

## VACANT DWELLINGS SURVEY HEADLINE FINDINGS

The Council Tax file identifies a total housing stock within Copeland of 33886 dwellings, of which 1364 dwellings are registered as vacant. This represents a vacancy rate of 4.0%. A sample survey of the vacant housing stock was carried out and the results have been grossed to reflect the total housing stock. The key findings are shown below:

- 406 dwellings (29.8%) have been vacant under 6 months. 333 (24.4%) have been vacant between 6 months and 1 year. 625 (45.8%) have been vacant for over 1 year.
- 234 dwellings (17.2%) are vacant for sale with a further 85 (6.2%) awaiting re-letting. 261 (19.1%) are vacant due to renovation works. 137 dwellings (10.0%) are vacant for short term for reasons unknown. 64 dwellings (4.7%) are permanently closed or derelict. 462 dwellings (33.9%) are long term vacant for other reasons.
- 1167 dwellings (85.6%) are houses in type whilst 130 (9.5%) are flats. The remaining 67 dwellings (4.9%) are bungalows.
- 872 dwellings (63.9%) are of terraced configuration whilst 382 (28.0%) were semi-detached. 110 dwellings (8.1%) are detached.
- 722 dwellings (52.9%) were built before 1919 with a further 208 dwellings (15.2%) constructed in the inter war period. 267 dwellings (19.6%) were built in the early post war period with 167 dwellings (12.3%) built since 1964.
- 1152 (84.5%) vacant dwellings are privately owned. The remaining 212 (15.5%) vacant dwellings are in the social rented sector.
- 379 dwellings (27.8%) currently conform to the Decent Homes Standard. 673 dwellings (49.3%) fail the DHS with a further 312 (22.9%) classed as borderline.

- ▼ *Poor thermal comfort and energy efficiency is the major reason for not meeting the Decent Homes Standard, followed by failure to provide modern internal facilities.*
- ▼ *842 dwellings (61.7%) require some remedial work. 667 dwellings (48.9%) require major repairs and/or improvements, whilst 175 (12.8%) require only minor repairs. The remaining 522 dwellings (38.3%) require no investment.*
- ▼ *The average estimated outstanding repair cost is £5731.27 per vacant dwelling. 106 dwellings (13.4%) require works in excess of £20,000, whilst a further 187 (13.8%) require between £10,000 and £20,000. 217 dwellings (16.0%) require works costing less than £1000.*
- ▼ *1243 dwellings (91.1%) are vacant whilst 121 (8.9%) are now occupied.*
- ▼ *Vacancy rates vary across the 7 Area Forums in Copeland. Frizington, Millom, Cleator Moor and West Lakes exhibit above average rates of vacancy.*
- ▼ *Rates of short term vacancy (i.e. vacant under 6 months) are above average in Frizington, Millom, Cleator Moor and Whitehaven Remainder areas.*
- ▼ *Rates of very long term vacants (i.e. vacant over 5 years) are above average in the West Lakes, Distington, Frizington and Millom areas.*
- ▼ *Numerically the Whitehaven Remainder area contains the most number of vacant dwellings and accounts for 40.0% of all vacant dwellings within Copeland.*
- ▼ *Rates of vacancy in the private sector are above average in West Lakes, Egremont and Whitehaven Remainder areas.*
- ▼ *Rates of vacancy in the social rented sector are above average in Millom, Distington, Frizington and Cleator Moor areas.*