COPELAND BOROUGH COUNCIL

PRIVATE SECTOR HOUSING CONDITION SURVEY 2016

SURVEY REPORT

Prepared on behalf of:
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1. SURVEY BACKGROUND

1.1 David Adamson and Partners Ltd were commissioned by Copeland Borough Council to complete a review of housing and household conditions across the private housing sector. The last survey of housing conditions was completed in 2012. Information from the current study provides an up-to-date benchmark for private sector housing locally against national housing conditions and provides a base of information for the review and further development of private sector housing strategies.

1.2 The 2016 study has involved a comprehensive survey programme across a sample size of 750 dwellings representing just less than 3% of all private dwellings in Copeland. Survey investigation has included physical housing conditions (HHSRS and Decent Homes), energy efficiency (RDSAP) and the circumstances and attitudes of occupying households.

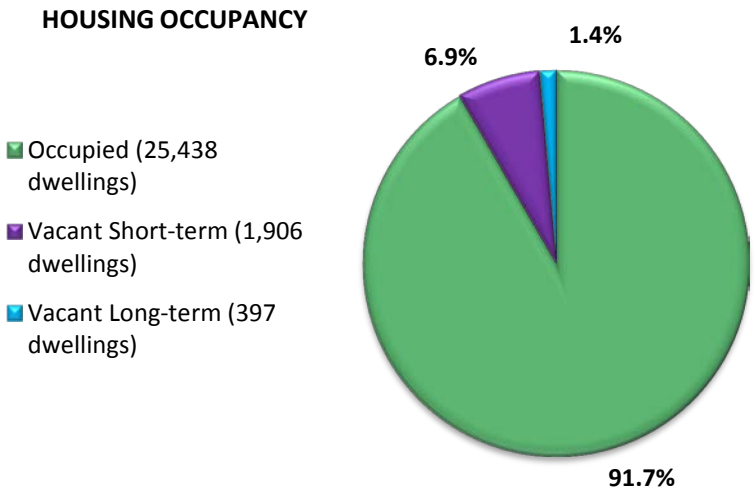
1.3 The house condition survey programme was designed and implemented according to national guidelines issued by the Department for Communities and Local Government in England. To adequately reflect the distribution and composition of private sector housing the sample of 750 dwellings was stratified by seven housing market sub-areas and these are combined into three larger housing market areas (HMAs). This stratification allows detailed reporting in each of the three HMAs and key indicator reporting in the seven housing market sub-areas.

SAMPLE STRUCTURE			
HOUSING MARKET SUB-AREAs & HMAs	HOUSING STOCK	ACHIEVED SAMPLE	
	Dwgs	Dwgs	%
Whitehaven Area	9323	150	1.6
Whitehaven Rural Parishes	5860	100	1.7
Cleator Moor	2463	98	4.0
Egremont	3108	108	3.5
WHITEHAVEN HMA	**20754**	**456**	**2.2**
West Lakes LDNPA	2036	100	4.9
West Lakes Copeland	1839	102	5.5
WEST LAKES HMA	**3875**	**202**	**5.2**
Millom	3112	99	3.2
MILLOM HMA	**3112**	**99**	**3.2**
TOTAL ALL AREAS	**27741**	**757**	**2.7**

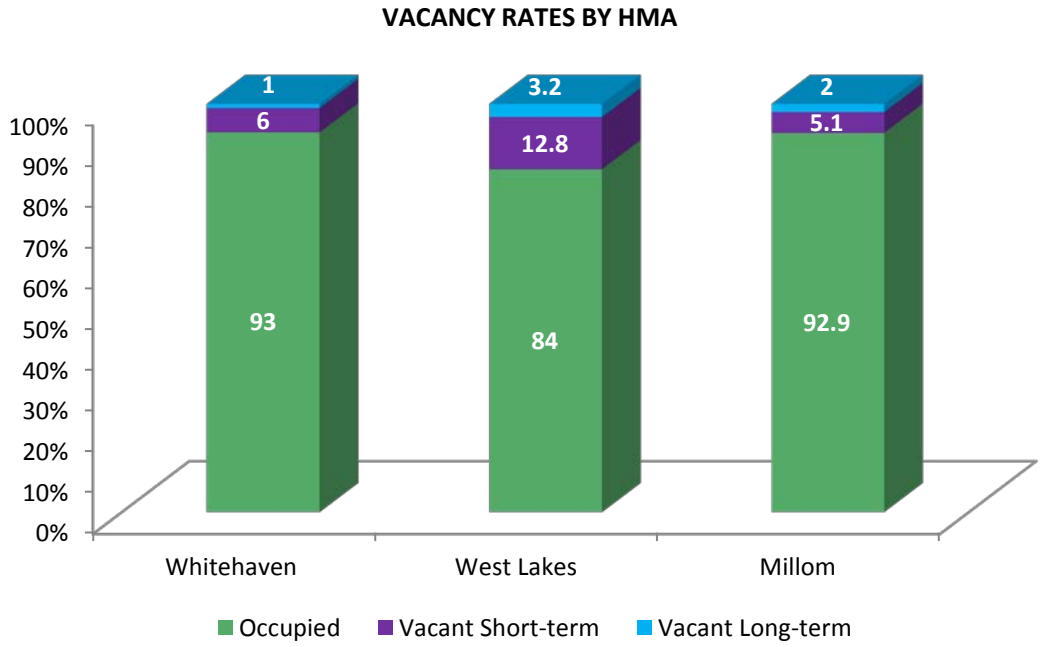
1.4 Against the survey target of 750 dwellings, surveys were achieved in 757 dwellings slightly over the target. Information from surveyed dwellings has been weighted statistically to represent total private sector housing stock in Copeland.

2. PRIVATE SECTOR HOUSING STOCK

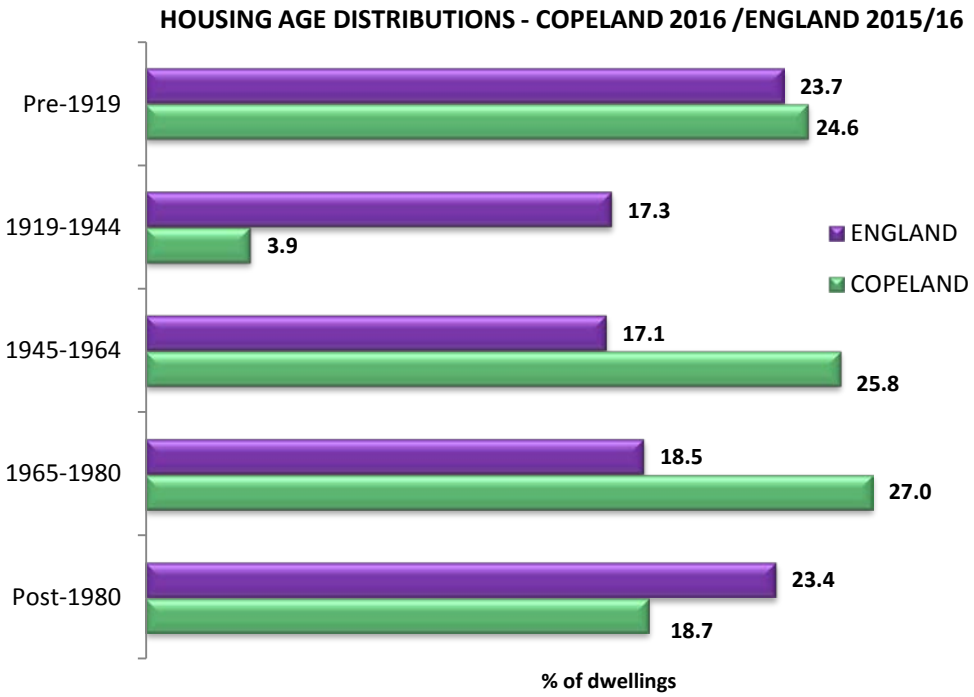
2.1 Copeland Borough Council area contains a private sector housing stock of 27,741 dwellings. At the time of survey 25,438 dwellings were occupied (91.7%), the remaining 2,303 dwellings (8.3%) were vacant. The majority of vacant dwellings (1,906 dwellings – 6.9%) have been vacant under 6 months and are expected to return to occupancy in the short-term. 397 dwellings (1.4%) were estimated to have been vacant over 6 months.



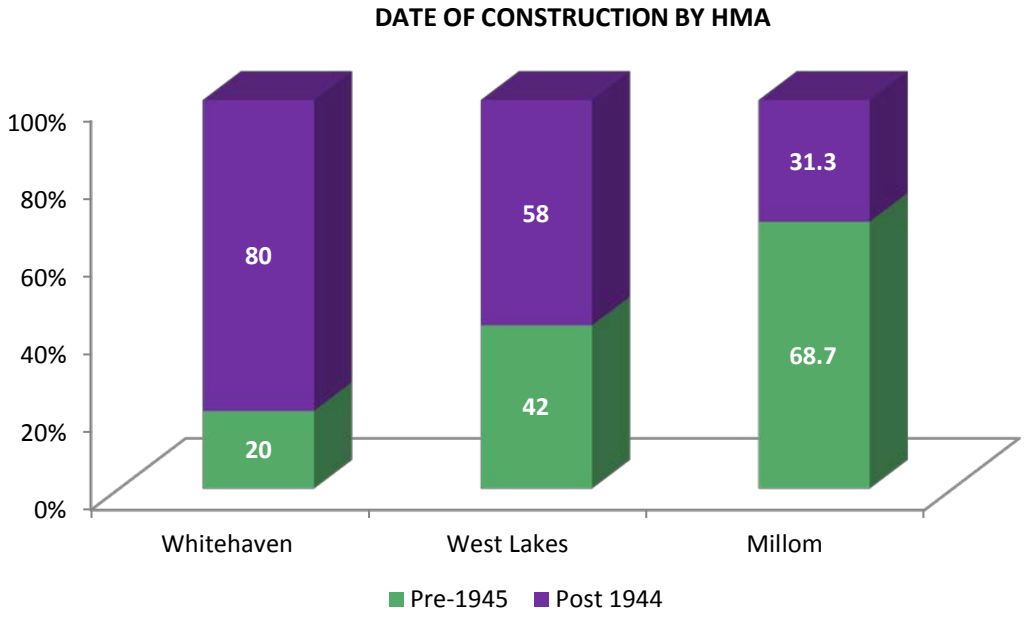
2.2 There is significant variation in the proportion of vacant dwellings across the three HMAs; within the Whitehaven and Millom HMAs approximately 93% of properties are occupied compared to just 84% in the West Lakes HMA.



2.3 The age of a home is strongly associated with its condition and energy performance. The oldest homes (pre-1919) generally perform less well in these respects than newer homes. Private sector housing in Copeland is representative of all building eras but predominantly of post Second World War construction. 7,906 dwellings (28.5%) were constructed pre-1945. Within this group, 6,814 dwellings (24.6%) were constructed pre-1919 and 1,092 dwellings (3.9%) in the inter-war period (1919-1944). 19,835 dwellings (71.5%) were constructed post-1944. Within this group, 5,198 dwellings (18.7%) are of post-1980 construction. Private sector housing stock in Copeland is younger than the national profile.

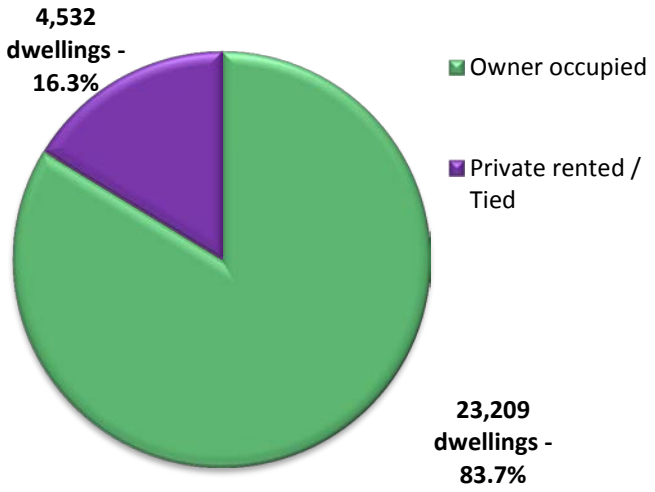


2.4 Significant variations in housing age exist across the Council area which may impact on differential rates of housing condition. The oldest housing profiles are associated with the Millom HMA (68.7% pre-1945 construction) and West Lakes HMA (42.0% pre-1945). Conversely, in Whitehaven HMA 80% of all private sector dwellings are of post-1944 construction.



2.5 Owner occupation is the predominant form of private sector tenure accounting for 23,209 dwellings or 83.7%; 4,532 dwellings (16.3%) are rented privately or are tied/rent free properties. Rates of private rental in Copeland are below the national average (24.3% of private dwellings nationally in 2015/16).

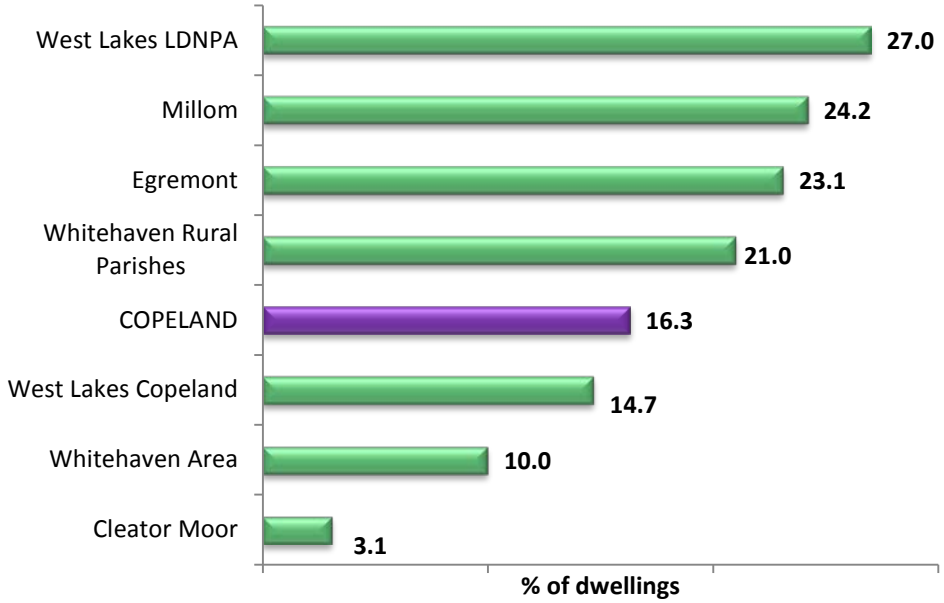
HOUSING TENURE



2.6 Significant national growth in private rental has been recorded since 2003, overtaking in size the social rented sector for the first time in 2012-13. Increases nationally have been related to the removal of rent controls, the introduction of assured short-hold tenancies, the growth in buy-to-let and the shortage of affordable properties for purchase.

2.7 Highest rates of private rental in Copeland are associated with the West Lakes LDNPA, Millom and Egremont housing market sub-areas.

RATES OF PRIVATE RENTAL BY HOUSING MARKET SUB-AREA



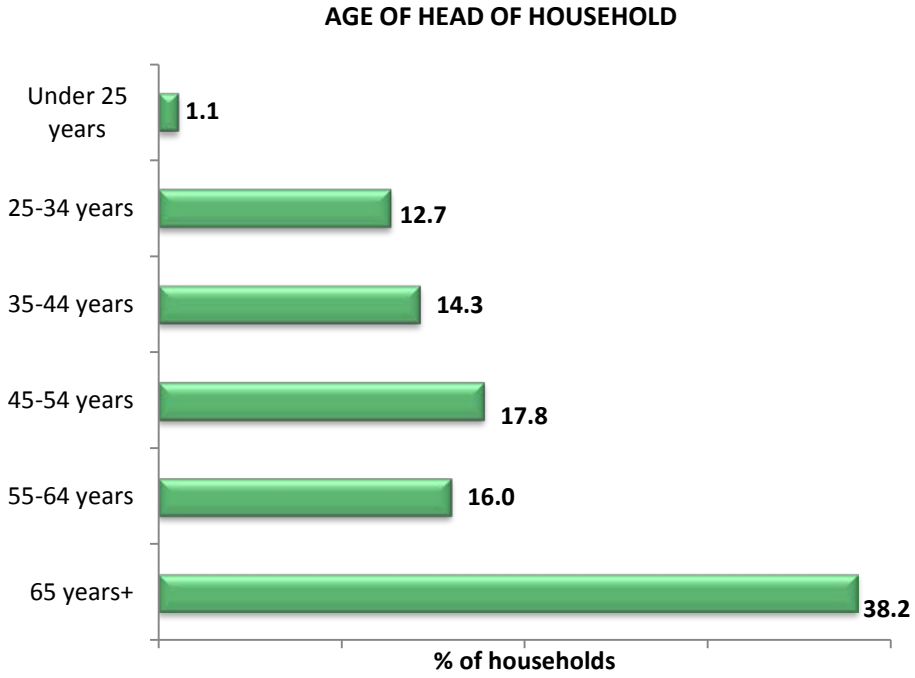
2.8 Private sector housing is predominantly of two-storey detached, semi-detached and terraced configuration. Houses and bungalows comprise 26,155 dwellings (94.3%) with the remaining 1,586 dwellings (5.7%) in flats.

2.9 Significant differences in housing age and type exist between the owner occupied and private rented sectors. In this respect the private rented sector exhibits a concentration in the terraced and flat sectors whilst two thirds of owner occupied dwellings are either semi-detached or detached houses/bungalows.

3. PRIVATE SECTOR HOUSEHOLDS

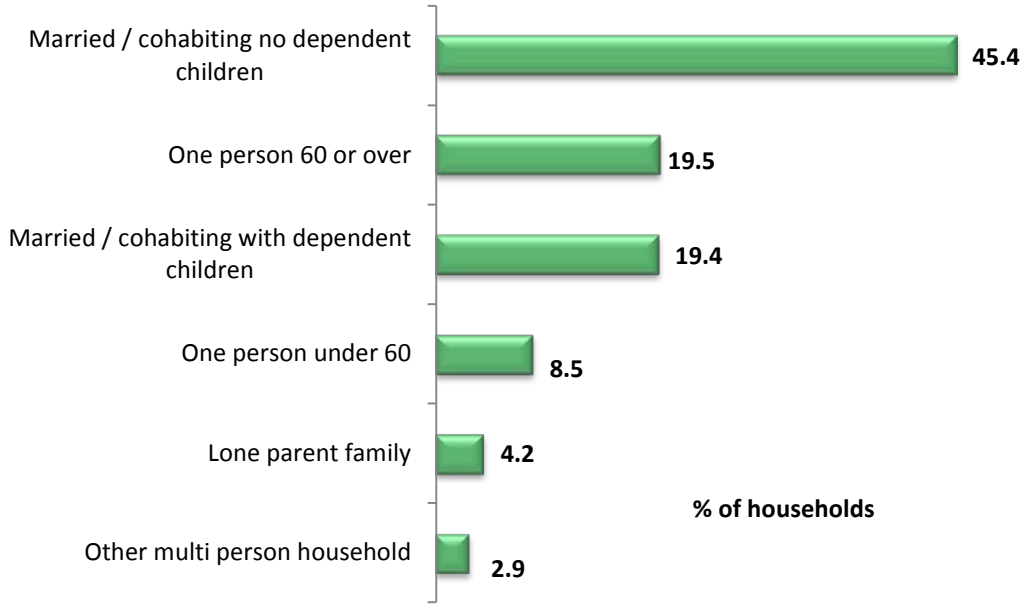
3.1 The private sector housing stock contains 25,439 households and a household population of 56,098 persons. Private sector households are typically small in size. 7,132 households (28%) are single person in size; an additional 11,252 households (44.2%) contain two persons. Average household size is estimated at 2.21 persons.

3.2 Private sector households exhibit an ageing demographic profile. 9,726 households (38.2%) are headed by a person aged 65 years and over, an additional 4,070 households (16%) are headed by a person aged 55-64 years.



3.3 Demographic characteristics are reflected in the composition of private sector households. 4,970 households (19.5%) contain a single person aged 60 years and over, 5,123 households (20.1%) contain a married/co-habiting couple with no dependent children where the head of household is aged 65 or over.

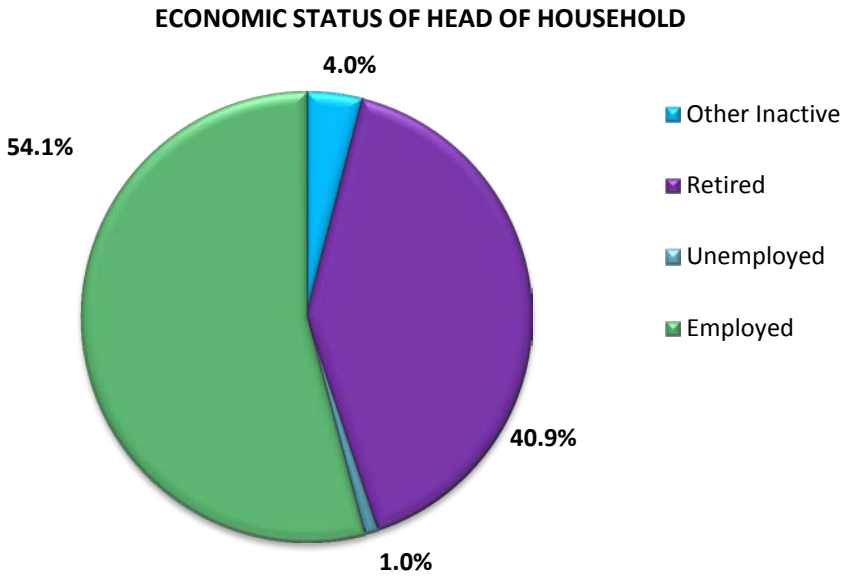
THE COMPOSITION OF PRIVATE SECTOR HOUSEHOLDS



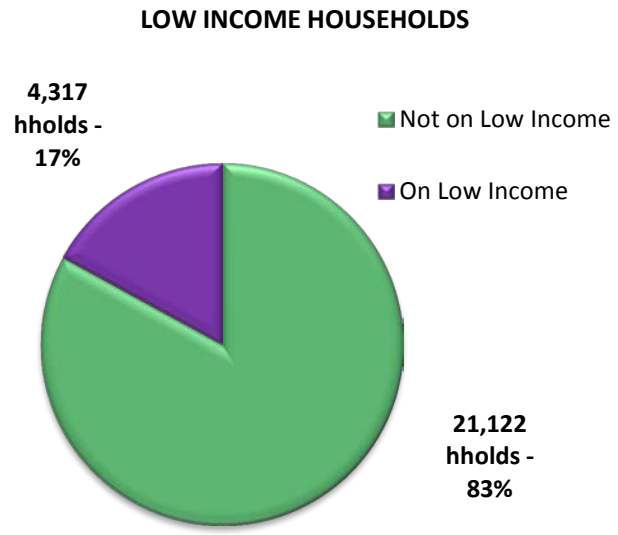
3.4 Significant demographic differences exist between tenures reflecting a younger more mobile private rented sector against an established owner occupied sector:

- 41.7% of owner occupied households have a head of household aged 65 years and over; 34% of private rented households are headed by a person aged 34 years or younger;
- 30.4% of private rented households contain a single person aged under 60 years and 20.5% are lone parent families; and
- 41.3% of private rented households have been resident in their home under 2 years; 48% of owner occupied households have been resident over 20 years

3.5 13,759 heads of household (54.1%) are in full or part-time employment, 245 heads of household (1.0%) are unemployed and 10,415 heads of household (40.9%) are economically retired.



3.6 4,183 households (16.4%) are in receipt of means tested or disability related benefits and are economically vulnerable. Median household income (before housing costs) is estimated at £28,600. Median equivalised after housing cost income as applied in current fuel poverty methodologies is estimated at £23,938. Working again within the fuel poverty methodology households on low incomes are regarded as those with incomes of less than 60 per cent of the median UK equivalised after housing cost income. On this definition 4,317 private sector households in Copeland are on low incomes representing 17% of all relevant households.



3.7 Economic circumstances vary between the owner occupied and private rented sectors, the former exhibiting higher levels of retirement, the latter exhibiting higher levels of unemployment and economic vulnerability. Median equivalised (AHC) household incomes are higher in the owner occupied sector at £25,690 compared to £15,698 for private rented households. 51% of private rented households are on low incomes compared to 11.4% of owner occupied households.

4. HOUSING CONDITIONS 2016 – OCCUPIED HOUSING STOCK

4.1 Housing conditions against national standards can only be measured fully within the occupied housing stock.

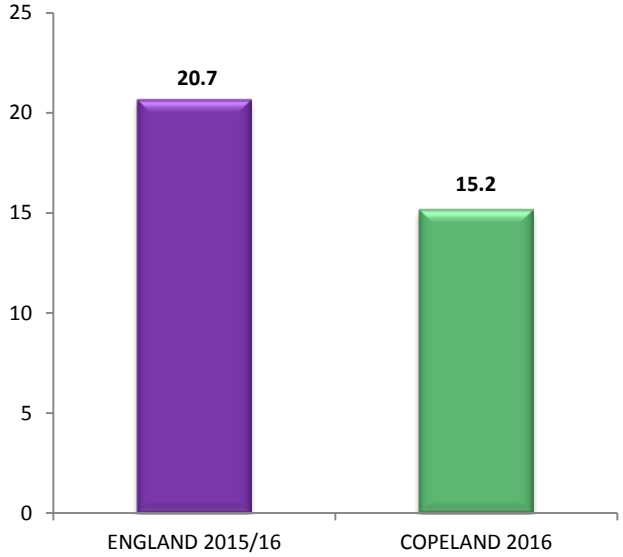
4.2 21,567 occupied dwellings (84.8%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 3,871 dwellings (15.2%) fail the requirements of the Decent Homes Standard and are non-decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- 1,927 dwellings (7.6%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);
- 1,631 dwellings (6.4%) are in disrepair;
- 261 dwellings (1%) lack modern facilities and services; and
- 1,648 dwellings (6.5%) fail to provide a reasonable degree of thermal comfort.

The majority of non-decent dwellings fail on one item of the Standard (2,507 dwellings – 64.7%), the remaining 1,364 dwellings (35.3%) exhibit multiple failures.

4.3 Information available from the English Housing Survey 2015/16 enables housing conditions in Copeland to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are slightly better than the national average. Locally, 15.2% of private sector housing fails the Decent Homes Standard compared to 20.7% of private sector housing nationally.

NON-DECENT HOMES - NATIONAL PERSPECTIVE



5. THE DISTRIBUTION OF NON-DECENT HOMES

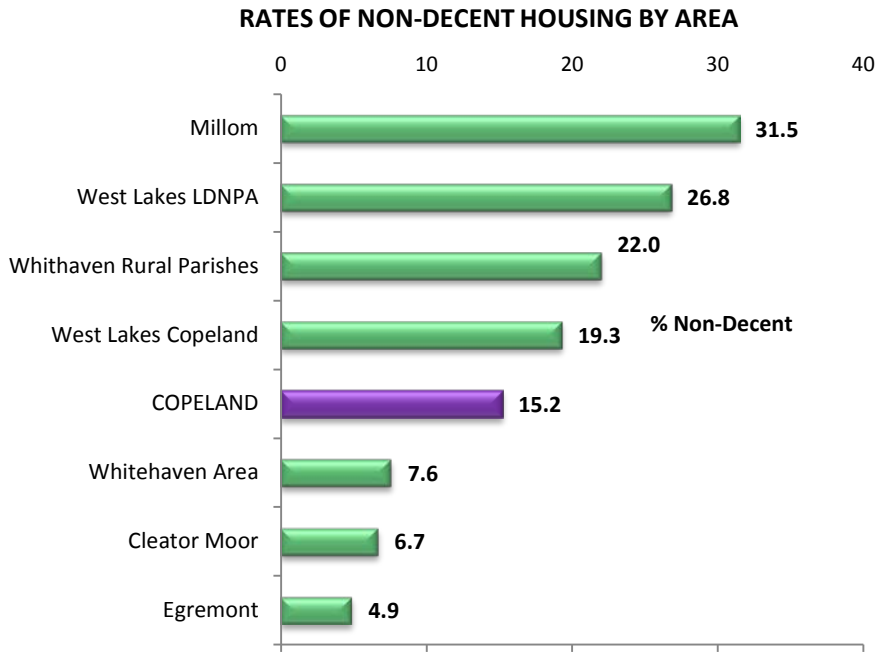
5.1 Housing conditions vary across Copeland by housing sector and area. These variations in Decent Homes performance reflect significantly higher rates of non-decency for:

- Terraced housing (26.8%);
- The private rented sector (23.5%); and

- Dwellings constructed pre-1919 (41.0%).

At an area level above average rates of non-decency are recorded in Millom HMA (31.5%), the West Lakes LDNPA sub-area (26.8%), Whitehaven Rural Parishes (22%) and West Lakes Copeland sub-area (19.3%).

NON-DECENT HOMES BY AREA AND HOUSING SECTOR (Occupied Housing)			
AREA/ SECTOR	TOTAL HOUSING STOCK	NON-DECENT HOMES	
	Dwgs	Dwgs	%
HOUSING MARKET SUB-AREAS			
Whitehaven Area	8204	622	7.6
Whitehaven Rural Parishes	5860	1289	22.0
Cleator Moor	2262	151	6.7
Egremont	2964	144	4.9
WHITEHAVEN HMA	19290	2205	11.4
West Lakes LDNPA	1670	448	26.8
West Lakes Copeland	1587	306	19.3
WEST LAKES HMA	3256	754	23.2
Millom	2892	912	31.5
MILLOM HMA	2892	912	31.5
TENURE			
Owner occupied	21840	3026	13.9
Private rented	3598	846	23.5
HOUSE TYPE			
Terraced house/bungalow	8815	2365	26.8
Semi-detached house/bungalow	9962	959	9.6
Detached house/bungalow	5482	548	10.0
Purpose built flat	903	0	0.0
Other flat	276	0	0.0
DATE OF CONSTRUCTION			
Pre 1919	5801	2378	41.0
1919 – 1944	1033	20	2.0
1945 – 1964	6546	919	14.0
1965 – 1974	5819	244	4.2
1975 – 1980	1207	175	14.4
Post 1980	5032	137	2.7
ALL AREAS/SECTORS	**25438**	**3871**	**15.2**



6. HOME ENERGY EFFICIENCY

6.1 The house condition survey has been supplemented by a full energy efficiency audit of surveyed properties (SAP 2012). The current average SAP rating for private sector housing in Copeland is measured at 64, above the average of 60 for private sector housing in England. Average CO2 emissions are 5.22 tonnes per dwelling resulting in total annual CO2 emissions of 132,332 tonnes. Average annual running costs for households are estimated at £1,125 resulting in a total private sector household annual energy spend of £28.490M.

6.2 Variations in energy efficiency ratings reflect lower ratings in the West Lakes LDNPA (53.5), West Lakes Copeland (58.1) and Whitehaven Rural Parishes (60.1) sub-areas and for pre-1919 housing (55.7). Higher than average SAP ratings are recorded across the Whitehaven Area (68.5) and Egremont (67.2) sub-areas and in post-1980 dwellings (70.3).

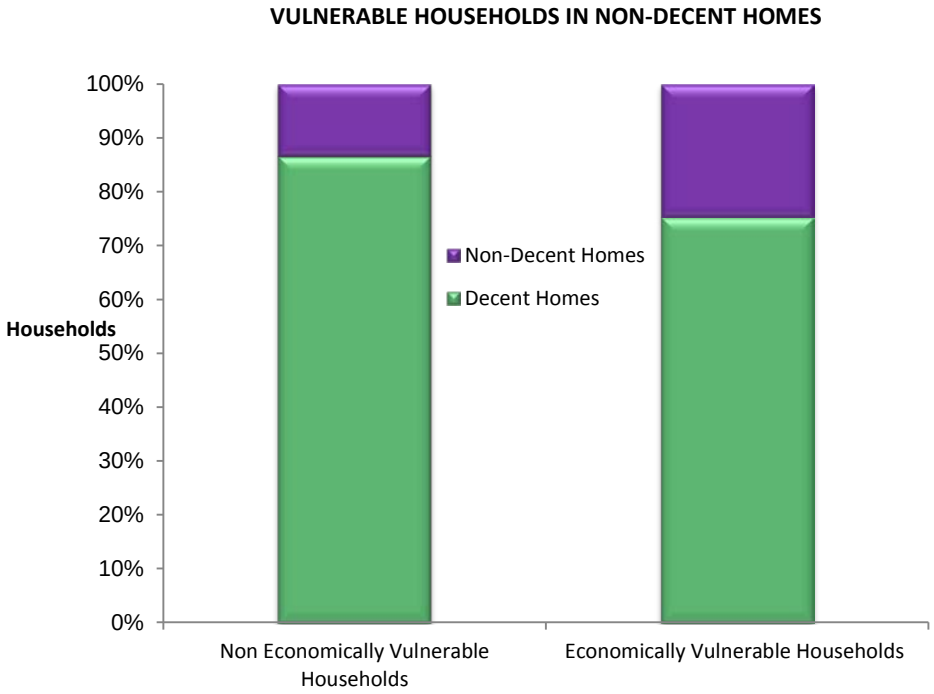
7. HOUSEHOLD AND HOUSING CONDITIONS

7.1 Poor housing conditions impact on socially and economically disadvantaged households and in particular the elderly and the economically vulnerable:

- Single person households aged 60 years or over account for 19.5% of all households but comprise 24.9% for all households living in non-decent homes;
- Economically vulnerable households comprise 16.4% of all households but account for 26.7% of all households in non-decent homes;
- Households where the head of household is wholly retired comprise 40.9% of all households but account for 51.3% of all households living in non-decent homes; and
- Households on low incomes comprise 17% of all households yet account for 28.5% of all households living in non-decent homes.

7.2 The previous Public Service Agreement (PSA) Target 7- Decent Homes implied that 65% of vulnerable households would live in decent homes by 2007, rising to 70% by 2011 and 75% by 2021. While the national target was removed some years ago, these previous thresholds still provide an important yardstick for private sector renewal strategy.

7.3 The survey estimates 4,183 vulnerable households representing 16.4% of all private households. Currently 75.4% of economically vulnerable households live in decent homes. This figure is in line with the 2021 target.



7.4 Variations in progress towards achieving decent homes for vulnerable households exist with key targets including:

- Millom HMA where 55.0% of vulnerable households live in decent homes;
- West Lakes LDNPA sub-area where 57.2% of vulnerable households live in decent homes; and
- Whitehaven Rural Parishes sub-area where 66.7% of vulnerable households live in decent homes.

8. FUEL POVERTY

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

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

8.2 Under this definition, 2,712 private sector households in Copeland (10.7%) have low incomes and high fuel costs and are in fuel poverty. Rates of fuel poverty in Copeland are in line with the current average for England (10.3%).

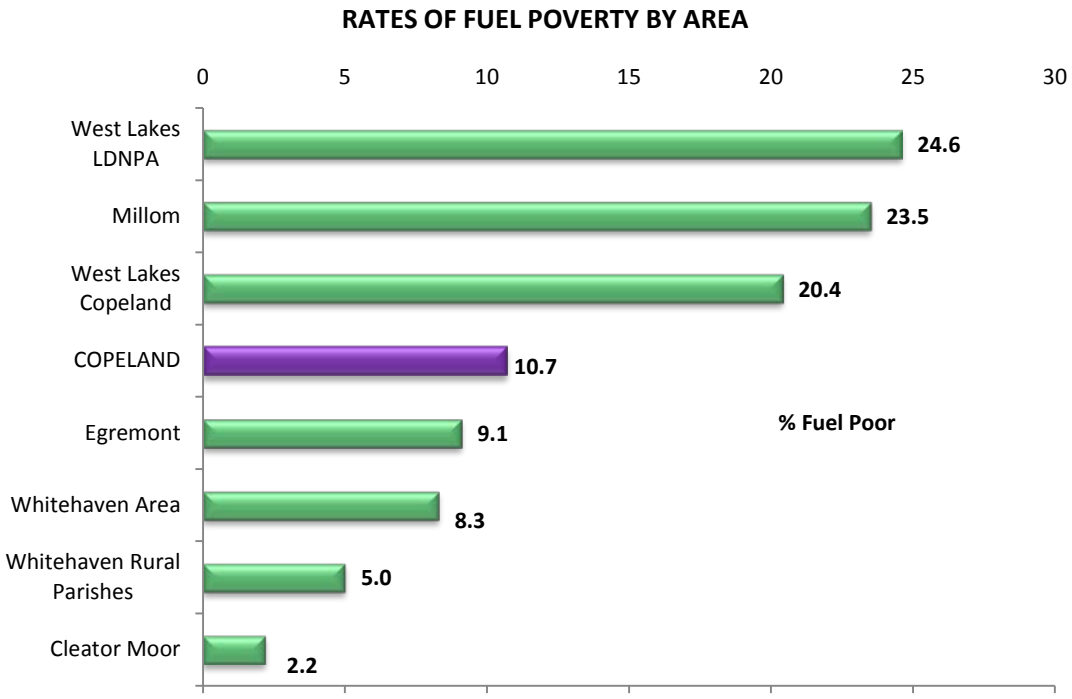
8.3 Demographically, fuel poverty impacts most strongly on the elderly and lone parent families:

- 1,029 households headed by a person aged 65 years or over are in fuel poverty. This represents 10.6% of such households and 38% of all households in fuel poverty;
- 17.5% of households with a head of household under 35 are in fuel poverty; and

- 58% of lone parent families are in fuel poverty.

8.4 Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 1,396 economically vulnerable households are in fuel poverty representing 33.4% of vulnerable households and 51.5% of all households in fuel poverty. Households in fuel poverty have a median equivalised (AHC) income of £9,605 compared to a median of £22,960 for households not in fuel poverty.

8.5 Across the housing stock rates of fuel poverty are above average in the private rented sector (36.4%) and in the West Lakes LDNPA sub-area (24.6%), Millom HMA (23.5%) and West Lakes Copeland sub-area (20.4%).



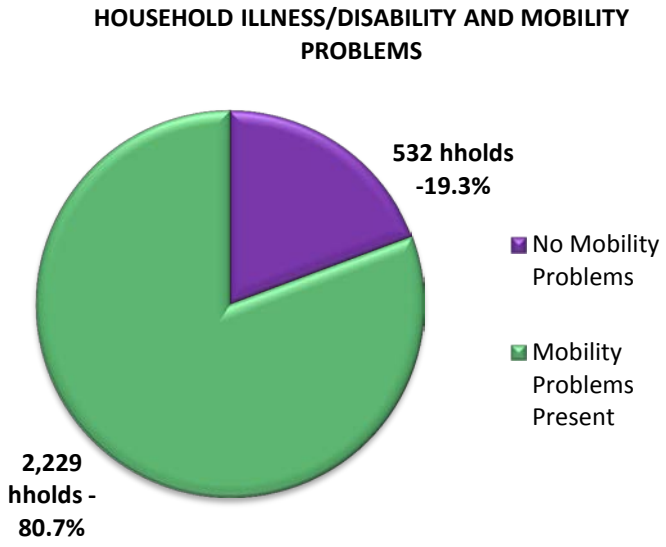
9. HOUSEHOLD ILLNESS/DISABILITY

9.1 2,760 households in Copeland (10.8%) indicated that at least one family member was affected by a long-term illness or disability. The most common complaints relate to:

- Mobility impairment (66.5%);
- Heart/circulatory problems (44.4%);
- Other physical disability (40.3%); and
- Respiratory illness (30.2%).

9.2 Household illness/disability is strongly age related. 1,983 households affected by illness/disability (71.9%) have a head of household aged 65 years and over.

9.3 The majority of households experiencing illness/disability also experience mobility problems within their existing dwelling – 2,229 households (80.7%).



The most common mobility problems relate to climbing steps and stairs, using bathroom amenities and washing/drying clothes.

9.4 482 households experiencing illness/disability and mobility problems (21.6%) live in dwellings which have been adapted, the remaining 1,747 households (78.4%) live in un-adapted dwellings.

9.5 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year. Health service contact in the past year is significant among households experiencing illness/disability. 2,171 households (78.7%) have made a surgery visit to their GP, 440 households (15.9%) have arranged a GP home visit, and 2,085 households (75.5%) have attended hospital as an outpatient.

9.6 222 households (0.9%) stated that a household member had an accident in the home during the past year. The small number of households involved prevents further analysis.

10. DECENT PLACES AND LIVEABILITY

10.1 Environmental conditions and liveability problems were based on the professional assessment by surveyors of problems in the immediate vicinity of the home. In all, 16 environmental factors were assessed and grouped into 3 categories:

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

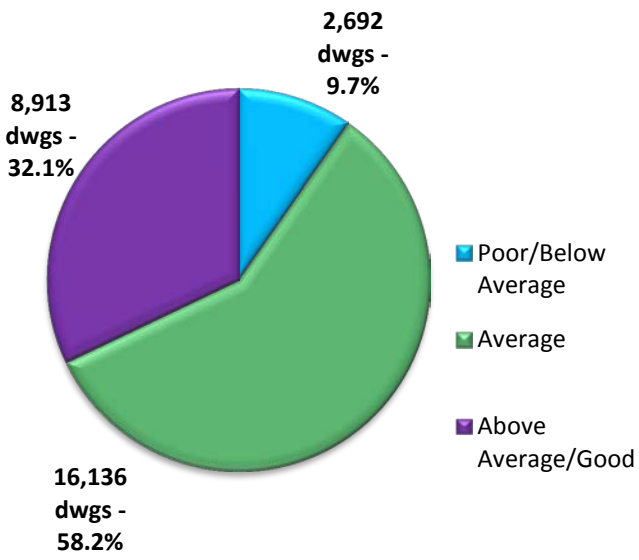
UTILISATION – Abandonment or non-residential use of property. Specifically: vacant sites, vacant or boarded-up buildings and intrusive industry.

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

10.2 Overall, 947 dwellings (3.4%) are located in residential environments experiencing major liveability problems. Problems with upkeep affect 392 dwellings (1.4%), traffic problems affect 613 dwellings (2.2%) while utilisation issues affect 117 dwellings (0.4%).

10.3 As an overall assessment surveyors were asked to grade the visual quality of the residential environment. Surveyors assessed the environment as poor or below average in 2,692 dwellings (9.7%), as average in 16,136 dwellings (58.2%) and as above average or good in 8,913 dwellings (32.1%).

VISUAL ENVIRONMENTAL QUALITY

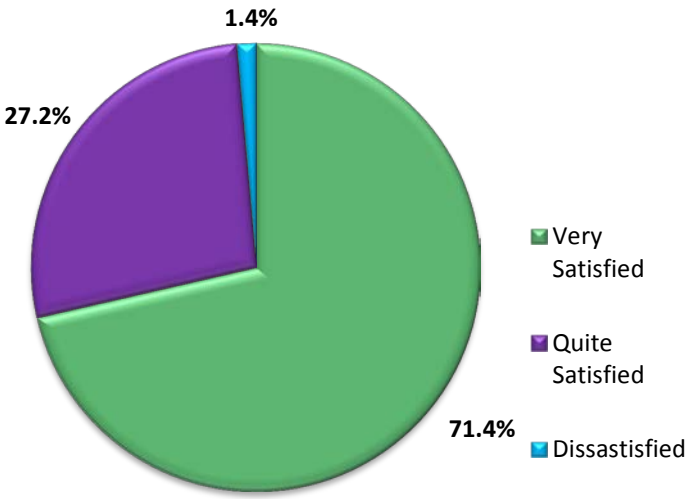


Below average visual environmental quality issues are more significant in areas of private rental and pre-1919 housing. At an area level, they are more significant in Millom HMA.

11. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

11.1 Housing satisfaction levels are good. 18,154 households (71.4%) are very satisfied with their current home, an additional 6,928 households (27.2%) are quite satisfied. Only 357 households (1.4%) expressed direct dissatisfaction with their home.

HOUSEHOLD ATTITUDES TO CURRENT HOUSING



11.2 Household satisfaction with their local areas is also high. 17,627 households (69.3%) are very satisfied with the area in which they live, an additional 7,242 households are quite satisfied (28.5%) and 570 households (2.3%) expressed dissatisfaction with their local area. The majority of households – 20,506 households (80.6%) – regard their area as unchanging over the last five years; 3,055 households (12%) think their local area has improved while 1,878 households (7.4%) think their local area has declined. Perceptions of area decline are above average in the Millom and West Lakes LDNPA sub-areas; perceptions of area improvement are significantly stronger in the Whitehaven Rural Parishes than elsewhere.

12. OWNER OCCUPIED HOUSEHOLDS

12.1 3,004 owner occupied households (13.8%) live in homes which are non-decent. 712 households in this sector (23.7%) are economically vulnerable, 1,089 households (36.3%) while not economically vulnerable have a head of household aged 65 or over and 292 households (9.7%) while not economically vulnerable are families with children.

12.2 Economic factors will influence the ability of owner occupiers to improve their homes but other factors will also impact. 58.2% of owner occupied households in non-decent homes are very satisfied with their current home; only 35.4% have completed major repairs or improvements over the last five years and only 19.1% intend to carry out repairs or improvements in the next 5 years. 71.9% of owner occupied households in non-decent homes have no existing financial commitments against their property indicating high levels of potential equity. However only 6.1% of owner occupiers living in non-decent homes indicated that they would re-mortgage or otherwise use the value of their home to carry out repairs/improvements. Interest in affordable/low cost loans for home improvement provided by the Council are of greater interest to owners in non-decent homes: 335 households (11.2%) are interested.

ACKNOWLEDGEMENTS

David Adamson & Partners Ltd. wishes to thank the residents of Copeland Borough Council without whose cooperation this survey would not have been possible. We would also like to thank Copeland Borough Council staff for their support and assistance throughout the project.

SECTION 1:
SURVEY BACKGROUND AND METHODOLOGY

1. INTRODUCTION AND BACKGROUND TO THE STUDY

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

1.2 The 2016 survey provides an update on changes in housing conditions since the last major survey in 2012 and creates an important new benchmark for the refinement and further development of private sector housing strategies.

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

- ***Section 1: Survey Background and Methodology;***
- ***Section 2: A Profile of the Private Housing Sector;***
- ***Section 3: Private Sector Housing Conditions - An Overview;***
- ***Section 4: Private Sector Housing Conditions 2016;***
- ***Section 5: Housing Conditions and Household Circumstances;***
- ***Section 6: Sectoral Review; and***
- ***Section 7: Conclusions.***

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

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

2. SURVEY METHOD AND RESPONSE

2.1 The Government requires that private sector housing conditions are known and understood on an on-going basis and duly acted upon. The Housing Act 2004 states that 'a local authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them.' Good practice dictates that private sector house condition surveys are conducted every five years and no longer than every seven years.

2.2 The last survey of private sector housing was conducted by Copeland Borough Council in 2012. The Council is aware that there has been substantial change in the condition and use of the private sector housing stock since then. As a result, the Council requires up-to-date information to develop private sector housing strategies and to provide advice and support services to areas/individuals in greatest need.

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

- ***Identify the extent to which the Council may need to exercise its duties and powers in relation to Housing Health and Safety Rating Systems hazards in relation to both the private rented and privately owned tenures;***
- ***Enable the Council to make informed decisions about the targeting of housing resources and specifically to determine enforcement and spending priorities. This will include assessing the extent to which households in the private sector may be able to afford to undertake the necessary renovation themselves;***
- ***Draw from a wide range of respected data sources and consider whether and to what extent property surveys are required to provide and/or validate data;***
- ***Provide a socio-economic profile of households living in the private sector, including the key relationships between stock condition and other forms of need, and any trends apparent in the market that may influence the health and wellbeing of the population;***
- ***Consider and inform the Council in regard to the relationships between stock condition, tenure, fuel poverty, occupancy, health impacts, affordability and sustainability of private rented sector and housing needs, both now and in the future; and***
- ***Provide information on the likely health impacts and associated costs for not only the Council but other agencies where possible, for the key hazards.***

2.4 The house condition survey programme was designed and implemented according to national guidelines issued by the Department for Communities and Local Government in

England. A sample size of 750 dwellings was agreed with the Council representing 2.7% of a total private sector housing stock of 27,741 dwellings. To adequately reflect the distribution and composition of private sector housing within the Council area the sample was stratified by seven housing market sub-areas and these are combined into the three recognised larger housing market areas (HMAs) within the Council area. The area framework is illustrated in Figure 1 with the constituent sub-areas in each HMA identified in Table 1. Private sector housing stock and sample sizes across these groups are illustrated in Table 2.

TABLE 1: THE COMPOSITION OF HOUSING MARKET AREAS

HOUSING MARKET AREA	CONSTITUENT SUB-AREAS
WHITEHAVEN HMA	Whitehaven Parish, Whitehaven Remainder Cleator Moor, Egremont
WEST LAKES HMA	West Lakes LDNPA West Lakes Copeland
MILLOM HMA	Millom

TABLE 2: HOUSING STOCK, SAMPLE TARGETS AND SURVEY RESPONSE BY SUB-AREA

SURVEY SUB AREA	HOUSING STOCK	SAMPLE TARGET	SURVEY RESPONSE		
			FULL SURVEY	EXTERNAL SURVEY	TOTAL ACHIEVED
	Dwellings	Dwellings	Dwellings	Dwellings	Dwellings
Whitehaven Parish	9323	150	132	18	150
Whitehaven Remainder	5860	100	100	0	100
Cleator Moor	2463	100	90	8	98
Egremont	3108	100	105	3	108
WHITEHAVEN HMA	**20754**	**450**	**427**	**29**	**456**
West Lakes LDNPA	2036	100	81	19	100
West Lakes Copeland	1839	100	89	13	102
WEST LAKES HMA	**3875**	**200**	**170**	**32**	**202**
Millom	3112	100	89	10	99
MILLOM HMA	**3112**	**100**	**89**	**10**	**99**
TOTAL ALL AREAS	**27741**	**750**	**686**	**71**	**757**

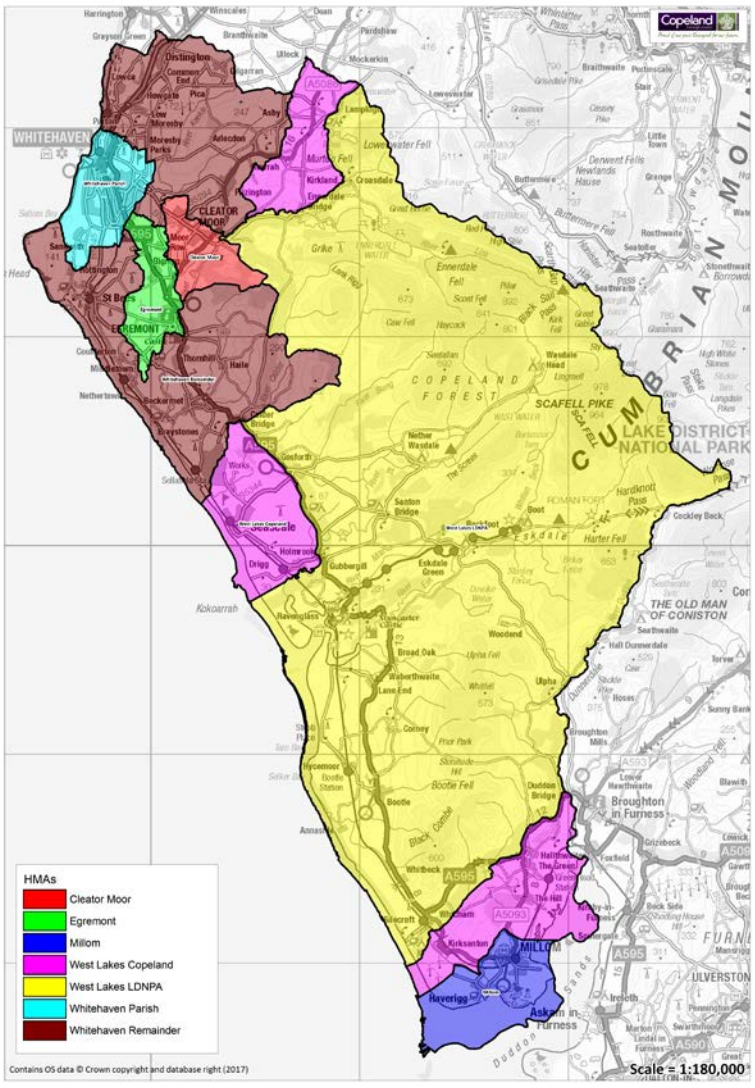
2.5 Household co-operation and response to the survey was good. Against a survey target of 750 dwellings, full physical surveys and interviews with occupying households were achieved in 686 dwellings. An additional 71 external surveys were completed in primarily vacant dwellings.

2.6 Sample data has been grossed-up statistically to represent total private sector housing stock. Grossing also adjusts for the disproportionate sample sizes across the sample framework and for differential access and response rates. Issues on the interpretation of

grossed statistical data are outlined in Appendix A while sampling errors associated with survey data are presented in Appendix B.

2.7 The survey generates a wide range of information on the condition of housing and on the circumstances and attitudes of its residents. Copies of the survey questionnaire are attached at Appendix C. The physical survey inspection has included general housing condition/repair, the Decent Homes Standard, Housing Health and Safety Rating System (HHSRS) and energy efficiency. Household interviews have included information on the socio-economic circumstances of households, housing support needs with regard to illness/disability, household attitudes to housing and local community issues and owner occupied interest in equity release and improvement loan support.

FIGURE 1: SURVEY SUB-AREA BOUNDARIES



3. THE MEASUREMENT OF HOUSING CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

Survey costs are at third quarter 2016 and are presented net of fees, preliminaries, contingencies and VAT. These will typically add up to 30% to net cost outputs.

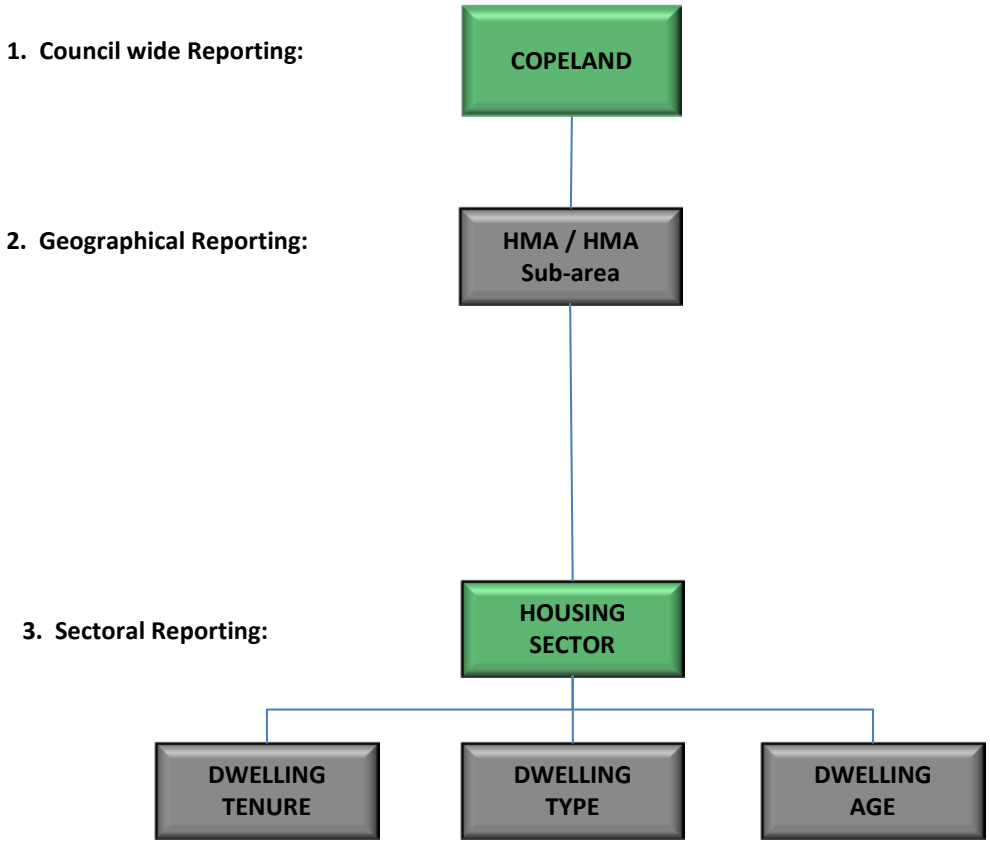
4. SURVEY ANALYSIS AND REPORTING FRAMEWORK

4.1 The sample size of 757 completed surveys was designed to provide a hierarchy of reporting across the Copeland Borough Council area including:

- ***Survey reporting Borough wide;***
- ***Sub-area reporting by HMA and HMA sub-areas; and***
- ***Sub-area reporting by private sector tenure group, property type and date of construction.***

This hierarchy is illustrated in Figure 2.

FIGURE 2: SURVEY ANALYSIS AND REPORTING FRAMEWORK



4.2 Sampling errors associated with each reporting level are illustrated in Appendix B.

SECTION 2:
A PROFILE OF THE PRIVATE HOUSING SECTOR

Chapter 5: The Characteristics and Distribution of Private Sector Housing

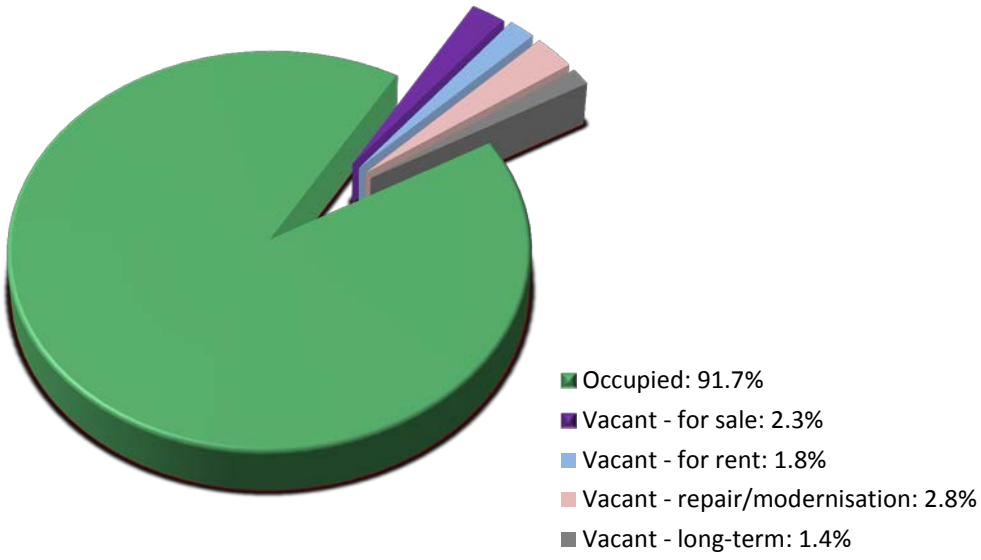
Chapter 6: The Characteristics and Distribution of Private Sector Households

5. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSING

HOUSING OCCUPANCY

5.1 The Copeland Borough Council area contains a private sector housing stock of 27,741 dwellings. At the time of survey, 25,438 dwellings were occupied (91.7%), the remaining 2,303 dwellings (8.3%) were vacant. Within the vacant housing stock, 1,906 dwellings (6.9%) have been vacant for under six months and are expected to return to occupancy in the short-term. The remaining 397 vacant dwellings (1.4%) have been vacant over 6 months. Vacancy rates are slightly over normal housing market turnover expectations. 1,118 vacant dwellings were for sale or rent with an additional 788 vacant dwellings undergoing major repair or modernisation. Local vacancy rates of 8.3% are above the average for private sector housing in England estimated at 4.8% (English Housing Survey Headline Report 2015-16).

FIGURE 3: HOUSING OCCUPANCY



5.2 The distribution of vacant dwellings by HMA, housing age and type is illustrated in Table 3. Vacancy rates are above average within the private rented sector, pre-1919 housing sector, for converted/mixed use other flats and in the West Lakes HMA.

TABLE 3: HOUSING OCCUPANCY BY HMA AND HOUSING SECTOR

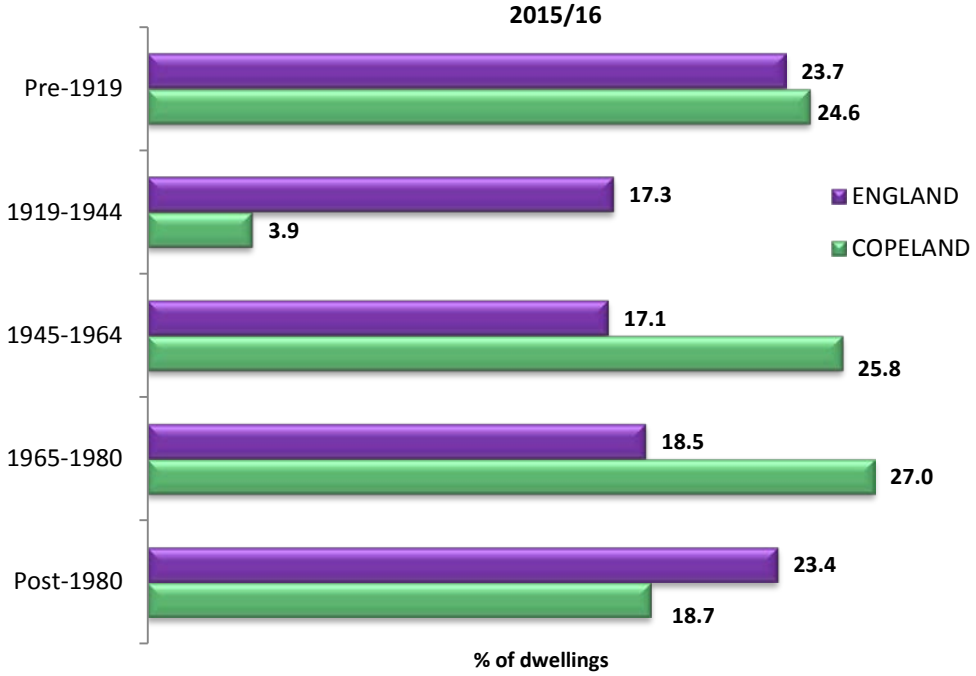
	HOUSING OCCUPANCY							
	Occupied		Vacant Transitional		Vacant Long-Term		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
TENURE								
Owner occupied	21840	94.1	1168	5.0	200	0.9	23209	100.0

TABLE 3: HOUSING OCCUPANCY BY HMA AND HOUSING SECTOR								
	HOUSING OCCUPANCY							
	Occupied		Vacant Transitional		Vacant Long-Term		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
Private rented	3598	79.4	738	16.3	196	4.3	4532	100.0
DATE OF CONSTRUCTION								
Pre - 1919	5801	85.1	885	13.0	129	1.9	6814	100.0
1919 - 1944	1033	94.6	38	3.5	20	1.9	1092	100.0
1945 - 1964	6546	91.3	541	7.5	83	1.2	7169	100.0
1965 - 1980	7026	94.1	276	3.7	165	2.2	7467	100.0
Post - 1980	5032	96.8	167	3.2	0	0.0	5198	100.0
MAIN HOUSE TYPE								
Terraced house/bungalow	8815	91.2	740	7.7	108	1.1	9664	100.0
Semi-detached house/bungalow	9962	94.8	467	4.4	83	0.8	10511	100.0
Detached house/bungalow	5482	91.7	416	7.0	81	1.4	5980	100.0
Purpose built flat	903	81.0	87	7.8	124	11.2	1114	100.0
Other flat	276	58.4	196	41.6	0	0.0	472	100.0
HMA								
Whitehaven	19290	92.9	1252	6.0	212	1.0	20754	100.0
West Lakes	3256	84.0	497	12.8	122	3.2	3875	100.0
Millom	2892	92.9	157	5.1	63	2.0	3112	100.0
All Dwellings	**25438**	**91.7**	**1906**	**6.9**	**397**	**1.4**	**27741**	**100.0**

HOUSING AGE

5.3 The age of a home is strongly associated with its condition and energy performance. The oldest homes (pre-1919) generally perform less well in these respects than newer homes. Private sector housing in Copeland is representative of all building eras but predominantly of post Second World War construction. 7,906 dwellings (28.5%) were constructed pre-1945. Within this group, 6,814 dwellings (24.6%) were constructed pre-1919, 1,092 dwellings (3.9%) in the inter-war period (1919-1944). 19,835 dwellings (71.5%) were constructed post-1944. Within this group, 5,198 dwellings (18.7%) are of post-1980 construction.

FIGURE4: HOUSING AGE DISTRIBUTIONS - COPELAND 2016 & ENGLAND 2015/16



5.4 The oldest housing age profiles are associated with the private rented sector, converted/mixed use other flats, terraced housing and the Millom, West Lakes and Whitehaven Remainder areas.

FIGURE 5: THE DISTRIBUTION OF PRE-1919 HOUSING BY HOUSING MARKET SUB-AREA

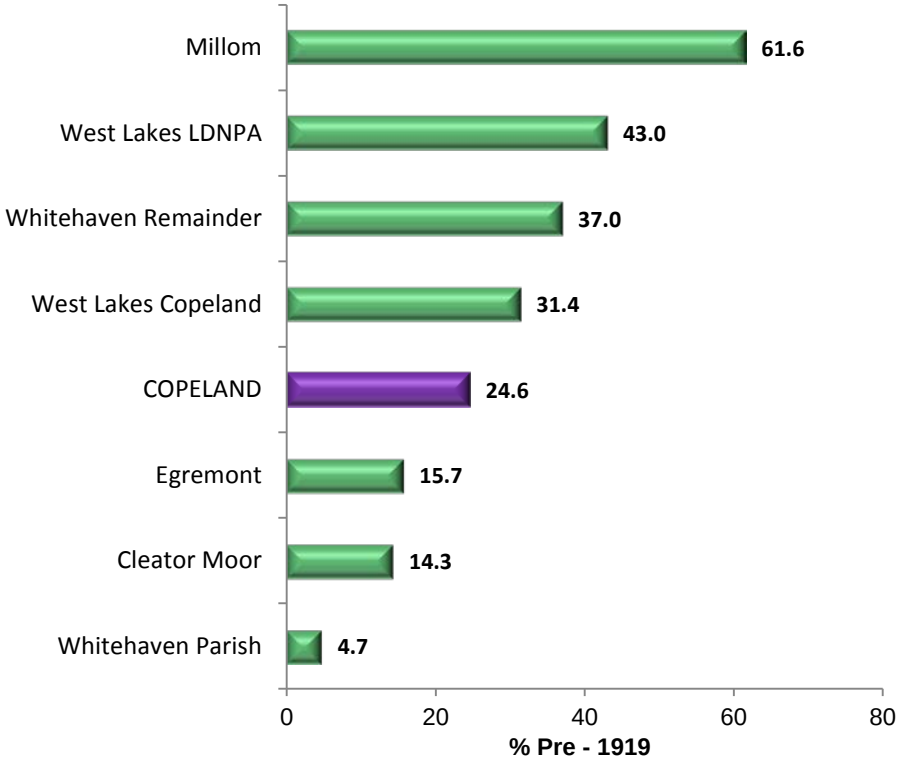
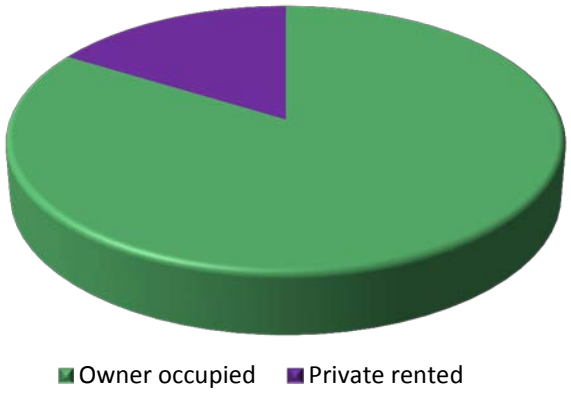


TABLE 4: HOUSING AGE DISTRIBUTIONS BY TENURE, HOUSE TYPE AND HMA										
	Date of Construction									
	Pre-1945		1945-1964		1965-1980		Post-1980		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
TENURE										
Owner occupied	5293	22.8	6608	28.5	6811	29.3	4498	19.4	23209	100.0
Private rented	2613	57.7	561	12.4	657	14.5	701	15.5	4532	100.0
MAIN HOUSE TYPE										
Terraced house/bungalow	5485	56.8	1881	19.5	1445	15.0	852	8.8	9664	100.0
Semi-detached house/bungalow	1194	11.4	4750	45.2	3672	34.9	895	8.5	10511	100.0
Detached house/bungalow	698	11.7	360	6.0	2075	34.7	2846	47.6	5980	100.0
Purpose built flat	57	5.1	178	16.0	276	24.7	604	54.2	1114	100.0
Other flat	472	100.0	0	0.0	0	0.0	0	0.0	472	100.0
HMA										
Whitehaven	4142	20.0	6168	29.7	6146	29.6	4297	20.7	20754	100.0
West Lakes	1626	42.0	844	21.8	786	20.3	618	16.0	3875	100.0
Millom	2138	68.7	157	5.1	534	17.2	283	9.1	3112	100.0
All Dwellings	**7906**	**28.5**	**7169**	**25.8**	**7467**	**26.9**	**5198**	**18.7**	**27741**	**100.0**

HOUSING TENURE

5.5 Owner occupation is the predominant form of private sector tenure accounting for 23,209 dwellings or 83.7%; 4,532 dwellings (16.3%) are rented privately. Rates of private rental locally are below the national average for private housing in England – estimated at 24.3% of private housing in 2015/16.

FIGURE 6: HOUSING TENURE DISTRIBUTIONS

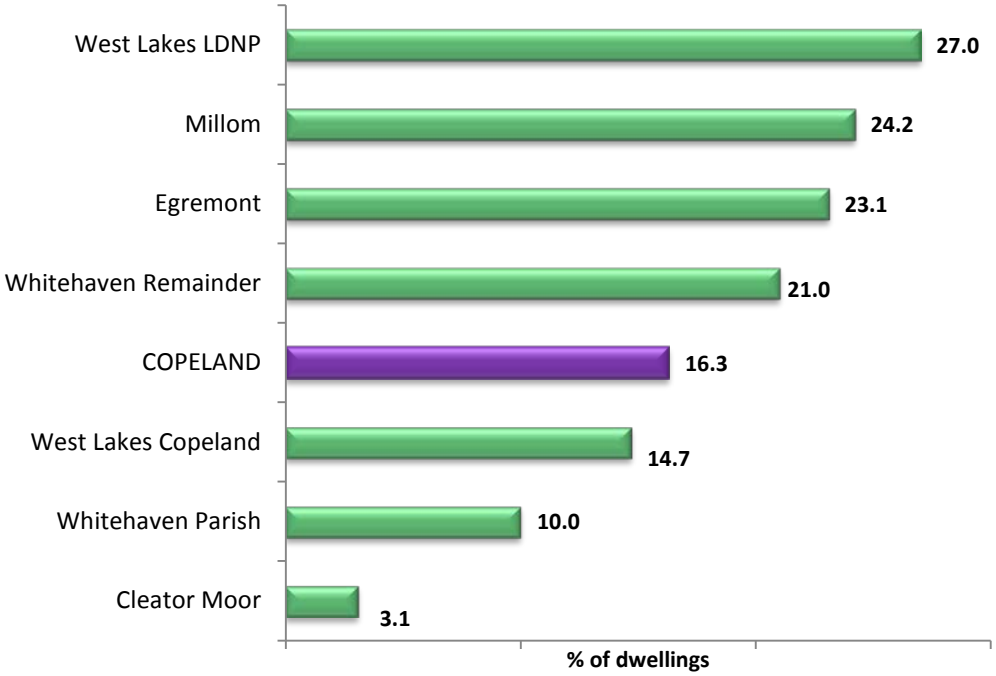


HOUSING TENURE	COPELAND		ENGLAND
	D/wgs	%	%
Owner occupied	23,209	83.7	75.7
Private rented	4,532	16.3	24.3

5.6 Differences in housing age and type exist between the main tenure groups reflecting an older and more concentrated private rented sector against a more modern and diverse owner occupied sector. 2,613 private rented dwellings (57.7%) were constructed pre-1945 against 22.8% of owner occupied dwellings. 4,498 owner occupied dwellings (19.4%) were constructed post-1980 with a further 6,811 dwellings (29.3%) constructed 1965-1980. The private rented sector also exhibits an above average concentration in the terraced housing (49.8%) and flatted housing markets (24.9%) against the broader house type base of the owner occupied sector.

5.7 Geographically, rates of private rental vary by sub-area with above average levels of private rental associated in particular with the West Lakes LDNPA, Millom, Egremont and Whitehaven Remainder sub-areas.

FIGURE 7: RATES OF PRIVATE RENTAL BY HOUSING MARKET SUB-AREA

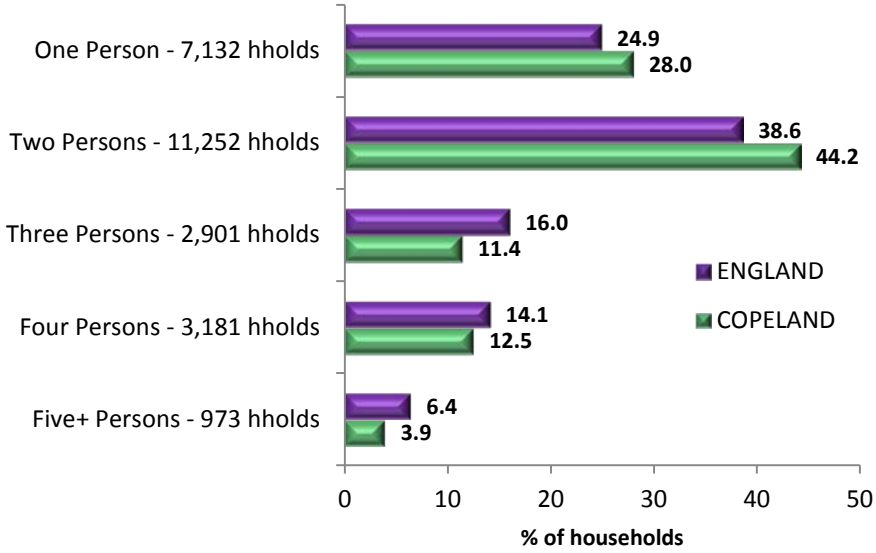


6. THE CHARACTERISTICS AND DISTRIBUTION OF PRIVATE SECTOR HOUSEHOLDS

HOUSEHOLDS AND POPULATION

6.1 The private sector housing stock contains 25,439 households and a household population of 56,098 persons. Private sector households are predominantly small in size. 7,132 households (28%) are single person in size, an additional 11,252 households (44.2%) contain two persons. Average household size is estimated at 2.21 persons. Copeland contains a larger proportion of one and two person households than England as a whole and subsequently a lower proportion of larger households.

FIGURE 8: HOUSEHOLD SIZE COPELAND & ENGLAND



HOUSEHOLD DEMOGRAPHICS

6.2 Private sector households exhibit a broad but ageing demographic profile. 9,726 households (38.2%) are headed by a person aged 65 years and over; 4,070 households (16%) are headed by a person aged 55-64 years. Average head of household age is estimated at 56 years. Copeland has an older head of household distribution than England; 28.5% of private sector households in England have a head of household aged 65 or over, 10% less than within Copeland.

6.3 Demographic characteristics are reflected in the composition of private sector households. 4,970 households (19.5%) contain a single person aged 60 years and over; 5,123 households (20.1%) contain a married/co-habiting couple with no dependent children where the head of household is aged 65 or over.

TABLE 5: PRIVATE SECTOR HOUSEHOLDS BY AGE OF HEAD OF HOUSEHOLD AND HOUSEHOLD TYPE						
AGE - HOH	COPELAND		ENGLAND	HOUSEHOLD TYPE	COPELAND	ENGLAND
	H/holds	%	%		H/holds	%	%
< 25 years	273	1.1	2.9	Married/cohabiting no dependent children	11538	45.4	39.5
25-34 years	3220	12.7	14.9	Married/cohabiting with dependent children	4946	19.4	22.7
35-44 years	3633	14.3	17.2	Lone parent family	1075	4.2	4.9
45-54 years	4518	17.8	19.7	Other multi person household	749	2.9	7.9
55-64 years	4070	16.0	16.8	One person under 60	2162	8.5	11.1
65 +	9726	38.2	28.5	One person 60 +	4970	19.5	13.8

ETHNICITY

6.4 The overwhelming majority of private sector households in Copeland, 25,331 or (99.6%) are of White British or Irish origin. Copeland contains a small Black and Minority Ethnic population estimated at 108 households (0.4%). There are insignificant numbers to allow any analysis by ethnicity to be conducted.

HOUSEHOLD OCCUPANCY

6.5 Linking dwelling size (number of bedrooms) to household demographics through the Bedroom Standard provides indicators of household occupancy. 359 households (1.4%) have insufficient bedrooms to meet family needs and are overcrowded, 2,742 households (10.8%) have bedrooms equal to their needs; 22,338 households (87.8%) have bedrooms above their family needs and are under occupying. Levels of overcrowding, while remaining low are above average in the private rented sector reflecting the national situation where 1.3% of owner occupiers and 5.2% of private renters are overcrowded respectively.

FIGURE 9: HOUSEHOLD OCCUPANCY

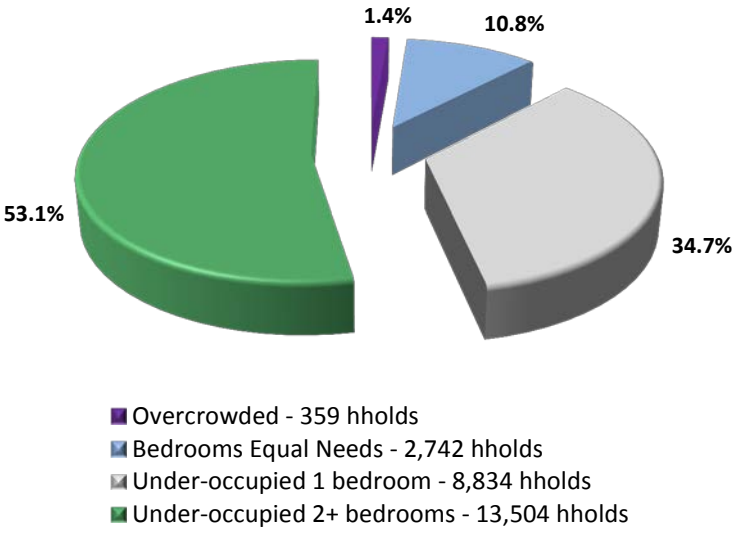


TABLE 6: HOUSEHOLD OCCUPANCY BY HOUSING SECTOR AND SUB-AREA										
	BEDROOM STANDARD									
	Overcrowded		Bedrooms Equals Needs		Under-occupied One Bedroom		Under-occupied Two or More Bedroom		All Households	
	H/holds	%	H/holds	%	H/holds	%	H/holds	%	H/holds	%
TENURE										
Owner occupied	266	1.2	1947	8.9	6978	32.0	12649	57.9	21840	100.0
Private rented	94	2.6	795	22.1	1856	51.6	855	23.8	3599	100.0
DATE OF CONSTRUCTION										
Pre - 1919	87	1.5	664	11.6	2471	43.0	2520	43.9	5742	100.0
1919 - 1944	0	0.0	142	13.6	342	32.8	559	53.6	1043	100.0
1945 - 1964	149	2.3	467	7.1	1737	26.5	4204	64.1	6557	100.0
1965 - 1980	87	1.2	600	8.5	2477	35.2	3867	55.0	7032	100.0
Post - 1980	35	0.7	868	17.2	1806	35.7	2354	46.5	5063	100.0
MAIN HOUSE TYPE										
Terraced house/bungalow	138	1.6	957	10.9	3858	44.0	3810	43.5	8763	100.0
Semi-detached house/bungalow	159	1.6	838	8.4	2858	28.7	6118	61.3	9974	100.0
Detached house/bungalow	62	1.1	391	7.1	1475	26.8	3576	65.0	5503	100.0
Purpose built flat	0	0.0	368	40.1	551	59.9	0	0.0	919	100.0
Other flat	0	0.0	188	67.1	92	32.9	0	0.0	281	100.0
SUB-AREA										
Whitehaven Parish	186	2.3	746	9.1	2859	34.8	4413	53.8	8205	100.0
Whitehaven Remainder	59	1.0	879	15.0	2110	36.0	2813	48.0	5860	100.0
Cleator Moor	50	2.2	201	8.9	628	27.8	1382	61.1	2262	100.0
Egremont	29	1.0	351	11.8	1400	47.2	1184	40.0	2964	100.0
West Lakes LDNPA	0	0.0	61	3.7	453	27.1	1156	69.2	1670	100.0
West Lakes Copeland	0	0.0	108	6.8	306	19.3	1172	73.9	1586	100.0
Millom	35	1.2	396	13.7	1077	37.3	1384	47.9	2892	100.0
All Households	**359**	**1.4**	**2742**	**10.8**	**8834**	**34.7**	**13504**	**53.1**	**25439**	**100.0**

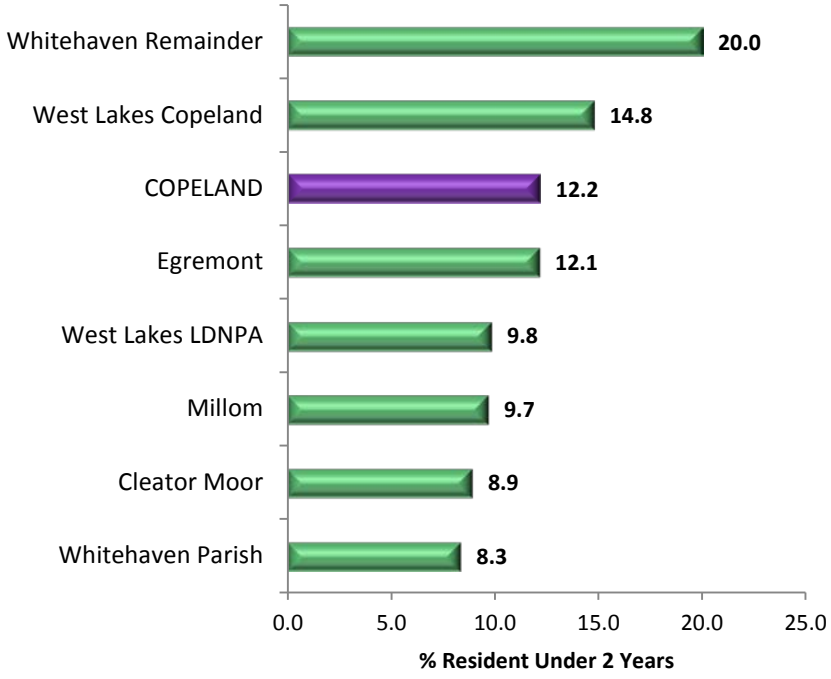
RESIDENTIAL MOBILITY

6.6 Patterns of residential mobility within Copeland reflect a distinction between a highly mobile private rented sector and a stable and established owner occupied sector. 15,068 owner occupied households (68.9%) have been resident in their current dwelling over 10 years compared to 411 private rented households (11.4%). In contrast, 1,488 private rented households (41.3%) have been resident in their current dwelling under 2 years compared with 7.3% of owner occupiers. Only 1,073 owner occupied households (4.9%) definitely intend to or possibly will move within the next 12 months compared to 603 private rented households (16.8%).

TABLE 7: RESIDENTIAL MOBILITY					
LENGTH OF RESIDENCE	H/holds	%	INTENTION TO MOVE	H/holds	%
Under 1 year	1342	5.3	No	21619	85.0
1 - 2 years	1753	6.9	Don't Know	2144	8.4
3 - 5 years	3318	13.0	Yes - Possibly	992	3.9
6 - 10 years	3548	13.9	Yes - Definitely	684	2.7
11 - 20 years	4757	18.7			
Over 20 years	10721	42.1			

Recent household mobility rates (within last 2 years) are above average in the Whitehaven Remainder and West Lakes Copeland sub-areas. Lowest rates of household mobility are recorded for Whitehaven Parish, Cleator Moor, Millom and West Lakes LDNPA sub-areas.

FIGURE 10: HOUSEHOLDS RESIDENT UNDER 2 YEARS BY SUB-AREA



SOCIO-DEMOGRAPHIC VARIATIONS BY TENURE

6.7 Demographic and social characteristics vary by tenure reflecting a younger, more mobile private rented sector against an older owner occupied sector. In 42% of private rented households the head of household is aged under 35 years; 41.7% of owner occupied households have a head of household aged 65 years and over. Household type distributions reflect the demographic differences between tenures. 29.4% of private rented households are single person households aged under 60 years compared to 5.1% of owner occupied households. Almost half of private rented households are single person households compared to a quarter of owner occupiers. A fifth of private rented households

are lone parent households whilst 48.9% of owner occupiers are couples with no dependents.

TABLE 8: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY TENURE						
	TENURE					
	OWNER OCCUPIED		PRIVATE RENTED		ALL HOUSEHOLDS	
	H/holds	%	H/holds	%	H/holds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 years	121	0.6	152	4.2	273	1.1
25-34 years	1860	8.5	1360	37.8	3220	12.7
35-44 years	3065	14.0	568	15.8	3633	14.3
45-54 years	4103	18.8	415	11.5	4518	17.8
55-64 years	3594	16.5	476	13.2	4070	16.0
65 years and over	9097	41.7	628	17.5	9726	38.2
BEDROOM STANDARD						
Overcrowded	266	1.2	94	2.6	359	1.4
Bedrooms equal needs	1947	8.9	795	22.1	2742	10.8
Under occupied one bedroom	6978	32.0	1856	51.6	8834	34.7
Under occupied two + bedrooms	12649	57.9	855	23.8	13504	53.1
HOUSEHOLD TYPE						
Married / cohabiting no dependent children	10682	48.9	856	23.8	11538	45.4
Married / cohabiting with dependent children	4820	22.1	126	3.5	4946	19.4
Lone parent family	336	1.5	739	20.5	1075	4.2
Other multi person household	634	2.9	115	3.2	749	2.9
One person under 60	1105	5.1	1057	29.4	2162	8.5
One person 60 or over	4262	19.5	708	19.7	4970	19.5
HOUSEHOLD SIZE						
One person	5367	24.6	1764	49.0	7132	28.0
Two persons	10181	46.6	1071	29.8	11252	44.2
Three persons	2425	11.1	477	13.2	2901	11.4
Four persons	2988	13.7	194	5.4	3181	12.5
Five+ persons	879	4.0	94	2.6	973	3.8
LENGTH OF RESIDENCY						
Under 1 year	686	3.1	656	18.2	1342	5.3
1-2 years	921	4.2	832	23.1	1753	6.9
3-5 years	2258	10.3	1060	29.5	3318	13.0
6-10 years	2907	13.3	640	17.8	3548	13.9
11-20 years	4575	20.9	183	5.1	4757	18.7
Over 20 years	10493	48.0	228	6.3	10721	42.1
INTENTION TO MOVE (next 12 months)						
No	18877	86.4	2742	76.2	21619	85.0
Don't Know	1891	8.7	253	7.0	2144	8.4
Yes – possibly	489	2.2	503	14.0	992	3.9
Yes – definitely	584	2.7	100	2.8	684	2.7
All Households	**21840**	**100.0**	**3599**	**100.0**	**25439**	**100.0**

HOUSEHOLD ECONOMIC CHARACTERISTICS

6.8 13,759 private sector heads of household in Copeland (54.1%) are in full or part-time employment; nationally the comparative figure is 64.1%. 245 heads of household (1%) are unemployed and 10,415 heads of household (40.9%) are economically retired; across England the figures for these two categories are 1.7% and 28.7% respectively.

6.9 4,183 households (16.4%) are in receipt of means tested and/or disability related benefits and are economically vulnerable. Median household income (before housing costs) is estimated at £28,600. Median equivalised after housing costs income as applied in current fuel poverty methodologies is estimated at £23,938 slightly above the national average of £21,008 (Households Below Average Income: An analysis of the UK income distribution: 1994/95 – 2014/15); it should be borne in mind however that the national figure relates to all tenure groups not just private sector households.

6.10 Working again within the fuel poverty methodology households on low incomes are regarded as those with incomes of less than 60 per cent of the median UK equivalised after housing cost income. On this definition 4,317 households in Copeland are on low incomes representing 17% of all private households.

FIGURE 11: ECONOMIC STATUS OF HEAD OF HOUSEHOLD

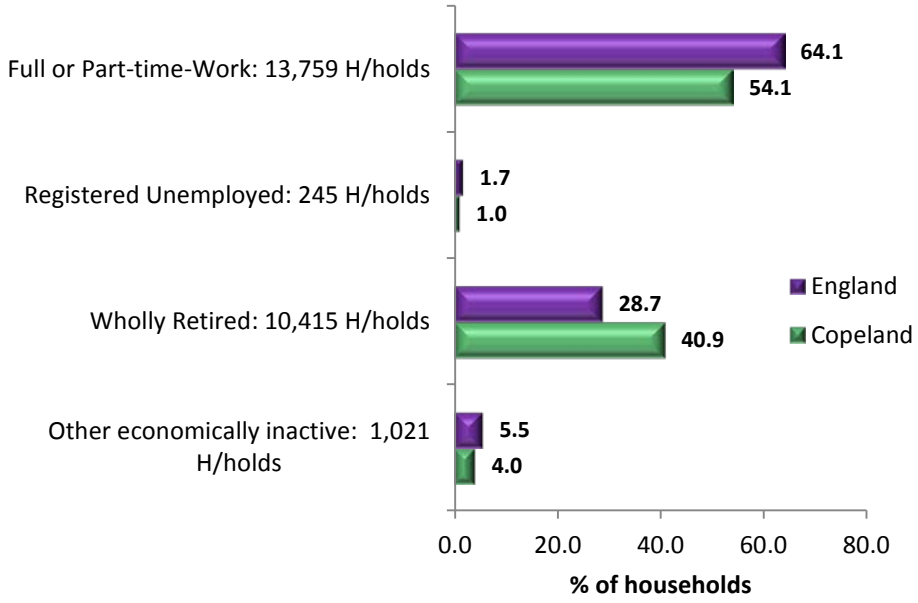
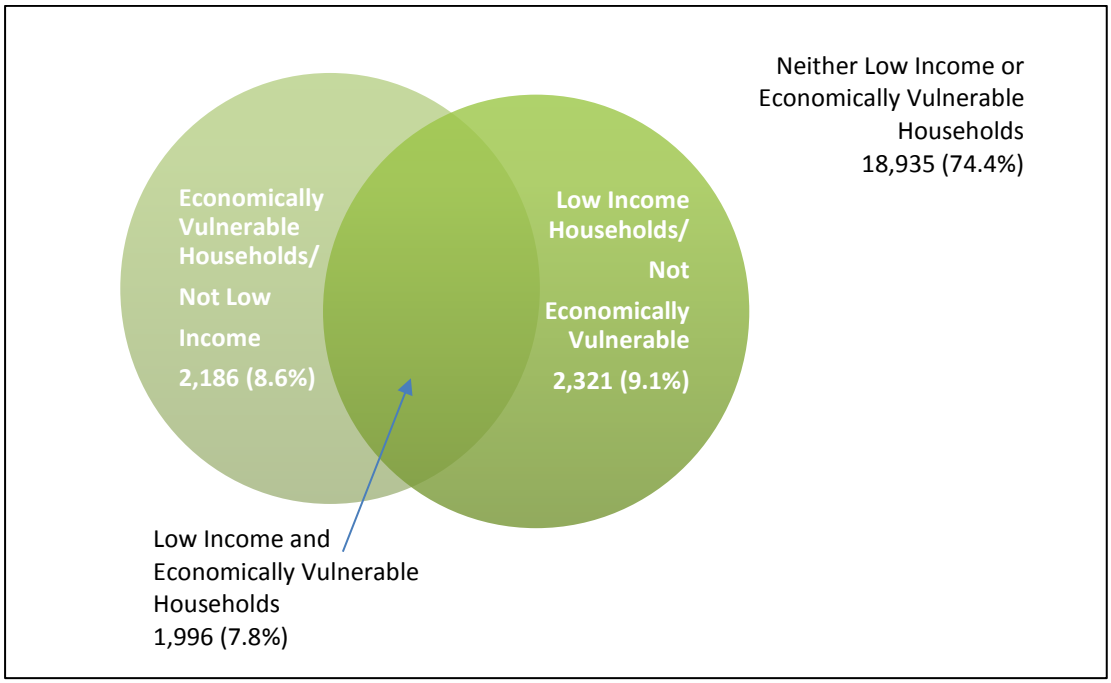
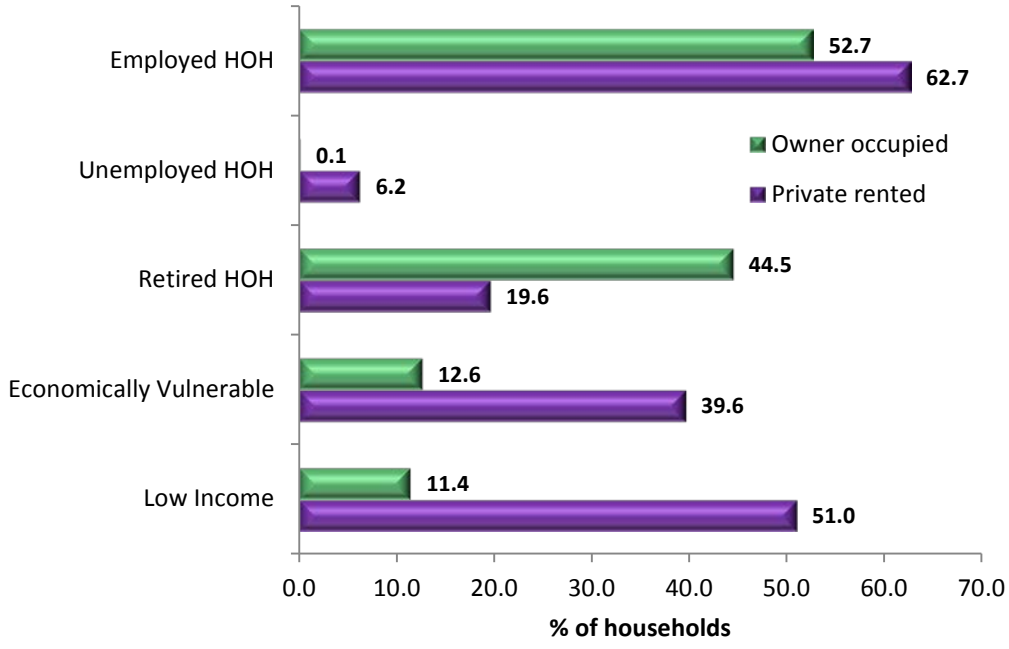


FIGURE 12: ECONOMIC VULNERABILITY AND LOW INCOMES



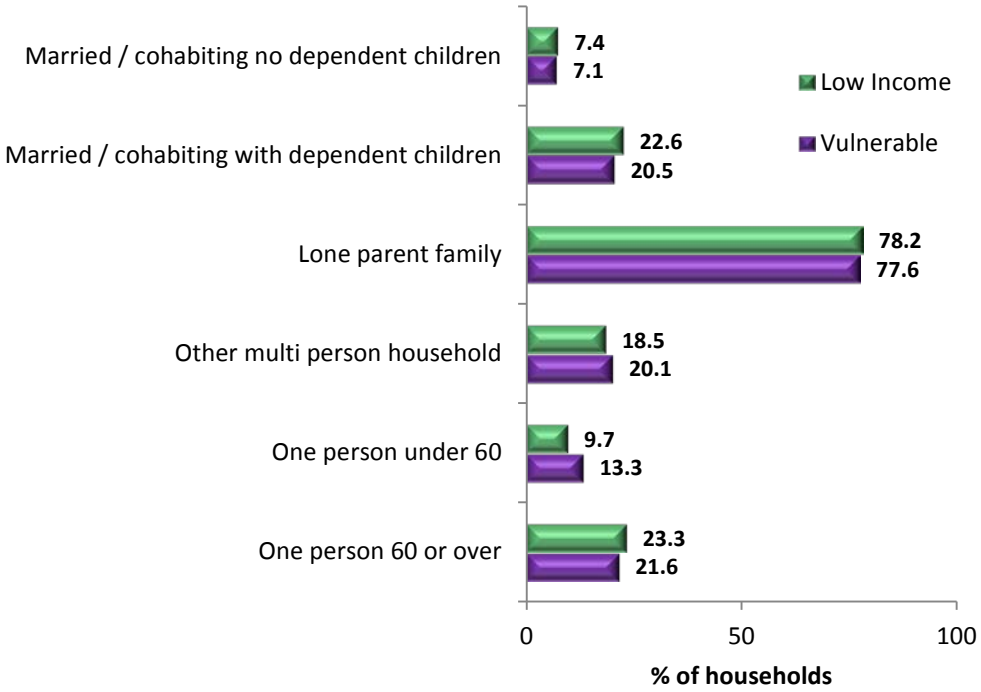
6.11 Economic circumstances vary between the owner occupied and private rented sectors; the former exhibiting higher levels of retirement the latter exhibiting higher levels of unemployment and economic vulnerability. Median equivalised (AHC) household incomes are higher in the owner occupied sector at £25,690 compared to £15,698 for private rented households. 51% of private rented households are on low incomes compared to 11.4% of owner occupied households.

FIGURE 13: ECONOMIC VARIATIONS BY TENURE



6.12 Low incomes impact particularly on family and single person households. Economic vulnerability is also above average for family households.

FIGURE 14: ECONOMICALLY VULNERABLE AND LOW INCOME HOUSEHOLDS BY HOUSEHOLD TYPE



SECTION 3:
AN OVERVIEW OF PRIVATE SECTOR HOUSING CONDITIONS AND CHANGES SINCE 2011

7. HOUSING CONDITIONS 2016 - AN OVERVIEW

7.1 Housing conditions within the private housing sector have been measured against the Decent Homes Standard. A Decent Home is one that satisfies all of the following four criteria:

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

Analysis can only be conducted fully within the occupied housing stock.

7.2 21,567 occupied dwellings (84.8%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 3,871 dwellings (15.2%) fail the requirements of the Decent Homes Standard and are non-decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

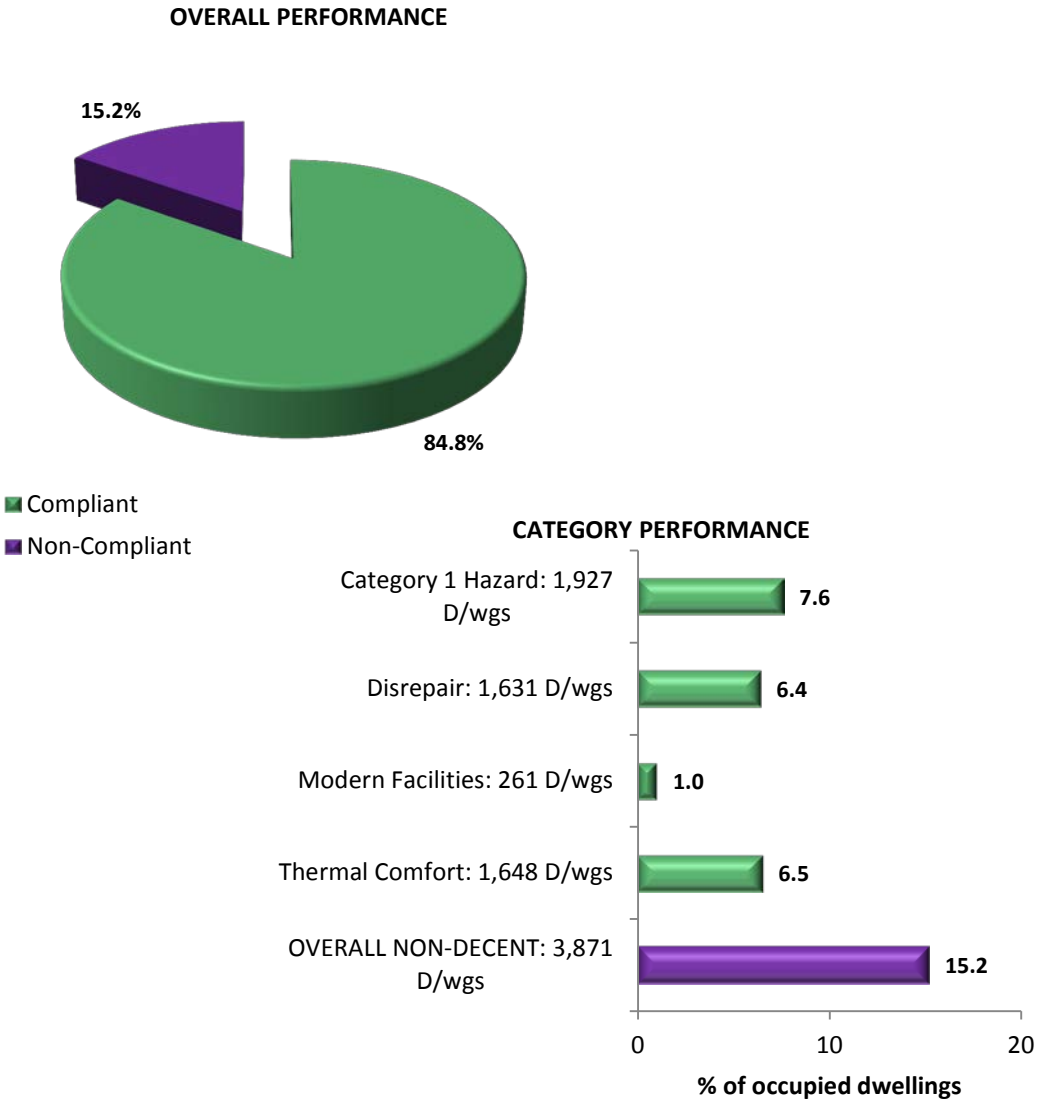
- ***1,927 dwellings (7.6%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);***
- ***1,631 dwellings (6.4%) are in disrepair;***
- ***261 dwellings (1%) lack modern facilities and services; and***
- ***1,648 dwellings (6.5%) fail to provide a reasonable degree of thermal comfort.***

The majority of non-decent homes fail on one item of the Standard (2,507 dwellings – 64.7%); the remaining 1,364 non-decent homes exhibit multiple failures (35.3%).

7.3 Costs to achieve Decent Homes within the private housing sector are estimated at £14.707M averaging £3,799 per non-decent home.

FIGURE 15: DWELLING PERFORMANCE

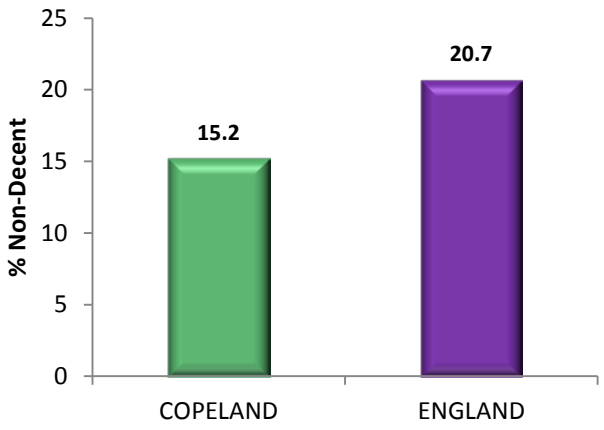
AGAINST THE DECENT HOMES STANDARD

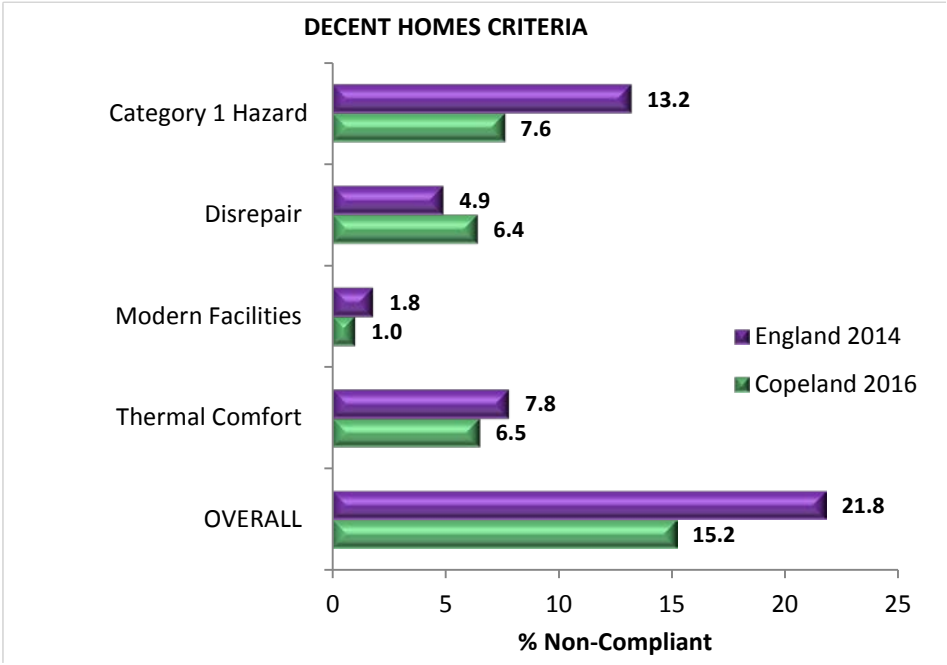


8. HOUSING CONDITIONS 2016 - NATIONAL CONTEXT

8.1 Information available from the English Housing Survey 2015-16 enables housing conditions in Copeland to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are slightly better than the national average. Locally, 15.2% of private sector housing fails the Decent Homes Standard compared to 20.7% of private sector housing nationally (2015). Local conditions with regard to Category 1 hazards, thermal comfort and amenity performance are better than the national average for 2014 (figures for individual components of the Decent Homes Standard for 2015 are currently not available. The overall level of non-decency for 2014 in England was 21.8% so it is unlikely the four elements changed significantly between the two years). Levels of disrepair locally (6.4%) are however above the national average (4.9%) and these have implications for future deterioration within the private housing sector.

FIGURE 16: NON-DECENT HOMES: COPELAND 2016, ENGLAND 2015





9. CHANGES IN HOUSING CONDITIONS 2011 - 2016

9.1 Changes in housing conditions are normally measured through the comparison of survey findings at different points in time. A previous house condition survey programme was completed in Copeland in 2011.

9.2 In comparing the results of two independent surveys care needs to be taken to ensure that any changes identified are actual changes in condition and not merely the product of different survey methodologies or the sampling errors associated with both surveys. While key indicators of housing condition measured in the course of the two surveys have remained unchanged since 2011 some differences in methodology are apparent between the 2011 and 2016 surveys. In particular, SAP methodologies used for energy efficiency have changed affecting assessments of Excess Cold within the HHSRS and thermal comfort within the Decent Homes Standard. The 2011 survey utilised SAP 2005 methodologies whereas SAP 2012 methodologies were employed in the 2016 survey. Both surveys were subject to sampling errors. For changes in housing condition to be statistically valid the extent of change must lie outside the sampling error ranges of both surveys.

9.3 Bearing the above points in mind we have completed a review of changes in housing conditions since 2011, including a review of national trends in housing conditions in England.

TABLE 9: CHANGES IN PRIVATE SECTOR HOUSING CONDITIONS 2011 - 2016

CONDITION INDICATOR	2011		2016		CHANGES 2011 - 2016	
	D/wgs	%	D/wgs	%	D/wgs	%
Category 1 Hazards	6,910	26.1	1,927	7.6	-4,983	-72.1
Disrepair	1,380	5.2	1,631	6.4	+251	+18.2
Modern Facilities	25	0.1	261	1.0	+236	--
Thermal Comfort	4,180	15.7	1,648	6.5	-2,532	-60.6
NON-DECENT	9,520	35.9	3,871	15.2	-5,649	-59.3
AVERAGE SAP RATING	50		64		+14	

9.4 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 36.6% reduction in overall rates of non-decency which have declined from 34.4% of private housing non-decent in 2008 to 21.8% in 2014. The extent of change nationally is mirrored locally in Copeland with a 59.3% reduction in overall rates of non-decency from 35.9% of private housing non-decent in 2011 to 15.2% non-decent in 2016.

TABLE 10: TRENDS IN HOUSING CONDITION – ENGLAND 2008 - 2014			
CONDITION INDICATOR	2008	2014	CHANGE 2008 - 2014
	%	%	%
Category 1 Hazard	23.6	13.2	-44.1
Disrepair	6.5	4.9	-24.6
Modern Facilities	2.9	1.8	-37.9
Thermal Comfort	13.2	7.8	-40.9
NON-DECENT	34.4	21.8	-36.6

9.5 In Copeland, with the exception of disrepair and modern facilities[1], improvements have been recorded across all categories of the Decent Homes Standard. Levels of disrepair nationally record the lowest rate of improvement since 2008 and may be impacted by two factors, including:

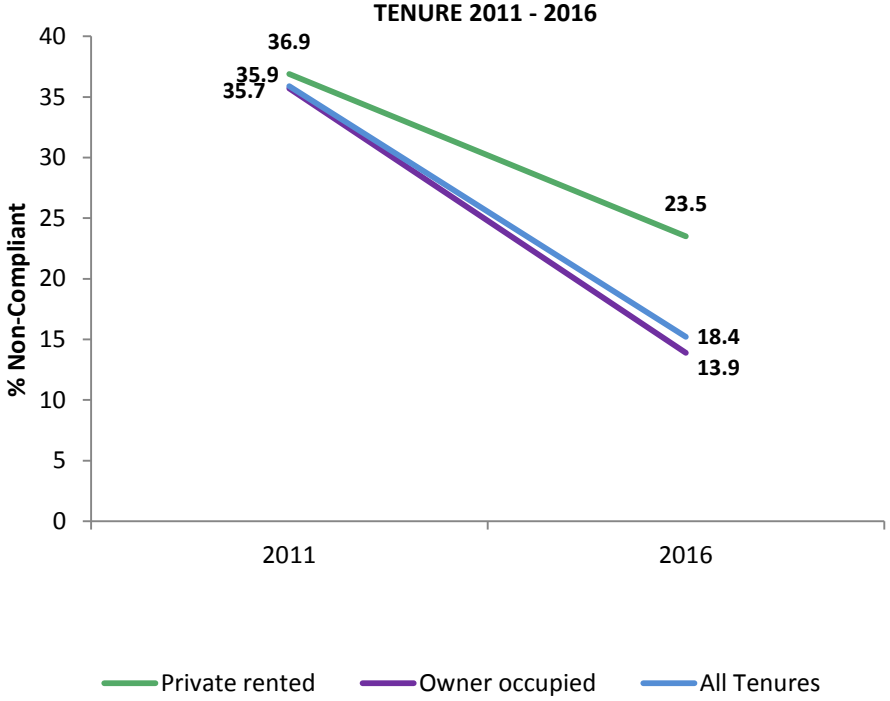
- ***The lower availability of mortgage finance and the depressed owner occupied housing market over the inter survey period. Lower rates of household mobility will impact on home improvements typically completed at change of occupancy; and***
- ***Depressed economic conditions affecting household employment and income. Income constraints typically result in a re-focus of household expenditure towards living essentials often resulting in the postponement of home improvements and maintenance.***

9.6 Improvements in thermal comfort performance within the Decent Homes Standard are substantiated by an increase in the average SAP rating of private dwellings from 50 in 2011 to 64 in 2016. This represents a significant improvement in the energy efficiency of private sector housing (as previously stated the methodology changed between the two surveys which may account for some of the difference).

9.7 In Copeland the overall rate of decent homes compliance has improved since 2011. The number of owner occupied non-decent homes has reduced by approximately 60% from 7,650 non-decent homes in 2011 to 3,026 non-decent homes in 2016. Rates of non-decency within the owner occupied sector have reduced from 35.7% in 2011 to 13.9% in 2016. The rate of non-compliance within the private rented sector has fallen from 36.9% in 2011 to 23.5% in 2016. The absolute number of non-decent private rented dwellings has decreased from 1,870 dwellings to 846 dwellings.

[1] The actual numbers are too small to ascertain if the change is significant or not.

FIGURE 17: TRENDS IN DECENT HOMES NON-COMPLIANCE BY TENURE 2011 - 2016



SECTION 4:
PRIVATE SECTOR HOUSING CONDITIONS 2016

10. HHSRS CATEGORY 1 HAZARDS

HOUSING HEALTH AND SAFETY RATING SYSTEM

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

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

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

TABLE 11: HHSRS - HAZARD GROUPINGS

HAZARD CATEGORY	SUB-GROUPING	NATURE OF HAZARD
PHYSIOLOGICAL REQUIREMENTS	HYGROTHERMAL CONDITIONS	1. Dampness and Mould
		2. Excess Cold
		3. Excess Heat
	POLLUTANTS	4. Asbestos
		5. Biocides
		6. CO_2/Fuel Consumption
		7. Lead
		8. Radiation
		9. Un-combusted Fuel Gas
		10. Volatile Organic Compounds
PSYCHOLOGICAL REQUIREMENTS	SPACE, SECURITY, LIGHT AND NOISE	11. Crowding and Space
		12. Entry by Intruders
		13. Lighting
		14. Noise
PROTECTION AGAINST INFECTION	HYGIENE, SANITATION AND WATER SUPPLY	15. Hygiene, pests, refuse
		16. Food Safety
		17. Personal Hygiene, Sanitation, Drainage
		18. Water Supply
PROTECTION AGAINST ACCIDENTS	FALLS	19. Baths
		20. Level Surfaces
		21. Stairs
		22. Between Levels

TABLE 11: HHSRS - HAZARD GROUPINGS		
HAZARD CATEGORY	SUB-GROUPING	NATURE OF HAZARD
	SHOCKS, FIRES, BURNS, SCALDS	23. Electrical Hazards
		24. Fire
		25. Flames, Hot Surfaces
	COLLISIONS, CUTS AND STRAINS	26. Collision, Entrapment
		27. Explosions
		28. Position of Amenities
		29. Structural Collapse

10.3 Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band 'J' (9 points or less) the safest, to Band 'A' (5,000 points or more) the most dangerous. Hazards can be grouped within these bandings as Category 1 and Category 2 and Other. A Category 1 hazard will fall within Bands 'A', 'B' or 'C' i.e. 1,000 points or more, a Category 2 hazard, for the purposes of this report, falls within Bands 'D' or 'E' i.e. between 200 and 999 points.

TABLE 12: HAZARD BANDINGS AND HAZARD CATEGORISATION		
HAZARD SCORE RANGE Points….	HAZARD BAND	HAZARD CATEGORY
5000 or more	A	CATEGORY 1
2000 - 4999	B	
1000 - 1999	C	
500 - 999	D	CATEGORY 2
200 - 499	E	
100 - 199	F	OTHER
50 - 99	G	
20 - 49	H	
10 - 19	I	
9 or less	J	

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

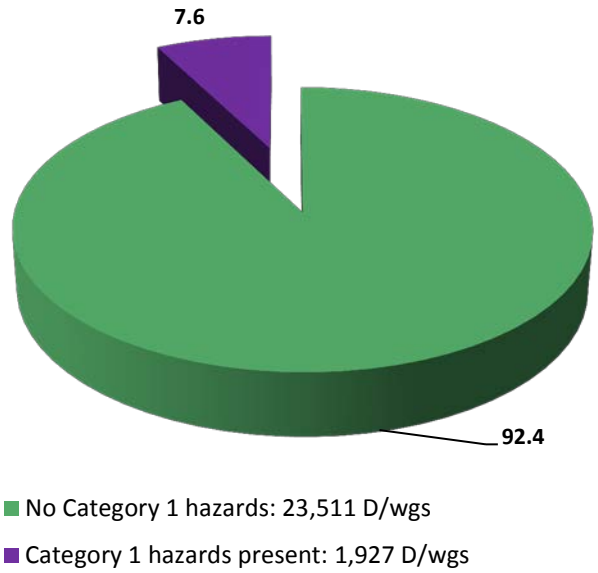
- ***Improvement Notice (Section 11, Housing Act 2004);***
- ***Prohibition Order (Section 20, Housing Act 2004);***
- ***Hazard Awareness Notice (Section 28, Housing Act 2004);***
- ***Emergency Remedial Action (Section 40, Housing Act 2004);***
- ***Emergency Prohibition Order (Section 43, Housing Act 2004);***
- ***Demolition Order (Section 265, Housing Act 1985); and***
- ***Clearance Area Declaration (Section 289, Housing Act 1985).***

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

CATEGORY 1 HAZARDS

10.5 1,927 dwellings (7.6%) experience Category 1 hazards within the HHSRS and as a result fail the requirements of the Decent Homes Standard. Rates of Category 1 hazard failure are below the national average (13.2%).

FIGURE 18: CATEGORY 1 HAZARD FAILURE



10.6 A range of Category 1 hazards was identified across the HHSRS; however, the hazard profile is dominated by Dampness/Mould and the risk of falls on steps and stairs. 899 dwellings experience a Category 1 hazard on excess cold representing 46.7% of all Category 1 hazard dwellings. The risk of falls on steps and stairs affects 868 dwellings representing 45% of all dwellings experiencing a Category 1 hazard.

FIGURE 19: CATEGORY 1 HAZARDS BY HAZARD TYPE
Base = 1,927 dwellings with Category 1 Hazard

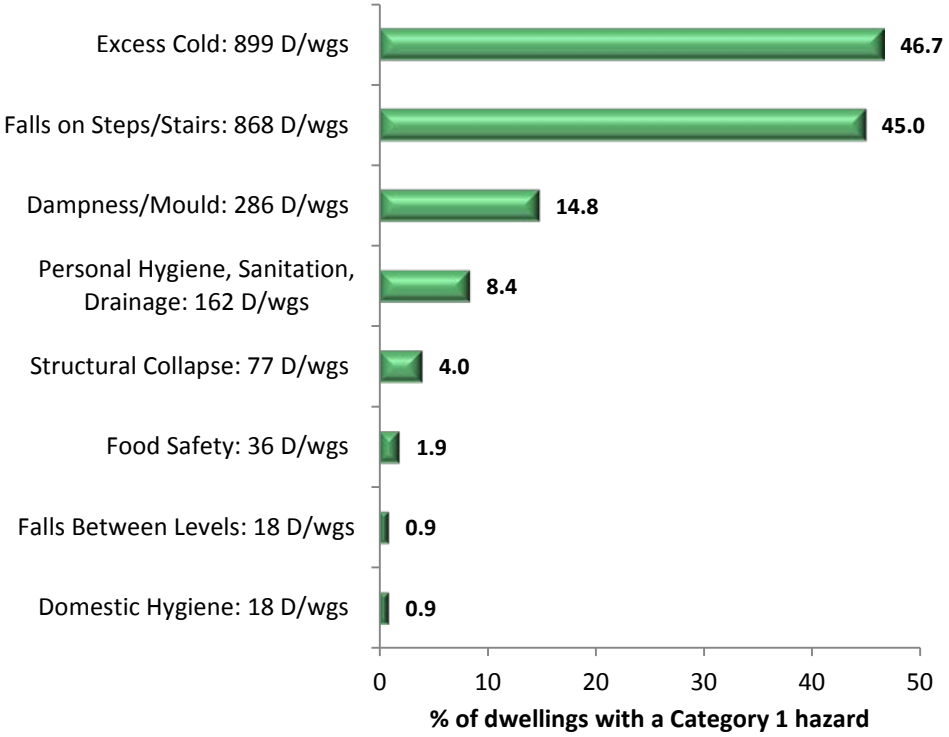


TABLE 13: CATEGORY 1 AND CATEGORY 2 HAZARD PROFILE

	Category 1		Category 2		Other		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
Dampness and Mould	286	1.1	1000	3.9	24152	94.9	25438	100.0
Excess Cold	899	3.5	63	0.2	24476	96.2	25438	100.0
Excess Heat	0	0.0	0	0.0	25438	100.0	25438	100.0
Asbestos	0	0.0	31	0.1	25407	99.9	25438	100.0
Biocides	0	0.0	0	0.0	25438	100.0	25438	100.0
CO_2/Fuel Consumption	0	0.0	295	1.2	25143	98.8	25438	100.0
Lead	0	0.0	18	0.1	25420	99.9	25438	100.0
Radiation	0	0.0	0	0.0	25438	100.0	25438	100.0
Un-combusted Fuel Gas	0	0.0	0	0.0	25438	100.0	25438	100.0
Volatile Organic Compounds	0	0.0	0	0.0	25438	100.0	25438	100.0
Crowding and Space	0	0.0	18	0.1	25420	99.9	25438	100.0
Entry by Intruders	0	0.0	18	0.1	25420	99.9	25438	100.0
Lighting	0	0.0	18	0.1	25420	99.9	25438	100.0
Noise	0	0.0	72	0.3	25366	99.7	25438	100.0
Hygiene, pests, refuse	18	0.1	325	1.3	25095	98.7	25438	100.0
Food Safety	36	0.1	541	2.1	24861	97.7	25438	100.0
Personal Hygiene, Sanitation, Drainage	162	0.6	81	0.3	25196	99.0	25438	100.0
Water Supply	0	0.0	0	0.0	25438	100.0	25438	100.0

TABLE 13: CATEGORY 1 AND CATEGORY 2 HAZARD PROFILE								
	Category 1		Category 2		Other		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
Baths	0	0.0	0	0.0	25438	100.0	25438	100.0
Level Surfaces	0	0.0	168	0.7	25270	99.3	25438	100.0
Stairs	868	3.4	421	1.7	24149	94.9	25438	100.0
Between Levels	18	0.1	268	1.1	25152	98.9	25438	100.0
Electrical Hazards	0	0.0	152	0.6	25286	99.4	25438	100.0
Fire	0	0.0	281	1.1	25157	98.9	25438	100.0
Flames, Hot Surfaces	0	0.0	25	0.1	25413	99.9	25438	100.0
Collision, Entrapment	0	0.0	20	0.1	25418	99.9	25438	100.0
Explosions	0	0.0	0	0.0	25438	100.0	25438	100.0
Position of Amenities	0	0.0	151	0.6	25288	99.4	25438	100.0
Structural Collapse	77	0.3	225	0.9	25137	98.8	25438	100.0

HAZARD DISTRIBUTIONS

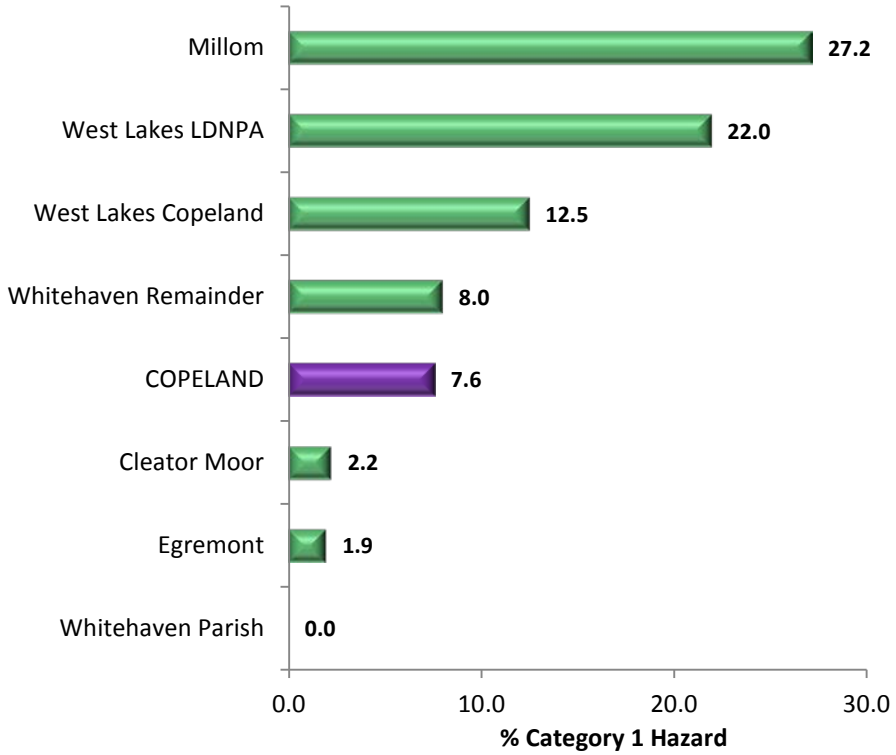
10.7 Rates of Category 1 hazard failure show significant variation by tenure, property age and property type. In this respect rates of Category 1 hazard failure are above average for:

- ***The private rented sector (12.6%);***
- ***Dwellings constructed pre-1919 (28.2%); and***
- ***Terraced houses (13.6%).***

10.8 Geographically rates of Category 1 hazard failure are significantly above average in the Millom, West Lakes LDNPA and West Lakes Copeland sub-areas.

TABLE 14: CATEGORY 1 HAZARD FAILURE BY AREA AND HOUSING SECTOR						
	HHSRS CATEGORY 1 RISK					
	No Category 1 Risks		Category 1 Risks Present		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
TENURE						
Owner occupied	1473	6.7	20367	93.3	21840	100.0
Private rented	455	12.6	3144	87.4	3598	100.0
DATE OF CONSTRUCTION						
Pre-1919	1637	28.2	4164	71.8	5801	100.0
1919-1944	0	0.0	1033	100.0	1033	100.0
1945-1964	205	3.1	6341	96.9	6546	100.0
1965-1980	31	0.4	6995	99.6	7026	100.0
Post-1980	54	1.1	4978	98.9	5032	100.0
MAIN HOUSE TYPE						
Terraced house/bungalow	1195	13.6	7621	86.4	8815	100.0
Semi-detached house/bungalow	338	3.4	9624	96.6	9962	100.0
Detached house/bungalow	394	7.2	5088	92.8	5482	100.0
Purpose built flat	0	0.0	903	100.0	903	100.0
Other flat	0	0.0	276	100.0	276	100.0
ALL DWELLINGS	**1927**	**7.6**	**23511**	**92.4**	**25438**	**100.0**

FIGURE 20: RATES OF CATEGORY 1 HAZARD FAILURE BY SUB-AREA



CATEGORY 1 HAZARD IMPROVEMENT COSTS

10.9 Total costs purely to address Category 1 hazard defects are estimated at £4.814M averaging £2,498 per defective dwelling. Allowing for associated repairs and to maintain a reasonable standard these costs increase to £7.078M averaging £3,673 per dwelling. Costs are net of fees, preliminaries and VAT.

CATEGORY 2 HAZARDS

10.10 While the Council has no statutory obligation to address Category 2 hazards, the presence of such hazards may be indicative of properties at risk of future deterioration. Overall, 1,292 dwellings (5.1%) exhibit hazards within hazard bands D and E i.e. Category 2. Category 2 hazards emerging include:

- ***Dampness/ Mould : 1,000 dwellings – 3.9%;***
- ***Food Safety : 541 dwellings – 2.1%;***
- ***Falls on Steps/ Stairs : 421 dwellings – 1.7%; and***
- ***Hygiene/ Pests/ Refuse : 325 dwellings – 1.3%.***

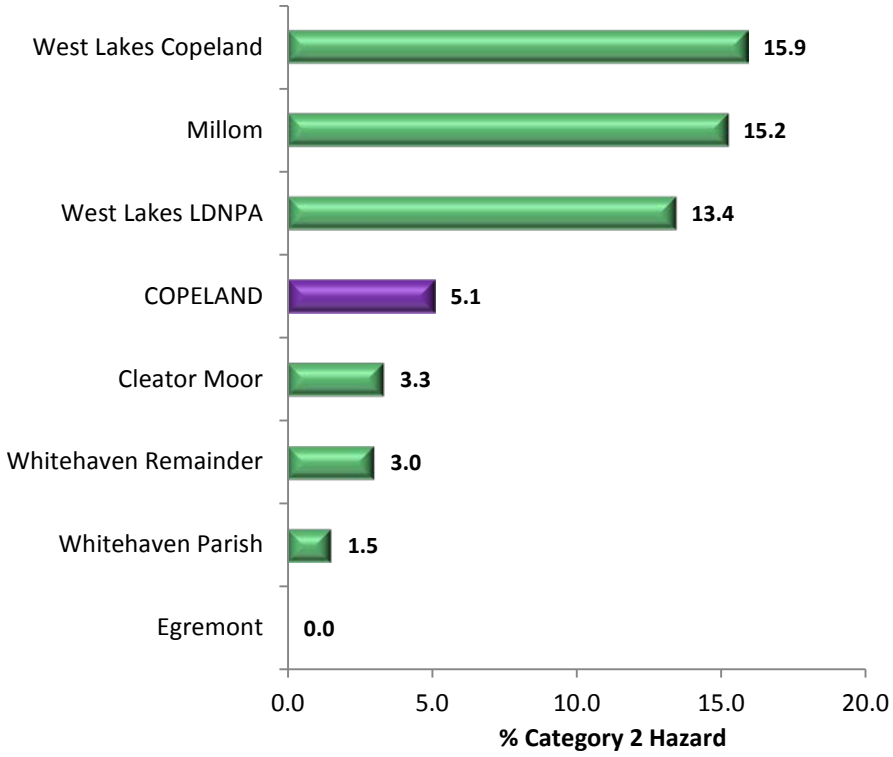
TABLE 15: CATEGORY 2 HAZARD FAILURE BY AREA AND HOUSING SECTOR

	HHSRS CATEGORY 2 RISK					
	No Category 2 Risks		Category 2 Risks Present		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
TENURE						
Owner occupied	20873	95.6	967	4.4	21840	100.0
Private rented	3274	91.0	325	9.0	3598	100.0
DATE OF CONSTRUCTION						
Pre-1919	5126	88.4	675	11.6	5801	100.0
1919-1944	1015	98.3	18	1.7	1033	100.0
1945-1964	6285	96.0	261	4.0	6546	100.0
1965-1980	6727	95.7	299	4.3	7026	100.0
Post-1980	4993	99.2	38	0.8	5032	100.0
MAIN HOUSE TYPE						
Terraced house/bungalow	8163	92.6	652	7.4	8815	100.0
Semi-detached house/bungalow	9604	96.4	358	3.6	9962	100.0
Detached house/bungalow	5263	96.0	219	4.0	5482	100.0
Purpose built flat	871	96.5	31	3.5	903	100.0
Other flat	244	88.6	31	11.4	276	100.0
ALL DWELLINGS	**24146**	**94.9**	**1292**	**5.1**	**25438**	**100.0**

10.11 Rates of Category 2 hazard occurrence are significantly higher in the pre-1919 housing market and for terraced houses/bungalows. They also vary by tenure with significantly higher

rates of Category 2 hazard within the private rented sector. Geographically, Category 2 hazard rates are highest in the West Lakes Copeland, Millom and West Lakes LDNPA and sub-areas.

FIGURE 21: RATES OF CATEGORY 2 HAZARD FAILURE BY SUB-AREA



11. HOUSING DISREPAIR

DECENT HOMES REPAIR STANDARD

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

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

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

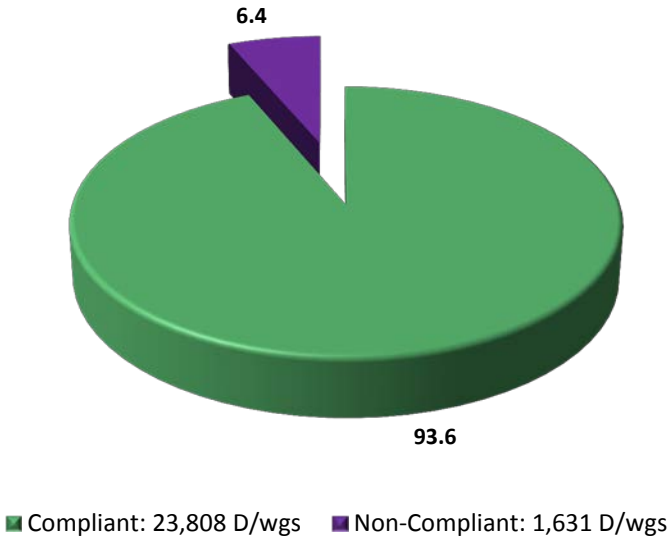
- ***External walls;***
- ***Roof structure and covering;***
- ***Windows and doors;***
- ***Chimneys;***
- ***Central heating boilers;***
- ***Gas fires;***
- ***Storage heaters; and***
- ***Electrics.***

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

DECENT HOMES REPAIR COMPLIANCE

11.2 Overall, 1,631 dwellings (6.4%) fail the repair requirements of the Decent Homes Standard and these properties are at risk of future deterioration. While dwelling disrepair is symptomatic of the natural deterioration of building elements over time it is also reflective of household activity within the housing market, namely housing transactions and home improvement. Both of these factors are known to have been depressed during the recent economic climate.

FIGURE 22: DECENT HOMES REPAIR PERFORMANCE



11.3 Elemental repair defects in those dwellings failing the repair requirements of the Decent Homes Standard are illustrated in Tables 16 and 17 with regard to primary and secondary building elements. Primary element external repairs are dominated by works to chimneys, roof coverings, external wall finishes and windows. Internally, repairs to electrical systems dominate the required repair profile.

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

	Compliant		Non-Compliant		N/A		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
Chimney Repair	875	53.7	554	34.0	201	12.3	1631	100.0
Electrical System Repair	1182	73.4	428	26.6	0	0.0	1631	100.0
Roof Cover Repair	1234	75.6	397	24.4	0	0.0	1631	100.0
External Wall Finish Repair	1309	80.3	322	19.7	0	0.0	1631	100.0
Window Repair	1455	89.2	176	10.8	0	0.0	1631	100.0
Access Door Repair	1495	91.7	135	8.3	0	0.0	1631	100.0
Roof Structure Repair	1514	92.8	117	7.2	0	0.0	1631	100.0
External Pointing Repair	580	35.6	80	4.9	970	59.5	1631	100.0
Plumbing Repair	1534	95.2	77	4.8	0	0.0	1631	100.0
Heating Boiler/Appliance Repair	1534	95.2	77	4.8	0	0.0	1631	100.0
Lintol Repair	1554	95.3	77	4.7	0	0.0	1631	100.0
External Structure Repair	1572	96.4	59	3.6	0	0.0	1631	100.0
PRIMARY ELEMENT REPAIR	**83**	**5.1**	**1548**	**94.9**	**0**	**0.0**	**1631**	**100.0**

TABLE 17: DWELLINGS NON-COMPLIANT WITH DECENT HOMES REPAIR – SECONDARY ELEMENT REPAIR								
	Compliant		Non-Compliant		N/A		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
Kitchen Repair	1151	71.5	459	28.5	0	0.0	1631	100.0
Bathroom Repair	1234	76.6	377	23.4	0	0.0	1631	100.0
Rainwear Repair	1310	80.3	321	19.7	0	0.0	1631	100.0
Flashing Repair	1298	79.6	194	11.9	139	8.5	1631	100.0
Internal Wall Structure Repair	1552	96.4	59	3.6	0	0.0	1631	100.0
Heating Distribution Repair	1534	95.2	59	3.6	18	1.1	1631	100.0
Internal Door Repair	1572	97.6	38	2.4	0	0.0	1631	100.0
Drainage Repair	1592	97.6	38	2.4	0	0.0	1631	100.0
Floor Structure Repair	1592	98.9	18	1.1	0	0.0	1631	100.0
Floor Finish Repair	1592	98.9	18	1.1	0	0.0	1631	100.0
Internal Wall Finish Repair	1592	98.9	18	1.1	0	0.0	1631	100.0
Ceiling Finish Repair	1592	98.9	18	1.1	0	0.0	1631	100.0
Stair/Balustrade Repair	1610	100.0	0	0.0	0	0.0	1631	100.0
Fireplace/Flue Repair	1610	100.0	0	0.0	0	0.0	1631	100.0
SECONDARY ELEMENT REPAIR	**1213**	**74.4**	**417**	**25.6**	**0**	**0.0**	**1631**	**100.0**

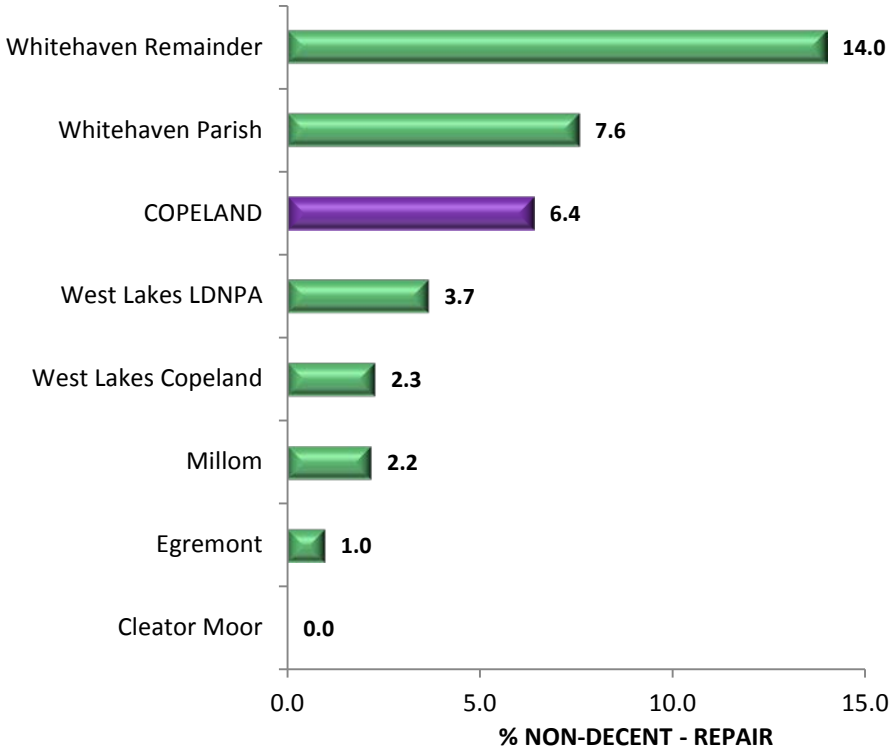
DISREPAIR BY SECTOR

11.4 As might be expected, disrepair is strongly related to dwelling age with rates of disrepair are significantly higher within the pre-1919 housing stock; 16.4% of dwellings constructed pre-1919 are defective on repair. In contrast, no dwellings constructed post-1980 fail the repair requirements of the Decent Homes Standard. Rates of disrepair are also above average for terraced housing and within the private rented sector.

TABLE 18: DECENT HOMES REPAIR FAILURE BY HOUSING SECTOR						
	DECENT HOMES REPAIR					
	Compliant		Non-compliant		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
TENURE						
Owner occupied	20648	94.5	1192	5.5	21840	100.0
Private rented	3160	87.8	438	12.2	3598	100.0
DATE OF CONSTRUCTION						
Pre-1919	4850	83.6	951	16.4	5801	100.0
1919-1944	1033	100.0	0	0.0	1033	100.0
1945-1964	6049	92.4	497	7.6	6546	100.0
1965-1980	6844	97.4	183	2.6	7026	100.0
Post-1980	5032	100.0	0	0.0	5032	100.0
MAIN HOUSE TYPE						

TABLE 18: DECENT HOMES REPAIR FAILURE BY HOUSING SECTOR						
	DECENT HOMES REPAIR					
	Compliant		Non-compliant		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
Terraced house/bungalow	7669	87.0	1146	13.0	8815	100.0
Semi-detached house/bungalow	9631	96.7	331	3.3	9962	100.0
Detached house/bungalow	5329	97.2	153	2.8	5482	100.0
Purpose built flat	903	100.0	0	0.0	903	100.0
Other flat	276	100.0	0	0.0	276	100.0
ALL DWELLINGS	**23808**	**93.6**	**1631**	**6.4**	**25438**	**100.0**

FIGURE 23: RATES OF DECENT HOMES REPAIR FAILURE BY SUB-AREA



11.5 Patterns of decent homes repair failure geographically indicate greater concentrations of disrepair in the two Whitehaven sub-areas. The Whitehaven Remainder sub-area has above average rates of older properties linked with a higher proportion of private rented dwellings.

11.6 Costs to address decent homes disrepair are estimated at £7.594M net averaging £4,657 per dwelling. Individual dwelling costs range from approximately £250 to over £25,000.

12. HOUSING AMENITIES AND FACILITIES

AMENITIES & FACILITIES

12.1 The survey has examined the amenities and facilities offered by private sector housing in Copeland. Two areas have been examined, including:

a) The amenity/modern facilities requirements of the Decent Homes Standard; and

b) Home security arrangements.

DECENT HOMES

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

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

12.3 Kitchen and bathroom amenities exhibit a modern age profile within the private housing sector. 20,764 dwellings (81.6%) offer kitchens under 20 years old, 21,648 dwellings (85.1%) offer bathrooms under 30 years old. Linked to this modern age profile, additional amenity defects are recorded in under 4% of the housing stock:

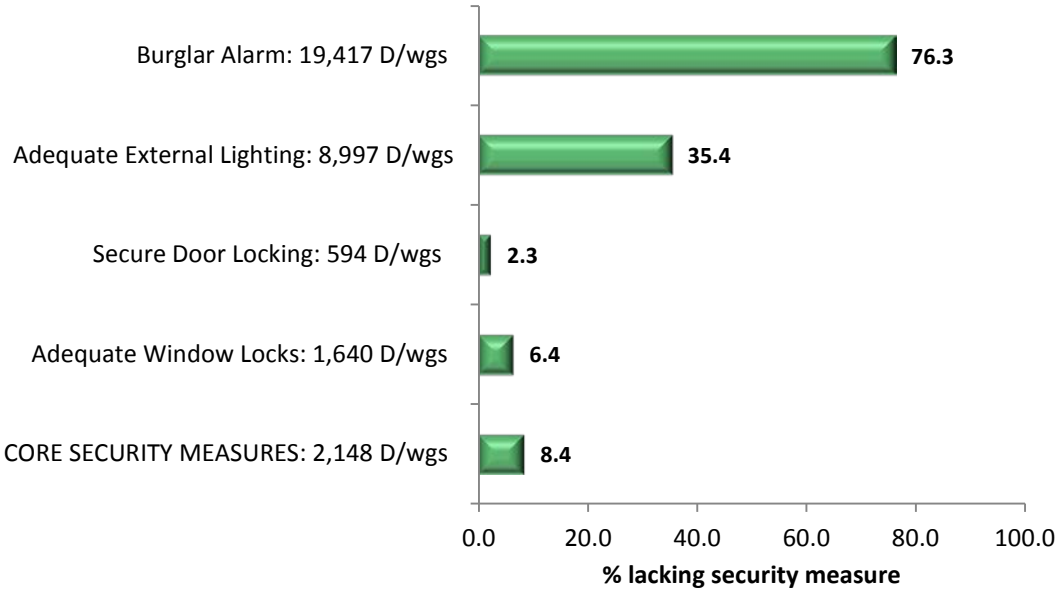
- ***511 dwellings (2.0%) offer inadequate space and layout in the kitchen;***
- ***889 dwellings (3.5%) offer an unsatisfactory bathroom or WC location;***
- ***20 dwellings (0.1%) offer inadequate sound insulation; and***
- ***31 dwellings (0.1%) offer an unsatisfactory size and layout to common entrance areas.***

To fail the Decent Homes Standard a dwelling must be deficient on three or more amenity requirements. This results in a limited pattern of failure within the standard. Only 261 dwellings (1%) fail the decent homes amenity criteria.

HOME SECURITY

12.4 Core security measures within the home are typically considered to include secure access door locking and window locking to ground floor windows and accessible upper floor windows where appropriate. Overall, core security measures are present in 23,291 dwellings (91.6%) but absent in 2,148 dwellings (8.4%). Adequate window locking represents a particular issue. In addition to the core measures 19,417 private sector dwellings (76.3%) have no burglar alarm provision and 8,997 dwellings (35.4%) offer inadequate external curtilage lighting.

FIGURE 24: HOME SECURITY MEASURES



12.5 The absence of core security measures is higher within the private rented sector, in converted flats and terraced housing and for pre-1919 dwellings.

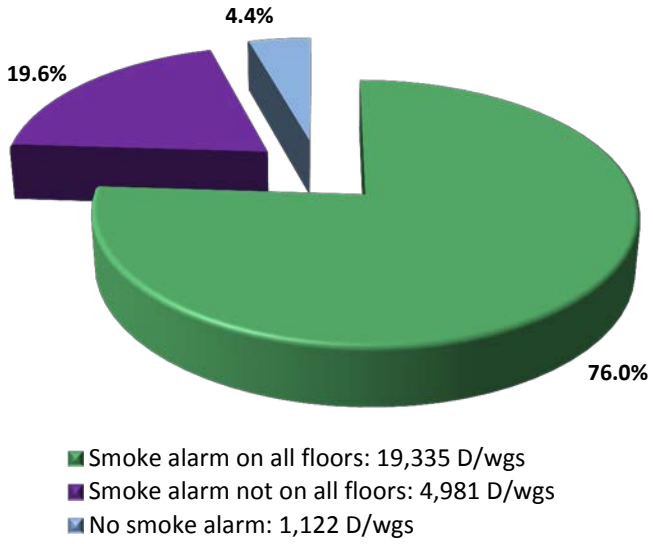
TABLE 19: PRESENCE OF CORE SECURITY MEASURES BY HOUSING SECTOR

	CORE SECURITY					
	Present		Not Present		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
TENURE						
Owner occupied	20157	92.3	1683	7.7	21840	100.0
Private rented	3134	87.1	464	12.9	3598	100.0
DATE OF CONSTRUCTION						
Pre-1919	4859	83.8	942	16.2	5801	100.0
1919-1944	1015	98.3	18	1.7	1033	100.0
1945-1964	6070	92.7	476	7.3	6546	100.0
1965-1980	6486	92.3	540	7.7	7026	100.0

TABLE 19: PRESENCE OF CORE SECURITY MEASURES BY HOUSING SECTOR						
	CORE SECURITY					
	Present		Not Present		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
Post-1980	4861	96.6	171	3.4	5032	100.0
MAIN HOUSE TYPE						
Terraced house/bungalow	7950	90.2	865	9.8	8815	100.0
Semi-detached house/bungalow	9303	93.4	659	6.6	9962	100.0
Detached house/bungalow	4967	90.6	516	9.4	5482	100.0
Purpose built flat	903	100.0	0	0.0	903	100.0
Other flat	168	60.8	108	39.2	276	100.0
ALL DWELLINGS	**23291**	**91.6**	**2148**	**8.4**	**25438**	**100.0**

12.6 24,316 dwellings (95.6%) have internal smoke alarms fitted to at least one storey; 1,122 dwellings (4.4%) offer no internal smoke alarm provision. Nationally, 87.6% of private sector households have at least one working smoke alarm in their property. No significant variations in provisions are apparent by tenure. Levels of provision are however lower within the pre-1919 terraced housing market.

FIGURE 25: SMOKE ALARM PROVISION



12.7 Almost three quarters of dwellings that contain a solid fuel burning combustion appliance have a carbon monoxide alarm; this level of provision is significantly higher than nationally where just 32.2% of private sector dwellings with a solid fuel appliance have a carbon monoxide detector.

13. HOME ENERGY EFFICIENCY

HOME ENERGY INFORMATION

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

13.2 Key indicators used from the energy efficiency audit include:

- ***SAP Rating (Standard Assessment Procedure);***
- ***Carbon Dioxide Emissions (CO_2);***
- ***Energy Costs; and***
- ***Energy Efficiency Rating (EER).***

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

Carbon Dioxide (CO_2) emissions are derived from space heating, water heating, ventilation, lighting, less any emissions saved by energy generation and are measured in tonnes per year.

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

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

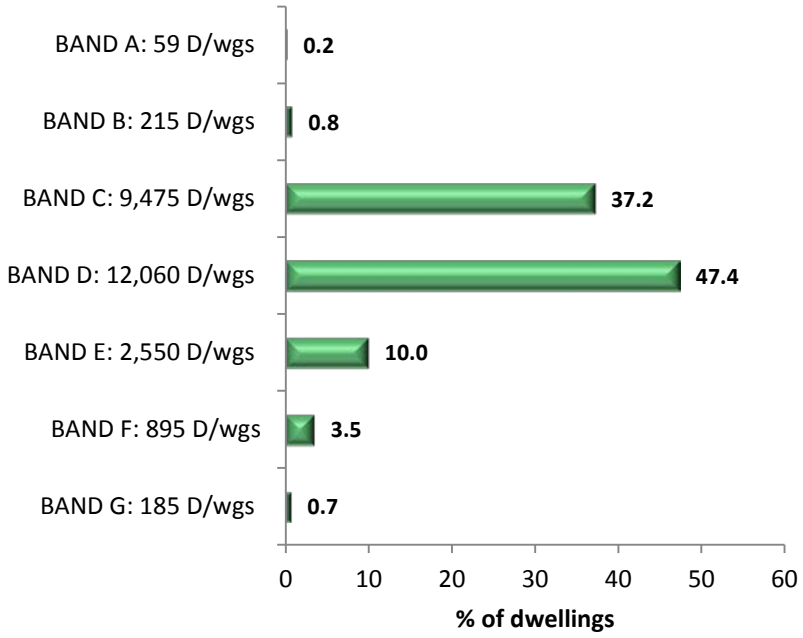
Band A: 92-100

Band B: 81-91
Band C: 69-80
Band D: 55-68
Band E: 39-54
Band F: 21-38
Band G: 1-20

ENERGY EFFICIENCY PERFORMANCE

13.3 The current SAP rating for private sector housing in Copeland is measured at 64, above the national average of 60.4 for all private housing in England. The lower quartile SAP rating for private housing is 60.8. Average CO_2 emissions total 5.23 tonnes per annum giving a total CO_2 emission of 132332 tonnes.

FIGURE 26: ENERGY EFFICIENCY RATING DISTRIBUTION



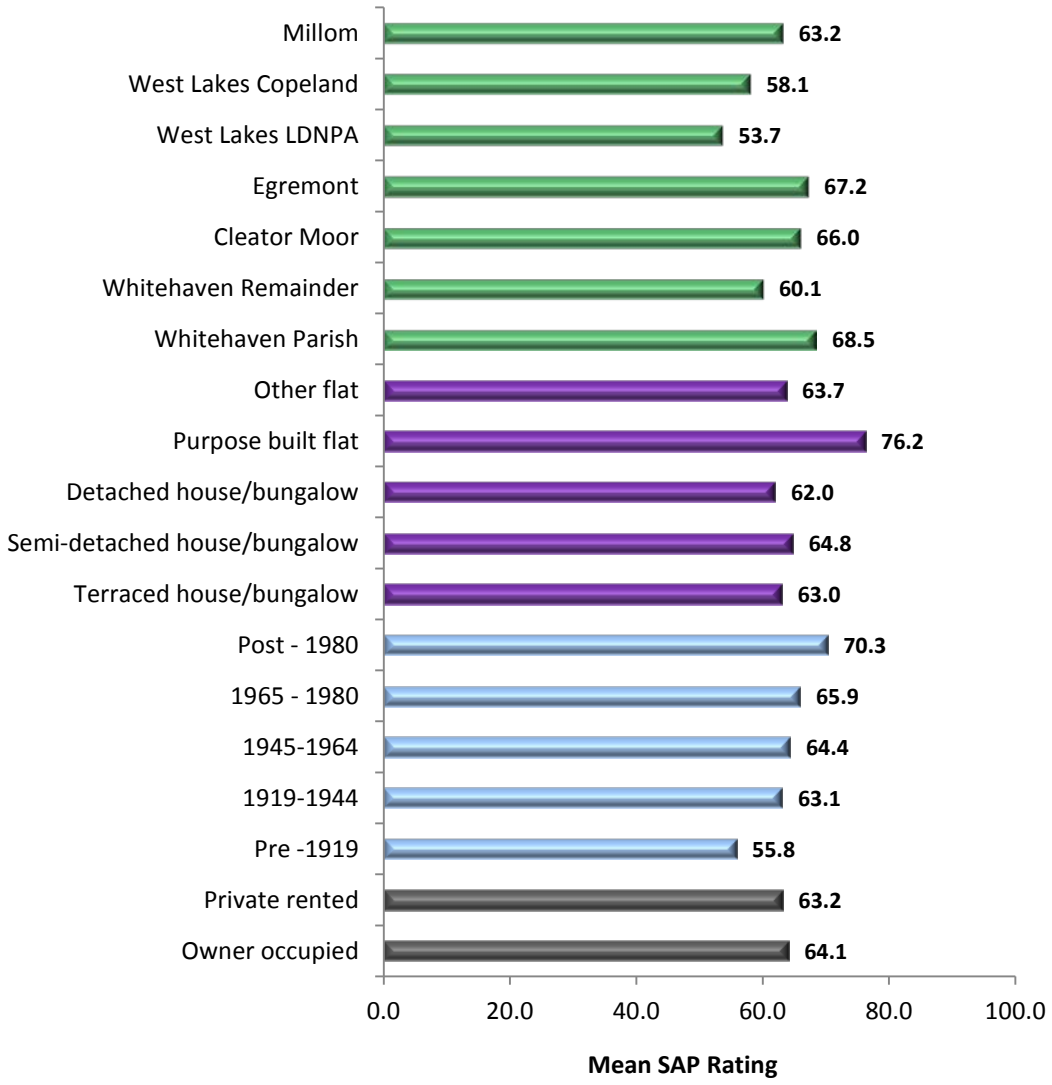
13.4 9,749 occupied private dwellings (38.3%) in Copeland fall within the highest EER bands (A, B and C) compared to 24.3% of private housing nationally. Conversely the proportion of private dwellings in the lowest EER bands (E, F and G) is significantly below the national average. 12.5% of private dwellings (6,195 dwellings) fall within EER bands E, F and G compared to 25.5% of private dwellings nationally.

TABLE 20: ENERGY EFFICIENCY RATINGS (EER)			
EER BANDING	COPELAND 2016		ENGLAND 2015
	D/wgs	%	%
Band A (SAP 92 - 100)	59	0.2	1.0

TABLE 20: ENERGY EFFICIENCY RATINGS (EER)			
EER BANDING	COPELAND 2016		ENGLAND 2015
	D/wgs	%	%
Band B (SAP 81 - 91)	215	0.8	1.0
Band C (SAP 69 - 80)	9475	37.2	20.9
Band D (SAP 55 - 68)	12060	47.4	52.6
Band E (SAP 39 - 54)	2550	10.0	19.1
Band F (SAP 21 - 38)	895	3.5	5.0
Band G (SAP 1 - 20)	185	0.7	1.4

13.5 Energy Efficiency Ratings show limited variation by housing sector. Where differences do exist, these reflect generally lower SAP ratings for pre-1919 housing. Geographically the lowest energy efficiency ratings are recorded in the West Lakes LDNPA and West Lakes Copeland sub-areas.

FIGURE 27: MEAN SAP RATING BY HOUSING SECTOR & SUB-AREA



ENERGY EFFICIENCY ATTRIBUTES

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

- ***291 dwellings (1.1%) contain loft insulation levels below 100mm. 1512 dwellings (5.9%) offer loft insulation to 100mm, 427 dwellings (1.7%) to 150mm, and 22,350 dwellings (87.9%) to 200mm or above. In 857 dwellings (3.4%) loft insulation is not appropriate due to other uses over. Loft insulation provision in Copeland is better than the national average. Nationally, 37.8% of all housing regardless of tenure has loft insulation of 200mm or above.***
- ***Excluding dwellings of solid wall construction, 12,497 dwellings exhibit evidence of wall insulation. This includes cavity insulation as built in more modern dwellings and insulation added since built in older dwellings. This represents 71.7% of dwellings with cavities and is above the national average for all housing in England of 46.4%.***
- ***24,910 dwellings (97.9%) offer some form of double glazing, the majority of which is whole house. Levels of double glazing in Copeland are above the national average for all housing in England, 96.9% of private dwellings in Copeland offer whole house double glazing compared to 81.4% of all dwellings nationally.***
- ***24,920 dwellings (98%) offer full central heating with an additional 315 dwellings (1.2%) offering partial heating systems. 203 dwellings (0.8%) lack central heating. Levels of full central heating locally at 98% are in line with the national average for private sector housing (97.3% - 2015).***

13.7 To meet the thermal comfort requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. 1,648 occupied dwellings (6.5%) fail to meet these requirements and are non-decent.

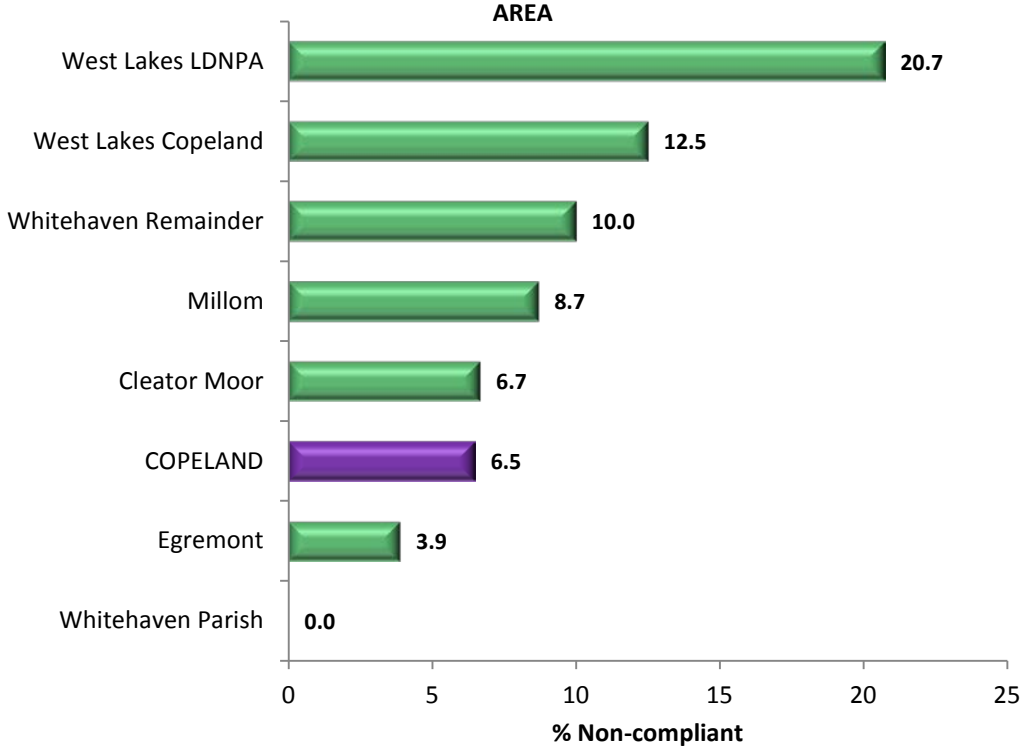
TABLE 21: DECENT HOMES THERMAL COMFORT COMPLIANCE BY HOUSING SECTOR

	DECENT HOMES THERMAL COMFORT					
	Decent		Non-decent		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
TENURE						
Owner occupied	20451	93.6	1389	6.4	21840	100.0
Private rented	3339	92.8	259	7.2	3598	100.0
DATE OF CONSTRUCTION						
Pre-1919	4879	84.1	922	15.9	5801	100.0
1919-1944	1013	98.0	20	2.0	1033	100.0
1945-1964	6212	94.9	334	5.1	6546	100.0
1965-1980	6792	96.7	235	3.3	7026	100.0
Post-1980	4895	97.3	137	2.7	5032	100.0
MAIN HOUSE TYPE						

TABLE 21: DECENT HOMES THERMAL COMFORT COMPLIANCE BY HOUSING SECTOR						
	DECENT HOMES THERMAL COMFORT					
	Decent		Non-decent		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
Terraced house/bungalow	8219	93.2	596	6.8	8815	100.0
Semi-detached house/bungalow	9364	94.0	598	6.0	9962	100.0
Detached house/bungalow	5029	91.7	453	8.3	5482	100.0
Purpose built flat	903	100.0	0	0.0	903	100.0
Other flat	276	100.0	0	0.0	276	100.0
ALL DWELLINGS	**23791**	**93.5**	**1648**	**6.5**	**25438**	**100.0**

13.8 Variations in decent homes thermal comfort performance are apparent across the housing stock by dwelling age or type. Dwellings constructed pre-1919 exhibit the highest failure rates and account for 55.9% of all dwellings failing this criterion. Detached houses and bungalows have a higher failure rate than other property types, whilst no flats fail. Geographically, rates of thermal comfort failure are highest in the West Lakes LDNPA and West Lakes Copeland sub-areas.

FIGURE 28: DECENT HOMES THERMAL COMFORT PERFORMANCE BY SUB-AREA

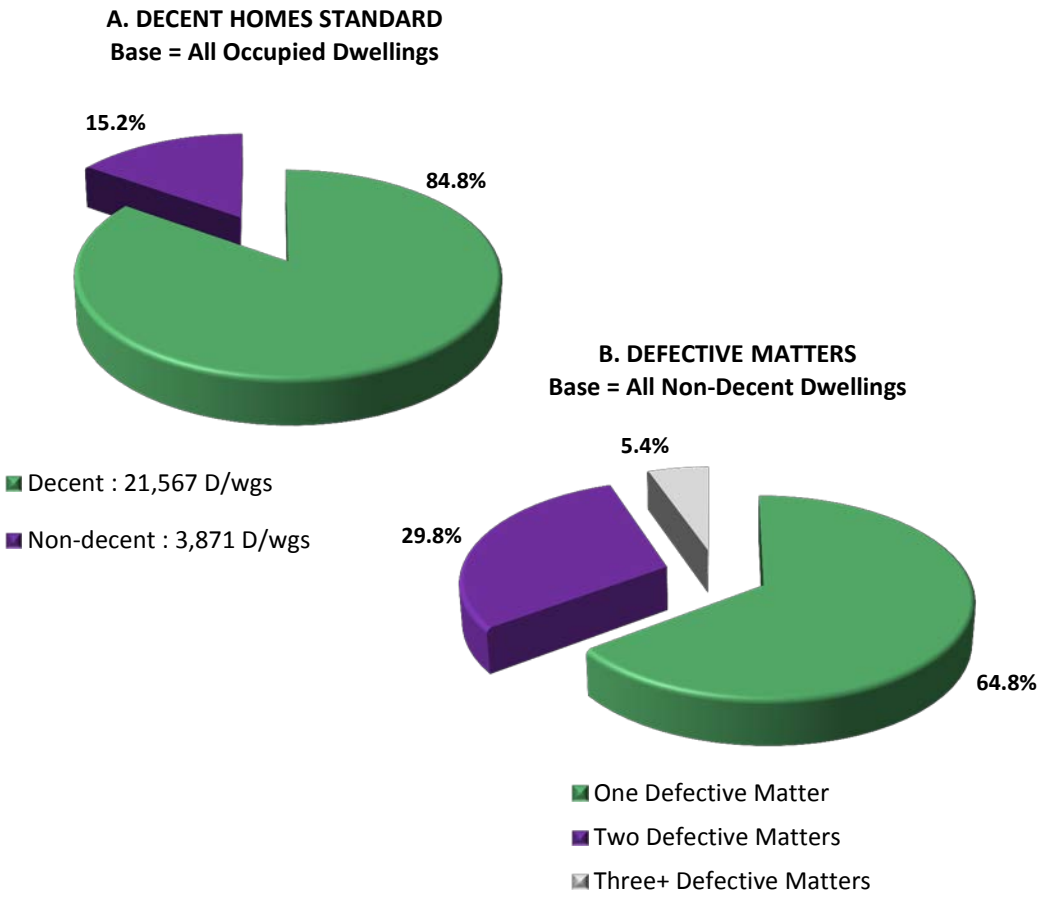


14. DECENT HOMES OVERALL PERFORMANCE

OVERALL PERFORMANCE

14.1 Overall, 21,567 occupied dwellings meet the requirements of the Decent Homes Standard; these represent 84.8% of all private dwellings in Copeland. 3,871 dwellings fail to meet the requirements of the Decent Homes Standard; representing 15.2% of total private sector occupied housing. The majority of dwellings failing the Decent Homes Standard (2,507 dwellings – 64.8%) are defective on one matter only: the remaining 1,364 dwellings or 35.2% are defective on two or more matters.

FIGURE 29: OVERALL PERFORMANCE ON THE DECENT HOMES STANDARD



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

TABLE 22: DECENT HOMES DEFECT CLASSIFICATION		
	Dwellings	%
DEFECT CLASSIFICATION		

HHSRS only	742	2.9
Disrepair only	1185	4.7
Modern facilities only	36	0.1
Thermal comfort only	543	2.1
HHSRS & Disrepair	149	0.6
HHSRS & Modern facilities	49	0.2
HHSRS & Thermal comfort	775	3.0
Disrepair & Modern facilities	62	0.2
Disrepair & Thermal comfort	117	0.5
HHSRS, Disrepair & Thermal comfort	99	0.4
HHSRS, Modern facilities & Thermal comfort	95	0.4
HHSRS, Disrepair, Modern facilities & Thermal comfort	18	0.1
No defects	21567	84.8
All Dwellings	**25438**	**100.0**

SECTORAL VARIATIONS

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

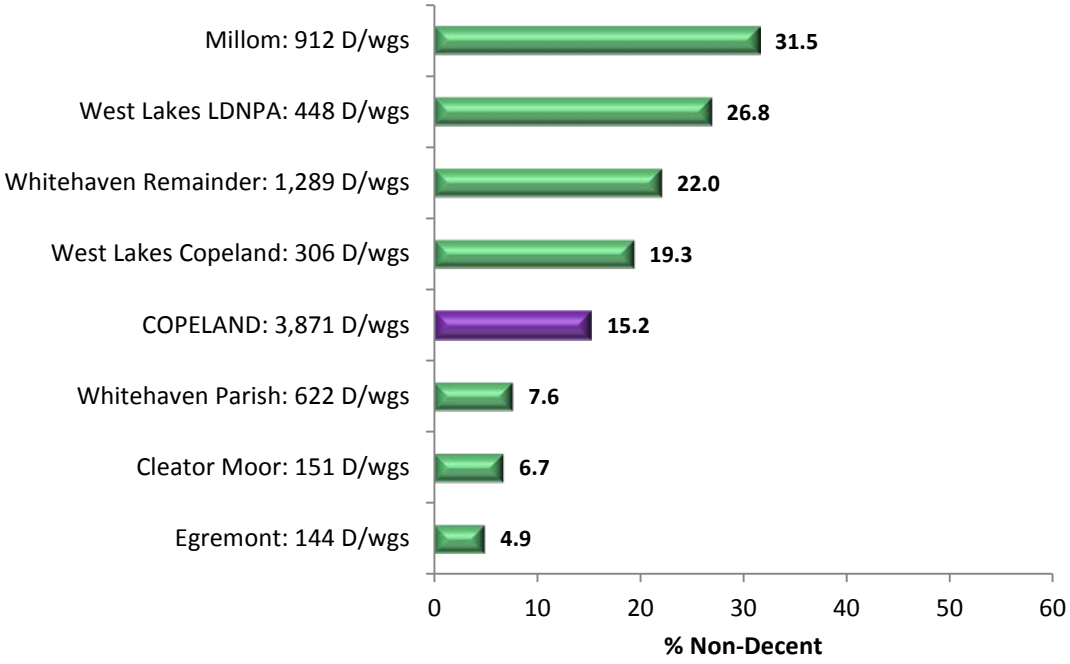
- ***Private rented sector : 846 dwellings, 23.5%;***
- ***Dwellings constructed pre-1919 : 2,378 dwellings, 41%; and***
- ***Terraced housing : 2,365 dwellings, 26.8%.***

TABLE 23: OVERALL DECENT HOMES PERFORMANCE BY HOUSING SECTOR

	DECENT HOMES PERFORMANCE					
	Decent		Non-decent		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
TENURE						
Owner occupied	18814	86.1	3026	13.9	21840	100.0
Private rented	2753	76.5	846	23.5	3598	100.0
DATE OF CONSTRUCTION						
Pre-1919	3423	59.0	2378	41.0	5801	100.0
1919-1944	1013	98.0	20	2.0	1033	100.0
1945-1964	5627	86.0	919	14.0	6546	100.0
1965-1980	6609	94.1	418	5.9	7026	100.0
Post-1980	4895	97.3	137	2.7	5032	100.0
MAIN HOUSE TYPE						
Terraced house/bungalow	6450	73.2	2365	26.8	8815	100.0
Semi-detached house/bungalow	9003	90.4	959	9.6	9962	100.0
Detached house/bungalow	4935	90.0	548	10.0	5482	100.0

TABLE 23: OVERALL DECENT HOMES PERFORMANCE BY HOUSING SECTOR						
	DECENT HOMES PERFORMANCE					
	Decent		Non-decent		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%
Purpose built flat	903	100.0	0	0.0	903	100.0
Other flat	276	100.0	0	0.0	276	100.0
ALL DWELLINGS	**21567**	**84.8**	**3871**	**15.2**	**25438**	**100.0**

FIGURE 30: DECENT HOMES NON-COMPLIANCE BY SUB-AREA



15. NON-DECENT HOMES INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

15.1 Costs to address non-decency are estimated at £14.707M net averaging £3,799 per dwelling across all non-decent dwellings. Individual costs range from £500 linked to energy improvement measures to over £40,000 linked to comprehensive failure across the standard. The most significant cost elements rate to disrepair and to Category 1 hazards.

TABLE 24: COSTS TO ACHIEVE DECENCY	Average cost (£)	Total cost (£)
DEFECT CLASSIFICATION		
HHSRS only	1744	1294120
Disrepair only	3860	4575320
Modern facilities only	2500	90147
Thermal comfort only	1000	543357
HHSRS & Disrepair	9683	1439212
HHSRS & Modern facilities	5052	249906
HHSRS & Thermal comfort	3808	2950997
Disrepair & Modern facilities	5221	324503
Disrepair & Thermal comfort	5992	702204
HHSRS, Disrepair & Thermal comfort	10968	1089331
HHSRS, Modern facilities & Thermal comfort	7023	666906
HHSRS, Disrepair, Modern facilities & Thermal comfort	43321	781052
All Non-Decent Dwellings	**3799**	**14707053**

COST DISTRIBUTION BY SECTOR

15.2 Costs to achieve decency by housing sector are illustrated in Table 25. Allowing for variations in sector size the majority of required expenditure is targeted towards the owner occupied sector (£12.101M), and pre-1919 housing (£10.621M). Average costs are greater for detached houses/bungalows (£5,291) and within the West Lakes Copeland sub-area (£5,493).

TABLE 25: COSTS TO ACHIEVE DECENCY BY HOUSING SECTOR & SUB-AREA	DECENT HOMES PERFORMANCE		
	Average cost (£)	Total cost (£)	Percent of Total %
TENURE			
Owner occupied	3999	12101150	82.3
Private rented	3082	2605904	17.7
DATE OF CONSTRUCTION			

TABLE 25: COSTS TO ACHIEVE DECENCY BY HOUSING SECTOR & SUB-AREA			
	DECENT HOMES PERFORMANCE		
	Average cost (£)	Total cost (£)	Percent of Total %
Pre-1919	4463	10612251	72.2
1919-1944	1000	20360	0.1
1945-1964	2673	2457015	16.7
1965-1980	3185	1329879	9.0
Post-1980	2105	287548	2.0
MAIN HOUSE TYPE			
Terraced house/bungalow	3623	8568002	58.3
Semi-detached house/bungalow	3381	3240827	22.0
Detached house/bungalow	5291	2898225	19.7
Purpose built flat	0	0	0.0
Other flat	0	0	0.0
SUB-AREA			
Whitehaven Parish	3783	2351260	16.0
Whitehaven Remainder	4684	6038437	41.1
Cleator Moor	2133	321698	2.2
Egremont	1970	283461	1.9
West Lakes LDNPA	4192	1877782	12.8
West Lakes Copeland	5493	1683585	11.4
Millom	2359	2150829	14.6
ALL DWELLINGS	**3799**	**14707053**	**100.0**

16. DECENT PLACES - ENVIRONMENTAL CONDITIONS

DECENT PLACES AND LIVEABILITY

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

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

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

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

ENVIRONMENTAL ISSUES

16.2 Environmental issues are apparent but are generally of minor impact. The overwhelming major problem encountered relates to heavy traffic with 575 dwellings (2.1%) adversely affected.

TABLE 26: ENVIRONMENTAL INDICATORS

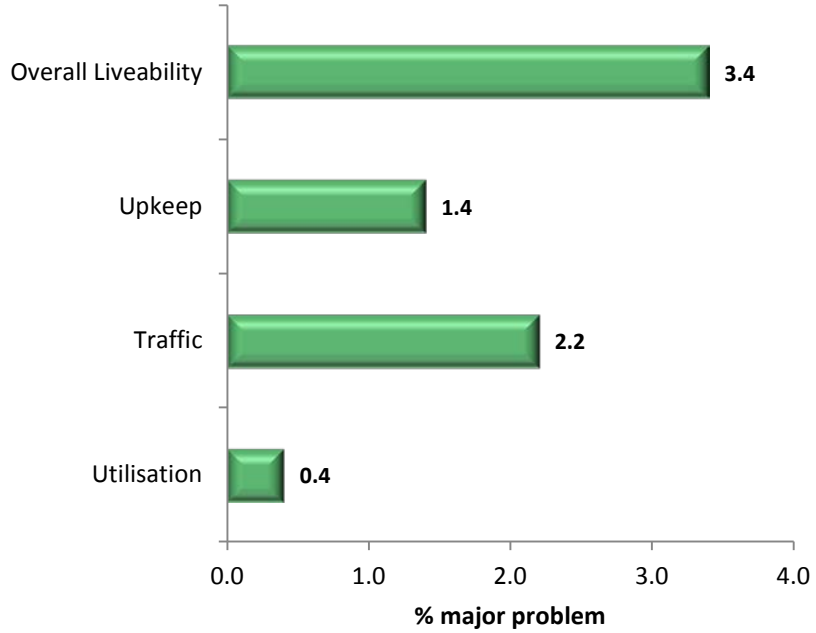
	Not a Problem		Minor Problem		Major Problem		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
Litter and Rubbish	25340	91.3	2401	8.7	0	0.0	27741	100.0
Scruffy Gardens	26742	96.4	999	3.6	0	0.0	27741	100.0
Graffiti	27679	99.8	62	0.2	0	0.0	27741	100.0
Vandalism	27741	100.0	0	0.0	0	0.0	27741	100.0
Scruffy/Neglected Buildings	25944	93.5	1680	6.1	117	0.4	27741	100.0
Dog Fouling	24439	88.1	3127	11.3	176	0.6	27741	100.0
Condition of Dwellings	25187	90.8	2513	9.1	41	0.1	27741	100.0
Nuisance from Street Parking	22566	81.3	5117	18.4	59	0.2	27741	100.0
Ambient Air Quality	27647	99.7	94	0.3	0	0.0	27741	100.0
Heavy Traffic	25089	90.4	2077	7.5	575	2.1	27741	100.0
Railway/Aircraft Noise	26603	95.9	1099	4.0	38	0.1	27741	100.0
Intrusion from Motorways	27741	100.0	0	0.0	0	0.0	27741	100.0

TABLE 26: ENVIRONMENTAL INDICATORS								
	Not a Problem		Minor Problem		Major Problem		All Dwellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
Vacant Sites	27229	98.2	395	1.4	117	0.4	27741	100.0
Intrusive Industry	27218	98.1	523	1.9	0	0.0	27741	100.0
Non Conforming Uses	27637	99.6	104	0.4	0	0.0	27741	100.0
Vacant/Boarded Up Buildings	26223	94.5	1401	5.0	117	0.4	27741	100.0

LIVEABILITY

16.3 Overall, 947 dwellings (3.4) are located in residential environments experiencing major liveability problems. Problems with upkeep affect 392 dwellings (1.4%), traffic problems affect 613 dwellings (2.2%) utilisation issues affect 117 dwellings (0.4%).

FIGURE 31: LIVEABILITY PROBLEMS



16.4 Environmental problems are more noted in areas of older terraced housing and in areas of private rental. Under a quarter of pre-1919 dwellings have no environmental problems in the immediate area compared with 83.4% of dwellings constructed post 1980.

16.5 At the sub-area level, Millom, and the two West Lakes areas demonstrate higher levels of environmental problems than elsewhere.

TABLE 27: OVERALL ENVIRONMENTAL PROBLEMS BY HOUSING SECTOR & SUB-AREA	
	ENVIRONMENTAL PROBLEMS

	No Problems		Minor problems only		At least one major problem		Total dewellings	
	D/wgs	%	D/wgs	%	D/wgs	%	D/wgs	%
TENURE								
Owner occupied	15464	66.6	6995	30.1	749	3.2	23209	100.0
Private rented	2303	50.8	2031	44.8	198	4.4	4532	100.0
DATE OF CONSTRUCTION								
Pre-1919	1583	23.2	4557	66.9	674	9.9	6814	100.0
1919-1944	720	65.9	354	32.4	18	1.7	1092	100.0
1945-1964	5024	70.1	2125	29.6	20	0.3	7169	100.0
1965-1980	6104	81.7	1129	15.1	234	3.1	7467	100.0
Post-1980	4338	83.4	860	16.6	0	0.0	5198	100.0
MAIN HOUSE TYPE								
Terraced house/bungalow	4332	44.8	4700	48.6	632	6.5	9664	100.0
Semi-detached house/bungalow	7645	72.7	2711	25.8	156	1.5	10511	100.0
Detached house/bungalow	4770	79.8	1112	18.6	97	1.6	5980	100.0
Purpose built flat	864	77.5	250	22.5	0	0.0	1114	100.0
Other flat	157	33.2	253	53.6	62	13.2	472	100.0
SUB-AREA								
Whitehaven Parish	7272	78.0	1989	21.3	62	0.7	9323	100.0
Whitehaven Remainder	3985	68.0	1348	23.0	527	9.0	5860	100.0
Cleator Moor	2086	84.7	377	15.3	0	0.0	2463	100.0
Egremont	2532	81.5	489	15.7	86	2.8	3108	100.0
West Lakes LDNPA	835	41.0	1038	51.0	163	8.0	2036	100.0
West Lakes Copeland	649	35.3	1082	58.8	108	5.9	1839	100.0
Millom	409	13.1	2703	86.9	0	0.0	3112	100.0
ALL DWELLINGS	**17768**	**64.0**	**9026**	**32.5**	**947**	**3.4**	**27741**	**100.0**

16.6 A relationship would also appear to exist between environmental conditions and housing conditions. 2,544 non-decent homes (65.7%) are located in areas affected by environmental problems to some degree. For decent homes the comparative figure is 27.9%.

16.7 As an overall assessment surveyors were asked to grade the visual quality of the residential environment. Surveyors assessed the environment as poor or below average in 2,692 dwellings (9.7%), as average in 16,136 dwellings (58.2%) and as above average or good in 8,913 dwellings (32.1%).

16.8 The Millom sub-area contains the greatest proportion of dwellings in below average visual environmental quality locations, whilst Whitehaven Parish has the largest proportion in the above average category.

FIGURE 32: VISUAL ENVIRONMENTAL QUALITY

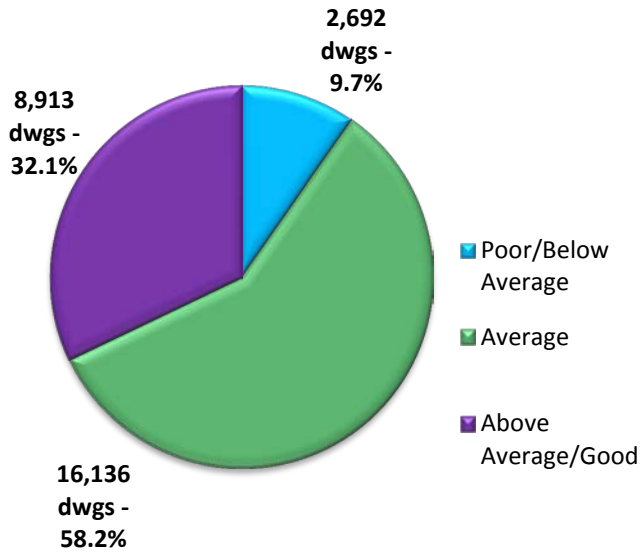
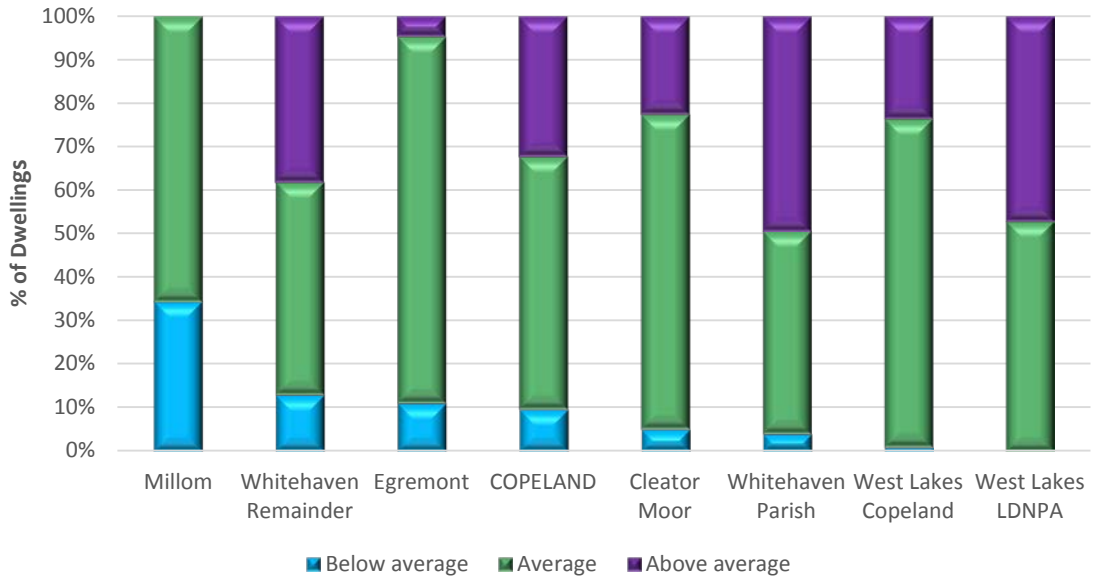


FIGURE 33: OVERALL VISUAL QUALITY BY SUB-AREA



SECTION 5:
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

17. HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSING AND HOUSEHOLD CONDITIONS

17.1 Relationships between housing conditions and household circumstances are summarised in Tables 28 and 29 with regard to household social and economic characteristics. Poor housing conditions are over-represented in economically and socially disadvantaged households including households on low incomes and benefits and single elderly households.

- ***Single person 60 or over households comprise 19.5% of all private sector households yet account for 24.9% of all households in non-decent dwellings;***
- ***Households where the head is wholly retired comprise 40.9% of all private households yet account for 51.3% of all households in non-decent dwellings;***
- ***Economically vulnerable households comprise 16.4% of all private households yet account for 26.7% of all households in non-decent dwellings; and***
- ***Households classified as low income comprise 17% of all households yet comprise 28.5% of all households in non-decent homes.***

TABLE 28: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY DECENT HOMES

	DECENT HOMES					
	Compliant		Non-compliant		All Households	
	H/holds	%	H/holds	%	H/holds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 years	273	1.3	0	0.0	273	1.1
25-34 years	2854	13.2	365	9.5	3220	12.7
35-44 years	3029	14.0	604	15.7	3633	14.3
45-54 years	3982	18.4	536	13.9	4518	17.8
55-64 years	3422	15.9	648	16.8	4070	16.0
65 years and over	8029	37.2	1696	44.1	9726	38.2
ECONOMIC STATUS HEAD OF HOUSEHOLD						
Employed (Full / Part)	12140	56.2	1619	42.1	13759	54.1
Registered unemployed	224	1.0	21	0.5	245	1.0
Wholly retired	8439	39.1	1976	51.3	10415	40.9
Other economically inactive	786	3.6	234	6.1	1021	4.0
HOUSEHOLD TYPE						
Married / cohabiting no dependent children	10039	46.5	1498	38.9	11538	45.4
Married / cohabiting with dependent children	4485	20.8	461	12.0	4946	19.4
Lone parent family	946	4.4	129	3.3	1075	4.2
Other multi person household	548	2.5	201	5.2	749	2.9
One person under 60	1561	7.2	601	15.6	2162	8.5
One person 60 or over	4010	18.6	960	24.9	4970	19.5

TABLE 28: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY DECENT HOMES						
	DECENT HOMES					
	Compliant		Non-compliant		All Households	
	H/holds	%	H/holds	%	H/holds	%
LOW INCOME HOUSEHOLD						
Low income	3220	14.9	1097	28.5	4317	17.0
Not low income	18369	85.1	2753	71.5	21122	83.0
ECONOMICALLY VULNERABLE						
Not economically vulnerable	18436	85.4	2820	73.3	21256	83.6
Economically vulnerable	3153	14.6	1030	26.7	4183	16.4
ALL HOUSEHOLDS	**21589**	**100.0**	**3850**	**100.0**	**25439**	**100.0**

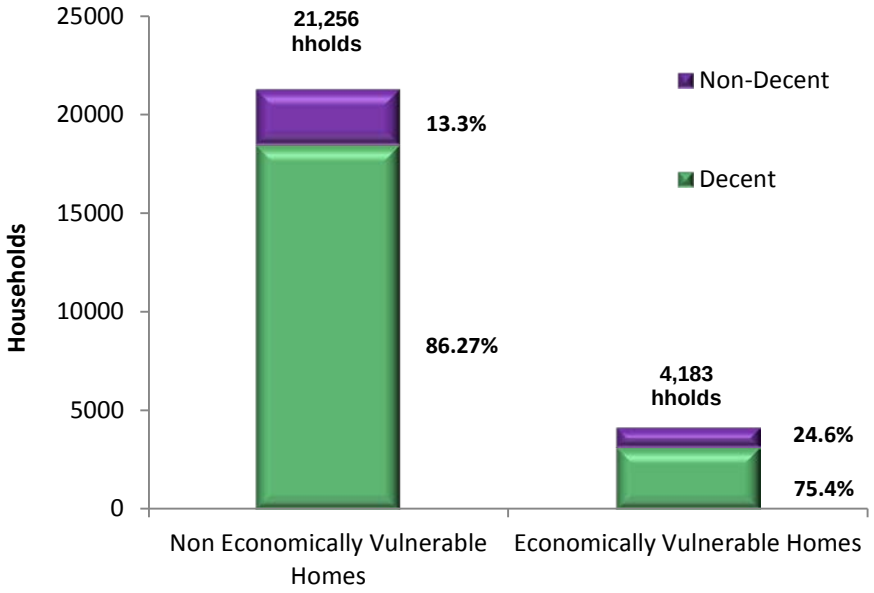
TABLE 29: HOUSEHOLD SOCIO-DEMOGRAPHIC CHARACTERISTICS BY HHSRS						
	HHSRS					
	Compliant		Non-compliant		All Households	
	H/holds	%	H/holds	%	H/holds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 years	273	1.2	0	0.0	273	1.1
25-34 years	3126	13.3	94	4.8	3220	12.7
35-44 years	3388	14.4	245	12.6	3633	14.3
45-54 years	4111	17.5	407	20.9	4518	17.8
55-64 years	3749	16.0	321	16.5	4070	16.0
65 years and over	8844	37.6	882	45.3	9726	38.2
ECONOMIC STATUS HEAD OF HOUSEHOLD						
Employed (Full / Part)	12884	54.8	875	44.9	13759	54.1
Registered unemployed	224	1.0	21	1.1	245	1.0
Wholly retired	9480	40.4	935	48.0	10415	40.9
Other economically inactive	903	3.8	117	6.0	1021	4.0
HOUSEHOLD TYPE						
Married / cohabiting no dependent children	10866	46.3	671	34.5	11538	45.4
Married / cohabiting with dependent children	4748	20.2	198	10.2	4946	19.4
Lone parent family	1005	4.3	70	3.6	1075	4.2
Other multi person household	672	2.9	77	3.9	749	2.9
One person under 60	1914	8.1	248	12.8	2162	8.5
One person 60 or over	4286	18.2	683	35.1	4970	19.5
LOW INCOME HOUSEHOLD						
Low income	3590	15.3	727	37.3	4317	17.0
Not low income	19901	84.7	1221	62.7	21122	83.0
ECONOMICALLY VULNERABLE						
Not economically vulnerable	20038	85.3	1218	62.5	21256	83.6
Economically vulnerable	3453	14.7	730	37.5	4183	16.4
ALL HOUSEHOLDS	**23491**	**100.0**	**1948**	**100.0**	**25439**	**100.0**

DECENT HOMES AND VULNERABLE HOUSEHOLDS

17.2 The previous Public Service Agreement (PSA) Target 7 - Decent Homes implied that 65% of vulnerable households would live in decent homes by 2007, rising to 70% by 2011 and 75% by 2021. While the national target has been removed, these previous thresholds can still provide a local yardstick for private sector renewal strategy.

17.3 The survey estimates 4,183 vulnerable households representing 16.4% of all private households. Currently 3,153 economically vulnerable households (75.4%) live in decent homes. This figure is above previous PSA Target 7 requirements for 2011 and in line with the 2021 target threshold.

FIGURE 33: DECENT HOMES AND ECONOMIC VULNERABILITY



17.4 Variations in progress towards decent homes for economically vulnerable households exist by household, geographically and by housing sector. Key sectors remaining below the previous 2011 target threshold of 70% include:

- ***Pre-1919 housing where 46.1% of economically vulnerable households live in decent homes;***
- ***Terraced housing where 64.9 of % economically vulnerable households live in decent homes;***
- ***Households where the head is wholly retired and 65.0% of economically vulnerable households live in decent homes; and***
- ***Single person households less than 60 years old where 59.1% of economically vulnerable households live in decent homes.***

17.5 Geographically the lowest proportions of economically vulnerable households in decent homes are found in the Millom (55%) and West Lakes LDNPA (57.2%) sub-areas.

TABLE 30: THE CHARACTERISTICS OF VULNERABLE HOUSEHOLDS LIVING IN NON-DECENT HOMES

	HHSRS					
	Compliant		Non-compliant		All Vulnerable Households	
	H/holds	%	H/holds	%	H/holds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 years	35	100.0	0	0.0	35	100.0
25-34 years	625	91.4	59	8.6	684	100.0
35-44 years	754	80.7	180	19.3	934	100.0
45-54 years	450	85.6	76	14.4	526	100.0
55-64 years	255	51.9	236	48.1	492	100.0
65 years and over	1033	68.3	479	31.7	1512	100.0
ECONOMIC STATUS HEAD OF HOUSEHOLD						
Employed (Full / Part)	1450	89.1	177	10.9	1627	100.0
Registered unemployed	204	90.8	21	9.2	224	100.0
Wholly retired	1081	62.2	657	37.8	1738	100.0
Other economically inactive	418	70.4	176	29.6	594	100.0
HOUSEHOLD TYPE						
Married / cohabiting no dependent children	629	76.4	195	23.6	823	100.0
Married / cohabiting with dependent children	847	83.4	169	16.6	1016	100.0
Lone parent family	705	84.6	129	15.4	834	100.0
Other multi person household	150	100.0	0	0.0	150	100.0
One person under 60	170	59.1	117	40.9	287	100.0
One person 60 or over	652	60.8	420	39.2	1072	100.0
LOW INCOME HOUSEHOLD						
Low income	1537	77.0	459	23.0	1996	100.0
Not low income	1616	73.9	571	26.1	2186	100.0
ALL VULNERABLE HOUSEHOLDS	**3153**	**75.4**	**1030**	**24.6**	**4183**	**100.0**

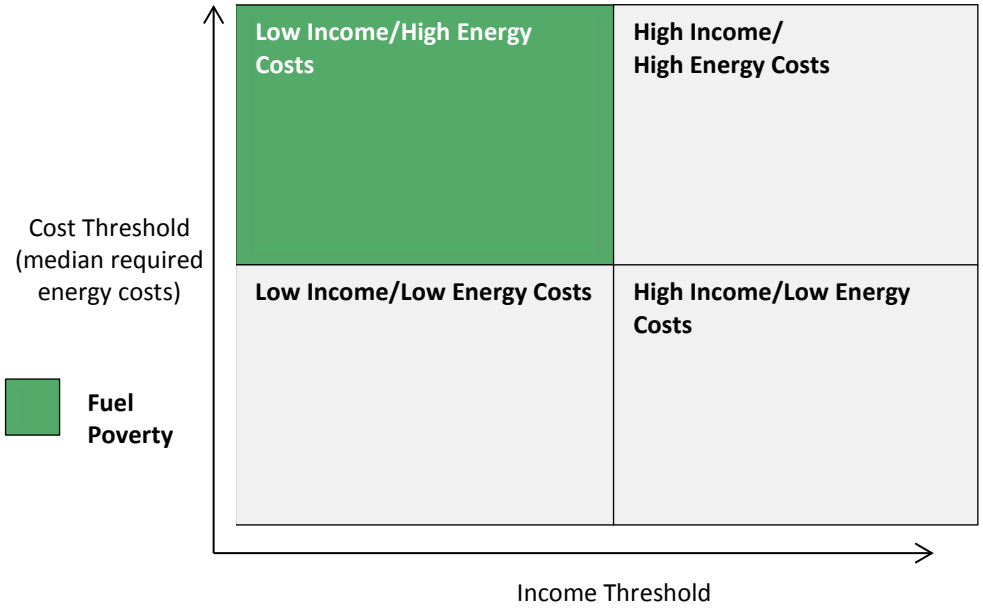
TABLE 31: THE DISTRIBUTION OF VULNERABLE HOUSEHOLDS LIVING IN NON-DECENT HOMES BY HOUSING SECTOR AND SUB-AREA						
	DECENT HOMES STANDARD					
	Compliant		Non-compliant		All Vulnerable Households	
	H/holds	%	H/holds	%	H/holds	%
TENURE						
Owner occupied	2045	74.2	712	25.8	2757	100.0
Private rented	1108	77.7	318	22.3	1426	100.0
DATE OF CONSTRUCTION						
Pre-1919	700	46.1	819	53.9	1519	100.0
1919-1944	207	100.0	0	0.0	207	100.0
1945-1964	721	93.1	53	6.9	774	100.0
1965-1980	1119	87.7	157	12.3	1276	100.0
Post-1980	407	100.0	0	0.0	407	100.0
MAIN HOUSE TYPE						
Terraced house/bungalow	1304	64.9	707	35.1	2011	100.0
Semi-detached house/bungalow	1290	84.8	231	15.2	1521	100.0
Detached house/bungalow	415	81.9	92	18.1	507	100.0
Purpose built flat	126	100.0	0	0.0	126	100.0
Other flat	18	100.0	0	0.0	18	100.0
SUB-AREA						
Whitehaven Parish	746	85.7	124	14.3	870	100.0
Whitehaven Remainder	469	66.7	234	33.3	703	100.0
Cleator Moor	75	100.0	0	0.0	75	100.0
Egremont	790	100.0	0	0.0	790	100.0
West Lakes LDNPA	248	57.2	185	42.8	433	100.0
West Lakes Copeland	252	93.3	18	6.7	270	100.0
Millom	573	55.0	468	45.0	1040	100.0
ALL VULNERABLE HOUSEHOLDS	**3153**	**75.4**	**1030**	**24.6**	**4183**	**100.0**

18.0 FUEL POVERTY

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

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

FIGURE 35: LOW INCOME HIGH COST FUEL POVERTY DEFINITION



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

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

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

The median required fuel bill for England forming the energy cost threshold is currently £1,203. Median equivalised fuel bills in Copeland are estimated at £1,257.

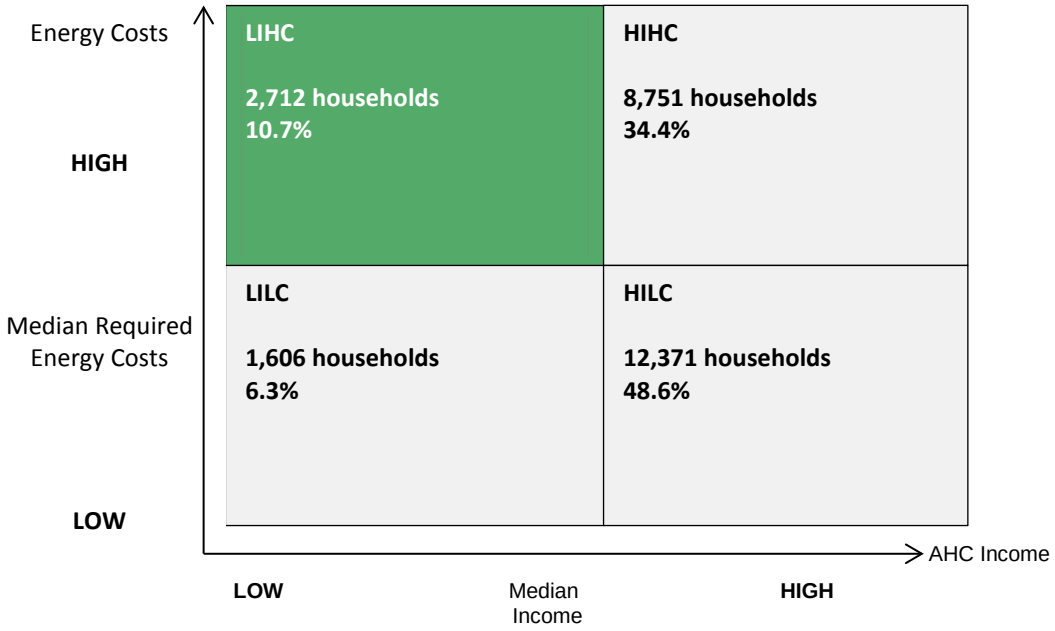
b) Equivalised Household Income. Household income data generated by the survey was adjusted for housing costs by subtracting household mortgage and rent payments. Once housing costs have been deducted (AHC) incomes are also equivalised, to reflect the fact that different types of households have different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

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

Equivalised AHC household incomes are compared with the income threshold currently set in England at £11,553. The income threshold is further adjusted through the subtraction of equivalised required fuel costs for each household. Median equivalised AHC incomes in Copeland are estimated at £21,536.

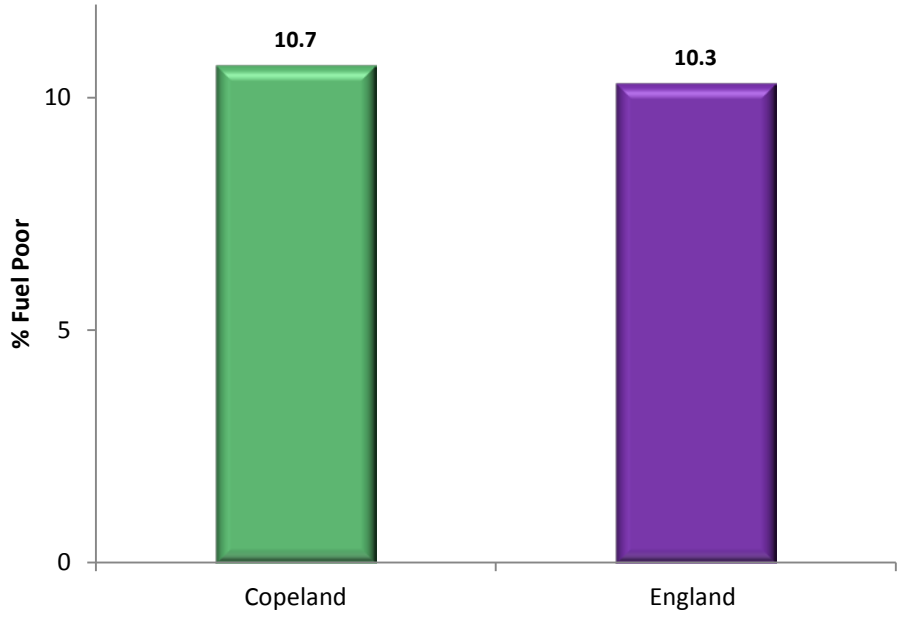
18.3 Application of these indicators produces the following LIHC Matrix of fuel poverty in Copeland:

FIGURE 36: COPELAND - FUEL POVERTY MATRIX



Under current definitions 2,712 households in Copeland (10.7%) have low incomes and high fuel costs and are in fuel poverty. Rates of fuel poverty are in line with the average for England estimated at 10.3% for private sector households.

FIGURE 37: FUEL POVERTY COPELAND 2016, ENGLAND 2014



HOUSEHOLDS AFFECTED BY FUEL POVERTY

18.4 Demographically, fuel poverty impacts most strongly on younger households. 576 households headed by a person aged between 25 and 34 years are in fuel poverty representing 17.9% of these households. The largest number of households in fuel poverty are however elderly. 2,692 households headed by a person aged 65 years and over are in fuel poverty representing 37.9% of all households in fuel poverty.

18.5 Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 1,396 economically vulnerable households are in fuel poverty representing 33.4% of vulnerable households and 51.5% of all households in fuel poverty. 2,712 low income households are in fuel poverty representing 62.8% of all low income households. Median AHC equivalised annual income for households in fuel poverty is estimated at £10,603 compared to £20,068 for households not in fuel poverty.

FIGURE 38: FUEL POVERTY BY LOW INCOME AND ECONOMIC VULNERABILITY

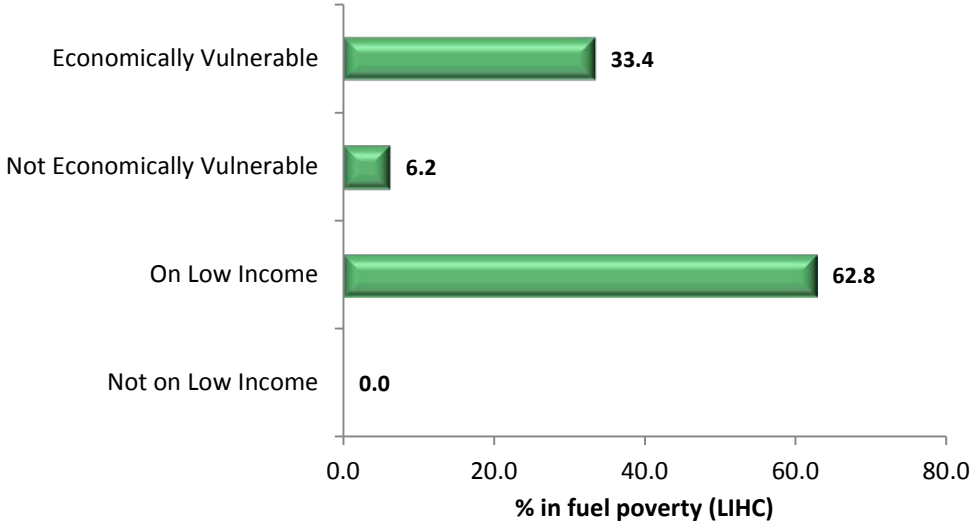


TABLE 33: RATES OF FUEL POVERTY BY HOUSEHOLD CHARACTERISTIC

	FUEL POVERTY					
	Not in fuel poverty		In fuel poverty		All Households	
	H/holds	%	H/holds	%	H/holds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 years	238	87.2	35	12.8	273	100.0
25-34 years	2644	82.1	576	17.9	3220	100.0
35-44 years	3421	94.2	212	5.8	3633	100.0
45-54 years	4005	88.7	513	11.3	4518	100.0
55-64 years	3723	91.5	347	8.5	4070	100.0
65 years and over	8696	89.4	1029	10.6	9726	100.0

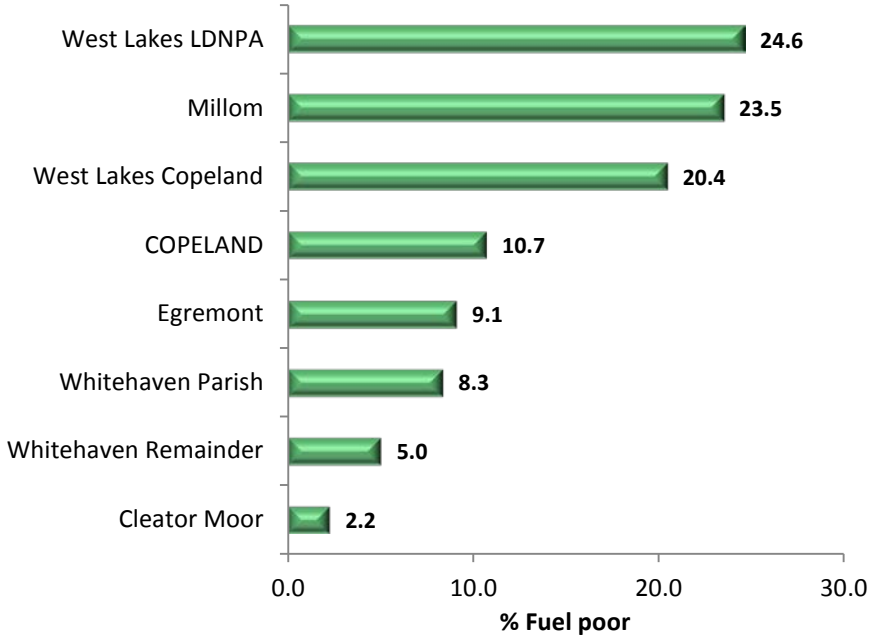
TABLE 33: RATES OF FUEL POVERTY BY HOUSEHOLD CHARACTERISTIC						
	FUEL POVERTY					
	Not in fuel poverty		In fuel poverty		All Households	
	H/holds	%	H/holds	%	H/holds	%
ECONOMIC STATUS HEAD OF HOUSEHOLD						
Employed (Full / Part)	12510	90.9	1249	9.1	13759	100.0
Registered unemployed	86	35.0	159	65.0	245	100.0
Wholly retired	9380	90.1	1035	9.9	10415	100.0
Other economically inactive	752	73.7	268	26.3	1021	100.0
HOUSEHOLD TYPE						
Married / cohabiting no dependent children	11037	95.7	501	4.3	11538	100.0
Married / cohabiting with dependent children	4378	88.5	568	11.5	4946	100.0
Lone parent family	452	42.0	623	58.0	1075	100.0
Other multi person household	672	89.8	77	10.2	749	100.0
One person under 60	2038	94.3	124	5.7	2162	100.0
One person 60 or over	4151	83.5	819	16.5	4970	100.0
LOW INCOME HOUSEHOLD						
Low income	1606	37.2	2712	62.8	4317	100.0
Not low income	21122	100.0	0	0.0	21122	100.0
ECONOMICALLY VULNERABLE						
Not economically vulnerable	19941	93.8	1316	6.2	21256	100.0
Economically vulnerable	2787	66.6	1396	33.4	4183	100.0
ALL HOUSEHOLDS	**22727**	**89.3**	**2712**	**10.7**	**25439**	**100.0**

18.6 Within the housing stock rates of fuel poverty are above average within the private rented sector (36.4%) and for households living in pre-1919 housing (24.1%). Geographically the highest rates of fuel poverty are associated with the West Lakes LDNPA (24.6%), Millom (23.5%) and West Lakes Copeland (20.4%) sub-areas.

TABLE 34: RATES OF FUEL POVERTY BY HOUSING SECTOR AND HMA						
	FUEL POVERTY					
	Not in fuel poverty		In fuel poverty		All Households	
	H/holds	%	H/holds	%	H/holds	%
TENURE						
Owner occupied	20440	93.6	1400	6.4	21840	100.0
Private rented	2287	63.6	1312	36.4	3599	100.0
DATE OF CONSTRUCTION						
Pre-1919	4358	75.9	1385	24.1	5742	100.0
1919-1944	889	85.2	155	14.8	1043	100.0
1945-1964	5988	91.3	570	8.7	6557	100.0
1965-1980	6629	94.3	403	5.7	7032	100.0
Post-1980	4864	96.1	199	3.9	5063	100.0
MAIN HOUSE TYPE						

TABLE 34: RATES OF FUEL POVERTY BY HOUSING SECTOR AND HMA						
	FUEL POVERTY					
	Not in fuel poverty		In fuel poverty		All Households	
	H/holds	%	H/holds	%	H/holds	%
Terraced house/bungalow	7574	86.4	1189	13.6	8763	100.0
Semi-detached house/bungalow	8976	90.0	997	10.0	9974	100.0
Detached house/bungalow	5089	92.5	414	7.5	5503	100.0
Purpose built flat	826	89.9	93	10.1	919	100.0
Other flat	263	93.6	18	6.4	281	100.0
SUB-AREA						
Whitehaven	17995	93.3	1296	6.7	19291	100.0
West Lakes	2520	77.4	736	22.6	3256	100.0
Millom	2212	76.5	680	23.5	2892	100.0
ALL HOUSEHOLDS	**22727**	**89.3**	**2712**	**10.7**	**25439**	**100.0**

FIGURE 39: RATES OF FUEL POVERTY BY SUB-AREA

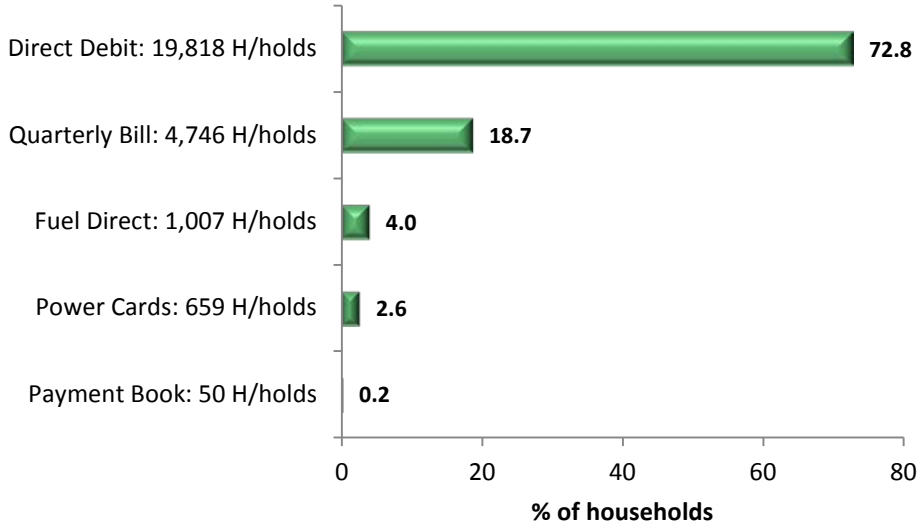


18.7 To investigate the change in the rate of fuel poverty in Copeland since the previous survey in 2011 the rate of fuel poverty based on the 10% of income methodology has also been calculated. The 2011 survey estimated the rate of fuel poverty in Copeland as 28.8%, under the same definition, the rate in 2016 is estimated to be 12.8%.

FUEL PAYMENTS AND FUEL USE

18.8 Households were asked about their methods for fuel payment and their attitudes to and use of home heating. Households pay different prices for fuel, with the best tariffs for gas and electricity available for customers who shop around for on-line tariffs and pay by direct debit. Such tariffs are often out of reach for some households and particularly those on low incomes and/or benefits. The most common methods of fuel payment are by direct debit (19,818 households – 77.9%) and quarterly bill (4,746 households – 18.7%) and. A significant proportion of households do however use other payment methods with these payment methods reflecting the highest tariffs. 659 households (2.6%) use power cards and 1,007 households (4%) use fuel direct.

FIGURE 40: FUEL PAYMENT METHODS



18.9 Households were asked how easy or difficult it was to meet the cost of heating their home to a comfortable level in winter, and what level of heating they could comfortably achieve. 15,925 households (62.6%) found it quite easy to heat their home; a further 4,324 households (17%) could just afford it. 5,190 households (20.4%) experience some level of difficulty in heating their home. Not surprisingly, households in fuel poverty experience the greatest difficulty in heating their home – 1,002 households (37%). High fuel costs and financial restrictions often lead to a reduction in heating within the home through selective heating of some rooms. 18,825 households (74%) stated that they heated all rooms in the winter; 5,416 households (21.3%) heated most rooms while 1,078 households (4.2%) heated only some rooms or one room. Selective heating is again significantly more common for those households experiencing fuel poverty – 318 households (11.7%).

FIGURE 41: HEATING AFFORDABILITY BY FUEL POVERTY

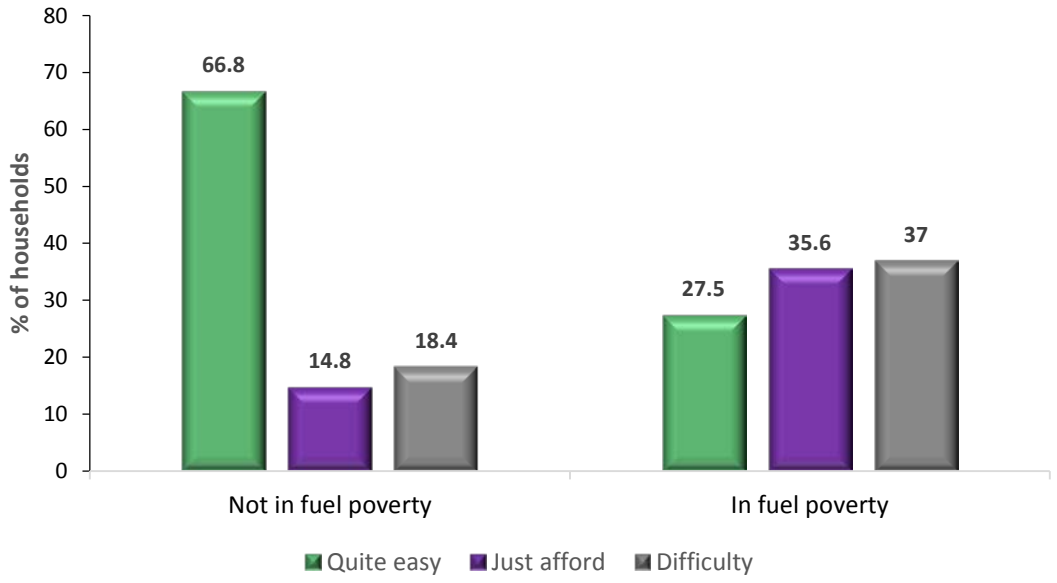
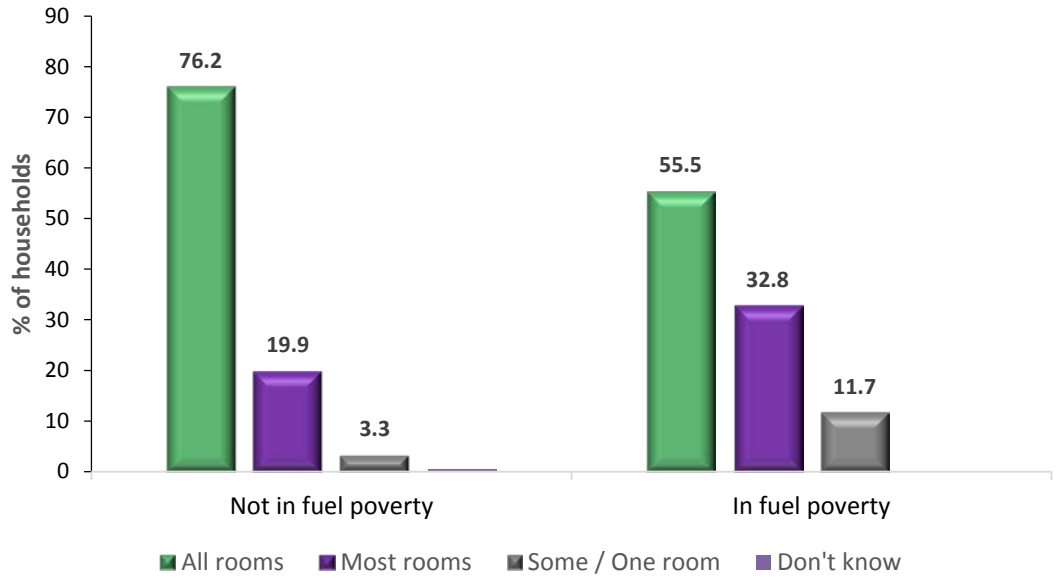


FIGURE 42: ROOMS HEATED IN WINTER BY FUEL POVERTY



19.0 HOUSING AND HEALTH

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

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

LONG-TERM ILLNESS AND DISABILITY AND ADAPTATION

19.2 2,760 households in Copeland (10.8%) indicated that at least one household member was affected by a long-term illness or disability. Illness/disability is generally age related. 1,983 of the households affected by illness/disability (71.9%) have a head of household aged 65 years and over.

FIGURE 43: LONG-TERM ILLNESS/DISABILITY AND AGE OF HEAD OF HOUSEHOLD

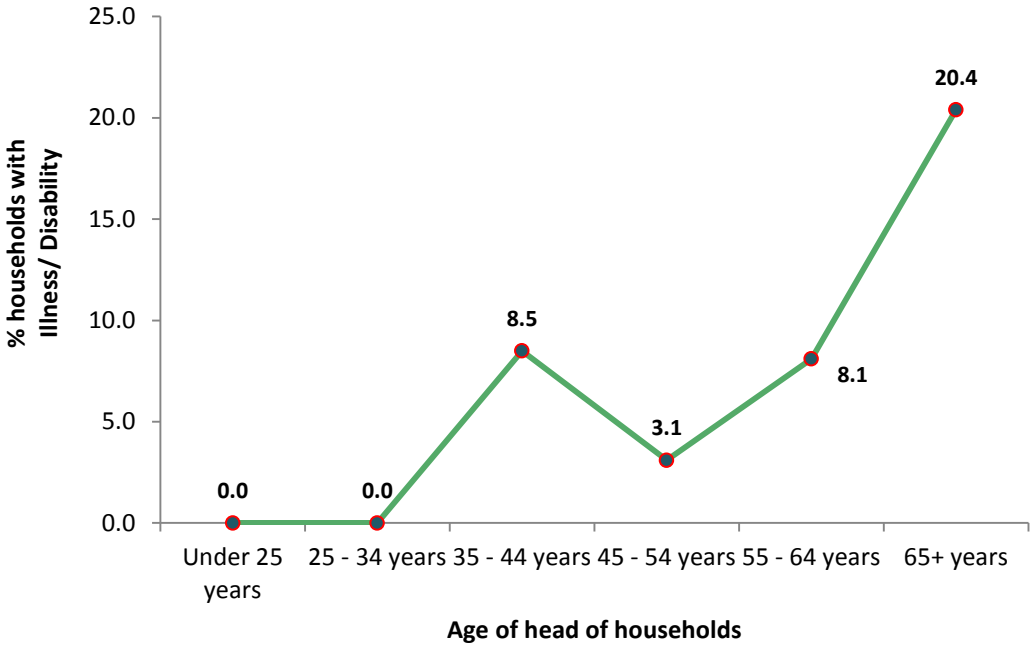


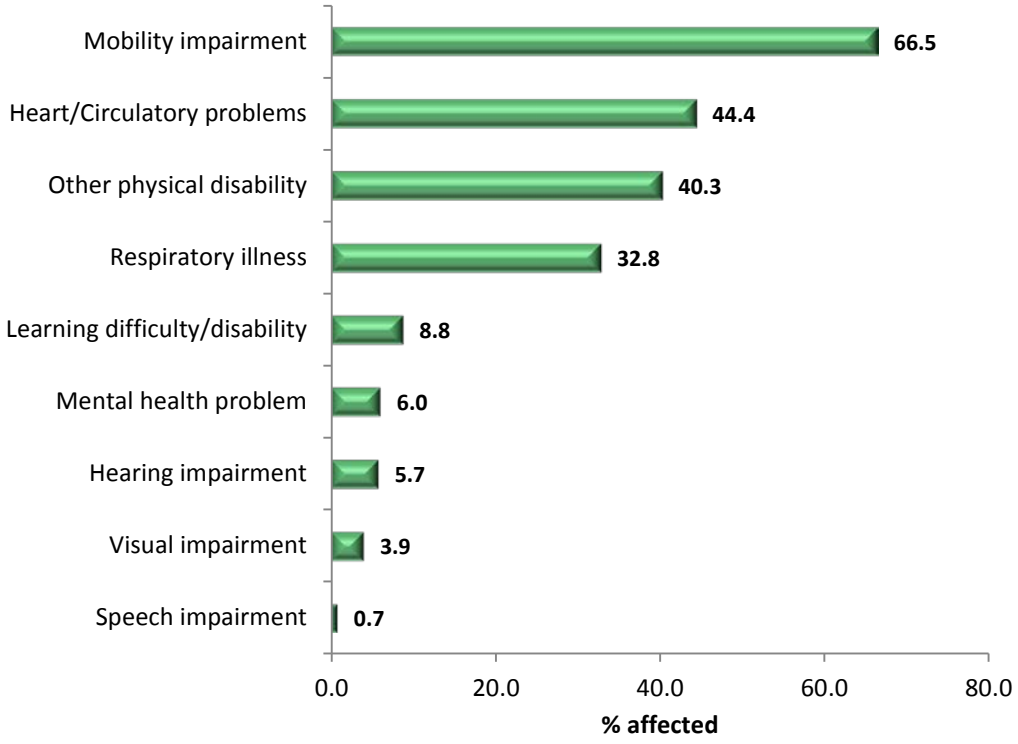
TABLE 35: HOUSEHOLD ILLNESS/DISABILITY BY HOUSEHOLD CHARACTERISTICS			
	HOUSEHOLD ILLNESS OR DISABILITY		
	No	Yes	All Households

	H/holds	%	H/holds	%	H/holds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 years	273	100.0	0	0.0	273	100.0
25-34 years	3220	100.0	0	0.0	3220	100.0
35-44 years	3326	91.5	307	8.5	3633	100.0
45-54 years	4377	96.9	141	3.1	4518	100.0
55-64 years	3741	91.9	329	8.1	4070	100.0
65 years and over	7742	79.6	1983	20.4	9726	100.0
ECONOMIC STATUS HEAD OF HOUSEHOLD						
Employed (Full / Part)	13491	98.1	267	1.9	13759	100.0
Registered unemployed	245	100.0	0	0.0	245	100.0
Wholly retired	8282	79.5	2133	20.5	10415	100.0
Other economically inactive	661	64.7	360	35.3	1021	100.0
HOUSEHOLD TYPE						
Married / cohabiting no dependent children	10523	91.2	1014	8.8	11538	100.0
Married / cohabiting with dependent children	4669	94.4	277	5.6	4946	100.0
Lone parent family	1040	96.7	35	3.3	1075	100.0
Other multi person household	708	94.5	41	5.5	749	100.0
One person under 60	1956	90.5	206	9.5	2162	100.0
One person 60 or over	3783	76.1	1186	23.9	4970	100.0
LOW INCOME HOUSEHOLD						
Low income	3768	87.3	550	12.7	4317	100.0
Not low income	18911	89.5	2210	10.5	21122	100.0
ECONOMICALLY VULNERABLE						
Not economically vulnerable	20354	95.8	903	4.2	21256	100.0
Economically vulnerable	2325	55.6	1857	44.4	4183	100.0
ALL HOUSEHOLDS	**22679**	**89.2**	**2760**	**10.8**	**25439**	**100.0**

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

- ***Mobility impairment:*** ***1,836 H/holds – 66.5%;***
- ***Heart/Circulatory problems:*** ***1,226 H/holds – 44.4%;***
- ***Other physical disability:*** ***1,112 H/holds – 40.3%; and***
- ***Respiratory illness:*** ***905 H/holds – 32.8%.***

FIGURE 44: HOUSEHOLDS WITH LONG-TERM ILLNESS/DISABILITY - ILLNESS/DISABILITY TYPE



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

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

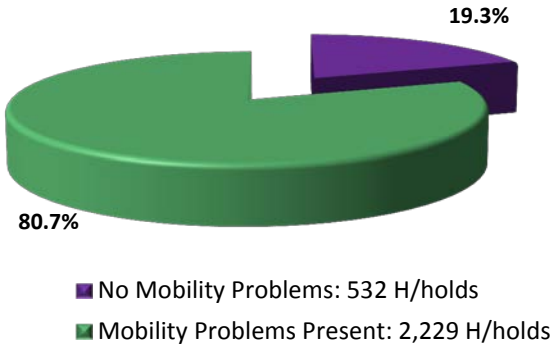
	No Contact		Health Service Contact Made		All Households	
	H/holds	%	H/holds	%	H/holds	%
Health service contact overall	289	10.5	2471	89.5	2760	100.0
GP surgery visit	589	21.3	2171	78.7	2760	100.0
GP home visit	2320	84.1	440	15.9	2760	100.0
NHS direct	2694	97.6	66	2.4	2760	100.0
Attended A and E	2574	93.2	186	6.8	2760	100.0
Attended hospital as outpatient	675	24.5	2085	75.5	2760	100.0
Attended hospital as inpatient	2177	78.9	584	21.1	2760	100.0

2,171 households with an illness/disability (78.7%) have made a surgery visit to their GP, a further 440 households (15.9%) have arranged a home visit from their GP, and 2,085 households (75.5%) have attended hospital as an outpatient. Overall, 2,471 households with an illness/disability (89.5%) have had contact with local health services in the past year.

MOBILITY AND ADAPTATION

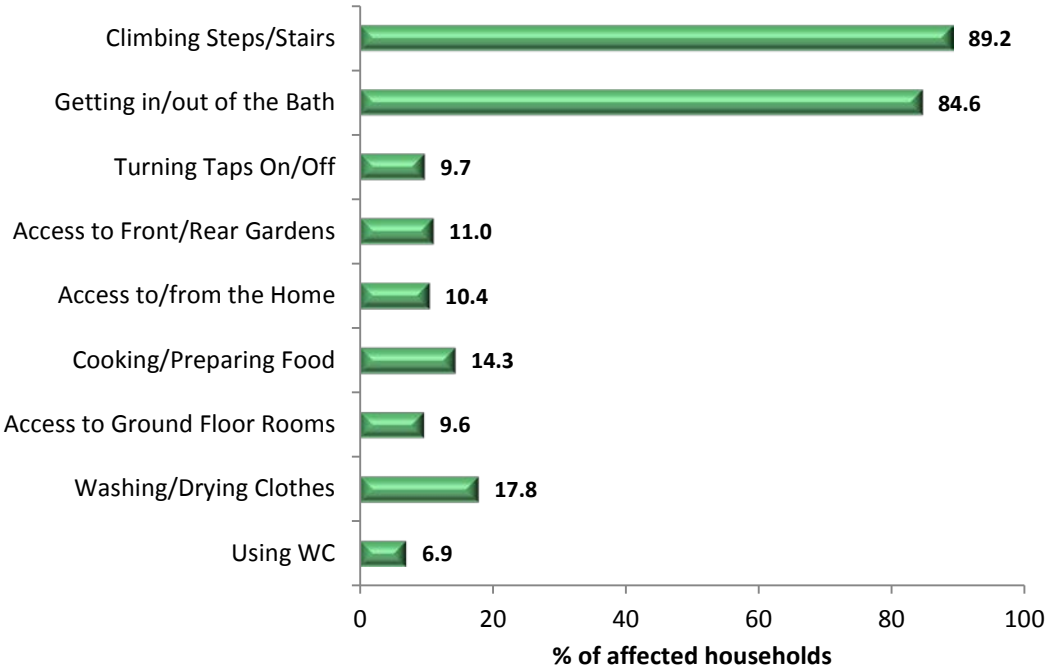
19.5 Of the 2,760 households affected by a long-term illness or disability, 2,229 households (80.7%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 532 households (19.3%).

FIGURE 45: HOUSEHOLDS WITH ILLNESS/DISABILITY - MOBILITY PROBELMS



Among households where mobility is affected the most common problems relate to climbing steps/stairs, to using bathroom amenities and washing/drying clothes.

FIGURE 46: MOBILITY PROBLEMS
Base = All households with long-term illness/disability and mobility problems (2,229 households)



19.6 Only 482 households with a mobility problem (21.6%) live in an adapted dwelling. For the remaining 1,747 households with a mobility problem (78.4%) no adaptations have been

made to their existing dwellings. These households represent the potential source of demand for DFG support from the Council in the short-term future.

ACCIDENTS IN THE HOME

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

19.8 The risk of accidents in the home, including falls/shocks, burns, fires, scalds and collisions/cuts/strains, is measured within the HHSRS and has been reported previously in Chapter 10 of the report. Households were asked if any member had an accident in the home during the past year. 222 households (0.9%) stated that a household member had been affected.

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

HOUSEHOLD VIEWS ON HOUSING AND HEALTH

19.10 Households were asked for their views on whether the design/condition of their home affected the health and well-being of their family. 14,862 households (58.4%) perceived no effect through condition with a further 6,435 households (25.3%) perceiving a positive effect through good quality/condition housing. Only 416 households (1.6%) thought that their current housing conditions impacted negatively on their family's health while 3,726 households (14.6%) held no strong views.

20. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

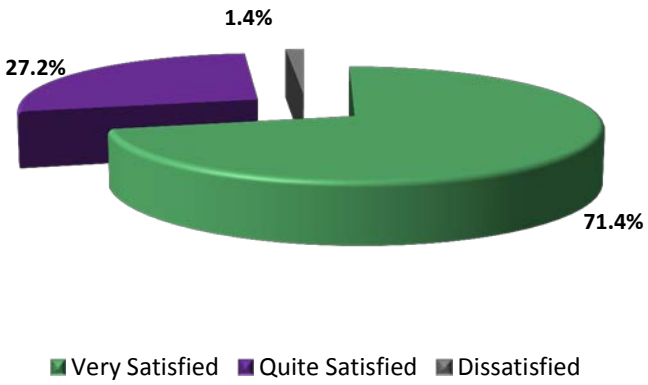
20.1 Balancing surveyors' views on housing and environmental conditions previously reported, household views were assessed with regard to:

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

HOUSING SATISFACTION

20.2 Housing satisfaction levels are good. 18,154 households (71.4%) are very satisfied with their current accommodation, 6,928 households (27.2%) are quite satisfied. Only, 357 households (1.4%) expressed direct dissatisfaction with their home.

FIGURE 47: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING



20.3 Variations in housing dissatisfaction are difficult to measure between housing sectors and geographically across Copeland given the small number of households expressing dissatisfaction. The majority of households living in non-decent homes remain satisfied with their current accommodation, but levels of dissatisfaction are slightly higher than for households living in decent homes:

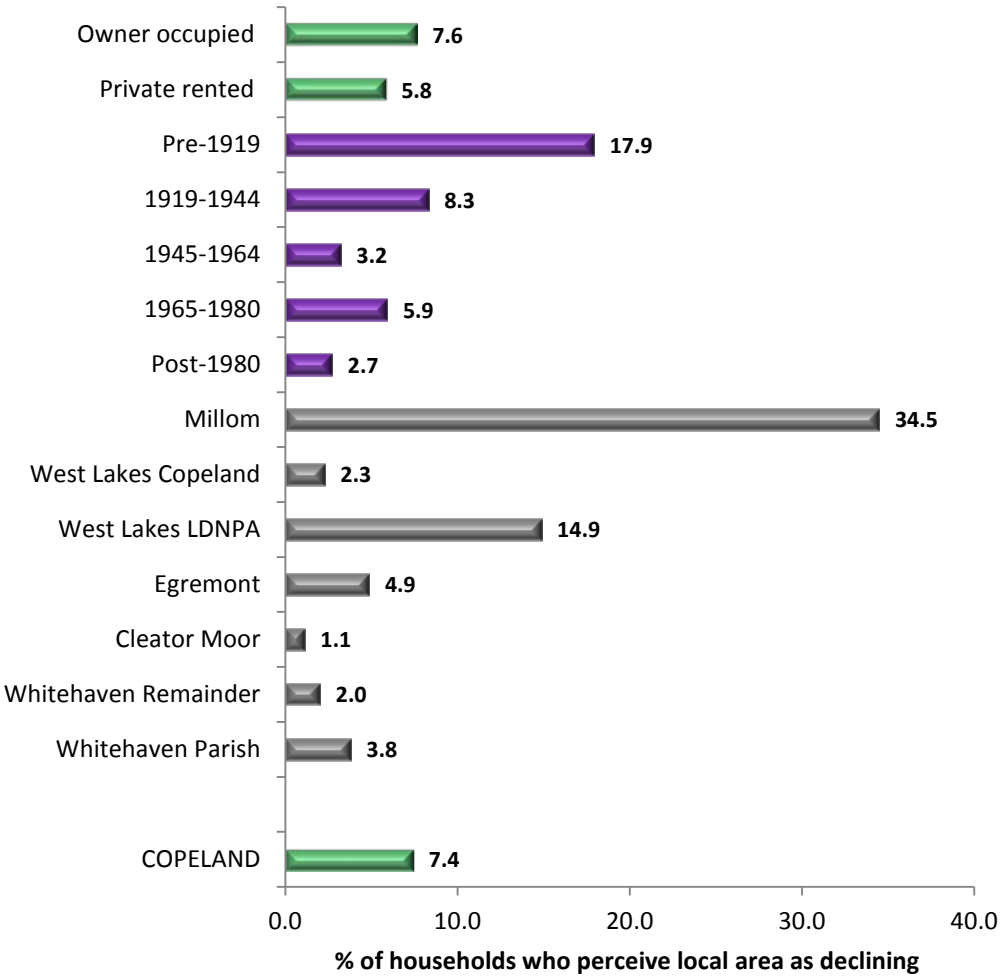
- ***180 households living in non-decent homes are dissatisfied with their current accommodation representing 4.6% of all households living in non-decent homes. This compares with 0.8% of households living in decent homes.***

AREA SATISFACTION AND AREA TRENDS

20.4 Household satisfaction with their local areas is also high. 17,627 households (69.3%) are very satisfied with where they live; 7,242 households (28.5%) are quite satisfied. 570

households are dissatisfied with the area in which they live (2.3%). The majority of households (20,506 households – 80.6%) regard their local area as largely unchanging over the last 5 years; 3,055 households (12%) perceive their area as improving while 1,878 households (7.4%) perceive a decline in their local area. Perceptions of recent area decline are highest in the owner occupied sector, for households living in pre-1919 housing and in the Millom and West Lakes LDNPA sub-areas.

FIGURE 48: PERCEPTIONS OF AREA DECLINE BY HOUSING TENURE, DATE OF CONSTRUCTION AND SUB-AREA



20.5 Households were questioned on their feelings of personal safety both in their home and in their local area. The overwhelming majority of households (25,201 households – 99.1%) feel safe in their home at night.

20.6 22,772 households (89.5%) feel safe in their local area at night – 1,040 households (4.1%) feel unsafe. Feelings of unsafety within their local area are higher for elderly households and in the Millom and West Lakes HMA areas. 398 households (1.6%) stated they had been a victim of crime in the last 12 months.

SECTION 6:
SECTORAL REVIEW

21. OWNER OCCUPIERS IN NON-DECENT HOMES

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

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

INTERVENTION FRAMEWORK

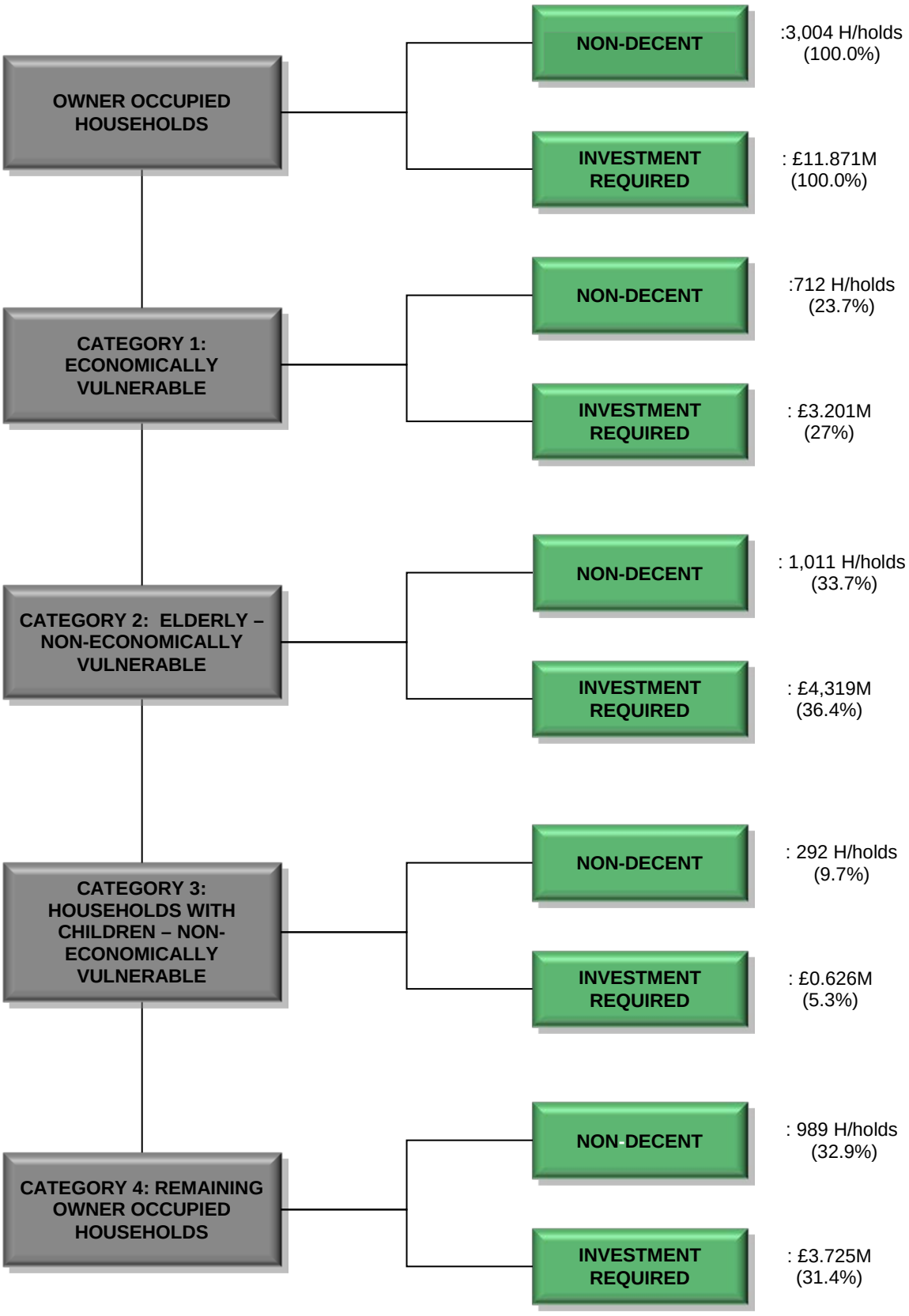
21.2 A potential framework for intervention within the owner occupied sector is illustrated in Figure 48. Three main targets for support have been identified within this framework including:

- ***Economically vulnerable households;***
- ***Elderly households; non-economically vulnerable; and***
- ***Families with children; non-economically vulnerable.***

21.3 3,004 owner occupied households (13.8%) live in homes which are non-decent with total outstanding expenditure on decent homes improvements of £11.871M. 712 households within this sector are economically vulnerable representing 23.7% of the total. Estimated improvement expenditure for these households is £3.201M.

21.4 Among owner occupied households living in non-decent conditions; 1,011 households (33.7%) are elderly in composition but not economically vulnerable and 292 households (9.7%) contain children. These households are not economically vulnerable but may be under pressure financially to improve and maintain their homes. Outstanding expenditure against these groups to achieve the decent homes standard is estimated at £4.946M.

FIGURE 49: OWNER OCCUPIED INTERVENTION FRAMEWORK
Base = Owner occupied households in non-decent homes

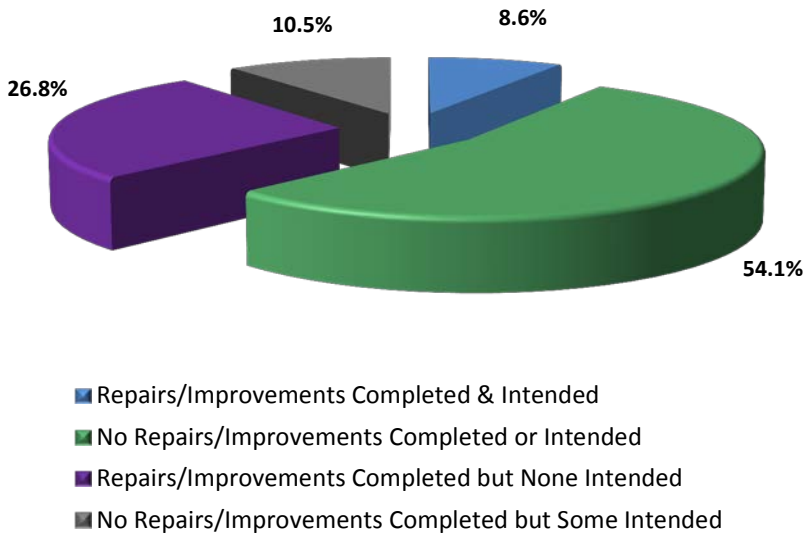


21.5 While economic factors will influence the ability of owner occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels have been reported as high and these are retained among owner occupiers in non-decent homes. 1,748 owner occupiers living in non-decent homes (58.2%) are very satisfied with their current home, an additional 1,077 households (35.8%) are quite satisfied. Only 180 owner occupiers in non-decent homes (6%) expressed direct dissatisfaction with their current accommodation.

21.6 Against these attitudes to housing, previous and projected home improvement activity levels among owner occupiers remain low. 1,940 owner occupiers in non-decent homes (64.6%) have completed no major repairs/improvements in the last 5 years, 2,430 households (80.9%) have no intentions to carry out major repairs/improvements, within the next 5 years.

FIGURE 50: OWNER OCCUPIED REPAIR ACTIVITY

OWNER OCCUPIED HOUSEHOLDS IN NON-DECENT HOMES



21.7 Patterns of previous and intended repairs/improvements by households living in non-decent homes are illustrated in Table 37.

TABLE 37: OWNER OCCUPIERS IN NON-DECENT HOMES – PREVIOUSLY COMPLETED AND INTENDED REPAIRS AND IMPROVEMENTS		
REPAIRS/IMPROVEMENTS	COMPLETED LAST 5 YEARS	INTENDED NEXT 5 YEARS
	%	%
Loft Insulation	5.6	2.0
First time Central Heating	12.5	2.0
Central Heating Change/Upgrade	12.5	4.1
PV's	0.6	N/A
New Windows	9.4	4.4
New Doors	7.5	4.4
Rewiring	5.5	3.9
External Repairs	13.1	11.9
New Kitchen	N/A	3.9
New Bathroom	N/A	3.7

With regard to previous improvements by owner occupiers in non-decent homes these have been dominated by energy related works and external repairs. Energy works will have impacted positively on home energy efficiency and on thermal comfort performance with the Decent Homes Standard. Intended future works are dominated by general external repairs.

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

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

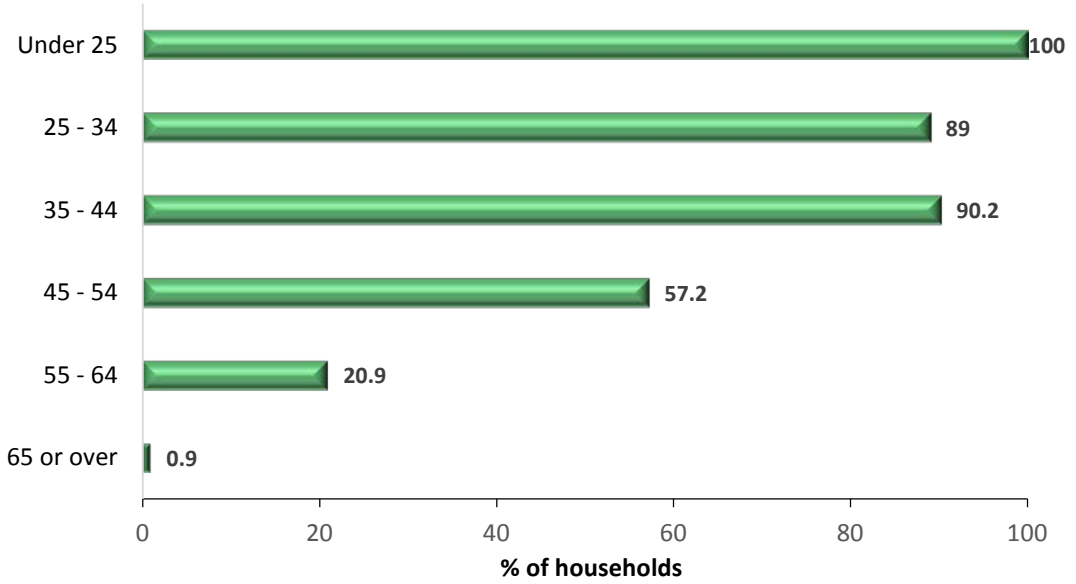
21.9 During the survey owner occupiers were asked for information on their current mortgage position. In support of this information a desktop valuation of private occupied homes was completed from land registry sources. Property values less existing mortgage holdings provide an indicator of equity potential.

21.10 7,722 owner occupied households (35.4%) have existing mortgage or financial commitments against their home. The remaining 14,118 households (64.6%) have no mortgage or financial commitments. Among households with a mortgage, the average size of this mortgage is estimated at £72,017 per household giving total mortgage holdings of £556 million.

TABLE 38: OWNER OCCUPIED MORTGAGE HOLDINGS		
OUTSTANDING MORTGAGE	HOUSEHOLDS	%
£'s...		
No Mortgage Commitment	14118	64.6
Less than £5,000	190	0.9
£5,000 - £15,000	779	3.6
£15,000 - £30,000	639	2.9
£30,000 - £45,000	964	4.4
£45,000 - £60,000	845	3.9
£60,000 - £75,000	1696	7.8
£75,000 - £90,000	593	2.7
£90,000 - £120,000	634	2.9
£120,000 - £150,000	558	2.6
£150,000 - £180,000	521	2.4
£180,000 - £210,000	225	1.0
£210,000 - £240,000	77	0.4
ALL HOUSEHOLDS	21840	100.0

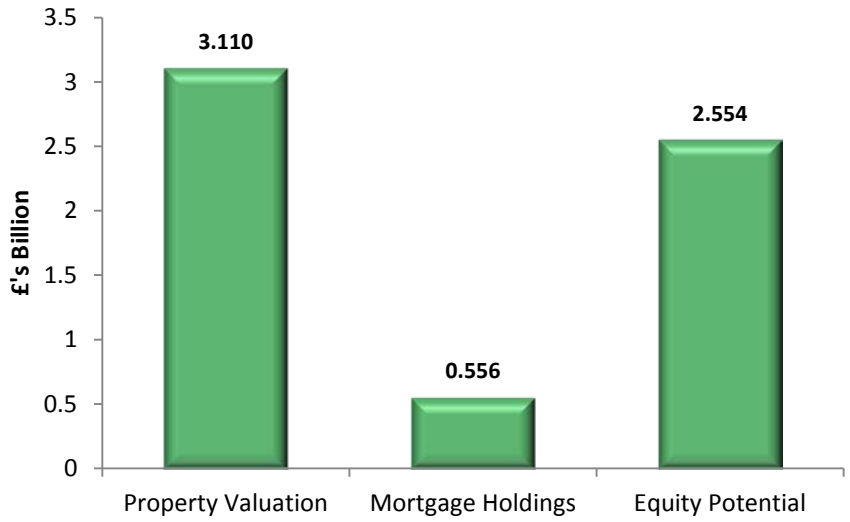
21.11 There is a strong relationship between the age of head of household and whether the household has a mortgage or not. All households with a head of household less than 25 years old possess a mortgage whereas less than one per cent of households with a head of household aged 65 or over have an outstanding mortgage.

FIGURE 51: POSSESSION OF MORTAGE BY AGE OF HEAD OF HOUSEHOLD



21.12 Average owner occupied property prices have been estimated from house price sources producing a valuation of owner occupied housing of £3.110 billion. Compared with mortgage holdings this provides an equity potential of £2.554 billion.

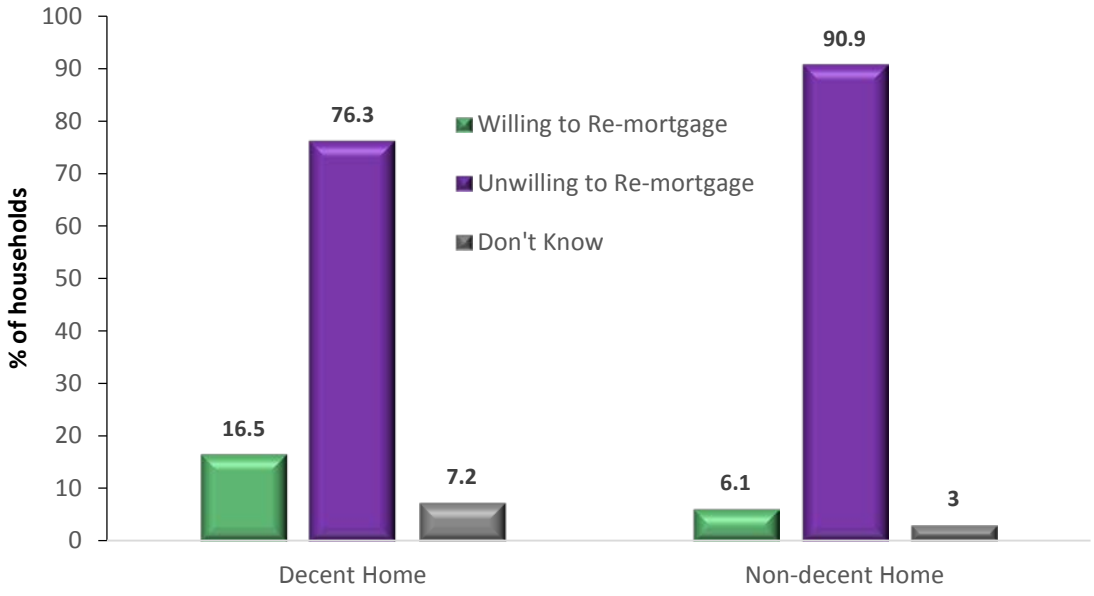
FIGURE 52: MORTGAGE, VALUATION AND EQUITY



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

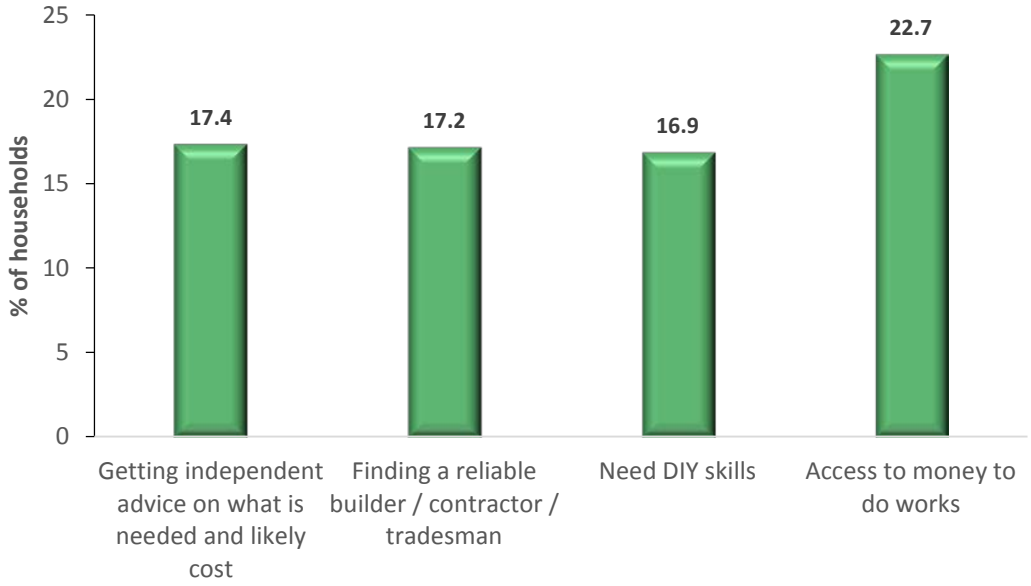
21.13 A central issue locally is not the undoubted existence of owner occupied property equity but the release of this equity for home improvement/repair activity. Owner occupied households were questioned on their attitudes to such release. 3,296 households (15.1%) stated that they would re-mortgage their dwelling for home improvements. Among owner occupied households living in non-decent homes 6.1% stated that they would re-mortgage for home improvements.

FIGURE 53: WILLINGNESS TO RE-MORTAGE BY DECENT HOMES



21.14 In addition to equity release owner occupiers were questioned on the main barriers they perceived to home improvement and other forms of Council support. The most commonly cited barrier to undertaking repairs / home improvement relates to access to money, with 22.7% of all owner occupiers indicating this was an issue.

FIGURE 54: BARRIERS TO HOME IMPROVEMENT



12.15 Owner occupiers exhibited more interest in council provided affordable / low cost loans for repairs or home improvement; a fifth of all owner occupiers expressed interest in such a scheme, although amongst those occupying non-decent homes the proportion was much lower at just 11.2%. By age of head of household, interest in this type of scheme is lower for both younger and older households with those with a head of household aged between 35 and 54 displaying the most interest.

12.16 Almost 40% of owner occupiers would welcome the Council providing a list of builders and contractors. This is of particular interest within single person households aged 60 or over; 51.1% of these households thought such a list would be useful.

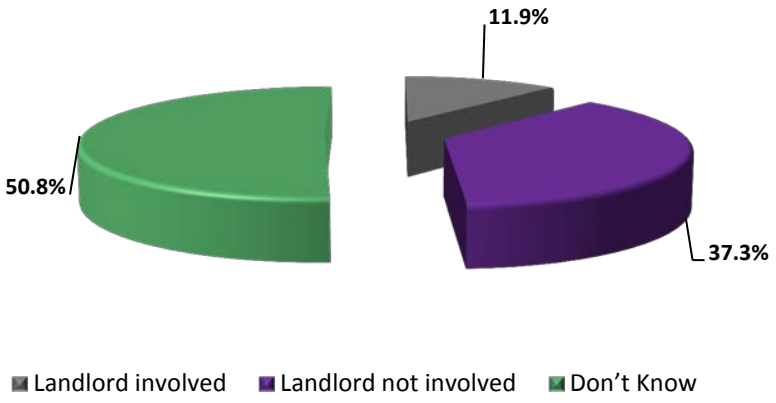
22. THE PRIVATE RENTED SECTOR

22.1 4,532 dwellings (16.3%) are estimated to be in private rental with 3,598 of these dwellings occupied at the time of the survey (79.4%). The characteristics and distribution of private rented dwellings, and underlying conditions within the sector have been discussed throughout the body of this report. Tenants within occupied private rented dwellings were asked additional questions about their tenancy including:

- ***Landlord membership of Copeland's Landlord Charter;***
- ***Source of tenancy dealings;***
- ***Reported issues and landlord/agent action; and***
- ***Property repair.***

22.2 Only 428 tenants (11.9%) stated their landlord was a member of Copeland's Landlord Charter; 1,343 tenants (37.3%) said their landlord was not a member. A majority of tenants (1,828 households – 50.8%) were unaware of their landlord's involvement.

FIGURE 55: TENANT AWARENESS OF PROPERTY ACCREDITATION

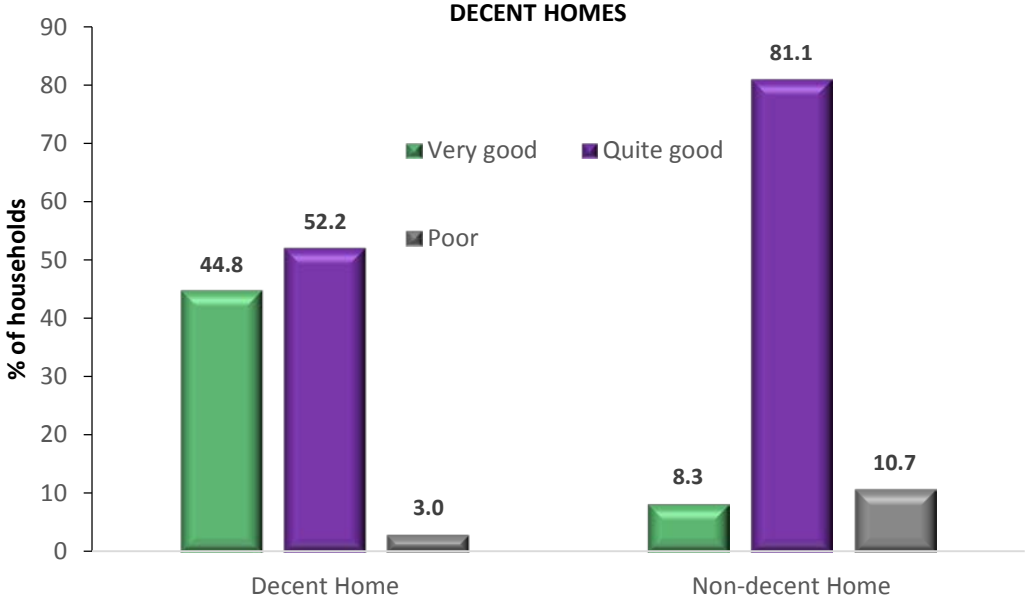


22.3 Tenants are fairly equally split between those who deal directly with their landlord (1,647 tenants – 45.8%) and those who deal with a property agent 1,932 tenants (53.7%).

22.4 915 tenant households (25.4%) have informed their landlord or agent of outstanding repairs. In 619 tenant households (67.6%) these issues were being addressed, however in 396 tenant households (32.4%) repair issues remain outstanding. 585 households (69.2%) who occupy a non-decent privately rented home have not informed their landlord or property agent about outstanding repairs.

22.5 Overall 1,304 tenant households (36.2%) regard their rented home to be in very good condition; a further 2,122 tenant households (59%) regard the repair condition of their home as quite good. Only 173 tenant households (4.8%) regard repair conditions as poor.

FIGURE 56: TENANTED HOUSEHOLD PERCEPTION OF REPAIR CONDITION BY DECENT HOMES



Differences in tenant perceptions of condition exist depending upon whether the accommodation meets the Decent Homes Standard or not. Where the property meets the standard only 3% of tenants regard repair conditions as poor. This rises to 10.7% of tenants where the property fails the Decent Homes Standard.

SECTION 7:
CONCLUSIONS

Chapter 23: Conclusions

23. CONCLUSIONS

23.1 This report has presented the findings of a comprehensive survey of housing and household conditions in the Copeland Borough Council area. The survey updates the findings of a previous survey in 2011 providing a new and objective benchmark for the refinement and further development of private sector housing strategies.

23.2 The survey has been conducted across a private sector housing stock of 27,741 dwellings containing 25,439 households and a household population of 56,098 persons. Within the private sector housing stock 25,438 dwellings (91.7%) were occupied at time of survey; the remaining 2,303 dwellings (8.3%) were vacant. No dwellings in multiple occupation were identified during the course of the survey. Private sector housing is dominated by the owner occupied sector (23,209 dwellings – 83.7%) but with a significant private rented sector (4,532 dwellings 16.3%). Private sector housing stock is predominantly of post second world war construction and in traditional low-rise terraced, semi-detached and detached configurations.

23.3 21,567 occupied private sector dwellings (84.8%) meet the requirements of the Decent Homes Standard and are in good condition. The remaining 3,871 dwellings (15.2%) fail the requirements of the Decent Homes Standard and are non-decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- ***1,927 dwellings (7.6%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);***
- ***1,631 dwellings (6.4%) are in disrepair;***
- ***261 dwellings (1%) lack modern facilities and services; and***
- ***1,648 dwellings (6.5%) fail to provide a reasonable degree of thermal comfort.***

The majority of non-decent homes fail on one item of the standard 2,507 dwellings – 64.7%; the remaining 1,364 non-decent homes exhibit multiple failures (35.3%). Costs to achieve decent homes within the private housing sector are estimated at £14.707M averaging £3,799 per non-decent home.

23.4 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 36.6% reduction in non-decency which has declined from 34.4% of private housing non-decent in 2008 to 21.8% in 2016. The extent of change nationally is mirrored locally in Copeland with a 59.3% reduction in overall rates of non-decency from 35.9% of private housing non-decent in 2011 to 15.2% non-decent in 2016. Levels of energy efficiency have improved significantly since 2011 as evidenced by an increase in average SAP ratings from 50 in 2011 to 64 in 2016.

23.5 Information available from the English Housing Survey 2015/16 enables housing conditions in Copeland to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 15.2% of private sector housing is non-decent compared to 20.7% nationally. Within the Decent Homes Standard, repair conditions locally are worse than the national average.

23.6 Variations in Decent Homes performance reflect higher rates of failure in:

- ***Terraced housing;***
- ***Private rented sector;***
- ***Dwellings constructed pre-1919; and***
- ***Millom, West Lakes LDNPA and Whitehaven Remainder sub-areas.***

23.7 Poor housing conditions impact on socially and economically disadvantaged households and in particular the elderly and the economically vulnerable. Households with a head of household aged 65 years and over account for 44.1% of all households resident in non-decent dwellings; economically vulnerable households account for 26.7% of all households resident in non-decent dwellings. Overall, 75.4% of economically vulnerable households live in non-decent dwellings – above the previous target PSA Target 7 thresholds for 2011 and 2021.

23.8 Fuel poverty was measured under new Low Income/High Cost (LIMC) measures in England. Under the new LIHC approach 2,712 households in Copeland (10.7%) have low incomes and high fuel costs and are in fuel poverty. Levels of fuel poverty are in line with the national average for England (10.3%). Demographically, fuel poverty impacts most strongly on the elderly, and on households living in the private rented and pre-1919 housing sectors.

23.9 2,760 households in Copeland (10.8%) indicated that at least one household member was affected by a long-term illness or disability. The most common complaints were related to mobility impairment/physical disability, heart/circulatory problems and respiratory illness. Of those households with an illness/disability 2,229 households (80.7%) stated that they had a mobility problem with their dwelling. Only 21.6% of households with a mobility problem live in an adapted dwelling. Long-term illness and disability place significant pressure on local Health Service resources. 78.7% of affected households have made health service contact in the past year with predominant contact at GP or hospital outpatient level.

23.10 3,004 owner occupied households (13.8%) live in homes which are non-decent with total outstanding expenditure on decent homes improvements of £11.871M. 712 households within this sector are economically vulnerable, 1,011 households while not economically vulnerable are elderly. Economic factors will influence the ability of owner occupiers to improve their homes but other factors will also impact. 58.2% of owner occupiers in non-

decent homes are very satisfied with their current home, 64.6% have completed no major repairs/improvements in the last 5 years and 80.9% have no intentions of carrying out repairs/improvements within the next 5 years. 64.6% of owner occupied households have no existing mortgage or financial commitments on their home. Equity levels within the owner occupied sector are estimated at £2.554 billion. Among owner occupied households living in non-decent homes 6.1% stated they would re-mortgage for home improvements.

23.11 Within the private rented sector only 428 tenants (11.9%) stated their landlord was a member of Copeland's Landlord Charter. Overall, 3,426 tenants (95.2%) regarded their dwelling to be in very good or quite good repair condition. 173 tenant households (4.8%) regarded repair conditions as poor. Tenant perceptions of repair conditions vary depending upon decent homes compliance. Positive perceptions of condition increase where for households occupying decent dwellings.

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APPENDICES

APPENDIX A:

THE INTERPRETATION OF STATISTICAL DATA

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

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

APPENDIX B:

SAMPLING ERRORS

NON-TECHNICAL SUMMARY

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

Sampling Error

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

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

Sampling Error Calculation

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

For example, the survey estimates that 15.2% of the occupied housing stock is non-decent. The standard error for this value is estimated to be $\pm$ 2.82%. This means that there is a 95% chance of the value lying in the range 12.4% – 18.0%. In terms of numbers this means that of the total housing stock of 25,438 occupied dwellings, the number of dwellings which are non-decent is likely to be between 3,154 and 4,584. However our best estimate is 3,871 dwellings.

The simplest type of survey design is simple random sampling. This involves drawing the sample at random with every member of the population having an equal probability of being included in the sample. The standard error of an estimated proportion derived from a simple random sample can be calculated approximately as:

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

Where: p = the estimated proportion

n = the sample size on which the proportion is based

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

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

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

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

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

Where: p_i = the estimated proportion with the characteristics in stratum i

n_i = the number of households/dwellings sampled in stratum i

N_i = the total number of households/dwellings existing in stratum i

N = the total number of households/dwellings

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

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

APPENDIX C:

SURVEY QUESTIONNAIRE

COPELAND - INTERNAL

Dwelling Ref
WRITE IN ANSWER.

NUMBER OF HABITABLE ROOMS
WRITE IN ANSWER.

1st Line of Address
WRITE IN ANSWER. 50

NUMBER OF BEDROOMS
WRITE IN ANSWER.

Surveyor No
WRITE IN ANSWER.

What repairs are required to the following elements (whole dwelling assessment) SELECT ONE ANSWER ON EACH LINE ACROSS.

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

What internal defects are apparent (Whole dwelling assessment) SELECT ONE ANSWER ON EACH LINE ACROSS.

	None	Minor (Defect evident but limited)	Moderate (Defect evident with potential impact on occupation)	Severe (Major defect with significant impact on occupation)
Rising Damp	☐	☐	☐	☐
Penetrating Damp	☐	☐	☐	☐
Dry / Wet Rot	☐	☐	☐	☐
Heating	☐	☐	☐	☐
Ventilation	☐	☐	☐	☐
Natural Light	☐	☐	☐	☐
Artificaul Light	☐	☐	☐	☐
Mould / Condensation	☐	☐	☐	☐

STANDARD AMENITIES
SELECT ONE ANSWER ONLY.

yes - exclusive use ☐
yes - shared use ☐
no ☐

MAINS GAS SUPPLY
SELECT ONE ANSWER ONLY.

Yes ☐
No ☐

MAINS WATER SUPPLY
SELECT ONE ANSWER ONLY.

Yes ☐
No ☐

MAINS DRAINAGE
SELECT ONE ANSWER ONLY.

Yes ☐
No ☐

CENTRAL HEATING
SELECT ONE ANSWER ONLY.

yes - full C.H. ☐
yes - partial C.H. ☐
no - none ☐

Heating / Boilers / Appliances Repair
SELECT ONE ANSWER ONLY.

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

Replacement period heating / boiler / appliances
SELECT ONE ANSWER ONLY.

Inside 10 years ☐
Outside 10 years ☐

Repairs required to Heating Distribution
SELECT ONE ANSWER ONLY.

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

Replacement Period Heating Distribution
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

KITCHEN FITTINGS
SELECT ONE ANSWER ONLY.

under 20 yrs old ..... ☐
over 20 yrs old ..... ☐

KITCHEN SPACE/LAYOUT
SELECT ONE ANSWER ONLY.

adequate ..... ☐
inadequate ..... ☐

Repairs required to Kitchen Fittings
SELECT ONE ANSWER ONLY.

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

Replacement Period Kitchen Fittings
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

AGE OF BATHROOM AMENITIES
SELECT ONE ANSWER ONLY.

under 30 yrs old ..... ☐
over 30 yrs old ..... ☐

BATHROOM LOCATION
SELECT ONE ANSWER ONLY.

satisfactory ..... ☐
unsatisfactory ..... ☐

W.C. LOCATION
SELECT ONE ANSWER ONLY.

satisfactory ..... ☐
unsatisfactory ..... ☐

Repairs required to Bathroom Amenities
SELECT ONE ANSWER ONLY.

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

Replacement period - Bathroom Amenities
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

Is the property a flat / maisonette?
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

COMMON AREA SIZE (Flats and Maisonettes only)
SELECT ONE ANSWER ONLY.

satisfactory ..... ☐
unsatisfactory ..... ☐
n/a ..... ☐

COMMON AREA LAYOUT (Flats and Maisonettes only)
SELECT ONE ANSWER ONLY.

satisfactory ..... ☐
unsatisfactory ..... ☐
n/a ..... ☐

Repairs required to - Internal Plumbing
SELECT ONE ANSWER ONLY.

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

Replacement period - Internal Plumbing
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

Required repairs - Electrics
SELECT ONE ANSWER ONLY.

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

Replacement period
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

SMOKE ALARMS PRESENT
SELECT ONE ANSWER ONLY.

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

CARBON MONOXIDE ALARMS
SELECT ONE ANSWER ONLY.

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

HAS THE DWELLING BEEN ADAPTED FOR DISABLED USE?
SELECT ONE ANSWER ONLY.

yes ..... ☐
no ..... ☐

If adapted, are any of the following present? SELECT ONE ANSWER ON EACH LINE ACROSS.

	Yes	No	N/A
Level / ramped access.....	☐	☐	☐
Chair/stairlift/through floor lift	☐	☐	☐
Adapted bathroom / WC	☐	☐	☐
Adapted kitchen.....	☐	☐	☐
Wheelchair accessible WC	☐	☐	☐
Ground floor bedroom / bathroom	☐	☐	☐
Repositioned electrical controls	☐	☐	☐

SAFE ACCESS TO THE FRONT GARDEN FOR A DISABLED PERSON
SELECT ONE ANSWER ONLY.

No Front Garden ..... ☐
Unsatisfactory Access ..... ☐
Satisfactory Access ..... ☐

SAFE ACCESS TO THE REAR GARDEN FOR A DISABLED PERSON
SELECT ONE ANSWER ONLY.

No Rear Garden ..... ☐
Unsatisfactory Access ..... ☐
Satisfactory Access ..... ☐

Please indicate the level of the following hazards.. SELECT ONE ANSWER ON EACH LINE ACROSS.

	Average (or better)	Worse than average	Serious (Possible Cat 1)
Damp & Mould.....	☐	☐	☐
Excess Cold	☐	☐	☐
Excess Heat	☐	☐	☐
Asbestos	☐	☐	☐
Biocides.....	☐	☐	☐
Carbon Monoxide	☐	☐	☐
Lead	☐	☐	☐
Radiation	☐	☐	☐
Uncombusted Fuel	☐	☐	☐
Volatile Organic Compounds	☐	☐	☐
Crowding & Space.....	☐	☐	☐
Entry by Intruders	☐	☐	☐
Lighting.....	☐	☐	☐
Noise.....	☐	☐	☐

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

Have you completed the additional forms for any Hazards Worse than average or Serious?
SELECT ONE ANSWER ONLY.

Yes ..... ☐
N/A ..... ☐

Please enter any comments here
WRITE IN ANSWER.

COPELAND - EXTERNAL

Dwelling Ref
WRITE IN ANSWER.

Please enter FIRST LINE of address
WRITE IN ANSWER.

Surveyor No
WRITE IN ANSWER.

ADDRESS STATUS
SELECT ONE ANSWER ONLY.

- effective permanent dwelling ... ☐
- non perm. dwelling ... ☐
- major works ... ☐
- converted/non residential ... ☐
- demolished/derelict ... ☐
- address unob./cannot locate ... ☐

VACANT
SELECT ONE ANSWER ONLY.

- occupied ... ☐
- vacant for sale ... ☐
- vacant for rent ... ☐
- vacant - repairs / maintenance . ☐
- vacant-closed/bricked-up ... ☐
- vacant derelict ... ☐
- vacant - other long term ... ☐

MULTIPLE OCCUPATION
SELECT ONE ANSWER ONLY.

- Single Occupation ... ☐
- Multiple Households ... ☐
- Vacant ... ☐

TENURE
SELECT ONE ANSWER ONLY.

- owner occupied ... ☐
- private rented ... ☐
- tied/rent free ... ☐
- rsl/excluded ... ☐

EXTENT OF SURVEY
SELECT ONE ANSWER ONLY.

- full + interview ... ☐
- full only ... ☐
- external only ... ☐
- no survey ... ☐

DWELLING TYPE
SELECT ONE ANSWER ONLY.

- house ... ☐
- bungalow ... ☐
- maisonette ... ☐
- purpose built flat ... ☐
- flat in converted building ... ☐
- non-res with flats ... ☐
- house/mixed use ... ☐

DWELLING CONFIGURATION
SELECT ONE ANSWER ONLY.

- mid terrace ... ☐
- end terrace ... ☐
- semi detached ... ☐
- detached ... ☐

CONSTRUCTION TYPE
SELECT ONE ANSWER ONLY.

- traditional ... ☐
- non traditional ... ☐
- park home ... ☐

DATE OF CONSTRUCTION
SELECT ONE ANSWER ONLY.

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

NO HABITABLE FLOORS IN DWELLING
WRITE IN ANSWER.

STOREY LEVEL OF FLAT
SELECT ONE ANSWER ONLY.

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

EXTERNAL WALL
SELECT ONE ANSWER ONLY.

- solid 9" ... ☐
- cavity 9-11" ... ☐
- cavity 11"+ ... ☐
- solid 9"+ ... ☐
- timber frame ... ☐
- other ... ☐

BUILDING MATERIAL
SELECT ONE ANSWER ONLY.

- brick ... ☐
- block ... ☐
- concrete ... ☐
- stone ... ☐
- wood/timber ... ☐
- other ... ☐

WALL STRUCTURE REPAIR
SELECT ONE ANSWER ONLY.

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

WALL STRUCTURE REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

PRINCIPAL WALL FINISH
SELECT ONE ANSWER ONLY.

self finish ..... ☐
render/dash ..... ☐
timber ..... ☐
tiles ..... ☐
other ..... ☐

EXTERNAL WALL FINISH REPAIR
SELECT ONE ANSWER ONLY.

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

EXTERNAL WALL FINISH REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

ROOF FORM
SELECT ONE ANSWER ONLY.

pitched ..... ☐
flat ..... ☐
mixed ..... ☐

ROOF STRUCTURE REPAIR
SELECT ONE ANSWER ONLY.

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

ROOF STRUCTURE REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

ROOF COVERING
SELECT ONE ANSWER ONLY.

natural slate ..... ☐
concrete tile ..... ☐
clay tile ..... ☐
artificial slate ..... ☐
felt/asphalt ..... ☐
other ..... ☐

ROOF COVER REPAIR
SELECT ONE ANSWER ONLY.

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

ROOF COVER REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

CHIMNEYS
SELECT ONE ANSWER ONLY.

brick pointed ..... ☐
brick/block render ..... ☐
concrete ..... ☐
stone ..... ☐
other ..... ☐
none ..... ☐

CHIMNEY REPAIR
SELECT ONE ANSWER ONLY.

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

CHIMNEY REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

FLASHINGS
SELECT ONE ANSWER ONLY.

lead ..... ☐
zinc ..... ☐
cement fillet ..... ☐
other ..... ☐
none ..... ☐

FLASHINGS REPAIR c4a SELECT ONE ANSWER ONLY.

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

FLASHINGS REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

RAINWEAR
SELECT ONE ANSWER ONLY.

Upvc ..... ☐
aluminium ..... ☐
steel ..... ☐
cast iron ..... ☐
asbestos ..... ☐
other ..... ☐
mixed ..... ☐
none ..... ☐

RAINWEAR REPAIR
SELECT ONE ANSWER ONLY.

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

RAINWEAR REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

LINTOL REPAIR
SELECT ONE ANSWER ONLY.

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

LINTOL REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

POINTING REPAIR
SELECT ONE ANSWER ONLY.

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

POINTING REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

DWELLING WINDOW MATERIAL
SELECT ONE ANSWER ONLY.

softwood ..... ☐
hardwood ..... ☐
metal no thermal break ..... ☐
metal with thermal break ..... ☐
upvc ..... ☐
other ..... ☐

DWELLING WINDOW REPAIR
SELECT ONE ANSWER ONLY.

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

DWELLING WINDOW REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

Do Windows have locks
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

DOOR MATERIAL
SELECT ONE ANSWER ONLY.

softwood complete ..... ☐
softwood glazed ..... ☐
Upvc complete ..... ☐
Upvc glazed ..... ☐
hardwood complete ..... ☐
hardwood glazed ..... ☐
metal ..... ☐

ACCESS DOOR REPAIR
SELECT ONE ANSWER ONLY.

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

ACCESS DOOR REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

Do doors have secure locks
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

DOES DWELLING FRONT ON TO STREET
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

Does dwelling have a burglar alarm
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

Is there external lighting to dwelling?
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

DRAINAGE REPAIR
SELECT ONE ANSWER ONLY.

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

UNDERGROUND DRAINAGE REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐

FENCING REPAIR
SELECT ONE ANSWER ONLY.

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

FENCES/WALLS/GATES REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

PATH REPAIR
SELECT ONE ANSWER ONLY.

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

PATHS/PAVED AREAS REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

OUTBUILDING REPAIR
SELECT ONE ANSWER ONLY.

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

OUTBUILDING REPLACEMENT
SELECT ONE ANSWER ONLY.

Inside 10 years ..... ☐
Outside 10 years ..... ☐
N/A ..... ☐

FOUNDATION FAILURE
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

ROOF SAG
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

ROOF SPREAD
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

WALL BULGE
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

WALL TIE FAILURE
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

CHIMNEY FAILURE
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐
N/A ..... ☐

LINTOL FAILURE
SELECT ONE ANSWER ONLY.

Yes ..... ☐
No ..... ☐

	Not a Problem	Minor Problem	Major Problem
Litter & Rubish	☐	☐	☐
Scruffy Gardens.....	☐	☐	☐
Graffiti.....	☐	☐	☐
Vandalsim.....	☐	☐	☐
Scruffy/Neglected Buildings	☐	☐	☐
Dog Fouling	☐	☐	☐
Condition of Dwellings	☐	☐	☐
Nuisance from Street Parking ...	☐	☐	☐
Ambient Air Quality	☐	☐	☐
Heavy Traffic	☐	☐	☐
Railway / Aircraft Noise.....	☐	☐	☐
Intrusion from Motorways.....	☐	☐	☐
Vacant Sites	☐	☐	☐
Intrusive Industry	☐	☐	☐
Non Conforming Uses.....	☐	☐	☐
Vacant /Boarded up Buildings...	☐	☐	☐

VISUAL QUALITY OF ENVIRONMENT

SELECT ONE ANSWER ONLY.

poor ..... ☐
below average ..... ☐
average ..... ☐
above average ..... ☐
good ..... ☐

Please insert any comments here

WRITE IN ANSWER.

APPENDIX D:

THE DECENT HOMES STANDARD

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

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

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

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

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

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

D.4 A dwelling satisfies this criterion unless:

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

BUILDING COMPONENTS

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

D.6 Key building components are those which, if in poor condition, could have an *immediate* impact on the integrity of the building and cause further deterioration in other components.

They are the external components plus internal components that have potential safety implications and include:

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

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

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

'OLD' AND IN 'POOR CONDITION'

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

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

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

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

Criterion C: The dwelling has reasonably modern facilities and services

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

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

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

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

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

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

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

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

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

- efficient heating; and
- effective insulation.

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

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

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

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

COMPONENT LIFETIMES

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

Table D1: Component lifetimes used in the disrepair criterion

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

IN POOR CONDITION

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

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

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

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

APPENDIX E:

GLOSSARY OF TERMS

AGE/CONSTRUCTION DATE OF DWELLING

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

BASIC AMENITIES

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

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

CATEGORY 1 HAZARD

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

DECENT HOMES

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

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

DOUBLE GLAZING

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

DWELLING

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

TYPE OF DWELLING

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

terraced house: a house forming part of a block where at least one house is attached to two or more other houses;
semi-detached house: a house that is attached to one other house;
detached house: a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.);
bungalow: a house with all of the habitable accommodation is on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses;
purpose built flat, low rise: a flat in a purpose built block less than 6 storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes;
converted flat: a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

HHSRS

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

HMO

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

SAP

The main measure of energy efficiency used in the report is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP). This is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly energy inefficient) to 100 (highly energy efficient).

SECURE WINDOWS AND DOORS

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

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

TENURE

Two categories are used for most reporting purposes:

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

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

VACANT DWELLINGS

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

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

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

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