Private Sector Stock Condition Survey

East Cambridgeshire District Council

East Cambridgeshire District Council

Final Report

April 2010

fordham RESEARCH

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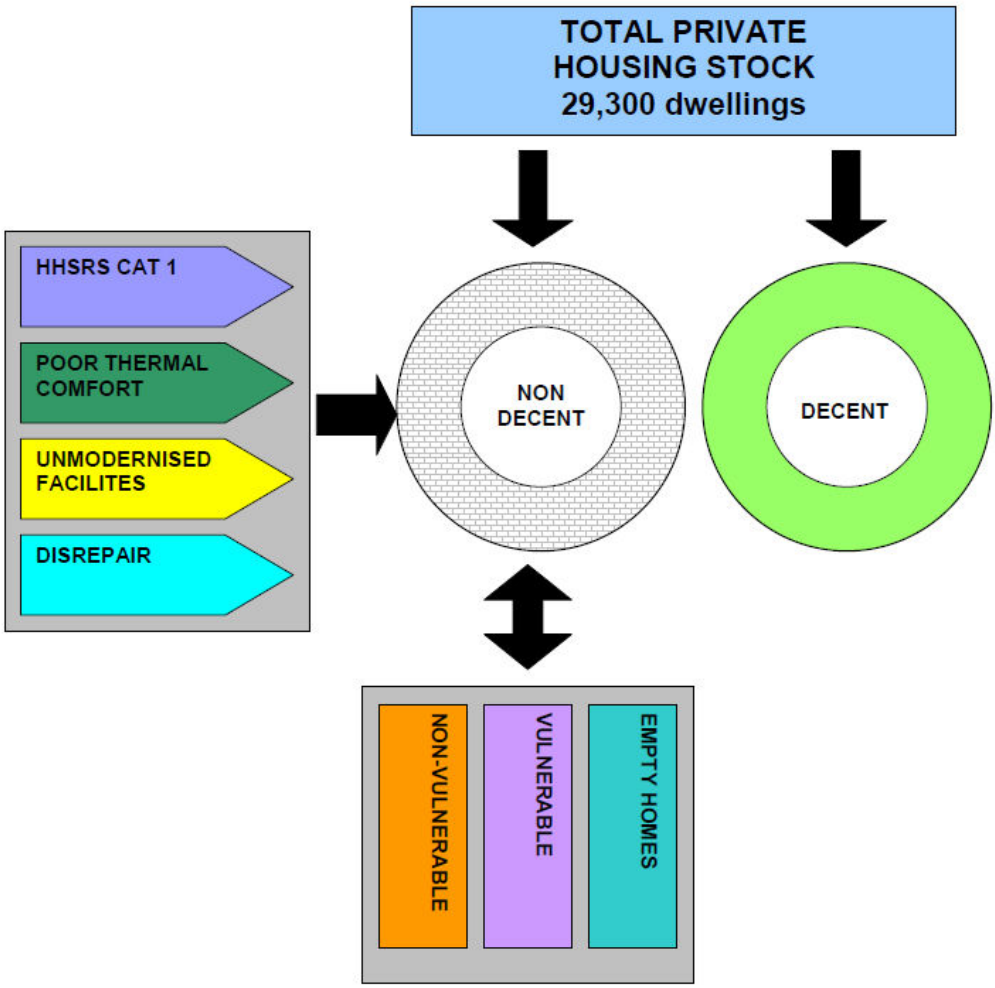
Executive Summary

Background

S1 This report provides the account of a Private Sector Stock Condition survey carried out on behalf of East Cambridgeshire District Council by Fordham Research. The surveys were conducted across East Cambridgeshire in September, October and November 2009. The survey was carried out in conjunction with a socio-economic interview, in order to establish a number of analytical links between dwellings and their occupants.

S2 One of the main outputs of the report is an assessment of housing and occupants under the Decent Homes Standard. Figure S1 shows the general framework for assessing non-decency:

Figure S1 Decent Homes assessment framework



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

S3 The survey comprised a physical survey of dwellings carried out in conjunction with a short socio-economic interview in occupied dwellings. The surveys were carried out by trained surveyors who in all achieved 990 valid inspections. The survey data was weighted by a number of variables such as tenure, in order to be representative of all private sector dwellings in the District. In total it is estimated that there are 29,300 private sector dwellings in the District; of these 550 are empty, leaving a total of 28,750 occupied dwellings.

S4 This survey estimates that 550 dwellings are empty and that 178 of these are long-term empty (empty for more than six months). This contrasts with the Council Tax data that identifies 978 dwellings as empty with 518 of these being long-term empty[1]. Overall empty homes performed the worst when the following were looked at:

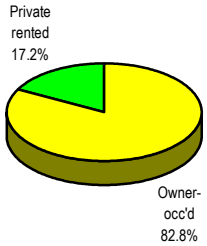
- The number of serious hazards
- Works requiring urgent repairs
- Decent Homes Standard
- Minimum energy efficiency standard.

Profile of the housing stock

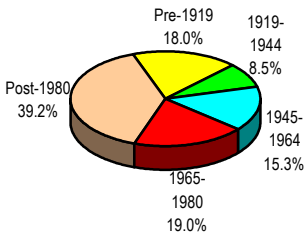
S5 It is estimated that some 82.8% of the private sector housing stock (excluding RSL dwellings) is owner-occupied, the remaining 17.2% is private rented. The most common type of dwellings is those built post-1980 and that are detached houses, followed by semi-detached houses and bungalows. Figure S2 summarises the main stock profile characteristics of the private sector (excluding RSLs) in East Cambridgeshire.

Figure S2 Private sector (excluding RSLs) - stock summary

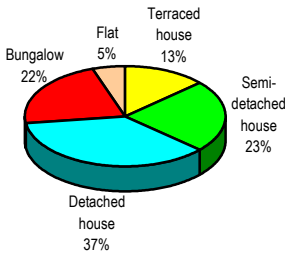
Tenure



Age



Type



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

[1] Source: Anglia Revenue Partnership Council Tax data, October 2009

S6 Data from the survey suggests that the private sector housing stock in East Cambridgeshire has a slightly different profile to the housing stock nationally. When compared with national data some of the main differences found were:

- The District has a higher than average proportion of private rented accommodation, with 17.2% of all private sector dwellings being in this sector, compared to 14.5% across England
- East Cambridgeshire has higher proportion of bungalows and detached houses and a lower proportion of flats
- Housing in East Cambridgeshire has a different age profile with 39.2% of dwellings having been built since 1980 (this compares to 18.4% nationally and 22.8% across the East of England).

S7 In addition, it was estimated that the average floor space of private sector dwellings in East Cambridgeshire is around 122m^2 and that the average property contains 5.4 habitable rooms.

Housing Health and Safety Rating System

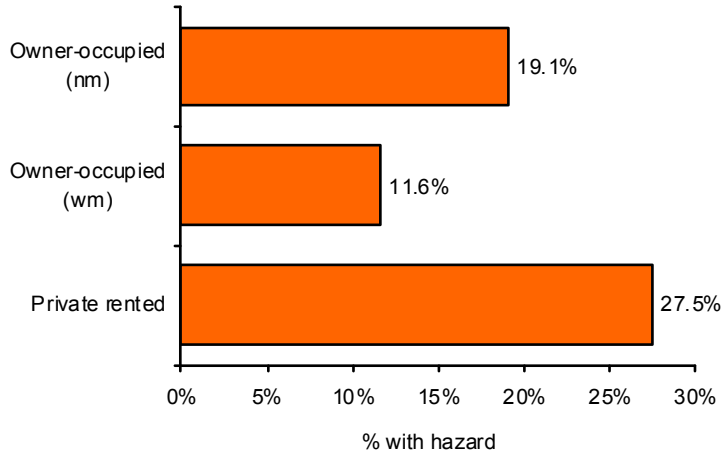
S8 The Housing Health and Safety Rating System (HHSRS) takes into account the potential hazards of a dwelling in relation to any persons using it rather than a study of the fabric condition of the home. Broadly speaking hazards are broken down into Category 1 and Category 2 hazards. Category 1 hazards are the most serious and require formal action by the Council. Category 2 hazards are less serious but the Council may still taken action if they feel it is warranted.

S9 It is estimated that around 23.2% of private sector dwellings across the District have a Category 1 hazard. Below are some characteristics of 'hazardous' homes:

- The main hazards relate to excess cold, followed by falls on stairs, falls between levels and falls on the level
- The most costly Category 1 hazard to remedy is excess cold at an estimated total cost of £6.4m, representing half of the total cost to remedy Category 1 hazards
- Older and empty dwellings appear particularly likely to be 'hazardous'
- Single non-pensioner and 'White Other' households show high levels of hazardous homes

S10 The data collected shows that 23.2% of dwellings have at least one hazard described as Category 1, with a further 26.0% of dwellings having Category 2 hazards. Figure S3 shows the proportion of dwellings with Category 1 hazards within each tenure group. The figure shows that private rented dwellings are most likely to contain Category 1 hazards whilst those which are owner-occupied without a mortgage show the lowest proportion.

Figure S3 Percentage of dwellings with Category 1 hazards by tenure



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Disrepair

S11 The survey studied faults to dwellings and associated repair costs. Repair costs are based on a standard schedule provided by the Building Cost Information Service (BCIS) and have been updated to the middle of 2009 base for the East of England region. These are assessed by three categories: urgent repair, basic repair and comprehensive repair. The overall findings are summarised in Table S1.

Table S1 Repair costs by tenure (private sector excluding RSLs)

Tenure	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Owner-occupied (no mortgage)	£1,397	£2,164	£4,405	£20.2
Owner-occupied (with mortgage)	£1,123	£1,661	£3,782	£16.4
Private rented	£1,310	£1,936	£3,679	£25.3
Average	£1,260	£1,901	£4,002	£19.4

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

S12 Some of the main findings of the analysis relating to disrepair were:

- The average cost per dwelling of urgent repairs (i.e. those needing to be done within the next year) was £1,260 – this totals £36.9m across the District
- The average cost per dwelling for basic repairs (i.e. all work needing to be done within the next five years) was £1,901 – totalling £55.7m across the District

- The highest standardised repair costs were in the Private Rented Sector at £25.3 per m^2
- The main problem areas (in terms of the amount needing to be spent) were heating systems and general repairs
- Empty homes showed the highest repair costs, as did older dwellings
- Single non-pensioner households and support needs households have considerably higher average repair costs.

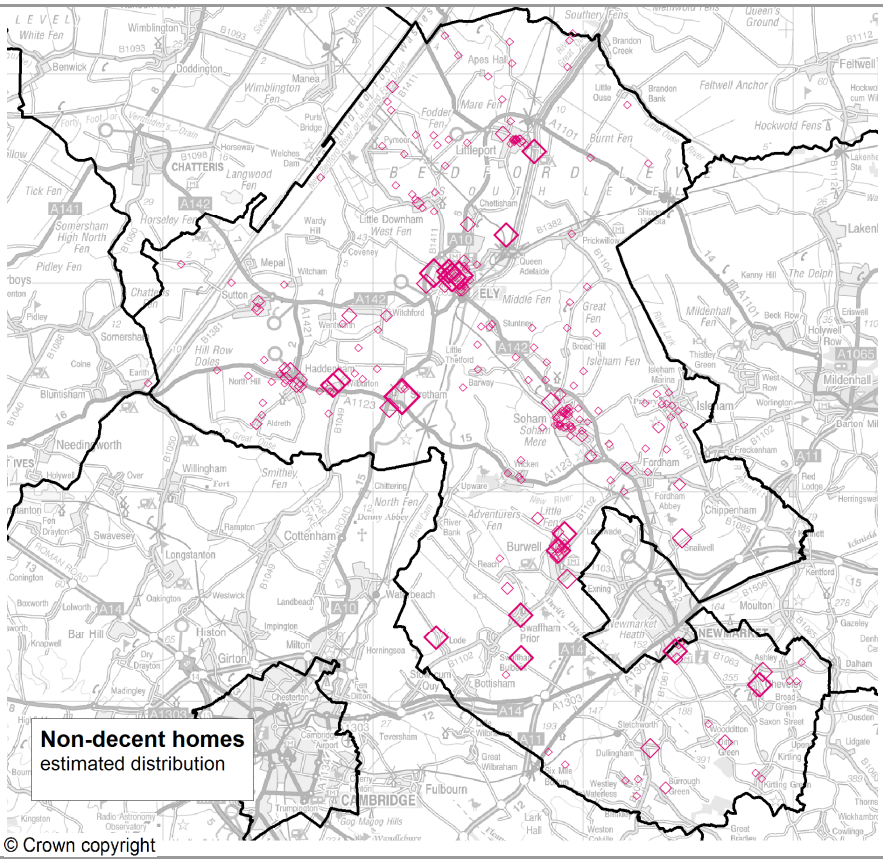
Decent homes

S13 The Government defines a home as 'decent' if it meets all of the following four criteria:

- It has no Category 1 hazards
- It is in a reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort.

S14 The results suggested that 29.9% of dwellings in the private sector failed the standard under one or more of these headings. This figure compares with a national estimate (for private sector dwellings) of 36.3%. Figure S4 shows the location of non-decent dwellings in East Cambridgeshire.

Figure S4 Location of non-decent dwellings (private sector excluding RSLs)



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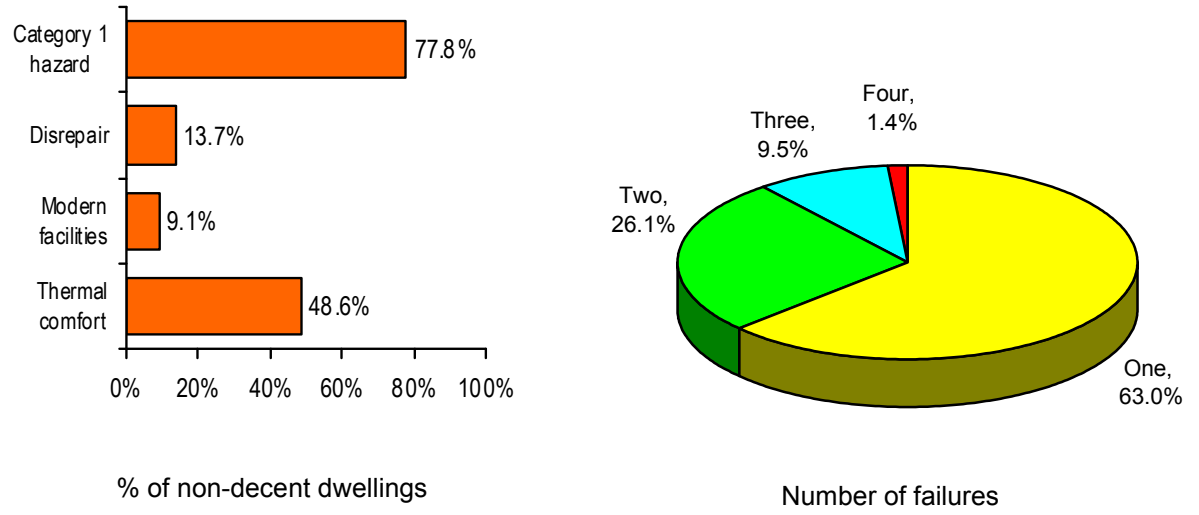
Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

S15 Some of the main findings relating to 'non-decent' homes in East Cambridgeshire were:

- The main reason for failure was a Category 1 hazard, 77.8% of non-decent homes failed under this heading
- Some 63.0% of 'non-decent' homes fail on only one of the four factors

Figure S5 Reasons for failure under decent homes and number of failures (private sector excluding RSLs)



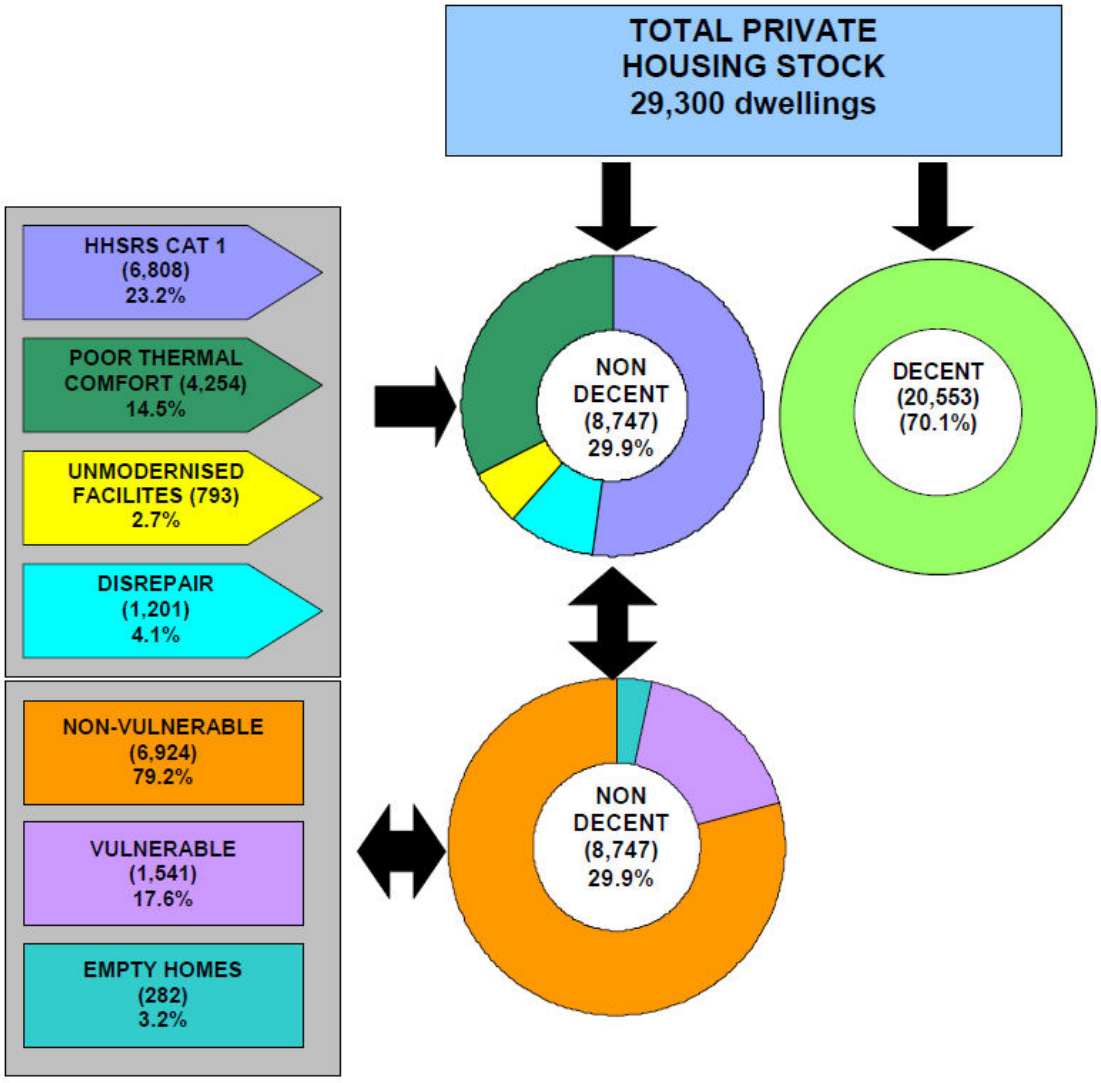
Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

S16 In addition, the survey looked at non-decency and dwelling/household characteristics with key findings presented below:

- Dwellings with high levels of 'non-decency' included private rented dwellings, empty homes, pre-1919 dwellings and flats
- Households that show high levels of non-decency include single pensioners, vulnerable households and 'White Other' households

S17 One key measure in terms of decent homes and the local authority is the proportion of vulnerable households living in decent accommodation. This survey estimates that 68.3% of vulnerable households live in decent housing. Therefore, 31.7% of vulnerable households live in non-decent housing within East Cambridgeshire. Figure S6 summarises the decent homes situation in East Cambridgeshire.

Figure S6 Decent Homes – summary of results (private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

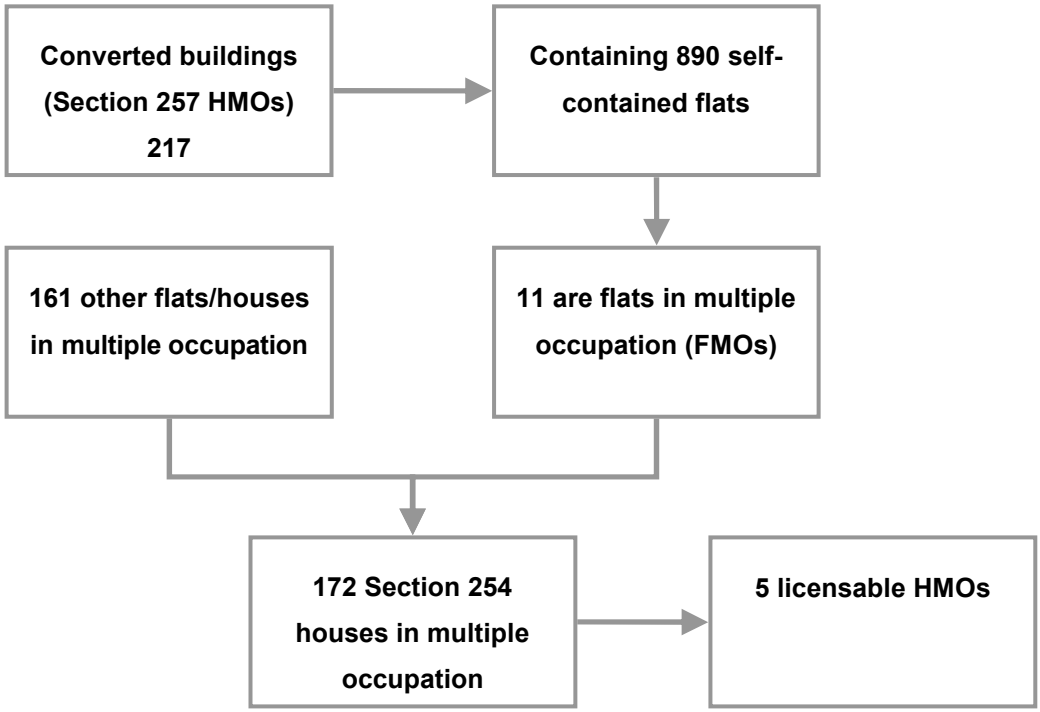
Houses in Multiple Occupation (HMOs)

S18 In the survey particular attention is given to Houses in Multiple Occupation. The Housing Act 2004 provides the legal definition of HMOs (covered under Sections 254 and 257). The definitions can be summarised as:

- Section 254 HMOs would mainly be described as bedsit or shared house/shared flat accommodation
- Section 257 HMOs are buildings converted entirely into self contained flats which do not meet the 1991 Building Regulations and where less than two-thirds of the flats are owner-occupied

S19 Figure S7 shows the survey based estimates of the number of HMOs in each of these two categories and the degree of overlap between them. The figure also provides an estimate of the number of licensable HMOs. The definition of a licensable HMO is an HMO "which comprises three storeys or more and is occupied by five or more persons, who comprise two or more households".

Figure S7 Houses in Multiple Occupation in East Cambridgeshire



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

S20 Overall, it was estimated that there are 217 Section 257 HMOs containing 890 self-contained flats, of these 11 were also Section 254 HMOs (Flats in Multiple Occupation – FMOs). None of these 11 FMOs were estimated to fall into the category of being licensable. In addition, it was estimated that there are 161 other Section 254 HMOs, of which five are estimated to fall into the category of being licensable.

S21 Some characteristics of HMOs are summarised below:

- Section 254 HMOs are more likely to have a Category 1 hazard than other private sector dwellings and higher levels of non-decency
- An estimated 162 HMOs where one or more amenities are shared at a ratio of up to 1:5, although all HMOs were estimated to have access to all basic amenities (kitchen, wash hand basin, bath/shower and WC).

Energy efficiency

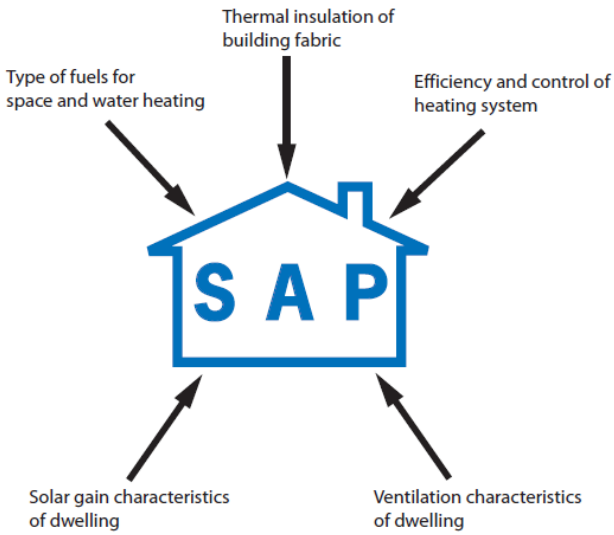
S22 An important part of any stock condition survey is the measurement of energy efficiency. The Standard Assessment Procedure (SAP) is the Government's recommended system for home energy rating based on a scale of 1 to 100. A high score means that a dwelling is more energy efficient. SAP ratings were previously assessed on a scale up to 120 and so any comparisons should be treated with caution due to the changes in SAP calculations, although differences in scores for any particular dwelling are expected to be slight.

Definition of SAP rating

This is a Government-specified energy rating for a dwelling. It is based on the calculated annual energy cost for space and water heating. The calculation assumes a standard occupancy pattern, derived from the measured floor area so that the size of the dwelling does not strongly affect the result, which is expressed on a 1-100 scale. The higher the number the better the standard.

S23 The individual energy efficiency Standard Assessment Procedure (or SAP) rating of a dwelling depends upon a range of factors that contribute to energy efficiency. These are shown on the Figure S8.

Figure S8 Factors influencing SAP



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

S24 The average SAP rating for the private sector in East Cambridgeshire is 51. This is higher than the most recent national figure available of 47. Other findings for the private sector stock in East Cambridgeshire include the following:

- 89.0% of dwellings have central or programmable heating
- 95.5% of dwellings have full or partial double-glazing
- Older dwellings typically display lower SAP ratings.

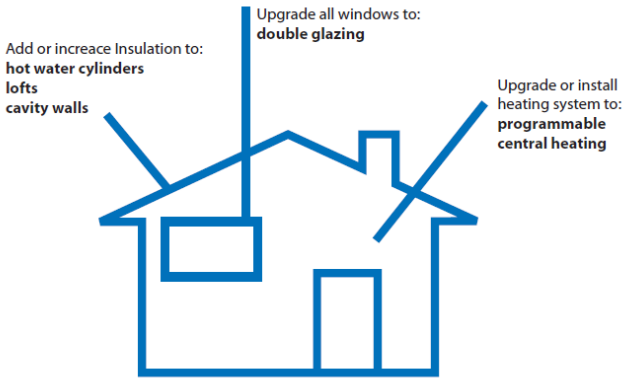
S25 Additionally, it is estimated that households' current heating systems make for an average (mean) requirement to spend £707 on space and water heating per year (£707 is the average amount a household would need to spend in order to keep their dwelling to a temperature of 21 degrees, if properly regulated). Households may choose to spend more (or indeed less) on heating/hot water and so the £707 figure does not represent what is actually spent on heating in the home. Further data suggests that at optimum efficiency the average dwelling would produce 7.7 tonnes of CO_2 per year.

S26 Households are defined as in fuel poverty if in order to maintain a satisfactory heating regime, they would need to spend more than 10% of their income on all household fuel use. Overall, 4,216 private sector households in East Cambridgeshire are in fuel poverty. This represents 14.7% of private sector households in the District. Households in the private rented sector are most likely to be fuel poor, with 32.5% of those in the private rented sector in fuel poverty. In terms of household type, single pensioner households are particularly likely to be in fuel poverty.

Improving energy efficiency

S27 The survey also suggested ways of improving the energy efficiency of dwellings across the District in terms of improving SAP ratings and reducing the amount required to be spent on fuel. In looking at fuel costs, it is possible to calculate a 'payback' period, which is simply calculating the amount of time it would take for the cost of improvements to equal the cost savings. There are three main ways in which the energy efficiency of dwellings can be improved; these are shown in Figure S9.

Figure S9 Improving energy efficiency



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

S28 The analysis looked at the costs and savings of each of these measures in isolation as well as in combination.

S29 There are significant potential improvements which can be made to the energy efficiency of private sector dwellings in the District. The most cost effective package of measures is likely to concentrate on insulation and central heating. By applying these two measures it would be possible to increase the average SAP rating in the District from 51 to 63.

S30 Maximum improvements to central heating and insulation across the whole of the private sector in the District would entail a total cost of £37.1m.

Intervention and financial assistance

S31 One important issue in the stock condition survey was to consider to what extent households are able to fund any necessary improvements. The analysis looked at the total costs of improvements required for vulnerable owner-occupiers to meet the Decent Homes Standard.

S32 The data showed that vulnerable owners in non-decent homes typically had lower levels of income and equity than other owners.

S33 Overall, it was estimated that for all vulnerable owner-occupiers to meet the Decent Homes Standard there would be a need to spend £2.2m. When income is taken into account this figure is reduced to £1.7m. Many of the relevant households also stated that they would be prepared to use equity release and taking this into account reduces the potential grant requirement to £1.3m.

Table S2 Likely grant requirement to meet Decent Homes Standard for vulnerable owner-occupiers (with potential use of equity release)

Income band	*Number of households*	*Average cost*	*Total cost*	*Grant requirement*	*After equity release*
Under £16,040	668	£2,147	£1.4m	£1.4m	£1.2m
£16,040 to £32,080	225	£2,558	£0.6m	£0.3m	£0.1m
Over £32,080	123	£1,450	£0.2m	£0.0m	£0.0m
Total	1,017	£2,154	£2.2m	£1.7m	£1.3m

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

S34 In the private rented sector, the data suggested that there are 524 vulnerable households living in non-decent accommodation. With an average cost to make decent of £4,362 per dwelling, leading to a total spend requirement of £2.3m.

Conclusions

S35 The Private Sector Stock Condition Survey in East Cambridgeshire shows that the costs of making the necessary improvements to dwelling conditions, including repairs, along with the suggested improvements to energy efficiency, would be expensive.

S36 The Council will therefore need to consider a wide range of measures, including finance from the local authority and other agencies as well as education and advice to achieve improvements to all areas of the housing stock and, importantly, to prevent further deterioration.

S37 The Council does not possess the staff or financial resources to identify each individual dwelling requiring action and therefore requires robust housing policies and strategies to bring those that require assistance to their attention. Information and education can play an important role in this, as would advice to ensure occupants can carry out required improvements with as little financial involvement from the Council as possible.

S38 The Council should continue to develop and maintain partnerships with energy efficiency organisations providing advice and installation services. They should also continue partnerships with other agencies to promote energy efficiency improvements and tackle fuel poverty.

S39 The Council should continue to develop initiatives and partnerships with private landlords and other agencies with regard to privately rented properties, including Houses in Multiple Occupation. The Council should also continue to use enforcement action where required, in line with the Council's Enforcement Concordat.

1. Background

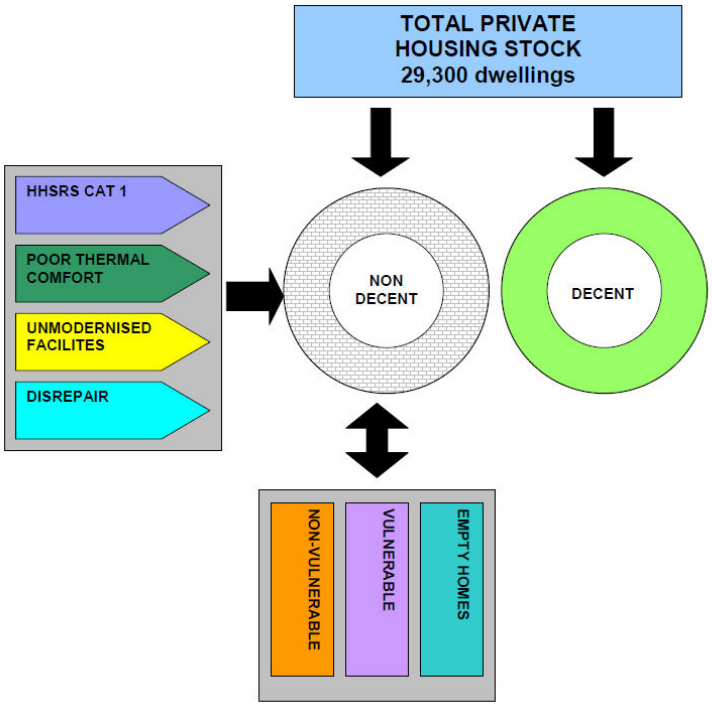
Introduction

1.1 This report provides the account of a Private Sector Stock Condition survey carried out on behalf of East Cambridgeshire District Council by Fordham Research. The surveys were conducted across East Cambridgeshire in September, October and November 2009. The survey was carried out in conjunction with a socio-economic interview, in order to establish a number of analytical links between dwellings and their occupants.

1.2 One of the main outputs of the report is an assessment of housing and occupants under the decent homes standard. Figure 1.1 shows the general framework for assessing non-decency. Overall, the report covers a number of key policy areas including:

- Decent homes (for vulnerable and non-vulnerable households)
- The Housing Health and Safety Rating System (HHSRS)
- Disrepair
- Energy efficiency
- Houses in Multiple Occupation (HMOs)
- Empty homes.

Figure 1.1 Decent Homes assessment framework



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Survey work

1.3 The survey comprised a physical survey of dwellings, in conjunction with a short socio-economic interview if the dwelling was not empty. The survey covered private sector dwellings across the whole of the District (i.e. owner-occupied and private rented dwellings only) and the survey sample was weighted towards areas where worse stock conditions were to be expected.

1.4 The areas targeted for oversampling were chosen following a Building Research Establishment (BRE) stock modelling exercise which separated the District into four 'strata'. The Strata are not based on geographically conterminous areas, but areas with similar characteristics across the District – many parishes feature all four of the BRE's strata.

1.5 Strata 1 was the area in which dwellings were predicted to be more likely to contain a vulnerable household living in non-decent accommodation and so the survey sample was weighted to provide more surveys with such households than would be the case with a random sample. It is important with such a sampling regime to properly weight the survey data to ensure that the results as presented are properly representative of all private sector dwellings in the District.

1.6 The survey sample was drawn from the Council Tax Register. Addresses in each stratum were selected on a simple random basis (i.e. each address in each of the four strata had an equal probability of being selected). In total 1,000 completed private sector surveys were achieved. Of the completed surveys, it was discovered that three properties were not normal private sector dwellings (one bed and breakfast establishment and two registered homes). In addition a further seven RSL dwellings were surveyed as they were not identified as such on the Council Tax Register from which the sample was drawn (RSL dwellings identified on the Council Tax register were removed from the sampling frame). All of these properties were excluded from the sample for analysis meaning that the final sample used was 990 (although these excluded properties have been retained on the survey database). The overall sample size used for analysis (of 990) gives a maximum margin of error District-wide of 3.1% at the 95% confidence interval.

Base figures

1.7 There are a number of sources that can be drawn upon in assessing the number of dwellings and households in the District. These include information from the Council Tax Register provided by the BRE, Housing Strategy Statistical Appendix (HSSA) data and 2001 Census information. The aim is to provide an estimate of the number of dwellings and occupied dwellings at the time of the survey. After consideration of these data sources, we estimate the following bases for analysis:

Total number of private sector dwellings = 29,300
Total number of occupied private sector dwellings = 28,750

Data weights

1.8 The survey data has been weighted to an estimated profile of the housing stock by a number of variables such as tenure and the area in which the dwelling was located. Table 1.1 shows the current tenure split in the District along with the sample achieved in each group. Appendix A4 provides more detail about the weighting of survey data and also provides sample sizes for other key groups used in the analysis in the report.

Table 1.1 Number of dwellings in each tenure group (private sector excluding RSLs)

Tenure	*Dwellings*		*Responses*		*Occupied dwellings*	
	Number	*%*	*Number*	*%*	*Number*	*%*
Owner-occupied (no mortgage)	11,200	38.2%	377	38.1%	11,092	38.6%
Owner-occupied (with mortgage)	13,066	44.6%	386	39.0%	12,939	45.0%
Private rented	5,035	17.2%	205	20.7%	4,718	16.4%
Total	29,300	100.0%	990	100.0%	28,750	100.0%
Empty homes	550	1.9%	22	2.2%	-	-

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Report structure

1.9 The report details a number of important matters in relation to the private sector stock condition. We start by looking at the profile of the housing stock and how this compares with the situation nationally. We then move on to look at various elements of stock condition (HHSRS and disrepair) before brining together the data for an analysis of decent homes. The report then considers in detail stock condition issues in HMOS, before moving on to look at the energy efficiency of dwellings and the best package of intervention to improve energy efficiency. The report then assesses the potential ability of owners to make improvements before considering what the next steps are for the Council to ensure effective action. The report is supported by a number of appendices.

1.10 Where possible data from this survey is compared and contrasted with similar national and regional estimates from the English House Condition Survey (EHCS). The EHCS is a national survey of stock condition covering all tenure groups and provides data on a range of topics such as energy efficiency and decent homes at a national and regional level. The EHCS is carried out continuously and annual reports are produced. In this survey we have compared data with either the 2005 or 2006 EHCS (depending on the variable studied). The different time periods are used, as not all data is available for the most recent time period. Unfortunately only limited data is available for the East of England (to provide regional comparisons) and the data that does exist, dates back to 2003. However, such information is included where possible.

1.11 The key stock condition outputs presented in this report are also compared where possible against the equivalent results from the previous Stock Condition Survey in East Cambridgeshire, which was undertaken in 2002. However it should be noted that the previous Stock Condition Survey included RSL accommodation whereas this survey is exclusively private sector stock.

Summary

1.12 The survey comprised a physical survey of dwellings carried out in conjunction with a short socio-economic interview in occupied dwellings. The surveys were carried out by trained surveyors who in all achieved 990 valid inspections. The survey data was weighted by a number of variables such as tenure, in order to be representative of all private sector dwellings in the District. In total it is estimated that there are 29,300 private sector dwellings in the District; of these 550 are vacant, leaving a total of 28,750 occupied dwellings.

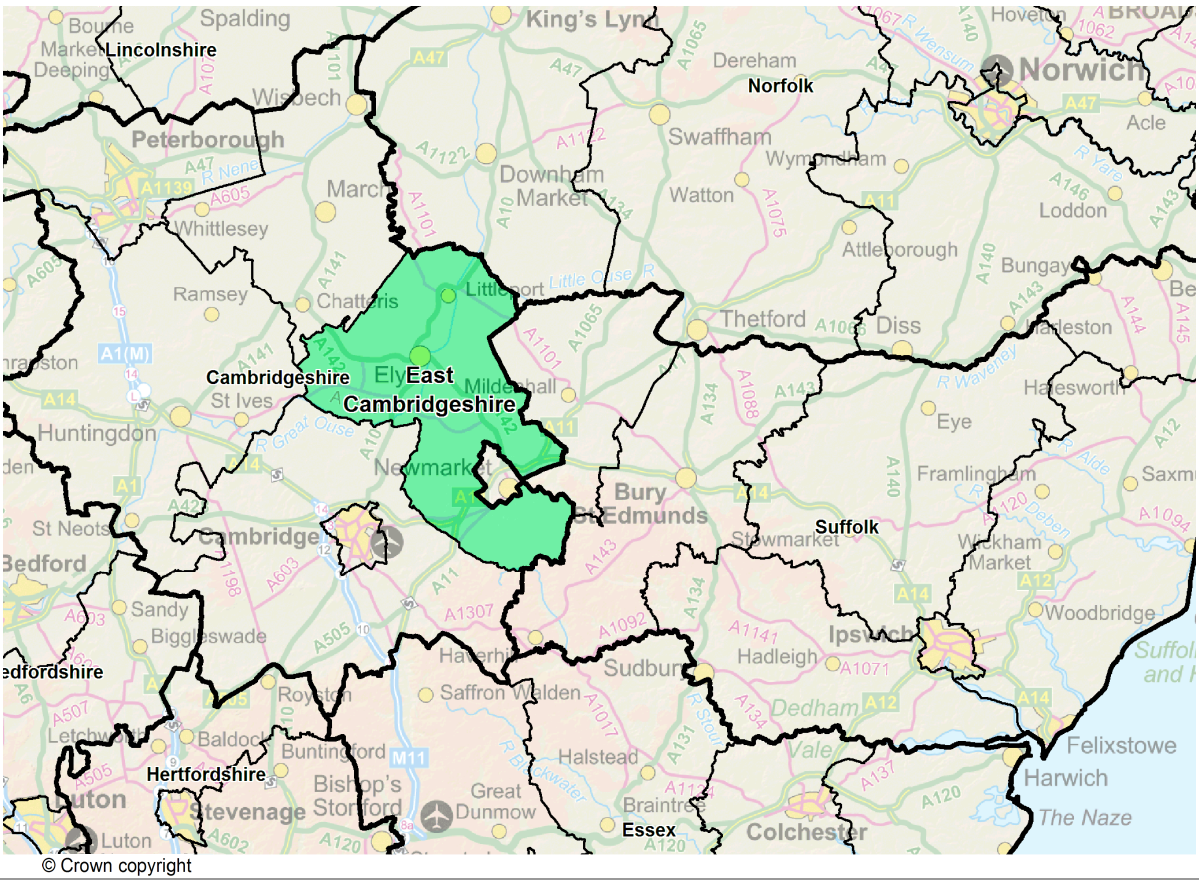
2. Profile of the housing stock

Introduction

2.1 This chapter provides an overview of the private sector housing stock within East Cambridgeshire using information derived from the survey and sets the context for the subsequent condition analysis. We have, where appropriate, put the survey results from the survey into context comparative regional and national figures from the EHCS.

2.2 East Camridgshire is located around 60 miles north of London, on the western edge of the East Anglia region as is shown in Figure 2.1. The District covers approximately 650 square kilometres, much of which is relatively sparsely populated. It is essentially rural in nature with three market towns of Ely, Littleport and Soham. The landscape is relatively flat but the countryside is of high-amenity value with 78 County Wildlife Sites and 19 Sites of Special Scientific Interest in the District, including Wicken Fen, Chippenham Fen and the Ouse Washes. The property prices are relatively high, reflecting the close proximity of the District to Cambridge, but homes are not as expensive as some parts of the County.

Figure 2.1 Location of East Cambridgeshire



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Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

2.3 The profile of the dwelling stock can be classified using a number of key characteristics. The survey data has been used to construct a dwelling typology which brings together those characteristics which can affect condition. These characteristics are age, dwelling type, size and tenure. Figure 2.2 shows a broad typology of the housing stock (four dwelling types by four dwelling ages) which differs slightly from the main categories used in this report. The Glossary at the end of the report provides full definitions of the dwelling types used in analysis.

Figure 2.2 A typology of the housing stock

Dwelling type	*Dwelling age*			
	Pre-1919	*1919-1944*	*1945-1964*	*Post-1964*
Detached house				
Semi-detached house				
Terraced				
Flats				

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Comparisons with national data

2.4 Set out below are a series of tables which compare some of the main stock profile data with figures provided in the EHCS for England as a whole and the East of England (although from different dates due to the more recent EHCS not providing detail at a regional level). The variables studied include tenure, dwelling age and dwelling type.

2.5 Table 2.1 sets out the results from the East Cambridgeshire survey in a national context. The private sector in East Cambridgeshire has a higher level of private rented dwellings when compared to England as a whole and a higher proportion than the East of England.

Table 2.1 Private sector tenure in East Cambridgeshire, East of England and England (private sector excluding RSLs)			
Tenure	*East Cambridgeshire (2009)*	*England (2006)*	*East of England (2003)*
Owner-occupied	82.8%	85.5%	88.4%
Private rented	17.2%	14.5%	11.6%
All tenures	100.0%	100.0%	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

2.6 Table 2.2 shows the age profile of the private sector housing stock in East Cambridgeshire, the East of England and England. The data shows that there are significantly more dwellings built since 1980 in East Cambridgeshire when compared with the regional and national figures. Compared with England and the East of England, East Cambridgeshire has a lower proportion of all dwellings ages, with the exception of dwellings built since 1980.

Table 2.2 Age of private sector dwellings in East Cambridgeshire and England (private sector excluding RSLs)			
Dwelling age	*East Cambridgeshire (2009)*	*England (2006)*	*East of England (2003)*
Pre-1919	18.0%	24.9%	17.9%
1919-1944	8.5%	19.2%	13.7%
1945-1964	15.3%	17.2%	20.8%
1965-1980	19.0%	20.3%	24.7%
Post-1980	39.2%	18.4%	22.8%
All ages	100.0%	100.0%	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

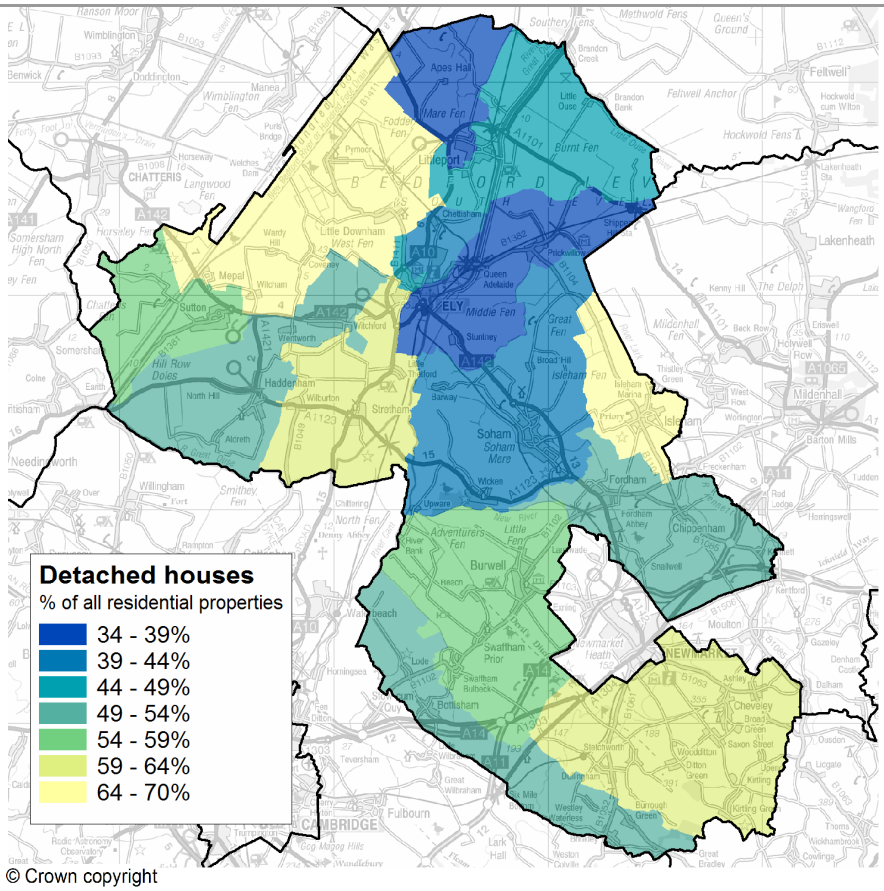
2.7 Results, presented in Table 2.3, indicate that the private sector in East Cambridgeshire contains a significantly higher proportion of detached houses and bungalows and fewer terraced houses and flats than the national average. Compared with the region, East Cambridgeshire has a slightly lower proportion of flats (5.2% compared with 9.7%).

Table 2.3 Type of dwellings in East Cambridgeshire, East of England and England (private sector excluding RSLs)			
Dwelling type	*East Cambridgeshire (2009)*	*England (2006)*	*East of England (2003)*
Terraced house	13.3%	29.0%	
Semi-detached house	23.4%	29.4%	90.3%
Detached house	35.9%	20.6%	
Bungalow	22.1%	8.8%	
Converted flat	2.1%	3.5%	9.7%
Purpose-built flat	3.1%	8.6%	
Total	100.0%	100.0%	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

2.8 Figure 2.3 uses 2001 Census data to look at the proportion of detached flats in the District at ward level for private sector households. The data shows that areas containing the highest proportions of detached properties lie towards the periphery of the District.

Figure 2.3 Proportion of detached properties in private sector (excluding RSLs) (2001)



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Source: 2001 Census

Size of dwellings

2.9 The main measure available to assess the size of dwellings is the number of habitable rooms within the property forming part of the living space. A habitable room is defined as one which could be used for living or sleeping purposes and includes kitchens which are large enough to accommodate a table and chairs at which the occupants could eat.

2.10 Survey results presented in Table 2.4 indicate that 34.8% have four habitable rooms or fewer, and 42.4% have six or more habitable rooms. The average number of habitable rooms in each property across the District is 5.4.

Table 2.4 Number of habitable rooms (private sector excluding RSLs)

Habitable rooms	*Number*	*%*
1-2	425	1.5%
3	4,591	15.7%
4	5,148	17.6%
5	6,707	22.9%
6	4,424	15.1%
7+	8,006	27.3%
Total	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

2.11 Table 2.5 shows the proportion of dwellings in each of five size categories (by floorspace). Overall, it is estimated that 17.9% of dwellings have a floorspace of less than 90m^2 and 43.9% have more than 110m^2. The 2006 EHCS indicates that nationally the equivalent figures are 28.7% and 25.9% respectively. The overall average floorspace of dwellings in East Cambridgeshire is 122m^2 (approx. 1,313ft^2).

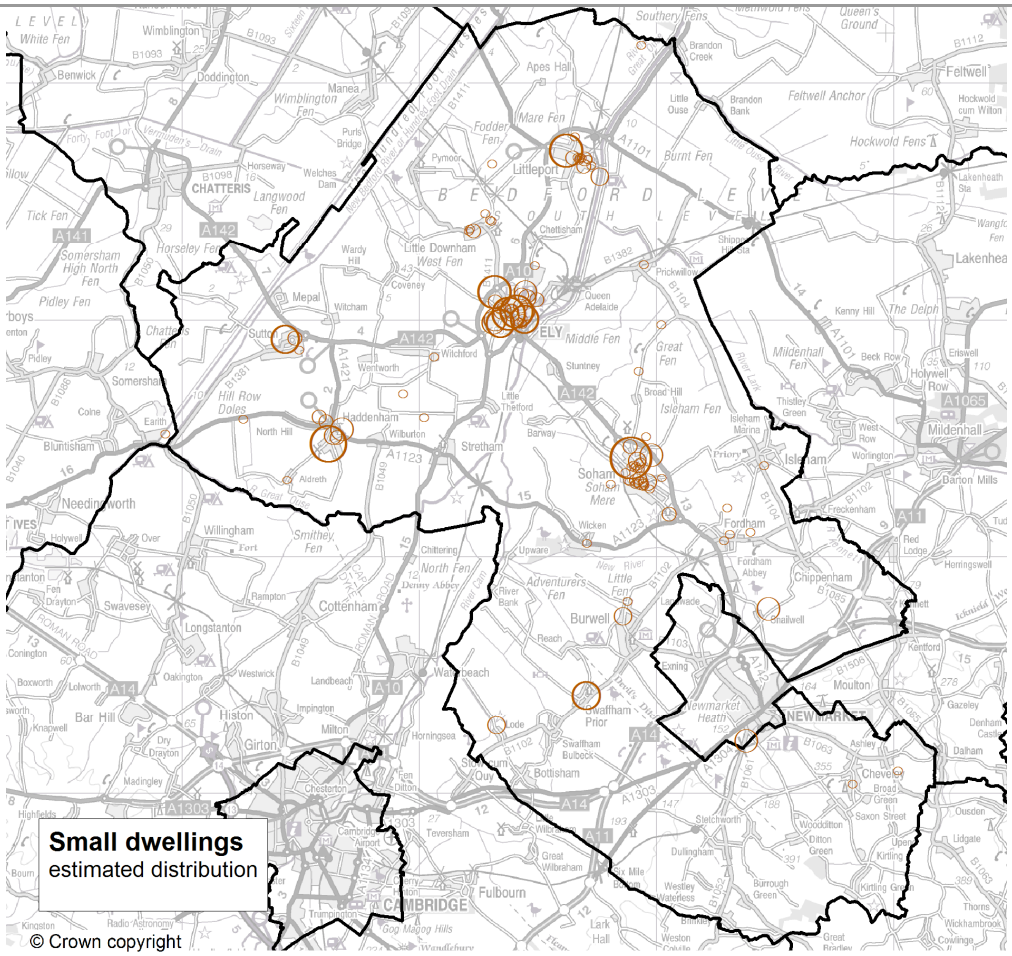
Table 2.5 Floorspace (private sector excluding RSLs)

Dwelling size	*Number*	*%*
Under 50m^2	636	2.2%
50-70m^2	4,595	15.7%
70-90m^2	5,466	18.7%
90-110m^2	5,748	19.6%
Over 110m^2	12,856	43.9%
Total	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

2.12 Figure 2.4 shows the distribution of dwellings with less than 70m^2 floorspace. The figure shows that these properties are principally concentrated in Ely and Soham.

Figure 2.4 Location of dwellings with under 70m^2 of floorspace (private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Empty homes

2.13 The survey estimates that around 550 dwellings are empty, representing 1.9% of the private sector stock. Some 12.0% of empty dwellings are newly vacant, with 32.4% appearing to be long-term vacant. No holiday or second homes were found as part of the survey sample (see Table 2.6). This contrasts with the Council Tax data that identifies 978 dwellings as empty with 518 of these being long-term empty[2].

[2] Source: Anglia Revenue Partnership Council Tax data, October 2009

Table 2.6 Length of vacancy (private sector excluding RSLs)		
Length of vacancy	*Number*	*%*
Newly vacant (less than a month)	66	12.0%
Mid term vacant (1 to 6 months)	306	55.6%
Long-term vacant (6 months or more)	178	32.4%
Second/holiday home	0	0.0%
All empty homes	550	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Summary

2.14 Data from the survey suggests that the private sector housing stock in East Cambridgeshire has a slightly different profile to the housing stock nationally. When compared with national data some of the main differences found were:

- The District has a slightly higher than average proportion of private rented accommodation, with 17.2% of all private sector dwellings being in this sector, compared to 14.5% across England. The figure for England however is from 2006 and information from the Survey of English housing suggests that this sector has continued to grow over the past couple of years.
- East Cambridgeshire has higher proportion of bungalows and detached houses and a lower proportion of flats.
- Housing in East Cambridgeshire has a different age profile with 39.2% of dwellings having been built since 1980 (this compares to 18.4% nationally and 22.8% across the East of England.

2.15 In addition, some 43.9% of private sector dwellings have more than 110m^2 of floorspace compared to 25.9% nationally. Overall the average floor space of private sector dwellings in East Cambridgeshire is around 122m^2 and that the average property contains 5.4 habitable rooms.

3. Housing Health and Safety Rating System

Introduction

3.1 The Housing Health and Safety Rating System (HHSRS) is an evidence-based risk assessment system. The HHSRS is a means of identifying faults in dwellings and of evaluating the potential effect of any faults on the health and safety of occupants, visitors, neighbours and passers-by.

3.2 The system grades the severity of any dangers present in the dwelling. It also provides a means of differentiating between dwellings that pose a low risk to health and safety and those which pose a higher risk, such as an imminent threat of serious injury or death. The system concentrates on threats to health and safety and is not concerned with matters of quality, comfort and convenience.

3.3 As part of a stock condition survey, the system can assist in identifying dangerous housing conditions that could be given priority and indicate specific areas to be targeted. For individual dwellings, the system can help determine matters that require remedial action and the priority with which those matters should be tackled.

3.4 The form of construction, type and age of dwelling will not affect the identification and evaluation of hazards. These matters will however be relevant to the nature of remedial action.

3.5 This chapter does not seek to go into any detail about the rationale behind the HHSRS but merely concentrates on the results of the analysis, how hazards vary across different groups and how sensitive the rating system is to different assumptions about what is an acceptable hazard.

The system

3.6 The hazard scoring procedure is discussed in detail in Appendix A5. This section briefly sets out the components of calculations and how they are used.

3.7 A hazard score is a numerical figure calculated for each hazard identified at a dwelling. The higher the score, the greater the hazard. Government guidance then suggests taking the highest score for each dwelling to indicate the most serious hazard for that particular dwelling.

3.8 The hazard score is generated by looking at three factors:

i) The likelihood expressed as a ratio – in effect this is a 1 in x chance of any particular hazard occurring in a one year period.

ii) A weighting given to each class of harm – there are four classes used in the calculation (Extreme, Severe, Serious and Moderate); in the case of falls these might represent a range from death to severe bruising.

iii) A spread of health outcomes indicated as a percentage – if the hazard occurs what are the chances of it being in each of the classes of harm (e.g. in the case of falls this might be no (or negligible) chance of death and 60% chance of severe bruising).

3.9 Once each dwelling has been assessed for each potential hazard, the data is banded to provide more useful data. The bands suggested in Government guidance are shown in Box 3.1.

Box 3.1 Hazard scores equivalent risk of death and suggested response

Band	Score	Equivalent annual risk of death	Response
A	5,000 or more	1 in 200 or more	Category 1
B	2,000 – 4,999	1 in 200 – 1 in 500	
C	1,000 – 1,999	1 in 500 – 1 in 1,000	
D	500 – 999	1 in 1,000 – 1 in 2,000	Category 2
E	200 – 499	1 in 2,000 – 1 in 5,000	
F	100 – 199	1 in 5,000 – 1 in 10,000	
G	50 – 99	1 in 10,000 – 1 in 20,000	
H	20 – 49	1 in 20,000 – 1 in 50,000	
I	10 – 19	1 in 50,000 – 1 in 100,000	
J	Less than 10	Less than 1 in 100,000	No hazards

3.10 Our main analysis therefore concentrates on dwellings with any hazard in bands A to C, although calculations of dwellings in bands D to I have also been carried out.

Individual hazards

3.11 Each of the individual hazards has been grouped into three categories as shown in the box above as to the type of response suggested by the results of the surveyor's assessment (Category 1, Category 2 and no hazards). Table 3.1 shows the number of dwellings with a Category 1 hazard for each type of hazard.

Table 3.1 Category 1 hazards in East Cambridgeshire (private sector excluding RSLs)

Hazard	Owner-occupied		Private rented		Total	
	Number	% of dwellings	Number	% of dwellings	Number	% of dwellings
Falls on the level	616	2.5%	44	0.9%	660	2.3%
Falls on stairs	1,242	5.1%	295	5.9%	1,537	5.2%
Falls between levels	798	3.3%	15	0.3%	813	2.8%
Falls associated with baths	0	0.0%	0	0.0%	0	0.0%
Fire	51	0.2%	10	0.2%	60	0.2%
Hot surfaces & materials	45	0.2%	21	0.4%	66	0.2%
Damp & mould	382	1.6%	31	0.6%	413	1.4%
Electrical hazards	18	0.1%	15	0.3%	33	0.1%
Excess cold	3,621	14.9%	1,083	21.5%	4,705	16.1%
Entry by intruders	87	0.4%	54	1.1%	141	0.5%
Collision & entrapment	248	1.0%	0	0.0%	248	0.8%
Excess heat	0	0.0%	0	0.0%	0	0.0%
Asbestos	0	0.0%	0	0.0%	0	0.0%
Biocides	0	0.0%	0	0.0%	0	0.0%
Lead	54	0.2%	0	0.0%	54	0.2%
Radiation (radon)	0	0.0%	0	0.0%	0	0.0%
Uncombusted fuel gases	0	0.0%	0	0.0%	0	0.0%
Volatile organic compounds	0	0.0%	0	0.0%	0	0.0%
Crowding & space	0	0.0%	0	0.0%	0	0.0%
Carbon Monoxide	0	0.0%	4	0.1%	4	0.0%
Lighting	6	0.0%	0	0.0%	6	0.0%
Noise	0	0.0%	0	0.0%	0	0.0%
Domestic hygiene, pests & refuse	0	0.0%	0	0.0%	0	0.0%
Food safety	97	0.4%	133	2.6%	230	0.8%
Personal hygiene, sanitation & drainage	32	0.1%	13	0.3%	45	0.2%
Water supply	0	0.0%	0	0.0%	0	0.0%
Position & operability of amenities	27	0.1%	0	0.0%	27	0.1%
Structural failure	0	0.0%	0	0.0%	0	0.0%
Explosions	0	0.0%	0	0.0%	0	0.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

3.12 The table shows that the most frequently recorded Category 1 hazard is excess cold, followed by falls on stairs, falls between levels and falls on the level. Relatively few sample dwellings were found to have Category 1 hazards in any of the other categories studied. The main reasons for Category 1 hazards are broadly the same as found nationally (the 2006 EHCS found excess cold hazards to be present in 12.6% of dwellings).

3.13 The finding of zero for some of the hazards does not necessarily mean that there are no dwellings in the District with such hazards – simply that none were found within the survey sample. It does however, follow that the number of dwellings with these hazards is likely to be very small.

Grouped hazard scores

3.14 We can use the data in Table 3.1 to estimate the number of dwellings which fall into the Category 1 group on any hazard, those which fall into the Category 2 group on any hazard (excluding those in the Category 1 group) and finally dwellings with low hazard levels. Table 3.2 shows the results of this analysis.

Table 3.2 Grouped hazard scores (private sector excluding RSLs)

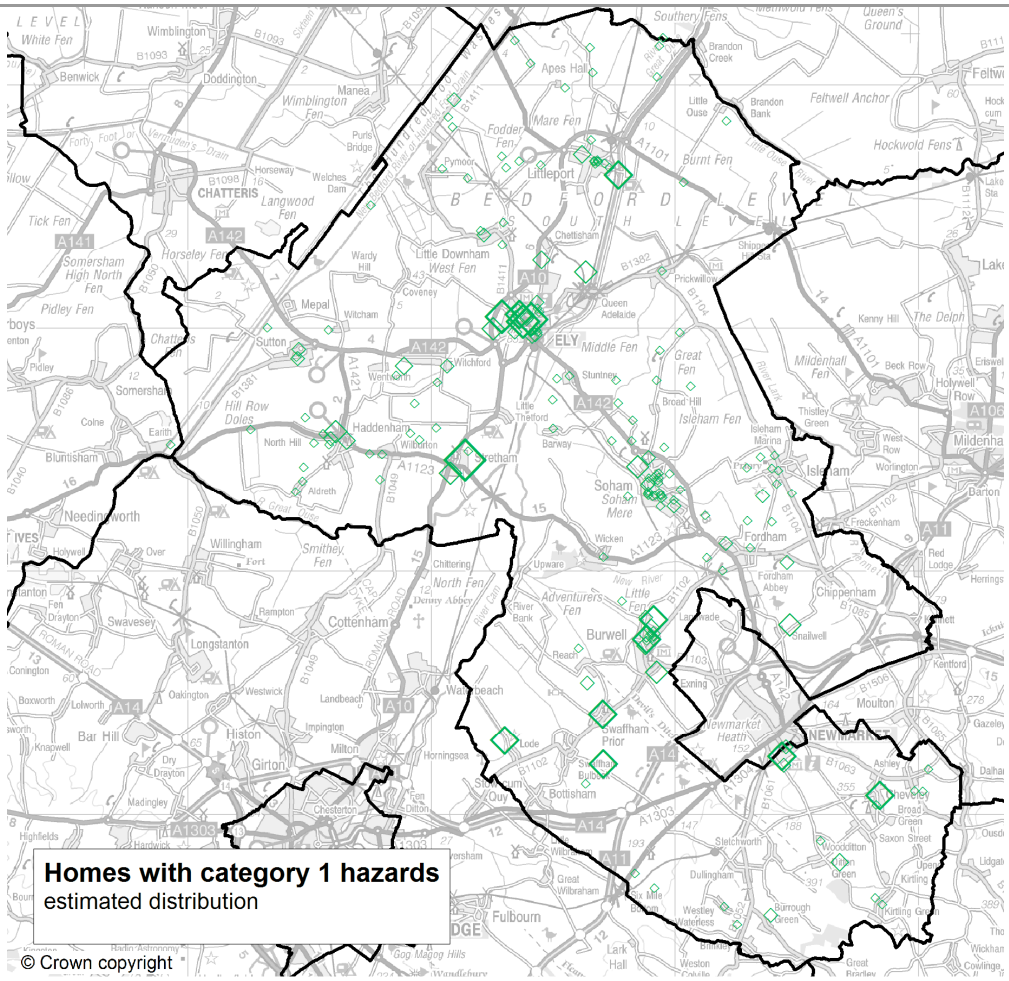
Category of worst hazard	*Owner-occupied*		*Private rented*		*Total*	
	Number of dwellings	*% of dwellings*	*Number of dwellings*	*% of dwellings*	*Number of dwellings*	*% of dwellings*
Category 1	5,567	22.9%	1,241	24.7%	6,808	23.2%
Category 2	6,582	27.1%	1,028	20.4%	7,610	26.0%
No hazards	12,116	49.9%	2,766	54.9%	14,882	50.8%
Total	24,265	100.0%	5,035	100.0%	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

3.15 The table shows that a total of 23.2% of dwellings have at least one hazard described as Category 1, a further 26.0% of dwellings having Category 2 hazards. Nationally, 23.5% of private sector dwellings are estimated to have a Category 1 hazard (2006). The proportion of hazardous dwellings at 23.2% is lower than the figure of 31% recorded in the 2002 Stock Condition Survey (which also included RSL dwellings).

3.16 Figure 3.1 shows the areas where there is a high incidence of Category 1 hazards. The figure shows that the main cluster is located just to the north of Ely.

Figure 3.1 Location of dwellings with Category 1 hazards (private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

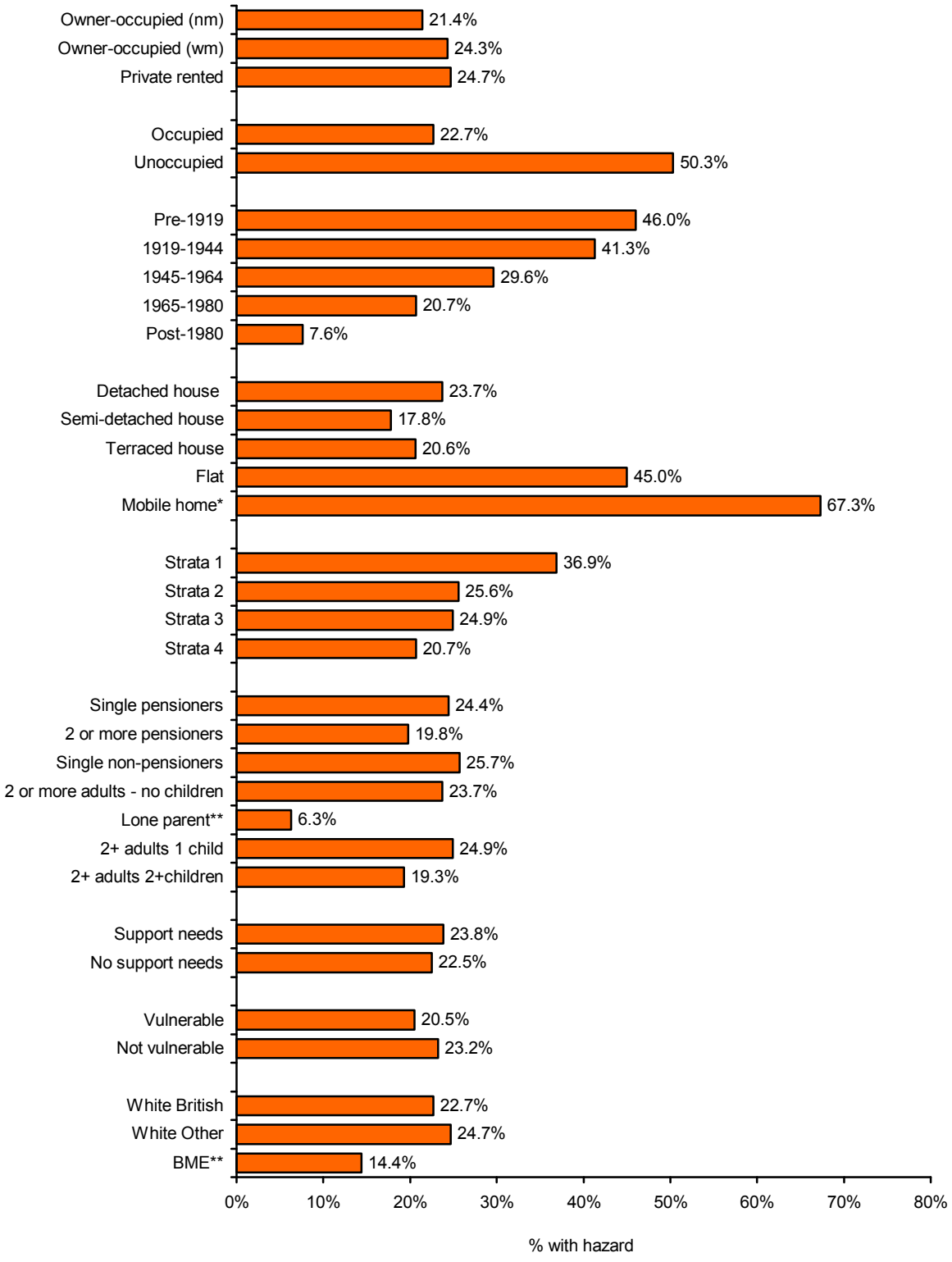
3.17 Figure 3.2 shows Category 1 hazards by dwelling and household characteristics. The data shows that empty homes and dwellings built before 1945 show high levels of Category 1 hazards. Mobile homes also show higher levels of Category 1 hazards than average.

3.18 In terms of household type, single non-pensioner households are the most likely to live in a dwelling containing a Category 1 hazard. Support needs[3] households are more likely than other households to be in Category 1-rated dwellings, however vulnerable[4] households are less likely than other households to live in a hazardous home. Overall there are 993 vulnerable households resident in a dwelling with a Category 1 hazard. Finally, dwellings occupied by 'White Other' households are generally more likely to have a Category 1 hazard.

[3] Support needs households refer to households containing a member with any of eight specified disabilities (self-defined); a full list can be found in the Glossary

[4] Vulnerable households are defined as those in receipt of at least one of the principal means-tested or disability-related benefits listed in the Glossary

Figure 3.2 Characteristics of dwellings/households with Category 1 hazards (private sector excluding RSLs)



*The HHSRS is not applicable to mobile homes, instead these dwellings are assessed against the 1990 Environmental Protection Act ; **Lone parents and BME households are defined in the glossary

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Types of hazard

3.19 Figure 3.2 has been expanded to look at the types of hazards present by dwelling and household group (shown in the tables below). For the purposes of this analysis we have split hazards into three categories. These are:

- Excess cold
- Falls (falls on stairs, falls on the level or falls between levels, falls associated with baths)
- Other hazards

3.20 Table 3.3 shows some interesting results. For example, it is notable that vacant properties are particularly likely to have a Category 1 hazard due to excess cold and other hazards. In addition, pre-1919 dwellings typically have a higher proportion of all types of Category 1 hazard. Mobile homes are particularly likely to have a Category 1 hazard due to excess cold, whilst flats are particularly likely to have a Category 1 hazard due to falls. Whilst dwellings in Strata 1 have a higher proportion of all types of Category 1 hazard except other hazards, dwellings in Stratas 2 and 3 record a relatively high level of other hazards.

3.21 In terms of household characteristics the data presented in Table 3.4 suggests that vulnerable households are particularly likely to have another Category 1 hazard, and that single pensioner households are likely to have a Category 1 hazard due to excess cold.

Table 3.3 Characteristics of dwellings with Category 1 hazards – types of hazard present (private sector excluding RSLs)

Dwelling characteristic	*% of dwellings in group that:*			
	Any Category 1 hazard	*Excess cold*	*Falls*	*Other hazards*
Tenure				
Owner-occupied (nm)	21.4%	17.8%	7.2%	3.4%
Owner-occupied (wm)	24.3%	12.5%	13.5%	4.3%
Private rented	24.7%	21.5%	6.3%	5.0%
Empty homes				
Occupied	22.7%	15.8%	10.0%	3.3%
Unoccupied	50.3%	27.9%	2.7%	45.5%
Age of dwelling				
Pre-1919	46.0%	35.1%	23.5%	11.1%
1919-1944	41.3%	27.1%	10.6%	9.7%
1945-1964	29.6%	24.5%	8.7%	4.8%
1965-1980	20.7%	12.9%	8.5%	2.7%
Post-1980	7.6%	3.2%	4.5%	0.0%
Type of dwelling				
Detached house	23.7%	15.6%	11.2%	5.3%
Semi-detached house	17.8%	10.4%	7.8%	3.6%
Terraced house	20.6%	14.6%	7.9%	1.8%
Flat	45.0%	44.2%	12.9%	1.2%
Mobile home	67.3%	61.7%	10.1%	4.5%
Area				
Strata 1	36.9%	29.9%	11.3%	3.6%
Strata 2	25.6%	18.1%	8.9%	7.2%
Strata 3	24.9%	17.1%	8.4%	7.1%
Strata 4	20.7%	13.8%	10.4%	2.4%
All dwellings	23.2%	16.1%	9.8%	4.1%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 3.4 Characteristics of households with Category 1 hazards – types of hazard present (private sector excluding RSLs)

Dwelling characteristic	*% of dwellings in group that:*			
	Any Category 1 hazard	*Excess cold*	*Falls*	*Other hazards*
Household type				
Single pensioners	24.4%	21.0%	7.9%	4.5%
2 or more pensioners	19.8%	12.0%	8.0%	1.6%
Single non-pensioners	25.7%	18.9%	11.5%	4.2%
2 or more adults, no children	23.7%	18.0%	11.0%	1.8%
Lone parent	6.3%	3.8%	3.1%	0.0%
2+ adults 1 child	24.9%	17.9%	12.4%	7.1%
2+ adults 2+ children	19.3%	7.4%	8.2%	4.2%
Support needs				
Support needs	23.8%	17.0%	8.1%	6.2%
No support needs	22.5%	15.6%	10.4%	2.7%
Vulnerable households				
Vulnerable	20.5%	15.2%	7.7%	7.5%
Not vulnerable	23.2%	16.0%	10.4%	2.4%
Ethnic group				
White British	22.7%	15.3%	10.7%	3.3%
White Other	24.7%	24.3%	1.1%	2.8%
BME	14.4%	10.6%	1.9%	1.9%
All households	22.7%	15.8%	10.0%	3.3%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Costs of individual hazards

3.22 Surveyors were asked to estimate the cost of remedying individual hazards where these were present. Table 3.5 gives estimates of the average cost per dwelling and total cost for all dwellings with Category 1 hazards.

Table 3.5 Type of hazard and estimated cost to remedy (private sector excluding RSLs)

Hazard	*Average cost per dwelling*	*Number of dwellings*	*Total cost*
Falls on the level	£1,651	660	£1,089,842
Falls on stairs	£752	1,537	£1,155,189
Falls between levels	£905	813	£735,932
Falls associated with baths*	-	0	-
Fire	£890	60	£53,400
Hot surfaces & materials	£2,785	66	£183,836
Damp & mould	£1,761	413	£727,373
Noise	£52	33	£1,725
Excess cold	£1,355	4,705	£6,375,902
Entry by intruders	£272	141	£38,328
Collision & entrapment	£6,931	248	£1,718,866
Excess heat*	-	0	-
Asbestos*	-	0	-
Biocides*	-	0	-
Lead	£805	54	£43,486
Radiation (radon)*	-	0	-
Uncombusted fuel gases*	-	0	-
Volatile organic compounds*	-	0	-
Crowding & space*	-	0	-
Carbon Monoxide	£2,355	4	£9,418
Lighting	£2,908	6	£17,450
Electrical hazards*	-	0	-
Domestic hygiene, pests & refuse*	-	0	-
Food safety	£2,159	230	£496,482
Personal hygiene, sanitation & drainage	£1,437	45	£64,656
Water supply*	-	0	-
Position & operability of amenities	£3,021	27	£81,569
Structural failure*	-	0	-
Explosions*	-	0	-
Total	£1,879	6,808	£12,793,452

*The finding of no dwellings classified as hazardous within these categories does not necessarily mean that there are no dwellings in the District with such hazards – simply that none were found within the survey sample.

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

3.23 Table 3.5 shows that to remedy all Category 1 hazards in the private sector would cost £12.8m. Half of this cost (6.4m) is for excess cold. Table 3.6 splits these costs by tenure. The table shows that where a Category 1 hazard is present the highest costs are in the owner-occupied (with mortgage) sector. The average owner-occupied (with mortgage) dwelling is estimated to require £3,170 to be spent to remedy the hazard with a total cost District-wide of £6.7m. This accounts for over half of the total spend required to remedy all private sector Category 1 hazards.

Table 3.6 Estimated cost to remedy by tenure (private sector excluding RSLs)

Tenure	*Average cost per dwelling*	*Number of dwellings*	*Total cost*
Owner-occupied (no mortgage)	£1,789	2,397	£4,287,897
Owner-occupied (with mortgage)	£2,100	3,170	£6,658,004
Private rented	£1,489	1,241	£1,847,551
Total	£1,879	6,808	£12,793,452

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

3.24 The average cost to remedy all owner-occupied dwellings in East Cambridgeshire with a Category 1 hazard is £1,966. This compares to a figure of £1,675 nationally according to the 2006 ECHS. The average cost to remedy Category 1 hazards in the private rented sector in East Cambridgeshire of £1,489 compares to £2,377 nationally.

Category 2 hazards

3.25 In addition to understanding the type and extent of Category 1 hazards present in East Cambridgeshire, it is also useful for the Council to be aware of any Category 2 hazards which are likely to become Category 1 within the next twelve months. Overall the survey indicates that there are 77 dwellings currently scored as a Category 2 hazard that may become a Category 1 hazard in the next year. This represents 1.2% of all dwellings with a Category 2 hazard.

3.26 Table 3.7 shows the number of dwellings within each hazard category that are Category 1 hazards, Category 2 hazards that may become Category 1 within a year and other Category 2 hazards. The data suggests that entry by intruders is the element most likely to move to a Category 1 hazard.

Table 3.7 Category 2 hazards that may become Category 1 (private sector excluding RSLs)

Hazard	*Category 1 hazard*	*Category 2 hazards that may become Category 1*	*Other Category 2 hazards*
Falls on the level	660	485	5,893
Falls on stairs	1,537	392	3,467
Falls between levels	813	40	1,218
Falls associated with baths	0	4	297
Fire	60	490	1,691
Hot surfaces & materials	66	230	987
Damp & mould	413	182	620
Electrical hazards	33	361	576
Excess cold	4,705	0	4
Entry by intruders	141	526	633
Collision & entrapment	248	30	872
Excess heat	0	0	44
Asbestos	0	4	12
Biocides	0	0	0
Lead	54	0	0
Radiation (radon)	0	0	0
Uncombusted fuel gases	0	0	0
Volatile organic compounds	0	0	0
Crowding & space	0	6	25
Carbon Monoxide	4	0	0
Lighting	6	0	96
Noise	0	0	12
Domestic hygiene, pests & refuse	0	38	44
Food safety	230	216	383
Personal hygiene, sanitation & drainage	45	213	619
Water supply	0	0	0
Position & operability of amenities	27	103	127
Structural failure	0	99	114
Explosions	0	0	0
Total	6,808	77	7,533

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Summary

3.27 The Housing Health and Safety Rating System is a method for looking at the condition of dwellings in an area taking into account the potential hazards of a dwelling in relation to any persons using it rather than simply a study of the fabric condition of the home.

3.28 It is estimated that around 23.2% of private sector dwellings across the District have a Category 1 hazard. Below are some characteristics of 'hazardous' homes:

- The main hazards relate to excess cold, followed by falls on stairs, falls between levels and falls on the level
- The most costly Category 1 hazard to remedy is excess cold at an estimated total cost of £6.4m, representing half of the total cost to remedy Category 1 hazards
- Single non-pensioner and 'White Other' households show high levels of hazardous homes

4. Disrepair

Introduction

4.1 This chapter addresses the details of repairs required to dwellings. Typical repairs required will include repairs to roofs, windows and amenities and services. The survey form at the back of the report shows the full range of possible repairs required to a dwelling. Repairs do not include maintenance such as cyclical painting. The subsequent analysis of repair costs looks at three different time periods: up to a year, up to five years and within the next ten years.

Measuring the extent of disrepair

4.2 An idea of the presence of faults provides useful information about the main problem areas, but does not represent either the extent of the problems or the cost of putting them right. The standard test for such repairs is the cost to put the building into good repair. This includes all the building elements and the overall cost of rectifying any work. The survey measured three levels of disrepair (shown in the Box 4.1).

Box 4.1 Categories of repair measured in the survey

Category	Definition
Urgent repair	All exterior building work recorded by the surveyor as being required within the next 12 months plus any interior work identified (regardless of the time period). Typical examples of urgent repair work relate to amenities and services within the home (such as replacing old/inefficient boilers and work required to bathrooms or kitchens).
Basic repair	All works identified by the surveyor as needing to be done within five years, including any urgent work as described above. These do not include replacement of building elements nearing the end of their life where the surveyor recorded that this action could be delayed by more than five years, often by short term patch repairs. Over this longer period typical examples of work to be carried out will relate to external items such as walls, roofs and boundary walls/fences.
Comprehensive repair	This includes all repairs as specified above together with any replacements the surveyor has assessed as being needed in the next 10 years. Replacement periods are only defined for external elements and are given whether or not any repair work has been identified as needed. The replacement period is given as the number of years before the element needs replacing either following specified repair work or simply as the remaining life expectancy. In the ten year cycle typical work will include the renewing of external items (such as windows, doors, roofs).

4.3 It should be noted that the above repair categories are cumulative. Consequently figures for *basic repair* include the costs of *urgent repairs*, and both are in turn included in the figures for *comprehensive repairs*.

4.4 Standard repair costs are based on a schedule provided by the Building Cost Information Service (BCIS) and have been updated to the middle of 2009 base for the East of England.

4.5 The actual costs of work will vary depending on the size of dwellings. Therefore one further measure has been included: standardised repair costs. The definition of this is shown in the Box 4.2.

Box 4.2 Standardised repair costs

The basic repair cost per square metre of floor area, calculated to remove the effect of the size of buildings and give a better measure of relative deterioration.

Assessment of repair costs – overall findings

4.6 The overall situation in terms of repairs costs for the private sector housing stock is summarised in Table 4.1. The equivalent figures reported in the 2002 East Cambridgeshire Stock Condition Survey are also presented for comparison, although it should be noted that these figures include the RSL sector. The data shows an average urgent repair cost of £1,260 per dwelling, this figure rises to £4,002 for comprehensive repairs (over 10 years). These average costs include dwellings requiring no work.

Table 4.1 Overall repairs cost in East Cambridgeshire (private sector excluding RSLs)

Repairs category	*Total cost*	*Average cost per dwelling*	*Average cost per dwelling 2002*
Urgent repair	£36.9m	£1,260	£540
Basic repair	£55.7m	£1,901	£1,430
Comprehensive repair	£117.3m	£4,002	£3,600
Standardised repair cost (/m²)	-	£19.37 per m²	£12.50 per m²

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

4.7 Consequently, the total cost of repairs is considerable: comprehensive repairs will cost a total of £117.3m, and even urgent repairs will amount to a total of £36.9m. The urgent work identified as being required to dwellings is in most cases not so bad as to require enforcement action. This is evidenced by the fact that whilst urgent work comes to a total of £36.9m, the total cost to rectify all Category 1 hazards is only £12.8m. Table 4.2 looks at the distribution of the above repair costs.

Table 4.2 Repairs costs by level of cost (private sector excluding RSLs)			
Level of cost	*Urgent*	*Basic repairs*	*Comprehensive repair*
No repairs required	40.0%	31.6%	28.7%
Under £1,000	28.1%	26.3%	17.1%
£1,000-£2,499	18.1%	21.4%	12.9%
£2,500-£4,999	7.8%	11.2%	13.6%
£5,000-£9,999	4.4%	6.0%	16.1%
£10,000-£14,999	0.9%	2.4%	6.3%
£15,000 and above	0.7%	1.1%	5.3%
Total	100.0%	100.0%	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

4.8 In total 60.0% of dwellings require some level of *urgent* repairs and 40.0% require no *urgent* repairs. Of those dwellings requiring *urgent* repairs, 77% could be remedied for less than £2,500. Some 71.3% of dwellings require *comprehensive* repairs over the next ten years. Of these dwellings, 39% would require expenditure of over £5,000.

Repair costs and dwelling characteristics

4.9 Tables 4.3 to 4.7 show how the average *urgent, basic, comprehensive* and standardised repair cost varies by dwelling characteristic.

4.10 There are noticeable differences in repair costs by tenure, with owner-occupied (no mortgage) generally showing the highest and owner-occupied (with mortgage) dwellings the lowest repair costs. It is worth noting that private rented dwellings show the highest standardised repair cost. Empty homes show higher costs for all measures.

4.11 As might be expected, repair costs are related to the age of a dwelling. The data shows the highest costs for dwellings built before 1945 and much lower costs thereafter. By dwelling type, terraced houses show the highest urgent and basic repair costs, whilst semi-detached houses record the highest comprehensive repair costs and flats the highest standardised repair costs. Mobile homes generally show the lowest repair costs. Additionally, the lowest repair costs are found in Strata 4 with the highest standardised cost found in dwellings in Strata 1.

Table 4.3 Repair costs by tenure (private sector excluding RSLs)				
Tenure	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Owner-occupied (no mortgage)	£1,397	£2,164	£4,405	£20.2
Owner-occupied (with mortgage)	£1,123	£1,661	£3,782	£16.4
Private rented	£1,310	£1,936	£3,679	£25.3
Average	**£1,260**	**£1,901**	**£4,002**	**£19.4**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 4.4 Repair costs by occupancy (private sector excluding RSLs)				
Occupancy	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Occupied	£1,170	£1,805	£3,917	£18.5
Unoccupied	£5,943	£6,909	£8,491	£67.1
Average	**£1,260**	**£1,901**	**£4,002**	**£19.4**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 4.5 Repair costs by age of dwelling (private sector excluding RSLs)				
Dwelling age	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Pre-1919	£2,326	£3,343	£6,297	£33.9
1919-1944	£2,595	£3,733	£9,472	£40.0
1945-1964	£1,746	£2,418	£4,881	£25.4
1965-1980	£1,198	£2,161	£4,111	£20.3
Post-1980	£323	£515	£1,371	£5.4
Average	**£1,260**	**£1,901**	**£4,002**	**£19.4**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 4.6 Repair costs by dwelling type (private sector excluding RSLs)				
Dwelling type	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Detached house	£1,325	£1,973	£3,935	£15.8
Semi-detached house	£1,103	£1,738	£4,343	£19.4
Terraced house	£1,421	£2,054	£3,687	£27.3
Flat	£1,247	£1,891	£3,946	£32.6
Mobile home	£434	£945	£2,864	£18.9
Average	**£1,260**	**£1,901**	**£4,002**	**£19.4**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 4.7 Repair costs by location (private sector excluding RSLs)				
Area	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Strata 1	£1,970	£2,878	£5,525	£29.8
Strata 2	£1,422	£2,111	£4,797	£21.0
Strata 3	£1,370	£2,453	£5,210	£25.2
Strata 4	£1,110	£1,549	£3,239	£15.8
Average	**£1,260**	**£1,901**	**£4,002**	**£19.4**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Repair costs and household characteristics

4.12 Tables 4.8 to 4.11 show repair costs by household type, support needs, vulnerable households and ethnic group.

4.13 The data shows that single non-pensioner households have the highest repair costs. Lone parent households show the lowest repair costs for all measures.

4.14 Support needs households show significantly higher repair costs to those with no support needs members. Vulnerable households also have higher repair costs than other households although the difference is not as large.

4.15 By ethnic group the data suggests that the highest repairs costs are generally found in dwellings occupied by 'White Other' and 'BME' households.

Table 4.8 Repair costs by household type (private sector excluding RSLs)				
Household type	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Single pensioner	£1,369	£1,797	£4,650	£20.8
2 or more pensioners	£1,074	£1,775	£3,454	£16.9
Single non-pensioner	£2,039	£2,680	£4,543	£32.6
2 or more adults, no children	£1,143	£1,940	£4,101	£17.8
Lone parent	£280	£685	£939	£8.3
2+ adults, 1 child	£881	£1,335	£2,774	£14.6
2+ adults, 2+ children	£872	£1,362	£4,016	£13.8
Average	**£1,170**	**£1,805**	**£3,917**	**£18.5**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 4.9 Repair costs and support needs (private sector excluding RSLs)				
Support needs	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Support needs	£1,591	£2,212	£4,839	£25.7
No support needs	£1,084	£1,721	£3,726	£17.0
Average	**£1,170**	**£1,805**	**£3,917**	**£18.5**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 4.10 Repair costs and vulnerable households (private sector excluding RSLs)				
Vulnerable households	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
Vulnerable	£1,362	£1,899	£3,883	£22.3
Not vulnerable	£1,131	£1,786	£3,923	£17.7
Average	**£1,170**	**£1,805**	**£3,917**	**£18.5**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 4.11 Repair costs and ethnic group (private sector excluding RSLs)				
Ethnic group	*Urgent repairs*	*Basic repairs*	*Comprehensive repairs*	*Standardised repair cost*
	Repair cost per dwelling £			*£ per m²*
White British	£1,132	£1,778	£3,942	£17.6
White Other	£1,503	£2,059	£3,638	£29.8
BME	£2,414	£2,577	£3,383	£25.8
Average	**£1,170**	**£1,805**	**£3,917**	**£18.5**

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Summary

4.16 The survey studied faults to dwellings and associated repair costs. Some of the main findings of the analysis were:

- The average cost per dwelling of urgent repairs (i.e. those needing to be done within the next year) was £1,260 – this totals £36.9m across the District
- The average cost per dwelling for basic repairs (i.e. all work needing to be done within the next five years) was £1,901 – totalling £55.7m across the District
- Empty homes showed the highest repair costs, as did older dwellings
- Single non-pensioner households and support needs households have considerably higher average repair costs.

5. Decent Homes

Introduction

5.1 The Government defines a home as 'decent' if it meets all of the following four criteria:

- No Category 1 hazards
- Is in a reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort.

Applying the standard

5.2 The 2006 CLG decent homes implementation guidance sets out what factors would be considered to make a dwelling 'non-decent'. Table 5.1 shows the four criteria along with suggested measurements by the Guidance. This is followed by our comment about how the current survey data has been used to meet the criteria.

Table 5.1 Decent homes criteria and comment on calculation		
Decent home criterion	*Summary of Government guidance*	*Application in this survey*
Does it meet the current minimum standard?	Does dwelling contain any Category 1 hazards?	All dwellings deemed to have at least one Category 1 hazard are included here.
Is it in reasonable state of repair?	Key components: external wall structure, wall finish/applied surface, chimney stacks, roof structure, roof covering, external doors, windows, gas system, electrical supply, heating boiler Non key components: kitchen amenities, bathroom amenities, heating system	The definition used in the survey is consistent with the EHCS and considers urgent work required to any of the key components or urgent work required to two or more of the non-key components.
Has it reasonably modern facilities?	Kitchen: modern (<20 years old), adequate space and layout Bathroom: modern (<30 years old) Appropriately located bathroom and WC Adequate noise insulation Flats: common areas adequate size and layout	A dwelling must fail on at least three of these categories to be considered as non-decent. This is consistent with the EHCS. A home lacking two or less of the facilities described is still classed as decent therefore it is not necessary to modernise kitchens and bathrooms if a home passes the remaining criteria.
Does it provide a reasonable degree of thermal comfort?	For gas/oil heating: does it have a programmable heating system and cavity wall insulation and/or at least 50mm of roof insulation where appropriate? For electric storage heaters/LPG/programmable solid fuel central heating: does it have cavity wall insulation and at least 200mm of roof insulation where appropriate?	All of this information is available from the survey data and hence this part of the standard is replicated in full.

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Decent homes in East Cambridgeshire

5.3 Having worked through each of the four headings used to determine decent (or non-decent) homes in the private sector in East Cambridgeshire, the survey estimates that in the private sector 29.9% of dwellings would be categorised as non-decent, representing 8,747 dwellings in the District. This compares with the latest CLG estimate for England of 36.3% in 2006.

5.4 Table 5.2 highlights the reasons for homes being considered as non-decent. The results suggest that the main reason for non-decency is Category 1 hazards with 77.8% of dwellings failing on this criterion. The figures in East Cambridgeshire show broadly the same pattern as found across England as a whole.

Table 5.2 Causes of non-decent homes in East Cambridgeshire and England (private sector excluding RSLs)			
Non-decent due to	*Number of non-decent dwellings*	*% of non-decent dwellings*	*England (2006)*
Category 1 hazard	6,808	77.8%	62.8%
Disrepair	1,201	13.7%	22.0%
Modern facilities	793	9.1%	5.7%
Thermal comfort	4,254	48.6%	49.0%

Note: Percentages add up to more than 100 because some dwellings fail on more than one criterion

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

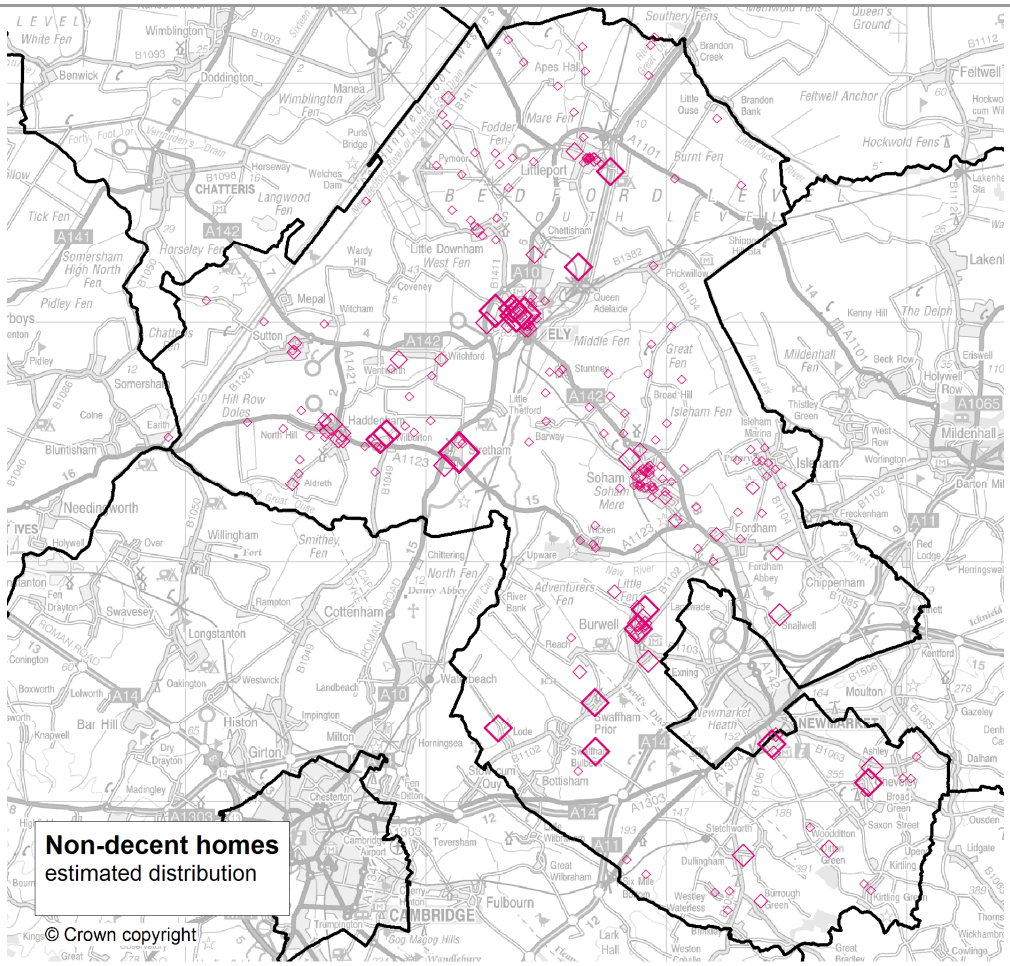
5.5 Table 5.3 shows the number of reasons for dwellings being considered non-decent. The table shows that the majority of non-decent dwellings (63.0%) are considered such on just one of the various items.

Table 5.3 Number of non-decent items (private sector excluding RSLs)		
Number of items	*Number of non-decent dwellings*	*% of non-decent dwellings*
One	5,512	63.0%
Two	2,284	26.1%
Three	829	9.5%
Four	122	1.4%
Total	8,747	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

5.6 Figure 5.1 shows the areas where there is a high incidence of non-decent homes. The figure shows that non-decent dwellings are mainly found in the urban areas, particularly Ely and Burwell.

Figure 5.1 Location of non-decent dwellings (private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Characteristics of non-decent homes

5.7 Tables 5.4 to 5.7 show some dwelling and household characteristics of non-decent homes. The first table shows the percentages of various dwelling categories that fail under the different measures of the Decent Homes Standard, whilst the second table provides the actual estimated number of dwellings involved. The third table shows the percentages of various household categories that fail under the different measures of the Decent Homes Standard and the fourth table provides the actual estimated number of households involved.

5.8 The data shows that of the three tenures, private rented dwellings are most likely to be considered non-decent. Unoccupied dwellings were more likely than occupied dwellings to be non-decent. An estimated 60.9% of pre-1919 dwellings are non-decent, compared with only 10.0% of those built since 1980. Additionally, a large proportion of flats and mobile homes are non-decent.

5.9 By household type, single pensioner households show high levels of non-decency. Vulnerable households are more likely to live in non-decent homes than non-vulnerable households. This also applies to support need households. By ethnic group, 'White Other' households had the highest levels of non-decency.

Table 5.4 Non-decent homes and dwelling characteristics (percentages) - private sector excluding RSLs

Dwelling characteristic	*% of dwellings in group that:*				
	Non-decent	*Category 1 hazard*	*Fail disrepair*	*Fail modernisation*	*Fail thermal comfort*
Tenure					
Owner-occupied (nm)	30.7%	21.4%	3.0%	2.9%	16.0%
Owner-occupied (wm)	26.9%	24.3%	3.7%	0.3%	10.5%
Private rented	35.7%	24.7%	7.5%	8.4%	21.7%
Empty homes					
Occupied	29.4%	22.7%	3.7%	2.1%	14.1%
Unoccupied	51.3%	50.3%	23.2%	34.0%	35.1%
Age of dwelling					
Pre-1919	60.9%	46.0%	5.3%	4.9%	32.8%
1919-1944	48.5%	41.3%	15.4%	19.6%	23.2%
1944-1964	36.2%	29.6%	5.8%	0.1%	18.1%
1965-1980	28.0%	20.7%	4.5%	0.7%	13.5%
Post-1980	10.0%	7.6%	0.3%	0.0%	3.3%
Type of dwelling					
Detached house	29.3%	23.7%	2.7%	0.9%	14.0%
Semi-detached house	25.4%	17.8%	2.3%	5.4%	10.3%
Terraced house	28.2%	20.6%	6.2%	0.2%	15.4%
Flat	55.1%	45.0%	23.3%	13.1%	38.1%
Mobile home	67.3%	67.3%	0.0%	0.0%	23.7%
Area					
Strata 1	53.3%	36.9%	8.6%	1.7%	28.6%
Strata 2	34.1%	25.6%	4.2%	2.7%	21.3%
Strata 3	34.1%	24.9%	5.5%	4.1%	16.7%
Strata 4	24.9%	20.7%	3.0%	2.3%	10.9%
All dwellings	29.9%	23.2%	4.1%	2.7%	14.5%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 5.5 Non-decent homes and dwelling characteristics (numbers) - private sector excluding RSLs

Dwelling characteristic	*Number of dwellings in group that:*				
	Non-decent	*Category 1 hazard*	*Fail disrepair*	*Fail modernisation*	*Fail thermal comfort*
Tenure					
Owner-occupied (nm)	3,437	2,397	340	324	1,787
Owner-occupied (wm)	3,514	3,170	483	44	1,374
Private rented	1,796	1,241	379	424	1,092
Empty homes					
Unoccupied	282	277	128	187	193
Age of dwelling					
Pre-1919	3,205	2,421	279	260	1,727
1919-1944	1,207	1,027	383	488	579
1944-1964	1,624	1,328	262	7	813
1965-1980	1,559	1,152	248	38	753
Post-1980	1,153	879	30	0	382
Type of dwelling					
Detached house	4,342	3,514	394	136	2,076
Semi-detached house	2,123	1,485	188	450	857
Terraced house	1,192	872	264	7	651
Flat	840	686	355	200	581
Mobile home	251	251	0	0	88
Area					
Strata 1	1,041	721	169	33	559
Strata 2	1,128	845	140	88	703
Strata 3	2,209	1,610	357	268	1,077
Strata 4	4,369	3,632	535	404	1,914
All dwellings	8,747	6,808	1,201	793	4,254

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 5.6 Non-decent homes and household characteristics (percentages) - private sector excluding RSLs					
Household characteristic	*% of dwellings in group that:*				
	Non-decent	*Category 1 hazard*	*Fail disrepair*	*Fail modernisation*	*Fail thermal comfort*
Household type					
Single pensioners	34.5%	24.4%	6.6%	3.9%	17.3%
2 or more pensioners	29.8%	19.8%	0.5%	5.0%	15.7%
Single non-pensioners	29.1%	25.7%	10.9%	6.2%	14.3%
2+ adults, no children	31.4%	23.7%	3.8%	0.6%	16.1%
Lone parent	10.1%	6.3%	0.0%	0.0%	5.0%
2+ adults, 1 child	31.9%	24.9%	2.2%	1.8%	13.3%
2+ adults, 2+ children	21.5%	19.3%	0.3%	0.1%	7.3%
Support needs					
Support needs	31.8%	23.8%	5.6%	4.3%	11.0%
No support needs	29.0%	22.5%	3.3%	1.6%	14.8%
Vulnerable households					
Vulnerable	31.7%	20.5%	5.6%	8.0%	11.0%
Not vulnerable	29.0%	23.2%	3.3%	0.9%	14.8%
Ethnic group					
White British	29.4%	22.7%	3.1%	1.8%	13.5%
White Other	31.5%	24.7%	14.3%	6.2%	22.8%
BME	21.2%	14.4%	0.0%	3.4%	17.6%
All households	29.4%	22.7%	3.7%	2.1%	14.1%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

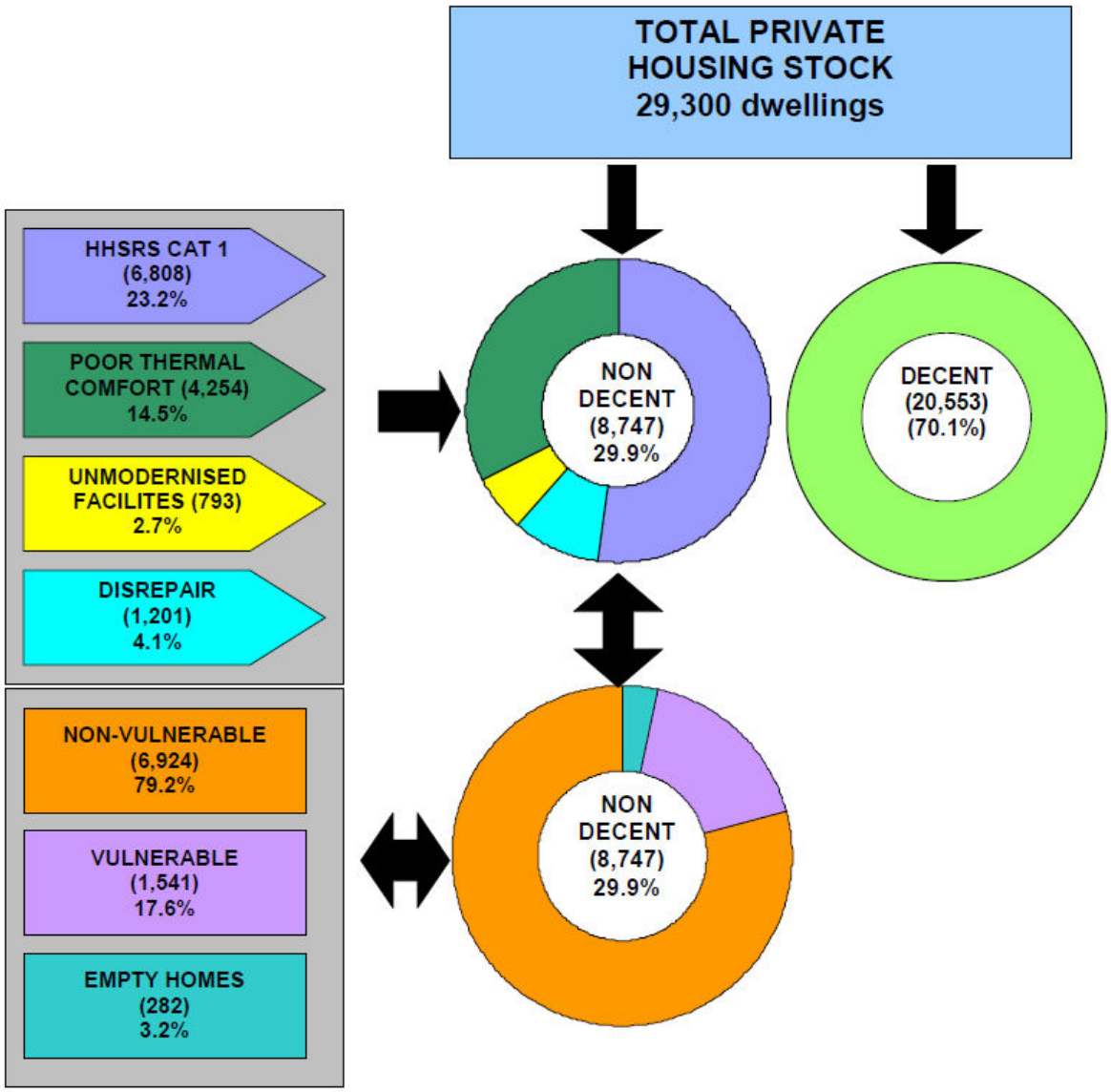
Table 5.7 Non-decent homes and household characteristics (numbers) - private sector excluding RSLs

Household characteristic	*Number of dwellings in group that:*				
	Non-decent	*Category 1 hazard*	*Fail disrepair*	*Fail modernisation*	*Fail thermal comfort*
Household type					
Single pensioners	1,092	773	208	122	549
2 or more pensioners	939	623	16	156	494
Single non-pensioners	912	806	343	194	450
2+ adults, no children	3,452	2,609	418	67	1,774
Lone parent	51	32	0	0	25
2+ adults, 1 child	1,059	827	74	61	442
2+ adults, 2+ children	961	862	15	5	327
Support needs					
Support needs	1,565	1,171	278	213	541
No support needs	6,900	5,360	795	393	3,519
Vulnerable households					
Vulnerable	1,541	993	274	386	536
Not vulnerable	6,924	5,538	800	219	3,525
Ethnic group					
White British	7,821	6,034	813	481	3,587
White Other	575	450	260	113	417
BME	69	47	0	11	57
All households	8,465	6,531	1,073	605	4,061

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

5.10 A key measure in terms of decent homes is the proportion of vulnerable households living in decent accommodation; the survey estimates that 68.3% of vulnerable households live in decent housing. This compares with an average of 58.8% for England. The number of vulnerable households in non-decent accommodation is illustrated in Figure 5.2.

Figure 5.2 Decent Homes – summary of results
(private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Cost to make homes decent

5.11 In addition to estimating the number of homes considered as non-decent it is possible to estimate the likely costs of making these homes decent. Table 5.8 shows estimated costs for rectifying each reason for non-decency and the total cost across the District. The table shows that the cost to make the average non-decent home decent would be £2,992. Across the whole District this would entail a total cost of £26.2m.

Table 5.8 Costs for remedying non-decent homes in East Cambridgeshire (private sector excluding RSLs)			
Non-decent due to	*Number of non-decent dwellings*	*Average cost per non-decent dwelling*	*Total cost across the District*
Category 1 hazard	6,808	£1,879	£12,793,452
Disrepair	1,201	£4,211	£5,058,739
Modern facilities	793	£4,670	£3,701,980
Thermal comfort	4,254	£1,086	£4,619,356
Average/total	8,747*	£2,992	£26,173,527

*Some dwellings fail on more than one category, therefore the total number of non-decent dwellings is lower than the sum of the number of dwellings failing each category.

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

5.12 The costs to make dwellings decent for vulnerable households are higher than for all occupied dwellings. Survey data suggests that the average cost for vulnerable households is £2,905 per dwelling, making for a total spend requirement of £4.5m.

Summary

5.13 Survey information was used to calculate a measure of 'decent homes' which was based on published Government Guidance. In assessing decent homes four factors are taken into account. These are:

- Category 1 hazards
- Disrepair
- Modern facilities
- Thermal comfort.

5.14 The results suggested that 29.9% of dwellings failed the standard under one or more of these headings. This figure compares with the figure of 36.3% for private sector dwellings in England. Some of the main findings relating to 'non-decent' homes were:

- The main reason for failure was a Category 1 hazard; 77.8% of non-decent homes failed under this heading
- 63.0% of 'non-decent' homes fail on only one of the four factors
- Dwellings with high levels of 'non-decency' included: private rented dwellings, empty homes, pre-1919 dwellings, mobile homes and flats
- Households that show high levels of non-decency include single pensioner households, support needs households, vulnerable households and 'White Other' households
- The total cost of remedying non-decent homes in the District is estimated to be £26.2m, which equates to approximately £2,992 per non-decent dwelling.

6. Houses in Multiple Occupation

Introduction

6.1 This chapter looks at the characteristics of Houses in Multiple Occupation (HMOs). The Housing Act 2004 provides the legal definition of HMO (covered under Sections 254 and 257). Under the changes in the Housing Act 2004, if a landlord lets a property which is one of the following types, it is a House in Multiple Occupation:

- an entire house or flat which is let to **three or more** tenants who form **two or more** households and who share a kitchen, bathroom or toilet
- a house which is being entirely used as bedsits or other non-self-contained accommodation and which is let to **three or more** tenants who form **two or more** households and who share kitchen, bathroom or toilet facilities
- a converted building that contains one or more flats which are not wholly self contained (i.e. the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by **three or more** tenants who form **two or more** households
- a building which is converted entirely into self-contained flats if the conversion does not meet the standards of the 1991 Building Regulations and less than two-thirds are owner-occupied.

6.2 For the purposes of analysis, we can split HMOs up into two broad categories, the first based on the first three groups defined above and the second based on the final category. In doing this the data will also fit in with Sections 254 and 257 of the Housing Act as defined below.

- Section 254 HMOs would mainly be described as bedsit or shared house/shared flat accommodation
- Section 257 HMOs are buildings converted into self-contained flats that do not meet the 1991 Building Regulations and where less than two-thirds of the flats are owner-occupied.

6.3 The situation can also arise where the building has been converted into self-contained flats and is considered to be an HMO under Section 257 and where an individual unit is occupied as an HMO under Section 254.

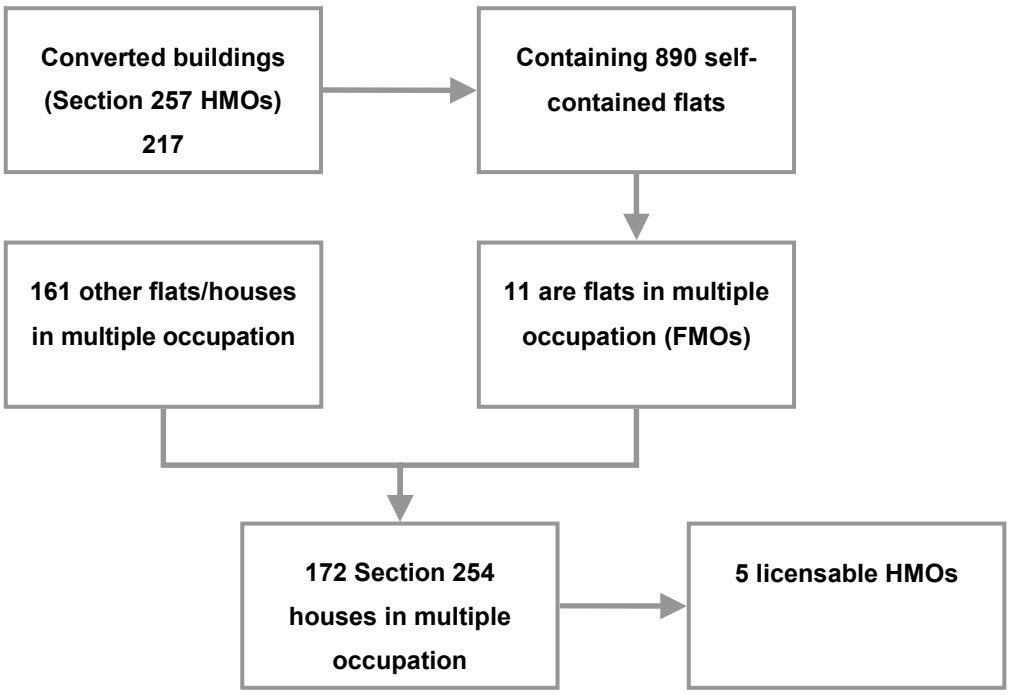
6.4 In addition, the 2004 Act introduced the mandatory licensing of certain types of higher risk HMOs. This enables local authorities to establish discretionary additional HMO licensing schemes. The definition of a licensable HMO is an HMO “which comprises three storeys or more and is occupied by five or more persons, who comprise two or more households”. In this study, the ‘storeys’ test is based on the number of storeys in an individual building. For example, a single storey flat in multiple occupation in a building with three or more storeys would be considered as licensable (if the number of persons and households tests were also met).

Number of HMOs

6.5 Figure 6.1 shows the survey's estimates of the number of HMOs in each of these two categories and the degree of overlap between them. The figure also provides an estimate of the number of licensable HMOs.

6.6 Overall, it was estimated that there are 217 Section 257 HMOs containing 890 self-contained flats, of these 11 were also Section 254 HMOs (Flats in Multiple Occupation – FMOs). None of these 11 FMOs were estimated to fall into the category of being licensable. In addition, it was estimated that there are 161 other Section 254 HMOs, of which five are estimated to fall into the category of being licensable.

Figure 6.1 Houses in Multiple Occupation in East Cambridgeshire

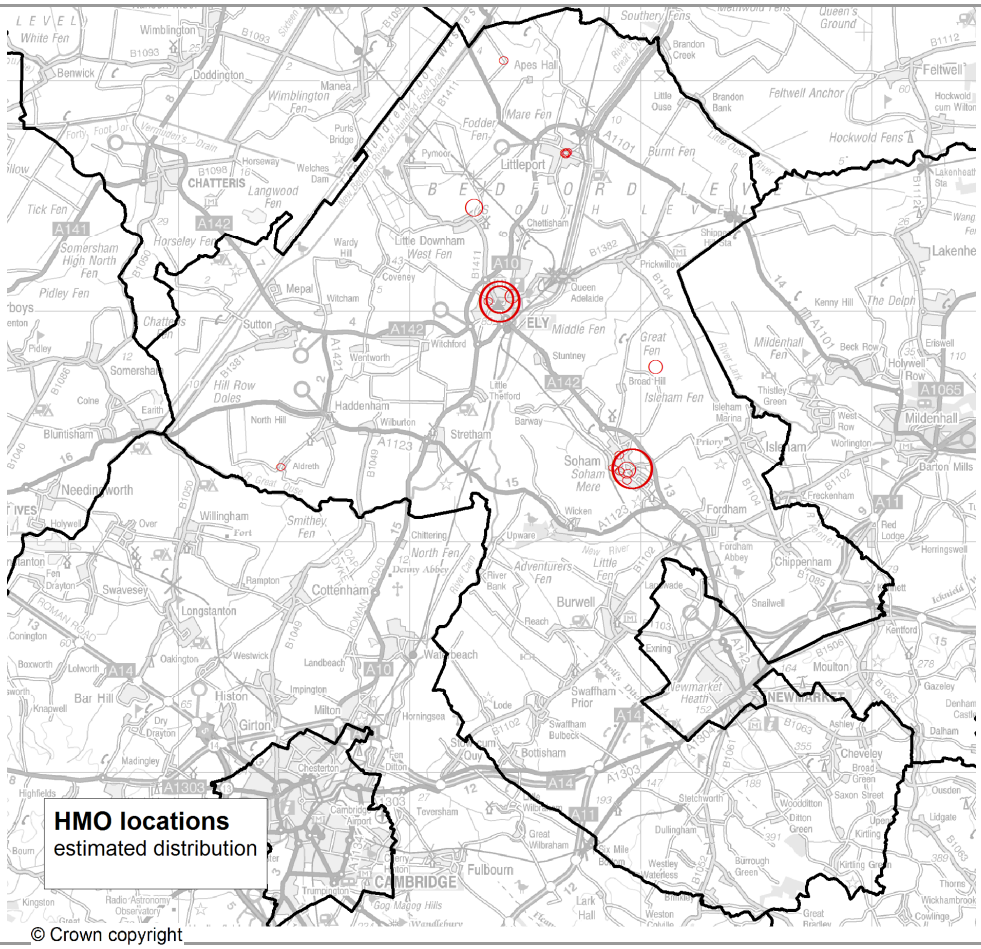


Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

6.7 Overall, the sample size of HMO dwellings was small, with a total of 43 Section 254 and Section 257 HMOs sampled. The results presented in this chapter detailing the characteristics of the estimated 378 HMOs in the District should therefore be treated with caution. The latest information from the Council suggests that there are an estimated 96 HMOs in the District.

6.8 Figure 6.2 shows the location of HMOs in east Cambridgeshire. The figure shows that they are principally located in Ely and Soham.

Figure 6.2 Location of HMOs



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Characteristics of HMOs

6.9 Table 6.1 looks at the age of HMOs. The data shows that HMOs are older, with significantly more are pre-1919 dwellings.

Table 6.1 Age of HMO dwellings (compared to whole private sector stock (excluding RSLs))

Age of dwelling	*HMOs*		*All private sector dwellings*	
	Number of dwellings	*% of dwellings*	*Number of dwellings*	*% of dwellings*
Pre-1919	255	67.5%	5,264	18.0%
1919-1944	2	0.5%	2,491	8.5%
1945-1964	8	2.2%	4,486	15.3%
1965-1980	65	17.1%	5,565	19.0%
Post-1980	48	12.7%	11,494	39.2%
Total	378	100.0%	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

6.10 Table 6.2 shows some stock condition characteristics of HMOs. The data suggests that HMOs are more likely to have Category 1 hazards and are also more likely to be non-decent. In addition the HMOs have a worse mean SAP rating than other dwellings.

Table 6.2 Stock condition characteristics of HMOs (contrasted with all private sector (excluding RSLs) dwellings)

Stock condition measure	*HMOs*		*All private sector dwellings*	
	Number of dwellings	*%*	*Number of dwellings*	*%*
HHSRS				
Category 1 hazard	238	62.9%	6,808	23.2%
Excess cold	236	62.3%	4,705	16.1%
Falls	69	18.2%	2,882	9.8%
Other hazards	2	0.6%	1,193	4.1%
Disrepair				
Standardised repair cost (/m^2)	£27.1		£19.4	
Decent homes				
Total non-decent	270	71.4%	8,747	29.9%
Category 1 hazard	238	62.9%	6,808	23.2%
Disrepair	65	17.3%	1,201	13.7%
Modern facilities	6	1.6%	793	9.1%
Thermal comfort	215	56.9%	4,254	48.6%
Energy efficiency				
Mean SAP rating	49		51	
SAP below 40	69.1%		23.6%	
Total dwellings	378		29,300	

Note: Some dwelling have more than one Category 1 hazard and are non-Decent under more than one heading

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Issues for Section 254 HMOs

6.11 Table 6.3 shows the availability of amenities in Section 254 HMOs. The results indicate that all HMOs have the use of all basic amenities. There are however two HMOs sharing facilities at a ratio worse than 1:5. There are a total of 162 HMOs where one or more amenities are shared at a ratio of up to 1:5.

Table 6.3 Amenities in Section 254 HMOs				
Use	*Amenity*			
	Kitchen	*Wash hand basin*	*Bath/shower*	*WCs*
Exclusive use all/most lets	7	14	14	14
Shared up to 1:5	162	158	158	158
Shared worse than 1:5	2	0	0	0
None	0	0	0	0
Total	172	172	172	172

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

6.12 Table 6.4 shows the adequacy of management of HMOs, measured by level of compliance with the Management of Houses in Multiple Occupation (England) Regulations 2006. The majority of properties have been categorised in the 'good' or 'adequate' categories. However, some 18.0% are categorised as 'poor'. The results below should be treated with a degree of caution as it may be difficult for a surveyor to accurately assess the management regulations. The surveyor's judgment is most likely to be based on observations about the general state of common parts and would not involve a full investigation of the management of the dwelling.

Table 6.4 Management regulations in Section 254 HMOs		
Management regulations	*Number of dwellings*	*% of dwellings*
Good	89	51.7%
Adequate	27	15.5%
Just adequate	21	12.4%
Inadequate	4	2.3%
Poor	31	18.0%
Total	172	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Summary

6.13 In the survey particular attention is given to Houses in Multiple Occupation (HMOs). The Housing Act 2004 provides the legal definition of HMOs (covered under Sections 254 and 257). The definitions can be summarised as:

- Section 254 HMOs would mainly be described as bedsit or shared house/shared flat accommodation
- Section 257 HMOs are buildings converted entirely into self-contained flats which do not meet the 1991 Building Regulations and less than two-thirds of the flats are owner-occupied.

6.14 In addition to these two categories of HMO, the data was also used to provide an estimate of the number of licensable HMOs. The definition of a licensable HMO is an HMO "which comprises three storeys or more and is occupied by five or more persons, who comprise two or more households". In this study the 'storeys' test is based on the number of storeys in an individual building. For example, a single storey flat in multiple occupation in a building with three or more storeys would be considered as licensable (if the number of persons and households tests were also met).

6.15 Overall, it was estimated that there are 217 Section 257 HMOs containing 890 self-contained flats, of these 11 were also Section 254 HMOs (Flats in Multiple Occupation – FMOs). None of these 11 FMOs were estimated to fall into the category of being licensable. In addition, it was estimated that there are 161 other Section 254 HMOs, of which 5 are estimated to fall into the category of being licensable.

6.16 The survey data also suggested that HMOs are more likely to be found in the pre-1919 dwellings. Further characteristics of HMOs are summarised below:

- HMOs are more likely to have a Category 1 hazard than other private sector dwellings and higher levels of non-decency.
- An estimated 162 HMOs where one or more amenities are shared at a ratio of up to 1:5, although all HMOs were estimated to have access to all basic amenities (kitchen, wash hand basin, bath/shower and WC).

7. Energy efficiency

Introduction

7.1 This chapter looks at the energy efficiency of dwellings in East Cambridgeshire. An energy rating is intended to give a measure of the overall energy efficiency of a dwelling. The Standard Assessment Procedure (SAP) is the Government's recommended system for home energy rating. The SAP rating is standardised for floor area so that the size of the dwelling does not strongly affect the result. Box 7.1 gives a general description of the SAP rating.

Box 7.1 Definition of SAP rating

This is a Government-specified energy rating for a dwelling. It is based on the calculated annual energy cost for space and water heating. The calculation assumes a standard occupancy pattern, derived from the measured floor area so that the size of the dwelling does not strongly affect the result, which is expressed on a 1-100 scale. The higher the number the better the standard. The calculation is derived by following the assessment set out in the 2005 SAP specification (see bibliography).

7.2 The first aspect of analysis relates to the amount of thermal insulation followed by a discussion of heating systems, which are two of the main factors which determine the SAP rating of a dwelling. It should be noted that the assessment carried out by surveyors is not intrusive. Estimates of elements such as loft or wall insulation are largely based on asking survey respondents. These are further developed with surveyors' knowledge of particular building types or any evidence of works. Therefore the results should be treated with some degree of caution. Overall, however, it is expected that the results of the survey are broadly correct across the whole housing stock.

Thermal insulation

Cavity walls

7.3 It is estimated that 74.0% of private sector dwellings in East Cambridgeshire have cavity walls, and of these a total of 24.2% have no cavity insulation. The data therefore suggests that there is considerable scope for improving energy efficiency through the insulation of unfilled cavities. Table 7.1 shows this information by age of dwelling. It is clear that pre-1919 dwellings are least likely to have cavity walls, with only 6% of the survey sample doing so, whilst nearly all dwellings built since 1965 have cavity walls.

Table 7.1 Cavity walls and insulation by dwelling age (private sector excluding RSLs)				
Age of dwelling	*Number of dwellings*	*Number with cavity walls*	*% with cavity walls*	*% of these with insulation*
Pre-1919	5,264	314	6.0%	92.7%
1919-1944	2,491	395	15.8%	82.5%
1945-1964	4,486	4,005	89.3%	58.6%
1965-1980	5,565	5,504	98.9%	63.7%
Post-1980	11,494	11,475	99.8%	86.9%
Total	29,300	21,693	74.0%	75.8%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Double-glazing

7.4 In the private sector 95.5% of dwellings have some form of double-glazing. A total of 82.8% have all windows double-glazed and 12.7% have some double-glazing. The results in Table 7.2 and 7.3 show presence of double-glazing by age of dwelling and tenure. There is a clear trend with a greater proportion of dwellings having full double glazing as the age of the property decreases. By tenure, we find that dwellings in the private rented sector are less likely to have full double-glazing than those in the owner-occupied sector.

Table 7.2 Double-glazing by dwelling age (private sector excluding RSLs)				
Age of dwelling	*Number of dwellings*	*Number with full double-glazing*	*Number with partial double-glazing*	*% with full double-glazing*
Pre-1919	5,264	3,150	1,453	59.8%
1919-1944	2,491	1,650	621	66.2%
1945-1964	4,486	3,669	763	81.8%
1965-1980	5,565	5,091	357	91.5%
Post-1980	11,494	10,701	527	93.1%
Total	29,300	24,261	3,720	82.8%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table 7.3 Double-glazing by tenure (private sector excluding RSLs)				
Tenure	*Number of dwellings*	*Number with full double-glazing*	*Number with partial double-glazing*	*% with full double-glazing*
Owner-occupied (no mortgage)	11,200	9,068	1,853	81.0%
Owner-occupied (with mortgage)	13,066	11,597	1,093	88.8%
Private rented	5,035	3,596	774	71.4%
Total	29,300	24,261	3,720	82.8%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Loft insulation

7.5 The final insulation element to be considered is loft insulation. This is presented in Table 7.4. It is estimated that 94.6% of dwellings have loft insulation (2.3% have no loft). A great many dwellings with insulation (89.9%) have 100mm or more of insulation. Some 42.3% were estimated to have 200mm or more and 18.2% the recommended level of 270mm.

Table 7.4 Loft insulation (private sector excluding RSLs)

Insulation thickness	*Number of dwellings*	*% of dwellings*	*% of those with insulation*
Zero insulation	906	3.1%	-
Less than 50mm	323	1.1%	1.2%
50mm	987	3.4%	3.6%
75mm	1,496	5.1%	5.4%
100mm	7,363	25.1%	26.5%
150mm	5,821	19.9%	21.0%
200mm	6,420	21.9%	23.1%
More than 200mm	5,324	18.2%	19.2%
No loft	660	2.3%	-
Total	29,300	100.0%	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Heating systems and fuel use

Main heating systems

7.6 For the purpose of this survey the 'main heating system' is taken as the system which heats the majority of the dwelling. In the District it is estimated that 89.0% of dwellings have boilers with radiator central heating and a further 8.4% have electric storage heaters. A small proportion of dwellings (1.1%) had room heaters as the main source of heating. Some 435 dwellings are classified as having an 'other' system; these were principally warm air systems (gas, oil and electric and gas underfloor systems). These results are presented in Table 7.5.

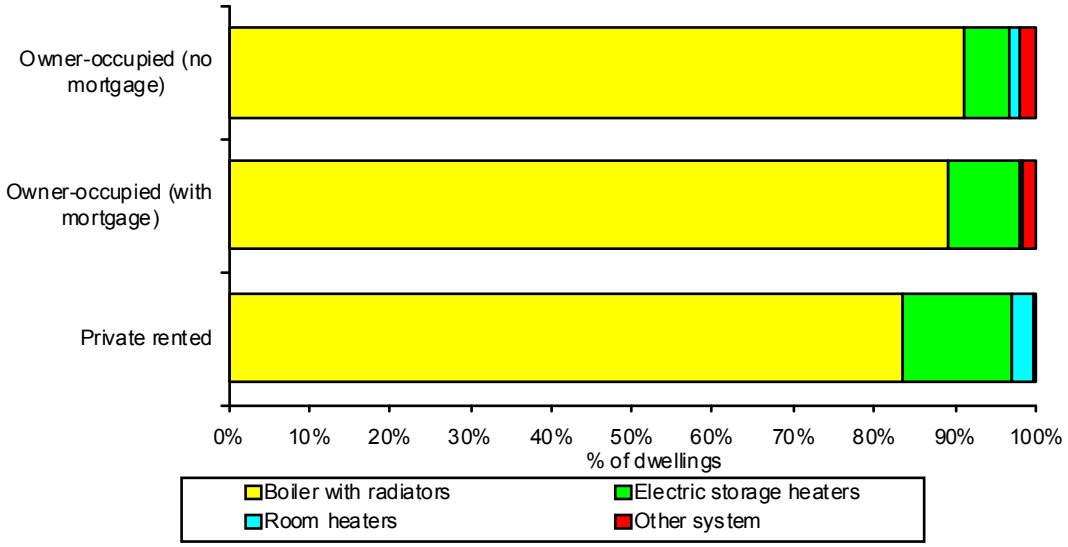
Table 7.5 Main heating systems (private sector excluding RSLs)

Main heating system	*Number of dwellings*	*% of dwellings*
Boiler with radiators	26,063	89.0%
Electric storage heaters	2,473	8.4%
Room heaters	329	1.1%
Other system	435	1.5%
Total	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

7.7 Figure 7.1 shows heating system by tenure. The data shows that owner-occupied (no mortgage) dwellings are particularly likely to have central heating via a boiler with radiators. In total, 91.1% of all owner-occupied (no mortgage) dwellings have this type of central heating. Private rented properties are more likely to have electric storage heaters or room heaters than dwellings in the owner-occupied sector.

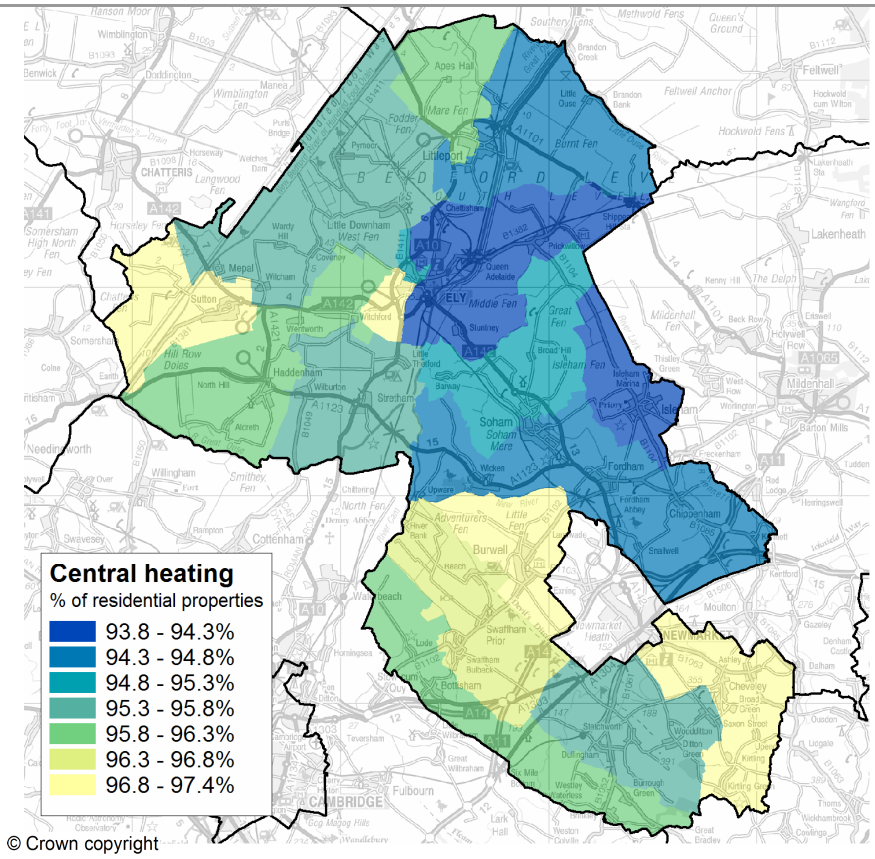
Figure 7.1 Heating system and tenure (private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

7.8 Figure 7.2 uses 2001 Census data to study the geographical distribution of households without central heating (at ward level). Although the information is now dated, it is likely that the pattern is still approximately the same today. The data shows that there are pockets of households within the District who are less likely to have central heating, including around the eastern part of the District.

Figure 7.2 Proportion of households without central heating (2001) (private sector excluding RSLs)



Source: 2001 Census

Fuel use

7.9 In terms of the fuel used for heating, the data (presented in Table 7.6) shows the main type used is gas (68.4% of dwellings), followed by oil.

Table 7.6 Fuel used for main heating system (private sector excluding RSLs)

Fuel used	*Number of dwellings*	*% of dwellings*
Gas	20,045	68.4%
On-peak electric	269	0.9%
Off-peak electric	2,634	9.0%
Solid fuel	675	2.3%
Oil	5,677	19.4%
Total	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

The SAP rating

7.10 The SAP rating depends upon a range of factors that contribute to energy efficiency, namely:

- Thermal insulation of the building fabric
- Efficiency and control of the heating system
- Ventilation characteristics of the dwelling
- Solar gain characteristics of the dwelling
- The price of fuels used for space and water heating

7.11 The rating is not affected by factors that depend on the individual characteristics of the household occupying the dwelling when the rating is calculated, for example:

- Household size and composition
- The ownership and efficiency of particular domestic electrical appliances
- Individual heating patterns and temperatures.

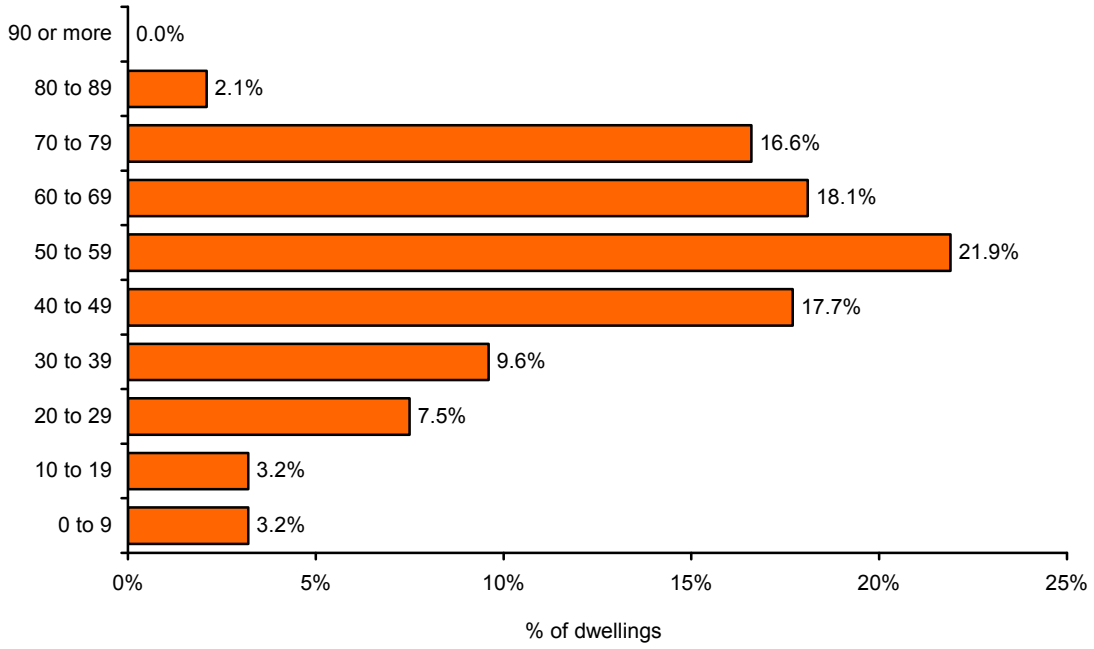
7.12 The rating is not affected by geographical location, so that a given type of dwelling has the same rating in all parts of the United Kingdom. The SAP rating is based on a scale of 1 to 100, although it was formerly assessed on a scale of 1 to 120 (until October 2005). The higher the SAP rating, the more energy efficient the dwelling.

General results

7.13 The average SAP rating for the private sector in East Cambridgeshire is 51. This compares with an average private sector SAP of 47 for England in 2006. The most recent SAP estimate for the East of England (2003) for the private sector is 50, although this would have been estimated under a slightly different version of the SAP calculation. The average SAP rating for East Cambridgeshire of 51 also represents a slight increase from the figure of 50 recorded in the 2002 Stock Condition Survey (which also included RSL dwellings).

7.14 Figure 7.3 shows the distribution of SAP ratings. An estimated 23.5% of dwellings have a SAP of below 40 and 18.7% of dwellings have a SAP of 70 or higher.

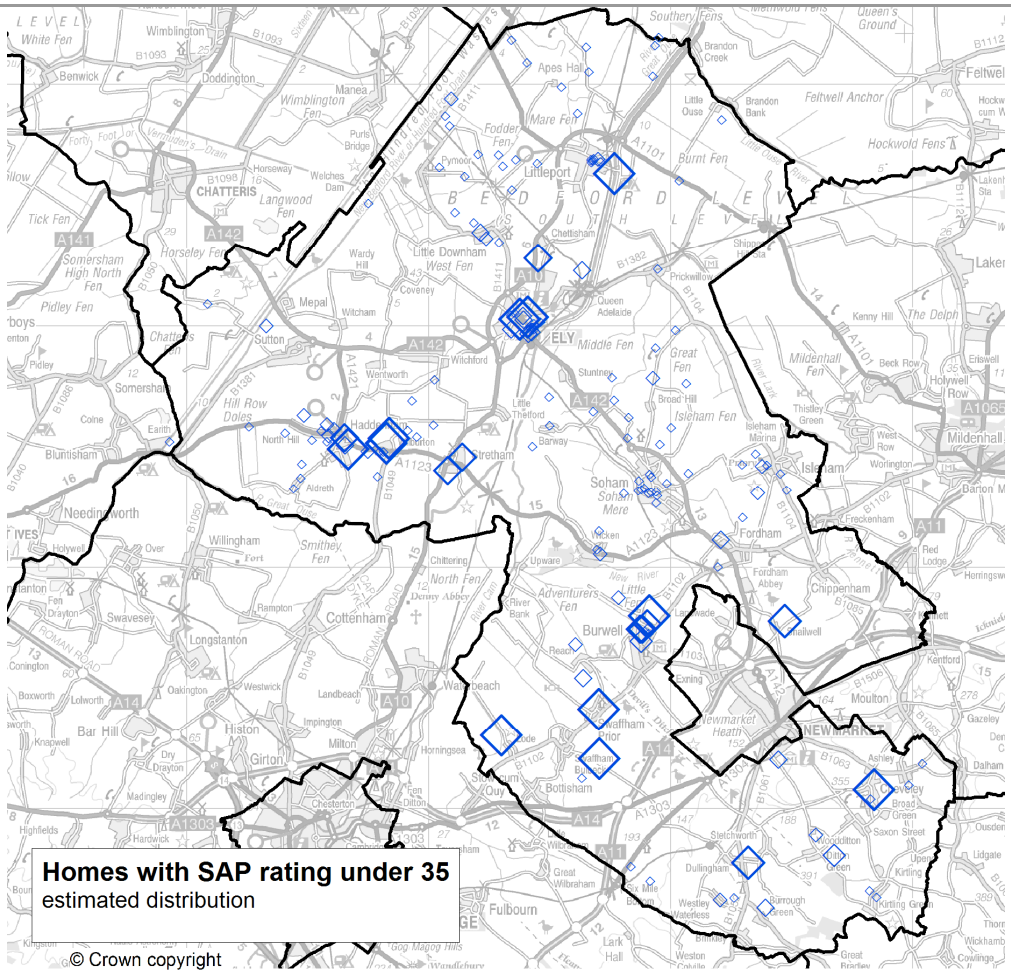
Figure 7.3 Frequency distribution of SAP rating (private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

7.15 Figure 7.4 shows the location of dwellings with a SAP rating of under 35 in East Cambridgeshire. The figure shows that these dwellings are fairly evenly spread across the District. Overall there are 5,133 dwellings with a SAP rating under 35 representing 17.5% of the private sector stock.

Figure 7.4 Location of dwellings with a SAP rating under 35 (private sector excluding RSLs)



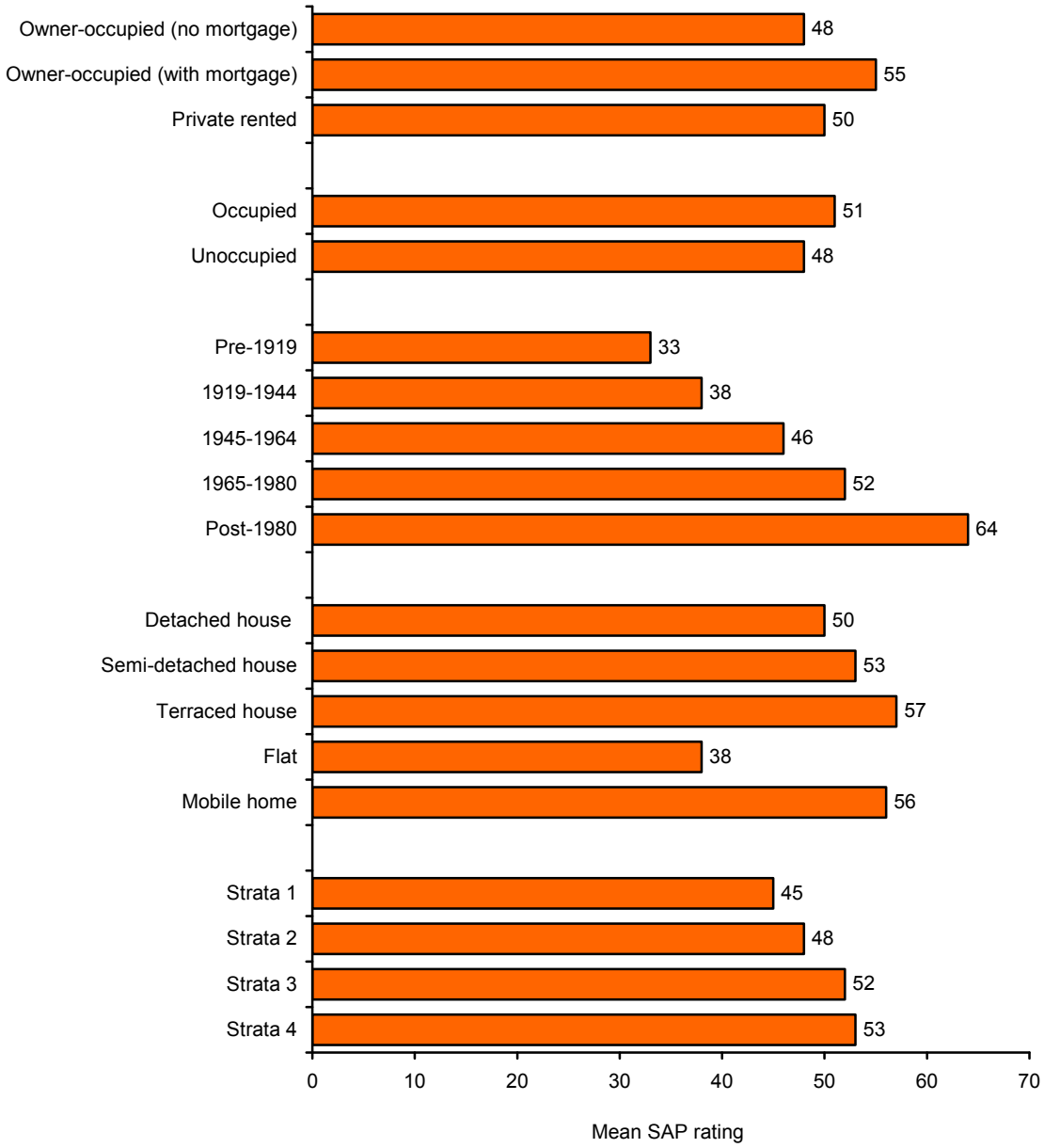
Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

SAP ratings and dwelling characteristics

7.16 Figure 7.5 shows SAP ratings by tenure, occupancy, dwelling age, building type and area. Results show that the lowest mean SAP ratings are found in the owner-occupied (no mortgage) sector. By dwelling age, a clear trend emerges with the highest mean SAP (64) being found in post-1980 dwellings and the lowest (33) in pre-1919 homes.

7.17 In terms of building type, the highest average SAP can be seen for terraced houses (57) whilst the lowest is for flats (38). Finally, the data suggests the lowest average SAP ratings are found in dwellings in the Strata 1 area.

Figure 7.5 Average SAP rating by dwelling characteristics (private sector excluding RSLs)

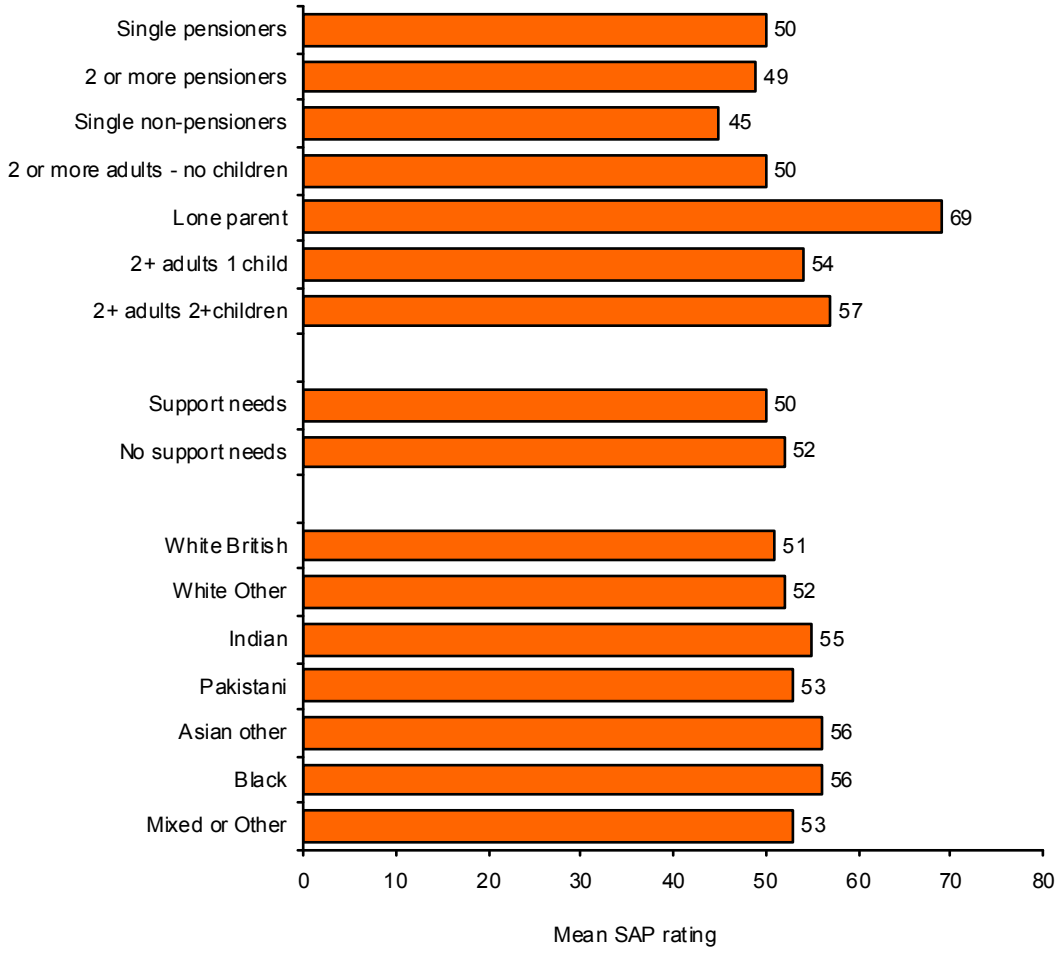


Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

SAP ratings and household characteristics

7.18 The SAP rating is largely dependent on age of dwelling and building type, however it is of interest to see how SAP ratings vary between different types of household group. Figure 7.6 shows SAP ratings by household type, support needs and ethnic group. Results show that SAP ratings do not vary much between the different household groups. The main group to stand out are lone parent households with a high average SAP of 69.

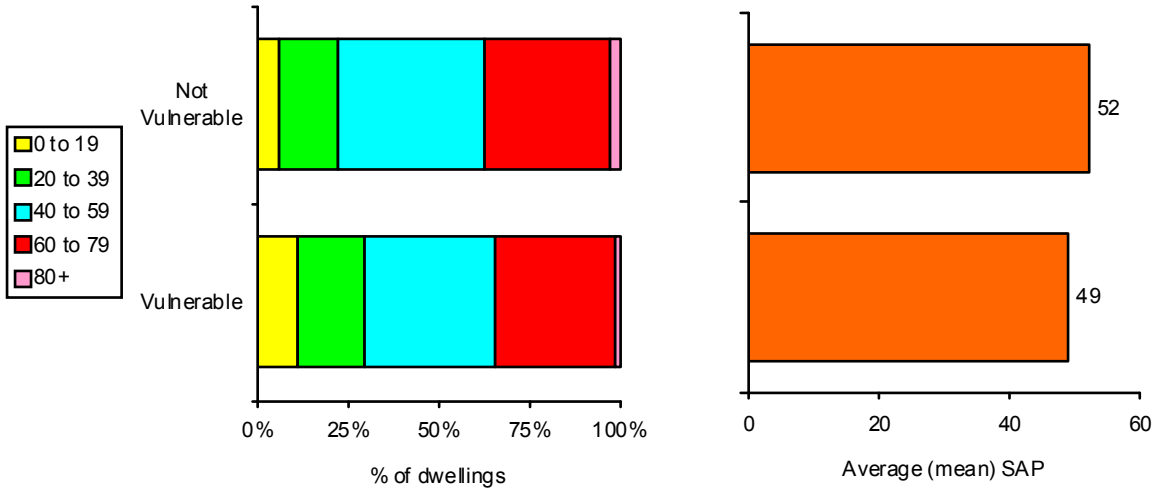
Figure 7.6 Average SAP rating by household type, support needs and ethnic group (private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

7.19 Finally, we can look at how SAP ratings differ between vulnerable and non-vulnerable households. The results of this analysis are shown in Figure 7.7. The data shows that the average SAP for vulnerable households is lower than the average SAP rating for the District. However, it is notable that a greater proportion of vulnerable households have very low SAP ratings. Overall it is estimated that 29.2% of vulnerable households have a SAP of less than 40, this compares with 22.1% of other households.

Figure 7.7 SAP rating by vulnerable households (private sector excluding RSLs)



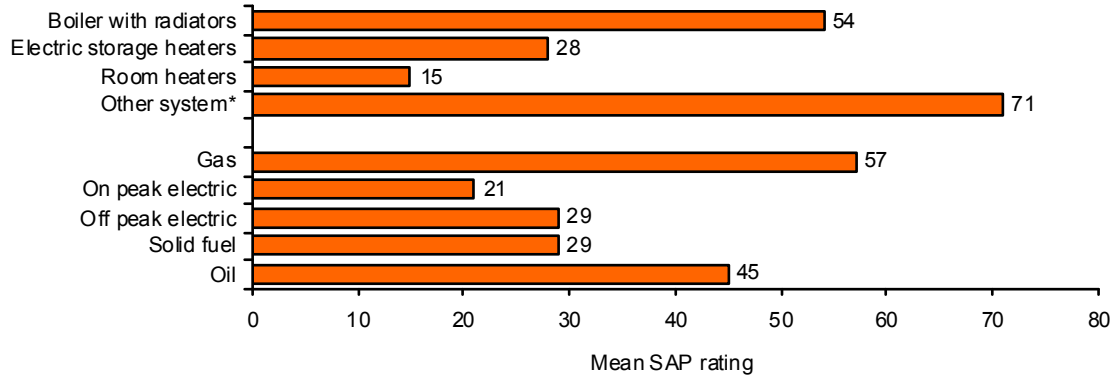
Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

SAP ratings and heating types and fuel use

7.20 Figure 7.8 shows SAP ratings, heating type and fuel use. These two factors have a significant impact on the SAP rating. By heating type, dwellings with central heating generally have higher SAP ratings than other dwellings. The mean SAP of dwellings with a boiler with radiator system is 54. This figure compares with an average SAP of 15 for dwellings whose main heating type is room heaters, although this result is based on a small sample of dwellings so should be treated with caution.

7.21 Dwellings using gas as their main fuel type have a mean SAP rating of 57. At the other end of the scale, dwellings using on peak electricity have a mean SAP of only 21, although this result is based on a small sample of dwellings so should be treated with caution.

Figure 7.8 Average SAP rating by heating type and fuel used (private sector excluding RSLs)



*Further detail on 'other systems' found in paragraph 7.6

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

7.22 Additionally, the survey provides some details about how the SAP rating varies depending on the loft insulation and wall construction of the dwelling. Table 7.7 gives the mean SAP ratings by each of these factors. The table shows that dwellings with 100mm or more of insulation or no loft have the highest SAP ratings. The data also shows that dwellings with insulated cavity walls have the highest SAP ratings; dwellings with non-cavity walls show a much lower mean SAP.

Table 7.7 SAP ratings and loft insulation and cavity walls (private sector excluding RSLs)

Loft insulation	*Mean SAP*	*Cavity walls*	*Mean SAP*
Less than 100mm	34	Non-cavity walls	35
100mm or more	53	Insulated cavity walls	60
No loft	55	Un-insulated cavity walls	48
Average	51	Average	51

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Carbon dioxide emissions and cost of heating

7.23 A by-product of the SAP assessment is the calculation of carbon dioxide emissions and the costs for space and water heating. Overall it is estimated that households' current heating systems make for an average (mean) requirement to spend £707 on space and water heating per year. £707 is the average amount a household would need to spend in order to keep their dwelling to a temperature of 21 degrees if regulated properly. Households may choose to spend more (or indeed less) on heating/hot water and so the £707 figure does not represent what is actually spent on heating in the home. Further data suggests that at optimum efficiency the average dwelling would produce 7.7 tonnes of CO_2 per year.

Fuel Poverty

7.24 Households are defined as in fuel poverty if they need to spend more than 10% of their income on the fuel required to maintain a satisfactory heating regime for the household. The definition of a satisfactory heating regime is considered to be where the main living room is at 21°C with other occupied rooms at 18°C. This is the definition first set out in 1998 and currently used by the Department of Energy and Climate Change. Table 7.8 shows the three main components that calculate fuel poverty: household income, housing costs and fuel costs.

Table 7.8 Background data required for measurement of fuel poverty (private sector excluding RSLs)	
	Average per annum
Average net income	£26,840
Average housing costs	£4,854
Average net disposable income	£21,985
Average fuel costs	£707
% of income spent on fuel	3.2%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

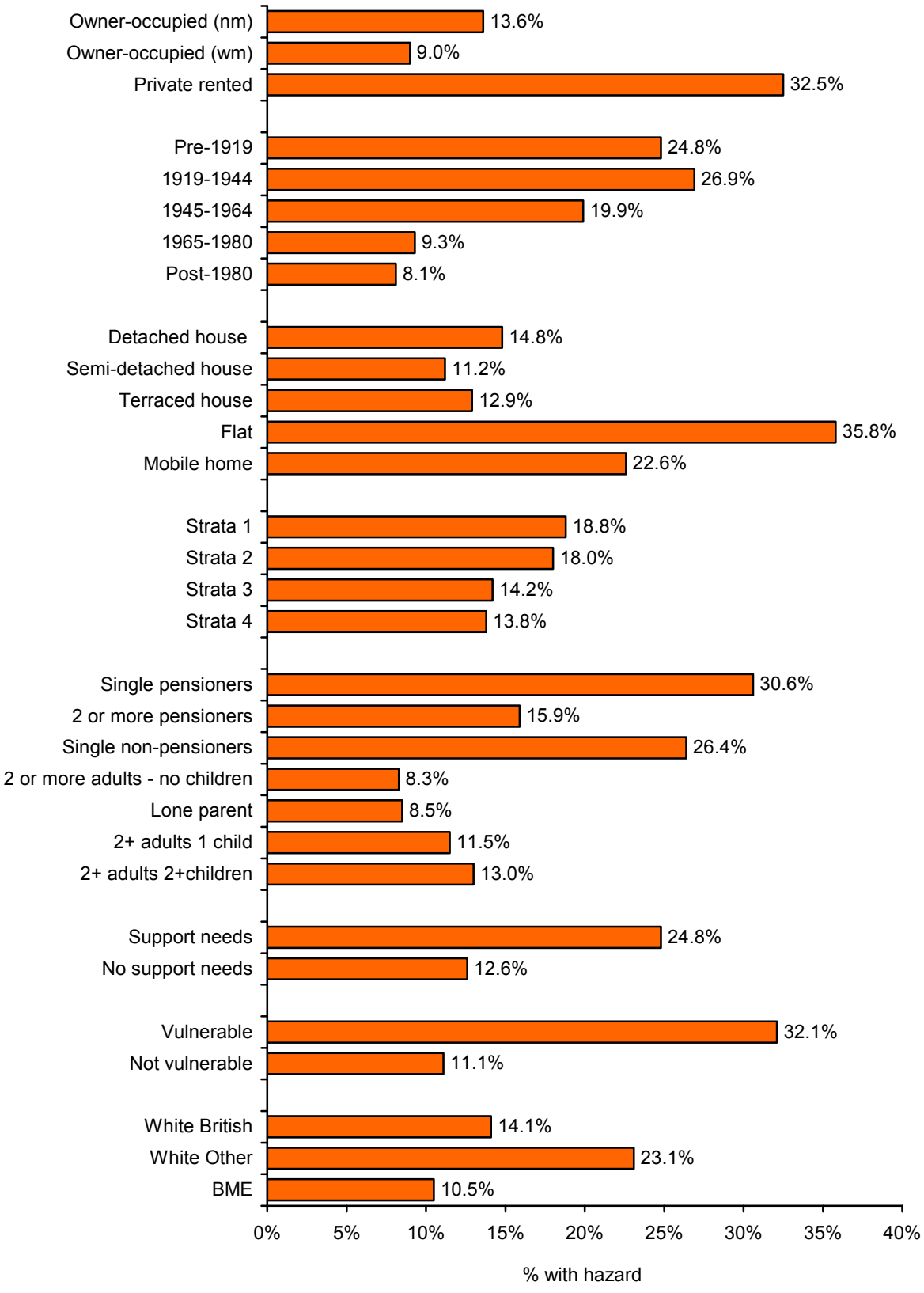
7.25 The table shows that the estimated average net income (including all benefits) is £26,840. Taking away average housing costs leave a net disposable income of £21,985[5]. Taking into account fuel costs, it is estimated that on average, a household in East Cambridgeshire spends around 3.2% of net disposable income on fuel.

7.26 Overall, 4,216 private sector households in East Cambridgeshire are in fuel poverty. This represents 14.7% of private sector households in the District. Figure 7.9 shows how the extent of fuel poverty varies by dwelling and household characteristics. Households in the private rented sector are most likely to be considered fuel poor, with 32.5% of those in this tenure in fuel poverty. Generally, newer dwellings are less likely to contain households who are in fuel poverty. Flats show the highest levels of fuel poverty (35.8%).

7.27 In terms of household type, single pensioner households are particularly likely to be in fuel poverty. Additionally, there are notable differences between support needs households and non support needs households and distinct differences between vulnerable and non-vulnerable households. Finally, the data shows that by ethnic group the highest level of fuel poverty is amongst the 'White Other' population.

[5] Using the net household income after housing costs follows the approach recommended by 'National Energy Action', (a leading fuel poverty charity) which considers this approach the only sensible one.

Figure 7.9 Fuel poverty and dwelling/household characteristics (private sector excluding RSLs)



Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Summary

7.28 An important part of any stock condition survey is the measurement of energy efficiency. The Standard Assessment Procedure (SAP) is the Government's recommended system for home energy rating where a high score (on a scale from 1 to 100) means a dwelling is more energy efficient. Some of the main findings in the private sector in East Cambridgeshire were:

- 89.0% of dwellings have central or programmable heating.
- 95.5% of dwellings have full or partial double-glazing.
- The average SAP rating in the private sector is 51, which is marginally above the average for England (47).
- Older dwellings typically display lower SAP ratings.
- It is estimated that households' current heating systems make for an average (mean) requirement to spend £707 on space and water heating and that the average dwelling produces 7.7 tonnes of CO_2 per year.

8. Improving energy efficiency

Introduction

8.1 It is clear from the analysis carried out so far that energy efficiency is a key part of the assessment of poor house condition in East Cambridgeshire. This can be seen by the fact that the main reason for Category 1 hazards is 'excess cold' and that many dwellings fail the decent homes standard for 'thermal comfort'. It is therefore useful to consider what measures could be taken to improve energy efficiency in the District.

8.2 We have assessed potential measures to improve SAP ratings and reduce the amount required to be spent on fuel. In looking at fuel costs it is possible to calculate a 'payback' period which is simply calculating the amount of time it would take for the cost of improvements to equal the cost savings. The report studies three main ways in which the energy efficiency of dwellings can be improved. These are:

- Add or increase insulation to hot water cylinders, lofts and cavity walls
- Upgrade or install heating systems to the most efficient, controllable and programmable central heating
- Upgrade all windows to double-glazing.

8.3 The analysis looks at the costs and savings of each of these measures in isolation as well as combinations of these. The analysis also studies the effects of only carrying out improvements to particular dwellings, e.g. those with initially low SAP ratings, and elderly households. This can help the Council to determine the most cost effective package of measures for energy efficiency improvement in the local area.

8.4 It should be noted that whilst this chapter is comprehensive in its analysis, there may be other improvements which might more suitable for some dwellings (e.g. solar/wind power) or alternatively, limitations for some dwellings such as those in areas without mains gas or in conservation areas where standard double-glazing might not be appropriate. These points should be considered when looking at results, although it is unlikely to have any significant impact on the results provided because dwellings in areas without mains gas could presumably have oil powered central heating which is likely to be at least as efficient as mains gas.

The cost of improving energy efficiency

8.5 Table 8.1 shows the costs of improving the various measures mentioned in the introduction. It can be seen that in the case of insulation there are three elements, and for central heating there are two. In the case of double-glazing, the actual cost per dwelling will depend on the amount of double-glazing already present. The cost shown is an estimate of the cost per window in order to reflect the double-glazing for each individual dwelling.

8.6 In the case of insulation, a dwelling can be improved by between one and all three of the elements shown (e.g. if cavity walls do not exist then cavity wall insulation is not an option) and no adjustments are made for size of the dwelling. In the case of central heating, an upgrade is considered to be the option where a relatively inefficient central heating system already exists and full installation is the option where there is currently no central heating provision.

8.7 Whilst the costs of insulation measures can be cumulative, the costs of heating systems can only be one or other of those shown. In this way, the maximum cost per average sized dwelling (with ten windows) will be £9,225 (£25+£300+£400+£4,000+ £4,500).

Table 8.1 Cost of energy improvement measures (per dwelling)

Energy efficiency improvement measure	*Cost per dwelling*
Insulation	
Hot water cylinder jacket to minimum 80mm	£25
Loft insulation to minimum 270mm	£300
Cavity wall insulation	£400
Double-glazing	
Install full double-glazing per window (@£400 per window – assumes typical dwelling has 10 windows, figure will therefore vary on a dwelling by dwelling basis)	£4,000
Central heating	
Upgrade current system	£2,000
Install new central heating system	£4,500

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

8.8 The costs assumed here are based on the full cost of the measure. In practice there are a number of grant and funding streams which are available to households to help reduce the cost of energy efficiency improvements.

Improvements to dwellings requiring energy efficiency measures

8.9 Table 8.2 shows the impact of applying various energy efficiency measures on dwellings requiring specific action. For instance, the insulation and double-glazing group would only include those dwellings requiring both measures. This impact is measured in improvements to SAP ratings and also 'payback' periods that are based on the cost of measures compared with the estimated reduction in running costs.

Table 8.2 Impact of energy improvement measures (private sector excluding RSLs)

Energy improvement measure required	*Number of dwellings requiring measures*	*Cost per dwelling requiring improvement*	*Previous SAP*	*New SAP*	*Previous energy cost*	*New energy cost (per dwelling)*	*Payback period (years)*	*Total cost of measure*
Insulation only	9,357	£311	55	58	£665	£614	6.1	£2.9m
Double-glazing only	606	£2,035	48	50	£773	£728	45.4	£1.2m
Central heating only	2,575	£2,944	52	73	£695	£403	10.1	£7.6m
Insulation and double-glazing	1,902	£2,656	47	54	£803	£674	20.6	£5.1m
Insulation and central heating	6,231	£2,982	41	70	£851	£439	7.2	£18.6m
Double-glazing & central heating	747	£4,841	38	63	£1,053	£612	11.0	£3.6m
All three measures	1,785	£5,669	27	65	£990	£414	9.8	£10.1m
No additional measures	6,098	-	66	66	£465	£465	-	-
Total	29,300	-	-	-	-	-	-	£49.1m

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

8.10 The table shows, for example, that a total of 1,785 dwellings require improvements to all of insulation, double-glazing and central heating. Carrying out these measures would increase the SAP rating of these dwellings from 27 to 65. The consequent improvement in running costs would be a reduction of £576 per dwelling per annum (from £990 to £414). With a cost per dwelling of £5,669, it would take 9.8 years for the costs to be recouped.

Improvements to energy efficiency throughout the District

8.11 It is of more interest to the Council to study the impact of energy improvement measures on the District overall. Whilst the table above divided dwellings into mutually exclusive groups, Table 8.3 shows them in a cumulative way. For example, all those dwellings requiring insulation will automatically be in the 'insulation and/or double-glazing' group even if they do not require double-glazing. Without any improvements, the current housing has a mean SAP rating of 51 with average heating costs (for space and hot water) of £707 per dwelling.

Table 8.3 Cumulative impact of energy improvement measures (private sector excluding RSLs)

Energy improvement measure	*Number of dwellings requiring measures (including upgrades)*	*Cost per dwelling requiring improvement*	*New SAP*	*New energy cost (per dwelling)*	*Average cost of improvements (per dwelling in the District)*	*Payback period (years)*	*Total cost of measures (Across the District)*
No extra measures	-	-	51	£707	-	-	-
Only insulation	19,275	£313	54	£661	£206	4.5	£6.0m
Only double-glazing	5,039	£2,383	52	£698	£410	50.0	£12.0m
Only central heating	11,338	£2,739	61	£560	£1,060	7.2	£31.0m
Insulation and/or double-glazing	20,628	£874	55	£653	£615	11.4	£18.0m
Insulation and/or central heating	22,596	£1,641	63	£527	£1,265	7.1	£37.1m
Double-glazing &/or central heating	13,845	£3,110	61	£555	£1,470	9.7	£43.1m
Any of the three measures	23,202	£2,115	64	£522	£1,675	9.1	£49.1m

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

8.12 The table shows for example that altogether 11,338 dwellings could benefit from central heating improvements. Carrying out such an improvement would improve the SAP rating for the District from 51 to 61 and reduce average energy costs per dwelling from £707 to £560 per annum: a reduction of £147. The total cost per dwelling of these measures, including dwellings not requiring any improvement, would be £1,060 hence the payback period is 7.2 years. The total cost of improving central heating in the whole District is estimated to be £31.0m. For insulation the payback period is considerably shorter, whilst installing double-glazing has a much longer payback period of 50.0 years.

8.13 Combining measures suggests that insulation and central heating improvements together could improve the mean SAP to 63 with a cost per dwelling of £1,265. This would reduce running costs by £180 giving a payback period of 7.1 years. Combining all three measures shows an improved SAP to 64 at a cost per dwelling of £1,675 and a payback period of 9.1 years.

Targeted energy improvements

8.14 It is uncommon for any local authority to look at improvements for all types of dwellings/households, mainly due to the cost. Table 8.4 suggests a few groups which might be targeted for energy improvement measures and the relative improvement possible for the relevant dwellings. All the figures are based on the 'insulation and central heating' category, although it should be recognised that where a group of households or dwellings show particularly high improvements, it is likely that a lesser package of measures would still be more beneficial than if targeted towards other groups.

8.15 Targeting households where people are on benefit is often a starting point for any scheme. However, the drawback of this is that these households do not necessarily live in dwellings which are less energy efficient than dwellings in general. The table below shows characteristics of improving efficiency for dwellings with low SAP ratings (below 35), elderly households, vulnerable households, support needs households and low income households (gross annual income including benefits less than £16,040) as well as low income owner-occupiers. The bottom row of the table repeats the District-wide data for comparative purposes.

Table 8.4 Impact of energy improvement measures for different dwelling/household groups (private sector excluding RSLs)

Dwelling/household group	*Number of dwellings in group*	*Cost per dwelling requiring improvement*	*Previous SAP*	*New SAP*	*Previous energy cost*	*New energy cost (per dwelling)*	*Payback period (years)*	*Total cost of measure (Across District)*
SAP < 35	5,133	£2,495	20	49	£1,228	£733	5.0	£12.8m
Elderly households	6,313	£1,434	49	63	£657	£471	7.7	£9.1m
Vulnerable households	4,855	£1,096	49	60	£650	£511	7.9	£5.3m
Support needs households	4,923	£1,153	50	61	£676	£532	8.0	£5.7m
Income < £16,040	7,424	£1,463	48	63	£647	£449	7.4	£10.9m
Owner-occupied (income < £16,040)	5,811	£1,397	50	64	£649	£457	7.3	£8.1m
All dwellings	29,300	£1,265	51	63	£707	£527	7.1	£37.1m

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

8.16 The table shows that all but one group have a payback period which is greater than the figure for all dwellings. The one group which shows a significantly shorter payback period (dwellings with SAP ratings below 35) is unfortunately the group which is most likely to be difficult to identify.

Summary

8.17 There are significant potential improvements which can be made to the energy efficiency of private sector dwellings in the District. The most cost effective package of measures is likely to concentrate on insulation and central heating. By applying these two measures it would be possible to increase the average SAP rating in the District from 51 to 63. Small further improvements could be made through double-glazing, although this it not cost-effective. Maximum improvements to central heating and insulation across the whole of the private sector in the District would entail a total cost of £37.1m.

9. Intervention and financial assistance

Introduction

9.1 This chapter examines the ability of owner-occupiers to afford the improvements required to their dwellings. We look at both household income and equity/savings to assess the extent to which improvements can be funded without the need for grants from the local authority. This section concentrates on the costs to make homes meet the Decent Homes Standard and in particular the issue of vulnerable households in non-decent homes.

9.2 In addition, the chapter summarises some of the costs for improvement associated with the private rented sector. Whilst in these cases the financial situation of the occupiers is irrelevant, it is important to set out the scale of problems likely to be faced by local landlords to improve or maintain their properties to a reasonable standard.

Owner-occupiers' ability to fund

9.3 An owner-occupiers' ability to fund any improvements will depend on their overall financial capacity. This will involve income and savings/equity as well as households' willingness to use their funds to meet the Decent Homes Standard.

9.4 Overall, the survey estimates that 6,868 owner-occupiers live in dwellings that fail the Decent Homes Standard. Of these, 14.8% are considered to be vulnerable households (1,017 households). The average cost of meeting the Decent Homes Standard for owner-occupiers is £2,542 per dwelling with a lower figure of £2,154 for vulnerable owner-occupied households.

Income levels

9.5 The start point for analysis is to look at income levels. Incomes have been put into bands to reflect whether or not a household would be likely to afford to make necessary improvements. Broadly, we make the assumption that those with an income of less than £16,040 per annum could not afford improvements whilst those in the band £16,040 to £32,080 could afford half the cost of improvements. The bands selected are arbitrary, although the first of the figures used do reflect typical cut-off points for some means tested benefits.

9.6 Table 9.1 shows income levels for households in non-decent homes split by vulnerable and non-vulnerable households. The data shows that over two thirds of vulnerable households in non-decent homes have an income below £16,040. Non-vulnerable households in non-decent homes typically have much higher incomes and would be less likely to require any grant assistance.

Table 9.1 Broad income levels of non-decent owner-occupiers				
Income band	*Vulnerable*		*Non-vulnerable*	
	Number of households	*Percentage of households*	*Number of households*	*Percentage of households*
Under £16,040	668	65.7%	1,593	27.2%
£16,040 to £32,080	225	22.2%	1,461	25.0%
Over £32,080	123	12.1%	2,797	47.8%
Total	1,017	100.0%	5,851	100.0%
Average income	£21,930		£38,634	

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

9.7 Table 9.2 sets out the likely grant requirement for vulnerable households in non-decent homes based on the above information. The data shows that to make all vulnerable owner-occupied non-decent homes decent would cost £2.2m. Using the above assumptions about ability to pay, this figure is reduced to £1.7m.

Table 9.2 Likely grant requirement to meet Decent Homes Standard for vulnerable owner-occupiers				
Income band	*Number of households*	*Average cost*	*Total cost*	*Grant requirement*
Under £16,040	668	£2,147	£1.4m	£1.4m
£16,040 to £32,080	225	£2,558	£0.6m	£0.3m
Over £32,080	123	£1,450	£0.2m	£0.0m
Total	1,017	£2,154	£2.2m	£1.7m

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Equity release schemes

9.8 However, in the context of the above situation, the owner-occupiers involved will in most cases have some equity. There may be means of releasing some of this equity to repair the dwellings.

9.9 The East Cambridgeshire survey asked all owner-occupiers the following questions:

> *"How much money (equity) do you estimate you would get if you sold your home now, after paying off any remaining mortgages and other associated debts?"*

and

> *"Would you be prepared to use the equity in your home to fund any repairs that you may need now or in the future*?"

9.10 Using information collected from these questions, it is possible to make some broad estimates about the scope for equity release schemes to help fund repairs to owner-occupiers dwellings.

9.11 In terms of equity release itself, a limit of 30% of a current dwelling value has been assumed. It is then assumed that the amount available to borrow could be used to directly offset any repairs/improvements required. Again, it is assumed that households with over £32,080 income would be able to fund any repairs and those with an income of £16,040 to £32,080 would fund half of all repairs.

9.12 Additionally, the analysis does not take into account the additional mortgage/loan payments that would arise from releasing equity on a property. In many cases this will be an additional barrier to access such schemes, although this may well have been taken into account when households answered the survey questions.

9.13 This analysis considers both the possibility of using equity release schemes and also the willingness of owner-occupiers to use this form of finance to carry out repairs/improvements. Hence, any household who is unwilling to use equity release is not considered in this analysis. In total, 35.7% of owner-occupiers stated that they would be prepared to release equity to carry out repairs/improvements to their accommodation. However, a slightly lower proportion (29.7%) of those with no mortgage have stated that they would be prepared to use equity release. These households are likely to be the main focus for such schemes.

9.14 The analysis in this section concentrates on the ability and willingness of vulnerable households living in non-decent homes to use equity to improve their accommodation.

9.15 The amount of equity available to households is set out in Table 9.3. It can be seen that many households have significant amounts of equity. The average figure for those with no mortgage is close to £220,000 whilst for those with a mortgage the figure is around £130,000. Average equity levels for vulnerable households are lower for both outright owners and those with a mortgage. Vulnerable owners in non-decent homes however do have higher levels of equity than those in decent accommodation.

9.16 Since the survey was carried out, there have continued to be changes in property prices in the District and this will have an impact on the levels of equity available to households. Although it is not easy to adjust these figures to reflect price changes, given that equity estimates were made by households themselves, it is worth noting that the midpoint of fieldwork for the study was September 2009 and so figures will be reflective of that time.

Table 9.3 Equity levels in the owner-occupied sector				
Equity level	*All owners*		*Vulnerable owners*	
	No mortgage	*With mortgage*	*No mortgage*	*With mortgage*
Up to £30,000	0.9%	13.4%	1.3%	6.2%
£30,000 - £70,000	2.5%	15.6%	6.4%	16.5%
£70,000 - £125,000	3.2%	14.9%	5.7%	8.1%
£125,000 - £200,000	45.3%	36.5%	54.1%	60.9%
Over £200,000	48.1%	19.6%	32.5%	8.3%
Total	100.0%	100.0%	100.0%	100.0%
Average equity	£219,495	£133,739	£174,504	£136,402
Vulnerable non-decent	-	-	£185,179	£185,376

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

9.17 Table 9.4 shows the possible contribution equity release could make to meeting the Decent Homes Standard for vulnerable owner-occupiers in non-decent homes. Overall, it was estimated that for all vulnerable owner-occupiers to meet the Decent Homes Standard there would be a need to spend £2.2m. When income is taken into account this figure is reduced to £1.7m. Some 41.0% of the relevant households also stated that they would be prepared to use equity release and so the grant requirement after taking this into account reduces to £1.3m

Table 9.4 Likely grant requirement to meet Decent Homes Standard for vulnerable owner-occupiers (with potential use of equity release)					
Income band	*Number of households*	*Average cost*	*Total cost*	*Grant requirement*	*After equity release*
Under £16,040	668	£2,147	£1.4m	£1.4m	£1.2m
£16,040 to £32,080	225	£2,558	£0.6m	£0.3m	£0.1m
Over £32,080	123	£1,450	£0.2m	£0.0m	£0.0m
Total	1,017	£2,154	£2.2m	£1.7m	£1.3m

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

The private rented sector

9.18 In the case of private rented dwellings, it is the financial ability of the landlord that matters rather than the income of the tenant. However, it is useful to set out some of the key findings in terms of costs to remedy non-decency in the sector overall and for vulnerable households in order to establish the level of investment which might be expected from local landlords to maintain and improve their dwellings to a reasonable standard.

9.19 Table 9.5 shows the number and related costs of non-decent dwellings/households in the private rented sector. The table shows that the highest costs (on a per dwelling basis) for occupied dwellings are for vulnerable households. In total, the survey estimates that 524 vulnerable households are living in non-decent accommodation in the private rented sector, and the average cost to make decent is £4,362 per dwelling, leading to a total spend requirement of £2.3m.

Table 9.5 Costs for remedying non-decent homes in East Cambridgeshire (private rented homes)

	Number of non-decent dwellings	*Average cost per non-decent dwelling*	*Total cost across the District*
Vulnerable households	524	£4,362	£2.3m
Non-vulnerable households	1,073	£2,245	£2.4m
Empty homes	199	£7,737	£1.5m
Average/total	1,796	£3,470	£6.2m

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Summary

9.20 This chapter looked at the total costs of action required to meet the Decent Homes Standard. The analysis concentrated on vulnerable owner-occupiers in non-decent homes although the situation of private tenants was also briefly examined.

9.21 The data showed that vulnerable owners in non-decent homes typically had lower levels of income and equity than other owners. The financial data would suggest that there is considerable potential scope for owners to meet the requirements of the Decent Homes Standard through their own means.

9.22 Overall, it was estimated that for all vulnerable owner-occupiers to meet the Decent Homes Standard there would be a need to spend £2.2m. When income is taken into account this figure is reduced to £1.7m. Many of the relevant households also stated that they would be prepared to use equity release and taking this into account reduces the potential grant requirement to £1.3m.

9.23 Therefore it is suggested that at least £0.9m of the cost needed to meet the Decent Homes Standard could reasonably be expected to come from owner-occupiers. There is also considerable additional equity available which owners are currently stating they are not prepared to release for home improvements.

9.24 In the private rented sector, the data suggested that there are 524 vulnerable households living in non-decent accommodation. An average cost to make decent is £4,362 per dwelling, leading to a total spend requirement of £2.3m.

10. Conclusions and policy implications

Introduction

10.1 Private sector housing policy is constantly evolving. The 2009 East Cambridgeshire Stock Condition Survey should influence the Local Authority's overall Housing Strategy. The results should also be considered in the context of the Local Authority's co-ordinated approach to saving energy. This chapter discusses current legislation and targets shaping the Council's housing policies and considers how the current condition of stock should influence future policy decisions. Finally, the chapter includes key findings of the survey and summarises the options available to the Council.

10.2 The findings on stock condition and energy efficiency were based on a sample survey with 990 valid responses. Sample sizes for key sub-groups (such as the private rented sector) are generally high and so the results when extrapolated District-wide can be treated with confidence. For example, the key estimate of the proportion of homes with a Category 1 hazard is accurate to within 2.6%.

Current requirements

10.3 The Regulatory Reform Order (RRO) 2002 gave the Council greater flexibility to customise financial assistance, creating a more locally suited package with a wider range of measures. However, this freedom brings increased responsibility for ensuring that a number of the Council's duties towards housing are fulfilled. Specifically, these include:

- Successive Housing Acts have placed statutory duties on local authorities aimed at maintaining basic standards in the physical environment of housing and enhancing those standards where possible either by regulation or encouragement often in the form grant aid
- Reducing the number of dwellings with a Category 1 hazard under HHSRS standards (as stated in the Housing Act 2004)
- Increase the number of households living in decent homes – specifically the proportion of private sector housing in decent condition occupied by vulnerable households
- Reducing energy consumption and domestic carbon dioxide emissions of private sector stock under the 1995 Home Energy Conservation Act
- Reducing the number of vacant properties as part of an Empty Homes Strategy
- Licensing Houses in Multiple Occupation (HMOs) and improving the number in a good condition, under the Housing Act (December 2004).

Relevant findings for East Cambridgeshire

10.4 Particular results that will be of interest to the Council regarding further action they may wish to take:

- 23.2% of private sector dwellings have a Category 1 hazard under HHSRS and a further 26.0% have a Category 2 hazard
- The most frequently recorded Category 1 hazard is excess cold, followed by falls on stairs, falls between levels, falls on the level and damp and mould. To remedy all Category 1 hazards in the private sector would cost £12.8m. The average cost to remedy dwellings with a Category 1 hazard in East Cambridgeshire (£1,879) is higher than the national equivalent
- The average cost per dwelling of urgent repairs (i.e. those needing to be done within the next year) was £1,260 – this totals £36.9m across the District. The average cost per dwelling for basic repairs (i.e. all work needing to be done within the next five years) was £1,901 – totalling £55.7m across the District
- 29.9% of private sector homes are non-decent, mainly due to Category 1 hazards and thermal comfort. The cost to make the average non-decent home decent would be £2,992; across the whole District this would entail a total cost of £26.2m
- 68.3% of vulnerable households live in decent housing compared with an average of 58.8% for England
- The mean SAP rating is 51. The average SAP rating could be increased to 63 via a programme of central heating and insulation improvements that would cost £37.1m across the District
- 79.2% of dwellings could benefit from some improvement that would increase energy efficiency
- 14.7% of private sector households in the District are in fuel poverty
- HMOs are more likely to have a Category 1 hazard than other private sector dwellings and higher levels of non-decency. There are an estimated 162 HMOs where one or more amenities are shared at a ratio of up to 1:5
- The private rented sector has expanded and this tenure is generally associated with poorer stock condition
- 1.9% of dwellings in the private sector are estimated to be vacant.

Targeting dwellings requiring action

10.5 Surveyors have indicated that the majority of dwellings require action on an individual basis rather than improvement to blocks or groups of dwellings (or indeed within specific areas). This makes it difficult to identify dwellings requiring some sort of remediation.

10.6 In determining a suitable localised strategy to implement an appropriate package of measures, it may prove beneficial to target dwellings by tenure, age and vulnerable household group. More specifically, account could be taken of those categories where the highest incidence of non-decency as well as low energy efficiency was identified:

- Empty homes
- Pre-1919 stock
- Flats
- Houses in Multiple Occupation
- White Other households
- Vulnerable households
- Support needs households.

Policy recommendations

10.7 The following strategies to identify these dwellings would provide a basis for action.

- Households occupying properties with existing or potential condition problems should be encouraged to make themselves known to the Council. To facilitate this, the Council must provide information to households throughout the District that promote schemes of education and advice regarding proper maintenance where necessary. This will reduce the likelihood of dwellings currently in disrepair becoming non-decent in the future.
- In the private rented sector, the Council must work closely with landlords and tenants to create policies to ensure action and enforcement where necessary by advising them of their responsibilities under current legislation. The Council's Housing Strategy includes a commitment to move to a more proactive partnership with landlords to improve stock condition via an inspection regime and proposals to broaden the HMO knowledge base and improve conditions in HMOs in the District.
- The Council must remain aware of the change in focus of improvements to dwellings now that HHSRS has permanently replaced the unfitness measure. In particular, the HHSRS has significantly shifted focus from issues of disrepair (one of the main reasons for unfitness) to issues around energy efficiency, where it is recognised that one of the key reasons for housing related health issues is hyperthermia due to poor heating or insulation.

- Improving the energy efficiency of dwelling stock is of particular interest to the Council. Any policy that improves energy efficiency will consequentially improve the Decent Homes level under thermal comfort and reduce the likelihood of action against the HHSRS Category 1 hazard 'excessive cold'.
- Although at present 16.1% of private sector dwellings in the District are classified as having a Category 1 excessive cold hazard, encouraging or part-funding improvements to insulation and central heating systems should be seriously considered in terms of long-term cost and energy savings. Such improvements could pay for themselves within a relatively short period of time.
- In the owner-occupied sector, the Council should encourage the use of equity to fund repairs to reduce grant assistance.
- Empty properties can be detrimental to areas but may also be relevant to addressing the backlog of housing need by returning the property to the housing stock. The proportion of vacant properties in the District is not particularly high, but does exhibit some acute conditions.

Summary

10.8 The Private Sector Stock Condition Survey in East Cambridgeshire generally shows better dwelling conditions than those recorded nationally. The costs of making the necessary improvements to dwelling conditions and the suggested improvements to energy efficiency may, however, be quite costly.

10.9 The Council will therefore need to consider a wide range of measures, including finance from the local authority and other agencies as well as advice to achieve improvements to all areas of the housing stock, and importantly, to prevent further deterioration.

10.10 The Council does not possess the resources to identify each individual dwelling requiring action and therefore needs policies to bring those that require assistance to their attention. Information and education can play an important role in this, as will advice to ensure occupants can carry out necessary improvements with as little financial involvement from the Council as possible.

10.11 The Council should continue to develop and maintain partnerships with energy efficiency organisations providing advice and installation services. They should also continue partnerships with other agencies to promote energy efficiency improvements and tackle fuel poverty. The Council should continue to develop initiatives with private landlords with regard to privately rented properties including Houses in Multiple Occupation.

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Glossary

Age/construction date of dwelling

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

Average

The term 'average' when used in this report is taken to be a mean value unless otherwise stated.

Basic repairs

All works identified by the surveyor as needing to be done within five years, including any urgent work required within the next 12 months. These do not include replacement of building elements nearing the end of their life where the surveyor recorded that this action could be delayed by more than five years, often by short term patch repairs.

BME household

A BME household is one where the household head (survey respondent) classified themselves as having a Black or Minority Ethnic ethnicity. Any respondent not within the broad 'White' category is considered BME. It includes people who classified themselves under the broad classifications of 'Mixed', 'Asian', 'Black' and 'Chinese and Other'. A full list of the ethnicity categories used can be found in the survey form in Appendix A7.

Category 1 hazards

A Category 1 hazard is one that is sufficiently serious to trigger the general duty on the local authority to take appropriate enforcement action. The assessment of a hazard has two elements: how likely it is that there will be an occurrence resulting in harm and the potential outcome of that occurrence (i.e. likelihood of harm and severity of the harm if it occurs). Hazard scores are banded A to J. Category 1 hazards are those falling in bands A, B and C. (See also Housing Health and Safety Rating System (HHSRS)).

Central heating system

A heating system with a distribution system sufficient to provide heat in at least one room in addition to the room or space containing the boiler. In this report, the definition also includes electric storage heaters which run on off-peak electricity and programmable gas convector heaters.

Comprehensive repair

This includes all repairs required together with any replacements the surveyor has assessed as being needed in the next ten years. Replacement periods are only defined for external elements and are given whether or not any repair work has been identified as needed. The replacement period is given as the number of years before the element needs replacing either following specified repair work or simply as the remaining life expectancy.

Cost to make decent

The cost of carrying out all works required to ensure that the dwelling meets the Decent Homes standard.

Cost to remedy HHSRS hazards

This is the nominal cost of making the dwelling reasonably safe and healthy – reducing any Category 1 hazard to a level that is 'average' for that type and age of dwelling.

Decent home

The Government defines a home as 'decent' if it meets all of the following four criteria:

- No Category 1 hazards
- Is in a reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort.

Double-glazing

Factory made sealed window units. Does not include windows with secondary glazing or external doors with double or secondary glazing (other than double-glazed patio doors which count as two windows).

Dwelling

A dwelling is a self-contained unit of accommodation where all the rooms and facilities are available for the exclusive use of the household(s) occupying them. For the most part a dwelling will contain one household, but may contain none (empty home), or may contain more than one (HMO).

Dwelling types

A range of size dwelling types were identified as part of the survey, which are defined below:

i) Detached – Two or more storeys where no other dwelling adjoins any part of the structure

ii) Semi-detached – A two or more storey house that is only attached to one other dwelling. The two dwellings taken together should be detached from any other dwellings

iii) Terrace – A two or more storey house forming part of a block where at least one house is attached to two or more other houses

iv) Bungalow – A 'house' with all of the habitable accommodation on one floor

v) Flat – A flat in a purpose-built block, or a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises

vi) Mobile home – A property that whilst based in one location, has the ability to be moved.

Empty homes

The assessment of whether or not a dwelling was empty was made at the time of the interviewer's visit. A dwelling is considered empty if there is no household using it as their main residence at the time of the survey. Clarification of vacancy was sought from neighbours. Surveyors were required where possible to gain access to empty dwellings and undertake full inspections.

Fixed heating

Heating which is permanently stationed in a room whether it is fixed in place or not. It has a designated space in which it remains, and is connected via a gas point, fused spur, dedicatable 13 amp power socket or is run from a centrally-located boiler or heat exchanger, either dedicated to the dwelling or as part of a District or common heating system. It also includes open fireplaces which are capable of use with minimum effort (not permanently blocked) and 'Aga' type cookers or ranges which also emit heat into the room.

Household

The following are 'households' for the purposes of the Housing Act 2004:
Members of the same family living together including:

- Couples married to each other or living together as husband and wife (or in an equivalent relationship in the case of persons of the same sex)
- Relatives living together, including parents, grandparents, children (and step-children), grandchildren, brothers, sisters, uncles, aunts, nephews, nieces or cousins
- Half-relatives will be treated as full relatives. A foster child living with his foster parent is treated as living in the same household as his foster parent.
- Any domestic staff are also included in the household if they are living rent-free in accommodation provided by the person for whom they are working.

Therefore three friends sharing together are considered three households. If a couple are sharing with a third person that would consist of two households. If a family rents a property that is a single household. If that family had an au-pair to look after their children that person would be included in their household.

Houses in Multiple Occupation (HMOs)

The Housing Act 2004 provides the legal definition of HMO (covered under Sections 254 and 257). Under the changes in the Housing Act 2004, if a landlord lets a property which is one of the following types it is a House in Multiple Occupation:

- an entire house or flat which is let to **three or more** tenants who form **two or more** households and who share a kitchen, bathroom or toilet
- a house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to **three or more** tenants who form **two or more** households and who share kitchen, bathroom or toilet facilities
- a converted house which contains one or more flats which are not wholly self contained (i.e. the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by **three or more** tenants who form **two or more** households
- a building which is converted entirely into self-contained flats if the conversion does not meet the standards of the 1991 Building Regulations and less than two-thirds are owner-occupied

Housing Health and Safety Rating System (HHSRS)

The HHSRS is a risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties. The system grades the severity of any dangers present in the dwelling. It also provides a means of differentiating between dwellings that pose a low risk to health and safety and those which pose a higher risk such as an imminent threat of serious injury or death.

Lone parent household

A lone parent household is a household that contains one adult and at least one dependent child.

Modern bathroom

A bathroom which was installed less than 30 years ago.

Modern kitchen

A kitchen which was installed less than 20 years ago.

SAP rating

The energy rating as determined by the Government's Standard Assessment Procedure (SAP). This is an index of the notional annual cost of heating a dwelling to achieve a standard heating regime and is expressed on a scale from 1 (highly inefficient) to 100 (highly efficient).

Standardised costs

These are costs in £ per square metre (£/m^2). By reducing costs to a £/m^2 basis the effect of the size of buildings on the amount of disrepair recorded is omitted, otherwise the extent of the disrepair measured is substantially determined by the size of the building.

Support needs households

Support needs households are defined as households where any member has any of the following disabilities:

- Frail elderly
- Physical or mobility disability
- A respiratory condition e.g. asthma
- Learning difficulty

- Mental health problem
- Severe sensory impairment (hearing, vision or speech)
- Non-visible condition such as epilepsy or diabetes
- Other.

Tenure types

A range of four tenure types were identified as part of the survey. These are defined below:

i) Owner-occupied (no mortgage) – Includes all households who own their home outright

ii) Owner-occupied (with mortgage) – Includes all households buying their own home with a mortgage or loan. Includes shared ownership schemes

iii) Private rented – Includes all households living in privately owned property which they do not own. Includes households living rent free or in tied homes.

Urgent repairs

All exterior building work recorded by the surveyor as being required within the next 12 months plus any interior work identified (regardless of the time period).

Vulnerable households

Vulnerable households are defined as those in receipt of at least one of the principal means tested or disability related benefits. In this survey the following list of benefits were used:

- Income support
- Housing Benefit
- Council Tax Benefit
- Job seekers Allowance
- Working Tax Credit (where household income is less than £16,040)
- Child Tax Credit (where household income is less than £16,040)
- Pension Credit
- Attendance Allowance
- Disability Living Allowance
- Industrial Injuries Disablement Benefit
- War Disablement Benefit.

Appendix A1: Unfitness

Introduction

A1.1 Although the main measure in terms of enforcement action for local authorities is now the Housing Health and Safety rating system (HHSRS) it is of interest to look at the number of dwellings failing under the fitness standard that was in use up to April 2006. This will help the council to monitor progress in improving local stock conditions as previous stock condition surveys will have used unfitness as the main measures of the condition of homes in the area. Box A1.1 sets out the fitness standard which has been applied in this survey.

Box A1.1 Fitness standard (*1985 Housing Act* as amended by *1989 Local Government and Housing Act*)

Under the provisions of Section 604 of the Housing Act 1985 a dwelling house is fit for human habitation unless it fails to meet one or more of the following requirements and as a result of that failure, is not reasonably suitable for occupation:

- Structural stability
- Free from serious disrepair
- Free from serious dampness prejudicial to the health of the occupants (if any)
- Adequate provision for lighting, heating and ventilation
- Adequate piped supply of wholesome water
- Satisfactory facilities in the dwelling house for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water
- Suitably located WC for exclusive use of occupants (if any)
- Suitably located fixed bath or shower and wash-hand basin, each of which is provided with a satisfactory supply of hot and cold water for the exclusive use of the occupants (if any)
- Effective drainage system for waste and surface water

In addition, a flat may be not reasonably be suitable for occupation if the building in which it is located fails to meet one or more of the following requirements:

- Structural stability of the building or part of the building
- Free from serious disrepair
- Free from dampness and surface water

Level of unfitness

A1.2 Table A1.1 shows the reasons for unfitness in the private sector in East Cambridgeshire. An estimated 933 private sector dwellings are unfit, accounting for 3.2% of the private sector housing stock. This is a notable decrease from the level of unfitness of 6% recorded in the 2002 Stock Condition Survey.

A1.3 The most common reason for unfitness in East Cambridgeshire is food preparation with 499 dwellings (53.5% of unfit dwellings) in this category. This was also the most common reason in 2002.

Table A1.1 Number of dwellings in each unfitness group (private sector excluding RSLs)

Reason	*Number of dwellings*	*% of unfit dwellings*
Food preparation	499	53.5%
Disrepair	395	42.4%
Dampness	166	17.7%
Heating	145	15.6%
Bath/shower, WHB	110	11.7%
Water closet	88	9.4%
Water supply	54	5.8%
Ventilation	19	2.0%
Structural stability	16	1.7%
Lighting	6	0.6%
Drainage	0	0.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Severity of unfitness

A1.4 Table A1.1 demonstrates that it is possible for a dwelling to fall into more than one of the unfitness criteria used. Table A1.2 shows the number of unfit dwellings with more than one reason for unfitness. It can be seen that 69.9% of unfit dwellings fail on one item only, whilst 7.9% fail on four or more.

Table A1.2 Unfit dwellings and number of items unfit (private sector excluding RSLs)

Number of items unfit	*Number of dwellings*	*% of unfit dwellings*
One	652	69.9%
Two	138	14.7%
Three	70	7.5%
Four or more	73	7.9%
Total	933	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Unfitness and HHSRS

A1.5 A cross-tabulation of unfitness with Category 1 Hazards is shown in Table A1.3. The table shows that there is some link between hazards and unfitness, but these links are far from clear. Of all dwellings with a Category 1 Hazard, 11.0% are also considered to be unfit; this compares with 0.8% of dwellings without significant hazards. Of unfit dwellings, 80.1% have a Category 1 Hazard, this compares with 21.3% of 'fit' dwellings.

A1.6 The data therefore shows that whilst unfit dwellings are highly likely to contain Category 1 Hazards, the overlap between the two groups is relatively minor. The vast majority of dwellings with Category 1 Hazards are not unfit. This finding serves to show how different the two standards are.

Table A1.3 Unfitness and Category 1 Hazards (private sector excluding RSLs)

Hazard rating	*Unfitness*		
	Unfit	*Not unfit*	*Total*
Category 1	747	6,061	6,808
Not Category 1	186	22,306	22,492
Total	933	28,367	29,300

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Summary

A1.7 An analysis of dwellings under the fitness standard is a useful addition to the main survey analysis to allow the council to monitor progress in improving the condition of homes locally. The following were some of the main findings in relation to unfitness in the private sector in East Cambridgeshire:

- It is estimated that 3.2% of private sector dwellings are unfit (933 dwellings)
- The main cause of unfitness is food preparation (53.5% of unfit dwellings)
- Whilst most unfit dwellings have Category 1 Hazards, most dwellings with Category 1 Hazards are not unfit

Appendix A2: Accessibility

Introduction

A2.1 The survey form collected a range of information on the ease of access to the property. This appendix will briefly present the results from these questions. As well as showing the overall results the appendix will consider how they varied by tenure.

Access to dwelling

A2.2 Table A2.1 shows the accessibility of dwellings from the pavement. The data indicates that across East Cambridgeshire 12.5% of dwellings have level access from the pavement to the door, whilst 85.1% require climbing at least one step.

Table A2.1 Accessibility of property from pavement (private sector excluding RSLs)

Number of steps from gate/pavement to entrance	*Number of dwellings*	*% of dwellings*
1 step	18,348	62.6%
2 step	4,699	16.0%
3 or more steps	1,901	6.5%
Level access	3,664	12.5%
No step but slope >1:20	689	2.4%
Total	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

A2.3 Table A2.2 shows the how this accessibility of dwellings varies by tenure. The table reveals that owner-occupied properties are most likely to have level access, whilst private rented dwellings are most likely to require climbing steps.

Table A2.2 Variation in accessibility of property from pavement by tenure (private sector excluding RSLs)		
Number of steps from gate/pavement to entrance	*Owner-occupied*	*Private rented*
1 step	62.2%	64.9%
2 step	17.0%	11.6%
3 or more steps	5.3%	12.1%
Level access	13.2%	9.4%
No step but slope >1:20	2.4%	2.1%
Total	100.0%	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Accessibility within the dwelling

A2.4 Table A2.3 shows whether certain rooms exist on the entrance level of dwellings. This is important for identifying which properties may be suitable for residents who have difficulty getting upstairs. The data indicates that some 65.1% of dwellings have a room suitable for a bedroom on the entrance level, 78.4% have a Water Closet on the entrance level and 42.5% have a bathroom on the entrance level.

Table A2.3 Existence of rooms on entrance level (private sector excluding RSLs)		
	Number of dwellings	*% of dwellings*
Room on entrance level suitable for bedroom		
Exists	19,069	65.1%
Does not exist	10,231	34.9%
Bathroom at entrance level		
Exists	12,448	42.5%
Does not exist	16,852	57.5%
Water Closet at entrance level		
Exists	22,978	78.4%
Does not exist	6,322	21.6%
Total	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

A2.5 Table A2.4 shows how these findings vary by tenure. The table reveals that owner-occupied properties are most likely to have a room suitable for a bedroom on the entrance level and a bathroom on the entrance level and a Water Closet on the entrance level.

Table A2.4 Variation in existence of rooms on entrance level by tenure (private sector excluding RSLs)		
	Owner-occupied	*Private rented*
Room on entrance level suitable for bedroom		
Exists	68.3%	49.5%
Does not exist	31.7%	50.5%
Bathroom at entrance level		
Exists	43.7%	36.8%
Does not exist	56.3%	63.2%
Water Closet at entrance level		
Exists	79.9%	71.3%
Does not exist	20.1%	28.7%
Total	100.0%	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Appendix A3: Data tables

A3.1 This appendix provides further detailed information from the stock condition survey. The tables below cross-tabulate some of the main variables used in the report. These are:

- Tenure
- Dwelling age
- Dwelling type
- Area
- Household type
- Support needs
- Vulnerable households
- Ethnic group.

A3.2 To this list has been added the size of dwelling. This has been measured using the average number of habitable rooms and also the average (mean) floor space of dwellings.

Table A3.1 Summary of dwelling/household characteristics and tenure (private sector excluding RSLs)

Dwelling characteristic	*Tenure*			
	Owner-occupied (no mortgage)	*Owner-occupied (with mortgage)*	*Private rented*	*Total*
Age of dwelling				
Pre-1919	2,026	2,091	1,147	5,264
1919-1944	957	975	558	2,491
1945-1964	2,031	1,730	725	4,486
1965-1980	2,750	2,307	508	5,565
Post-1980	3,435	5,963	2,096	11,494
Total	11,200	13,066	5,035	29,300
Type of dwelling				
Detached house	7,497	6,486	832	14,815
Semi-detached house	2,239	4,227	1,895	8,361
Terraced house	908	2,116	1,203	4,227
Flat	183	237	1,105	1,524
Mobile home	373	0	0	373
Total	11,200	13,066	5,035	29,300
Household type				
Single pensioners	2,753	197	217	3,167
2 or more pensioners	2,849	227	70	3,146
Single non-pensioners	740	1,577	818	3,136
2+ adults, no children	4,121	5,244	1,628	10,993
Lone parent	3	243	260	505
2+ adults, 1 child	152	2,415	758	3,325
2+ adults, 2+ children	473	3,038	967	4,478
Total	11,092	12,939	4,718	28,750
Support needs				
Support needs	2,617	1,859	447	4,923
No support needs	8,475	11,080	4,271	23,827
Total	11,092	12,939	4,718	28,750
Vulnerable households				
Vulnerable	2,080	1,510	1,264	4,855
Not vulnerable	9,012	11,429	3,454	23,895
Total	11,092	12,939	4,718	28,750
Ethnic group				
White British	11,062	12,341	3,196	26,599
White Other	24	461	1,339	1,824
BME	6	138	183	327
Total	11,092	12,939	4,718	28,750
Size of dwelling				
Av no. of rooms	5.4	5.9	4.3	5.4
Av floor space (m^2)	117	139	89	122

Source: East Cambridgeshire District Council Stock Condition Survey 2009

Table A3.2 Summary of dwelling/household characteristics and age of dwelling (private sector excluding RSLs)

Dwelling characteristic	*Age of dwelling*					
	Pre-1919	*1919-1944*	*1945-1964*	*1965-1980*	*Post-1980*	*Total*
Tenure						
Owner-occupied (nm)	2,026	957	2,031	2,750	3,435	11,200
Owner-occupied (wm)	2,091	975	1,730	2,307	5,963	13,066
Private rented	1,147	558	725	508	2,096	5,035
Total	5,264	2,491	4,486	5,565	11,494	29,300
Type of dwelling						
Detached house	2,283	828	1,635	3,660	6,409	14,815
Semi-detached house	1,099	1,203	2,361	1,338	2,361	8,361
Terraced house	1,301	253	471	261	1,940	4,227
Flat	581	207	19	243	474	1,524
Mobile home	0	0	0	62	311	373
Total	5,264	2,491	4,486	5,565	11,494	29,300
Household type						
Single pensioners	657	370	293	1,009	838	3,167
2 or more pensioners	470	279	912	753	732	3,146
Single non-pensioners	719	480	380	452	1,105	3,136
2+ adults, no children	1,844	545	1,968	2,532	4,105	10,993
Lone parent	22	40	0	19	425	505
2+ adults, 1 child	989	212	218	223	1,682	3,325
2+ adults, 2+ children	474	391	702	495	2,416	4,478
Total	5,176	2,316	4,472	5,483	11,302	28,750
Support needs						
Support needs	1,001	568	1,095	901	1,358	4,923
No support needs	4,174	1,748	3,377	4,583	9,944	23,827
Total	5,176	2,316	4,472	5,483	11,302	28,750
Vulnerable households						
Vulnerable	854	551	1,197	679	1,573	4,855
Not vulnerable	4,321	1,765	3,275	4,804	9,730	23,895
Total	5,176	2,316	4,472	5,483	11,302	28,750
Ethnic group						
White British	4,727	2,250	4,286	5,130	10,206	26,599
White Other	359	45	113	348	958	1,824
BME	90	21	73	6	138	327
Total	5,176	2,316	4,472	5,483	11,302	28,750
Size of dwelling						
Av no. of rooms	5.2	4.9	5.2	5.1	5.8	5.4
Av floor space (m^2)	121	103	122	111	131	122

Source: East Cambridgeshire District Council Stock Condition Survey 2009

Table A3.3 Summary of dwelling/household characteristics and type of dwelling (private sector excluding RSLs)

Dwelling characteristic	*Type of dwelling*					
	Detached house	*Semi-detached house*	*Terraced house*	*Flat*	*Mobile home*	*Total*
Tenure						
Owner-occupied (nm)	7,497	2,239	908	183	373	11,200
Owner-occupied (wm)	6,486	4,227	2,116	237	0	13,066
Private rented	832	1,895	1,203	1,105	0	5,035
Total	14,815	8,361	4,227	1,524	373	29,300
Age of dwelling						
Pre-1919	2,283	1,099	1,301	581	0	5,264
1919-1944	828	1,203	253	207	0	2,491
1945-1964	1,635	2,361	471	19	0	4,486
1965-1980	3,660	1,338	261	243	62	5,565
Post-1980	6,409	2,361	1,940	474	311	11,494
Total	14,815	8,361	4,227	1,524	373	29,300
Household type						
Single pensioners	1,752	554	493	177	190	3,167
2 or more pensioners	2,023	957	113	12	41	3,146
Single non-pensioners	867	1,012	715	509	33	3,136
2+ adults, no children	6,413	2,648	1,405	445	82	10,993
Lone parent	218	41	80	166	0	505
2+ adults, 1 child	1,518	1,063	586	147	10	3,325
2+ adults, 2+ children	1,743	1,899	825	5	5	4,478
Total	14,534	8,175	4,218	1,461	361	28,750
Support needs						
Support needs	2,235	1,700	687	149	153	4,923
No support needs	12,299	6,475	3,531	1,313	208	23,827
Total	14,534	8,175	4,218	1,461	361	28,750
Vulnerable households						
Vulnerable	1,880	1,518	710	576	170	4,855
Not vulnerable	12,654	6,657	3,507	886	191	23,895
Total	14,534	8,175	4,218	1,461	361	28,750
Ethnic group						
White British	13,889	7,464	3,779	1,106	361	26,599
White Other	508	611	401	304	0	1,824
BME	138	100	38	51	0	327
Total	14,534	8,175	4,218	1,461	361	28,750
Size of dwelling						
Av no. of rooms	6.4	4.9	4.2	3.1	3.5	5.4
Av floor space (m^2)	154	98	84	58	60	122

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A3.4 Summary of dwelling/household characteristics and household type (private sector excluding RSLs)

Dwelling characteristic	*Household type*							
	Single pensioners	*2+ pensioners*	*Single non-pensioners*	*2+ adults, no children*	*Lone parent*	*2+ adults, 1 child*	*2+ adults, 2+ children*	*Total*
Tenure								
Owner-occupied (nm)	2,753	2,849	740	4,121	3	152	473	11,092
Owner-occupied (wm)	197	227	1,577	5,244	243	2,415	3,038	12,939
Private rented	217	70	818	1,628	260	758	967	4,718
Total	3,167	3,146	3,136	10,993	505	3,325	4,478	28,750
Age of dwelling								
Pre-1919	657	470	719	1,844	22	989	474	5,176
1919-1944	370	279	480	545	40	212	391	2,316
1945-1964	293	912	380	1,968	0	218	702	4,472
1965-1980	1,009	753	452	2,532	19	223	495	5,483
Post-1980	838	732	1,105	4,105	425	1,682	2,416	11,302
Total	3,167	3,146	3,136	10,993	505	3,325	4,478	28,750
Type of dwelling								
Detached house	1,752	2,023	867	6,413	218	1,518	1,743	14,534
Semi-detached house	554	957	1,012	2,648	41	1,063	1,899	8,175
Terraced house	493	113	715	1,405	80	586	825	4,218
Flat	177	12	509	445	166	147	5	1,461
Mobile home	190	41	33	82	0	10	5	361
Total	3,167	3,146	3,136	10,993	505	3,325	4,478	28,750
Support needs								
Support needs	1,490	937	410	1,114	16	515	442	4,923
No support needs	1,676	2,209	2,726	9,880	489	2,810	4,036	23,827
Total	3,167	3,146	3,136	10,993	505	3,325	4,478	28,750
Vulnerable households								
Vulnerable	1,096	693	584	814	273	776	618	4,855
Not vulnerable	2,071	2,453	2,551	10,179	233	2,549	3,861	23,895
Total	3,167	3,146	3,136	10,993	505	3,325	4,478	28,750
Ethnic group								
White British	3,167	3,090	2,990	10,225	492	2,982	3,653	26,599
White Other	0	56	139	636	14	325	653	1,824
BME	0	0	6	132	0	17	172	327
Total	3,167	3,146	3,136	10,993	505	3,325	4,478	28,750
Size of dwelling								
Av no. of rooms	4.3	5.3	4.7	5.7	4.8	5.5	5.4	4.3
Av floor space (m^2)	91	119	92	132	85	139	122	91

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A3.5 Summary of dwelling/household characteristics and support needs households (private sector excluding RSLs)

Dwelling characteristic	*Support needs*		
	Support needs	*No support needs*	*Total*
Tenure			
Owner-occupied (nm)	2,617	8,475	11,092
Owner-occupied (wm)	1,859	11,080	12,939
Private rented	447	4,271	4,718
Total	4,923	23,827	28,750
Age of dwelling			
Pre-1919	1,001	4,174	5,176
1919-1944	568	1,748	2,316
1945-1964	1,095	3,377	4,472
1965-1980	901	4,583	5,483
Post-1980	1,358	9,944	11,302
Total	4,923	23,827	28,750
Type of dwelling			
Detached house	2,235	12,299	14,534
Semi-detached house	1,700	6,475	8,175
Terraced house	687	3,531	4,218
Flat	149	1,313	1,461
Mobile home	153	208	361
Total	4,923	23,827	28,750
Household type			
Single pensioners	1,490	1,676	3,167
2 or more pensioners	937	2,209	3,146
Single non-pensioners	410	2,726	3,136
2+ adults, no children	1,114	9,880	10,993
Lone parent	16	489	505
2+ adults, 1 child	515	2,810	3,325
2+ adults, 2+ children	442	4,036	4,478
Total	4,923	23,827	28,750
Vulnerable households			
Vulnerable	2,509	2,346	4,855
Not vulnerable	2,415	21,480	23,895
Total	4,923	23,827	28,750
Ethnic group			
White British	4,879	21,720	26,599
White Other	44	1,780	1,824
BME	0	327	327
Total	4,923	23,827	28,750
Size of dwelling			
Av no. of rooms	4.9	5.5	5.4
Av floor space (m^2)	102	126	122

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A3.6 Summary of dwelling/household characteristics and vulnerable households (private sector excluding RSLs)

Dwelling characteristic	*Vulnerable households*		
	Vulnerable	*Not vulnerable*	*Total*
Tenure			
Owner-occupied (nm)	2,080	9,012	11,092
Owner-occupied (wm)	1,510	11,429	12,939
Private rented	1,264	3,454	4,718
Total	4,855	23,895	28,750
Age of dwelling			
Pre-1919	854	4,321	5,176
1919-1944	551	1,765	2,316
1945-1964	1,197	3,275	4,472
1965-1980	679	4,804	5,483
Post-1980	1,573	9,730	11,302
Total	4,855	23,895	28,750
Type of dwelling			
Detached house	1,880	12,654	14,534
Semi-detached house	1,518	6,657	8,175
Terraced house	710	3,507	4,218
Flat	576	886	1,461
Mobile home	170	191	361
Total	4,855	23,895	28,750
Household type			
Single pensioners	1,096	2,071	3,167
2 or more pensioners	693	2,453	3,146
Single non-pensioners	584	2,551	3,136
2+ adults, no children	814	10,179	10,993
Lone parent	273	233	505
2+ adults, 1 child	776	2,549	3,325
2+ adults, 2+ children	618	3,861	4,478
Total	4,855	23,895	28,750
Support needs			
Support needs	2,509	2,415	4,923
No support needs	2,346	21,480	23,827
Total	4,855	23,895	28,750
Ethnic group			
White British	4,732	21,867	26,599
White Other	120	1,704	1,824
BME	3	324	327
Total	4,855	23,895	28,750
Size of dwelling			
Av no. of rooms	4.8	5.6	5.4
Av floor space (m^2)	94	127	122

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A3.7 Summary of dwelling/household characteristics and ethnic group (private sector excluding RSLs)

Dwelling characteristic	*Ethnic group*			
	White British	*White Other*	*BME*	*Total*
		Tenure		
Owner-occupied (nm)	11,062	24	6	11,092
Owner-occupied (wm)	12,341	461	138	12,939
Private rented	3,196	1,339	183	4,718
Total	26,599	1,824	327	28,750
		Age of dwelling		
Pre-1919	4,727	359	90	5,176
1919-1944	2,250	45	21	2,316
1945-1964	4,286	113	73	4,472
1965-1980	5,130	348	6	5,483
Post-1980	10,206	958	138	11,302
Total	26,599	1,824	327	28,750
		Type of dwelling		
Detached house	13,889	508	138	14,534
Semi-detached house	7,464	611	100	8,175
Terraced house	3,779	401	38	4,218
Flat	1,106	304	51	1,461
Mobile home	361	0	0	361
Total	26,599	1,824	327	28,750
		Household type		
Single pensioners	3,167	0	0	3,167
2 or more pensioners	3,090	56	0	3,146
Single non-pensioners	2,990	139	6	3,136
2+ adults, no children	10,225	636	132	10,993
Lone parent	492	14	0	505
2+ adults, 1 child	2,982	325	17	3,325
2+ adults, 2+ children	3,653	653	172	4,478
Total	26,599	1,824	327	28,750
		Support needs		
Support needs	4,879	44	0	4,923
No support needs	21,720	1,780	327	23,827
Total	26,599	1,824	327	28,750
		Vulnerable households		
Vulnerable	4,732	120	3	4,855
Not vulnerable	21,867	1,704	324	23,895
Total	26,599	1,824	327	28,750
		Size of dwelling		
Av no. of rooms	5.5	4.8	6.2	5.4
Av floor space (m^2)	123	101	119	122

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A3.8 Summary of dwelling/household characteristics and area (private sector excluding RSLs)

Dwelling characteristic	*Area*				
	Strata 1	*Strata 2*	*Strata 3*	*Strata 4*	*Total*
Tenure					
Owner-occupied (nm)	589	1,316	2,482	6,813	11,200
Owner-occupied (wm)	767	1,524	2,527	8,247	13,066
Private rented	598	463	1,461	2,513	5,035
Age of dwelling					
Pre-1919	762	813	1,472	2,218	5,264
1919-1944	283	565	558	1,084	2,491
1945-1964	232	319	924	3,011	4,486
1965-1980	173	569	1,245	3,578	5,565
Post-1980	503	1,037	2,272	7,682	11,494
Type of dwelling					
Detached house	732	1,653	2,574	9,856	14,815
Semi-detached house	654	1,197	2,271	4,239	8,361
Terraced house	225	318	1,072	2,611	4,227
Flat	229	81	441	774	1,524
Mobile home	113	54	112	94	373
Total	1,954	3,303	6,470	17,573	29,300
Household type					
Single pensioners	145	259	580	2,182	3,167
2 or more pensioners	179	365	594	2,009	3,146
Single non-pensioners	225	219	604	2,087	3,136
2+ adults, no children	827	1,480	2,606	6,081	10,993
Lone parent	47	75	58	325	505
2+ adults, 1 child	306	408	887	1,724	3,325
2+ adults, 2+ children	175	445	693	3,165	4,478
Support needs					
Support needs	325	634	961	3,003	4,923
No support needs	1,579	2,617	5,060	14,570	23,827
Vulnerable households					
Vulnerable	367	459	751	3,277	4,855
Not vulnerable	1,537	2,792	5,271	14,296	23,895
Ethnic group					
White British	1,697	3,073	5,464	16,365	26,599
White Other	128	164	529	1,003	1,824
BME	79	14	29	206	327
Total	1,904	3,251	6,021	17,573	28,750
Size of dwelling					
Av no. of rooms	4.9	5.4	5.0	5.6	5.4
Av floor space (m^2)	116	124	114	125	122

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Appendix A4: Statistical issues

Sampling errors

A4.1 Estimates of dwelling and household characteristics produced from a sample survey may differ from the true population figures because they are based on a survey rather than a complete census. This is known as sampling error, and it is important to know the extent of this error when interpreting the results.

A4.2 The size of the sampling error depends on the size of the sample. In general, the smaller the sample size the larger the potential error. For example, in this survey, estimates for dwellings in the private rented sector will be subject to a larger sampling error than owner-occupied dwellings. A way of taking account of sampling error is to calculate a confidence interval for an estimate. This is an interval within which it is fairly certain the true percentage figure lies. This section is based on standard statistical theory for large samples and explains how 95% confidence intervals can be calculated for the key survey estimates.

A4.3 The 95% confidence interval for a percentage estimate p, is given by the formula:

$$p+/-1.96\times se(p)$$

where se(p) represents the standard error of the percentage and is calculated by:

$$se(p)=\sqrt{(p(100-p)/n)} \qquad \text{(n is the un-weighted sample size)}$$

A4.4 Estimating standard errors for results based on a simple random sample, which has no stratification, is fairly straightforward. However, samples in stock condition surveys are rarely simple random ones, so the standard errors could be corrected using a sample design factor. The design factor is calculated as the ratio of the standard error with a complex sample design to the standard error that would have been achieved with a simple random sample of the same size. Overall, design effects were assumed to be small and so no adjustment has been made in the example below. This is also the position taken by the EHCS.

A4.5 A 95% confidence interval for a percentage may be calculated using the equations above. The width of the confidence interval depends on the value of the estimated percentage and the sample size on which the percentage was based.

A4.6 Example:

> *The estimated number of private sector dwellings with a Category 1 hazard is 6,808 or 23.2%. This percentage is based a sample of private sector dwellings of 990. Using the equations above it is found that the margin of error based on this information is 2.6% (to 1 decimal place) giving a confidence interval of between 20.6% and 25.9%. In terms of the total number of dwellings (based on an estimated number of dwellings of 29,300) this is a confidence interval of 771, hence the estimate of the accuracy of the 6,808 figure is +/- 771 or between 6,037 and 7,579.*

Non-response and missing data

A4.7 Missing data is a feature of all stock condition surveys mainly due to the difficulty in accessing parts of a dwelling. For all missing data in the survey standard statistical imputation procedures were applied. In general, throughout the survey the level of missing data was minimal.

A4.8 Non-response can cause a number of problems:

- The sample size is effectively reduced so that applying the calculated weight will not give estimates for the whole population
- Variables which are derived from the combination of a number of responses, each of which may be affected by item non-response (e.g. calculating repair costs where a particular element was not included), may exhibit high levels of non-response
- If the amount of non-response substantially varies across sub-groups of the population, this may lead to a bias in the results.

A4.9 To overcome these problems missing data was 'imputed'. Imputation involves substituting for the missing value a value given by a suitably defined 'similar' dwelling, where the definition of similar varies depending on the actual item being imputed.

A4.10 The specific method used was to divide the sample into sub-groups based on relevant characteristics and then to 'Probability Match' where a value selected from those with a similar predicted value was imputed. The main sub-groups used were tenure, dwelling age, and building type.

Sample sizes for key groups

A4.11 Below we present a series of tables showing the estimated number of dwellings/households and the number of sample responses achieved (figures for tenure/empty homes are provided in Chapter 1 and so are not repeated here). Although in some cases it is clear that the proportion of survey responses is close to the 'expected' situation, there are others where it is clear that the weighting of data was necessary to ensure that the presented results are reflective of the dwelling/household population in East Cambridgeshire.

Table A4.1 Dwelling age (private sector excluding RSLs)

Dwelling age	*Estimated dwellings*	*% of dwellings*	*Number of returns*	*% of returns*
Pre-1919	5,264	18.0%	294	29.7%
1919-1944	2,491	8.5%	119	12.0%
1945-1964	4,486	15.3%	118	11.9%
1964-1980	5,565	19.0%	143	14.4%
Post-1980	11,494	39.2%	316	31.9%
Total	29,300	100.0%	990	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A4.2 Dwelling type (private sector excluding RSLs)

Dwelling type	*Estimated dwellings*	*% of dwellings*	*Number of returns*	*% of returns*
Detached house	14,815	50.6%	414	41.8%
Semi-detached house	8,361	28.5%	269	27.2%
Terraced house	4,227	14.4%	208	21.0%
Flat	1,524	5.2%	61	6.2%
Mobile home	373	1.3%	38	3.8%
Total	29,300	100.0%	990	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A4.3 Area (private sector excluding RSLs)

Area	*Estimated dwellings*	*% of dwellings*	*Number of returns*	*% of returns*
Strata 1	1,954	6.7%	401	40.5%
Strata 2	3,303	11.3%	299	30.2%
Strata 3	6,470	22.1%	148	14.9%
Strata 4	17,573	60.0%	142	14.3%
Total	29,300	100.0%	990	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A4.4 Household type (private sector excluding RSLs)				
Household type	*Estimated households*	*% of households*	*Number of returns*	*% of returns*
Single pensioners	3,167	11.0%	122	12.6%
2 or more pensioners	3,146	10.9%	133	13.7%
Single non-pensioners	3,136	10.9%	79	8.2%
2+ adults, no children	10,993	38.2%	367	37.9%
Lone parent	505	1.8%	20	2.1%
2+ adults, 1 child	3,325	11.6%	125	12.9%
2+ adults, 2+ children	4,478	15.6%	122	12.6%
Total	28,750	100.0%	968	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A4.5 Support needs (private sector excluding RSLs)				
Support needs	*Estimated households*	*% of households*	*Number of returns*	*% of returns*
Support needs	4,923	17.1%	189	19.5%
No support needs	23,827	82.9%	779	80.5%
Total	28,750	100.0%	968	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A4.6 Vulnerable households (private sector excluding RSLs)				
Vulnerable households	*Estimated households*	*% of households*	*Number of returns*	*% of returns*
Vulnerable	4,855	16.9%	182	18.8%
Not vulnerable	23,895	83.1%	786	81.2%
Total	28,750	100.0%	968	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Table A4.7 Ethnic group (private sector excluding RSLs)				
Ethnic group	*Estimated households*	*% of households*	*Number of returns*	*% of returns*
White British	26,599	92.5%	890	91.9%
White Other	1,824	6.3%	58	6.0%
BME	327	1.1%	20	2.1%
Total	28,750	100.0%	968	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Appendix A5: The hazard scoring procedure

Introduction

A5.1 The scoring procedure, based on the surveyor's assessment of the dwelling, provides a numerical hazard score for each of the hazards identified at the property. The higher the score, the greater the severity of that hazard. The highest hazard score for an individual dwelling indicates the most serious hazard at that dwelling. A comparison of the hazard scores for a number of dwellings provides a means of grading those dwellings from the most dangerous to the safest. It should be noted that mobile homes are not assessed under the HHSRS but under the 1990 Environmental Protection Act. This was the approach taken in this survey.

Potential hazards

A5.2 All hazards that can be assessed using the HHSRS are listed in the following box. Those which were fully assessed through the survey form have been highlighted in bold.

Box A5.1 List of all potential hazards

Type of hazard	Hazard
Hygrothermal conditions	• **Damp and mould growth** • **Excess cold** • Excess heat
Pollutants (non-microbial)	• Asbestos (and MMFs) • Biocides • Carbon Monoxide and fuel combustion products • Lead • Radiation • Uncombusted fuel gas • Volatile Organic Compounds
Space, security, light & noise	• Crowding and space • **Entry by intruders** • Lighting • Noise
Hygiene, sanitation & water supply	• Domestic hygiene, pests and refuse • Food safety • Personal hygiene, sanitation and drainage • Water supply
Falls	• **Falls associated with baths etc** • **Falls on the level** • **Falls associated with stairs and steps** • **Falls between levels**
Electric shocks, fires, burns & scalds	• **Electrical hazards** • **Fire** • **Hot surfaces and materials**
Collisions, cuts & sprains	• **Collision and entrapment** • Explosions • Ergonomics • Structural collapse and falling elements

Generating hazard scores

A5.3 A formula is used to generate a hazard score. For this formula:

- The likelihood is expressed as a ratio
- A weighting is given to each class of harm
- The spread of health outcomes is indicated as a percentage

A5.4 The hazard score is the sum of the products of the weightings for each class of harm which could result from the particular hazard, multiplied by the likelihood of an occurrence, and multiplied by the set of percentages showing the spread of harms.

Class of harm weightings

A5.5 The weightings given to each class of harm reflect the degree of incapacity associated with each class as shown in the box below.

Box A5.2 Weightings give to each of the four classes of harm

Class of harm		Weighting
I	Extreme	10,000
II	Severe	1,000
III	Serious	300
IV	Moderate	10

Spread of health outcomes

A5.6 While there will be a most likely health outcome, there could also be a possibility of other outcomes, which may be less and/or more serious.

A5.7 For example, it may be judged that there is a 60% chance that a vulnerable person falling to the ground out of a window on the second floor will suffer serious fractures (Class II). It may also be considered that there are other possible outcomes – a 10% chance of death (Class I), a 20% chance of concussion or sprains (Class III) and a 10% chance of severe bruising (Class IV). Another example is a fall out of a window on the fifteenth floor where it may be judged that there is a 100% chance of death (Class I).

The formula

A5.8 An example of a hazard score using the formula is shown in the box below. In this example, the likelihood of an occurrence has been judged to be 1 in 100, with a 60% chance of a Class IV outcome, a 30% chance of a Class III outcome and a 10% chance of a Class II outcome.

Box A5.3 Formula for calculating a hazard score

	Class of harm weighting		Likelihood 1 in		Spread of harm (%)		
I	10,000	÷	100	×	0	=	0
II	1,000	÷	100	×	10	=	100
III	300	÷	100	×	30	=	90
IV	10	÷	100	×	60	=	6
					Hazard score	=	**196**

To score a hazard

Likelihood

A5.9 To score a hazard, the surveyor judges the likelihood of the occurrence resulting in a Class I to IV harm to **a vulnerable person** over the following twelve months. For stairs, the surveyor determines the likelihood of a fall occurring which would result in a Class I to IV harm to a vulnerable person. This involves taking account of such matters as the going, the presence or absence of handrails, the state of repair of the treads and the available lighting. For dampness, the surveyor determines the likelihood of the dampness causing Class I to IV harm to a vulnerable person over the next twelve month period, taking into account the extent and degree of the dampness and its position.

A5.10 Assessing likelihood is not determining that there **will** be an occurrence. The likelihood that there will be an occurrence over the next twelve months also means that it may not happen. Even where it is judged that there is a very high likelihood, such as a 1 in 10 probability, it is accepted that the likelihood of no occurrence is nine times greater than that of an occurrence.

Spread of outcomes

A5.11 Next, the surveyor judges the most likely and other possible health outcomes to **a vulnerable person** from an occurrence.

A5.12 In the case of a fall while using stairs, determining the spread of outcomes should take account of any secondary hazards such as a window or other glazing at the base of the stairs. It will also be influenced by factors such as the position of any fault which could result in a fall. If the occurrence happens at the base of the stairs there will be only a short distance to fall, but if the person is at the top there will be the full length of the stairs to fall.

A5.13 Judging the extent to which individual features may increase or reduce the likelihood of an occurrence and the severity of the outcome is a matter of professional expertise. This is particularly so where disrepair may increase the risk of an occurrence. Guidance to inform professional judgement is given in the Profiles of Hazards.

A5.14 While there is some information on the contribution individual features may make to hazards, it is limited. It relies on injuries or other health outcomes resulting from occurrences being reported by General Practitioners, hospitals or identified in research surveys. The surveyor indicates the spread of the classes of harm likely to result from an occurrence using percentages, giving the highest to the most likely outcome.

Appendix A6: Detail on key sub-areas

Introduction

A6.1 The way that the sample was stratified ensured that sufficient dwellings were surveyed in the key parishes of interest - Ely, Soham and Littleport. These parishes have been identified as locations where further detail is required on the housing stock to help the Council formulate future strategy. This Appendix therefore provides a profile of the nature and condition of dwellings in these locations in comparison to the District average.

Characteristics and condition of dwellings in Ely

A6.2 Table A6.1 looks at some characteristics of dwellings in Ely. The table indicates that the private sector stock in Ely contains a larger private rented sector than the District as a whole. The parish also contains a greater proportion of flats and terraced houses than the whole of East Cambridgeshire.

Table A6.1 Characteristics of dwellings in Ely (compared to whole private sector stock (excluding RSLs))

Dwelling characteristic	*Ely*		*All private sector dwellings*	
	Number of dwellings	*% of dwellings*	*Number of dwellings*	*% of dwellings*
Tenure				
Owner-occupied (nm)	2,348	33.0%	11,200	38.2%
Owner-occupied (wm)	2,936	41.2%	13,066	44.6%
Private rented	1,838	25.8%	5,035	17.2%
Age of dwelling				
Pre-1919	1,053	14.8%	5,264	18.0%
1919-1944	875	12.3%	2,491	8.5%
1945-1964	734	10.3%	4,486	15.3%
1965-1980	1,232	17.3%	5,565	19.0%
Post-1980	3,229	45.3%	11,494	39.2%
Type of dwelling				
Detached house	3,277	46.0%	14,815	50.6%
Semi-detached house	1,465	20.6%	8,361	28.5%
Terraced house	1,504	21.1%	4,227	14.4%
Flat	877	12.3%	1,524	5.2%
Mobile home	0	0.0%	373	1.3%
Total	7,123	100.0%	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

A6.3 Table A6.2 shows some stock condition characteristics of the private sector stock in Ely. The data suggests that dwellings in Ely are less likely to have Category 1 hazards and are also less likely to be non-decent than private sector dwellings across the District. The mean SAP rating in Ely is better than average although the standardised repair cost is slightly higher than for East Cambridgeshire as a whole.

Table A6.2 Stock condition characteristics of dwellings in Ely (contrasted with all private sector (excluding RSLs) dwellings)

Stock condition measure	*Ely*		*All private sector dwellings*	
	Number of dwellings	*%*	*Number of dwellings*	*%*
HHSRS				
Category 1 hazard	1,563	21.9%	6,808	23.2%
Excess cold	837	11.8%	4,705	16.1%
Falls	682	9.6%	2,882	9.8%
Other hazards	299	4.2%	1,193	4.1%
Disrepair				
Standardised repair cost (/m^2)	£20.2		£19.4	
Decent homes				
Total non-decent	1,809	25.4%	8,747	29.9%
Category 1 hazard	1,563	21.9%	6,808	23.2%
Disrepair	351	4.9%	1,201	13.7%
Modern facilities	243	3.4%	793	9.1%
Thermal comfort	748	10.5%	4,254	48.6%
Energy efficiency				
Mean SAP rating	56		51	
SAP below 40	15.6%		23.6%	
Total dwellings	7,123		29,300	

Note: Some dwellings have more than one Category 1 hazard and are non-Decent under more than one heading

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Characteristics and condition of dwellings in Soham

A6.4 Table A6.3 looks at some characteristics of dwellings in Soham. The table indicates that the private sector stock in Soham contains a larger private rented sector than the District as a whole and a relatively small owner-occupied (no mortgage) sector. The parish contains a greater proportion of semi-detached houses than the whole of East Cambridgeshire. Finally the data shows that the housing stock is Soham is very young; with 71.8% of dwellings built since 1964.

Table A6.3 Characteristics of dwellings in Soham (compared to whole private sector stock (excluding RSLs))

Dwelling characteristic	*Soham*		*All private sector dwellings*	
	Number of dwellings	*% of dwellings*	*Number of dwellings*	*% of dwellings*
Tenure				
Owner-occupied (nm)	838	21.2%	11,200	38.2%
Owner-occupied (wm)	2,276	57.5%	13,066	44.6%
Private rented	844	21.3%	5,035	17.2%
Age of dwelling				
Pre-1919	688	17.4%	5,264	18.0%
1919-1944	263	6.7%	2,491	8.5%
1945-1964	160	4.1%	4,486	15.3%
1965-1980	873	22.0%	5,565	19.0%
Post-1980	1,973	49.8%	11,494	39.2%
Type of dwelling				
Detached house	1,284	32.5%	14,815	50.6%
Semi-detached house	1,705	43.1%	8,361	28.5%
Terraced house	642	16.2%	4,227	14.4%
Flat	287	7.3%	1,524	5.2%
Mobile home	40	1.0%	373	1.3%
Total	3,958	100.0%	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

A6.5 Table A6.4 shows some stock condition characteristics of the private sector stock in Soham. The data suggests that dwellings in Soham are much less likely to have Category 1 hazards and are also less likely to be non-decent than private sector dwellings across the District. The mean SAP rating in Soham is much higher than average and the standardised repair cost is notably lower than for East Cambridgeshire as a whole.

Table A6.4 Stock condition characteristics of dwellings in Soham (contrasted with all private sector (excluding RSLs) dwellings)

Stock condition measure	*Soham*		*All private sector dwellings*	
	Number of dwellings	*%*	*Number of dwellings*	*%*
HHSRS				
Category 1 hazard	697	17.6%	6,808	23.2%
Excess cold	372	9.4%	4,705	16.1%
Falls	368	9.3%	2,882	9.8%
Other hazards	85	2.1%	1,193	4.1%
Disrepair				
Standardised repair cost (/m^2)	£12.6		£19.4	
Decent homes				
Total non-decent	945	23.9%	8,747	29.9%
Category 1 hazard	697	17.6%	6,808	23.2%
Disrepair	129	3.3%	1,201	13.7%
Modern facilities	44	1.1%	793	9.1%
Thermal comfort	293	7.4%	4,254	48.6%
Energy efficiency				
Mean SAP rating	61		51	
SAP below 40	9.7%		23.6%	
Total dwellings	3,958		29,300	

Note: Some dwellings have more than one Category 1 hazard and are non-Decent under more than one heading

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Characteristics and condition of dwellings in Littleport

A6.6 Table A6.5 looks at some characteristics of dwellings in Littleport. The table indicates that the private sector stock in Littleport contains a much larger private rented sector than the District as a whole. The parish also contains a greater proportion of semi-detached and terraced houses than the whole of East Cambridgeshire. Finally the data shows that significantly more are pre-1919 dwellings in Littleport than in the whole of the private sector stock.

Table A6.5 Characteristics of dwellings in Littleport (compared to whole private sector stock (excluding RSLs))

Dwelling characteristic	*Littleport*		*All private sector dwellings*	
	Number of dwellings	*% of dwellings*	*Number of dwellings*	*% of dwellings*
Tenure				
Owner-occupied (nm)	1,222	42.0%	11,200	38.2%
Owner-occupied (wm)	886	30.5%	13,066	44.6%
Private rented	801	27.5%	5,035	17.2%
Age of dwelling				
Pre-1919	785	27.0%	5,264	18.0%
1919-1944	126	4.3%	2,491	8.5%
1945-1964	493	16.9%	4,486	15.3%
1965-1980	280	9.6%	5,565	19.0%
Post-1980	1,226	42.1%	11,494	39.2%
Type of dwelling				
Detached house	951	32.7%	14,815	50.6%
Semi-detached house	1,165	40.0%	8,361	28.5%
Terraced house	600	20.6%	4,227	14.4%
Flat	100	3.4%	1,524	5.2%
Mobile home	94	3.2%	373	1.3%
Total	2,909	100.0%	29,300	100.0%

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

A6.7 Table A6.6 shows some stock condition characteristics of the private sector stock in Littleport. The data suggests that dwellings in Littleport are much less likely to have Category 1 hazards and are also less likely to be non-decent than private sector dwellings across the District. The mean SAP rating in Littleport is higher than average although the standardised repair cost is higher than for East Cambridgeshire as a whole.

Table A6.6 Stock condition characteristics of dwellings in Littleport (contrasted with all private sector (excluding RSLs) dwellings)

Stock condition measure	*Littleport*		*All private sector dwellings*	
	Number of dwellings	*%*	*Number of dwellings*	*%*
HHSRS				
Category 1 hazard	428	14.7%	6,808	23.2%
Excess cold	397	13.6%	4,705	16.1%
Falls	35	1.2%	2,882	9.8%
Other hazards	9	0.3%	1,193	4.1%
Disrepair				
Standardised repair cost (/m^2)	£20.1		£19.4	
Decent homes				
Total non-decent	664	22.8%	8,747	29.9%
Category 1 hazard	428	14.7%	6,808	23.2%
Disrepair	96	3.3%	1,201	13.7%
Modern facilities	89	3.1%	793	9.1%
Thermal comfort	235	8.1%	4,254	48.6%
Energy efficiency				
Mean SAP rating	54		51	
SAP below 40	19.5%		23.6%	
Total dwellings	2,909		29,300	

Note: Some dwellings have more than one Category 1 hazard and are non-Decent under more than one heading

Source: East Cambridgeshire District Council Private Sector Stock Condition Survey 2009

Appendix A7: Stock condition survey form