219	100.0
	All Households	77773	89.9	8703	10.1	86476	100.0
SURVEY SUB AREA	Rural Communities	2963	79.2	780	20.8	3743	100.0
	Altrincham	18269	86.6	2827	13.4	21096	100.0
	Partington/Carrington	2737	92.2	232	7.8	2969	100.0
	Urmston	14058	89.2	1694	10.8	15752	100.0

TABLE 34: FUEL POVERTY BY AREA AND HOUSING SECTOR

		FUEL POVERTY				All Households	
		Not in Fuel Poverty		In Fuel Poverty		Hholds	%
		Hholds	%	Hholds	%		
	Sale	23252	89.4	2768	10.6	26020	100.0
	Stretford	7978	96.3	304	3.7	8282	100.0
	Old Trafford	8516	98.9	98	1.1	8614	100.0
	All Households	77773	89.9	8703	10.1	86476	100.0

FUEL PAYMENTS AND FUEL USE

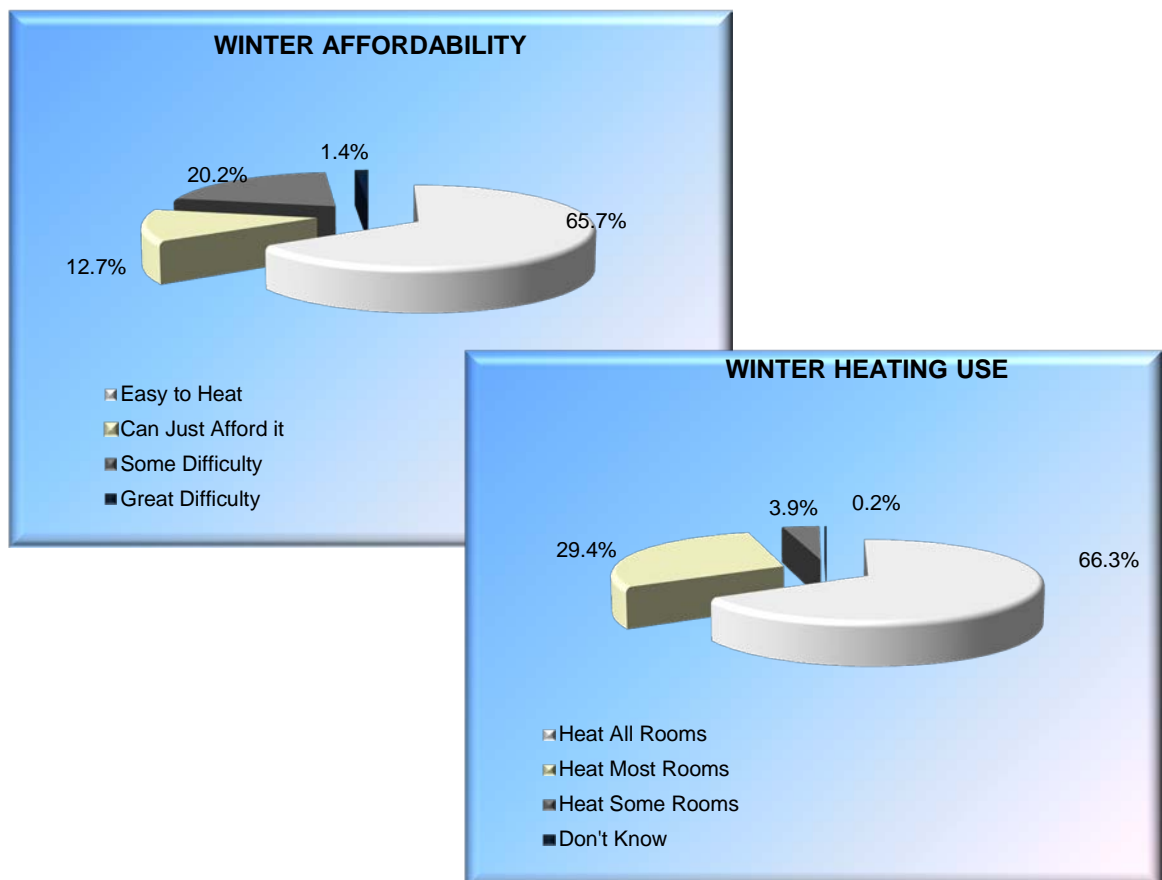
- 17.7 Households were asked about their methods for fuel payment and their attitudes to and use of home heating. Households pay different prices for fuel, with best tariffs for gas and electricity available for customers who shop around for online tariffs and pay by monthly direct debit. Such tariffs are often out of reach for some households and particularly those on low incomes and/or benefits. The most common method of fuel payment is by direct debit/budget account (80,045 hholds – 92.6%). A proportion of households do however use other payment methods with these payment methods reflecting the highest tariffs. 267 households (0.3%) use payment books, 1,578 households (1.8%) use power cards, 233 households (0.3%) use fuel direct and 4,053 households (4.7%) use quarterly bills.



PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

17.8 Households were asked how easy or difficult it was to meet the cost of heating their home to a comfortable level in winter, and what level of heating they could comfortably achieve. 56,828 households (65.7%) found it quite easy to heat their home; a further 10,996 households (12.7%) could just afford it. 18,652 households (21.6%) find difficulty in heating their home. Not surprisingly, households in fuel poverty experience the greatest difficulty in heating their home. Only 49.1% of households in fuel poverty find it quite easy to heat their home in winter compared to 67.6% of households not in fuel poverty. High fuel costs and financial restrictions often lead to a reduction in heating within the home through selective heating of some rooms. 57,362 households (66.3%) stated that they heated all rooms in winter; 25,436 households (29.4%) heated most rooms while 3,579 households (4.1%) heated only some rooms or one room. Selective heating is again significantly more common for those households experiencing fuel poverty. 10% of households in fuel poverty heat only some rooms or one room in winter compared to only 3% of households not in fuel poverty.

FIGURE 46: HEATING AFFORDABILITY AND HEATING USE



PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

- 17.9 Internet access and fuel switching are recognised as key means to reducing fuel bills. 6,227 households (7.2%) have no access to the internet while 5,255 households (6.1%) are unable to use a computer for internet access. 32,367 households (37.4%) have never switched gas or electricity supplier.
- 17.10 With the exception of winter fuel and cold weather payments, household awareness of energy efficiency support and advisory agencies is low:
- 3,476 households (4.0%) are aware of the Local Energy Advice Programme – LEAP
 - 2,647 households (3.1%) are aware of the Greater Manchester Warm Homes Fund
 - 2,158 households (2.5%) are aware of the Priority Service Register
 - 4,020 households (4.6%) are aware of Warm Homes Discount
 - 6,521 households (7.5%) are aware of Home Owner Grants

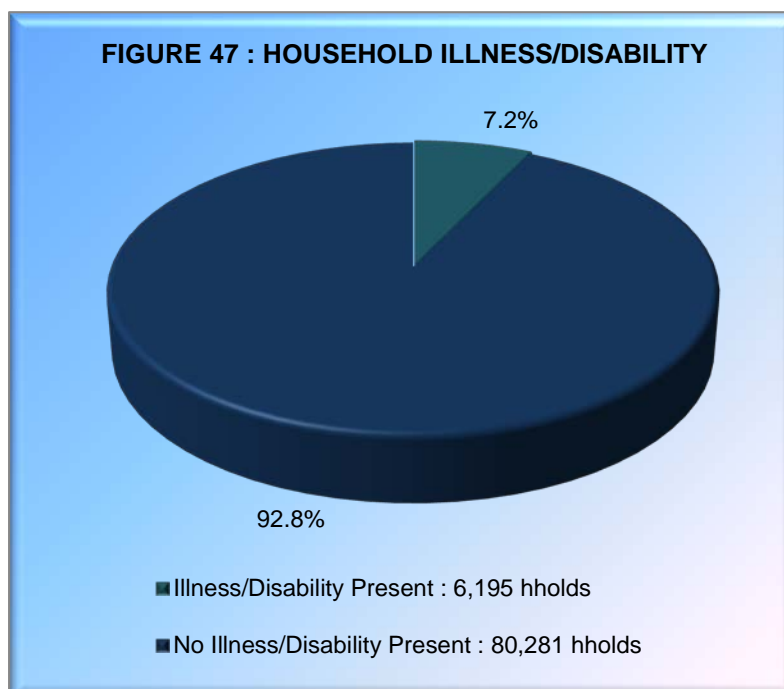
18. HOUSING AND HEALTH

18.1 There is a substantial body of research into the relationship between poor housing and poor health and a growing national interest in the cost of unhealthy housing to society and the potential health cost benefit of housing interventions. The current survey, in addition to quantifying current levels of unhealthy housing in Trafford through measurement of the Housing Health and Safety Rating System, has examined a range of related household health issues. These have included:

- *The presence of long-term illness/disability, its impact on normal dwelling occupation and its impact on health service resources;*
- *The incidence of accidents within the home and their impact on health service resources*

LONG-TERM ILLNESS/DISABILITY AND ADAPTATION

18.2 6,195 households in Trafford (7.2%) indicated that at least one member was affected by a long-term illness or disability.



Illness/disability is generally age-related. 5,194 households affected by illness/disability (83.8%) have a head of household aged 55 years and over; 3,879 households affected by illness/disability (62.6%) have a head of household aged 65 years and over.

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

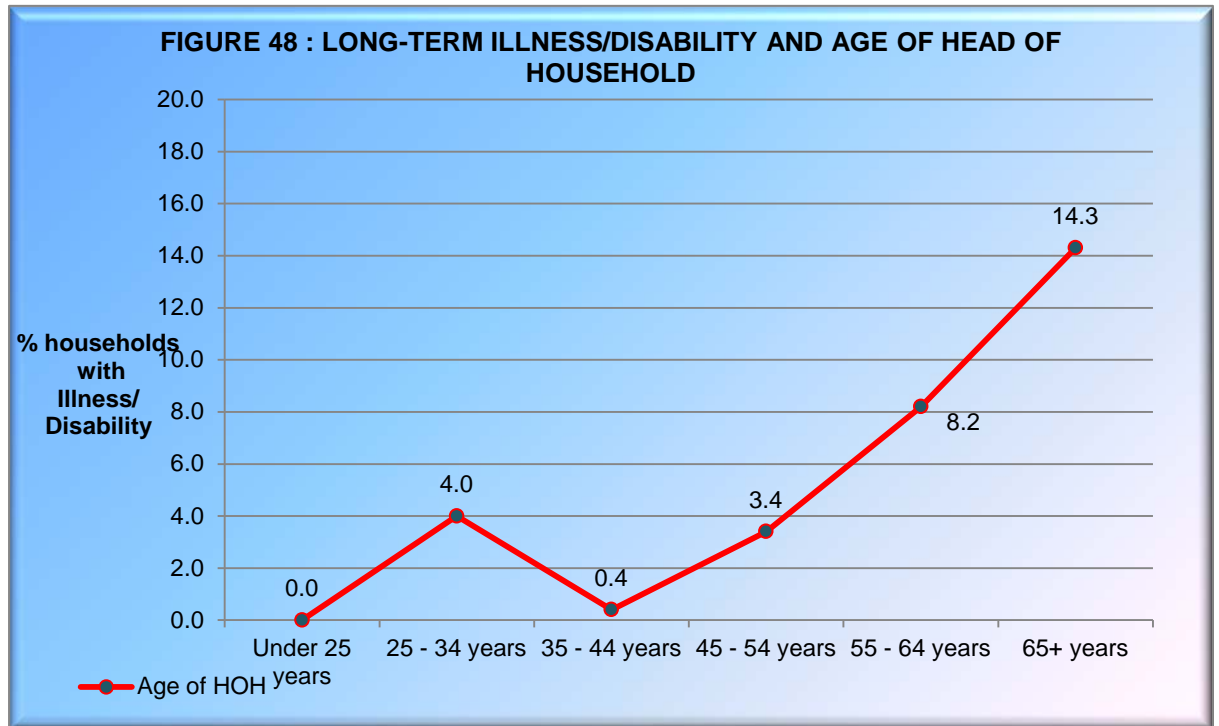


TABLE 35: HOUSEHOLD ILLNESS/DISABILITY BY HOUSEHOLD CHARACTERISTICS

		LONG-TERM ILLNESS/DISABILITY					
		No		Yes		All Households	
		Hholds	%	Hholds	%	Hholds	%
AGE OF HEAD OF HOUSEHOLD	Under 25 years	828	100.0	0	0.0	828	100.0
	25-34 years	14843	96.0	612	4.0	15456	100.0
	35-44 years	17384	99.6	65	0.4	17449	100.0
	45-54 years	9256	96.6	324	3.4	9580	100.0
	55-64 years	14772	91.8	1315	8.2	16087	100.0
	65 years and over	23197	85.7	3879	14.3	27077	100.0
	All Households	80281	92.8	6195	7.2	86476	100.0
ECONOMIC STATUS HEAD OF HOUSEHOLD	Full time work	306	98.7	688	1.3	50994	100.0
	Part time work	2968	86.1	478	13.9	3446	100.0
	Registered unemployed	958	92.5	77	7.5	1035	100.0
	Permanently sick/disabled	233	12.9	1572	87.1	1805	100.0
	Looking after home	1788	99.1	15	0.9	1803	100.0
	Wholly retired	23626	87.5	3364	12.5	26990	100.0
	Student	403	100.0	0	0.0	403	100.0
	All Households	80281	92.8	6195	7.2	86476	100.0
HOUSEHOLD TYPE	Single person under 60 years	6755	85.8	1122	14.2	7877	100.0
	Single person 60 years	8553	81.9	1890	18.1	10443	100.0

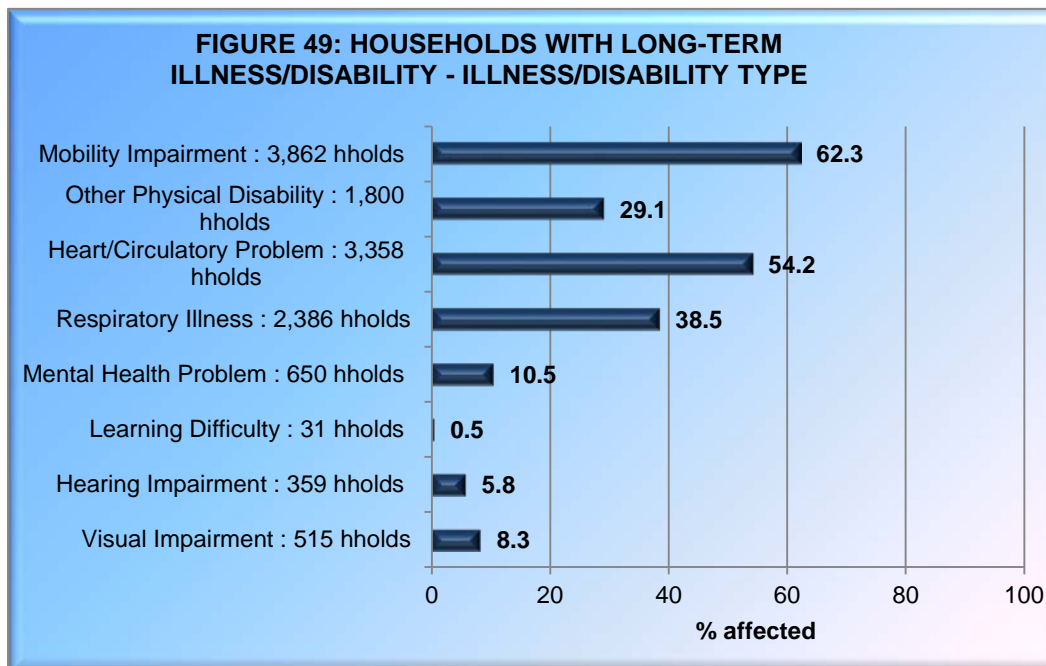
PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

TABLE 35: HOUSEHOLD ILLNESS/DISABILITY BY HOUSEHOLD CHARACTERISTICS

		LONG-TERM ILLNESS/DISABILITY					
		No		Yes		All Households	
		Hholds	%	Hholds	%	Hholds	%
	and over						
	Lone parent family	1471	99.0	15	1.0	1486	100.0
	Married/Co-habiting couple with children	16569	99.7	46	0.3	16616	100.0
	Married/Co-habiting no children	21721	99.4	139	0.6	21860	100.0
	Student	403	100.0	0	0.0	403	100.0
	Two persons aged 60 years or over	17541	90.0	1940	10.0	19481	100.0
	Other multi-person household	7267	87.5	1042	12.5	8309	100.0
	All Households	80281	92.8	6195	7.2	86476	100.0
AHC EQUIVALISED INCOME	Above national median	57058	93.7	3860	6.3	60918	100.0
	Below national median (low income)	23223	90.9	2335	9.1	25558	100.0
	All Households	80281	92.8	6195	7.2	86476	100.0
ECONOMICALLY VULNERABLE	Not economically vulnerable	77290	96.5	2792	3.5	80082	100.0
	Economically vulnerable	2991	46.8	3403	53.2	6394	100.0
	All Households	80281	92.8	6195	7.2	86476	100.0

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

- **Mobility impairment/physical disability:** **3,862 hholds – 62.3%**
- **Heart/Circulatory Problems:** **3,358 hholds – 54.2%**
- **Respiratory Illness:** **2,386 hholds – 38.5%**
- **Other Physical Disability:** **1,800 hholds – 29.1%**

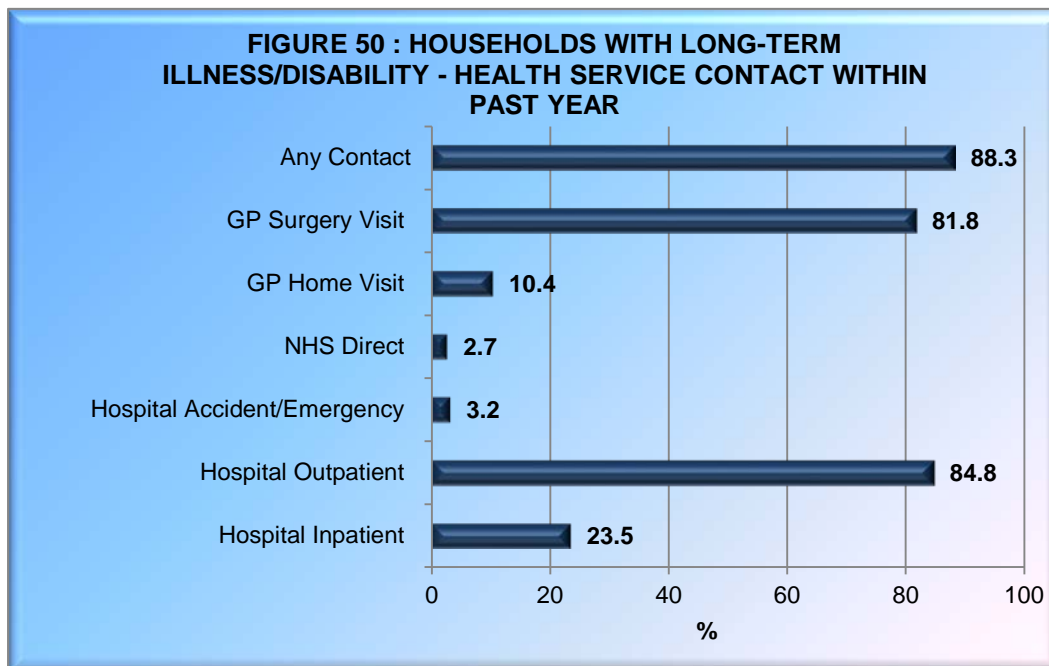


18.4 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year and additionally if the illness/disability affected their normal use of the dwelling signifying a potential need for adaptation. Health service contact in the past year is significant among households experiencing illness/disability.

TABLE 36: HOUSEHOLDS WITH ILLNESS/DISABILITY – HEALTH SERVICE CONTACT IN LAST YEAR

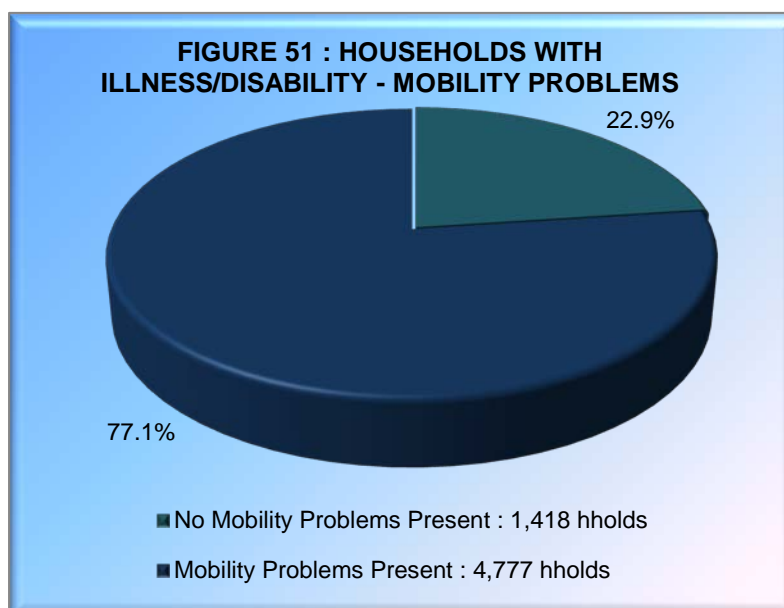
	No Contact		Health Service Contact Made		All Households	
	H Holds	%	H Holds	%	H Holds	%
Health Service Contact Overall	724	11.7	5471	88.3	6195	100.0
GP Surgery Visit	1127	18.2	5068	81.8	6195	100.0
GP Home Visit	5550	89.6	644	10.4	6195	100.0
NHS Direct	6025	97.3	169	2.7	6195	100.0
Attended A and E	5994	96.8	200	3.2	6195	100.0
Attended Hospital as Outpatient	942	15.2	5253	84.8	6195	100.0
Attended Hospital as Inpatient	4736	76.5	1459	23.5	6195	100.0

5,068 households with an illness/disability (81.8%) have made a surgery visit to their GP, a further 644 households (10.4%) have arranged a home visit from their GP, and 5,253 households (84.8%) have attended hospital in an outpatient capacity. Overall, 5,471 households with an illness/disability (88.3%) have had contact with local health services in the past year.



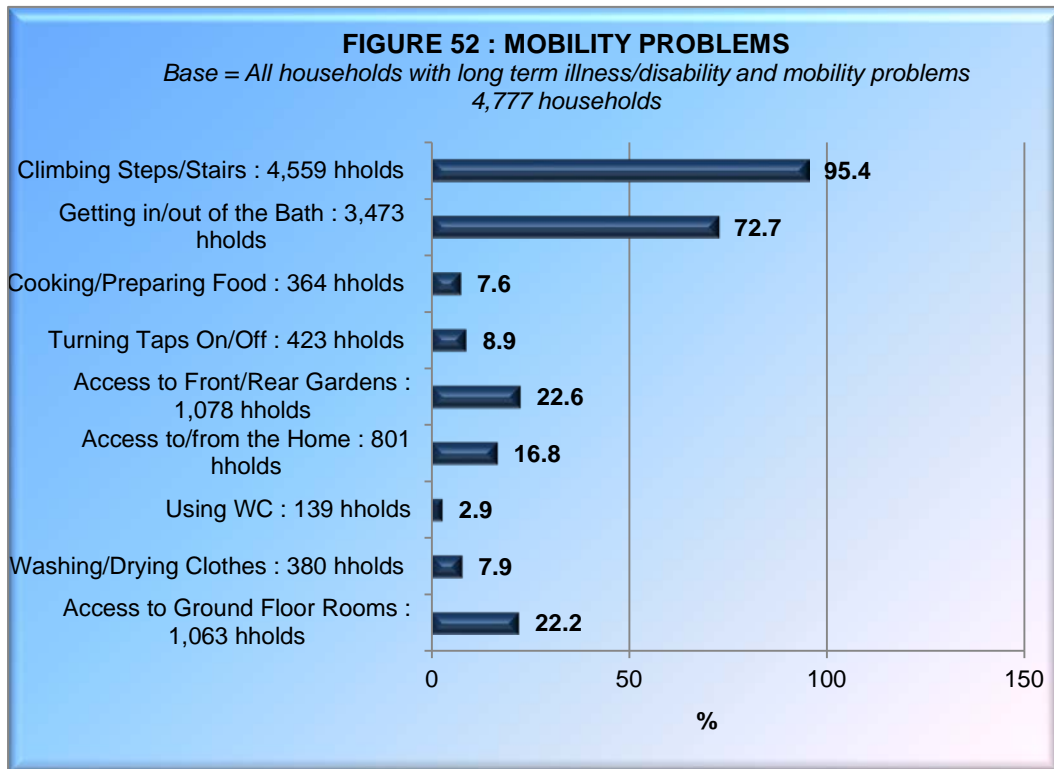
MOBILITY AND ADAPTATION

- 18.5 Of the 6,195 households affected by a long-term illness or disability, 4,777 households (77.1%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 1,418 households (22.9%).



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Among households where mobility is affected the most common problems relate to climbing steps/stairs, to using bathroom amenities and to general access in and around the home.

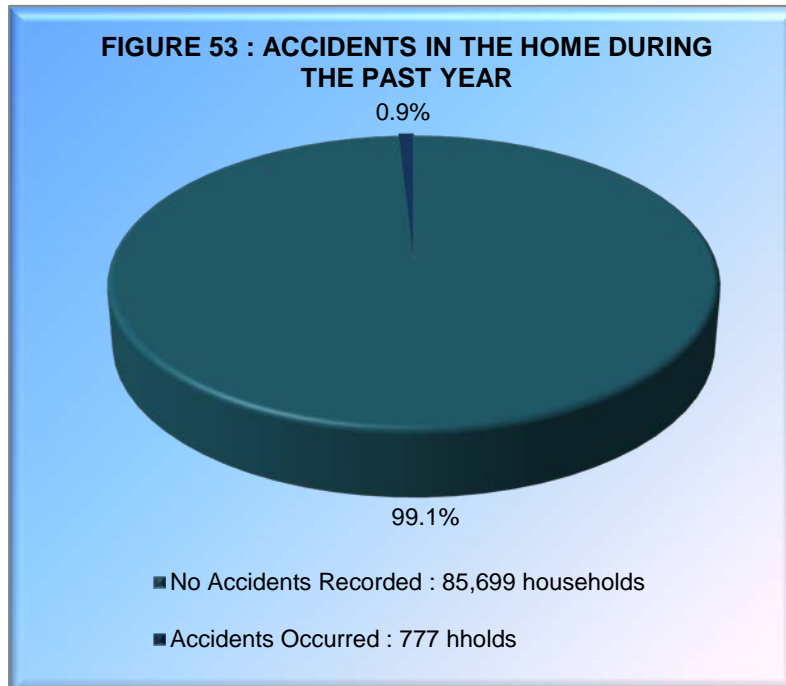


18.6 Only 501 households with a mobility problem (10.5%) live in an adapted dwelling. For the remaining 4,276 households with a mobility problem (89.5%) no adaptations have been made to their existing dwelling. These households represent the potential source of demand for DFG support from the Council in the short-term future.

ACCIDENTS IN THE HOME

18.7 Additional health related issues were examined across the entire household population related to accidents in the home during the past year and their health service implications.

18.8 The risk of accidents in the home, including falls/shocks, burns, fires, scalds and collisions/cuts/strains, is measured within the HHSRS and has been reported previously in Chapter 10 of the report. Households were asked if any member had an accident in the home during the past year. 777 households (0.9%) stated that a household member had been affected.

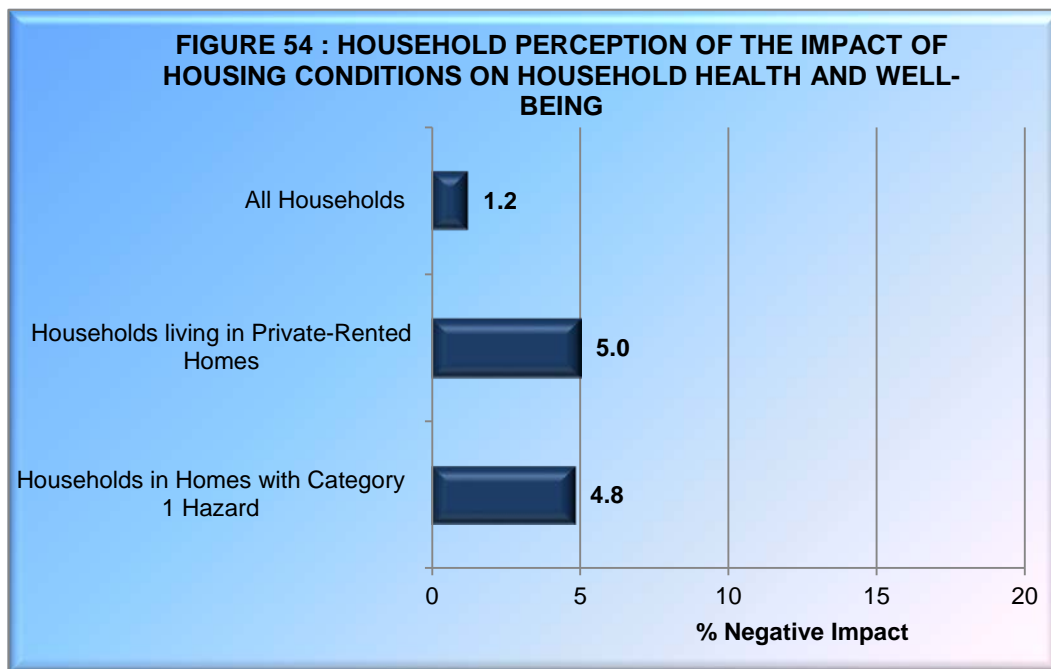


- 18.9 The small number of households affected by accidents prevents any further reliable statistical analysis.

HOUSEHOLD VIEWS ON HOUSING AND HEALTH

- 18.10 Households were asked for their views on whether the design/condition of their home affected the health and well-being of their family. 46,782 households (54.1%) perceived no effect through condition with a further 26,983 households (31.2%) perceiving a positive effect through good quality/condition housing. 1,072 households (1.2%) thought that their current housing conditions impacted negatively on their family's health while 11,639 households (13.5%) held no strong views. Negative attitudes to housing and health are higher for households living in homes experiencing Category 1 hazards (4.8%). They are also above average for tenants in the private-rented sector (5.0%).

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019



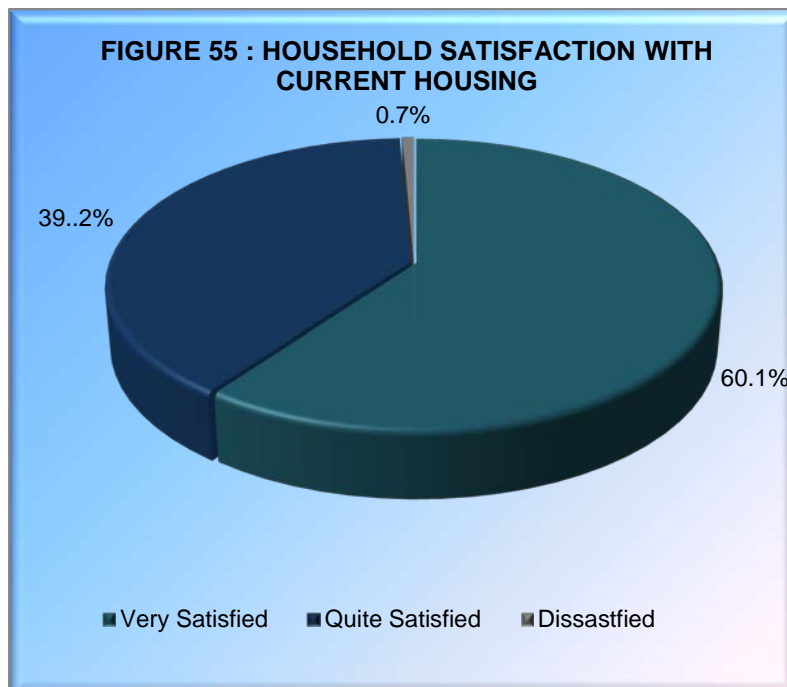
19. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

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

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

HOUSING SATISFACTION

19.2 Housing satisfaction levels are good. 52,012 households (60.1%) are very satisfied with their current accommodation, 33,861 households (39.2%) are quite satisfied. Only, 663 households (0.7%) expressed direct dissatisfaction with their home.



19.3 Variations in housing dissatisfaction are difficult to measure between housing sectors and geographically across Trafford given the small number of households expressing

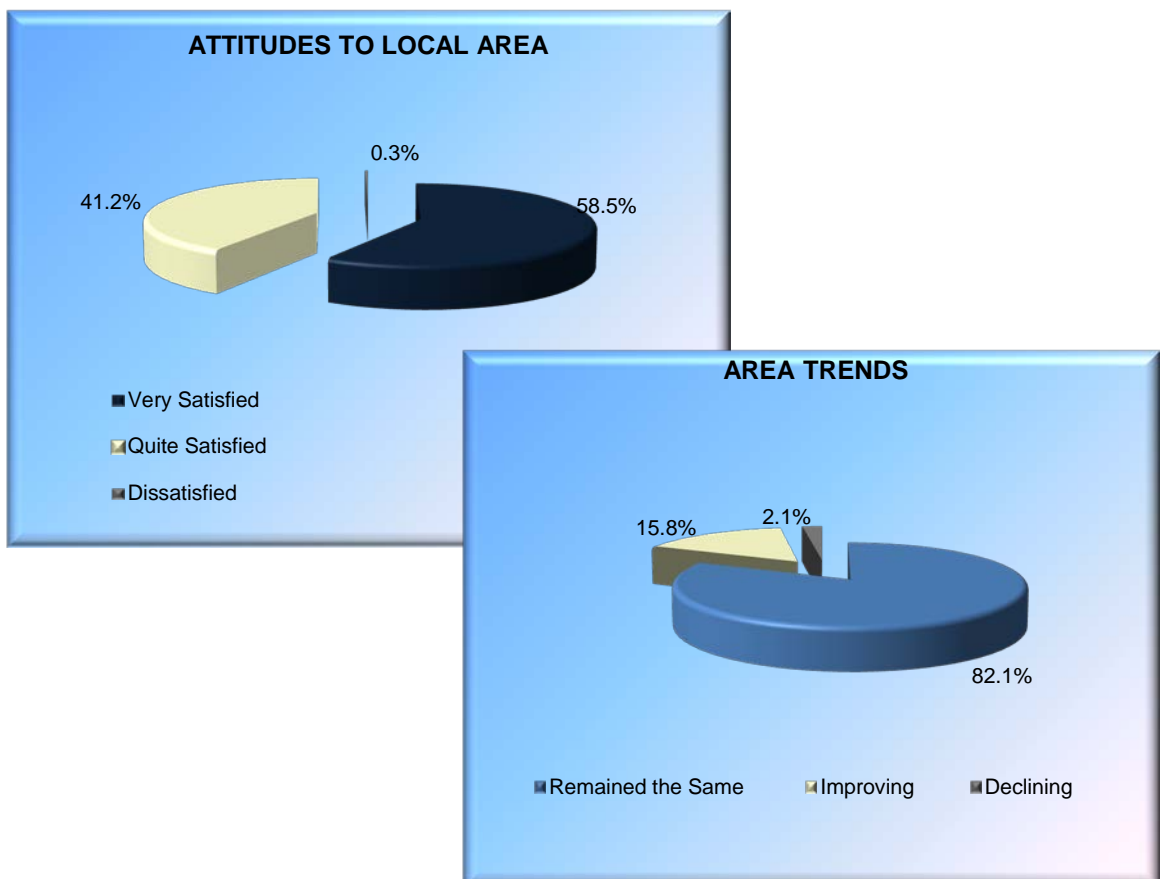
PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

dissatisfaction. The majority of households living in non-Decent homes remain satisfied with their current accommodation.

AREA SATISFACTION AND AREA TRENDS

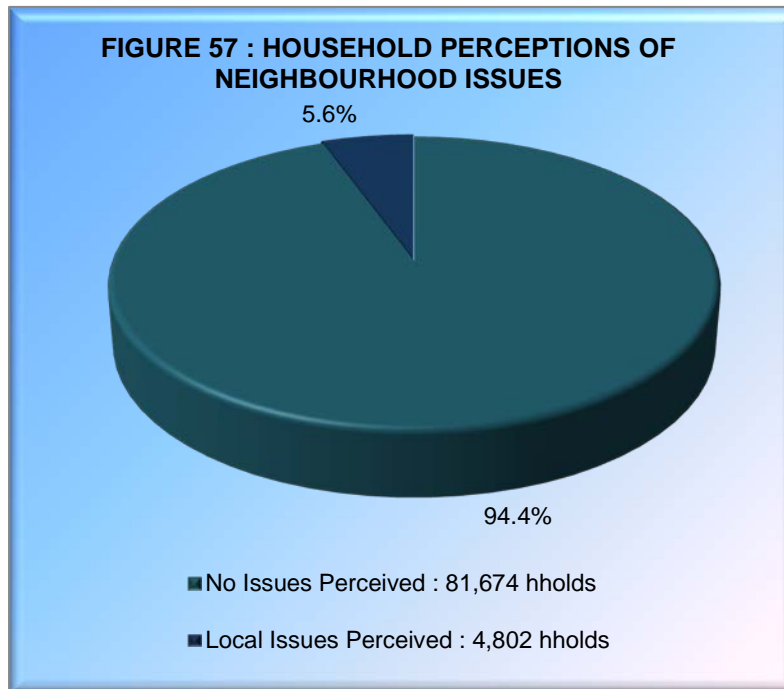
- 19.4 Household satisfaction with their local area is also high. 50,586 households (58.5%) are very satisfied with where they live; 35,610 households (41.2%) are quite satisfied. 2,702 households are dissatisfied with the area in which they live (3.0%). The majority of households (71,001 hholds – 82.1%) regard their local area as largely unchanging over the last 5 years; 13,654 households (15.8%) perceive their area as improving while 1,821 households (2.1%) perceive a decline in their local area.

FIGURE 56: ATTITUDES TO LOCAL AREA AND AREA TRENDS



- 19.5 Negative attitudes to areas and their recent trends are again difficult to measure due to the small sample sizes involved. No significant differences in attitude are apparent between tenures. Perceptions of recent area decline are however above average in the Partington/Carrington and Urmston sub-areas.

- 19.6 Households were asked if they perceived any issues in their neighbourhood – 4,802 households (5.6%) stated that they did.

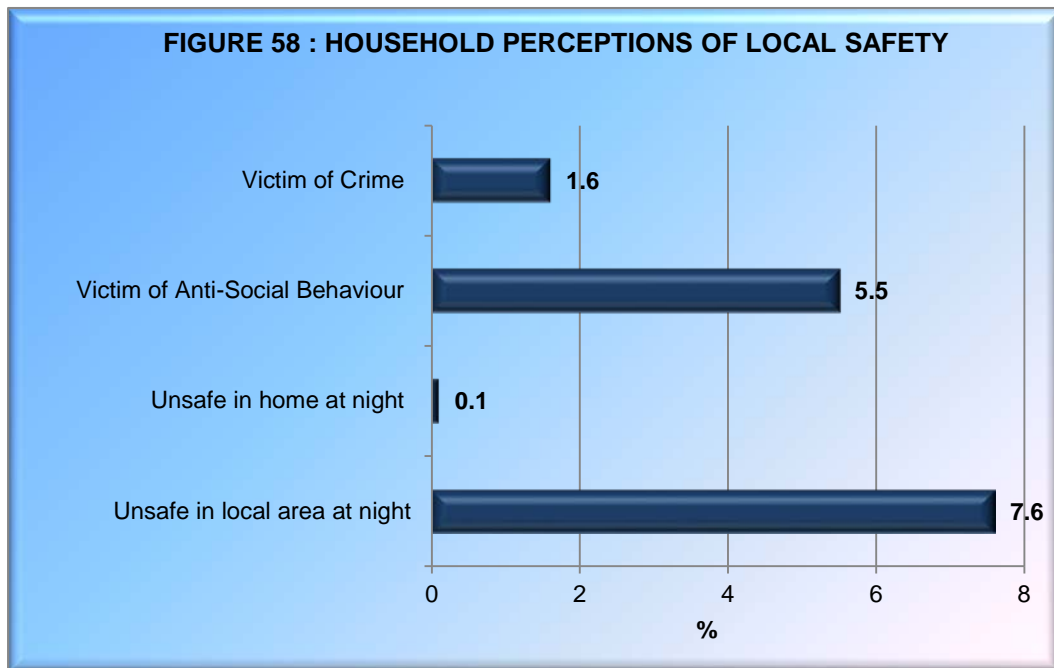


Among households perceiving local issues key concerns include anti-social behaviour, youth annoyance, traffic noise and dog fouling.

TABLE 37: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES

	Not a Problem		Minor Problem		Major Problem		All Households	
	HHolds	%	HHolds	%	HHolds	%	HHolds	%
Property crime	85277	98.6	1199	1.4	0	0.0	86476	100.0
Auto crime	85087	98.4	1374	1.6	15	0.0	86476	100.0
Personal assault/theft	86461	100.0	15	0.0	0	0.0	86476	100.0
Racial harassment	86476	100.0	0	0.0	0	0.0	86476	100.0
Unsocial behaviour	85157	98.5	1012	1.2	308	0.4	86476	100.0
Groups of youths causing annoyance	84891	98.2	1277	1.5	308	0.4	86476	100.0
Graffiti	86476	100.0	0	0.0	0	0.0	86476	100.0
Drug abuse/dealing	85483	98.9	916	1.1	77	0.1	86476	100.0
Empty properties	86433	99.9	43	0.1	0	0.0	86476	100.0
Public drinking/drunkenness	86137	99.6	339	0.4	0	0.0	86476	100.0
Traffic noise	84554	97.8	1753	2.0	169	0.2	86476	100.0
Litter/fly tipping	86105	99.6	340	0.4	31	0.0	86476	100.0
Dog fouling	85845	99.3	354	0.4	277	0.3	86476	100.0

- 19.7 Households were additionally questioned on any personal impact on crime and/or anti-social behaviour and on feelings of personal safety within their home and local area. 1,379 households (1.6%) have been victims of crime in the last 12 months. 4,791 households (5.5%) have encountered anti-social behaviour in their immediate area. Overall, 101 households (0.1%) feel unsafe in their home at night, 6,533 households (7.6%) feel unsafe in their local area at night.



SECTION 6 : SECTORAL REVIEW

Chapter 20 : Owner-occupiers in Non-Decent Homes

Chapter 21 : The Private-rented sector

20. OWNER-OCCUPIERS IN NON-DECENT HOMES

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

- a) *Relationships between house condition and economic/social circumstances that might guide intervention and support strategies within the sector*
- b) *Past improvement histories and improvement intentions*
- c) *Attitudes to the funding of repairs/improvements including methods of payment and interest in council loans or equity release. A desktop valuation of private sector housing has also been completed providing indications of equity potential when linked with information on mortgage holdings*

INTERVENTION FRAMEWORK

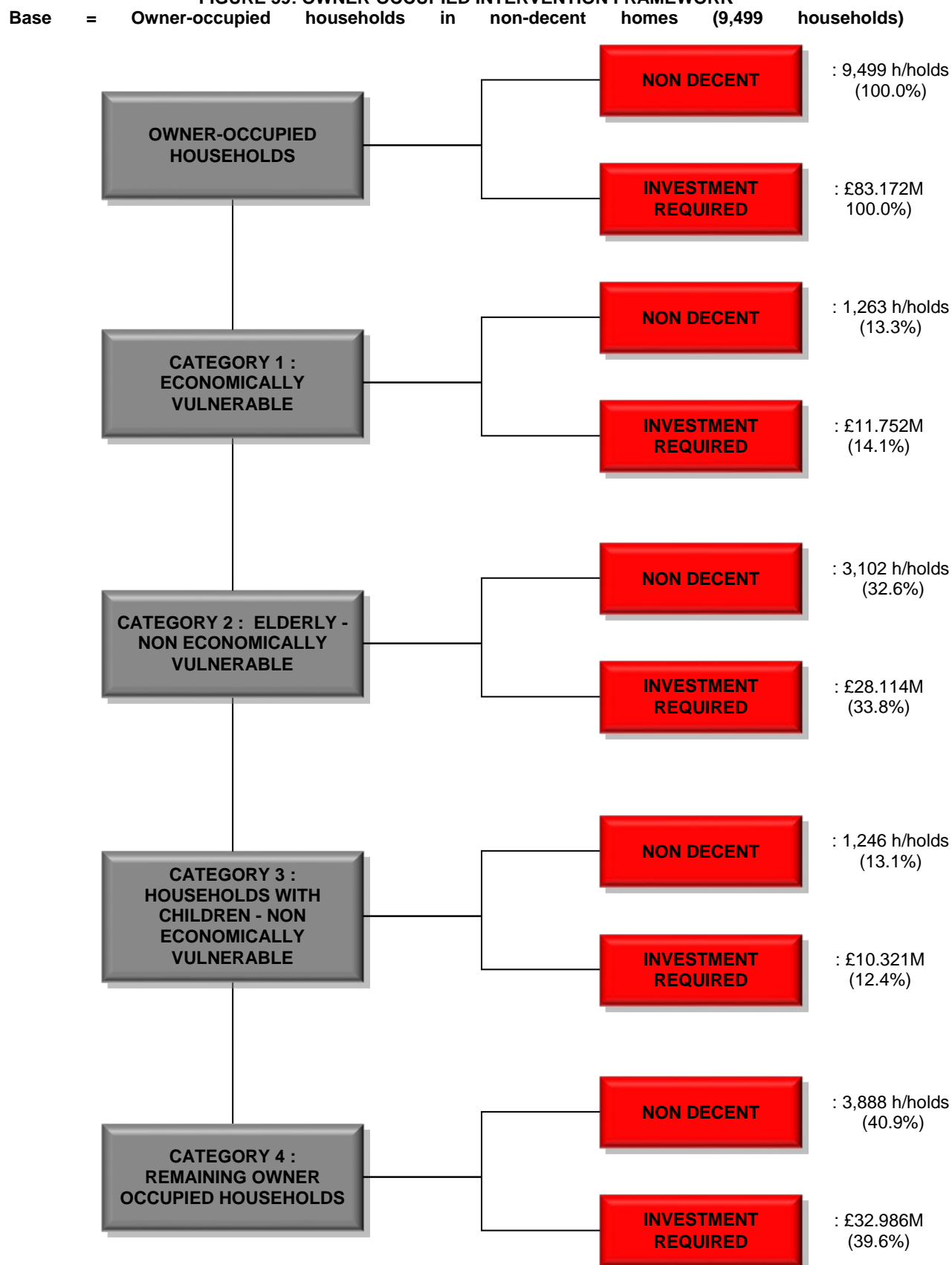
20.2 A potential framework for intervention with the owner-occupied sector is illustrated in Figure 59. Three main targets for support have been identified within this framework including:

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

20.3 9,499 owner-occupied households (13.5%) live in homes which are non-decent with total outstanding expenditure on decent homes improvements of £83.172M. 1,263 households within this sector are economically vulnerable representing 13.3% of the total. Estimated improvement expenditure for these households is £11.752M.

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FIGURE 59: OWNER-OCCUPIED INTERVENTION FRAMEWORK

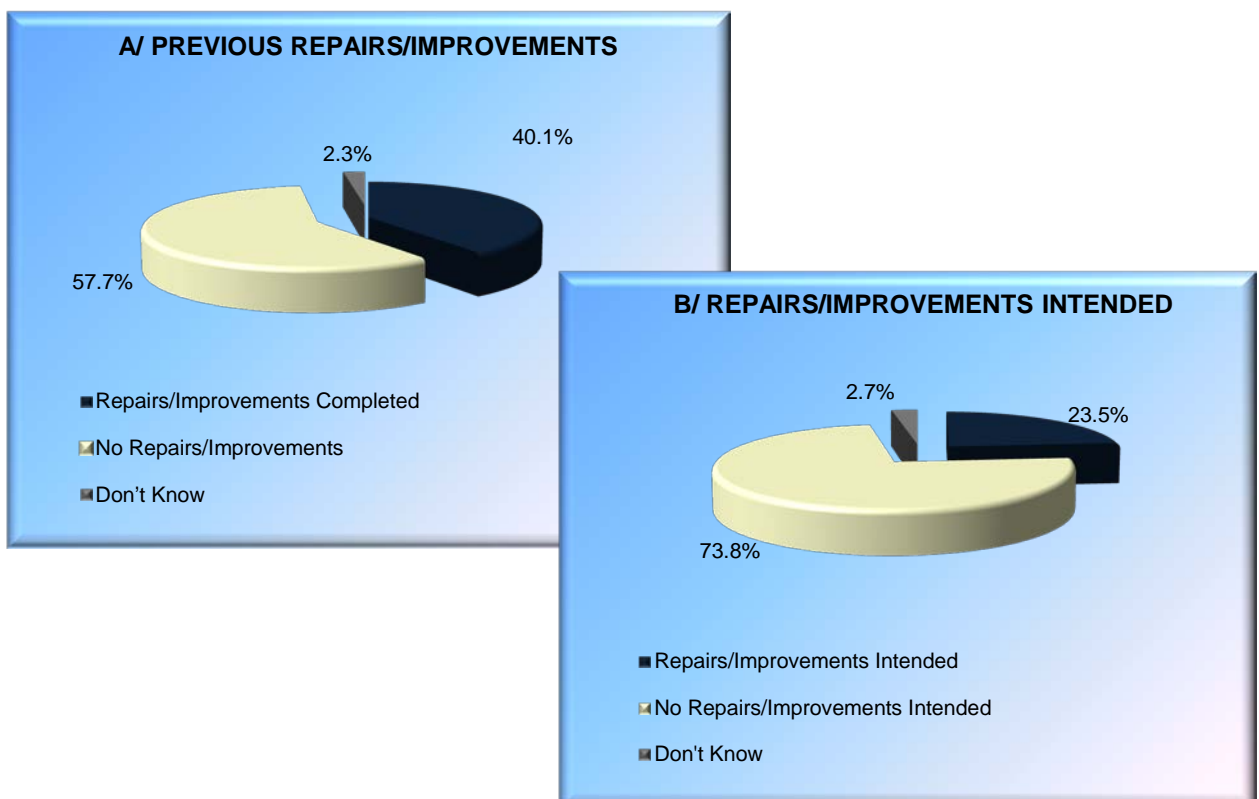


Among owner-occupied households living in non-decent conditions; 3,102 households (32.6%) are elderly in composition but not economically vulnerable and 1,246 households (13.1%) contain children. These households are not economically vulnerable but may be under pressure financially to improve and maintain their homes. Outstanding expenditure against these groups to achieve the decent homes standard is estimated at £38.435m.

OWNER-OCCUPIED ATTITUDES AND BEHAVIOUR

- 20.4 While economic factors will influence the ability of owner-occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels have been reported as high and these are retained among owner-occupiers in non-Decent homes. 6,836 owner-occupiers living in non-Decent homes (72.0%) are very satisfied with their current home, with no expressed level of housing dissatisfaction.
- 20.5 Against these attitudes to housing, previous and projected home improvement activity levels among owner-occupiers remain low. 5,477 owner-occupiers in non-decent homes (57.7%) have completed no major repairs/improvements in the last 5 years. 7,010 households (73.8%) have no intentions to carry out major repairs/improvements within the next 5 years.

**FIGURE 60: OWNER-OCCUPIED REPAIR ACTIVITY
OWNER-OCCUPIED HOUSEHOLDS IN NON-DECENT HOMES**



- 20.6 Patterns of previous and intended repairs/improvements by households living in non-Decent homes are illustrated in Table 38.

REPAIRS/IMPROVEMENTS	COMPLETED LAST 5 YEARS	INTENDED NEXT 5 YEARS
	%	%
Cavity Insulation	2.5	0.0
Loft Insulation	11.2	1.9
First time Central Heating	5.9	0.0
Central Heating Change/Upgrade	32.7	2.4
PV's	0.0	0.0
New Windows	6.4	6.3
New Doors	4.6	2.6
Rewiring	4.5	2.5
Extensions/Conservatory	2.7	3.7
External Repairs	13.4	10.1
New Kitchen	-	9.4
New Bathroom	-	11.2

With regards to previous improvements by owner-occupiers in non-Decent homes these have been dominated by energy related works and external repairs. Energy works will have impacted positively on home energy efficiency and on thermal comfort performance with the Decent Homes Standard. Works of a general repair nature are encouraging against the increase in disrepair over the period. Intended future works are dominated by internal amenities, window replacement and general external repairs.

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

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

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

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

20.9 31,731 owner-occupied households (45.1%) have existing mortgages or financial commitments against their home. The remaining 38,597 households (54.9%) have no mortgage or financial commitments. Among households with a mortgage, the average size of this mortgage is estimated at £102,114 per household giving total mortgage holdings of £3.24 billion.

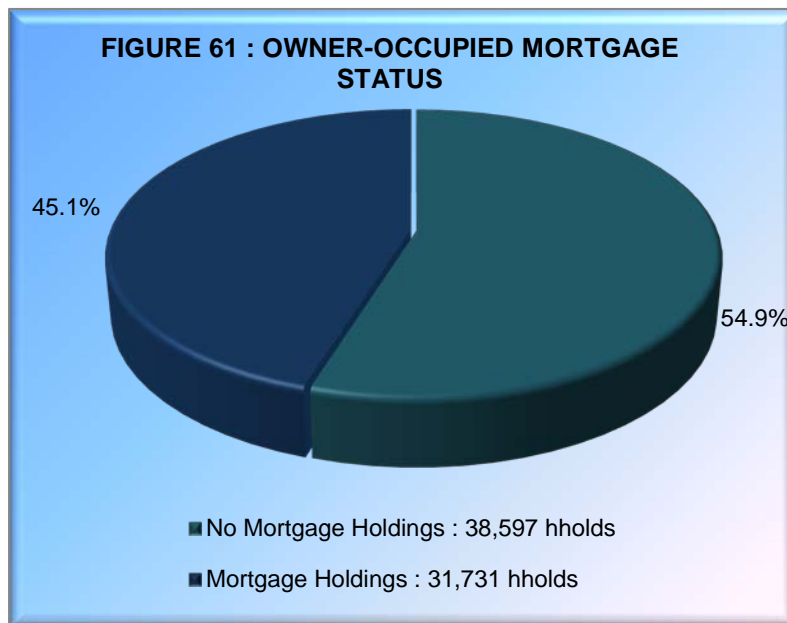
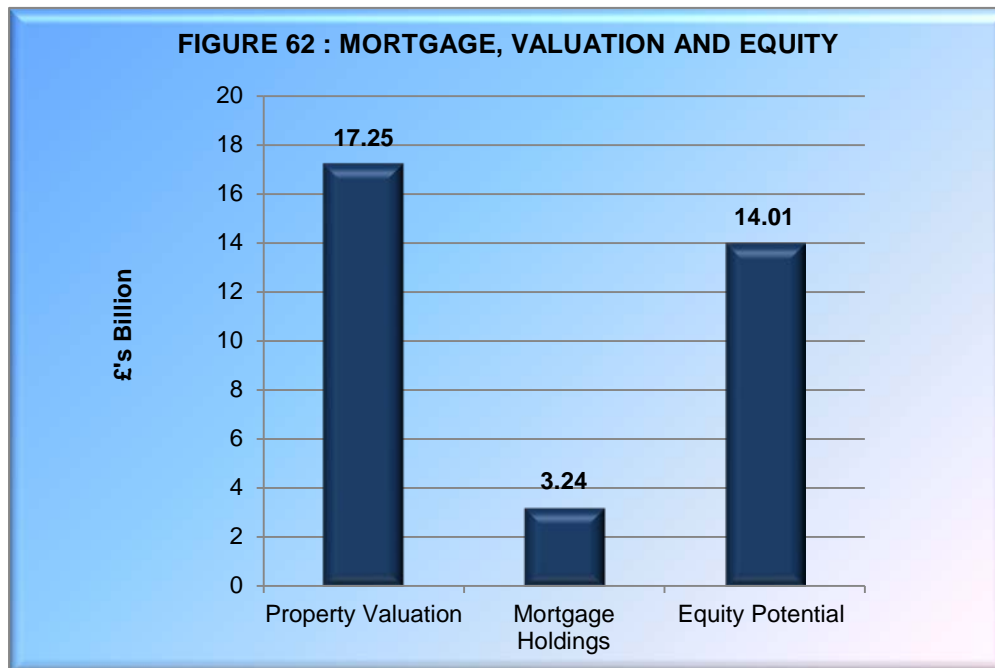


TABLE 39: OWNER-OCCUPIED MORTGAGE HOLDINGS

OUTSTANDING MORTGAGE	HOUSEHOLDS	%
£'s...		
No Mortgage Commitment	38597	54.9
5000	668	0.9
10000	1529	2.2
22500	1255	1.8
37500	2369	3.4
52500	2295	3.3
67500	3240	4.6
82500	3496	5.0
105000	6609	9.4
135000	3237	4.6
165000	2924	4.2
195000	2555	3.6
225000	925	1.3
250000	628	0.9
ALL HOUSEHOLDS	70328	100.0

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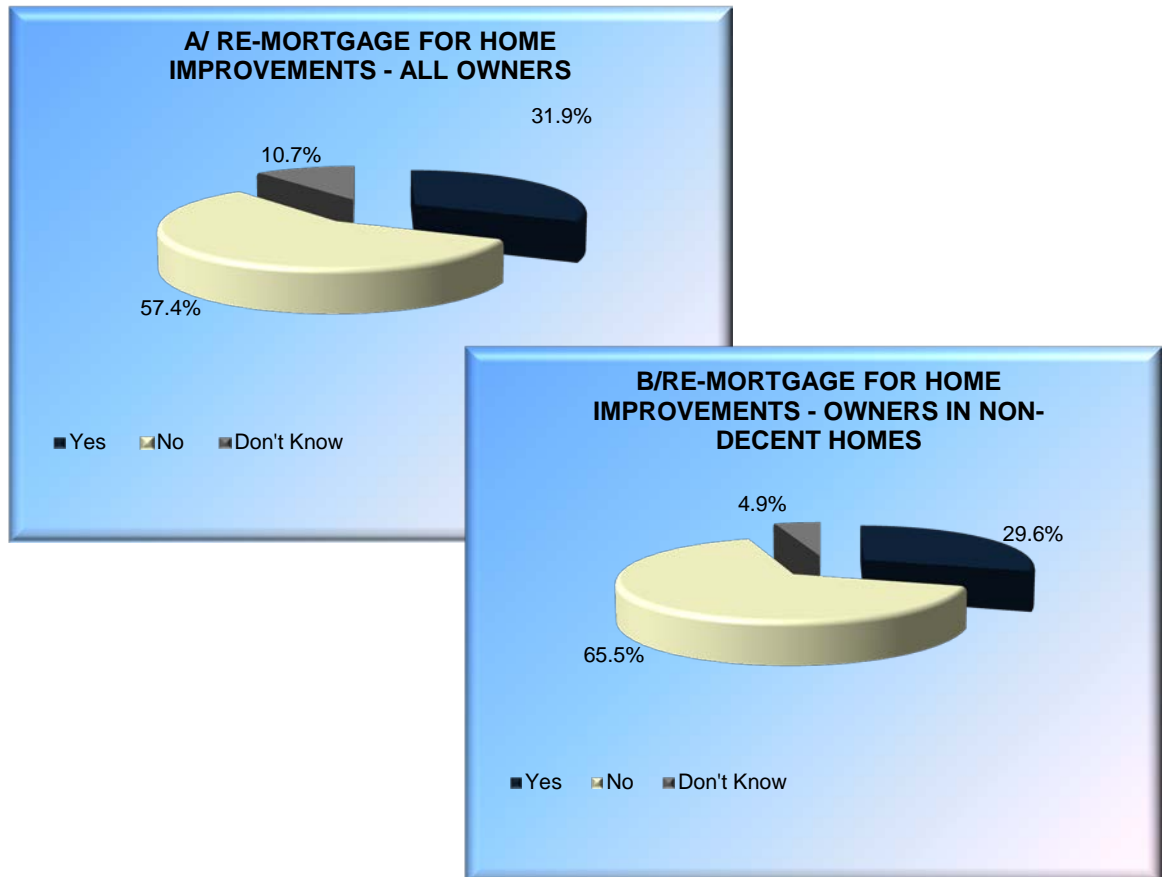
- 20.10 Average owner-occupied property prices have been estimated from house price sources producing a valuation of owner-occupied housing of £17.25 billion. Compared with mortgage holdings this provides an equity potential of £14.01 billion.



Given the significant difference between property values and mortgage holdings, equity potential exists across all areas and sub-sectors of the owner-occupied housing market.

- 20.11 A central issue locally is not the undoubted existence of owner-occupied property equity but the release of this equity for home improvement/repair activity. Owner-occupied households were questioned on their attitudes to such release. 22,421 households (31.9%) stated that they would re-mortgage their dwelling for home improvements. Among owner-occupied households living in non-Decent homes 29.6% stated that they would re-mortgage for home improvements.

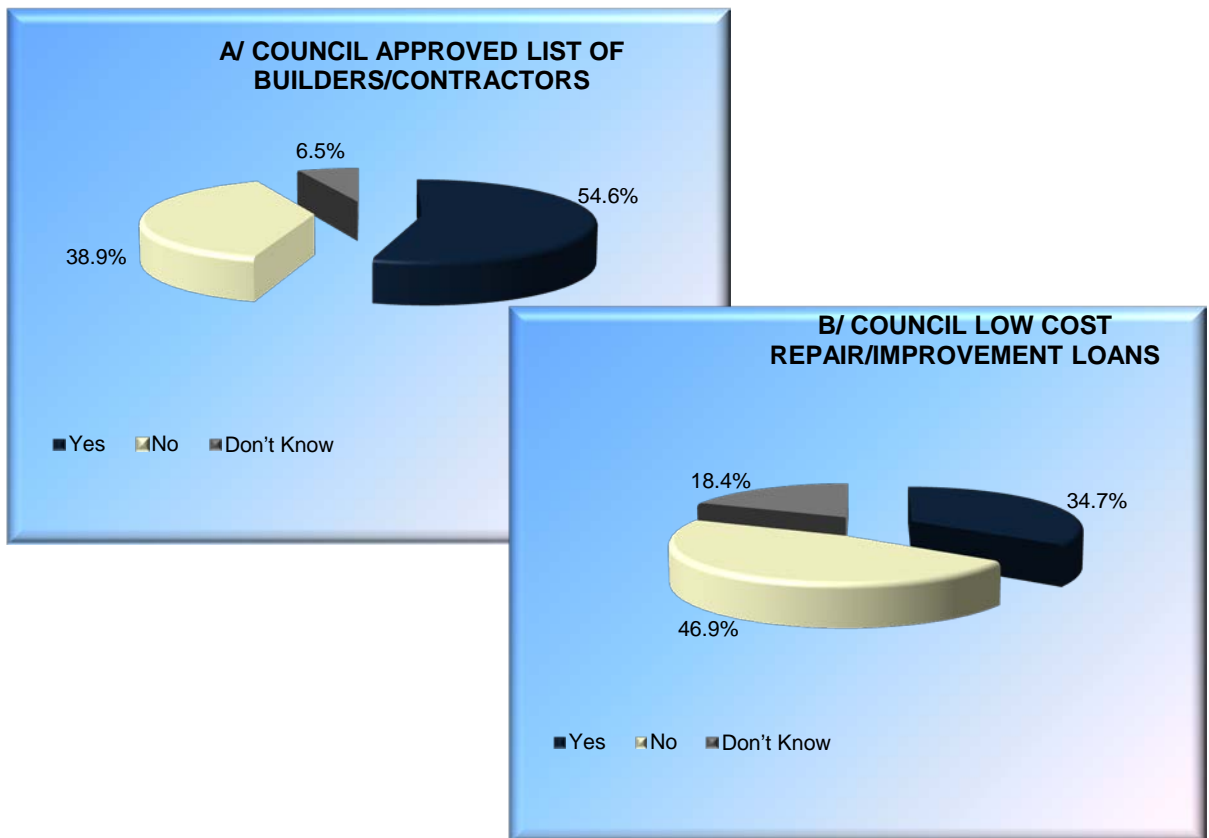
FIGURE 63: OWNER-OCCUPIED INTEREST IN EQUITY RELEASE



20.12 In addition to equity release owner-occupiers were questioned on the main barriers they perceived to home improvements and attitudes to forms of Council support. Key barriers emerging include finding reliable contractors and getting independent advice. 54.6% of owner-occupied households would be interested in a Council issued list of builders/contractors; 34.7% would be interested in Council provided low cost loans for repair and/or improvements.

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

**FIGURE 64: HOUSEHOLD INTEREST IN COUNCIL SUPPORT FOR HOME
REPAIR/IMPROVEMENT**

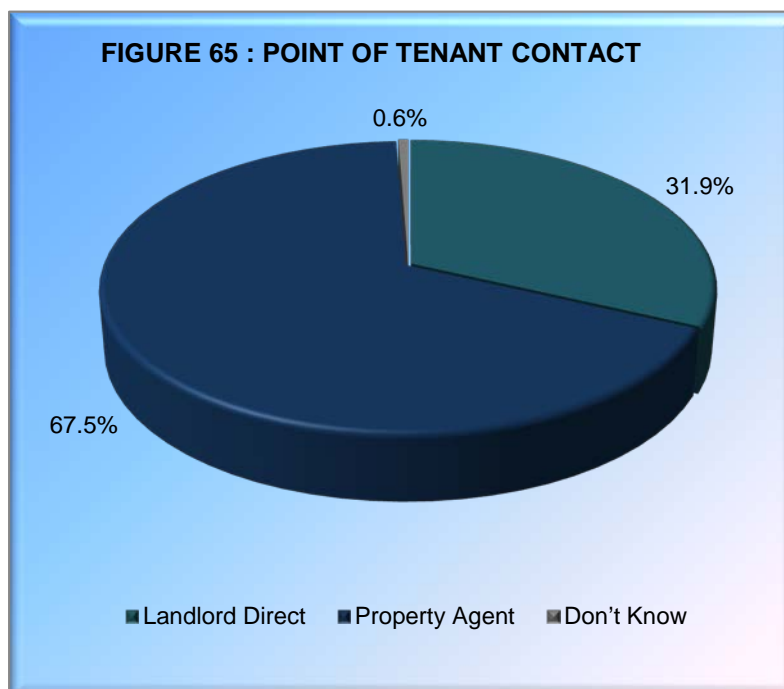


21. THE PRIVATE RENTED SECTOR

21.1 16,148 occupied dwellings (18.7%) are estimated to be in private rental. The characteristics and distribution of private-rented dwellings, and underlying conditions within the sector have been discussed throughout the body of this report. Tenants within occupied private rented dwellings were asked additional questions about their tenancy including:

- Source of tenancy dwellings
- Reported issues and landlord/agent action
- Property repair

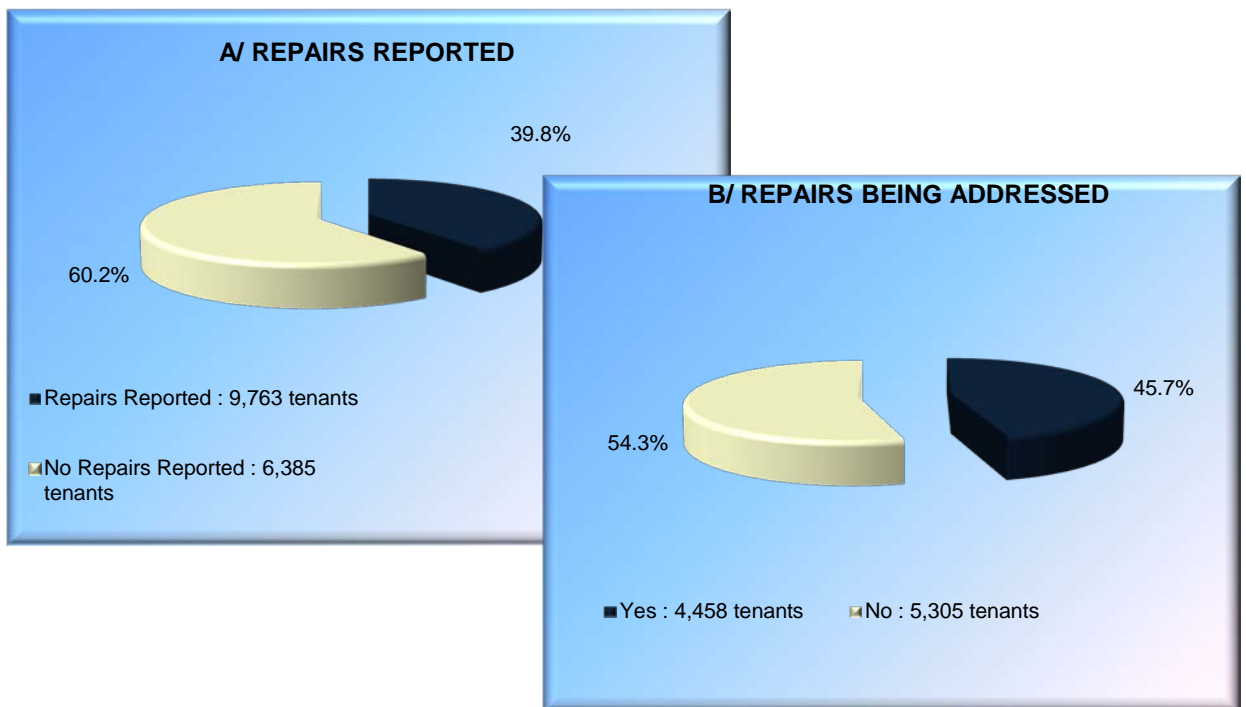
21.2 The sector contains an estimated 16,148 households with no properties surveyed estimated to be in multiple occupation. The majority of tenants (31.9%) deal directly with their landlord while 92 tenants (0.6%) did not know their point of contact. Tenants were asked if their landlord was a member of the Greater Manchester Landlord Accreditation Scheme. 2,637 tenants (16.3%) stated yes with a further 1,508 tenants (9.3%) stating no. The majority of tenants (12,003 tenants – 74.3%) were unaware of Landlord membership or not.



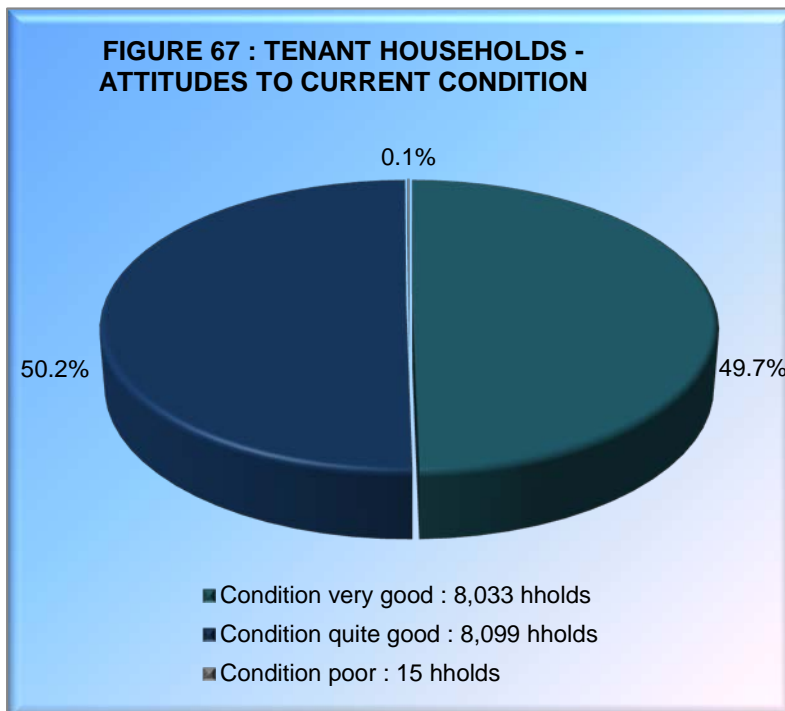
21.3 9,763 tenant households (60.2%) have informed their landlord or agent of outstanding repairs. In 4,458 tenant households (45.7%) these issues had been or were being addressed, however in 5,305 tenant households (54.3%) repair issues remain outstanding.

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

FIGURE 66: LANDLORD REPAIR ISSUES



21.4 The majority of tenants regard their housing conditions as good – 16,132 tenants or 99.9%. Only 15 tenant households regard their conditions as poor.



SECTION 7 :
KEY INDICATORS BY SUB-AREA

Chapter 22 : House Condition and Environmental Profile

Chapter 23 : Household Profile

22. HOUSE CONDITION AND ENVIRONMENTAL PROFILE

HOUSING AND ENVIRONMENTAL INDICATORS								
	SUB-AREAS							
	RURAL COMMUNITIES	ALTRINCHAM	PARTINGTON/ CARRINGTON	UMRSTON	SALE	STRETFORD	OLD TRAFFORD	TRAFFORD COUNCIL
% Vacant Properties	5.0	2.0	4.0	4.1	5.1	4.0	10.3	4.6
% Dwellings Pre-1919	20.8	19.2	2.0	17.5	10.1	7.0	12.3	13.7
% Dwellings Post-1980	32.7	21.2	11.5	12.4	22.2	12.1	31.3	20.3
% Dwellings Terraced	24.8	30.3	44.0	17.5	18.2	17.1	7.7	20.9
% Dwellings Detached/Semi-Detached	46.5	59.6	52.5	72.1	71.7	66.3	32.9	62.6
% Flats in Converted Buildings	12.9	2.0	0.0	2.1	0.0	0.5	12.3	2.8
% Dwellings Owner-Occupied	95.8	81.4	84.4	86.0	79.8	79.6	71.4	81.3
% Dwellings Private-Rented	4.2	18.6	15.6	14.0	20.2	20.4	28.6	18.7
% Dwellings Non-Decent HHSRS	0.0	1.0	15.1	22.6	0.0	5.8	1.1	5.5
% Dwellings Non-Decent Repair	9.4	12.4	7.8	10.8	9.6	6.8	5.7	9.8
% Dwellings Non-Decent Amenities	0.0	2.1	1.0	1.1	1.1	0.0	0.0	1.1
% Dwellings Non-Decent Thermal Comfort	1.0	3.1	3.6	5.4	3.2	4.2	10.9	4.3
% Dwellings Non-Decent Overall	9.4	14.4	20.3	29.0	9.6	13.1	16.6	15.7
Average Sap Rating	72	71	66	64	70	67	72	69
Cost to Achieve Decent Homes	£2.701M	£26.000M	£4.609M	£39.053M	£23.258M	£6.949M	£5.943M	£108.513M
% Dwellings Poor Environmental Quality	0.0	22.2	7.0	24.7	17.2	1.5	1.0	15.4
% Dwellings Poor visual Environment	0.0	0.0	25.0	14.4	1.0	2.5	3.6	4.4

23. HOUSEHOLD PROFILE

HOUSEHOLD INDICATORS								
	SUB-AREAS							
	RURAL COMMUNITIES	ALTRINCHAM	PARTINGTON/ CARRINGTON	URMSTON	SALE	STRETFORD	OLD TRAFFORD	TRAFFORD COUNCIL
Average Household Size-Persons	2.42	2.21	2.44	2.28	2.30	2.40	2.05	2.27
Average Age of HOH – Years	57	53	52	55	52	53	48	53
Age of HOH - % Under 25 Years	0.0	0.0	0.5	0.0	1.1	0.5	5.7	1.0
Age of HOH - % 65 Years and Over	40.6	35.0	22.9	29.0	34.0	25.1	22.9	31.3
% Single Person Households Under 60 Years	4.2	9.3	6.8	4.3	8.5	12.0	19.4	9.1
% Elderly Households	46.8	41.2	24.5	31.2	36.1	27.3	25.1	34.6
% Households with Children	19.8	18.5	25.0	20.5	23.4	22.9	18.3	20.9
% Households Resident Under 2 Years	11.5	17.5	19.3	7.6	19.1	14.1	39.4	17.9
% Households Resident Over 10 Years	45.8	50.5	49.5	48.4	47.8	52.4	26.8	46.9
% Households Intending to Move	0.0	2.1	11.9	3.2	9.6	1.6	11.5	5.7
% Households – HOH Employed	54.2	60.8	65.7	64.5	60.7	68.1	70.3	63.0
% Households – HOH Unemployed	0.0	1.0	6.8	2.2	0.0	1.6	1.7	1.2
% Households – HOH Retired	45.8	34.0	24.0	32.3	31.9	25.1	22.3	31.2
% Households – Economically Vulnerable	0.0	2.1	26.6	11.8	6.4	6.8	12.6	7.4
% Households on Low Income	33.3	21.6	39.6	28.0	37.2	26.7	26.3	29.6
% Households – Illness/Disability	1.0	6.2	16.7	10.8	5.3	8.9	6.3	7.2
% Households in Fuel Poverty	20.8	13.4	7.8	10.8	10.6	3.7	1.1	10.1
% Households Very	86.5	69.1	88.5	74.2	56.4	22.0	39.4	60.1

PRIVATE SECTOR HOUSING CONDITION SURVEY 2017

HOUSEHOLD INDICATORS								
	SUB-AREAS							
	RURAL COMMUNITIES	ALTRINCHAM	PARTINGTON/ CARRINGTON	URMSTON	SALE	STRETFORD	OLD TRAFFORD	TRAFFORD COUNCIL
Satisfied with Housing								
% Households Very Satisfied with Local Area	86.5	69.1	81.3	75.3	57.4	20.4	21.7	58.5
% Households Perceiving Area Improvement	39.6	16.5	13.5	17.2	10.6	12.6	20.6	15.8
% Households Perceiving Area Decline	0.0	2.1	5.2	4.3	2.1	0.0	0.0	2.1
% Households Feeling Unsafe in their Home at night	1.0	0.0	2.1	0.0	0.0	0.0	0.0	0.1
% Households Feeling Unsafe in their Area at night	0.0	0.0	34.4	34.4	0.0	0.5	0.6	7.6
% Households Victim of Crime Last 12 Months	3.1	1.0	4.2	3.2	1.1	1.1	0.6	1.6

SECTION 8: CONCLUSIONS

Chapter 24: Conclusions

24. CONCLUSIONS

24.1 This report has presented the findings of a comprehensive survey of private sector housing and household conditions in the Trafford Council Area. The survey updates the findings of a previous survey in 2007 providing a new and objective benchmark for the refinement and further development of private sector housing strategies.

24.2 The survey has been conducted across a private sector housing stock of 90,622 dwellings containing 86,476 households and a household population of 196,097 persons. Within the private sector housing stock 86,476 dwellings (95.4%) were occupied at time of survey; the remaining 4,446 dwellings (4.1%) were vacant. All dwellings surveyed were in single occupation with no dwellings in multiple occupation identified. Private-sector housing is dominated by the owner-occupied sector (70,328 dwellings – 81.3%) but with a significant private-rented sector. 16,148 occupied dwellings were rented privately but with rates of private rental below the national average for England (24.1%). Private sector housing stock is predominantly of post second world war construction and in traditional low-rise terraced, semi-detached and detached configurations. Pre-war housing remains significant with 12,449 dwellings (13.7%) constructed pre-1919 and 22,395 dwellings (24.7%) in the inter-war period.

24.3 72,901 private sector dwellings (84.3%) meet the requirements of the Decent Homes Standard and are in good condition. The remaining 13,575 dwellings (15.7%) fail the requirements of the Decent Homes Standard and are Non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- **4,798 dwellings (5.5%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);**
- **8,434 dwellings (9.8%) are in disrepair;**
- **912 dwellings (1.1%) lack modern facilities and services;**
- **3,759 dwellings (4.3%) fail to provide a reasonable degree of thermal comfort.**

The majority of non-Decent homes fail on one item of the standard 11,539 dwellings – (85.0%); the remaining 2,036 non-Decent Homes exhibit multiple failures (15.0%). Costs to achieve Decent Homes within the private-housing sector are estimated at £108.513M net averaging £7,993 per non-Decent home.

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

- 24.4 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 45% reduction in non-Decency which has declined from 34.4% of private housing non-Decent in 2008 to 20.1% in 2017. The extent of change cannot be measured locally due to the absence of available data from the previous 2007 survey. We would however suspect through our national experience that local trends in non-Decency will have followed the downward national trend.
- 24.5 Information available from the English Housing Survey 2017 enables housing conditions in Trafford to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 15.7% of private sector housing is non-Decent compared to 20.1% nationally.
- 24.6 Variations in Decent Homes performance across Trafford reflect higher rates of non-compliance in:
- *Terraced housing (22.6%);*
 - *Flats in converted buildings (51.6%);*
 - *Dwellings constructed pre-1919 (37.4%);*
 - *Private-rented sector (25.2%);*
 - *Geographically, highest rates of Decent Homes failure are recorded for the Urmston, Partington/Carrington and Old Trafford sub-areas.*
- 24.7 Poor housing conditions impact on all household types across Trafford but socially and economically disadvantaged households and in particular the elderly and the young are at greater risk of experiencing poor housing conditions.
- 24.8 Fuel poverty was measured under new Low Income/High Cost (LIHC) measures in England. Under the new LIHC approach 8,703 households in Trafford (10.1%) have low incomes and high fuel costs and are in fuel poverty. Levels of fuel poverty are below the national average for England (11.1%). Demographically, fuel poverty impacts most strongly on the elderly, and on households living in the owner-occupied and inter-war housing sectors. Geographically rates of fuel poverty are above average in the Rural Communities.
- 24.9 6,195 households in Trafford (7.2%) indicated that at least one household member was affected by a long-term illness or disability. The most common complaints were related to mobility impairment/physical disability, heart/circulatory problems and respiratory illness. Of those households with an illness/disability 4,777 households (77.1%) stated that they had a

mobility problem with their dwelling. Only 10.5% of households with a mobility problem live in an adapted dwelling. Long-term illness and disability place significant pressure on local Health Service resources. 81.8% of affected households have made health service contact in the past year with predominant contact at GP or hospital outpatient level.

- 24.10 9,499 owner-occupied households (13.5%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £83.172M. 1,263 households within this sector are economically vulnerable, 3,102 households while not economically vulnerable are elderly. Economic factors will influence the ability of owner-occupiers to improve their homes but other factors will also impact. 72.0% of owner-occupiers in non-Decent Homes are very satisfied with their current home, 57.7% have completed no major repairs/improvements in the last 5 years and 73.8% have no intentions of carrying out repairs/improvements within the next 5 years. 54.9% of owner-occupied households have no existing mortgage or financial commitments on their home. Equity levels within the owner-occupied sector are estimated at £14.01 billion. Among owner-occupied households living in non-Decent Homes 29.6% stated they would re-mortgage for home improvements.
- 24.11 Within the private rented sector 16,132 tenants (99.9%) regarded their dwelling to be in very good or quite good repair condition. Only 15 tenant households (0.1%) regarded repair conditions as poor. 9,763 tenant households (60.2%) have informed their landlord or agent of outstanding repairs. In 4,458 tenant households (45.7%) these issues were being addressed, however in 5,305 tenant households (54.3%) repair issues remain outstanding.
- 24.12 This report and the findings of this stock condition survey provide a detailed evidence base which the council can use to focus investment. The breadth of information available from the survey provides objective and up-to-date data in support of several Council priorities within the 2018-2023 strategy including:
- The creation of neighbourhoods of choice through a better mix of homes and attractive accessible environments. The existing housing stock and its sustainability, condition and quality represents an important resource
 - To reduce inequalities across the Borough which the survey identifies and provides an important information base for resource targeting
 - To improve residents' health and well-being of which housing and environmental quality play an essential part
- 24.13 Survey information has been provided electronically to the Council permitting on-going analysis for strategy development.

APPENDICES :

Appendix A : The Interpretation of Statistical Data

Appendix B : Sampling Errors

Appendix C : Survey Questionnaire

Appendix D : The Decent Homes Standard

Appendix E : Glossary of Terms

APPENDIX A :

THE INTERPRETATION OF STATISTICAL DATA

Survey data is based on sample survey investigation and the application of statistical grossing procedures to replicate housing stock totals. Interpretation of survey data must be conducted against this background and particularly with regard to the following constraints:

- a) *Data estimates are mid-point estimates within a range of sampling error. Sampling errors are discussed in Appendix B but are dependent on two factors - the sample size employed and the number or percentage of dwellings exhibiting the attribute in question.*
- b) *Data estimates are subject to rounding errors associated with statistical grossing. Table totals will therefore not necessarily remain consistent throughout the report but will normally vary by under 1%.*
- c) *Survey returns from large-scale sample surveys invariably contain elements of missing data. These may be due to surveyor error, differential access within dwellings or individual elements which are not present in all dwellings. Consistently across the survey, missing data has been kept to a minimum and represents under 2% of returns.*

APPENDIX B : SAMPLING ERRORS

NON-TECHNICAL SUMMARY

In a sample survey part of the population is sampled in order to provide information which can be generalised to the population as a whole. While this provides a cost effective way of obtaining information, the consequence is a loss of precision in the estimates. The estimated values derived from the survey may differ from the “true” value for the population for two primary reasons.

1. Sampling Error

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

2. Design/Response Error

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

Sampling Error Calculation

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

For example, the survey estimates that 15.7% of housing stock is non-decent. The standard error for this value is estimated to be $\pm 2.2\%$. This means that there is a 95% chance of the value lying in the range 13.5% – 17.9%. In terms of numbers this means that of the total occupied housing stock of 86,476 dwellings, the number of dwellings which are non-decent is likely to be between 11,674 and 15,479. However our best estimate is 13,575 dwellings.

The simplest type of survey design is simple random sampling. This involves drawing the sample at random with every member of the population having an equal probability of being included in the

sample. The standard error of an estimated proportion derived from a simple random sample can be calculated approximately as:

$$\text{S.E. (p)}_{\text{srs}} = \sqrt{\frac{p(1-p)}{n}} \quad (\text{equation i})$$

Where: p = the estimated proportion
 n = the sample size on which the proportion is based

The actual survey design used a sample based upon disproportionate stratification whereby sample sizes were varied across the area framework. To estimate the sampling error in a complex design such as this, the basic method is to estimate the extent to which the design increases or decreases the sampling error relative to a sample of the same size drawn using simple random sampling. This is measured using the **design effect** (deff), which is calculated as:

$$\text{deff}(p) = \frac{\text{Estimated variance (S.E.}^2\text{) of } p \text{ with complex design}}{\text{Estimated variance of } p \text{ based on simple random sample}}$$

As approximate estimate of the standard error of a proportion based on the complex design can then be obtained by multiplying the standard error assuming simple random sampling had been used (equation i above) by the square root of the design effect.

The formula for calculating the standard error for proportions of dwellings or households from the survey is given below:

$$\text{S.E. (p)} = \sqrt{\frac{1}{N^2} \sum \frac{N^2 P_i (1 - p_i)}{(n_i - 1)}} \quad (\text{equation ii})$$

Where: p_i = the estimated proportion with the characteristics in stratum i
 n_i = the number of households/dwellings sampled in stratum i
 N_i = the total number of households/dwellings existing in stratum i
 N = the total number of households in the City/dwellings in the population

The impact of the survey design on the sampling errors of estimates is generally fairly small.

To avoid the complex calculation of the design effect in every case, it is suggested that in most cases a multiplier of 1.05 be applied to the standard error calculated assuming simple random sampling (see equation i).



PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

APPENDIX C :

SURVEY QUESTIONNAIRE

DWELLING REF

FIRST LINE OF ADDRESS

SURVEYOR NUMBER

PROPERTY TYPE

- House
- Bungalow
- Flat
- Maisonette

BUILT FORM

- Detached
- Semi-detached
- End-terrace
- Enclosed End-terrace
- Mid-terrace
- Enclosed Mid-terrace

NUMBER OF STOREYS IN DWELLING

NUMBER OF HABITABLE ROOMS

NUMBER OF HEATED HABITABLE ROOMS

MAIN DWELLING AGE

- Pre -1900 1967 - 1975 1996 - 2002
- 1900 - 1929 1976 - 1982 2003 - 2006
- 1930 - 1949 1983 - 1990 2007 - 2011
- 1950 - 1966 1991 - 1995 2012 onwards

MAIN DWELLING ROOM IN ROOF AGE (if applicable)

- Pre -1900 1976 - 1982 2007 - 2011
- 1900 - 1929 1983 - 1990 2012 onwards
- 1930 - 1949 1991 - 1995 No room in roof

- 1950 - 1966 1996 - 2002
 1967 - 1975 2003 - 2006

BASIS OF DIMENSIONS

- Internal
 External

LOWEST FLOOR AREA (m2)

LOWEST FLOOR ROOM HEIGHT (m)

LOWEST FLOOR HEAT LOSS WALL PERIMETER (m)

LOWEST FLOOR PARTY WALL LENGTH (m)

FIRST FLOOR AREA (m2)

FIRST FLOOR ROOM HEIGHT (m)

FIRST FLOOR HEAT LOSS WALL PERIMETER (m)

FIRST FLOOR PARTY WALL LENGTH (m)

SECOND FLOOR AREA (m2)

SECOND FLOOR ROOM HEIGHT (m)

SECOND FLOOR HEAT LOSS WALL PERIMETER (m)

SECOND FLOOR PARTY WALL LENGTH (m)

THIRD FLOOR AREA (m2)

THIRD FLOOR ROOM HEIGHT (m)

THIRD FLOOR HEAT LOSS WALL PERIMETER (m)

THIRD FLOOR PARTY WALL LENGTH (m)

REMAINING FLOOR AREA (m2)

REMAINING FLOOR ROOM HEIGHT (m)

REMAINING FLOOR HEAT LOSS WALL PERIMETER (m)

REMAINING FLOOR PARTY WALL LENGTH (m)

ROOM IN ROOF FLOOR AREA (m2)

IS THERE A CONSERVATORY?

- No
- Yes

IS CONSERVATORY THERMALLY SEPARATED?

- No
- Yes
- N/A

IF THERMALLY SEPARATED, DOES IT HAVE FIXED HEATERS?

- No
- Yes
- N/A

IS CONSERVATORY DOUBLE GLAZED

- No
- Yes
- N/A

FLOOR AREA OF CONSERVATORY (m2)

GLAZED PERIMETER OF CONSERVATORY (m2)

ROOM HEIGHT OF CONSERVATORY

- 1 storey 2.5 storey
- 1.5 storey 3 storey
- 2 storey N/A

HEAT-LOSS CORRIDOR

- No corridor
- Unheated corridor
- Heated corridor
- N/A

LENGTH OF SHELTERED WALL (m) (Ensure this measurement is included in your overall HLP)

ON WHICH FLOOR IS FLAT LOCATED (0 = Ground floor)

POSITION OF FLAT IN BLOCK

- Ground floor
- Mid floor
- Top floor
- Basement
- N/A

MAIN CONSTRUCTION TYPE

- | | |
|----------------------------------------------------|------------------------------------------------------|
| <input type="radio"/> Cavity | <input type="radio"/> Solid brick |
| <input type="radio"/> Timber frame | <input type="radio"/> Cob |
| <input type="radio"/> Stone: Granite / Whinstone | <input type="radio"/> System build |
| <input type="radio"/> Stone: Sandstone / Limestone | <input type="radio"/> Park Home Wall (if applicable) |

EXTERNAL WALL THICKNESS (mm)

WALL INSULATION TYPE

- | | |
|------------------------------------------------|--------------------------------------------------|
| <input type="radio"/> As built | <input type="radio"/> Filled cavity & External |
| <input type="radio"/> Filled cavity | <input type="radio"/> Unfilled cavity & Internal |
| <input type="radio"/> External | <input type="radio"/> Unfilled cavity & External |
| <input type="radio"/> Internal | <input type="radio"/> Unknown |
| <input type="radio"/> Filled cavity & Internal | |

WALL INSULATION THICKNESS

- 50mm 200mm
- 100mm Unknown

150mm

DRY LINING (applicable to Stone / Solid brick / Cavity walls only)

- no
- yes
- N/A

PARTY WALL TYPE (if applicable)

- Solid Masonry / Timber / System build
- Cavity masonry unfilled
- Cavity masonry filled
- Unable to determine
- not applicable

MAIN PROPERTY ALTERNATIVE WALL PRESENT

(Unheated corridors must be entered as a sheltered wall here)

- No
- Yes

IS THIS A SHELTERED WALL (Flats only)

- No
- Yes
- N/A

ALTERNATIVE WALL CONSTRUCTION TYPE

- Cavity
- Timber frame
- Stone: Granite / Whinstone
- Stone: Sandstone / Limestone
- Solid brick
- Cob
- System build
- N/A

ALTERNATIVE WALL AREA (m2)

ALTERNATIVE WALL THICKNESS (mm)

Don't Know

ALTERNATIVE WALL INSULATION TYPE

- As built
- Filled cavity
- External
- Internal
- Filled cavity & Internal
- Filled cavity & External
- Unfilled cavity & Internal
- Unfilled cavity & External
- N/A

ALTERNATIVE WALL INSULATION THICKNESS

- 50mm
- 100mm
- 150mm

- 200mm
- Unknown
- N/A

ALTERNATIVE WALL DRY LINING (applicable to Stone / Solid brick / Cavity walls only)

- No
- Yes
- Unknown
- N/A

ROOF CONSTRUCTION

- Pitched - Slate / Tiles (loft access)
- Pitched - Slate / Tiles (no loft access)
- Pitched - sloping ceiling
- Pitched - thatch
- Flat
- Another dwelling above

ROOF INSULATION AT..

- None
- Joists
- Rafters
- As built
- Unknown
- not applicable

INSULATION DEPTH (Pitched / Thatched)

- 12mm 150mm 350mm
- 25mm 200mm 400+mm
- 50mm 250mm not applicable
- 75mm 270mm
- 100mm 300mm

INSULATION DEPTH (Flat / Sloping Ceiling)

- None
- As built
- 50mm
- 100mm
- 150+mm
- Unknown
- not applicable

MAIN PROPERTY ROOM IN ROOF PRESENT

- No
- Yes

ROOM IN ROOF INSULATION

- Unknown

- As built
- Flat ceiling only
- All elements
- not applicable

ROOM IN ROOF INSULATION THICKNESS AT CEILING

- 12mm 150mm 350mm
- 25mm 200mm 400+mm
- 50mm 250mm not applicable
- 75mm 270mm
- 100mm 300mm

ROOM IN ROOF INSULATION AT OTHER PARTS

- None
- Asbuilt
- 50mm
- 100mm
- 150mm (or more)
- Unknown
- not applicable

IS ROOM IN ROOF CONNECTED TO ANOTHER BUILDING PART?

- No
- Yes
- not applicable

MAIN PROPERTY FLOOR LOCATION

- Ground floor
- Above partially heated space
- Above unheated space
- To external air
- Same dwelling below
- Another dwelling below

MAIN PROPERTY FLOOR CONSTRUCTION

- Solid
- Suspended Timber
- Suspended not timber
 - Unknown
- N/A

MAIN PROPERTY FLOOR INSULATION

- As built
- Retro-fitted
 - Unknown
- N/A

MAIN PROPERTY FLOOR INSULATION THICKNESS (if retro-fitted)

- 50mm
- 100mm
- 150mm
- Unknown
- N/A

NUMBER OF DOORS

(Flat doors that open on to heated corridor should NOT be included in the count)

WINDOW AREA

- Typical
- Much less than typical
- Less than typical
- Much more than typical
- More than typical

PERCENTAGE OF WINDOWS DOUBLE/TRIPLE GLAZED

PERCENTAGE DRAUGHT PROOFING

GLAZING TYPE

- Single
- DG date unknown
- DG pre-2002
- Secondary glazing
- DG during or post-2002
- Triple glazing

FRAME TYPE (DG pre 2003 or unknown date only)

- PVC frame
- Non-PVC frame
- N/A

GLAZING GAP (PVC frame only)

- 6mm
- 12mm
- 16mm or more
- N/A

NUMBER OF LIGHT FITTINGS

NUMBER OF LOW ENERGY LIGHT FITTINGS

NUMBER OF OPEN FIREPLACES

MECHANICAL VENTILATION (whole house)

- No
- Yes
- N/A

SUPPLY & EXTRACT SYSTEM

- No
- Yes
- N/A

FIXED SPACE COOLING SYSTEM PRESENT

- No
- Yes
- N/A

MAIN HEATING 1 - MAKE & MODEL

MAIN HEATING 1 - HEATING CODE (3 letter Elmhurst Code. e.g BGV, SEB, etc.)

MAIN HEATING FUEL

- Mains Gas House Coal Dual Fuel
- Electric Bulk LPG Other
- Oil Bottled Gas

MAIN HEATING 1 - HIGH HEAT RETENTION STORAGE HEATERS

(Quantum)

- Yes
- No
- N/A

MAIN HEATING 1 - HEATING PUMP AGE

- 2012 or earlier
- 2013 or later
- Unknown
- N/A

MAIN HEATING 1 - HEAT EMITTER

- Radiators
- Underfloor
- N/A

MAIN HEATING 1 - FLUE TYPE

- Balanced
- Open
- N/A

MAIN HEATING 1 - FAN ASSISTED FLUE

- Yes
- No
- N/A

MAIN HEATING 1 - % OF HEAT

MAIN HEATING 1 - CONTROLS CODE (3 letter Elmhurst Code. e.g. CBE, CSA)

SECONDARY HEATING CODE (3 letter Elmhurst Code, e.g. REA)

- None

IS THERE A 2ND MAIN HEATING SYSTEM PRESENT

- No
- Yes

MAIN HEATING 2 - MAKE & MODEL

SECOND HEATING SYSTEM CODE (3 letter Elmhurst Code)

MAIN HEATING 2 - HIGH HEAT RETENTION STORAGE HEATERS

- Yes
- No
- N/A

MAIN HEATING 2 - HEATING PUMP AGE

- 2012 or earlier
- 2013 or later
- Unknown
- N/A

MAIN HEATING 2 - HEAT EMITTER

- Radiators
- Underfloor
- not applicable

MAIN HEATING 2 - FLUE TYPE

- Balanced

- Open
- not applicable

MAIN HEATING 2 - FAN ASSISTED FLUE

- Yes
- No
- not applicable

MAIN HEATING 2 - % OF HEAT

- No Answer

SECOND MAIN HEATING SYSTEM CONTROL CODE (3 letter Elmhurst Code)

WATER HEATING DESCRIPTION (E.g. From Main or From Immersion)

WATER HEATING CONTROL CODE (3 letter Elmhurst Code. e.g. HWP if from main heating system, HEI from immersion)

HOT WATER CYLINDER SIZE

- No cylinder
- Normal (90 - 130 ltr)
- Medium (131 - 170 ltr)
- Large (> 170 ltr)
- No access
- N/A

HOT WATER CYLINDER INSULATION TYPE

- No insulation
- Spray foam
- Jacket
- N/A

JACKET OR FOAM INSULATION DEPTH

- 12mm
- 25mm
- 38mm
- 50mm
- 80mm
- 120mm
- 160mm
- N/A

IMMERSION HEATER

- Single

- Dual
- N/A

CYLINDER THERMOSTAT

- Yes
- No
- N/A

SOLAR WATER HEATING PRESENT

- Yes
- No

ARE DETAILS KNOWN

- Yes
- No
- N/A

SOLAR WATER HEATING ELEVATION

- Horizontal
- 30 degrees
- 45 degrees
- 60 degrees
- Vertical
- N/A

SOLAR WATER HEATING OVER-SHADING

- None / Little
- Modest
- Significant
- Heavy
- N/A

SOLAR PUMP

- PV powered
- Electrically powered
- Unknown power source
- N/A

TYPE OF SHOWERS IN THE PROPERTY

- Non-electric only
- Electric only
- Both electric and non-electric
- No shower

TOTAL NUMBER OF ROOMS WITH A BATH AND / OR SHOWER

NUMBER OF ROOMS WITH MIXER SHOWER AND NO BATH

NUMBER OF ROOMS WITH MIXER SHOWER AND BATH

IS WASTE WATER RECOVERY SYSTEM PRESENT

- No or unknown
- Yes - Instantaneous type
- Yes - storage
- Yes - both types

FLUE GAS HEAT RECOVERY SYSTEM PRESENT

- Yes
- No

PHOTOVOLTAIC PANEL PRESENT

- No
- Yes

% OF EXTERNAL ROOF COVERED

CONNECTED TO DWELLINGS ELECTRICITY METER

- Yes
- No
- N/A

TERRAIN

- Urban
- Suburban
- Rural

IS THERE A WIND TURBINE

- No
- Yes

ARE WIND TURBINE DETAILS KNOWN

- Yes
- No
- N/A

NUMBER OF TURBINES

ROTOR DIAMETER (m)

HEIGHT ABOVE RIDGE (m)

ELECTRICITY METER TYPE

- Single
- Dual
- 18 Hour
- 24 Hour
- Unknown

IS MAINS GAS AVAILABLE

- Yes
- No

APPENDIX A COMPLETED - WINDOWS

- No
- Yes

APPENDIX B COMPLETED - EXTENSION

- No
- Yes

APPENDIX C COMPLETED - PVS

- No
- Yes

LENGTH OF RESIDENCY

- Under 1 year
- 1 - 2 years
- 3 - 5 years
- 6 - 10 years
- 11 - 20 years
- Over 20 years

GIVEN A FREE CHOICE - WOULD YOU LIKE TO MOVE IN THE NEXT 12 MONTHS?

- No
- Don't Know
- Yes - possibly
- Yes - definitely

	Very Satisfied	Quite satisfied	Quite dissatisfied	Very dissatisfied	Don't know
Satisfaction with current accommodation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Satisfaction with the area in which you live	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

OVER THE LAST 5 YEARS HAS YOUR AREA

- Remained the same
- Improved
- Decline

ARE THERE ANY ISSUES IN YOUR NEIGHBOURHOOD?

- No

Yes

NEIGHBOURHOOD ISSUES

	Not a problem	Minor problem	Major problem
Property crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Auto crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal assault/theft	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Racial harassment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unsocial behaviour	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groups of youths causing annoyance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Graffiti	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drug abuse/dealing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Empty properties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public drinking/drunkenness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Litter/fly tipping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog fouling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

NUMBER OF PERSONS NORMALLY RESIDENT AT THIS PROPERTY?

Person 1 - Gender

- Male
 Female

Person 1 - Age in years

Person 1 - Economic Status

- Full time work (>= 30 hours) Looking after home
 Part time work (< 30 hours) Wholly retired
 Registered unemployed Student
 Permanently sick / disabled

Person 1 - Ethnicity

- White British White & Black African Bangladeshi Chinese
 Irish White & Asian Asian background - other Any other
 White - other Mixed -other Caribbean
 Gypsy/Traveller Indian African
 White & Black Caribbean Pakistani Black - other background

Person 2 - RELATIONSHIP TO PERSON 1

- Spouse / Partner Other family member
 Child Friend / lodger
 Parent (including in-law) Other

Grandchild

Person 2 - Gender

Male

Female

Person 2 - Age in Years

Person 3 - RELATIONSHIP TO PERSON 1

Spouse / Partner

Other family member

Child

Friend / lodger

Parent (including in-law)

Other

Grandchild

Person 3 - Gender

Male

Female

Person 3 - Age in Years

Person 4 - Relationship to Person 1

Partner / Spouse

Other family member

Child

Friend / lodger

Parent (including in-law)

Other

Grandchild

Person 4 - Gender

Male

Female

Person 4 - Age in Years

Person 5 - Relationship to Person 1

Spouse / Partner

Other family member

Child

Friend / lodger

Parent (including in-law)

Other

Grandchild

Person 5 - Gender

Male

Female

Person 5 - Age in Years

Person 6 - Relationship to Person 1

- Spouse / Partner
- Child
- Parent (including in-law)
- Grandchild
- Other family member
- Friend / lodger
- Other

Person 6 - Gender

- Male
- Female

Person 6 - Age in Years

Person 7 - Relationship to Person 1

- Spouse / Partner
- Child
- Parent (including in-law)
- Grandchild
- Other family member
- Friend / lodger
- Other

Person 7 - Gender

- Male
- Female

Person 7 - Age in Years

Person 8 - Relationship to Person 1

- Spouse / partner
- Child
- Parent (including in-law)
- Grandchild
- Other family member
- Friend / lodger
- Other

Person 8 - Gender

- Male
- Female

Person 8 - Age in Years

DOES ANYONE IN THE HOUSEHOLD SUFFER FROM A LIMITING LONG-TERM ILLNESS OR DISABILITY?

- No
 Yes

WHICH ILLNESS/DISABILITY DO HOUSEHOLD MEMBERS SUFFER?

	No	Yes	N/A
Heart/Circulatory problems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Respiratory Illness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobility impairment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Visual impairment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hearing impairment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Speech impairment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental health problem	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Learning difficulty/disability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other physical disability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

HAS THE ILLNESS/DISABILITY CAUSED YOU / FAMILY MEMBER TO..

	No	Yes	N/A
Visit GP at their surgery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Had GP home visit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Contact NHS Direct	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend A&E	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend hospital as outpatient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend hospital as inpatient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

DOES ANYONE IN THE HOUSEHOLD PROVIDE FULL TIME CARE FOR THE PERSON WITH A DISABILITY/ LIMITING LONG TERM ILLNESS?

- No
 Yes
 N/A

DURING THE PAST YEAR HAS ANY HOUSEHOLD MEMBER HAD AN ACCIDENT IN THE HOME?

- No
 Yes

DID THE ACCIDENT RESULT IN ANY OF THE FOLLOWING?

	No	Yes	N/A
Consult with GP	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend A&E	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend hospital as outpatient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attend hospital as inpatient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

DO ANY HOUSEHOLD MEMBERS HAVE DIFFICULTIES WITH ANY OF THE FOLLOWING?

	No	Yes
Climbing stairs	<input type="radio"/>	<input type="radio"/>
Getting in/out of bath	<input type="radio"/>	<input type="radio"/>

- Turning taps on/off
- Cooking / preparing food
- Using WC
- Washing / drying clothes
- Access to / from home
- Access to ground floor rooms
- Access to from /rear gardens

DO YOU THINK THE DESIGN AND / OR CONDITION OF YOUR HOME AFFECTS THE HEALTH AND WELL-BEING OF YOUR FAMILY?

- No
- Yes - positively
- Yes - negatively
- Don't Know

SOURCES OF INCOME DURING LAST MONTH

- | | No | Yes |
|------------------------------------------------------------------------|-----------------------|-----------------------|
| No source of income | <input type="radio"/> | <input type="radio"/> |
| Earnings/ wages/ salary/ bonuses | <input type="radio"/> | <input type="radio"/> |
| Income from self-employment | <input type="radio"/> | <input type="radio"/> |
| Interest from savings/investment | <input type="radio"/> | <input type="radio"/> |
| Other income (child maintenance, income from lodgers / non-dependents) | <input type="radio"/> | <input type="radio"/> |
| State Pension | <input type="radio"/> | <input type="radio"/> |
| Private Pension | <input type="radio"/> | <input type="radio"/> |

DID ANYONE IN THE HOUSEHOLD RECEIVE ANY BENEFITS DURING THE LAST MONTH

- No
- Yes

BENEFITS RECEIVED

- | | No | Yes |
|-------------------------------------------|-----------------------|-----------------------|
| Income based jobseekers allowance (JSA) | <input type="radio"/> | <input type="radio"/> |
| Employment & Support Allowance (ESA) | <input type="radio"/> | <input type="radio"/> |
| Working tax credit | <input type="radio"/> | <input type="radio"/> |
| Pension credit (including saving credit) | <input type="radio"/> | <input type="radio"/> |
| Child tax credit | <input type="radio"/> | <input type="radio"/> |
| Child Benefit | <input type="radio"/> | <input type="radio"/> |
| Income support | <input type="radio"/> | <input type="radio"/> |
| Housing benefit / Local housing allowance | <input type="radio"/> | <input type="radio"/> |
| Council tax support | <input type="radio"/> | <input type="radio"/> |
| Attendance allowance | <input type="radio"/> | <input type="radio"/> |
| Disability living allowance (DLA) | <input type="radio"/> | <input type="radio"/> |
| Incapacity benefit | <input type="radio"/> | <input type="radio"/> |
| Carer's Allowance | <input type="radio"/> | <input type="radio"/> |
| Personal Independence Payments (PIP) | <input type="radio"/> | <input type="radio"/> |
| Universal Credit | <input type="radio"/> | <input type="radio"/> |
| Other | <input type="radio"/> | <input type="radio"/> |

HEAD OF HOUSEHOLD NET INCOME BAND (ie. after tax insurance etc.) Include income from all sources e.g employment, self-employment, benefits, interest from investments etc.)

- Up to £9 week, £42 month, £519 year
- £10 - £29, £43 - £129, £520 - £1,559
- £30 - £49, £130 - £216, £1,560 - £2,599
- £50 - £69, £217 - £302, £2,600 - £3,639
- £70 - £89, £303 - £389, £3,640 - £4,679
- £90 - £119, £390 - £519, £4,680 - £6,239
- £120 - £159, £520 - £692, £6,240 - £8,319
- £160 - £199, £693 - £866, £8,320 - £10,399
- £200 - £239, £867 - £1,039, £10,400 - £12,479
- £240 - £279, £1,040 - £1,212, £12,480 - £14,559
- £280 - £319, £1,212 - £1,386, £14,560 - £16,639
- £320 - £359, £1,387 - £1,559, £16,640 - £18,719
- £360 - £399, £1,560 - £1,732, £18,720 - £20,799
- £400 - £499, £1,733 - £2,166, £20,800 - £25,999
- £500 - £599, £2,167 - £2,599, £26,000 - £31,199
- £600 - £699, £2,600 - £3,032, £31,200 - £36,399
- £700 - £799, £3,033 - £3,466, £36,400 - £41,599
- £800 - £899, £3,467 - £3,899, £41,600 - £46,799
- £900 - £999, £3,900 - £4,332, £46,800 - £51,999
- £1,000 or more, £4,333 or more, £52,000 or more
- Refused

PARTNER NET INCOME BAND (ie. after tax insurance etc.) Include income from all sources e.g employment, self-employment, benefits, interest from investments etc.)

- Up to £9 week, £42 month, £519 year
- £10 - £29, £43 - £129, £520 - £1,559
- £30 - £49, £130 - £216, £1,560 - £2,599
- £50 - £69, £217 - £302, £2,600 - £3,639
- £70 - £89, £303 - £389, £3,640 - £4,679
- £90 - £119, £390 - £519, £4,680 - £6,239
- £120 - £159, £520 - £692, £6,240 - £8,319
- £160 - £199, £693 - £866, £8,320 - £10,399
- £200 - £239, £867 - £1,039, £10,400 - £12,479
- £240 - £279, £1,040 - £1,212, £12,480 - £14,559
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- £500 - £599, £2,167 - £2,599, £26,000 - £31,199
- £600 - £699, £2,600 - £3,032, £31,200 - £36,399
- £700 - £799, £3,033 - £3,466, £36,400 - £41,599
- £800 - £899, £3,467 - £3,899, £41,600 - £46,799
- £900 - £999, £3,900 - £4,332, £46,800 - £51,999
- £1,000 or more, £4,333 or more, £52,000 or more
- Refused
- Not applicable

WHOLE HOUSEHOLD NET INCOME BAND (ie. after tax insurance etc.) Include income from all sources e.g employment, self-employment, benefits, interest from investments etc.)

- Up to £9 week, £42 month, £519 year
- £10 - £29, £43 - £129, £520 - £1,559
- £30 - £49, £130 - £216, £1,560 - £2,599
- £50 - £69, £217 - £302, £2,600 - £3,639
- £70 - £89, £303 - £389, £3,640 - £4,679
- £90 - £119, £390 - £519, £4,680 - £6,239
- £120 - £159, £520 - £692, £6,240 - £8,319
- £160 - £199, £693 - £866, £8,320 - £10,399
- £200 - £239, £867 - £1,039, £10,400 - £12,479
- £240 - £279, £1,040 - £1,212, £12,480 - £14,559
- £280 - £319, £1,212 - £1,386, £14,560 - £16,639
- £320 - £359, £1,387 - £1,559, £16,640 - £18,719
- £360 - £399, £1,560 - £1,732, £18,720 - £20,799
- £400 - £499, £1,733 - £2,166, £20,800 - £25,999
- £500 - £599, £2,167 - £2,599, £26,000 - £31,199
- £600 - £699, £2,600 - £3,032, £31,200 - £36,399
- £700 - £799, £3,033 - £3,466, £36,400 - £41,599
- £800 - £899, £3,467 - £3,899, £41,600 - £46,799
- £900 - £999, £3,900 - £4,332, £46,800 - £51,999
- £1,000 or more, £4,333 or more, £52,000 or more
- Refused
- Not applicable

DOES YOUR HOUSEHOLD HAVE ANY SAVINGS?

- No - In debt £2,501 - £5,000 £20,001 - £25,000
- None £5,001 - £10,000 £25,001 - £30,000
- Under £1,000 £10,001 - £15,000 Over £30,000
- £1,000 - £2,500 £15,001 - £20,000 Refused

HOW MUCH TO YOU SPEND ON ELECTRICITY EACH YEAR?

- Under £200 £751 - £1,000 £1,501 - £2,000
- £200 - £500 £1,001 - £1,250 Over £2,000
- £501 - £750 £1,251 - £1,500 Unobtainable

HOW MUCH TO YOU SPEND ON GAS EACH YEAR?

- Under £200 £751 - £1,000 £1,501 - £2,000
- £200 - £500 £1,001 - £1,250 Over £2,000
- £501 - £750 £1,251 - £1,500 Unobtainable

HOW MUCH TO YOU SPEND ON OTHER FUEL EACH YEAR?

- Under £200 £1,001 - £1,250 Unobtainable
- £200 - £500 £1,251 - £1,500 Not Applicable
- £501 - £750 £1,501 - £2,000
- £751 - £1,000 Over £2,000

BY WHAT MEANS DO YOU NORMALLY PAY FOR YOUR FUEL?

	Yes	No	Don't Know
Quarterly Bill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Budget Account /Direct Debit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Payment Book	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Power Cards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fuel Direct	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

HOW EASY IS IT TO HEAT YOUR HOME TO A COMFORTABLE LEVEL IN WINTER?

- Quite easy
- Can just afford
- Some difficulty
- Great difficulty

IN WINTER WOULD YOU NORMALLY HEAT?

- All rooms
- Most rooms
- Some rooms
- Only one room
- Don't know

ARE YOU AWARE OF ANY OF THE FOLLOWING WHICH COULD ASSIST IN THE PAYMENT OF HOUSEHOLD FUEL BILLS?

	Aware	Unaware
Local Energy Advice Programme (LEAP)	<input type="checkbox"/>	<input type="checkbox"/>
Greater Manchester Warm Homes Fund	<input type="checkbox"/>	<input type="checkbox"/>
Priority Service Register	<input type="checkbox"/>	<input type="checkbox"/>
Warm Homes Discount	<input type="checkbox"/>	<input type="checkbox"/>
Winter Fuel Payment	<input type="checkbox"/>	<input type="checkbox"/>
Cold Weather Payment	<input type="checkbox"/>	<input type="checkbox"/>
Home Owner Grants	<input type="checkbox"/>	<input type="checkbox"/>

DO YOU HAVE ACCESS TO THE INTERNET?

- Yes
- No

ARE YOU ABLE TO USE A COMPUTER ON THE INTERNET?

- Yes
- No

HAVE YOU EVER SWITCHED ELECTRICITY / GAS SUPPLIER?

- Yes
- No
- Don't know

WAS THIS WITHIN THE LAST 12 MONTHS?

- Yes

- No
- Don't know
- N/A

DO YOU FEEL SAFE IN YOUR HOME AT NIGHT?

- Safe
- Unsafe
- Don't Know

DO YOU FEEL SAFE IN YOUR LOCAL AREA AT NIGHT?

- Safe
- Unsafe
- Don't Know

HAS ANY MEMBER OF YOUR HOUSEHOLD BEEN A VICTIM OF CRIME IN THE LAST 12 MONTHS?

- No
- Yes
- Don't Know

HAS ANYONE IN YOUR HOUSEHOLD ENCOUNTERED ANY ANTI-SOCIAL BEHAVIOUR IN THE IMMEDIATE AREA?

- No
- Yes

TENURE

- Owner occupied
- Rented / Rent free / Tied

DO YOU HAVE A MORTGAGE

- No
- Yes
- Don't know

OUTSTANDING MORTGAGE

- | | | | |
|-----------------------------------------|------------------------------------------|-------------------------------------------|----------------------------------------|
| <input type="radio"/> Less than £5,000 | <input type="radio"/> £45,000 - £60,000 | <input type="radio"/> £120,000 - £150,000 | <input type="radio"/> Over £240,000 |
| <input type="radio"/> £5,000 - £15,000 | <input type="radio"/> £60,000 - £75,000 | <input type="radio"/> £150,000 - £180,000 | <input type="radio"/> Don't know / N/A |
| <input type="radio"/> £15,000 - £30,000 | <input type="radio"/> £75,000 - £90,000 | <input type="radio"/> £180,000 - £210,000 | |
| <input type="radio"/> £30,000 - £45,000 | <input type="radio"/> £90,000 - £120,000 | <input type="radio"/> £210,000 - £240,000 | |

REMAINING MORTGAGE LIFE

- | | |
|-----------------------------------------|----------------------------------------|
| <input type="radio"/> Less than 5 years | <input type="radio"/> 15 - 20 years |
| <input type="radio"/> 5 - 10 years | <input type="radio"/> Over 20 years |
| <input type="radio"/> 10 - 15 years | <input type="radio"/> Don't know / N/A |

TO WHAT EXTENT DO THE FOLLOWING ACT AS A BARRIER TO YOU REPAIRING YOUR HOME?

- | | No | Yes | Don't Know |
|--------------------------------------------------------------|-----------------------|-----------------------|-----------------------|
| Getting independent advice on what is needed and likely cost | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Finding a reliable builder / contractor / tradesman | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Need DIY skills

Access to money to do works

IF THE COUNCIL PROVIDED A LIST OF BUILDERS & CONTRACTORS WOULD YOU FIND THIS USEFUL?

- Yes
- No
- Don't Know

WOULD YOU CONSIDER RE-MORTGAGING, OR OTHERWISE USING THE VALUE OF YOUR HOME TO CARRY OUT NECESSARY REPAIRS?

- Yes
- No
- Don't know

IF THE COUNCIL PROVIDED AFFORDABLE / LOW COST LOANS TO REPAIR OR IMPROVE YOUR HOME WOULD YOU BE INTERESTED?

- Yes
- No
- Don't know

HAVE YOU COMPLETED ANY MAJOR REPAIRS / IMPROVEMENTS IN LAST 5 YEARS?

- Yes
- No
- Don't know

IMPROVEMENTS COMPLETED

	Yes	No
Cavity wall insulation	<input type="radio"/>	<input type="radio"/>
Loft insulation	<input type="radio"/>	<input type="radio"/>
Central heating for 1st time	<input type="radio"/>	<input type="radio"/>
Changed central heating system	<input type="radio"/>	<input type="radio"/>
Installed PVs	<input type="radio"/>	<input type="radio"/>
New windows / double glazing	<input type="radio"/>	<input type="radio"/>
New external doors	<input type="radio"/>	<input type="radio"/>
Rewired	<input type="radio"/>	<input type="radio"/>
Added extension/ conservatory	<input type="radio"/>	<input type="radio"/>
External repairs	<input type="radio"/>	<input type="radio"/>

HAVE ANY OF THE ENERGY EFFICIENCY MEASURES UNDERTAKEN BEEN EFFECTIVE?

- Yes
- No
- Don't know / N/A

DO YOU INTEND TO CARRY OUT ANY REPAIRS IN THE NEXT 5 YEARS?

- Yes
- No
- Don't know

IMPROVEMENTS INTENDED

	Yes	No	N/A
Cavity wall insulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loft insulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central heating for 1st time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Change existing central heating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New kitchen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New bathroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New windows / double glazing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New external doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rewire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add extension/ conservatory	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
External repairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

IS YOUR LANDLORD A MEMBER OF "GREATER MANCHESTER LANDLORD ACCREDITATION SCHEME"?

- Yes
- No
- Don't know

DO YOU DEAL WITH YOUR LANDLORD DIRECTLY OR THROUGH A PROPERTY AGENT?

- Landlord directly
- Property agent
- Don't know

WHAT IS YOUR MONTHLY RENT (INCLUDING HOUSING BENEFIT)

HAVE YOU INFORMED YOUR LANDLORD OR AGENT ABOUT ANY OUTSTANDING REPAIRS?

- Yes
- No
- Don't know

IF YES, ARE THESE ISSUES BEING ADDRESSED?

- Yes
- No
- N/A

DO YOU CONSIDER YOUR HOME TO BE IN A GOOD STATE OF REPAIR?

- Yes - Very good
- Yes - quite good
- No - poor

IS THIS PROPERTY A HMO?

A HMO is a building, or part of a building occupied by three or more people made up of more than one household?

- No
- Yes

TOTAL NUMBER OF PERSONS RESIDENT AT THE ADDRESS?

TOTAL NUMBER OF HOUSEHOLDS (I.E. UNRELATED PERSONS) RESIDENT AT THE ADDRESS?

NUMBER OF OCCUPIED STOREYS IN THE DWELLING?

- 1 storey 4 stories
 2 stories 5 stories
 3 stories

HMO Type?

- Self-contained flat Shared house /flat
 Flat in converted building Hostel
 Bedsit

IS THE PROPERTY LICENSABLE UNDER THE HOUSING ACT 2004?

- Yes
 No
 Don't know

MEANS OF ESCAPE FROM FIRE?

- Full working AFD Battery smoke detectors only
 Full AFD but with defects No AFD or smoke detectors
 AFD in MOE only

FIRE FIGHTING EQUIPMENT PRESENT?

- Yes
 No

EMERGENCY LIGHTING

- Working
 Defective
 Not present

PRESENCE OF..

	Present in flat (conversion)	Exclusive use to all lets	Exclusive use to most lets	Shared up to 1:5	Shared worse than 1:5	None
Kitchens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wash Hand Basins	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Baths/Showers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
WCs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

CONDITION OF
AMENITIES

- Satisfactory Repair / replace up to 50%
 Minor disrepair Repair / replace over 50%

MANAGEMENT REGULATIONS

- Very good Poor
- Good Very poor
- Average

STATE OF DISREPAIR

- Satisfactory Urgent disrepair
- Minor disrepair Unfit
- Substantial disrepair

FITNESS FOR MULTI-OCCUPATION

- Fit amenities and fire Unfit amenities
- Unfit fire Unfit amenities and fire

HAVE THE ELECTRICAL INSTALLATIONS BEEN TESTED BY A COMPETENT PERSON IN THE LAST 5 YEARS?

- Yes
- No D/K

ARE THERE ADEQUATE REFUSE STORAGE AND DISPOSAL FACILITIES?

- No facilities Adequate
- Good Poor

ARE THE FOLLOWING CERTIFICATES AVAILABLE?

	Yes	No	Don't Know
Electrical Testing (IEE or Part B BR)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Detection System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Portable Appliance Testing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Equipment maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Annual Gas Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
OFTEC Annual Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Add any comments here

Next

Stop

DWELLING REF

1ST LINE OF ADDRESS

SURVEYOR NO

NUMBER OF HABITABLE ROOMS

NUMBER OF BEDROOMS

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

	No Repair	Localised (1 - <5%)	Minor (5 - <25%)	Medium (25 - <40%)	Major (40 - <60%)	Renew (60 - 100%)	N/A
Floor Structure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Floor Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Internal Wall Structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wall Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ceiling Finishes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Internal Doors / Frames	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplaces / Flues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stairs/ Balustrades	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

WHAT INTERNAL DEFECTS ARE APPARENT (WHOLE DWELLING ASSESSMENT)

	None	Minor (Defect evident but limited)	Moderate (Defect evident with potential impact on occupation)	Severe (Major defect with significant impact on occupation)
Rising Damp	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Penetrating Damp	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dry / Wet Rot	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ventilation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural Light	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Artificial Light	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mold / Condensation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

STANDARD AMENITIES

- Yes - exclusive use
- Yes - shared use
- No

MAINS GAS SUPPLY

- Yes
- No

MAINS WATER SUPPLY

- Yes
- No

MAINS DRAINAGE

- Yes
- No

CENTRAL HEATING

- Yes - full C.H.
- Yes - partial C.H.
- No - none

HEATING / BOILERS / APPLIANCES REPAIR

- No Repair
- Localised (1 - <5%)
- Minor (5 - <25%)
- Medium (25 - <40%)
- Major (40 - <60%)
- Renew (60 - 100%)

REPLACEMENT PERIOD HEATING / BOILER / APPLIANCES

- Inside 10 years
- Outside 10 years

REPAIRS REQUIRED TO HEATING DISTRIBUTION

- No Repair
- Localised (1 - <5%)
- Minor (5 - <25%)
- Medium (25 - <40%)
- Major (40 - <60%)
- Renew (60 - 100%)
- N/A

REPLACEMENT PERIOD HEATING DISTRIBUTION

- Inside 10 years
- Outside 10 years
- N/A

KITCHEN FITTINGS

- Under 20 yrs old
- Over 20 yrs old

KITCHEN SPACE/LAYOUT

- Adequate
- Inadequate

REPAIRS REQUIRED TO KITCHEN FITTINGS

- None Medium (25 - <40%)
 Localised (1 - <5%) Major (40 - <60%)
 Minor (5 - <25%) Renew (60 - 100%)

REPLACEMENT PERIOD KITCHEN FITTINGS

- Inside 10 years
 Outside 10 years

AGE OF BATHROOM AMENITIES

- Under 30 yrs old
 Over 30 yrs old

BATHROOM LOCATION

- Satisfactory
 Unsatisfactory

W.C. LOCATION

- Satisfactory
 Unsatisfactory

REPAIRS REQUIRED TO BATHROOM AMENITIES

- None Medium (25 - <40%)
 Localised (1 - <5%) Major (40 - <60%)
 Minor (5 - <25%) Renew (60 - 100%)

REPLACEMENT PERIOD - BATHROOM AMENITIES

- Inside 10 years
 Outside 10 years

IS THE PROPERTY A FLAT / MAISONETTE?

- Yes
 No

COMMON AREA SIZE (Flats and Maisonettes only)

- Satisfactory
 Unsatisfactory
 N/A

COMMON AREA LAYOUT (Flats and Maisonettes only)

- Satisfactory
 Unsatisfactory
 N/A

REPAIRS REQUIRED TO - INTERNAL PLUMBING

- None Medium (25 - <40%)
 Localised (1 - <5%) Major (40 - <60%)

- Minor (5 - <25%) Renew (60 - 100%)

REPLACEMENT PERIOD - INTERNAL PLUMBING

- Inside 10 years
 Outside 10 years

REQUIRED REPAIRS - ELECTRICS

- None Medium (25 - <40%)
 Localised (1 - <5%) Major (40 - <60%)
 Minor (5 - <25%) Renew (60 - 100%)

REPLACEMENT PERIOD

- Inside 10 years
 Outside 10 years

SMOKE ALARMS PRESENT

- On each storey of the dwelling
 Yes - but not all stories of the dwelling
 None

CARBON MONOXIDE ALARMS

- In all rooms used as living accommodation and containing a solid fuel burning combustion appliance
 Elsewhere in dwelling (but dwelling HAS a solid fuel burning combustion appliance)
 Elsewhere in dwelling (but dwelling DOES NOT have a solid fuel burning appliance)
 None (but dwelling HAS a solid fuel burning combustion appliance)
 None (but dwelling DOES NOT t have a solid fuel burning combustion appliance)

HAS THE DWELLING BEEN ADAPTED FOR DISABLED USE?

- Yes
 No

WHICH ADAPTATIONS ARE PRESENT?

	Yes	No	N/A
Level / ramped access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Chair/stairlift/through floor lift	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adapted bathroom / WC	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adapted kitchen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wheelchair accessible WC	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ground floor bedroom / bathroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Repositioned electrical controls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

SAFE ACCESS TO THE FRONT GARDEN FOR A DISABLED PERSON

- No Front Garden
 Unsatisfactory Access
 Satisfactory Access

SAFE ACCESS TO THE REAR GARDEN FOR A DISABLED PERSON

- No Rear Garden
- Unsatisfactory Access
- Satisfactory Access

ARE THERE ANY HHSRS HAZARDS YOU CONSIDER TO BE WORSE THAN AVERAGE?

- Yes
- No

PLEASE INDICATE THE LEVEL OF THE FOLLOWING HAZARDS..

	Average (or better)	Worse than average	Serious (Possible Cat 1)
Damp & Mold	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Excess Cold	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Excess Heat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Asbestos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Biocides	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Carbon Monoxide	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lead	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Radiation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Uncombusted Fuel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volatile Organic Compounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crowding & Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entry by Intruders	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Average (or better)	Worse than average	Serious (Possibly Cat 1)
Domestic Hygiene	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Food Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal Hygiene/Sanitation/Drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Domestic Water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Falls associated with Baths etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Falls on the Level	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Falls associated with Steps / Stairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Falls between Levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electrical	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hot Surfaces & Materials	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Collision / Entrapment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Explosion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ergonomics	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Structural Failure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please enter any comments here

Next

Stop

DWELLING REF

PLEASE ENTER FIRST LINE OF ADDRESS

SURVEYOR NO

ADDRESS STATUS

- Effective permanent dwelling
- Non-permanent dwelling
- Major works underway
- Converted/non-residential
- Demolished/derelict
- Address unob./cannot locate

VACANT

- Occupied
- Vacant for sale
- Vacant for rent
- Vacant - repairs / maintenance
- Vacant-closed/bricked-up
- Vacant derelict
- Vacant - other long term

MULTIPLE OCCUPATION

- Single Occupation
- Multiple Households
- Vacant

TENURE

- Owner occupied
- Private rented
- Tied/rent free
- RSL/excluded

EXTENT OF SURVEY

- Full + interview
- Full only
- External only
- No survey

DWELLING TYPE

- House
- Bungalow
- Maisonette
- Purpose built flat
- Flat in converted building
- Non-res with flats
- House/mixed use

DWELLING CONFIGURATION

- Mid terrace
- End terrace
- Semi-detached
- Detached

CONSTRUCTION TYPE

- Traditional
- Non-traditional
- Park home

DATE OF CONSTRUCTION

- Pre - 1919 1965 - 1974
- 1919 - 1944 1975 - 1981
- 1945 - 1964 Post - 1981

NO HABITABLE FLOORS IN DWELLING

STOREY LEVEL OF FLAT

- Ground
- Mid
- Top
- Basement
- N/A

EXTERNAL WALL

- Solid 9" Solid 9"+
- Cavity 9-11" Timber frame
- Cavity 11"+ Other

BUILDING MATERIAL

- Brick Stone
- Block Wood/timber
- Concrete Other

WALL STRUCTURE REPAIR

- No Repair Medium Disrepair (26 - 60%)
- Localised Repair (1-5%) Major Disrepair (61-80%)
- Minor Disrepair (6 - 25%) Renew (81 - 100%)

WALL STRUCTURE REPLACEMENT

- Inside 10 years
- Outside 10 years

PRINCIPAL WALL FINISH

- Self-finish Tiles
 Render/dash Other
 Timber

EXTERNAL WALL FINISH REPAIR

- No Repair Medium Disrepair (26 - 60%)
 Localised Repair (1-5%) Major Disrepair (61-80%)
 Minor Disrepair (6 - 25%) Renew (81 - 100%)

EXTERNAL WALL FINISH REPLACEMENT

- Inside 10 years
 Outside 10 years

ROOF FORM

- Pitched
 Flat
 Mixed

ROOF STRUCTURE REPAIR

- No Repair Medium Disrepair (26 - 60%)
 Localised Repair (1-5%) Major Disrepair (61-80%)
 Minor Disrepair (6 - 25%) Renew (81 - 100%)

ROOF STRUCTURE REPLACEMENT

- Inside 10 years
 Outside 10 years

ROOF COVERING

- Natural slate Artificial slate
 Concrete tile Felt/asphalt
 Clay tile Other

ROOF COVER REPAIR

- No Repair Medium Disrepair (26 - 60%)
 Localised Repair (1-5%) Major Disrepair (61-80%)
 Minor Disrepair (6 - 25%) Renew (81 - 100%)

ROOF COVER REPLACEMENT

- Inside 10 years
 Outside 10 years

CHIMNEYS

- Brickpointed Stone
 Brick/block render Other
 Concrete None

CHIMNEY REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

CHIMNEY REPLACEMENT

- Inside 10 years
- Outside 10 years
- N/A

FLASHINGS

- Lead
- Zinc
- Cement fillet
- Other
- None

FLASHINGS REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

FLASHINGS REPLACEMENT

- Inside 10 years
- Outside 10 years
- N/A

RAINWEAR

- UPVC
- Aluminium
- Steel
- Cast iron
- Asbestos
- Other
- Mixed
- None

RAINWEAR REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

RAINWEAR REPLACEMENT

- Inside 10 years
- Outside 10 years
- N/A

LINTOL REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

LINTOL REPLACEMENT

- Inside 10 years
- Outside 10 years
- N/A

POINTING REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- N/A

POINTING REPLACEMENT

- Inside 10 years
- Outside 10 years
- N/A

DWELLING WINDOW MATERIAL

- Softwood
- Hardwood
- Metal no thermal break
- Metal with thermal break
- UPVC
- Other

DWELLING WINDOW REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)

DWELLING WINDOW REPLACEMENT

- Inside 10 years
- Outside 10 years

DO WINDOWS HAVE LOCKS?

- Yes, where required
- No

DOOR MATERIAL

- Softwood complete
- Softwood glazed
- UPVC complete
- UPVC glazed
- Hardwood complete
- Hardwood glazed
- Metal

ACCESS DOOR REPAIR

- No Repair Medium Disrepair (26 - 60%)
 Localised Repair (1-5%) Major Disrepair (61-80%)
 Minor Disrepair (6 - 25%) Renew (81 - 100%)

ACCESS DOOR REPLACEMENT

- Inside 10 years
 Outside 10 years

DO DOORS HAVE SECURE LOCKS?

- Yes
 No

DOES DWELLING FRONT ON TO STREET?

- Yes
 No

DOES DWELLING HAVE A BURGLAR ALARM?

- Yes
 No

IS THERE EXTERNAL LIGHTING TO DWELLING?

- Yes
 No

DRAINAGE REPAIR

- No Repair Medium Disrepair (26 - 60%)
 Localised Repair (1-5%) Major Disrepair (61-80%)
 Minor Disrepair (6 - 25%) Renew (81 - 100%)

UNDERGROUND DRAINAGE REPLACEMENT

- Inside 10 years
 Outside 10 years

FENCING REPAIR

- No Repair Major Disrepair (61-80%)
 Localised Repair (1-5%) Renew (81 - 100%)
 Minor Disrepair (6 - 25%) No Fencing
 Medium Disrepair (26 - 60%)

FENCES/WALLS/GATES REPLACEMENT

- Inside 10 years
 Outside 10 years
 N/A

PATH REPAIR

- No Repair Major Disrepair (61-80%)
 Localised Repair (1-5%) Renew (81 - 100%)

- Minor Disrepair (6 - 25%) No Path
- Medium Disrepair (26 - 60%)

PATHS/PAVED AREAS REPLACEMENT

- Inside 10 years
- Outside 10 years
- N/A

OUTBUILDING REPAIR

- No Repair
- Localised Repair (1-5%)
- Minor Disrepair (6 - 25%)
- Medium Disrepair (26 - 60%)
- Major Disrepair (61-80%)
- Renew (81 - 100%)
- No Outbuilding

OUTBUILDING REPLACEMENT

- Inside 10 years
- Outside 10 years
- N/A

FOUNDATION FAILURE

- Yes
- No

ROOF SAG

- Yes
- No

ROOF SPREAD

- Yes
- No

WALL BULGE

- Yes
- No

WALL TIE FAILURE

- Yes
- No

CHIMNEY FAILURE

- Yes
- No
- N/A

LINTOL FAILURE

- Yes
- No

	Not a Problem	Minor Problem	Major Problem
Litter & Rubbish	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scruffy Gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Graffiti	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vandalism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scruffy/Neglected Buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog Fouling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of Dwellings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nuisance from Street Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ambient Air Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heavy Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Railway / Aircraft Noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Intrusion from Motorways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vacant Sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Intrusive Industry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Non Conforming Uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vacant /Boarded up Buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

VISUAL QUALITY OF ENVIRONMENT

- Poor
- Below average
- Average
- Above average
- Good

Please insert any comments here

Next

Stop

H. HEALTH AND SAFETY HAZARDS - THE HHSRS...

ADDRESS:

DWELLING REF:

HAZARD : 01 Damp & Mould

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

AVG

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

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

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

BANDING :

ADDITIONAL COMMENTS

TRAFFORD COUNCIL - PRIVATE SECTOR HOUSE CONDITION SURVEY - HHSRS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : **02** Excess Cold

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

AVG

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

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

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : **12** Entry by Intruders

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

AVG

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

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

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : **16** **Food Safety**

FACTORS:

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

AVG

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

CLASS II

CLASS III

CLASS IV

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : 20 Falls on the Level

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

LIKELIHOOD (RSP)

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

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

LOOKUP TABLE

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : 21 Falls Associated with Stairs/Steps

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

AVG Pre-1919

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

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

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : 22 Falls between levels

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

AVG

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

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

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : 23 Electrical

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

AVG

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

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

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : 24 Fire

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

AVG

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

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

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

BANDING :

ADDITIONAL COMMENTS

H. HEALTH AND SAFETY HAZARDS - THE HHSRS CONT...

ADDRESS:

DWELLING REF:

HAZARD : 25 Flames, Hot Surfaces

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

AVG

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

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

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

BANDING :

ADDITIONAL COMMENTS

APPENDIX D :

THE DECENT HOMES STANDARD

D.1 This appendix gives a detailed definition of the decent homes standard and explains the four criteria that a decent home is required to meet. These are:

- it meets the current statutory minimum standard for housing;
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- it provides a reasonable degree of thermal comfort.

D.2 The decent home definition provides a minimum standard. Landlords and owners doing work on their properties may well find it appropriate to take the dwellings above this minimum standard.

Criterion A: the dwelling meets the current statutory minimum standard for housing

D.3 **MINIMUM STATUTORY STANDARDS:** The Housing Act 2004 (Chapter 34) introduces a new system for assessing housing conditions and enforcing housing standards. The new system which replaces the former test of fitness for human habitation (Section 604, Housing Act 1985) operates by reference to the existence of Category 1 or Category 2 hazards on residential premises as assessed within the Housing Health and Safety Rating System (HHSRS - Version 2). For the purposes of the current survey the presence of Category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS Bands A, B or C and accruing hazard scores in excess of 1000 points.

Criterion B: the dwelling is in a reasonable state of repair

D.4 A dwelling satisfies this criterion unless:

- one or more key building components are old and, because of their condition, need replacing or major repair; or
- two or more other building components are old and, because of their condition, need replacement or major repair.

BUILDING COMPONENTS

D.5 Building components are the structural parts of a dwelling (e.g. wall structure, roof structure), other external elements (e.g. roof covering, chimneys) and internal services and amenities (e.g. kitchens, heating systems).

PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

D.6 Key building components are those which, if in poor condition, could have an *immediate* impact on the integrity of the building and cause further deterioration in other components. They are the external components plus internal components that have potential safety implications and include:

- External Walls
- Roof structure and covering
- Windows/doors
- Chimneys
- Central heating boilers
- Gas fires
- Storage Heaters
- Electrics

D.7 If any of these components are old and need replacing, or require immediate major repair, then the dwelling is not in a reasonable state of repair and remedial action is required.

D.8 Other building components are those that have a less immediate impact on the integrity of the dwelling. Their combined effect is therefore considered, with a dwelling not in a reasonable state of repair if two or more are old and need replacing or require immediate major repair.

'OLD' AND IN 'POOR CONDITION'

D.9 A component is defined as 'old' if it is older than its expected or standard lifetime. The component lifetimes used are consistent with those used for resource allocation to local authorities and are listed at the end of this appendix.

D.10 Components are in 'poor condition' if they need major work, either full replacement or major repair. The definitions used for different components are at listed at the end of this appendix.

D.11 One or more key components, or two or more other components, must be both old and in poor condition to render the dwelling non-decent on grounds of disrepair. Components that are old but in good condition or in poor condition but not old would not, in themselves, cause the dwelling to fail the standard. Thus for example a bathroom with facilities which are old but still in good condition would not trigger failure on this criterion.

D.12 Where the disrepair is of a component affecting a block of flats, the flats that are classed as non-decent are those directly affected by the disrepair.

Criterion C: The dwelling has reasonably modern facilities and services

D.13 A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- a kitchen which is 20 years old or less;
- a kitchen with adequate space and layout;
- a bathroom which is 30 years old or less;
- an appropriately located bathroom and WC;
- adequate sound insulation;
- adequate size and layout of common entrance areas for blocks of flats.

D.14 The ages used to define the 'modern' kitchen and bathroom are less than those for the disrepair criterion. This is to take account of the modernity of kitchens and bathrooms, as well as their functionality and condition.

D.15 There is some flexibility inherent in this criterion, in that a dwelling has to fail on three criteria before failure of the decent homes standard itself. Such a dwelling does not have to be fully modernised for this criterion to be passed: it would be sufficient in many cases to deal with only one or two of the facilities that are contributing to the failure.

D.16 These standards are used to calculate the national standard and have been measured in the English House Condition Survey (EHCS) for many years. For example, in the EHCS:

- a kitchen failing on adequate space and layout would be one that was too small to contain all the required items (sink, cupboards, cooker space, worktops etc.) appropriate to the size of the dwelling;
- an inappropriately located bathroom or WC is one where the main bathroom or WC is located in a bedroom or accessed through a bedroom (unless the bedroom is not used or the dwelling is for a single person). A dwelling would also fail if the main WC is external or located on a different floor to the nearest wash hand basin, or if a WC without a wash hand basin opens on to a kitchen in an inappropriate area, for example next to the food preparation area;

Decent homes – definition : inadequate insulation from external airborne noise would occur where there are problems with, for example, traffic (rail, road or aeroplanes) or factory noise. Reasonable insulation from these problems should be ensured through installation of double glazing; inadequate size and layout of common entrance areas for blocks of flats would occur where there is insufficient room to manoeuvre easily, for example where there are narrow



PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

access ways with awkward corners and turnings, steep staircases, inadequate landings, absence of handrails, low headroom etc.

Criterion D: the dwelling provides a reasonable degree of thermal comfort

D.17 The definition requires a dwelling to have both:

- efficient heating; and
- effective insulation.

D.18 Under this standard, efficient heating is defined as any gas or oil programmable central heating or electric storage heaters/programmable solid fuel or LPG central heating or similarly efficient heating systems. Heating sources which provide less energy efficient options fail the decent home standard.

D.19 Because of the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation that is appropriate also differs:

- For dwellings with gas/oil programmable heating, cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm loft insulation (if there is loft space) is an effective package of insulation under the minimum standard set by the Department of Health;
- For dwellings heated by electric storage heaters/programmable solid fuel or LPG central heating a higher specification of insulation is required to meet the same standard: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavity walls that can be insulated effectively).

Component lifetimes and definition of 'in poor condition' used in the national measurement of the disrepair criterion

COMPONENT LIFETIMES

D.20 Table D.1 shows the predicted lifetimes of various key building components within the disrepair criterion to assess whether the building components are 'old'. These are used to construct the national estimates of the number of dwellings that are decent and those that fail.

Table D1: Component lifetimes used in the disrepair criterion

Building Components	Houses	All flats in	All flats in
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PRIVATE SECTOR HOUSING CONDITION SURVEY 2019

(key components marked *)	and Bungalows	blocks of below 6 storeys	blocks of 6 or more storeys
LIFE EXPECTANCY			
Wall structure*	80	80	80
Lintels*	60	60	60
Brickwork (spalling)*	30	30	30
Wall finish*	60	60	30
Roof structure*	50	30	30
Chimney	50	50	N/A
Windows*	40	30	30
External doors*	40	30	30
Kitchen	30	30	30
Bathrooms	40	40	40
Heating – central heating gas boiler*	15	15	15
Heating – central heating distribution system	40	40	40
Heating – other*	30	30	30
Electrical systems*	30	30	30

IN POOR CONDITION

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

- the component is sufficiently damaged that it is impossible to repair;
- the component is unsuitable, and would be even if it were repaired, either because the material has deteriorated or because the component was never suitable; (for external components) even if the component were repaired now, it would still need to be replaced within 5 years.

Table D.2: Component Condition used in the disrepair criterion

Building Components	Houses and Bungalows
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**(key components
marked *)**

Wall structure	Replace 10% or more or repair 30% or more
Wall finish	Replace/repoint/renew 50% or more
Chimneys	1 chimney needs partial rebuilding or more
Roof Structure	Replace 10% or more to strengthen 30% or more
Roof Covering	Replace or isolated repairs to 50% or more
Windows	Replace at least one window or repair/replace sash or member to at least two (excluding easing sashes, re-glazing painting)
External doors	Replace at least one
Kitchen	Major repair or replace 3 or more items out of the 6 (cold water drinking supply, hot water, sink, cooking provision, cupboards)
Bathroom	Major repair or replace 2 or more items (bath, wash hand basin)
Electrical System	Replace or major repair to system
Central Heating Boiler	Replace or major repair
Central Heating	Replace or major repair
Distribution	
Storage Heating	Replace or major repair

APPENDIX E :

GLOSSARY OF TERMS

AGE/CONSTRUCTION DATE OF DWELLING

The age of the dwelling refers to the date of construction of the oldest part of the building.

ADAPTATION

The installation of an aid or alternation to building design or amenity to assist normal dwelling use by physically or mentally impaired persons.

BASIC AMENITIES

Dwellings lack basic amenities where they do not have all of the following:

- kitchen sink;
- bath or shower in a bathroom;
- a wash hand basin;
- hot and cold water to the above;
- inside WC.

BEDROOM STANDARD

The bedroom standard is the same as that used by the General Household Survey, and is calculated as follows:

- a separate bedroom is allocated to each co-habiting couple, any other person aged 21 or over,
- each pair of young persons aged 10-20 of the same sex,
- and each pair of children under 10 (regardless of sex);
- unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom;
- any remaining unpaired children under 10 are also allocated a separate bedroom.

The calculated standard for the household is then compared with the actual number of bedrooms available for its sole use to indicate deficiencies or excesses. Bedrooms include bed-sitters, box rooms and bedrooms which are identified as such by informants even though they may not be in use as such.

CATEGORY 1 HAZARD

A hazard rating score within the HHSRS accruing in excess of 1000 points and falling into Hazard Bands A, B or C.

DECENT HOMES

A decent home is one that satisfies all of the following four criteria:

- it meets the current statutory minimum standard for housing.
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- it provides a reasonable degree of thermal comfort.

See Appendix E for further details.

DOUBLE GLAZING

This covers factory made sealed window units only. It does not include windows with secondary glazing or external doors with double or secondary glazing (other than double glazed patio doors which count as 2 windows).

DWELLING

A dwelling is a self contained unit of accommodation where all rooms and facilities available for the use of the occupants are behind a front door. For the most part a dwelling will contain one household, but may contain none (vacant dwelling), or may contain more than one (HMO).

TYPE OF DWELLING

Dwellings are classified, on the basis of the surveyors' inspection, into the following categories:

terraced house: a house forming part of a block where at least one house is attached to two or more other houses;

semi-detached house: a house that is attached to one other house;

detached house: a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.);

bungalow: a house with all of the habitable accommodation is on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses;

purpose built flat, low rise: a flat in a purpose built block less than 6 storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes;

converted flat: a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

EMPLOYMENT STATUS OF HOH

full time employment: working at least 30 hours per week as an employee or as self-employed. It includes those on government-supported training schemes but excludes any unpaid work;

part-time employment: working less than 30 hours per week as an employee or as self-employed. It excludes any unpaid work;

retired: fully retired from work i.e. no longer working, even part time. Includes those who have retired early;

unemployed: includes those registered unemployed and those who are not registered but seeking work;

other inactive: includes people who have a long term illness or disability and those looking after family/home;

employed full or part time: as above.

HHSRS

The Housing Health and Safety Rating System (HHSRS) is the Government's new approach to the evaluation of the potential risks to health and safety from any deficiencies identified in dwellings. The HHSRS, although not in itself a standard, has been introduced as a replacement for the Housing Fitness Standard (Housing Act 1985, Section 604, as amended). Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band J (9 points or less) the safest, to Band A (5000 points or more) the most dangerous. Using the above bands hazards can be grouped as Category 1 or Category 2. A Category 1 hazard will fall within Bands A, B and C (1000 points or more); a Category 2 hazard will fall within Bands D or higher (under 1000 points).

HMO

As defined in Section 254 Housing Act 2004, which relates predominantly to bedsits and shared housing where there is some sharing of facilities by more than one household.

HOUSEHOLD

One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

HOUSEHOLD TYPES

The classification is based on the primary family unit within the household only. This means that households in the first 4 categories (couple based and lone parents) may include other people in other family units. For example, a couple with dependent children who also have an elderly parent or a grown up non-dependant child living with them are still classed as a couple with dependent children. The types are:

Single Person: Single person aged below pensionable age;

Single Parent: Single person aged below pensionable age together with one or more persons aged under 16 years;

Small Adult: Two persons aged below pensionable age;

Small Family: Two persons aged below pensionable age together with one or two persons aged under 16 years;

Large Family: Two persons aged below pensionable age together with three or more persons aged under 16 years;

Large Adult: Three or more persons aged below pensionable age;

Elderly: One or more persons aged over pensionable age

LONG TERM ILLNESS OR DISABILITY

Whether anybody in the household has a long-term illness or disability. The respondent assesses this and long-term is defined as anything that has troubled the person, or is likely to affect them, over a period of time.

MEANS TESTED BENEFITS (IN RECEIPT OF)

Households where the HOH or partner receives Income Support, income-based Job Seekers Allowance, Working Families Tax Credit, Disabled Persons Tax Credit or Housing Benefit. Note that Council Tax Benefit is excluded from this definition.

SAP

The main measure of energy efficiency used in the report is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP). This is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly energy inefficient) to 120 (highly energy efficient).

SECURE WINDOWS AND DOORS

Homes with secure windows and doors have both of the following:

- main entrance door is solid or double glazed; the frame is strong; it has an auto deadlock or standard Yale lock plus mortise lock;
- all accessible windows (ground floor windows or upper floor windows in reach of flat roofs) are double glazed, either with or without key locks.

TENURE

Three categories are used for most reporting purposes:

owner-occupied: includes all households who own their own homes outright or buying them with a mortgage/loan. Includes intermediate ownership models;

private rented or private tenants: includes all households living in privately owned property which they do not own. Includes households living rent free, or in tied homes. Includes un-registered housing associations tenants;

registered social landlord (RSL): includes all households living in the property of registered housing associations.

VACANT DWELLINGS

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

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

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

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

VULNERABLE HOUSEHOLDS

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