STROUD DISTRICT COUNCIL

DISTRICT-WIDE HOUSE CONDITION SURVEY 2022/23

REPORT OF SURVEY

Prepared on behalf of Stroud District Council

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ACKNOWLEDGEMENTS

Hardies Property and Construction Consultants wishes to thank participating households in the District of Stroud without whose co-operation this survey would not have been possible.

EXECUTIVE SUMMARY

This report has presented the findings of a comprehensive survey of housing and household conditions in the District of Stroud. The results presented in this report are based on 1,000 dwelling surveys and household interviews across the District from July 2023 - September 2023.

HOUSING PROFILE

The survey has been conducted across a District housing stock of 50,885 dwellings containing 48,765 households and a household population of 114,499 persons. At the time of survey 48,765 dwellings (95.8%) were occupied, the remaining 2,120 dwellings (4.2%) were vacant. All surveyed dwellings were occupied by a single household. The occupied housing stock is dominated by the owner-occupied sector (40,468 occupied dwellings – 83.0%), 6,356 occupied dwellings (13.0%) are private-rented with 1,940 occupied dwellings (4.0%) rented by a Registered Social Landlord. Levels of owner-occupation are above the national average while rates of private-rental within the District at 13.0% are significantly below the national average (21.1%). Private sector housing stock is predominantly of post Second World War construction (39486 dwellings – 77.6%) and in traditional low-rise terraced, semi-detached and detached configurations. 8,840 dwellings (17.4%) were constructed pre-1919 with a further 2,559 dwellings (5.0%) in the Inter-War period. Housing age distributions reflect a more modern housing profile than the national average. The oldest housing stock is associated with vacant dwellings, terraced housing and flats in converted buildings. Across the District, the oldest housing age profiles are exhibited by the town of Stroud and the Rural Remainder. Significant differences in the composition of the housing stock exist between the main tenure groups. The owner-occupied sector exhibits the broadest house type base but typically comprising two-storey detached/semi-detached houses and bungalows. Both the private-rented and RSL sectors exhibit higher concentrations of terraced housing and purpose-built flats. Flats in converted/mixed-use buildings are heavily concentrated in the private-rented sector.

HOUSEHOLD PROFILE

Households in the District exhibit a broad but ageing demographic profile. 23,201 households (47.6%) have a household representative person (HRP) aged 55 years and over; 15,185 households (31.1%) have an HRP aged 65 years and over. The average recorded age of HRPs was 53.4 years. Demographic characteristics are reflected in the composition of households. 5,632 households (11.5%) contain a single person aged over 60 years; 8,883 households (18.2%) contain two persons with an HRP aged over 60 years.

33,304 HRPs (68.3%) are in full or part-time employment, 221 HRPs (0.5%) are registered unemployed and 14,046 HRPs (28.8%) are economically retired. 4,610 households have a household member in receipt of a Means Tested Benefit (9.5%), 3,032 households (6.2%) have disposable incomes below 60% of the median U.K. disposable income. Data from ONS indicates median disposable income in England at £32,300 with the 60% threshold indicating a required median disposable income of £19,380. The survey indicates a median disposable income in the District of Stroud of £37,049, ranging from £22,518 for RSL tenants to £29,446 for households in the private-rented sector and £33,689 for owner-occupiers.

Economic variations are evident across the tenure groups with major differences including:

- **Higher rates of economic retirement in the owner-occupied (31.8%) and RSL sectors (40.6%);**
- **Lower rates of economic activity in the RSL sector. 51.3% of HRPs in the RSL sector are economically inactive or retired;**
- **Higher rates of means tested benefit receipt in the private-rented and RSL sectors. 17.0% of private-rented households and 60.0% of RSL households are in receipt of means tested benefits; and**
- **Higher proportion of low-income households in the private-rented and RSL sectors. 9.2% of private-rented households and 17.1% of RSL households are on low incomes**.

HOUSING CONDITION

45,344 occupied dwellings (93.0%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 3,421 dwellings (7.0%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- ***1,721 dwellings (3.5%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS).***
- ***2,131 dwellings (4.4%) are in disrepair.***
- ***55 dwellings (0.1%) offer inadequate amenities, and;***
- ***882 dwellings (1.8%) fail to provide a reasonable degree of thermal comfort.***

The majority of non-Decent homes fail on one item of the standard (2,187 dwellings – 63.9%); the remaining 1,234 non-Decent Homes exhibit multiple failures (36.1%).

Costs to achieve Decent Homes within the private-housing sector are estimated at £16.102M averaging £4706, per non-Decent home.

Housing conditions locally with regard to the Decent Homes Standard are significantly better than the national average. Locally 7.0% of private sector and RSL housing fails the Decent Homes Standard compared to 14.7% of equivalent housing stock nationally. Local conditions with regard to Category 1 hazards are also significantly better than the national average. Locally 3.5% of dwellings exhibit Category 1 hazards compared to 9.8% of dwellings nationally.

Levels of non-Decent housing vary across the District and within the housing stock. In this respect highest rates of non-Decency are associated with:

- **The private-rented and RSL sectors where 10.7% of all private-rented dwellings and 11.8% of RSL dwellings are non-Decent;**
- **The older housing stock where 20.5% of all dwellings constructed pre-1919 are non-Decent; and**
- **Flats in converted buildings where 24.1% of dwellings are non-Decent.**

Geographically the highest rates of non-Decency are associated with the main towns and the Rural Remainder. 8.8% of dwellings in the main towns and 8.7% of dwellings in the Rural Remainder are non-decent.

HOME ENERGY EFFICIENCY

The current average SAP rating for dwellings in the District of Stroud is 68.4, above the all tenure average for England of 66.3 (2021). Energy Efficiency Ratings (EER) are above the English average for all tenure groups but are highest in the RSL (71.1) and private-rented sectors. (72.1). An average SAP rating of 67.6 for the owner-occupied sector while below that for the rented sectors is still above the national average. The owner-occupied sector contains a high proportion of larger detached and semi-detached properties while the rented sectors are typified by terraced housing and flats. CO_2 emissions in the District of Stroud average 3.94 tonnes per annum per dwelling giving total annual residential CO_2 emissions of 191,025 tonnes.

27,055 occupied dwellings (55.5%) in the District of Stroud fall within the highest EER bands (A, B and C) higher than the average of 47.5% for housing nationally. Conversely the proportion of dwellings in the lowest EER bands (E, F and G) is below the national average. 7.1% of dwellings (3,484 dwellings) in the District of Stroud fall within EER bands E, F and G compared to 9.8% of dwellings nationally.

Energy Efficiency Ratings show some variation geographically and by housing sector. These reflect generally lower energy ratings for pre-1919 housing, detached and semi-detached

housing and flats in converted buildings. Geographically the lowest energy efficiency ratings are recorded in the Rural Remainder where 14.1% of rural properties are off-grid.

EVIDENCE OF DAMPNESS, MOULD AND CONDENSATION

Levels of dampness, mould and condensation identified during the survey were low, with limited potential impact on occupation:

- **882 households live in dwellings experiencing rising dampness representing 1.8% of all households in the District. In all affected dwellings dampness was minor in extent and therefore limited in its potential impact on occupation;**
- **585 households live in dwellings experiencing penetrating dampness representing 1.2% of all households in the District. Again, the extent of penetrating dampness was minor and limited in its potential impact on occupation; and**
- **1,112 households live in dwellings experiencing mould/condensation representing 2.3% of all households in the District. As with dampness, the extent of mould/condensation was minor and limited in its potential impact on occupation.**

HOUSING AND HOUSEHOLD CONDITIONS

Poor housing conditions impact on all household types across the District, but elderly households and economically disadvantaged households are at greater risk of experiencing poor housing conditions.

- ***Households with an HRP aged over 65 years account for 31.1% of all households but comprise 54.3% of all households living in non-Decent homes.***
- ***Elderly households account for 29.7% of all households but comprise 46.1% of all households living in non-Decent homes.***
- ***Households in receipt of benefits account for 9.5% of all households but comprise 24.9% of all households living in non-Decent homes.***

Households with children while not over-represented across non-Decent homes are nevertheless impacted by poor housing conditions. 1,103 households with children live in non-Decent homes representing 19.7% of all households in non-Decent housing.

FUEL POVERTY

Using the LILEE methodology 3,673 households in the District of Stroud are in fuel poverty representing 7.5% of all households in the District. Rates of fuel poverty are below the average for England (13.2% - 2020) and for Gloucestershire (10.8% - 2020).

Demographically, households with children are adversely affected by fuel poverty. 1,397 households with children are in fuel poverty representing 11.2% of such households and 38.0% of all households in fuel poverty. Elderly households while not over-represented are also impacted by fuel poverty. 1,123 elderly households are in fuel poverty representing 7.8% of all elderly households but 30.6% of all households in fuel poverty. Economically, fuel poverty as might be expected impacts more strongly on households on low incomes and those on benefits. 41.3% of households on low income are in fuel poverty as are 10.0% of households in receipt of means tested benefits. Within the housing stock rates of fuel poverty are above average for households in the private-rented (9.1%), and RSL (23.5%) sectors and for those living in pre-1919 housing (15.2%). Across the District rates of fuel poverty are above average in the town of Stroud (11.6%).

HOUSEHOLD ILLNESS AND DISABILITY

3,504 households in the District of Stroud (7.2%) indicated that at least one household member was affected by a limiting long-term illness or disability. The incidence of illness/disability is strongly age related. 2,235 households with an HRP aged 65 years and over have an illness/disability representing 14.7% of such households and 63.8% of all households with an illness/disability.

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 their home. Health Service contact in the past year is significant among households experiencing illness/disability. 2,602 households with an illness/disability (74.3%) have made a surgery visit to their GP, and 2,510 households (73.0%) have attended hospital in an outpatient capacity. Overall, 2,948 households with an illness/disability (84.1%) have had contact with local health services in the past year. Across the population in general levels of health service contact in the past year have been significantly higher for households living in non-Decent homes (19.4%) and in dwellings with a Category 1 hazard (30.7%).

Of the 3,504 households affected by long-term illness/disability 2,768 households (79.0%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 736 households (21.0%). Only 257 households with a mobility problem (9.3%) live in an adapted dwelling. For the remaining 2,511 households with a mobility problem (90.7%) no adaptations have been made to their current dwelling.

ATTITUDES TO HOUSING AND LOCAL ENVIRONMENT

Housing satisfaction levels are high. 43,901 households (90.0%) are very satisfied with their current accommodation, 4,750 households (9.7%) are quite satisfied. Only 114 households (0.3%) expressed direct dissatisfaction with their home. Household satisfaction with their local areas is also high. 42,585 households (87.3%) are very satisfied with where they live; 6,025 households (12.4%) are quite satisfied. Only 155 households (0.3%) expressed dissatisfaction with their local area. The majority of households (46,399 households – 95.1%) regard their local area as largely unchanging over the last five years; 456 households (0.9%) think their local area has improved; 1,910 households (4.0%) think it has declined.

Variations in housing and area dissatisfaction cannot be reported below the District-wide scale due to the small sample size. Perceptions of area decline are above average for RSL tenants (25.5%), households living in pre-1919 housing (10.0%), households living in non-Decent homes (25.6%) and households living in the main towns (6.1%)

CONCLUDING REMARKS

Information from the survey programme provides a comprehensive and up-to-date profile of local housing stock and a detailed evidence base for housing strategy review and development in the District. To assist in this process survey data is available in electronic format (Excel) for further use in the planning process.

SECTION 1:
SURVEY BACKGROUND AND METHODOLOGY

1. INTRODUCTION AND BACKGROUND TO THE STUDY

1.1 The 2022/23 house condition survey was commissioned by Stroud District Council as part of a County-wide review involving the six Gloucestershire local authorities. While part of the wider review, the Stroud survey also stands alone as a guide to housing conditions across District.

1.2 The aim of this report is to provide a targeted review of the main findings of the survey programme as they relate to Stroud, and to review the issues emerging as they impact on housing strategy. The report is in six main sections and covers:

- ***Section 1: Survey Background and Methodology.***
- ***Section 2: Housing Stock and Resident Households.***
- ***Section 3: Housing Conditions.***
- ***Section 4: Housing Conditions and Household Circumstances.***
- ***Section 5: Comparative Housing Conditions; and***
- ***Section 6: Conclusions.***

The position of Stroud in a County-wide context will be presented in an independent report on completion of the full survey programme across the six participating Local Authorities.

1.3 Technical appendices to the report outline key housing standards, definitions, and issues associated with the interpretation of statistical data generated by sample survey approaches.

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

2. SURVEY METHOD AND RESPONSE

2.1 Local Authorities in England have a statutory requirement to periodically review housing conditions within their areas. Government guidance recommends the use of sample house condition survey techniques, normally applied at five yearly intervals. The study will support the update of Private Sector Housing Renewal Policies and will assist the Council to comply with its duties under the Housing Grants, Construction and Regeneration Act 1996, the Regulatory Reform (Housing Assistance) (England & Wales) Order 2002 and the Housing Act 2004.

2.2 The 2022/23 house condition survey was designed and implemented according to national guidelines. Housing stock address listings were provided by Stroud District Council identifying residential properties across the Owner-Occupied, Private-Rented and RSL sectors. Properties owned and rented by Stroud District Council have been excluded from the survey programme. Target housing stock at the time of survey was indicated at 50,885 dwellings.

2.3 To support sub-area reporting across the District a target sample size of 1,000 dwellings was agreed. Sample sizes were set to facilitate survey reporting both District-wide and for agreed sub-areas. Four sub-areas were agreed with the council representing the major towns, the Hardwicke sub-area and the rural remainder:

- ***Stroud.***
- ***Major Towns.***
- ***Hardwicke.***
- ***Rural Remainder.***

Sub-area selection has better focused reporting across the District within the agreed survey sample size.

TABLE 1: SUB-AREA COMPOSITION BY PARISH		
SURVEY SUB-AREA	**PARISH**	**HOUSING STOCK**
1. STROUD	Stroud	5667
	Cainscross	2674
	Rodborough	2258
	SUB AREA TOTAL	**10599**
2. MAJOR TOWNS	Dursley	3023
	Minchinhampton	2423
	Nailsworth	2535
	Painswick	1479
	Stonehouse	2902
	Berkeley	1045
	Wotton Under Edge	2329
	Cam	3587
	Chalford	2672
	Eastington	1311
	SUB AREA TOTAL	**23307**
3. HARDWICKE	Hardwicke Main	1868
	Hardwicke Hunts	1024
	SUB AREA TOTAL	**2892**
4. RURAL REMAINDER	Remaining Parishes	14087
	SUB AREA TOTAL	**14087**
TOTAL ALL PARISHES		**50885**

2.4 To achieve the target sample size of 1,000 completed surveys a total sample of 2,000 addresses was issued representing a projected access rate of 50%. Against the target of 1,000 surveys, full condition, energy efficiency and household data was returned on 957 dwellings with full external condition information available on an additional 41dwellings due to vacancy. Refusals were received from 1196 households representing a refusal rate of 9.8%. The refusal rate is in line with typical response rates from a survey of this nature and is indicative of the high level of public cooperation with the survey programme. The completed sample size of 998 dwellings represents a large-scale and robust source of information on housing and household conditions both District-wide and at sub-area level. Completed sample distributions are illustrated in Table 2.

TABLE 2: EFFECTIVE SAMPLE DISTRIBUTIONS BY HOUSING SECTOR		
HOUSING SECTOR	**HOUSING STOCK**	**COMPLETED SAMPLE**
SUB-AREA (All Dwellings)	**Dwellings**	**Dwellings**
Stroud	10599	345
Main Towns	23077	279
Hardwicke	2892	120
Rural remainder	14087	254
TENURE (Occupied Dwellings)		
Owner-Occupied	40468	829
Private-Rented	6356	109
Social-Rented	1940	20
DWELLING TYPE (All Dwellings)		
Detached House/Bungalow	16100	290
Semi-Det. House/Bungalow	15836	346
Terraced House/Bungalow	14135	274
Purpose-Built Flat	4267	78
Flat in Converted Building	546	10
DATE OF CONSTRUCTION (All Dwellings)		
Pre-1919	8840	176
1919-1944	2559	49
1945-1964	7910	156
1965-1974	8960	166
1975-1980	1251	36
Post-1980	21365	415
ALL SECTORS	**50885**	**998**

2.5 Information from surveyed dwellings and households has been extrapolated by statistical weights to represent total housing stock and households across the district. The use of these weights is essential to remove the disproportionate sample sizes between the sub-areas and also to adjust for differential access and response rates. Weights are required for both dwelling and household data from the survey. In their simplest form dwelling weights are constructed as the inverse of the sampling fraction by dividing the total housing stock in each sample cell by the number of achieved full surveys. Thus, for a sample cell containing 1,500 dwellings and with a survey return of 125 surveys the weight applied would be 1,500/125 = 12.0. Household weights while using the same principles are refined using additional data from the survey:

- ***The removal of vacant dwellings to isolate the occupied housing stock;***
- ***Conversion of occupied dwellings to households thus adjusting for multiple occupation; and***
- ***The application of housing tenure, reflecting known differences in household composition across the main tenure groups.***

2.6 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 questionnaires are attached at Appendix C. The physical survey inspection has included general housing repair, the Decent Homes Standard, Housing Health and Safety Rating System (HHSRS) and domestic energy efficiency (RdSAP). Household interviews have included information on the socio-economic characteristics of households, special needs regarding illness and/or disability and household attitudes to housing and local community.

3. THE MEASUREMENT OF HOUSING CONDITIONS

3.1 The measurement of housing conditions has been conducted within the framework of the Decent Homes Standard. The Government's objective with this standard was to ensure that everyone has the opportunity of a Decent Home, promoting social cohesion, wellbeing, and self-dependence. A Decent Home is one that satisfies all 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 E.

3.2 MINIMUM STATUTORY STANDARDS. The Housing Act 2004 (Chapter 34) introduced a system for assessing housing conditions and enforcing housing standards. This system 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). 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; or***
- ***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 E.

3.4 ENERGY EFFICIENCY. Information on home energy efficiency was collected against the thermal comfort requirements of the Decent Homes Standard. Surveyed properties were also subjected to an energy efficiency audit within the RdSAP system (RdSAP 2012 V9.94). Decent Homes thermal comfort requirements are outlined fully in Appendix E. Key indicators available from the energy efficiency audit include:

- ***EER (Energy efficiency rating).***
- ***Carbon dioxide emissions (CO2).***
- ***Energy running costs.***
- ***EPC Bands; and***
- ***Recommended energy improvements.***

Linkages between energy costs and household economic circumstances also permit the estimation of fuel poverty using current Low Income/Low Energy Efficiency (LILEE) 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 housing stock. Key cost outputs include:

a)	***Patch Repair:***	***Costs 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 a prudent owner or landlord would complete to ensure a sound condition over a 10-year period.***
c)	***Category 1 hazards:***	***Costs to address Category 1 hazards within the HHSRS.***
d)	***Decent Homes:***	***Costs to improve non-Decent homes.***

Survey costs are at Fourth quarter 2022 and are presented net of fees, preliminaries, and VAT. These will typically add up to 30% to net cost outputs.

4. SURVEY ANALYSIS AND REPORTING FRAMEWORK

4.1 The sample target of 1,000 completed surveys was designed to provide a hierarchy of reporting across Stroud District including:

- ***Survey reporting District-wide.***
- ***Independent reporting for the selected sub areas; and***
- ***Independent reporting for the main tenure groups.***

Guidance on the interpretation of statistical data from the survey and on associated sampling errors is provided in Appendices A and B.

4.2 Stroud District Council is one of six local Authorities participating in the Gloucestershire County-wide house condition survey programme. On completion of this programme an independent County report will be presented, combining the survey data from all six authorities.

SECTION 2:
HOUSING STOCK AND RESIDENT HOUSEHOLDS

Chapter 5: The Characteristics and Distribution of District Housing Stock

Chapter 6: The Characteristics and Circumstances of Resident Households

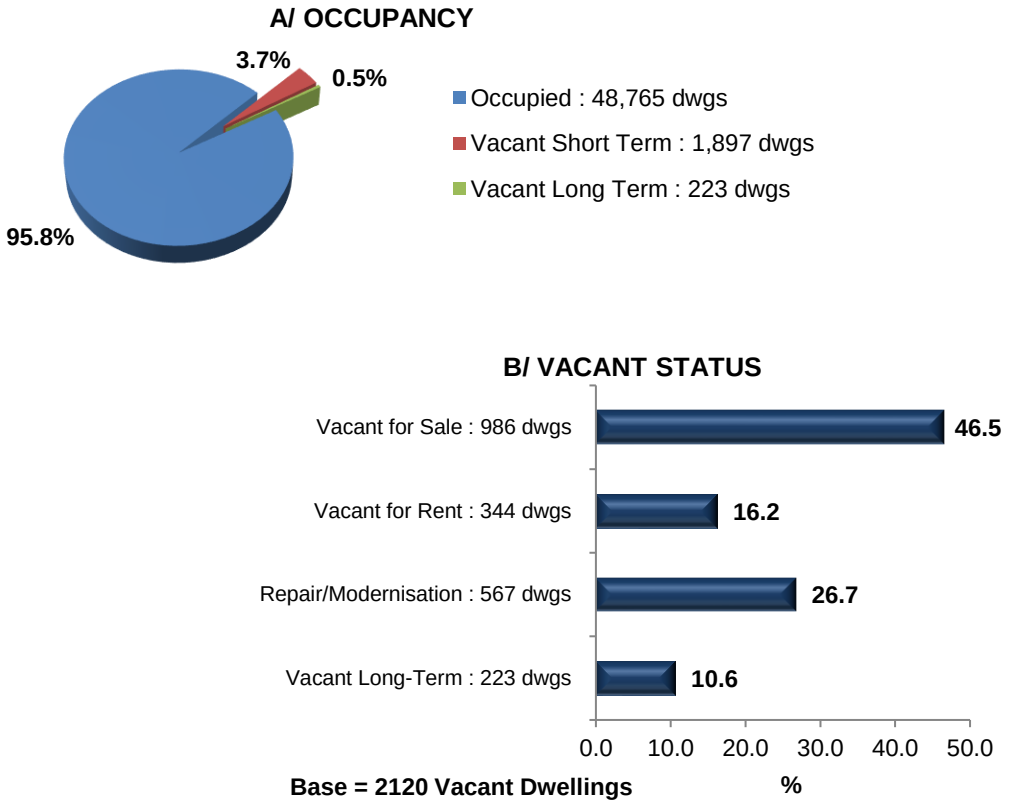
5. THE CHARACTERISTICS AND DISTRIBUTION OF DISTRICT HOUSING STOCK

5.1 Using address lists provided by Stroud District Council the housing stock, excluding Council housing was indicated at 50,885 dwellings.

HOUSING OCCUPANCY

5.2 At the time of survey, 48,765 dwellings (95.8%) were occupied, the remaining 2,120 dwellings (4.2%) were vacant. Within the vacant housing stock, 1,895 dwellings (89%) have been vacant for under six months and are expected to return to occupancy in the short-term. These include dwellings for sale or rent (1,330 dwellings) and those undergoing major repair or modernisation (567 dwellings). 233 vacant dwellings (0.5%) were assessed as vacant for over six months and are generally regarded as problematic in future occupancy terms.

FIGURE 1: HOUSING OCCUPANCY



5.3 The distribution of vacant dwellings, as estimated by the survey data is illustrated in Table 3. Within the housing stock, highest rates of vacancy are associated with the pre-1919 housing sector (8.3%) and flats in converted/mixed-use buildings (27.4%). Geographically, rates of vacancy are above average in Hardwicke (6.3%) and in the Rural Remainder (5.1%).

TABLE 3: OCCUPANCY PATTERNS BY SURVEY AREA, HOUSE TYPE AND DATE OF CONSTRUCTION

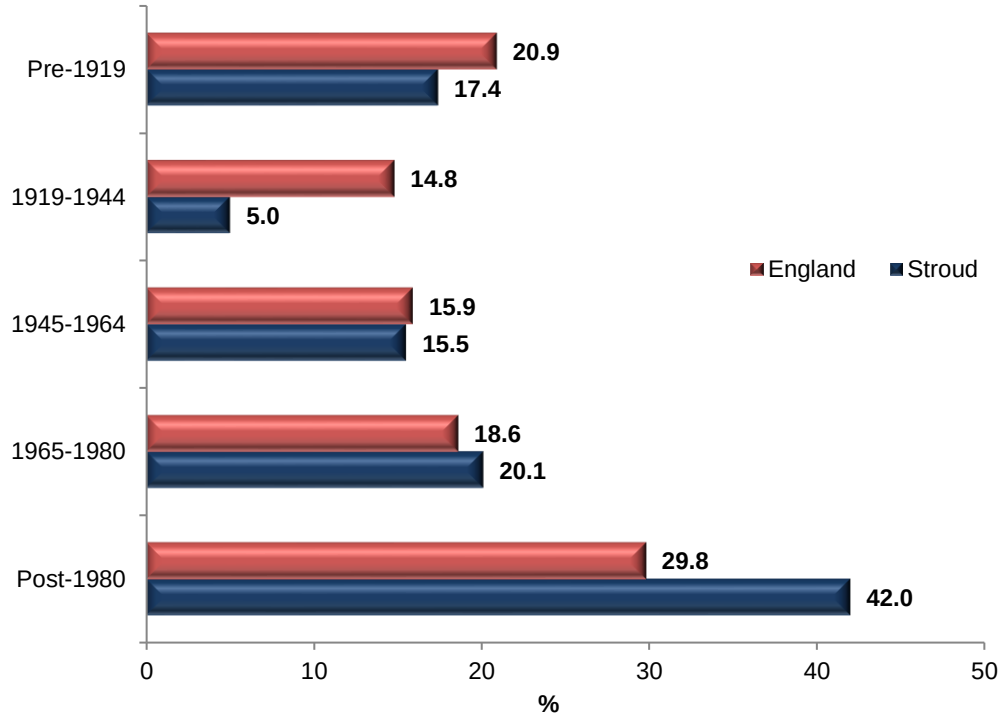
	Housing Occupancy							
	Occupied		Vacant-short term		Vacant-long term		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre - 1919	8103	91.7%	626	7.1%	111	1.3%	8840	100.0%
1919 - 1944	2474	96.7%	85	3.3%	0	0.0%	2559	100.0%
1945 - 1964	7674	97.0%	237	3.0%	0	0.0%	7910	100.0%
1965 - 1974	8792	98.1%	134	1.5%	33	0.4%	8960	100.0%
1975 - 1980	1232	98.5%	19	1.5%	0	0.0%	1251	100.0%
Post - 1980	20490	95.9%	797	3.7%	79	0.4%	21365	100.0%
MAIN HOUSE TYPE								
Detached House/Bungalow	15574	96.7%	448	2.8%	79	0.5%	16100	100.0%
Semi-Det. House/Bungalow	14944	94.4%	804	5.1%	89	0.6%	15836	100.0%
Terraced House/Bungalow	13823	97.8%	256	1.8%	55	0.4%	14135	100.0%
Purpose-Built Flat	4028	94.4%	239	5.6%	0	0.0%	4267	100.0%
Flat in Converted/Mixed-use Building Building	397	72.6%	150	27.4%	0	0.0%	546	100.0%
SURVEY AREA								
Stroud	10324	97.4%	275	2.6%	0	0.0%	10598	100.0%
Main Towns	22367	96.0%	828	3.6%	112	0.5%	23307	100.0%
Hardwicke	2709	93.7%	183	6.3%	0	0.0%	2892	100.0%
Rural remainder	13365	94.9%	611	4.3%	111	0.8%	14087	100.0%
All Dwellings	48765	95.8%	1897	3.7%	223	0.4%	50885	100.0%

HOUSING AGE

5.4 The age of a home is strongly associated with its condition and energy performance. The oldest homes generally perform less well than newer homes. Housing in Stroud District is representative of all building eras but is predominantly of post Second World War construction. 39,486 dwellings (77.6%) were constructed post-1944. Of those dwellings, 21,365 dwellings or 42.0% were constructed post-1980. 11,399 dwellings (22.4%) were constructed pre-1945. 8,840 dwellings (17.4%) were constructed pre-1919 with a further 2,559 dwellings (5.0%) in the inter-war period.

5.5 The age of the Stroud District housing stock is different from the national profile for England. In this respect rates of pre-war housing in the district are below the national average; rates of post-1980 construction are higher than the national average.

FIGURE 2: HOUSING AGE DISTRIBUTIONS – STROUD DISTRICT AND ENGLAND



5.6 Housing age distributions vary across the housing stock and by area as illustrated in Table 4. In this respect the oldest housing age profiles are associated with vacant dwellings, terraced housing and flats in converted/mixed-use buildings:

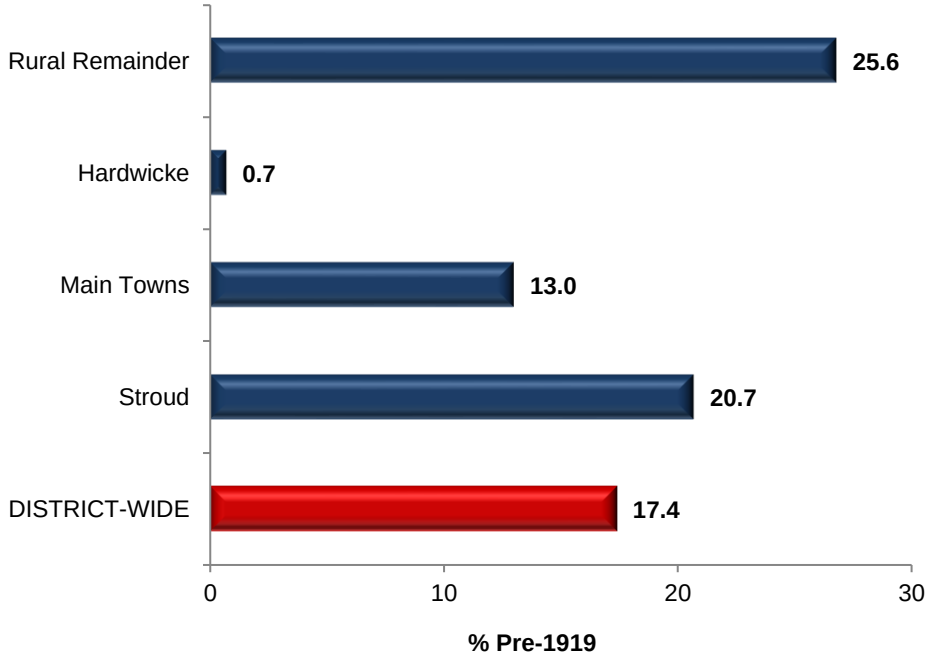
- **737 vacant dwellings were constructed pre-1919, representing 34.8% of all vacant dwellings.**
- **3,562 terraced houses were constructed pre-1919, representing 25.2% of all terraced houses; and**

- **546 flats in converted buildings were constructed pre-1919, representing all flats in converted buildings identified during the survey.**

TABLE 4: HOUSING AGE DISTRIBUTIONS BY SURVEY AREA, OCCUPANCY AND HOUSE TYPE														
	DATE OF CONSTRUCTION													
	Pre - 1919		1919 - 1944		1945 - 1964		1965 - 1974		1975 - 1980		Post - 1980		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
MAIN HOUSE TYPE														
Detached House/Bungalow	2494	15.5%	757	4.7%	1200	7.5%	3815	23.7%	685	4.3%	7149	44.4%	16100	100.0%
Semi-Det. House/Bungalow	2102	13.3%	741	4.7%	4114	26.0%	3785	23.9%	198	1.3%	4897	30.9%	15836	100.0%
Terraced House/Bungalow	3562	25.2%	963	6.8%	1872	13.2%	1360	9.6%	256	1.8%	6122	43.3%	14135	100.0%
Purpose-Built Flat	136	3.2%	98	2.3%	724	17.0%	0	0.0%	111	2.6%	3197	74.9%	4267	100.0%
Flat in Converted/Mixed-Use Building	546	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	546	100.0%
HOUSING OCCUPANCY														
Occupied	8103	16.6%	2474	5.1%	7674	15.7%	8792	18.0%	1232	2.5%	20490	42.0%	48765	100.0%
Vacant-short term	626	33.0%	85	4.5%	237	12.5%	134	7.1%	19	1.0%	797	42.0%	1897	100.0%
Vacant-long term	111	49.7%	0	0.0%	0	0.0%	33	15.0%	0	0.0%	79	35.3%	223	100.0%
SURVEY AREA														
Stroud	2197	20.7%	578	5.5%	2454	23.2%	1781	16.8%	384	3.6%	3205	30.2%	10598	100.0%
Main Towns	3020	13.0%	956	4.1%	3599	15.4%	4341	18.6%	383	1.6%	11008	47.2%	23307	100.0%
Hardwicke	19	0.7%	0	0.0%	0	0.0%	206	7.1%	207	7.2%	2460	85.1%	2892	100.0%
Rural Remainder	3604	25.6%	1025	7.3%	1858	13.2%	2632	18.7%	277	2.0%	4692	33.3%	14087	100.0%
All Dwellings	8840	17.4%	2559	5.0%	7910	15.5%	8960	17.6%	1251	2.5%	21365	42.0%	50885	100.0%

5.7 Geographically the oldest housing age profiles are associated with the town of Stroud and the Rural Remainder. 2,197 dwellings (20.7%) in Stroud and 3,604 dwellings (25.6%) in the Rural Remainder were constructed pre-1919. Hardwicke and the Main Towns exhibit the most modern housing stock.

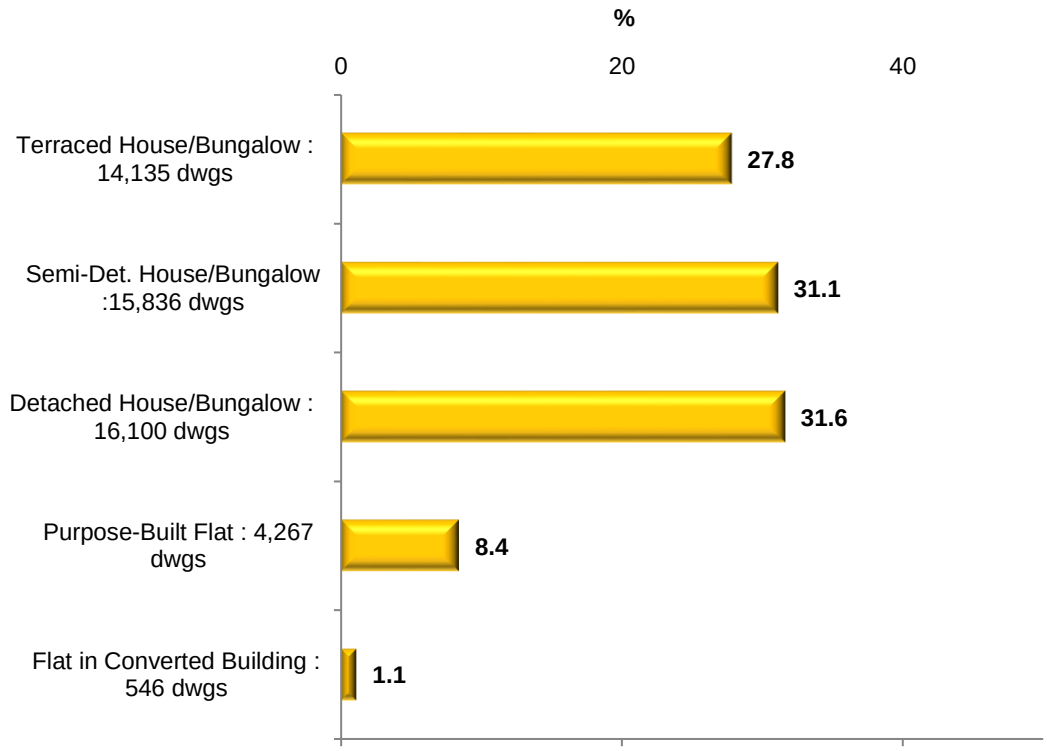
FIGURE 3: RATES OF PRE-1919 CONSTRUCTION BY SURVEY AREA



HOUSE TYPE

5.8 The Stroud District housing stock is predominantly of two-storey detached, semi-detached and terraced configuration. Houses and bungalows comprise 46,071 dwellings (90.5%) with the remaining 4,813 dwellings (9.5%) in flats. House type distributions vary significantly from the national profile reflecting the essentially rural characteristics of the district. In this respect Stroud District exhibits a lower proportion of flats against the national profile and a significantly higher proportion of semi-detached and detached houses and bungalows. Nationally detached houses comprise 17.6% of total housing stock; in Stroud District detached houses comprise 25.2% of total housing stock. Similarly, flats comprise 18.4% of total housing stock nationally but 9.5% of the Stroud District housing stock.

FIGURE 4: MAIN HOUSE TYPES



5.9 Terraced housing and flats in converted buildings exhibit the oldest age profiles. 3,562 terraced houses/bungalows were constructed pre-1919 representing 25.2% of all terraced housing and 40.3% of all dwellings constructed pre-1919. All flats in converted buildings were constructed pre-1919.The youngest housing age profiles are associated with purpose-built flats. 74.9% of purpose-built flats were constructed post-1980.

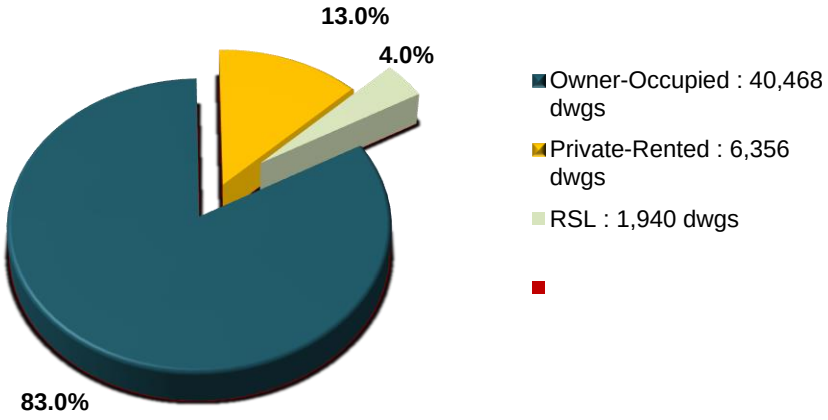
TABLE 5: HOUSE TYPE DISTRIBUTIONS BY DWELLING AGE, OCCUPANCY AND SURVEY AREA												
	MAIN HOUSE TYPE											
	Detached House/Bungalow		Semi-detached House/Bungalow		Terraced House/Bungalow		Purpose-built Flat		Converted/Mixed use Flat		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION												
Pre - 1919	2494	15.5%	2102	13.3%	3562	25.2%	136	3.2%	546	100.0%	8840	17.4%
1919 - 1944	757	4.7%	741	4.7%	963	6.8%	98	2.3%	0	0.0%	2559	5.0%
1945 - 1964	1200	7.5%	4114	26.0%	1872	13.2%	724	17.0%	0	0.0%	7910	15.5%
1965 - 1974	3815	23.7%	3785	23.9%	1360	9.6%	0	0.0%	0	0.0%	8960	17.6%
1975 - 1980	685	4.3%	198	1.3%	256	1.8%	111	2.6%	0	0.0%	1251	2.5%
Post - 1980	7149	44.4%	4897	30.9%	6122	43.3%	3197	74.9%	0	0.0%	21365	42.0%
HOUSING OCCUPANCY												
Occupied	15574	96.7%	14944	94.4%	13823	97.8%	4028	94.4%	397	72.6%	48765	95.8%
Vacant-short term	448	2.8%	804	5.1%	256	1.8%	239	5.6%	150	27.4%	1897	3.7%
Vacant-long term	79	0.5%	89	0.6%	55	0.4%	0	0.0%	0	0.0%	223	0.4%
SURVEY AREA												
Stroud	1357	8.4%	5165	32.6%	2819	19.9%	1134	26.6%	124	22.7%	10598	20.8%
Main Towns	6873	42.7%	6631	41.9%	7174	50.8%	2263	53.0%	366	67.0%	23307	45.8%
Hardwicke	724	4.5%	799	5.0%	1170	8.3%	198	4.6%	0	0.0%	2892	5.7%
Rural Remainder	7146	44.4%	3242	20.5%	2972	21.0%	672	15.7%	56	10.3%	14087	27.7%
All Dwellings	16100	100.0%	15836	100.0%	14135	100.0%	4267	100.0%	546	100.0%	50885	100.0%

HOUSING TENURE

5.10 Housing tenure was estimated during the survey by occupier confirmation in occupied dwellings but also through surveyor estimates on site of vacant dwellings. Using data for occupied dwellings only represents the most accurate estimate of housing tenure. The occupied housing stock is estimated at 48,765 dwellings.

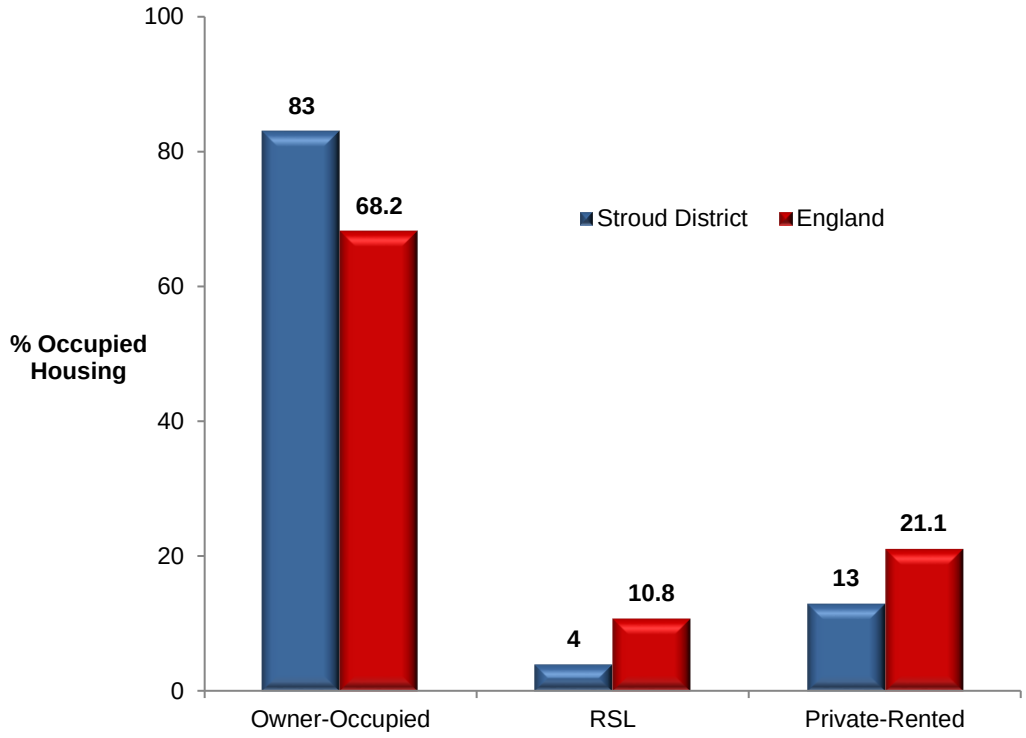
5.11 Owner-Occupation is the predominant form of tenure within the district accounting for 40,468 occupied dwellings or 83.0%. 6,356 occupied dwellings (13.0%) are private rented with 1,940 occupied dwellings (4.0%) rented by a Registered Social Landlord.

FIGURE 5: HOUSING TENURE 2023 - OCCUPIED HOUSING STOCK



5.12 Housing tenure patterns in the District of Stroud vary from the national profile exhibiting higher rates of owner-occupation and lower rates of RSL accommodation and private rental. Comparisons are based on a common housing stock comprising owner-occupied, private-rented and RSL dwellings. Nationally in 2021, 68.2% of dwellings in England were owner-occupied compared to 83.0% in Stroud District in 2023; 21.0% of dwellings in England were private rented compared to 13.0% in Stroud District and 10.8% of dwellings in England were rented by a Registered Social Landlord compared to 4.0% in Stroud District.

FIGURE 6: HOUSING TENURE PATTERNS: ENGLAND 2021, STROUD DISTRICT 2023



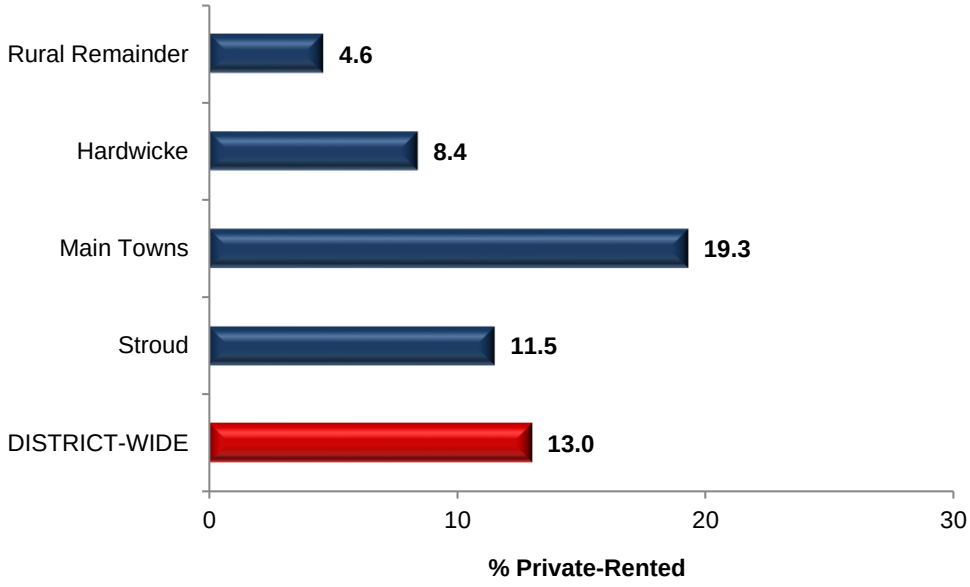
5.13 Significant differences in the composition of the housing stock exist between the main tenure groups. The owner-occupied sector exhibits the broadest house type base but typically comprising two-storey detached/semi-detached houses and bungalows. Both the private-rented and RSL sectors exhibit higher concentrations of terraced housing and purpose-built flats. Flats in converted/mixed-use buildings are heavily concentrated in the private-rented sector.

The owner-occupied sector exhibits a broad age range but with significant post-1980 construction (37.8%). The private-rented sector has a modern profile with 64.3% of dwellings constructed post-1980. RSL housing is typically of early post-war construction (20.6%) and post-1980 construction (58.0%).

TABLE 6: HOUSING TENURE BY DATE OF CONSTRUCTION AND MAIN HOUSE TYPE								
	TENURE							
	Owner occupied		Private rented		RSL		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre - 1919	7007	17.3%	849	13.4%	246	12.7%	8103	16.6%
1919 - 1944	2195	5.4%	195	3.1%	84	4.3%	2474	5.1%
1945 - 1964	6452	15.9%	822	12.9%	400	20.6%	7674	15.7%
1965 - 1974	8343	20.6%	365	5.7%	84	4.3%	8792	18.0%
1975 - 1980	1194	3.0%	38	0.6%	0	0.0%	1232	2.5%
Post - 1980	15277	37.8%	4087	64.3%	1126	58.0%	20490	42.0%
MAIN HOUSE TYPE								
Detached House/Bungalow	14969	37.0%	436	6.9%	169	8.7%	15574	31.9%
Semi-detached House/Bungalow	13309	32.9%	1178	18.5%	457	23.5%	14944	30.6%
Terraced House/Bungalow	11089	27.4%	2070	32.6%	664	34.2%	13823	28.3%
Purpose-built Flat	1006	2.5%	2371	37.3%	651	33.6%	4028	8.3%
Converted/mixed use Flat	95	0.2%	301	4.7%	0	0.0%	397	0.8%
All Dwellings	40468	100.0%	6356	100.0%	1940	100.0%	48765	100.0%

5.14 Owner Occupation remains the dominant tenure across all survey areas; RSL housing stock is primarily associated with the main towns which also exhibit the highest rates of private rental.

FIGURE 7: RATES OF PRIVATE RENTAL (OCCUPIED HOUSING STOCK) BY SURVEY AREA



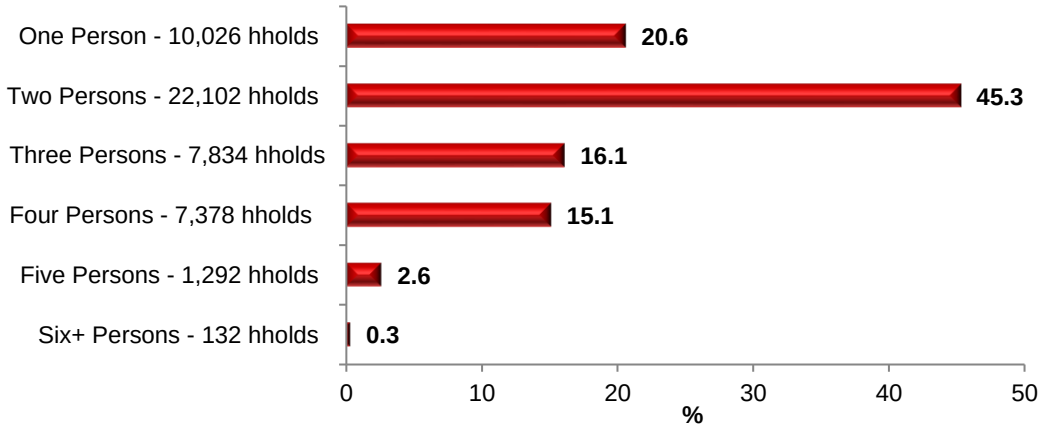
6. THE CHARACTERISTICS AND CIRCUMSTANCES OF RESIDENT HOUSEHOLDS

6.1 48,765 occupied dwellings contain 48,765 households and a resident population of 114,499 persons. Average household size is estimated at 2.35 persons per household. All occupied dwellings surveyed were occupied by a single household. The absence of multiple occupation within the sample does not preclude the presence of a small number of multiple occupation dwellings within the housing stock.

HOUSEHOLD SIZE

6.2 Households within the District are typically small in size. 10,026 households (20.6%) are single person in size; an additional 22,102 households (45.3%) contain two persons. Only 1,424 households (2.9%) contain five or more persons.

FIGURE 8: HOUSEHOLD SIZE



HOUSEHOLD DEMOGRAPHICS

6.3 Households in the District exhibit a broad but ageing demographic profile. 23,201 households (47.6%) have a household representative person (HRP) aged 55 years and over; 15,185 households (31.1%) have an HRP aged 65 years and over. The average recorded age of HRPs was 53.4 years. Demographic characteristics are reflected in the composition of households. 5,632 households (11.5%) contain a single person aged over 60 years; 8,883 households (18.2%) contain two persons with an HRP aged over 60 years.

TABLE 7: RESIDENT HOUSEHOLDS BY AGE OF HRP AND HOUSEHOLD TYPE		
AGE OF HRP	**Households**	**%**
Under 25 years	179	0.4
25-34 years	6879	14.1
35-44 years	11150	22.9
45-54 years	7356	15.1
55-60 years	6135	12.6
61-65 years	1881	3.9
Over 65 years	15185	31.1
HOUSEHOLD TYPE		
Single Person non-Pensioner	4394	9.0
Single Parent Family	639	1.3
Two Person Adult non-Pensioner	12353	25.3
Small Family	9479	19.4
Large Family	2343	4.8
Large Adult	4598	9.4
Single Person Elderly	5632	11.5
Two Person Elderly	8883	18.2
Elderly with Family	444	0.9

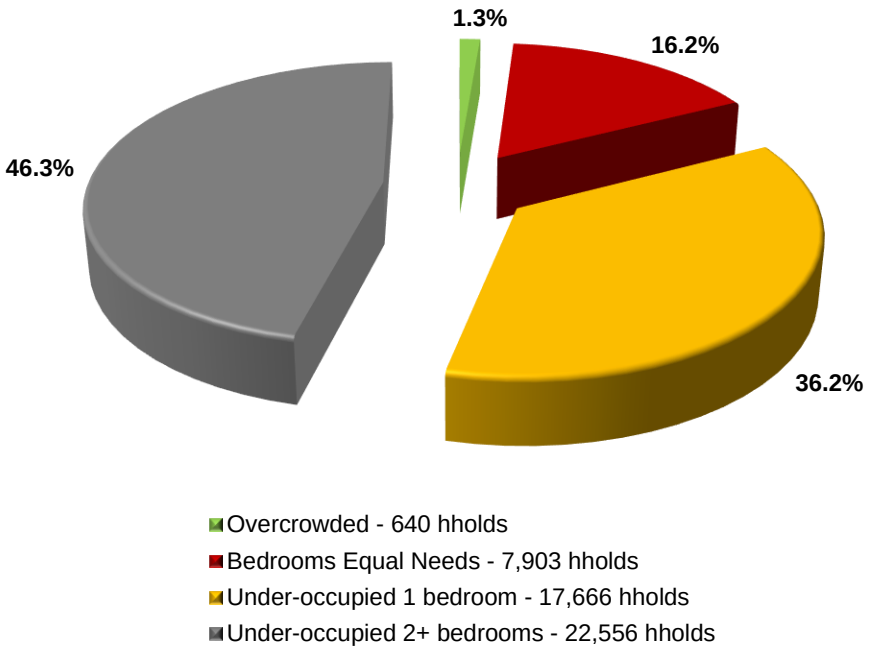
ETHNICITY

6.4 45,755 households (93.9%) are of white British or Irish origin. 1,232 households (2.5%) are of other (predominantly Eastern European) white origin. The remaining 1,778 households (3.6%) are distributed across a range of Black and Minority Ethnic groups.

HOUSEHOLD OCCUPANCY

6.5 Linking dwelling size (number of bedrooms) to household composition and demographics through the Bedroom Standard provides an indicator of household occupancy. 640 households (1.3%) have insufficient bedrooms to meet family needs and are over-crowded, 7,903 households (16.2%) have sufficient bedrooms to meet family needs, 40,222 households (82.5%) have bedrooms above their family needs and are in under-occupation. Levels of under-occupation are confirmed through the comparison of household size with dwelling size. Average household size is 2.35 persons against average dwelling size of 2.93 bedrooms.

FIGURE 9: HOUSEHOLD OCCUPANCY



6.6 Levels of overcrowding within the District show limited variation geographically but are above average in the RSL sector(12.7%).

TABLE 8: HOUSEHOLD OCCUPANCY BY HOUSING SECTOR

	BEDROOM STANDARD									
	Overcrowded		Bedrooms equal needs		Under-occupied one bedroom		Under-occupied two or more bedrooms		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
TENURE										
Owner occupied	238	0.6%	4423	10.9%	14579	36.0%	21228	52.5%	40468	100.0%
Private rented	155	2.4%	2911	45.8%	2170	34.1%	1120	17.6%	6356	100.0%
RSL	247	12.7%	569	29.3%	917	47.2%	208	10.7%	1941	100.0%
DATE OF CONSTRUCTION										
Pre - 1919	0	0.0%	1189	14.0%	2970	34.9%	4346	51.1%	8505	100.0%
1919 - 1944	132	5.6%	309	13.2%	709	30.3%	1190	50.8%	2341	100.0%
1945 - 1964	111	1.4%	1160	15.0%	2935	38.0%	3526	45.6%	7733	100.0%
1965 - 1974	0	0.0%	755	8.8%	2880	33.4%	4987	57.8%	8622	100.0%
1975 - 1980	0	0.0%	127	11.6%	410	37.4%	559	51.0%	1096	100.0%

Post - 1980	396	1.9%	4363	21.3%	7762	37.9%	7948	38.8%	20469	100.0%
MAIN HOUSE TYPE										
Detached House/Bungalow	59	0.4%	597	3.8%	4819	30.6%	10278	65.2%	15753	100.0%
Semi-detached House/Bungalow	124	0.8%	2576	16.7%	5764	37.3%	6982	45.2%	15445	100.0%
Terraced House/Bungalow	180	1.3%	1976	14.7%	5965	44.5%	5296	39.5%	13416	100.0%
Purpose-built Flat	278	7.4%	2338	62.6%	1118	29.9%	0	0.0%	3733	100.0%
Converted/mixed use Flat	0	0.0%	418	100.0%	0	0.0%	0	0.0%	418	100.0%
All Households	640	1.3%	7903	16.2%	17666	36.2%	22556	46.3%	48765	100.0%

RESIDENTIAL MOBILITY

6.7 Patterns of residential mobility within Stroud District reflect a distinction between a mobile private-rented sector and more stable and established owner-occupied and RSL sectors. 17,577 owner-occupied households (43.4%) have been resident in their current dwelling over 10 years; 826 RSL tenants (42.5%) have also been resident in their current dwelling over 10 years. In contrast, only 544 private-rented households (8.6%) have been resident in their current dwelling over 10 years, with 3,253 private-rented households (51.1%) resident under 2 years. 0.5% of owner-occupied households and 6.4% of RSL households possibly or definitely intend to move in the next 12 months. This rises to 13.7% of private-rented households intending to move over the same period.

TABLE 9: LENGTH OF RESIDENCE AND INTENTION TO MOVE BY TENURE								
	TENURE							
	Owner occupied		Private rented		RSL		All Households	
RESIDENCY	hholds	%	hholds	%	hholds	%	hholds	%
LENGTH OF RESIDENCY								
Under 1 year	4098	10.1%	1706	26.8%	124	6.4%	5928	12.2%
1 - 2 years	3828	9.5%	1547	24.3%	84	4.3%	5459	11.2%
3 - 5 years	6730	16.6%	1557	24.5%	501	25.8%	8787	18.0%
6 - 10 years	8235	20.3%	1003	15.8%	406	20.9%	9644	19.8%
11 - 20 years	6493	16.0%	488	7.7%	247	12.7%	7228	14.8%
Over 20 years	11084	27.4%	56	0.9%	579	29.8%	11720	24.0%
INTENTION TO MOVE								
No Intention	39554	97.7%	5288	83.2%	1733	89.3%	46575	95.5%
Don't Know	698	1.7%	197	3.1%	84	4.3%	979	2.0%
Yes - possibly	136	0.3%	871	13.7%	124	6.4%	1130	2.3%
Yes - definitely	80	0.2%	0	0.0%	0	0.0%	80	0.2%
All Households	40468	100.0%	6356	100.0%	1941	100.0%	48765	100.0%

6.8 Highest rates of household mobility are exhibited by Stroud and the Main towns. 26.2% of households in Stroud and 26.5% of households in the Main Towns have been resident in their current dwelling under two years compared to 17.3% of households in the Rural parishes.

HOUSEHOLD VARIATIONS BY TENURE

6.9 Demographic and social characteristics vary by tenure reflecting a younger private-rented sector compared to both the owner-occupied and RSL sectors:

- An average age of 43 years for private-rented HRPs (household representative persons) rises to 55 years and 56 years for owner-occupied and RSL households respectively;
- 28.0% of households in the private-rented sector have an HRP (household representative person) aged under 35 years compared to 12.2% of owner-occupied households and 17.1% of RSL households;
- 30.8% of households in the private-rented sector are single person non-pensioner in type compared to 5.5% of households in the owner-occupied sector and 10.7% of households in the RSL sector; and

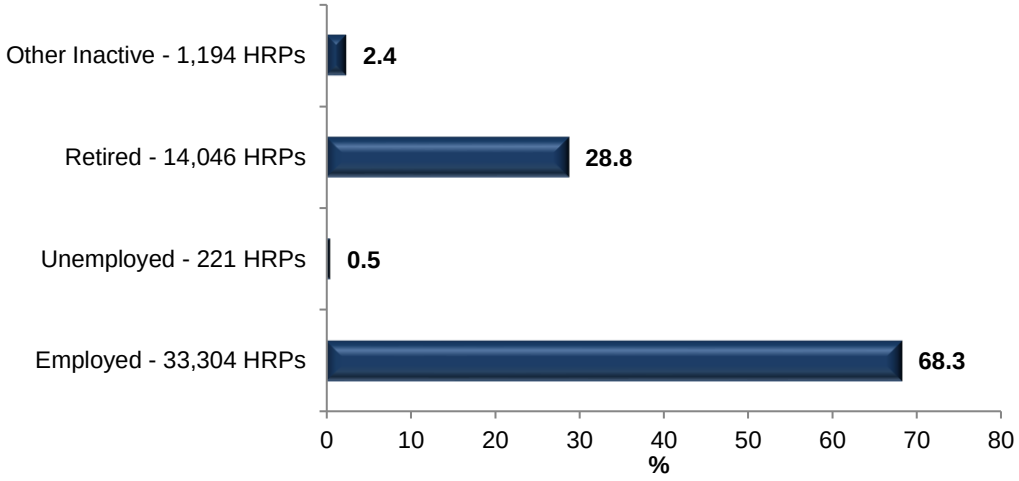
- 6.0% of households in the private-rented sector are elderly in type compared to 32.6% of households in the owner-occupied sector and 46.9% of households in the RSL sector.

TABLE 10: DEMOGRAPHIC AND SOCIAL VARIATIONS BY TENURE								
	TENURE							
	Owner occupied		Private rented		RSL		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%
AGE HRP								
under 25 years	80	0.2%	98	1.5%	0	0.0%	179	0.4%
25 - 34 years	4864	12.0%	1683	26.5%	332	17.1%	6879	14.1%
35 - 44 years	8761	21.6%	2152	33.9%	237	12.2%	11150	22.9%
45 - 54 years	6007	14.8%	1012	15.9%	338	17.4%	7356	15.1%
55 - 60 years	5210	12.9%	802	12.6%	124	6.4%	6135	12.6%
61 - 65 years	1727	4.3%	155	2.4%	0	0.0%	1881	3.9%
over 65 years	13820	34.1%	455	7.2%	911	46.9%	15185	31.1%
HOUSEHOLD TYPE								
Single Person Non Pensioner	2232	5.5%	1955	30.8%	208	10.7%	4394	9.0%
Single Parent Family	361	0.9%	155	2.4%	124	6.4%	639	1.3%
Two Person Adult Non Pensioner	10440	25.8%	1829	28.8%	84	4.3%	12353	25.3%
Small Family	8059	19.9%	1059	16.7%	361	18.6%	9479	19.4%
Large Family	2062	5.1%	197	3.1%	84	4.3%	2343	4.8%
Large Adult	3652	9.0%	778	12.2%	169	8.7%	4598	9.4%
Single Person Elderly	4876	12.0%	385	6.0%	371	19.1%	5632	11.5%
Two Person Elderly	8343	20.6%	0	0.0%	540	27.8%	8883	18.2%
Elderly With Family	444	1.1%	0	0.0%	0	0.0%	444	0.9%
HOUSEHOLD SIZE								
One person	7108	17.6%	2339	36.8%	579	29.8%	10026	20.6%
Two persons	19399	47.9%	1955	30.8%	748	38.5%	22102	45.3%
Three Persons	6412	15.8%	1214	19.1%	208	10.7%	7834	16.1%
Four persons	6504	16.1%	553	8.7%	321	16.6%	7378	15.1%
Five persons	1011	2.5%	197	3.1%	84	4.3%	1292	2.6%
Six or more persons	34	0.1%	98	1.5%	0	0.0%	132	0.3%
All Households	40468	100.0%	6356	100.0%	1941	100.0%	48765	100.0%

HOUSEHOLD ECONOMIC CHARACTERISTICS

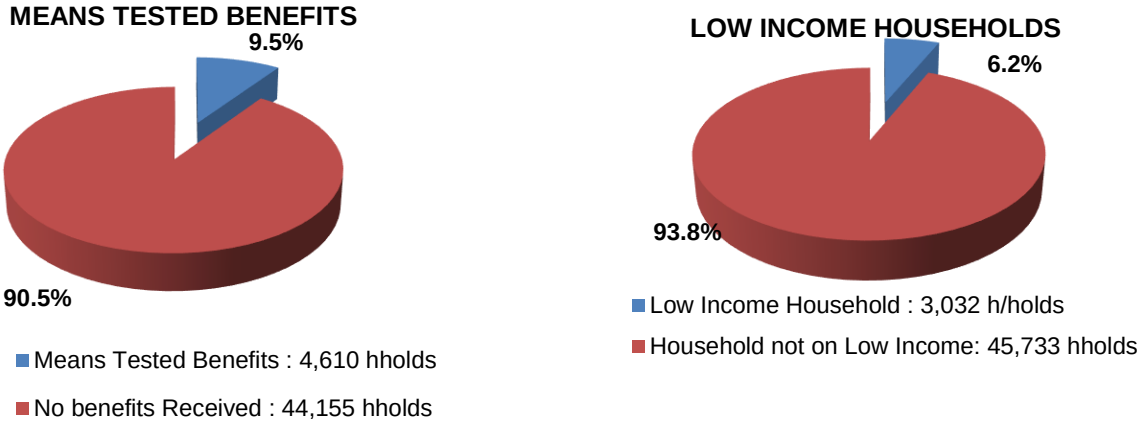
6.10 33,304 HRPs (68.3%) are in full or part-time employment, 221 HRPs (0.5%) are registered unemployed and 14,046 HRPs (28.8%) are economically retired.

FIGURE 10: ECONOMIC STATUS OF HRP



6.11 4,610 households have a household member in receipt of a Means Tested Benefit (9.5%), 3,032 households (6.2%) have disposable incomes below 60% of the median U.K. disposable income. Data from ONS indicates median disposable income in England at £32,300 with the 60% threshold indicating a required median disposable income of £19,380. The survey indicates a median disposable income in the District of Stroud of £37,049, ranging from £22,518 for RSL tenants to £29,446 for households in the private-rented sector and £33,689 for owner-occupiers.

FIGURE 11: MEANS TESTED BENEFITS AND LOW INCOMES



6.12 Economic variations are evident across the tenure groups with major differences including:

- Higher rates of economic retirement in the owner-occupied (31.8%) and RSL sectors (40.6%).
- Lower rates of economic activity in the RSL sector. 51.3% of HRPs in the RSL sector are economically inactive or retired.
- Higher rates of means tested benefit receipt in the private-rented and RSL sectors. 17.0% of private-rented households and 60.0% of RSL households are in receipt of means tested benefits; and
- Higher proportion of low-income households in the private-rented and RSL sectors. 9.2% of private-rented households and 17.1% of RSL households are on low incomes.

TABLE 11: HOUSEHOLD ECONOMIC STATUS BY TENURE								
	TENURE							
	Owner occupied		Private rented		RSL		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%
ECONOMIC STATUS - HRP								
Full time work (30hrs+)	26451	65.4%	4609	72.5%	917	47.2%	31977	65.6%
Part time work (under 30 hours)	604	1.5%	694	10.9%	29	1.5%	1327	2.7%
Registered unemployed	25	0.1%	197	3.1%	0	0.0%	221	0.5%
Permanently sick / disabled	397	1.0%	351	5.5%	208	10.7%	957	2.0%
Looking after home	139	0.3%	98	1.5%	0	0.0%	237	0.5%
Wholly retired	12851	31.8%	408	6.4%	787	40.6%	14046	28.8%
Student	0	0.0%	0	0.0%	0	0.0%	0	0.0%
LOW INCOME								
Not on low income	38353	94.8%	5770	90.8%	1609	82.9%	45733	93.8%
Low income household	2115	5.2%	586	9.2%	332	17.1%	3032	6.2%
MEANS TESTED BENEFITS								
No benefit receipt	38105	94.2%	5273	83.0%	777	40.0%	44155	90.5%
In receipt of benefits	2363	5.8%	1083	17.0%	1164	60.0%	4610	9.5%
All Households	40468	100.0%	6356	100.0%	1941	100.0%	48765	100.0%

SECTION 3:
HOUSING CONDITIONS

7. HOUSING CONDITIONS - AN OVERVIEW AND NATIONAL PERSPECTIVE

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 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.

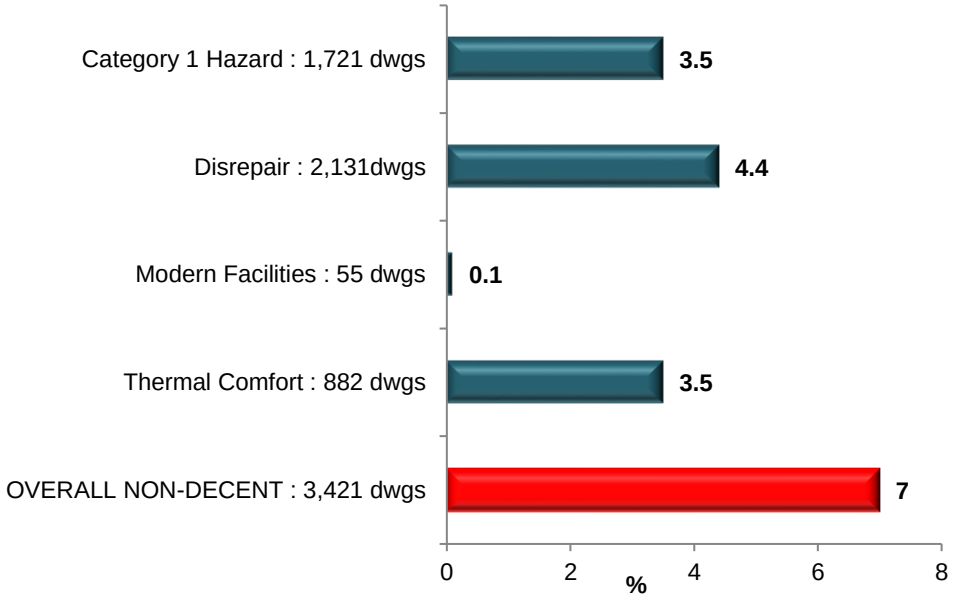
7.2 45,344 occupied dwellings (93.0%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 3,421 dwellings (7.0%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- ***1,721 dwellings (3.5%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS).***
- ***2,131 dwellings (4.4%) are in disrepair.***
- ***55 dwellings (0.1%) offer inadequate amenities, and;***
- ***882 dwellings (1.8%) fail to provide a reasonable degree of thermal comfort.***

The majority of non-Decent homes fail on one item of the standard (2,187 dwellings – 63.9%); the remaining 1,234 non-Decent Homes exhibit multiple failures (36.1%).

7.3 Costs to achieve Decent Homes within the private-housing sector are estimated at £16.102M averaging £4706, per non-Decent home.

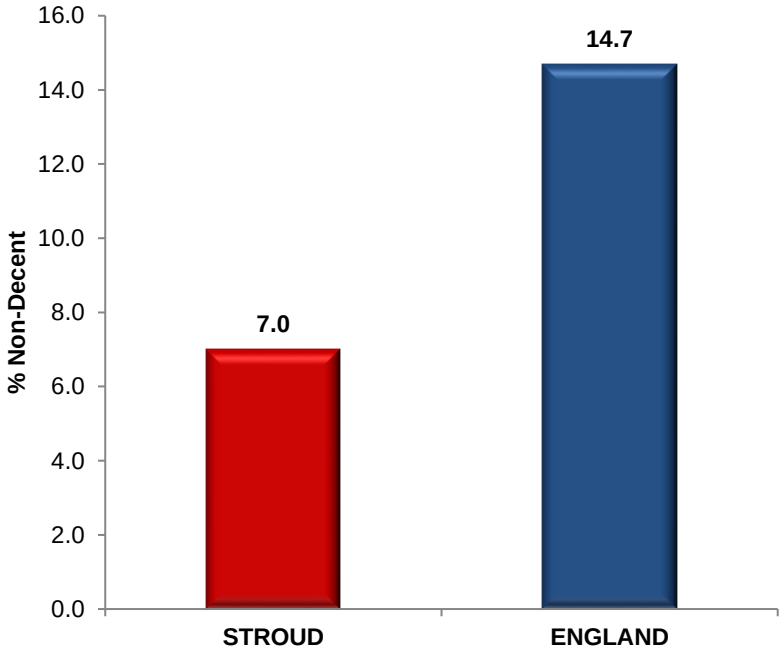
FIGURE 12: DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD



7.4 Information on overall Decent Homes performance in England is available annually from the English Housing Survey programme with the last available estimate for 2021. Due to the impact of Covid the 2021 national estimates have not involved a full internal survey of dwellings and have been modelled from 2018 and 2019 data. Additionally, since 2014 while Category 1 hazard data has been published, no further data has been published on the remaining components of the Decent Homes Standard.

7.5 Housing conditions locally with regard to the Decent Homes Standard are significantly better than the national average. Locally 7.0% of private sector and RSL housing fails the Decent Homes Standard compared to 14.7% of equivalent housing stock nationally. Local conditions with regard to Category 1 hazards are also significantly better than the national average. Locally 3.5% of dwellings exhibit Category 1 hazards compared to 9.8% of dwellings nationally.

FIGURE 13: NON-DECENT HOMES – STROUD 2023, ENGLAND 2021



8. HHSRS – CATEGORY 1 AND CATEGORY 2 HAZARDS

8.1 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).

8.2 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 below 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.***

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

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

8.4 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:

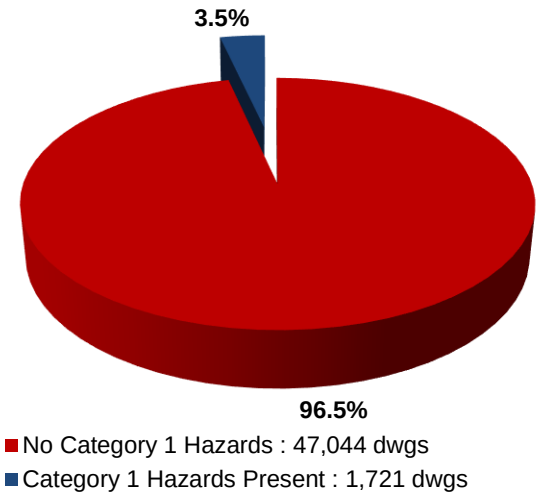
- ***Improvement Notice (Section 11, Housing Act 2004);***
- ***Prohibition Order (Section 20, Housing Act 2004);***
- ***Hazard Awareness Notice (Section 28, Housing Act 2004);***
- ***Emergency Remedial Action (Section 40, Housing Act 2004);***
- ***Emergency Prohibition Order (Section 43, Housing 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 2 hazards have been defined as Hazard Bands D and E.

CATEGORY 1 HAZARDS

8.5 1,721 occupied dwellings (3.5%) experience Category 1 hazards within the HHSRS and as a result fail the requirements of the Decent Homes Standard. Rates of Category 1 hazard failure are below the national average (9.8%).

FIGURE 14: CATEGORY 1 HAZARD FAILURE



8.6 A limited number of Category 1 hazards was identified across the HHSRS, with the hazard profile dominated by excess cold and risk of falls on steps and stairs. 768 dwellings experience a Category 1 hazard related to the risk of falls on steps and stairs representing 44.6% of all Category 1 hazard dwellings. Excess cold affects 827 dwellings representing 48.0% of all dwellings experiencing a Category 1 hazard. Dampness/Mould represents the remaining Category 1 hazard identified affecting 327 dwellings or 7.4% of all dwellings experiencing a Category 1 hazard. Category 1 hazards identified comprise:

- **Dampness/Mould – 327 dwellings (7.4 %).**
- **Excess Cold – 827 dwellings (48.0%).**
- **Falls on Steps/Stairs – 768 dwellings (44.6%).**

HAZARD DISTRIBUTIONS

8.7 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 (8.3%).**
- **Dwellings constructed pre-1919 (10.4%), and Inter-war (11.2%)**
- **Flats in converted buildings (24.0%).**

No category 1 hazards were identified within the RSL sector.

FIGURE 15: CATEGORY 1 HAZARD FAILURE BY TENURE, BUILDING TYPE AND DATE OF CONSTRUCTION

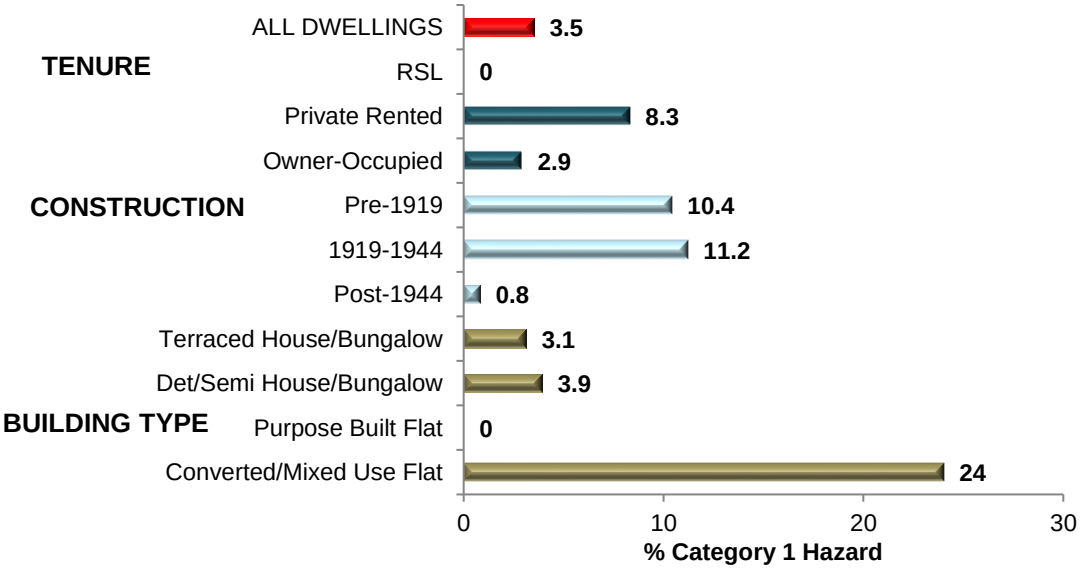
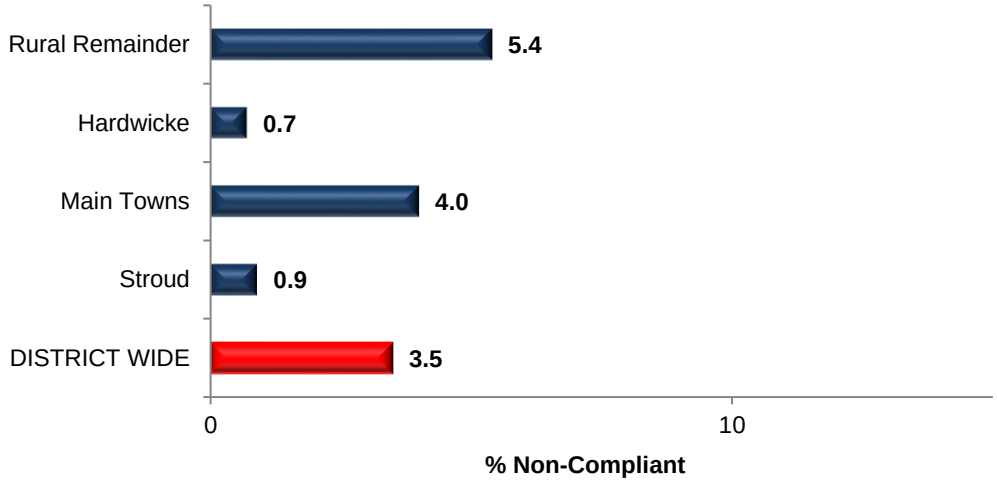


TABLE 12: CATEGORY 1 HAZARD DISTRIBUTIONS BY SURVEY AREA AND HOUSING SECTOR						
	HHSRS CATEGORY 1 RISK					
	No category 1 risks		Category 1 risks present		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	39278	97.1%	1191	2.9%	40468	100.0%
Private rented	5826	91.7%	530	8.3%	6356	100.0%
RSL	1940	100.0%	0	0.0%	1940	100.0%
DATE OF CONSTRUCTION						
Pre - 1919	7260	89.6%	842	10.4%	8103	100.0%
1919 - 1944	2197	88.8%	277	11.2%	2474	100.0%
1945 - 1964	7388	96.3%	286	3.7%	7674	100.0%
1965 - 1974	8677	98.7%	115	1.3%	8792	100.0%
1975 - 1980	1232	100.0%	0	0.0%	1232	100.0%
Post - 1980	20289	99.0%	201	1.0%	20490	100.0%
MAIN HOUSE TYPE						
Detached House/Bungalow	15167	97.4%	407	2.6%	15574	100.0%
Semi-detached House/Bungalow	14148	94.7%	796	5.3%	14944	100.0%
Terraced House/Bungalow	13400	96.9%	423	3.1%	13823	100.0%
Purpose-built flat	4028	100.0%	0	0.0%	4028	100.0%
Converted/mixed use flat	301	75.9%	95	24.1%	397	100.0%
SURVEY AREA						
Stroud	10234	99.1%	90	0.9%	10324	100.0%
Main Towns	21474	96.0%	893	4.0%	22367	100.0%
Hardwicke	2690	99.3%	19	0.7%	2709	100.0%
Rural Remainder	12646	94.6%	720	5.4%	13365	100.0%
All Occupied Dwellings	47044	96.5%	1721	3.5%	48765	100.0%

8.8 Geographically, rates of Category 1 hazard failure are above average in the main towns (4.0%) and the Rural Remainder (5.4%). Excess cold hazards impact more strongly on the rural areas, while the risk of falls is particularly associated with the pre-1919 terraced sector in the main towns.

FIGURE 16: CATEGORY 1 HAZARD FAILURE BY SURVEY AREA



CATEGORY 1 HAZARD IMPROVEMENT COSTS

8.9 Costs purely to address Category 1 hazard defects are estimated at £4.080M averaging £1,193 per defective dwelling. Costs are net of fees, preliminaries and VAT.

CATEGORY 2 HAZARDS

8.10 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, 12,268 dwellings (25.2%) exhibit hazards within hazard bands D and E i.e., Category 2. Category 2 hazards emerging include:

- **Falls on Level Surfaces : 8,224 dwellings – 16.9%**
- **Falls on Stairs etc : 7,688 dwellings – 15.8%**
- **Entry by Intruders : 4,535 dwellings – 9.3%**
- **Dampness/Mould : 422 dwellings – 0.9%**
- **Food Safety : 214 dwellings – 0.4%**

8.11 Category 2 hazards are again over-represented in the private-rented sector but also the RSL sector and pre-1919 housing.

TABLE 13: CATEGORY 2 HAZARD DISTRIBUTIONS BY SURVEY AREA AND HOUSING SECTOR						
	HHSRS CATEGORY 2 RISK					
	No category 2 risks		Category 2 risks present		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	32303	79.8%	8165	20.2%	40468	100.0%
Private rented	3151	49.6%	3205	50.4%	6356	100.0%
RSL	1043	53.8%	897	46.2%	1940	100.0%
DATE OF CONSTRUCTION						
Pre - 1919	0	0.0%	8103	100.0%	8103	100.0%
1919 - 1944	2376	96.0%	98	4.0%	2474	100.0%
1945 - 1964	6828	89.0%	846	11.0%	7674	100.0%
1965 - 1974	8792	100.0%	0	0.0%	8792	100.0%
1975 - 1980	1120	91.0%	111	9.0%	1232	100.0%
Post - 1980	17379	84.8%	3110	15.2%	20490	100.0%
MAIN HOUSE TYPE						
Detached House/Bungalow	13031	83.7%	2543	16.3%	15574	100.0%
Semi-detached House/Bungalow	13046	87.3%	1898	12.7%	14944	100.0%
Terraced House/Bungalow	10420	75.4%	3403	24.6%	13823	100.0%
Purpose-built flat	0	0.0%	4028	100.0%	4028	100.0%
Converted/mixed use flat	0	0.0%	397	100.0%	397	100.0%
SURVEY AREA						
Stroud	7185	69.6%	3138	30.4%	10324	100.0%
Main Towns	17246	77.1%	5121	22.9%	22367	100.0%
Hardwicke	2530	93.4%	179	6.6%	2709	100.0%
Rural Remainder	9536	71.3%	3829	28.7%	13365	100.0%
All Occupied Dwellings	36497	74.8%	12268	25.2%	48765	100.0%

9. HOUSING REPAIR

DECENT HOMES REPAIR STANDARD

9.1 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; or***
- ***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:

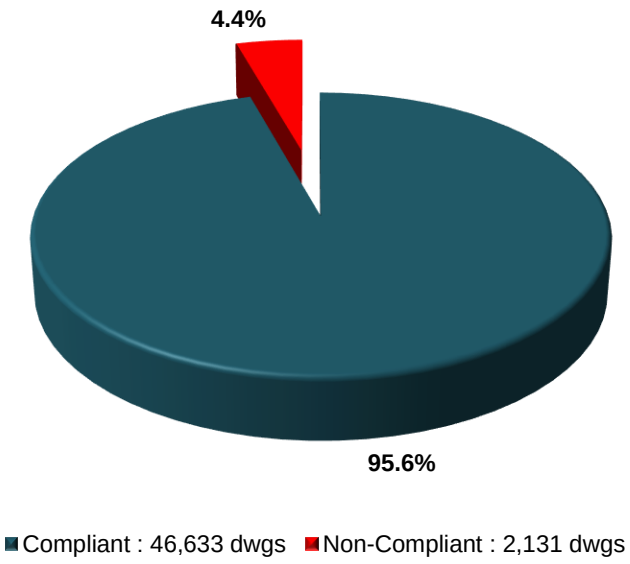
- ***External walls.***
- ***Roof structure and covering.***
- ***Windows and doors.***
- ***Chimneys.***
- ***Central heating boilers.***
- ***Gas fires.***
- ***Storage heaters; and***
- ***Electrics.***

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

DECENT HOMES REPAIR COMPLIANCE

9.2 Overall, 2,131 dwellings (4.4%) fail the repair requirements of the Decent Homes Standard. 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.

FIGURE 17: DECENT HOMES REPAIR PERFORMANCE – OCCUPIED DWELLINGS



9.3 All dwellings non-compliant on repair experience major repairs to primary building elements. External repairs affecting the wind and weatherproofing of a building dominate including works to chimneys, roof structure and coverings, external wall finishes, rainwear and windows. Levels of secondary repair within the Decent Homes standard are eliminated by the need for two or more secondary elements to be defective.

9.4 Evidence of limited structural failure is apparent from the survey but of no assessed impact in dwelling performance within the HHSRS or the Decent Home Standard.

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

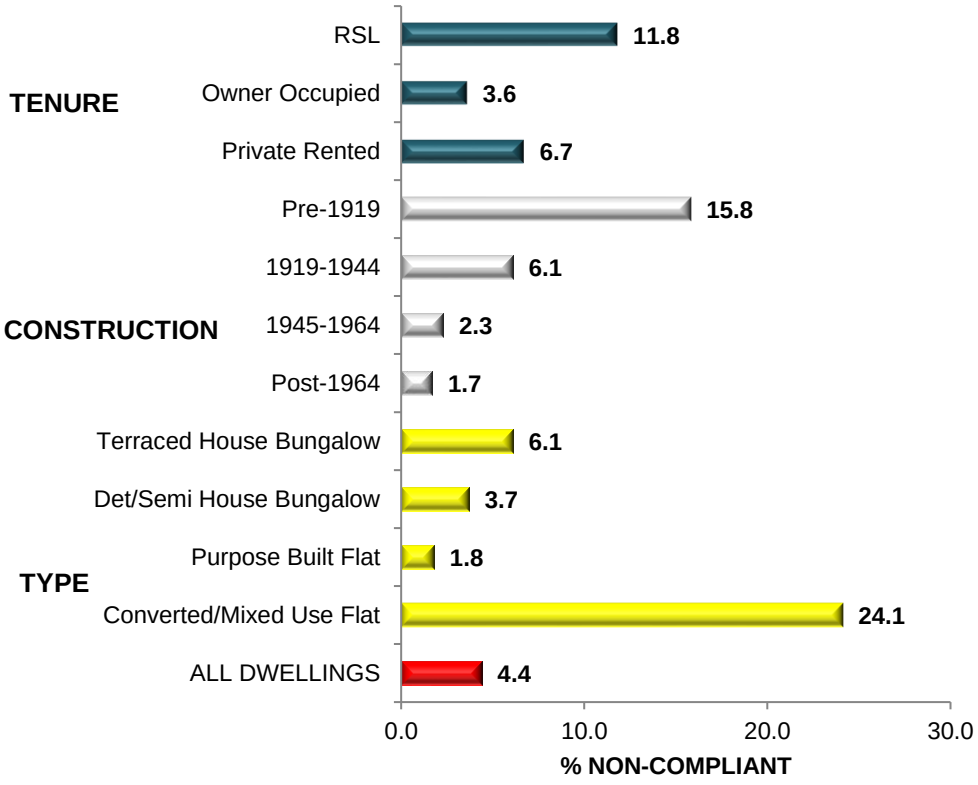
- **3,069 dwellings - roof coverings (6.3%).**
- **151 dwellings - chimneys (0.3%).**
- **3,270 dwellings - gutters and downpipes (6.7%).**
- **1,306 dwellings - external pointing (3.7%).**
- **4,924 dwellings - windows (10.1%); and**
- **2,892 access doors (5.9%).**

9.6 Costs to address disrepair within the Decent Homes Standard are estimated at £7.287M averaging £2130 per defective dwelling. These costs reflect a minimum patch repair approach with no guarantee of future dwelling integrity or maintenance of decent homes standards. To ensure longer-term dwelling repair, conditions which will include action against existing disrepair and required element replacement within 10 years to prevent deterioration into non-Decency will incur costs of £37.030M at an average of £10,825 per non - Decent dwelling.

DISREPAIR BY SECTOR

9.7 As might be expected, disrepair is strongly related to dwelling age with rates of disrepair significantly higher within the pre-1919 housing stock. 15.8% of dwellings constructed pre-1919 are defective on repair as are 6.1% of dwellings constructed 1919-1944. In contrast only 1.7% of dwellings constructed post-1964 fail the repair requirements of the Decent Homes standard. Rates of disrepair are also above average for terraced housing (6.1%), flats in converted buildings (24.1%), RSL dwellings (11.8%) and within the private-rented sector (6.7%).

FIGURE 18: DECENT HOMES REPAIR PERFORMANCE BY TENURE, DWELLING AGE AND DWELLING TYPE



9.9 Patterns of Decent Homes repair failure geographically indicate an above average rate of disrepair across the Main Towns. 6.5% of dwellings within the Main Towns are non-compliant on repair compared to 4.4% of dwellings district-wide.

FIGURE 19: DECENT HOMES REPAIR PERFORMANCE BY SURVEY AREA

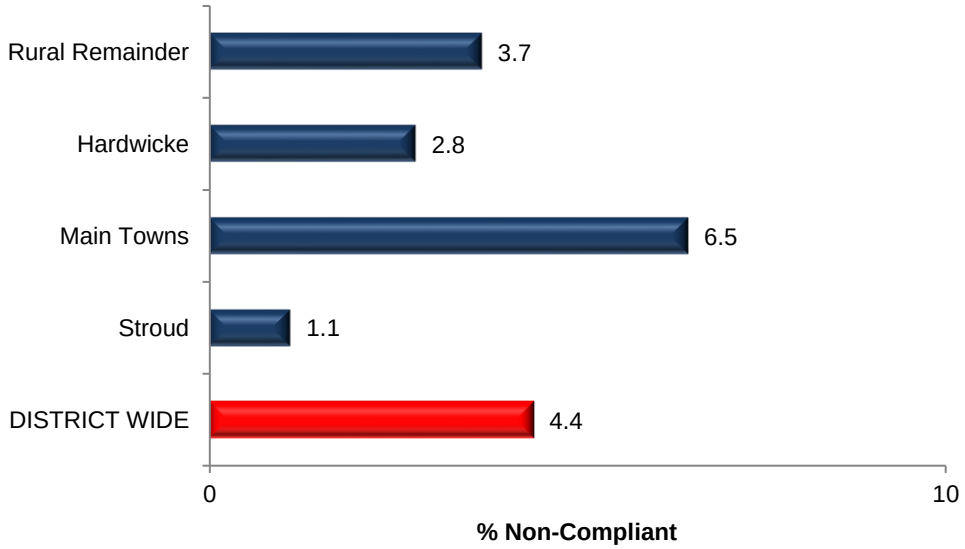


TABLE 14: DECENT HOMES REPAIR PERFORMANCE BY SURVEY AREA AND HOUSING SECTOR

	DECENT HOMES REPAIR					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	38994	96.4%	1474	3.6%	40468	100.0%
Private rented	5929	93.3%	428	6.7%	6356	100.0%
RSL	1710	88.2%	230	11.8%	1940	100.0%
DATE OF CONSTRUCTION						
Pre - 1919	6819	84.2%	1284	15.8%	8103	100.0%
1919 - 1944	2323	93.9%	151	6.1%	2474	100.0%
1945 - 1964	7500	97.7%	173	2.3%	7674	100.0%
1965 - 1974	8696	98.9%	96	1.1%	8792	100.0%
1975 - 1980	1177	95.5%	55	4.5%	1232	100.0%
Post - 1980	20119	98.2%	371	1.8%	20490	100.0%
MAIN HOUSE TYPE						
Detached House/Bungalow	15104	97.0%	470	3.0%	15574	100.0%
Semi-detached House/Bungalow	14296	95.7%	647	4.3%	14944	100.0%

TABLE 14: DECENT HOMES REPAIR PERFORMANCE BY SURVEY AREA AND HOUSING SECTOR						
	DECENT HOMES REPAIR					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Terraced House/Bungalow	12976	93.9%	847	6.1%	13823	100.0%
Purpose-built flat	3956	98.2%	71	1.8%	4028	100.0%
Converted/mixed use flat	301	75.9%	95	24.1%	397	100.0%
SURVEY AREA						
Stroud	10210	98.9%	113	1.1%	10324	100.0%
Main Towns	20924	93.5%	1443	6.5%	22367	100.0%
Hardwicke	2633	97.2%	76	2.8%	2709	100.0%
Rural Remainder	12866	96.3%	499	3.7%	13365	100.0%
All Occupied Dwellings	46633	95.6%	2131	4.4%	48765	100.0%

9.10 Dwellings which comply with the repair requirements of the Decent Homes Standard are not necessarily free from overall disrepair. Minor repairs which do not result in Decent Homes failure are nevertheless visible externally in 29,563 dwellings (60.6%). Such repairs generally reflect a lack of routine maintenance often as a result of household budget constraints or lack of household awareness of the future implications of such repairs for ongoing dwelling deterioration. Overall, it is estimated that the outstanding minor repair budget across the housing stock amounts to a minimum of £88.121m.

10. HOUSING AMENITIES AND FACILITIES

10.1 The survey has examined the amenities and facilities offered by private sector housing in the District of Stroud. Three areas have been examined:

a) The amenity/modern facilities requirements of the Decent Homes Standard.
b) Home security arrangements; and
c) Smoke Detection.

DECENT HOMES

10.2 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.***

10.3 Kitchen and bathroom amenities exhibit a modern age profile. 44,404 dwellings (91.1%) offer kitchens under 20 years old. 45,360 dwellings (93.0%) offer bathrooms under 30 years old. Linked to this modern age profile, additional amenity defects are recorded in under 2% of the housing stock:

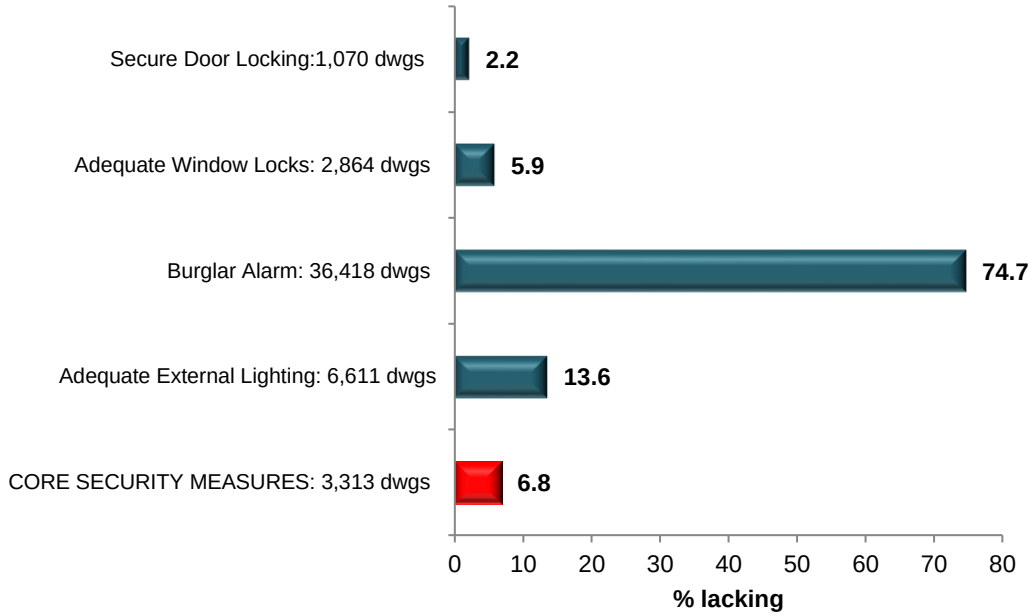
- ***548 dwellings (1.1%) offer inadequate space and layout in the kitchen.***
- ***214 dwellings (0.4%) offer an unsatisfactory WC location.***

In addition to amenities, minimal defects were recorded on noise or on the size and layout of common access areas in flats. To fail the Decent Homes Standard a dwelling must be deficient on three or more amenity requirements. Overall, 55 dwellings (0.1%) fail to meet the Decent Homes amenity requirements.

HOME SECURITY

10.4 4,535 dwellings (9.3%) were assessed as exhibiting Category 2 risks (HHSRS) on intruder entry. Rising public awareness of, and exposure to crime have placed an increasing emphasis on home security. Core security measures within the home are typically considered to include secure access door locking and window locking to ground floor windows and accessible upper floor windows where appropriate. Overall, core security measures are present in 45,452 dwellings (93.2%) but absent in 3,313 dwellings (6.8%). However, in addition to the core measures 36,418 dwellings (74.7%) have no burglar alarm provision, 6,611 dwellings (13.%) offer inadequate external curtilage lighting.

FIGURE 20: HOME SECURITY MEASURES

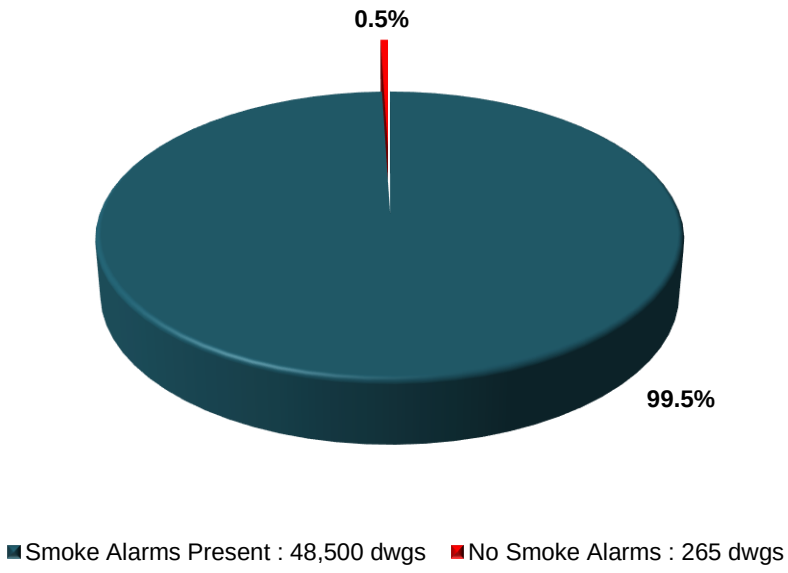


10.5 The absence of core security measures is higher within pre-1919 housing, flats in converted buildings and the RSL sector.

TABLE 15: CORE SECURITY MEASURES BY SURVEY AREA AND HOUSING SECTOR						
	CORE SECURITY MEASURES					
	Core measures present		Core measures absent		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	37748	93.3%	2720	6.7%	40468	100.0%
Private rented	5993	94.3%	363	5.7%	6356	100.0%
RSL	1710	88.2%	230	11.8%	1940	100.0%
DATE OF CONSTRUCTION						
Pre - 1919	6057	74.7%	2046	25.3%	8103	100.0%
1919 - 1944	2285	92.3%	189	7.7%	2474	100.0%
1945 - 1964	7440	97.0%	234	3.0%	7674	100.0%
1965 - 1974	8691	98.9%	101	1.1%	8792	100.0%
1975 - 1980	1232	100.0%	0	0.0%	1232	100.0%
Post - 1980	19747	96.4%	743	3.6%	20490	100.0%
MAIN HOUSE TYPE						
Detached House/Bungalow	14757	94.8%	816	5.2%	15574	100.0%
Semi-detached House/Bungalow	14319	95.8%	624	4.2%	14944	100.0%
Terraced House/Bungalow	12440	90.0%	1383	10.0%	13823	100.0%
Purpose-built flat	3714	92.2%	314	7.8%	4028	100.0%
Converted/mixed use flat	221	55.8%	175	44.2%	397	100.0%
SURVEY AREA						
Stroud	9620	93.2%	703	6.8%	10324	100.0%
Main Towns	20700	92.5%	1667	7.5%	22367	100.0%
Hardwicke	2652	97.9%	56	2.1%	2709	100.0%
Rural Remainder	12479	93.4%	887	6.6%	13365	100.0%
All Occupied Dwellings	45452	93.2%	3313	6.8%	48765	100.0%

10.6 48,500 dwellings (99.5%) have internal smoke alarms fitted to at least one storey; 266 dwellings have no internal smoke alarm provision (0.5%).

FIGURE 21: SMOKE ALARM PROVISION



11. HOME ENERGY EFFICIENCY

HOME ENERGY INFORMATION

11.1 Information on home energy efficiency was collected within the RdSAP (Sap 2012, V9.94) 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.

11.2 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:

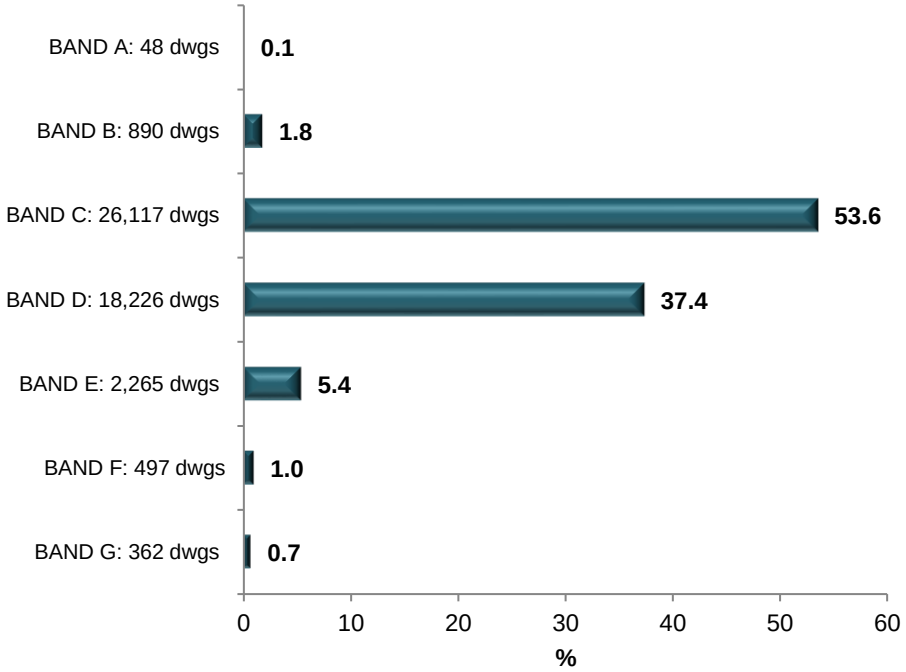
Band A: 92-100

Band B: 81-91

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

11.3 The current average SAP rating for dwellings in the District of Stroud is 68.4, above the all tenure average for England of 66.3 (2021). Energy efficency ratings are above the English average for all tenure groups but are highest in the RSL (71.1) and private-rented sectors. (72.1). An average SAP rating of 67.6 for the owner-occupied sector while below that for the rented sectors is still above the national average. The owner-occupied sector contains a high proportion of larger detached and semi-detached properties while the rented sectors are typified by terraced housing and flats. CO_2 emissions in the District of Stroud average 3.94 tonnes per annum per dwelling giving total annual residential CO_2 emissions of 191,025 tonnes.

FIGURE 22: ENERGY EFFICIENCY RATING DISTRIBUTION



11.4 27,055 occupied dwellings (55.5%) in the District of Stroud fall within the highest EER bands (A, B and C) higher than the average of 47.5% for housing nationally. Conversely the proportion of dwellings in the lowest EER bands (E, F and G) is below the national average.

7.1% of dwellings (3,484 dwellings) in the District of Stroud fall within EER bands E, F and G compared to 9.8% of dwellings nationally.

TABLE 16: ENERGY EFFICIENCY RATINGS (EER) – STROUD, ENGLAND			
EER BANDING	STROUD 2022/23		ENGLAND 2021/22
	dwgs	%	%
Band A (SAP 92 - 100)	48	0.1	0.0
Band B (SAP 81 - 91)	890	1.8	3.0
Band C (SAP 69 - 80)	26,117	53.6	44.5
Band D (SAP 55 - 68)	18,226	37.4	42.7
Band E (SAP 39 - 54)	2,265	5.4	7.1
Band F (SAP 21 - 38)	497	1.0	2.2
Band G (SAP 1 - 20)	362	0.7	0.5

11.5 Energy Efficiency Ratings show some variation geographically and by housing sector. These reflect generally lower energy ratings for pre-1919 housing, detached and semi-detached housing and flats in converted buildings. Geographically the lowest energy efficiency ratings are recorded in the Rural Remainder where 14.1% of rural properties are off grid.

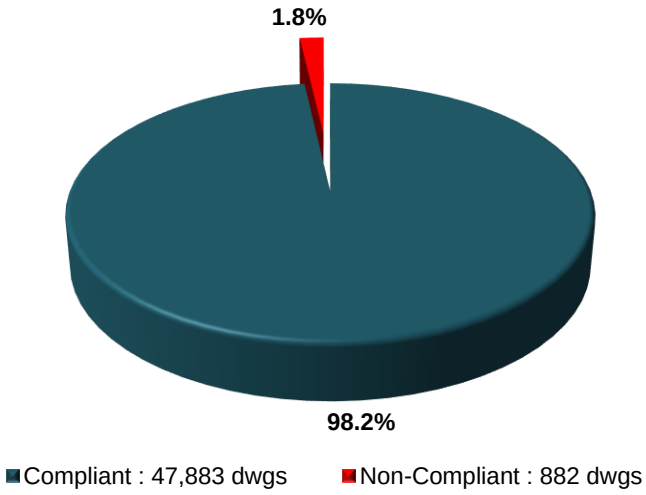
11.6 Underlying the energy efficiency of the housing stock the following attributes apply:

- **48,747 dwellings (99.8%) offer full central heating with the primary fuel sources being mains gas (90.9%) and electricity (8.0%). Including storage heating 97.1% of dwellings in England offer some form of central heating.**
- **36,181 dwellings (74.2%) offer 200mm or more of loft insulation; 39.0% of dwellings in England offer equivalent levels of loft insulation.**
- **31,070 dwellings offer cavity insulation representing 80.3% of all dwellings with cavities. 52.5% of dwellings in England have cavity insulation where this is appropriate; and**
- **46,497 dwellings (95.3%) offer some form of double glazing, the majority of which is whole house. In England, 87.5% of dwellings are double glazed.**

DECENT HOMES THERMAL COMFORT

11.7 To meet the requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. In the District of Stroud 882 occupied dwellings (1.8%) fail to meet these requirements and are non-Decent.

FIGURE 23: DECENT HOMES THERMAL COMFORT PERFORMANCE – OCCUPIED DWELLINGS



11.8 Variations in Decent Homes thermal comfort performance reflect higher rates of non-compliance for pre-War housing and the Rural Remainder. Fuel type restrictions in the rural areas impact on energy efficiency performance. Mains gas represents the primary heating fuel in 44089 dwellings (90.9%) District-wide. This figure drops to 84.7% of properties in the Rural Remainder. 3807 rural dwellings (14.1%) have no access to mains gas with alternative fuels represented by electricity, Bulk oil/gas, and solid fuel.

TABLE 17: DECENT HOMES THERMAL COMFORT PERFORMANCE BY SURVEY AREA AND HOUSING SECTOR

	DECENT HOMES THERMAL COMFORT					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	39715	98.1%	753	1.9%	40468	100.0%
Private rented	6228	98.0%	129	2.0%	6356	100.0%
RSL	1940	100.0%	0	0.0%	1940	100.0%
DATE OF CONSTRUCTION						
Pre - 1919	7802	96.3%	301	3.7%	8103	100.0%
1919 - 1944	2197	88.8%	277	11.2%	2474	100.0%
1945 - 1964	7534	98.2%	140	1.8%	7674	100.0%
1965 - 1974	8677	98.7%	115	1.3%	8792	100.0%
1975 - 1980	1232	100.0%	0	0.0%	1232	100.0%
Post - 1980	20441	99.8%	49	0.2%	20490	100.0%

TABLE 17: DECENT HOMES THERMAL COMFORT PERFORMANCE BY SURVEY AREA AND HOUSING SECTOR						
	DECENT HOMES THERMAL COMFORT					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
MAIN HOUSE TYPE						
Detached House/Bungalow	15463	99.3%	111	0.7%	15574	100.0%
Semi-detached House/Bungalow	14382	96.2%	562	3.8%	14944	100.0%
Terraced House/Bungalow	13614	98.5%	209	1.5%	13823	100.0%
Purpose-built flat	4028	100.0%	0	0.0%	4028	100.0%
Converted/mixed use flat	397	100.0%	0	0.0%	397	100.0%
SURVEY AREA						
Stroud	10234	99.1%	90	0.9%	10324	100.0%
Main Towns	22202	99.3%	165	0.7%	22367	100.0%
Hardwicke	2690	99.3%	19	0.7%	2709	100.0%
Rural Remainder	12756	95.4%	609	4.6%	13365	100.0%
All Occupied Dwellings	47883	98.2%	882	1.8%	48765	100.0%

12. DECENT HOMES OVERALL PERFORMANCE

12.1 45,344 occupied dwellings (93.0%) meet the requirements of the Decent Homes standard and can be regarded as satisfactory. The remaining 3,421 dwellings (7.0%) are non-Decent. Rates of non-Decency are below the national average for England where 14.7% of dwellings were non-Decent in 2021. The majority of non-Decent homes (2,187 dwellings – 63.9%) are defective on one item of the standard; the remaining 1,234 non-Decent dwellings (36.1%) are defective on multiple items.

FIGURE 24: OVERALL DECENT HOMES PERFORMANCE

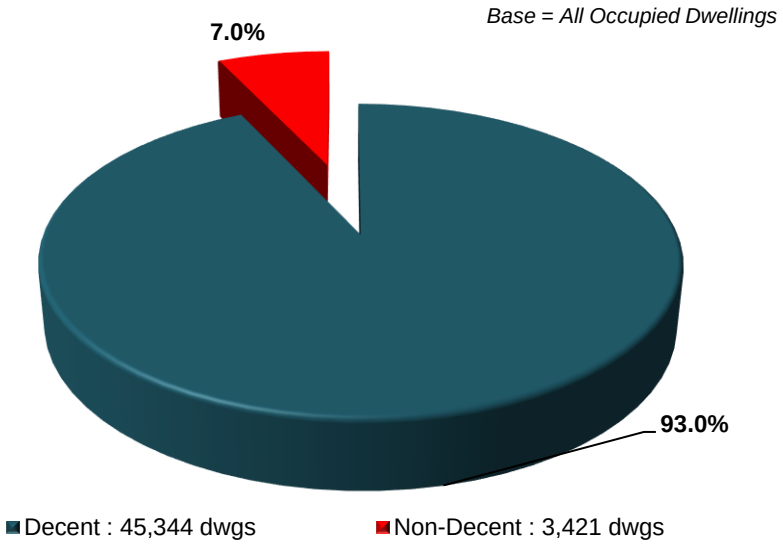


TABLE 18: DECENT HOMES DEFECT CLASSIFICATION			
		Dwellings	**%**
DECENT HOMES DEFECT CLASSIFICATION	HHSRS only	487	14.2
	Repair only	1,589	46.4
	Amenity only	55	1.6
	Thermal Comfort only	55	1.6
	HHSRS and Repair	407	11.9
	HHSRS and Thermal Comfort	691	20.2
	HHSRS, Repair and Thermal Comfort	135	4.0
All Dwellings Non-Decent		**3,421**	**100.0**

12.2 Levels of non-Decent housing vary across the District and within the housing stock. In this respect highest rates of non-Decency are associated with:

- **The private-rented and Rsl sectors where 10.7% of all private-rented dwellings and 11.8% of Rsl dwellings are non-Decent;**
- **The older housing stock where 20.5% of all dwellings constructed pre-1919 are non-Decent; and**
- **Flats in converted buildings where 24.1% of dwellings are non-Decent.**

12.3 Geographically the highest rates of non-Decency are associated with the main towns and the Rural Remainder. 8.8% of dwellings in the main towns and 8.7% of dwellings in the Rural Remainder are non-decent.

FIGURE 25: RATES OF NON-DECENCY BY SURVEY AREA

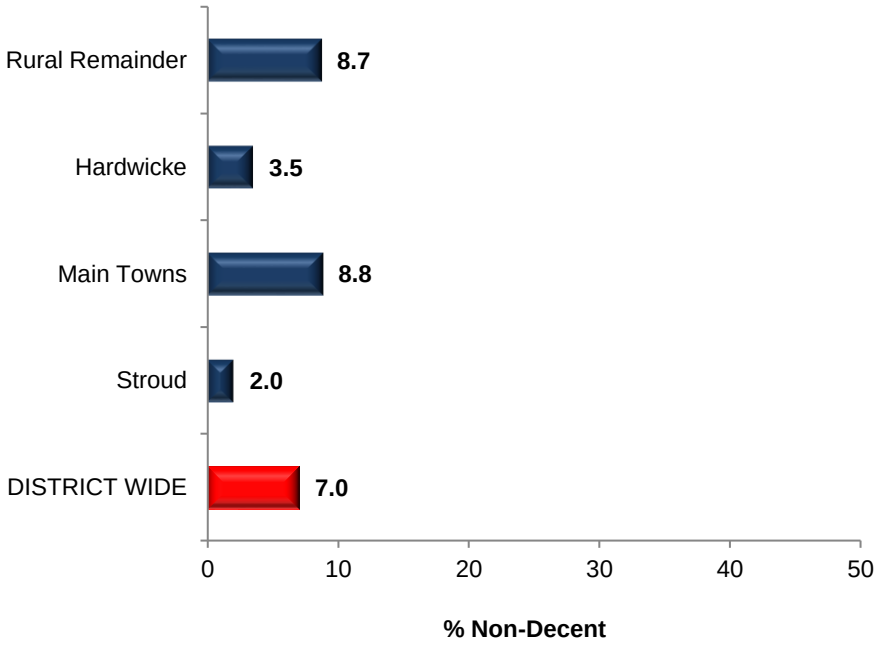


TABLE 19: NON-DECENT HOMES BY SURVEY AREA AND HOUSING SECTOR

	DECENT HOMES OVERALL PERFORMANCE					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	37955	93.8%	2514	6.2%	40468	100.0%
Private rented	5679	89.3%	677	10.7%	6356	100.0%
RSL	1710	88.2%	230	11.8%	1940	100.0%
DATE OF CONSTRUCTION						
Pre - 1919	6439	79.5%	1664	20.5%	8103	100.0%

TABLE 19: NON-DECENT HOMES BY SURVEY AREA AND HOUSING SECTOR						
	DECENT HOMES OVERALL PERFORMANCE					
	Compliant		Non-compliant		All Occupied Dwellings	
	dwgs	%	dwgs	%	dwgs	%
1919 - 1944	2046	82.7%	428	17.3%	2474	100.0%
1945 - 1964	7239	94.3%	435	5.7%	7674	100.0%
1965 - 1974	8525	97.0%	267	3.0%	8792	100.0%
1975 - 1980	1177	95.5%	55	4.5%	1232	100.0%
Post - 1980	19918	97.2%	572	2.8%	20490	100.0%
MAIN HOUSE TYPE						
Detached House/Bungalow	14763	94.8%	811	5.2%	15574	100.0%
Semi-detached House/Bungalow	13580	90.9%	1364	9.1%	14944	100.0%
Terraced House/Bungalow	12743	92.2%	1080	7.8%	13823	100.0%
Purpose-built flat	3956	98.2%	71	1.8%	4028	100.0%
Converted/mixed use flat	301	75.9%	95	24.1%	397	100.0%
SURVEY AREA						
Stroud	10121	98.0%	203	2.0%	10324	100.0%
Main Towns	20407	91.2%	1960	8.8%	22367	100.0%
Hardwicke	2614	96.5%	94	3.5%	2709	100.0%
Rural Remainder	12202	91.3%	1163	8.7%	13365	100.0%
All Occupied Dwellings	45344	93.0%	3421	7.0%	48765	100.0%

13. NON-DECENT HOMES: INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

13.1 Costs to address non-decency are estimated at £16.102M net averaging £4,707 per dwelling across all non-decent dwellings. Individual costs range from under £1000 for individual item failure to over £16,000 linked to comprehensive failure across the standard. The most significant cost elements relate to disrepair.

COST DISTRIBUTION BY SECTOR

13.2 Allowing for variations in sector size the majority of required expenditure is targeted towards the owner-occupied sector (£11.012M), and pre-1919 housing (£11.374M). Expenditure needs are also dominated by the main towns (£11.078M).

TABLE 20: DECENT HOMES IMPROVEMENT COSTS BY SURVEY AREA, TENURE AND DWELLING AGE

HOUSING SECTOR	COST TO ACHIEVE DECENCY	% OF TOTAL DECENT HOMES COSTS
SURVEY AREA	**£M**	**%**
Stroud	0.726	4.5
Main Towns	11.078	68.8
Hardwicke	0.261	1.6
Rural Remainder	4.036	25.1
TENURE		
Owner-Occupied	11.012	68.4
Private-Rented	4.195	26.0
Rsl	0.894	5.6
DATE OF CONSTRUCTION		
Pre-1919	11.374	70.6
1919-1944	1.690	10.5
1945-1964	1.161	7.2
1965-1974	0.625	3.9
1975-1980	0.168	1.0
Post-1980	1.084	6.8
ALL SECTORS	**16.102**	**100.0**

14. DECENT PLACES – ENVIRONMENTAL CONDITIONS AND LIVEABILITY

DECENT PLACES AND LIVEABILITY

14.1 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: untidy or neglected buildings, poor condition housing, graffiti, untidy gardens or landscaping; rubbish or dumping, vandalism, dog or other excrement and the nuisance from street parking.

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

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

ENVIRONMENTAL ISSUES

14.2 Environmental issues are apparent but where identified by surveyors are predominantly minor in nature. Key issues identified include:

- ***Street Parking : 14,535 dwellings (29.8%).***
- ***Scruffy Gardens : 9,792 dwellings (20.1%).***
- ***Litter/Rubbish : 8,301 dwellings (17.0%).***
- ***Dog Fouling : 7,382 dwellings (15.1%).***
- ***Heavy Traffic : 4668 dwellings (9.5%).***

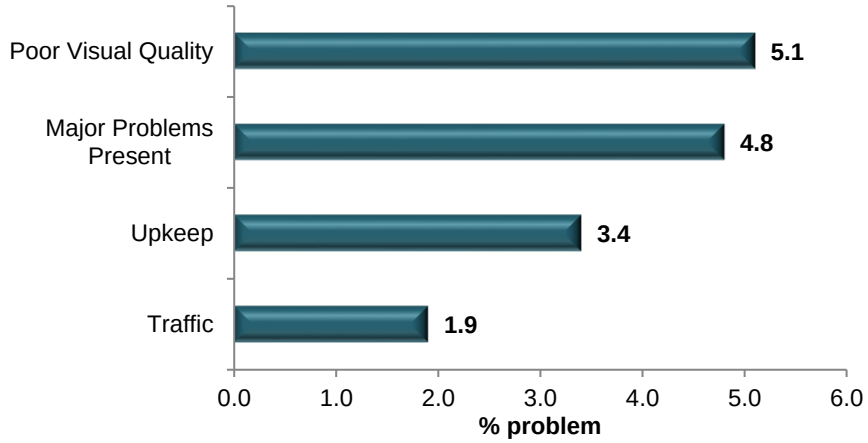
TABLE 21: ENVIRONMENTAL CONDITIONS								
	Not a Problem		Minor Problem		Major Problem		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
LITTER AND RUBBISH	40464	83.0%	8301	17.0%	0	0.0%	48765	100.0%
SCRUFFY GARDENS	38972	79.9%	9737	20.0%	55	0.1%	48765	100.0%
GRAFFITI	48765	100.0%	0	0.0%	0	0.0%	48765	100.0%
VANDALISM	48765	100.0%	0	0.0%	0	0.0%	48765	100.0%
SCRUFFY/NEGLECTED BUILDINGS	47901	98.2%	864	1.8%	0	0.0%	48765	100.0%
DOG FOULING	41383	84.9%	7382	15.1%	0	0.0%	48765	100.0%
CONDITION OF DWELLINGS	44559	91.4%	4206	8.6%	0	0.0%	48765	100.0%
NUISANCE FROM STREET PARKING	34230	70.2%	12950	26.6%	1585	3.2%	48765	100.0%
AMBIENT AIR QUALITY	45533	93.4%	3232	6.6%	0	0.0%	48765	100.0%
HEAVY TRAFFIC	44097	90.4%	3721	7.6%	947	1.9%	48765	100.0%
RAILWAY/AIRCRAFT NOISE	48351	99.2%	414	0.8%	0	0.0%	48765	100.0%
INTRUSION FROM MOTORWAYS	48155	98.7%	610	1.3%	0	0.0%	48765	100.0%
VACANT SITES	48709	99.9%	55	0.1%	0	0.0%	48765	100.0%
INTRUSIVE INDUSTRY	48732	99.9%	33	0.1%	0	0.0%	48765	100.0%
NON-CONFORMING USES	48439	99.3%	325	0.7%	0	0.0%	48765	100.0%
VACANT/BOARDED UP BUILDINGS	48299	99.0%	465	1.0%	0	0.0%	48765	100.0%

LIVEABILITY

14.3 Overall, 2360 occupied dwellings (4.8%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 1640 dwellings (3.4%), traffic problems affect 947 dwellings (1.9%) while no major utilisation issues were identified.

14.4 As an overall assessment, surveyors were asked to grade the visual quality of the residential environment within the context of underlying neighbourhood characteristics and housing composition. Visual quality was assessed as poor or below average in 2461 dwellings (5.1%), as average in 31,862 dwellings (65.3%) and as above average or good in 14,441 dwellings (29.6%).

FIGURE 26: ENVIRONMENTAL PROBLEMS



14.5 Poor environmental conditions including visual environmental quality are above average in areas of private-rented housing, and converted flats. A relationship would also appear to exist between environmental conditions and housing conditions. 362 non-Decent homes are located in areas of poor or below average visual quality representing 10.6% of all non-Decent homes. Only 4.6% of Decent homes are similarly affected.

14.6 Environmental conditions are worse across the town of Stroud where 1249 occupied dwellings (12.1%) are located in areas of poor or below average visual quality.

FIGURE 27: ENVIRONMENTAL CONDITIONS DISTRICT-WIDE AND BY SURVEY AREA

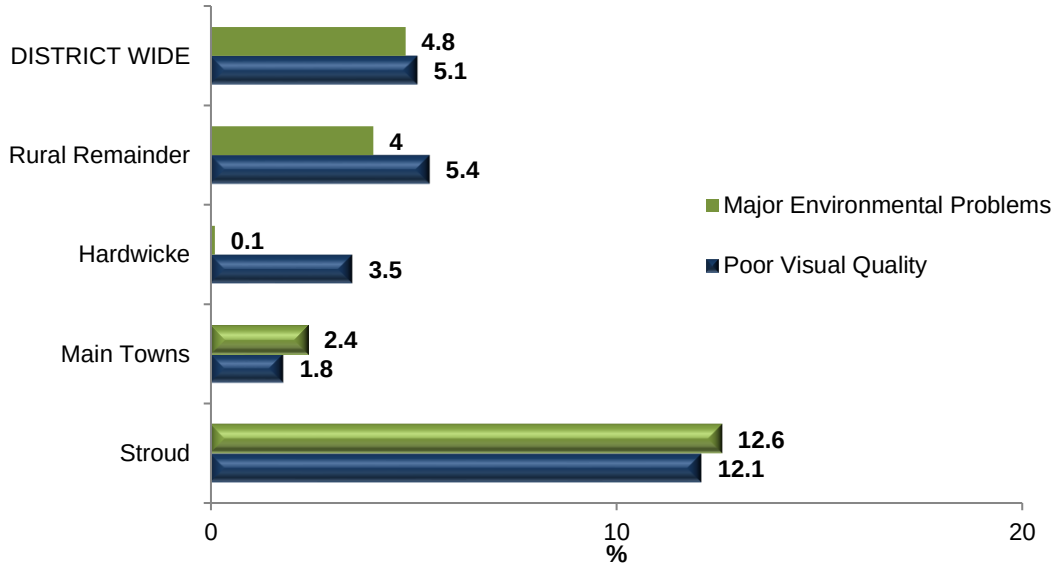


TABLE 22: ENVIRONMENTAL GRADING BY SURVEY AREA AND HOUSING SECTOR						
	OVERALL ENVIRONMENTAL GRADING					
	No environmental problems		Environmental problems present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	38604	95.4%	1864	4.6%	40468	100.0%
Private rented	5945	93.5%	412	6.5%	6356	100.0%
RSL	1856	95.7%	84	4.3%	1940	100.0%
DATE OF CONSTRUCTION						
Pre - 1919	6578	81.2%	1525	18.8%	8103	100.0%
1919 - 1944	2223	89.8%	251	10.2%	2474	100.0%
1945 - 1964	7625	99.4%	49	0.6%	7674	100.0%
1965 - 1974	8792	100.0%	0	0.0%	8792	100.0%
1975 - 1980	1232	100.0%	0	0.0%	1232	100.0%
Post - 1980	19955	97.4%	535	2.6%	20490	100.0%
MAIN HOUSE TYPE						
Detached House/Bungalow	15263	98.0%	311	2.0%	15574	100.0%
Semi-detached House/Bungalow	13881	92.9%	1063	7.1%	14944	100.0%
Terraced House/Bungalow	13155	95.2%	669	4.8%	13823	100.0%
Purpose-built flat	3864	95.9%	164	4.1%	4028	100.0%
Converted/mixed use flat	242	61.1%	154	38.9%	397	100.0%
SURVEY AREA						
Stroud	9025	87.4%	1299	12.6%	10324	100.0%
Main Towns	21833	97.6%	534	2.4%	22367	100.0%
Hardwicke	2709	100.0%	0	0.0%	2709	100.0%
Rural Remainder	12837	96.0%	528	4.0%	13365	100.0%
All Dwellings	46405	95.2%	2360	4.8%	48765	100.0%

TABLE 23: VISUAL ENVIRONMENTAL QUALITY BY SURVEY AREA AND HOUSING SECTOR												
	VISUAL QUALITY OF ENVIRONMENT											
	Poor		Below average		Average		Above average		Good		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
TENURE												
Owner occupied	269	0.7%	1705	4.2%	26409	65.3%	8903	22.0%	3182	7.9%	40468	100.0%
Private rented	0	0.0%	342	5.4%	3743	58.9%	1780	28.0%	492	7.7%	6356	100.0%
RSL	0	0.0%	145	7.5%	1711	88.2%	84	4.3%	0	0.0%	1940	100.0%
DATE OF CONSTRUCTION												
Pre - 1919	73	0.9%	1213	15.0%	5267	65.0%	1218	15.0%	332	4.1%	8103	100.0%
1919 - 1944	196	7.9%	184	7.4%	1587	64.2%	451	18.2%	55	2.2%	2474	100.0%
1945 - 1964	0	0.0%	357	4.6%	5747	74.9%	1155	15.0%	416	5.4%	7674	100.0%
1965 - 1974	0	0.0%	55	0.6%	6787	77.2%	1009	11.5%	941	10.7%	8792	100.0%
1975 - 1980	0	0.0%	0	0.0%	737	59.9%	152	12.3%	343	27.8%	1232	100.0%
Post - 1980	0	0.0%	383	1.9%	11737	57.3%	6783	33.1%	1587	7.7%	20490	100.0%
MAIN HOUSE TYPE												
Detached House/Bungalow	0	0.0%	256	1.6%	8817	56.6%	4650	29.9%	1850	11.9%	15574	100.0%
Semi-detached House/Bungalow	73	0.5%	901	6.0%	10663	71.4%	2511	16.8%	796	5.3%	14944	100.0%
Terraced House/Bungalow	196	1.4%	686	5.0%	9597	69.4%	2955	21.4%	389	2.8%	13823	100.0%
Purpose-built flat	0	0.0%	179	4.4%	2705	67.2%	505	12.5%	639	15.9%	4028	100.0%
Converted/mixed use flat	0	0.0%	170	42.9%	80	20.1%	147	37.0%	0	0.0%	397	100.0%
SURVEY AREA												

TABLE 23: VISUAL ENVIRONMENTAL QUALITY BY SURVEY AREA AND HOUSING SECTOR												
	VISUAL QUALITY OF ENVIRONMENT											
	Poor		Below average		Average		Above average		Good		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Stroud	269	2.6%	980	9.5%	6781	65.7%	921	8.9%	1372	13.3%	10324	100.0%
Main Towns	0	0.0%	396	1.8%	16095	72.0%	5291	23.7%	585	2.6%	22367	100.0%
Hardwicke	0	0.0%	94	3.5%	2353	86.9%	262	9.7%	0	0.0%	2709	100.0%
Rural Remainder	0	0.0%	722	5.4%	6633	49.6%	4294	32.1%	1716	12.8%	13365	100.0%
All Dwellings	269	0.6%	2192	4.5%	31862	65.3%	10767	22.1%	3674	7.5%	48765	100.0%

SECTION 4:
HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

15. HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

HOUSING AND HOUSEHOLD CONDITIONS

15.1 Relationships between housing conditions and household circumstances are summarised in Table 24 with regard to the Decent Homes standard. Poor housing conditions impact on all household types across the District, but elderly households and economically disadvantaged households are at greater risk of experiencing poor housing conditions.

- ***Households with an HRP aged over 65 years account for 31.1% of all households but comprise 54.3% of all households living in non-Decent homes.***
- ***Elderly households account for 29.7% of all households but comprise 46.1% of all households living in non-Decent homes.***
- ***Households in receipt of benefits account for 9.5% of all households but comprise 24.9% of all households living in non-Decent homes.***

15.2 Households with children while not over-represented across non-Decent homes are nevertheless impacted by poor housing conditions. 1,103 households with children live in non-Decent homes representing 19.7% of all households in non-Decent housing.

DECENT HOMES AND VULNERABLE HOUSEHOLDS

15.3 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 housing strategy.

15.4 The survey estimates that 4,610 households are vulnerable according to their benefit uptake representing 9.5% of all households. Currently 3,708 vulnerable households or 80.4% live in Decent Homes District-wide, above the previous 2021 PSA target.

15.5 The exposure of vulnerable households to non-Decent housing conditions varies by tenure and area. In this respect:

- 74.9% of vulnerable households in the private-rented sector live in Decent Homes; a figure rising however to 83.8% for owner-occupied households and 78.8% for RSL households.

- All vulnerable households in the town of Stroud live in Decent Homes; a figure dropping to 73.0% of vulnerable households in the Rural Remainder.

TABLE 24: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES						
	DECENT HOMES OVERALL PERFORMANCE					
	Compliant		Non-Compliant		All Households	
	hholds	%	hholds	%	hholds	%
AGE HRP						
under 25 years	179	0.4%	0	0.0%	179	0.4%
25 - 34 years	6558	14.5%	321	8.9%	6879	14.1%
35 - 44 years	10643	23.6%	506	14.0%	11150	22.9%
45 - 54 years	6993	15.5%	364	10.0%	7356	15.1%
55 - 60 years	5703	12.6%	432	11.9%	6135	12.6%
61 - 65 years	1847	4.1%	34	0.9%	1881	3.9%
over 65 years	13218	29.3%	1968	54.3%	15185	31.1%
ECONOMIC STATUS HRP						
Full time work (30hrs+)	30499	67.6%	1478	40.8%	31977	65.6%
Part time work (under 30 hours)	1327	2.9%	0	0.0%	1327	2.7%
Registered unemployed	221	0.5%	0	0.0%	221	0.5%
Permanently sick / disabled	722	1.6%	235	6.5%	957	2.0%
Looking after home	237	0.5%	0	0.0%	237	0.5%
Wholly retired	12134	26.9%	1912	52.7%	14046	28.8%
Student	0	0.0%	0	0.0%	0	0.0%
HOUSEHOLD TYPE						
Single Person Non Pensioner	4117	9.1%	278	7.7%	4394	9.0%
Single Parent Family	611	1.4%	28	0.8%	639	1.3%
Two Person Adult Non Pensioner	11726	26.0%	627	17.3%	12353	25.3%
Small Family	9097	20.2%	382	10.5%	9479	19.4%
Large Family	2287	5.1%	56	1.5%	2343	4.8%
Large Adult	4016	8.9%	582	16.1%	4598	9.4%
Single Person Elderly	4694	10.4%	938	25.9%	5632	11.5%
Two Person Elderly	8149	18.1%	734	20.2%	8883	18.2%
Elderly With Family	444	1.0%	0	0.0%	444	0.9%
LOW INCOME						
Not on low income	42386	93.9%	3347	92.3%	45733	93.8%

TABLE 24: HOUSEHOLD CHARACTERISTICS AND DECENT HOMES						
	DECENT HOMES OVERALL PERFORMANCE					
	Compliant		Non-Compliant		All Households	
	hholds	%	hholds	%	hholds	%
Low income household	2754	6.1%	278	7.7%	3032	6.2%
MEANS TESTED BENEFITS						
No benefit receipt	41432	91.8%	2723	75.1%	44155	90.5%
In receipt of benefits	3708	8.2%	902	24.9%	4610	9.5%
All Households	45140	100.0%	3625	100.0%	48765	100.0%

16. FUEL POVERTY

FUEL POVERTY METHODOLOGY

16.1 In 2021 the Department for Business, Energy and Industrial Strategy changed the methodology for fuel poverty calculation from Low Income/High Cost (LIHC) to the Low Income/ Low Energy Efficiency (LILEE) metric. Under this approach a household is classed as being in fuel poverty if:

- **The household's fuel poverty energy efficiency rating is Band D or below, and;**
- **Their disposable income (after housing and fuel costs) is below the poverty line.**

16.2 Low energy efficiency as defined by EER Band D affects 21,827 households or 44.8% of all households in the District.

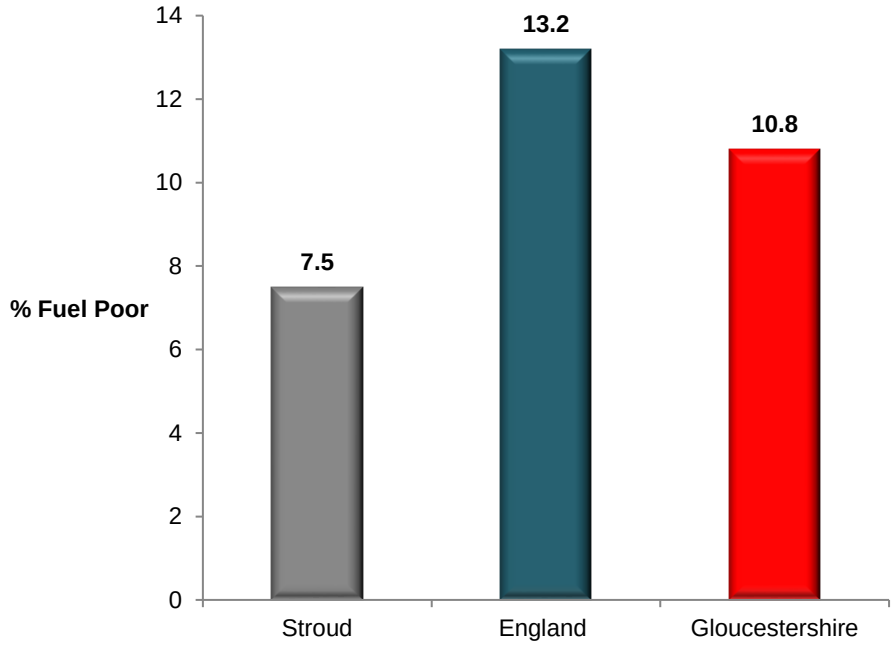
16.3 For fuel poverty purposes household incomes (net) are adjusted for housing costs by subtracting household mortgage and rent payments. The resulting income is then equivalised to reflect the fact that different types of households have different spending requirements. Income equivalisation factors 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 incomes are further adjusted by the removal of fuel costs. If these incomes fall below 60% of the English median disposable income households are defined as Low Income. On this basis 6,058 households (12.4%) in the District of Stroud are on low incomes for fuel poverty purposes.

16.4 Using the LILEE methodology 3,673 households in the District of Stroud are in fuel poverty representing 7.5% of all households in the District. Rates of fuel poverty are below the average for England (13.2% - 2020) and for Gloucestershire (10.8% - 2020).

FIGURE 28: FUEL POVERTY IN A NATIONAL CONTEXT



HOUSEHOLDS AFFECTED BY FUEL POVERTY

16.5 Demographically, households with children are adversely affected by fuel poverty. 1,397 households with children are in fuel poverty representing 11.2% of such households and 38.0% of all households in fuel poverty. Elderly households while not over-represented are also impacted by fuel poverty. 1,123 elderly households are in fuel poverty representing 7.8% of all elderly households but 30.6% of all households in fuel poverty.

16.6 Economically, fuel poverty as might be expected impacts more strongly on households on low incomes and those on benefits. 41.3% of households on low income are in fuel poverty as are 10.0% of households in receipt of means tested benefits.

16.7 Within the housing stock rates of fuel poverty are above average for households in the private-rented (9.1%), and RSL (23.5%) sectors and for those living in pre-1919 housing (15.2%). Across the District rates of fuel poverty are above average in the town of Stroud (11.6%).

FIGURE 29: FUEL POVERTY BY SURVEY AREA

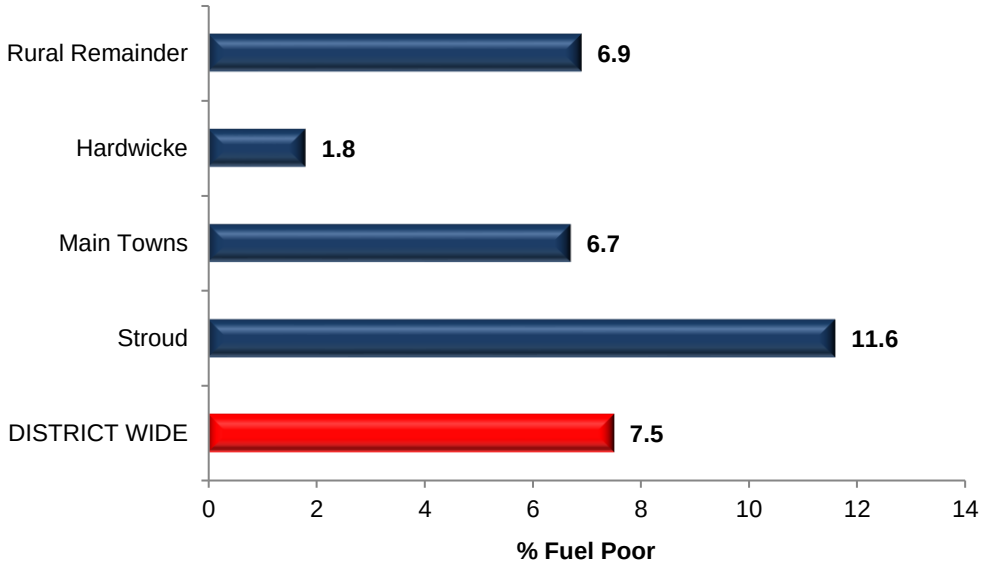


TABLE 25: FUEL POVERTY AND HOUSEHOLD CHARACTERISTICS						
	FUEL POVERTY					
	Household not in fuel poverty		Household in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
AGE HRP						
under 25 years	123	0.3%	56	1.5%	179	0.4%
25 - 34 years	6176	13.7%	702	19.1%	6879	14.1%
35 - 44 years	10373	23.0%	777	21.2%	11150	22.9%
45 - 54 years	6563	14.6%	793	21.6%	7356	15.1%
55 - 60 years	6003	13.3%	132	3.6%	6135	12.6%
61 - 65 years	1767	3.9%	114	3.1%	1881	3.9%
over 65 years	14087	31.2%	1098	29.9%	15185	31.1%
ECONOMIC STATUS HRP						
Full time work (30hrs+)	29890	66.3%	2087	56.8%	31977	65.6%
Part time work (under 30 hours)	1229	2.7%	98	2.7%	1327	2.7%
Registered unemployed	98	0.2%	123	3.4%	221	0.5%
Permanently sick / disabled	749	1.7%	208	5.7%	957	2.0%
Looking after home	203	0.5%	34	0.9%	237	0.5%
Wholly retired	12923	28.7%	1123	30.6%	14046	28.8%
Student	0	0.0%	0	0.0%	0	0.0%

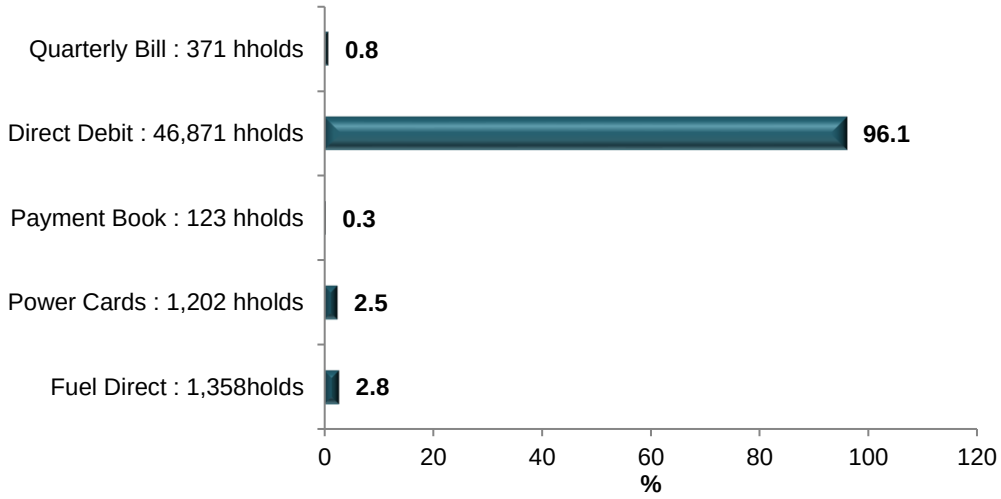
TABLE 25: FUEL POVERTY AND HOUSEHOLD CHARACTERISTICS						
	FUEL POVERTY					
	Household not in fuel poverty		Household in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
LOW INCOME HOUSEHOLDS						
Not low income	43314	96.1%	2419	65.9%	45733	93.8%
On low income	1778	3.9%	1254	34.1%	3032	6.2%
HOUSEHOLD TYPE						
Single Person Non Pensioner	4129	9.2%	265	7.2%	4394	9.0%
Single Parent Family	543	1.2%	96	2.6%	639	1.3%
Two Person Adult Non Pensioner	12030	26.7%	323	8.8%	12353	25.3%
Small Family	8614	19.1%	866	23.6%	9479	19.4%
Large Family	1908	4.2%	435	11.8%	2343	4.8%
Large Adult	4088	9.1%	510	13.9%	4598	9.4%
Single Person Elderly	4882	10.8%	750	20.4%	5632	11.5%
Two Person Elderly	8510	18.9%	373	10.2%	8883	18.2%
Elderly With Family	388	0.9%	56	1.5%	444	0.9%
MEANS TESTED BENEFITS						
No benefit receipt	41359	91.7%	2796	76.1%	44155	90.5%
In receipt of benefits	3733	8.3%	877	23.9%	4610	9.5%
All Households	45092	100.0%	3673	100.0%	48765	100.0%

TABLE 26: FUEL POVERTY BY HOUSING SECTOR AND SURVEY AREA						
	FUEL POVERTY					
	Household not in fuel poverty		Household in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
TENURE						
Owner occupied	37827	93.5%	2641	6.5%	40468	100.0%
Private rented	5780	90.9%	576	9.1%	6356	100.0%
RSL	1486	76.5%	455	23.5%	1941	100.0%
DATE OF CONSTRUCTION						
Pre - 1919	7216	84.8%	1289	15.2%	8505	100.0%
1919 - 1944	2201	94.0%	140	6.0%	2341	100.0%
1945 - 1964	7237	93.6%	496	6.4%	7733	100.0%

TABLE 26: FUEL POVERTY BY HOUSING SECTOR AND SURVEY AREA						
	FUEL POVERTY					
	Household not in fuel poverty		Household in fuel poverty		All Households	
	hholds	%	hholds	%	hholds	%
1965 - 1974	7925	91.9%	697	8.1%	8622	100.0%
1975 - 1980	1040	94.9%	56	5.1%	1096	100.0%
Post - 1980	19473	95.1%	996	4.9%	20469	100.0%
MAIN HOUSE TYPE						
Detached House/Bungalow	14360	91.2%	1393	8.8%	15753	100.0%
Semi-detached House/Bungalow	14095	91.3%	1350	8.7%	15445	100.0%
Terraced House/Bungalow	12674	94.5%	742	5.5%	13416	100.0%
Purpose-built flat	3644	97.6%	89	2.4%	3733	100.0%
Converted/mixed use flat	319	76.4%	98	23.6%	418	100.0%
SURVEY AREA						
Stroud	9122	88.4%	1202	11.6%	10324	100.0%
Main towns	20864	93.3%	1503	6.7%	22367	100.0%
Hardwicke	2659	98.2%	50	1.8%	2709	100.0%
Rural Remainder	12446	93.1%	919	6.9%	13365	100.0%
All Households	45092	92.5%	3673	7.5%	48765	100.0%

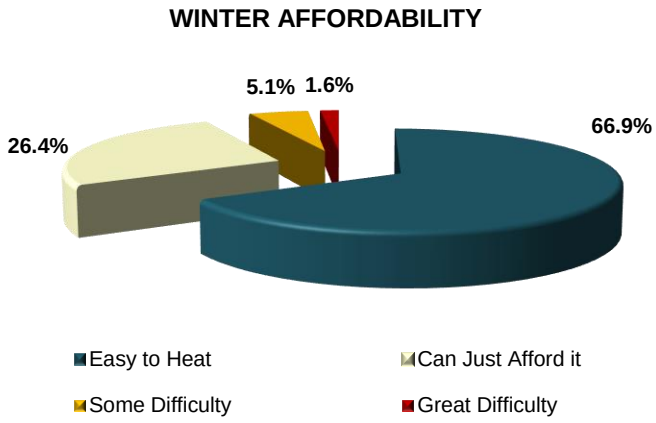
16.8 Households were asked about their methods for fuel payment and their attitudes to and use of home heating. Households pay different prices for fuel, with the best tariffs for gas and electricity available for customers who shop around for on-line tariffs and pay by monthly direct debit. Such tariffs are often out of reach for some households and particularly those on low incomes and/or benefits. The most common method of fuel payment is by direct debit/budget account (46,871 households – 96.1%). A proportion of households do however use other payment methods with these payment methods reflecting the highest tariffs. 123 households (0.3%) use payment books, 1,202 households (2.5%) use power cards, 1,358 households (2.8%) use fuel direct and 371 households (0.8%) use quarterly bills.

FIGURE 30: ENERGY PAYMENT METHODS

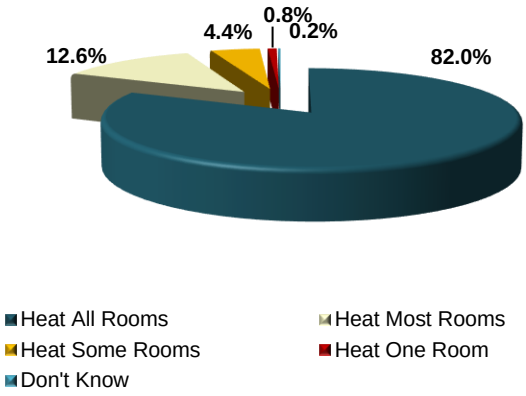


16.9 Households were asked how easy or difficult it was to meet the cost of heating their home to a comfortable level in winter, and what level of heating they could comfortably achieve. 32,670 households (67.0%) found it quite easy to heat their home; a further 12,862 households (26.4%) could just afford it. 3,232 households (6.7%) find difficulty in heating their home. High fuel costs and financial restrictions often lead to a reduction in heating within the home through selective heating of some rooms. 39,972 households (82.0%) stated that they heated all rooms in the winter; 6,159 households (12.6%) heated most rooms while 2,529 households (5.2%) heated only some rooms or one room.

FIGURE 31: HEATING AFFORDABILITY AND HEATING USE



WINTER HEATING USE



17. HOUSING AND HEALTH

17.1 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 the District of Stroud through measurement of the Housing Health and Safety Rating System, has examined in more detail:

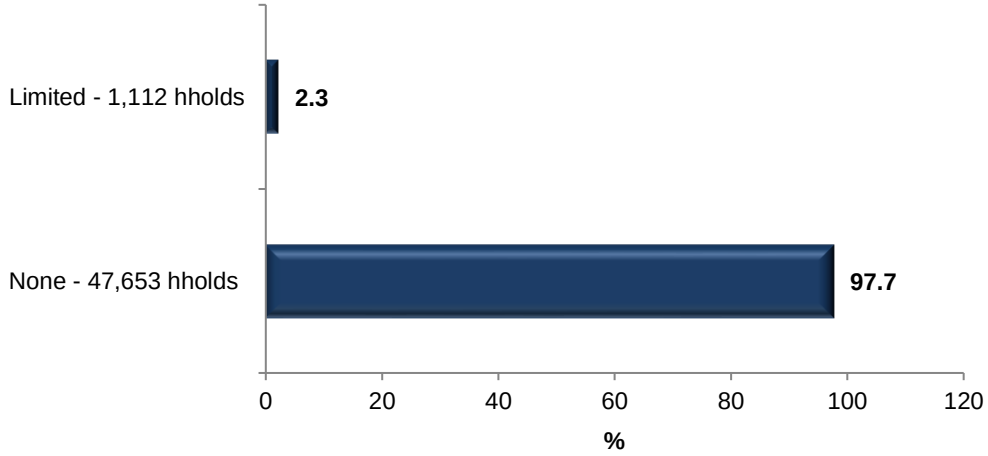
- **The presence of dampness, mould and condensation; and**
- **The presence of long-term illness/disability, its impact on normal dwelling occupation and use, and its impact on health service resources.**

DAMPNESS, MOULD AND CONDENSATION

17.2 Levels of dampness, mould and condensation identified during the survey were low, with limited potential impact on occupation:

- **882 households live in dwellings experiencing rising dampness representing 1.8% of all households in the District. In all affected dwellings dampness was minor in extent and therefore limited in its potential impact on occupation;**
- **585 households live in dwellings experiencing penetrating dampness representing 1.2% of all households in the District. Again the extent of penetrating dampness was minor and limited in its potential impact on occupation; and**
- **1,112 households live in dwellings experiencing mould/condensation representing 2.3% of all households in the District. As with dampness, the extent of mould/condensation was minor and limited in its potential impact on occupation.**

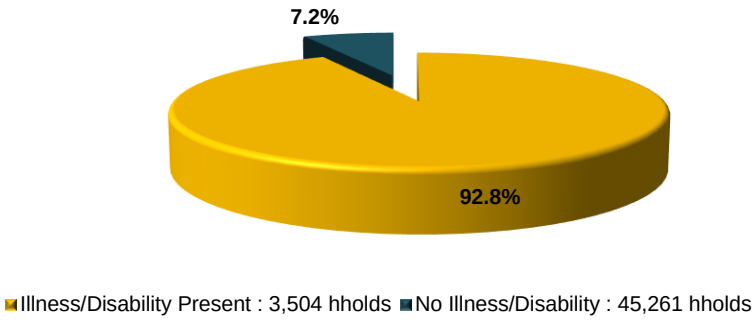
FIGURE 32: EVIDENCE OF MOULD/CONDENSATION



LONG-TERM ILLNESS/DISABILITY AND ADAPTATION

17.3 3,504 households in the District of Stroud (7.2%) indicated that at least one household member was affected by a limiting long-term illness or disability.

FIGURE 33: HOUSEHOLD ILLNESS/DISABILITY



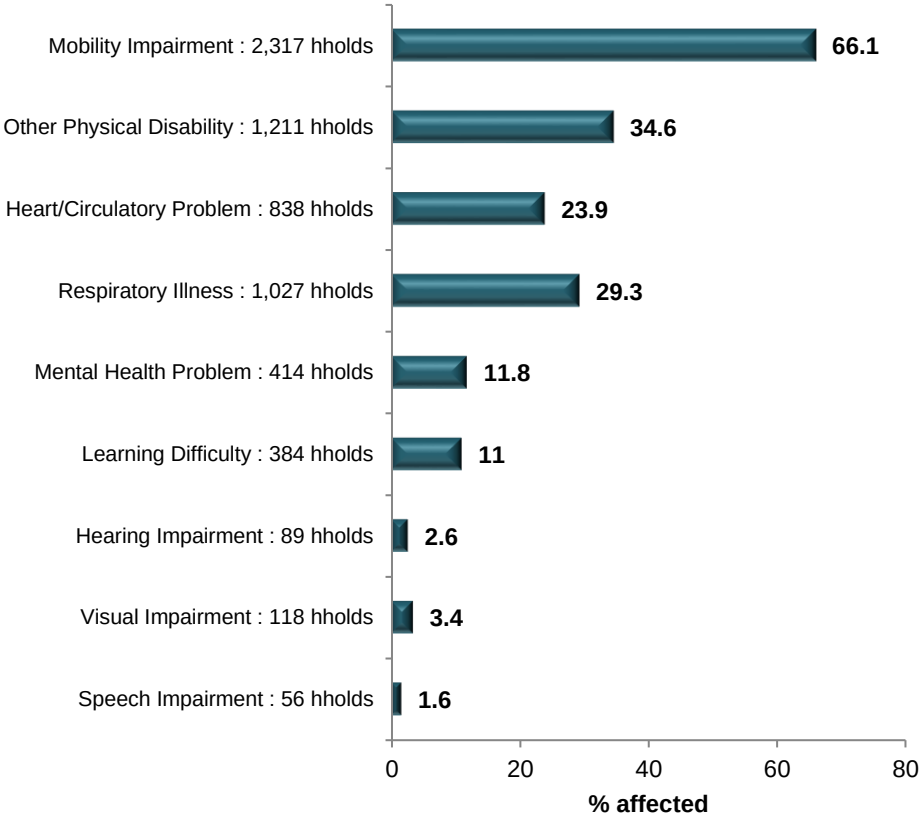
The incidence of illness/disability is strongly age related. 2,235 households with an HRP aged 65 years and over have an illness/disability representing 14.7% of such households and 63.8% of all households with an illness/disability.

17.4 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 : 2,317 households – 66.1%**

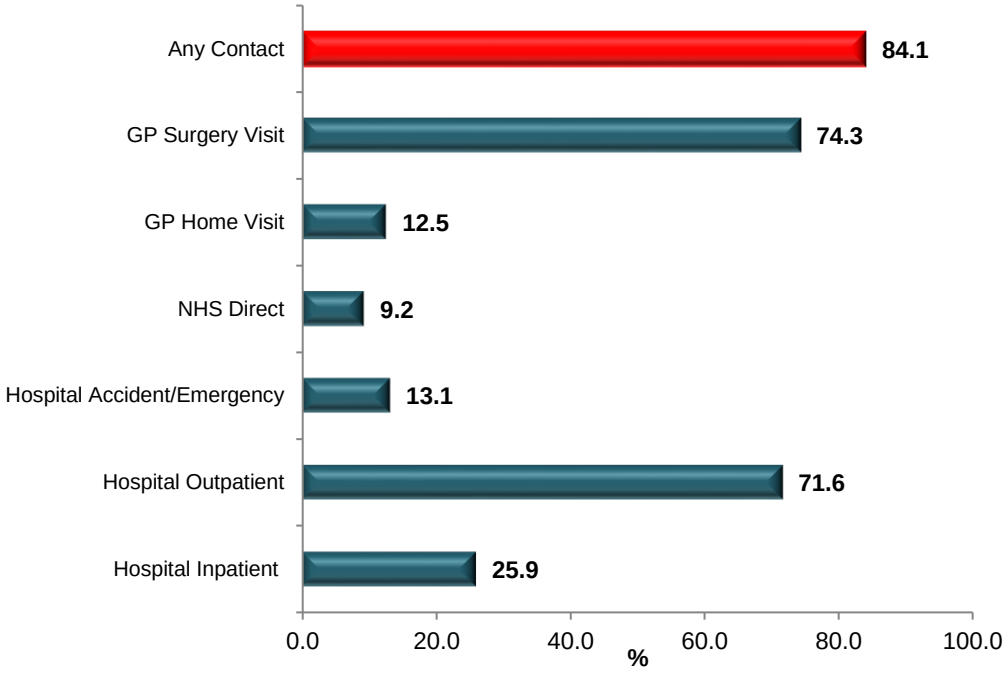
- Other Physical Disability : 1,211 households – 34.6%
- Respiratory Illness : 1,027 households – 29.3%
- Heart/Circulatory Problem : 838 households – 23.9%
- Mental Health Problem : 414 households – 11.8%

FIGURE 34: HOUSEHOLDS WITH ILLNESS/DISABILITY – ILLNESS/DISABILITY TYPE



17.5 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 their home. Health Service contact in the past year is significant among households experiencing illness/disability. 2,602 households with an illness/disability (74.3%) have made a surgery visit to their GP, and 2,510 households (73.0%) have attended hospital in an outpatient capacity. Overall, 2,948 households with an illness/disability (84.1%) have had contact with local health services in the past year. Across the population in general levels of health service contact in the past year have been significantly higher for households living in non-Decent homes (19.4%) and in dwellings with a Category 1 hazard (30.7%).

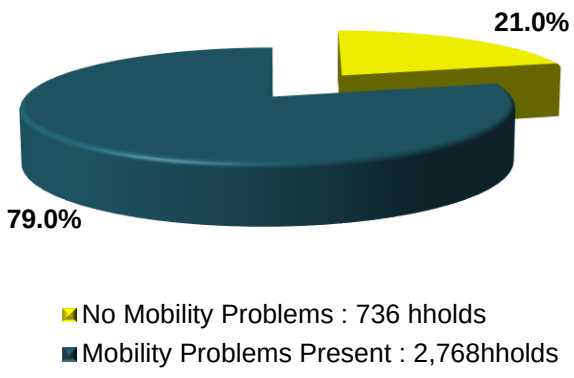
FIGURE 35: HOUSEHOLDS WITH ILLNESS/DISABILITY – HEALTH SERVICE CONTACT PAST YEAR



MOBILITY AND ADAPTATION

17.6 Of the 3,504 households affected by long-term illness/disability 2,768 households (79.0%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 736 households (21.0%).

FIGURE 36: HOUSEHOLDS WITH ILLNESS/DISABILITY – MOBILITY PROBLEMS



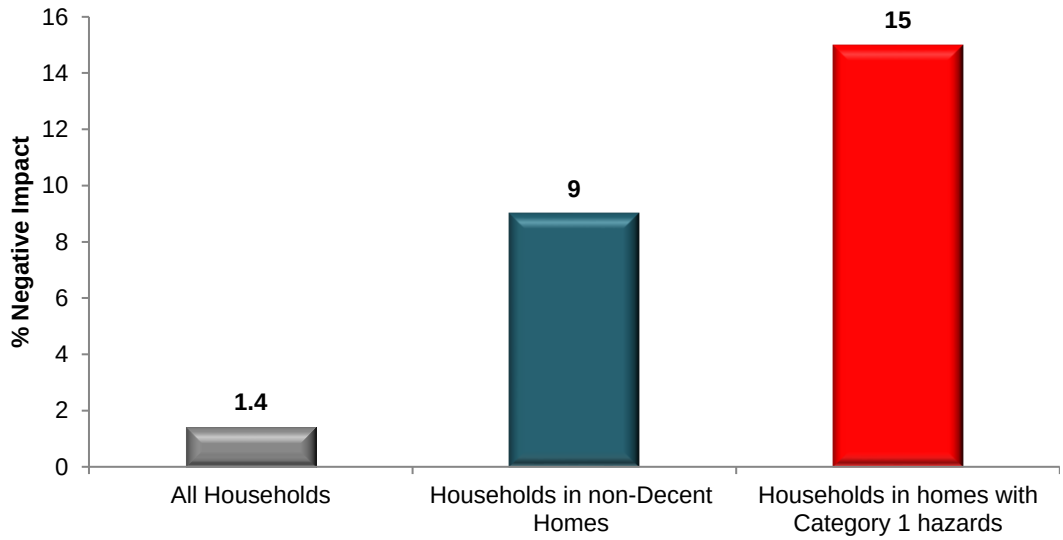
17.7 Among households where mobility is affected the most common problems relate to climbing steps/stairs, using bathroom amenities, access to and from the home and access to gardens.

17.8 Only 257 households with a mobility problem (9.3%) live in an adapted dwelling. For the remaining 2,511 households with a mobility problem (90.7%) no adaptations have been made to their current dwelling.

HOUSEHOLD VIEWS ON HOUSING AND HEALTH

17.9 Households were asked for their views on whether the design/condition of their home affected the health/well-being of their family. 23,648 households (48.5%) perceive no effect through condition with a further 22,355 households (45.8%) perceiving a positive effect through good quality/condition housing. 703 households (1.4%) thought that their current housing conditions impacted negatively on their family's health while 2,060 households (4.2%) didn't know. Negative attitudes to housing and health are higher for households living in properties experiencing a Category 1 hazard (15.0%) and in non-Decent homes (9.0%).

FIGURE 37: HOUSEHOLD PERCEPTION OF NEGATIVE IMPACT OF HOUSING CONDITIONS ON HOUSEHOLD HEALTH AND WELL-BEING



18. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

18.1 Balancing surveyor views on housing and environmental conditions previously reported, household views were assessed with regard to:

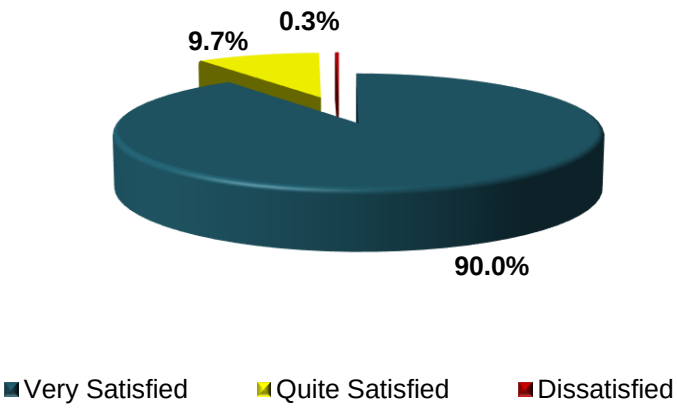
- ***Satisfaction with housing circumstances;***
- ***Satisfaction with the local area;***
- ***Attitudes to area trends; and***
- ***Problems within the local area.***

Owner-occupied and private-rented households were also asked additional questions on their housing circumstances and attitudes.

HOUSING SATISFACTION

18.2 Housing satisfaction levels are high. 43,901 households (90.0%) are very satisfied with their current accommodation, 4,750 households (9.7%) are quite satisfied. Only 114 households (0.3%) expressed direct dissatisfaction with their home.

FIGURE 38: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING



18.3 High levels of housing satisfaction are retained across all tenure groups and all areas.

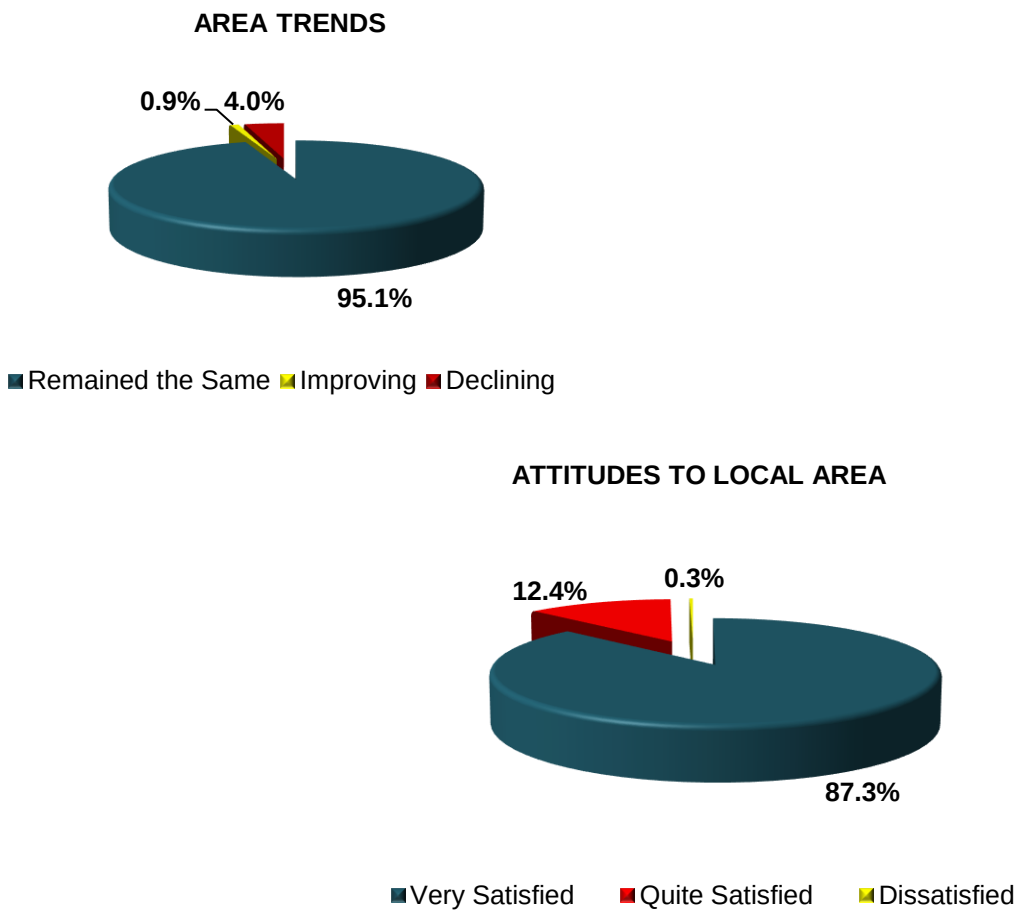
TABLE 27: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING										
	SATISFACTION WITH CURRENT ACCOMMODATION									
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
TENURE										
Owner occupied	37090	91.7%	3264	8.1%	34	0.1%	80	0.2%	40468	100.0%
Private rented	4954	77.9%	1402	22.1%	0	0.0%	0	0.0%	6356	100.0%
RSL	1857	95.7%	84	4.3%	0	0.0%	0	0.0%	1941	100.0%
DATE OF CONSTRUCTION										
Pre - 1919	7361	86.6%	1064	12.5%	0	0.0%	80	0.9%	8505	100.0%
1919 - 1944	1916	81.8%	391	16.7%	34	1.4%	0	0.0%	2341	100.0%
1945 - 1964	7099	91.8%	634	8.2%	0	0.0%	0	0.0%	7733	100.0%
1965 - 1974	7407	85.9%	1215	14.1%	0	0.0%	0	0.0%	8622	100.0%
1975 - 1980	984	89.8%	112	10.2%	0	0.0%	0	0.0%	1096	100.0%
Post - 1980	19135	93.5%	1334	6.5%	0	0.0%	0	0.0%	20469	100.0%
DECENT HOMES OVERALL PERFORMANCE										
Compliant	41293	91.5%	3813	8.4%	34	0.1%	0	0.0%	45140	100.0%
Non-compliant	2608	71.9%	937	25.8%	0	0.0%	80	2.2%	3625	100.0%
MAIN HOUSE TYPE										
Detached House/Bungalow	14220	90.3%	1533	9.7%	0	0.0%	0	0.0%	15753	100.0%
Semi-detached House/Bungalow	14525	94.0%	920	6.0%	0	0.0%	0	0.0%	15445	100.0%

TABLE 27: HOUSEHOLD SATISFACTION WITH CURRENT HOUSING										
	SATISFACTION WITH CURRENT ACCOMMODATION									
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
Terraced House/Bungalow	11761	87.7%	1621	12.1%	34	0.3%	0	0.0%	13416	100.0%
Purpose-built flat	3156	84.5%	578	15.5%	0	0.0%	0	0.0%	3733	100.0%
Converted/mixed use flat	239	57.3%	98	23.6%	0	0.0%	80	19.2%	418	100.0%
SUB-AREA										
Stroud	10031	97.2%	259	2.5%	34	0.3%	0	0.0%	10324	100.0%
Main Towns	19845	88.7%	2442	10.9%	0	0.0%	80	0.4%	22367	100.0%
Hardwicke	1970	72.7%	739	27.3%	0	0.0%	0	0.0%	2709	100.0%
Rural Remainder	12055	90.2%	1310	9.8%	0	0.0%	0	0.0%	13365	100.0%
All Households	**43901**	**90.0**	**4750**	**9.7%**	**34**	**0.1%**	**80**	**0.2%**	**48765**	**0.0%**

AREA SATISFACTION AND AREA TRENDS

18.4 Household satisfaction with their local areas is also high. 42,585 households (87.3%) are very satisfied with where they live; 6,025 households (12.4%) are quite satisfied. Only 155 households (0.3%) expressed dissatisfaction with their local area. The majority of households (46,399 households – 95.1%) regard their local area as largely unchanging over the last five years; 456 households (0.9%) think their local area has improved; 1,910 households (4.0%) think it has declined.

FIGURE 39: HOUSEHOLD ATTITUDES TO LOCAL AREA AND AREA TRENDS



18.5 Variations in area dissatisfaction cannot be reported below the District-wide scale due to the small sample size. Perceptions of area decline are however above average for RSL tenants (25.5%), households living in pre-1919 housing (10.0%), households living in non-Decent homes (25.6%) and households living in the main towns (6.1%)

FIGURE 40: PERCEPTIONS OF AREA DECLINE BY SURVEY AREA

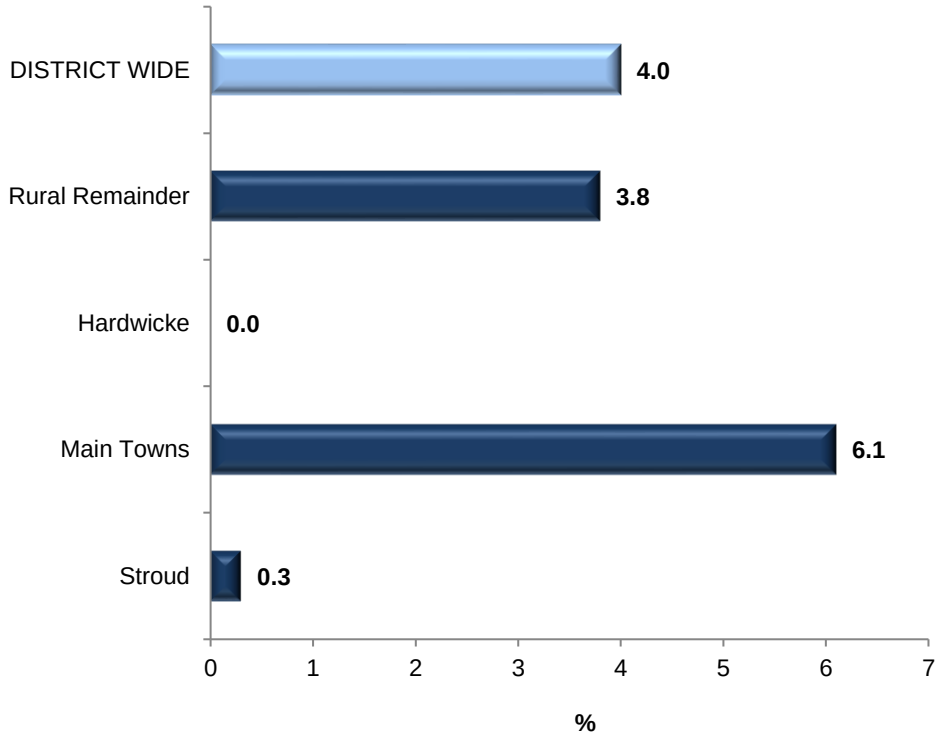


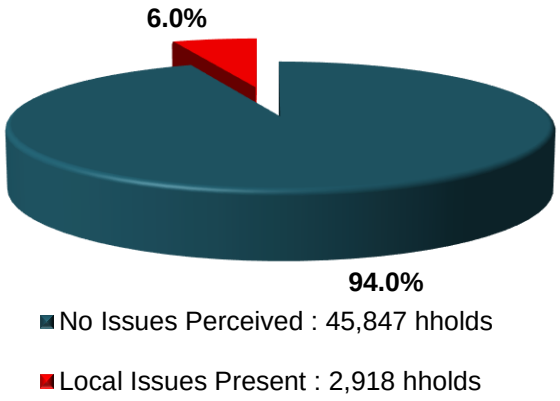
TABLE 28: HOUSEHOLD SATISFACTION WITH LOCAL AREA										
	Satisfaction with the area in which you live:									
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
TENURE										
Owner occupied	36569	90.4%	3899	9.6%	0	0.0%	0	0.0%	40468	100.0%
Private rented	4654	73.2%	1547	24.3%	155	2.4%	0	0.0%	6356	100.0%
RSL	1362	70.2%	579	29.8%	0	0.0%	0	0.0%	1941	100.0%
DATE OF CONSTRUCTION										
Pre - 1919	7154	84.1%	1351	15.9%	0	0.0%	0	0.0%	8505	100.0%
1919 - 1944	1894	80.9%	447	19.1%	0	0.0%	0	0.0%	2341	100.0%
1945 - 1964	6460	83.5%	1273	16.5%	0	0.0%	0	0.0%	7733	100.0%
1965 - 1974	7870	91.3%	752	8.7%	0	0.0%	0	0.0%	8622	100.0%
1975 - 1980	929	84.7%	168	15.3%	0	0.0%	0	0.0%	1096	100.0%
Post - 1980	18279	89.3%	2035	9.9%	155	0.8%	0	0.0%	20469	100.0%
DECENT HOMES OVERALL PERFORMANCE										
Compliant	40095	88.8%	4890	10.8%	155	0.3%	0	0.0%	45140	100.0%
Non-compliant	2490	68.7%	1135	31.3%	0	0.0%	0	0.0%	3625	100.0%
MAIN HOUSE TYPE										
Detached House/Bungalow	14656	93.0%	1097	7.0%	0	0.0%	0	0.0%	15753	100.0%
Semi-detached House/Bungalow	13687	88.6%	1702	11.0%	56	0.4%	0	0.0%	15445	100.0%
Terraced House/Bungalow	11128	82.9%	2288	17.1%	0	0.0%	0	0.0%	13416	100.0%

TABLE 28: HOUSEHOLD SATISFACTION WITH LOCAL AREA										
	Satisfaction with the area in which you live:									
	Very Satisfied		Quite satisfied		Quite dissatisfied		Very dissatisfied		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
Purpose-built flat	2876	77.0%	759	20.3%	98	2.6%	0	0.0%	3733	100.0%
Converted/mixed use flat	239	57.3%	178	42.7%	0	0.0%	0	0.0%	418	100.0%
SUB-AREA										
Stroud	10025	97.1%	299	2.9%	0	0.0%	0	0.0%	10324	100.0%
Main Towns	18753	83.8%	3515	15.7%	98	0.4%	0	0.0%	22367	100.0%
Hardwicke	1753	64.7%	956	35.3%	0	0.0%	0	0.0%	2709	100.0%
Rural Remainder	12054	90.2%	1255	9.4%	56	0.4%	0	0.0%	13365	100.0%
All Households	42585	87.3%	6025	12.4%	155	0.3%	0	0.0%	48765	100.0%

TABLE 29: HOUSEHOLD PERCEPTIONS OF AREA CHANGE								
	OVER THE LAST 5 YEARS HAS YOUR AREA							
	Remained the same		Improved		Declined		All Households	
	hholds	%	hholds	%	hholds	%	hholds	%
TENURE								
Owner occupied	38653	95.5%	456	1.1%	1359	3.4%	40468	100.0%
Private rented	6300	99.1%	0	0.0%	56	0.9%	6356	100.0%
RSL	1446	74.5%	0	0.0%	495	25.5%	1941	100.0%
DATE OF CONSTRUCTION								
Pre - 1919	7571	89.0%	80	0.9%	853	10.0%	8505	100.0%
1919 - 1944	2205	94.2%	0	0.0%	136	5.8%	2341	100.0%
1945 - 1964	6916	89.4%	216	2.8%	601	7.8%	7733	100.0%
1965 - 1974	8462	98.1%	160	1.9%	0	0.0%	8622	100.0%
1975 - 1980	1096	100.0%	0	0.0%	0	0.0%	1096	100.0%
Post - 1980	20149	98.4%	0	0.0%	320	1.6%	20469	100.0%
DECENT HOMES OVERALL PERFORMANCE								
Compliant	43701	96.8%	456	1.0%	984	2.2%	45140	100.0%
Non-compliant	2698	74.4%	0	0.0%	926	25.6%	3625	100.0%
MAIN HOUSE TYPE								
Detached House/Bungalow	15457	98.1%	160	1.0%	136	0.9%	15753	100.0%
Semi-detached House/Bungalow	14468	93.7%	80	0.5%	897	5.8%	15445	100.0%
Terraced House/Bungalow	12403	92.4%	216	1.6%	797	5.9%	13416	100.0%
Purpose-built flat	3733	100.0%	0	0.0%	0	0.0%	3733	100.0%
Converted/mixed use flat	338	80.8%	0	0.0%	80	19.2%	418	100.0%
SUB-AREA								
Stroud	10290	99.7%	0	0.0%	34	0.3%	10324	100.0%
Main Towns	20592	92.1%	400	1.8%	1375	6.1%	22367	100.0%
Hardwicke	2709	100.0%	0	0.0%	0	0.0%	2709	100.0%
Rural Remainder	12808	95.8%	56	0.4%	501	3.8%	13365	100.0%
All Households	46399	95.1%	456	0.9%	1910	3.9%	48765	100.0%

18.6 Households were asked if they perceived any issues in their neighbourhood – 2,918 households (6.0%) stated that they did.

FIGURE 41: HOUSEHOLD PERCEPTIONS OF NEIGHBOURHOOD ISSUES



Among households perceiving local issues areas of concern are generally minor and include unsocial behaviour, litter/fly tipping and traffic noise.

TABLE 30: HOUSEHOLDS PERCEIVING LOCAL ISSUES

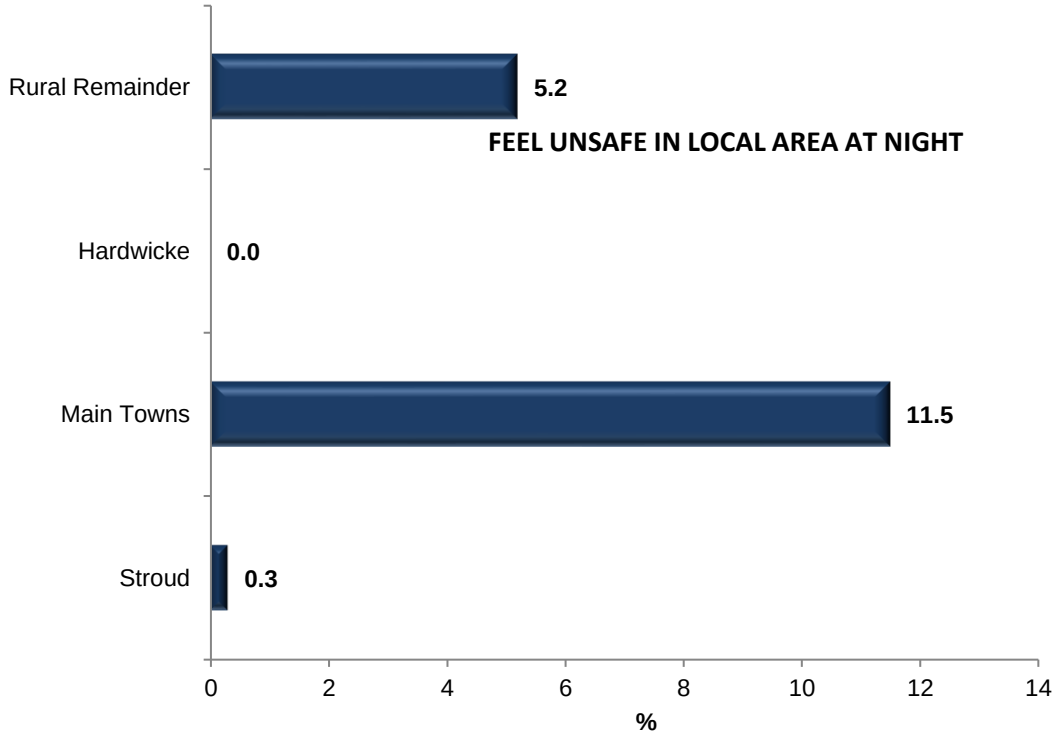
	Not a problem		Minor problem		Major problem		All Households	
	Hholds	%	Hholds	%	Hholds	%	Hholds	%
Property crime	48494	99.4%	271	0.6%	0	0.0%	48765	100.0%
Auto crime	48302	99.1%	463	0.9%	0	0.0%	48765	100.0%
Personal assault/theft	48765	100.0%	0	0.0%	0	0.0%	48765	100.0%
Racial harassment	48765	100.0%	0	0.0%	0	0.0%	48765	100.0%
Unsocial behaviour	47642	97.7%	1123	2.3%	0	0.0%	48765	100.0%
Groups of youths causing annoyance	48277	99.0%	488	1.0%	0	0.0%	48765	100.0%
Graffiti	48765	100.0%	0	0.0%	0	0.0%	48765	100.0%
Drug abuse/dealing	48095	98.6%	670	1.4%	0	0.0%	48765	100.0%
Empty properties	48685	99.8%	0	0.0%	80	0.2%	48765	100.0%
Public drinking/drunkenness	48259	99.0%	426	0.9%	80	0.2%	48765	100.0%
Traffic noise	47648	97.7%	921	1.9%	196	0.4%	48765	100.0%
Litter / fly tipping	48191	98.8%	574	1.2%	0	0.0%	48765	100.0%
Dog fouling	48182	98.8%	583	1.2%	0	0.0%	48765	100.0%

18.7 Households were additionally questioned on any personal impact of crime and/or anti-social behaviour and on feelings of personal safety within their home and local area. Key findings include:

- **2373 households (4.9%) have directly encountered anti-social behaviour.**
- **1313 households (2.7%) were victims of crime in the last 12 months.**
- **170 households (0.3%) feel unsafe in their home at night; and**
- **3,306 households (6.8%) feel unsafe in their local area at night.**

Concerns around the safety of local areas at night are significantly higher in the main towns.

FIGURE 42: PERCEPTIONS OF AREA SAFETY



OWNER-OCCUPIED HOUSEHOLDS

18.8 Owner-occupied households were asked a range of additional questions during the survey including:

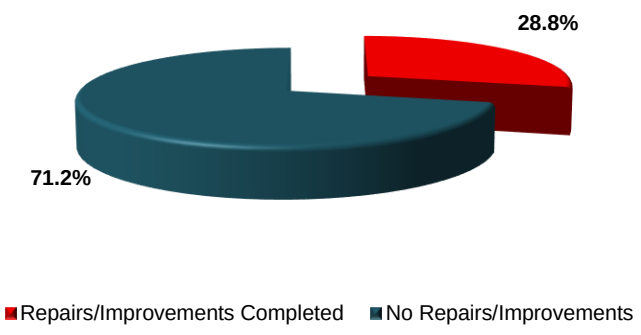
- **Past improvement histories and improvement intentions; and**
- **Attitudes and barriers to the funding and completion of repairs/improvements.**

18.9 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. 2,442 owner-occupiers living in non-Decent homes (96.8%) are satisfied with their current home; only 80 owner-occupiers in non-Decent homes (3.2%) expressed direct dissatisfaction with their home.

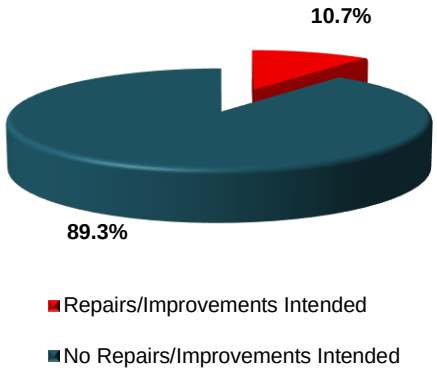
18.10 Against these attitudes to housing, previous and projected home improvement activity levels remain low for households in both Decent and non-Decent homes. 688 owner-occupiers in non-Decent homes (28.8%) have completed major repairs/improvements in the last 5 years, 1587 households in non-Decent homes (66.5%) have completed no major repairs or improvements. No owner-occupiers in non-Decent homes stated an intention to carry out major repairs/improvements within the next 5 years. Levels of repair activity are equally low for households living in Decent homes – only 23.8% of such households have completed major repairs or improvements in the last 5 years, and only 9.9% intend to carry out future repairs or improvements.

FIGURE 43: OWNER-OCCUPIED HOUSEHOLDS IN NON-DECENT HOMES – REPAIR ACTIVITY

A. PREVIOUS REPAIRS/IMPROVEMENTS



A. REPAIRS/IMPROVEMENTS INTENDED



18.11 With respect to previous owner-occupied improvements these are dominated by energy related works (loft insulation, central heating renewal, new windows/doors) and external repairs. Future intended works are dominated by internal amenities (kitchens and bathrooms).

18.12 Owner-occupiers were questioned on perceived barriers to home improvement with the most common being access to independent advice (7.2%) and finding reliable contractors (16.0%). Only 9.0% of owner-occupiers stated that they would re-mortgage to carry out repairs/improvements.

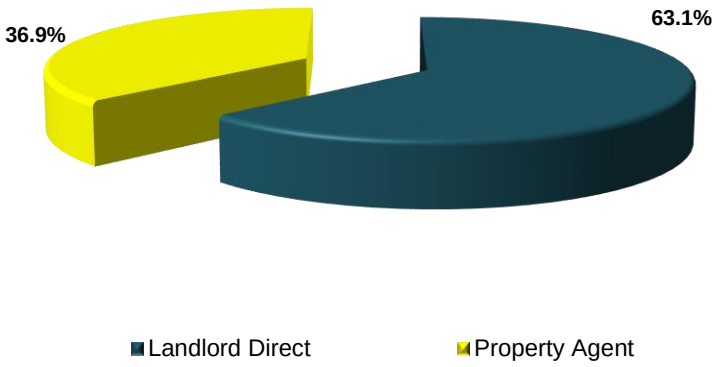
When asked if Council support for owner-occupied repair/improvement should be provided, 13,481 owner-occupiers (33.3%) would be interested if the Council provided a list of builders/contractors, 6,050 owner occupied households (14.9%) would be interested in affordable/low-cost loans.

PRIVATE-RENTED SECTOR HOUSEHOLDS

18.13 6356 households live in private-rented accommodation. Tenants within occupied private-rented dwellings were asked additional questions about their tenancy including source of tenancy dealings, reported issues and property repair.

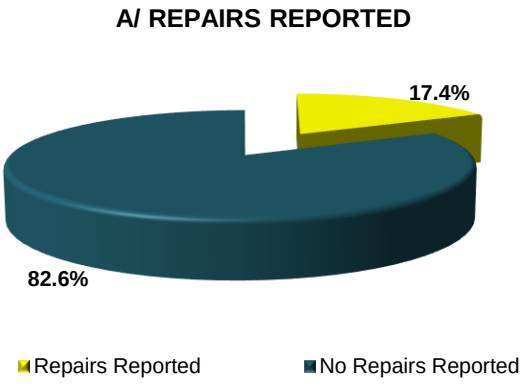
18.14 The majority of private-rented households (4,011 households – 63.1%) deal directly through their landlord with a further 2,345 households (36.9%) dealing through a property agent.

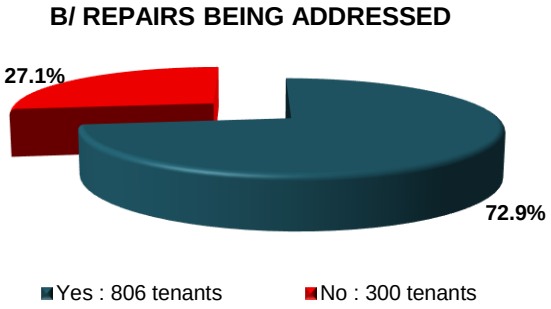
FIGURE 44: PRIVATE-RENTED TENANTS, POINT OF TENANCY CONTACT



18.15 1,106 tenant households (17.4%) have informed their landlord or agent of outstanding repairs. In 806 households (72.9%) those issues were being addressed, however in 300 households (27.1%) repair issues remain outstanding.

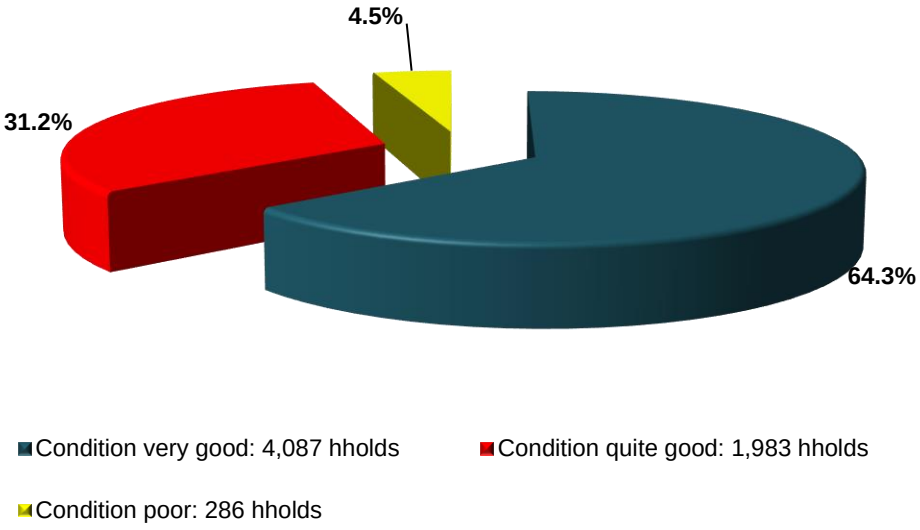
FIGURE 45: LANDLORD REPAIR ISSUES





18.16 Overall 4,087 tenant households (64.3%) regard their rented home to be in very good condition, a further 1,983 households (31.2%) regard the repair condition of their rented home to be quite good. 286 tenant households (4.5%) regard repair conditions as poor.

FIGURE 46: TENANT HOUSEHOLDS – ATTITUDES TO CURRENT CONDITION



SECTION 5:
COMPARATIVE HOUSING CONDITIONS

19. COMPARATIVE HOUSING CONDITIONS BY TENURE

HOUSING AND ENVIRONMENTAL ISSUES

HOUSING AND ENVIRONMENTAL INDICATORS	OWNER-OCCUPIED	PRIVATE-RENTED	RSL
% Vacant Dwellings	-	-	-
% Dwellings Pre-1919	17.3	13.4	12.7
% Dwellings Post-1980	37.8	64.3	58.0
% Dwellings Terraced	27.4	32.6	34.2
% Dwellings Detached/Semi-Detached	69.9	25.4	32.2
% Purpose-Built Flats	2.5	37.3	33.5
% Flats in Converted Buildings	0.2	4.7	0.0
% Dwellings Non-Decent HHSRS	2.9	8.3	0.0
% Dwellings Non-Decent Repair	3.6	6.7	11.9
% Dwellings Non-Decent Amenities	0.1	0.0	0.0
% Dwellings Non-Decent Thermal Comfort	1.9	2.0	0.0
% Dwellings Non-Decent Overall	6.2	10.7	11.9
Costs to achieve Decent Homes	£11.012m	£4.195m	£0.894m
Average Sap Rating	68	72	71
% Dwellings Poor Environmental Quality	4.6	6.5	4.3
% Dwellings Poor Visual Environment	4.9	5.4	7.5

20. COMPARATIVE HOUSING CONDITIONS BY SURVEY AREA

HOUSING AND ENVIRONMENTAL INDICATORS	STROUD	MAIN TOWNS	HARDWICKE	RURAL REMAINDER
% Vacant Dwellings	2.6	4.1	6.3	5.1
% Dwellings Pre-1919	19.9	12.3	0.7	24.5
% Dwellings Post-1980	30.2	47.4	84.7	33.4
% Dwellings Terraced	26.4	32.1	41.1	21.0
% Dwellings Detached/Semi-Detached	61.8	57.0	53.0	74.4
% Purpose-Built Flats	10.5	9.7	5.9	4.6
% Flats in Converted Buildings	1.2	1.2	0.0	0.0
% Dwellings Owner-Occupied	88.5	75.1	90.5	90.3
% Dwellings Private-Rented	11.5	19.3	8.4	4.6
% Dwellings Rsl	0.0	5.5	1.1	5.1
% Dwellings Non-Decent HHSRS	0.9	4.0	0.7	5.4
% Dwellings Non-Decent Repair	1.1	6.5	2.8	3.7
% Dwellings Non-Decent Amenities	0.0	0.0	0.0	0.4
% Dwellings Non-Decent Thermal Comfort	0.9	0.7	0.7	4.6
% Dwellings Non-Decent Overall	2.0	8.8	3.5	8.7
Costs to achieve Decent Homes	£0.726M	£11.078m	£2.614m	£4.036m
Average Sap Rating	69	69	74	68
% Dwellings Poor Environmental Quality	12.6	2.4	0.0	4.0
% Dwellings Poor Visual Environment	12.1	1.8	3.5	5.4

SECTION 6:
CONCLUSIONS

Chapter 21: Conclusions

21. CONCLUSIONS

21.1 Information from the survey programme provides a comprehensive and up-to-date profile of local housing stock and a detailed evidence base for housing strategy review and development in the District. To assist in this process survey data is available in electronic format (Excel) for further use by the Council in the planning process.

21.2 The Stroud District survey has been part of a wider Gloucestershire Review incorporating the six constituent Local Authorities. On final completion of this review an additional project report will be delivered summarising the survey findings County-wide and for all six participating authorities.

21.3 While subsequent strategy review and development will be the responsibility of the Local Authority, Key strategy areas emerging from the survey and worthy of review include:

- Rates of non-Decency are significantly below the national average.Variations in performance against the Decent Homes standard do however occur reflecting higher rates of non-Decency in the private-rented sector, in the older housing stock and geographically in the Main Towns and Rural areas.
- Home energy efficiency performance is significantly better than the national average but energy efficiency ratings show some variation geographically and by housing sector. These reflect generally lower energy ratings for the owner-occupied sector, pre-1919 housing, detached and semi-detached housing and flats in converted buildings. Geographically the lowest energy efficiency ratings are recorded in the Rural Remainder where 14.1% of rural properties are off-grid.
- Levels of fuel poverty are below the national average but with important local variations. Within the housing stock rates of fuel poverty are above average for households in the private-rented (9.1%), and RSL (23.5%) sectors and for those living in pre-1919 housing (15.2%). Across the District rates of fuel poverty are above average in the town of Stroud(11.6%). Demographically, households with children are adversely affected by fuel poverty. 1,397 households with children are in fuel poverty representing 11.2% of such households and 38.0% of all households in fuel poverty.
- Poor housing conditions impact on all household types across the District, but elderly households and economically disadvantaged households are at greater risk of experiencing poor housing conditions.
- High levels of housing and area satisfaction but with above average feelings of recent area decline among Rsl tenants, households living in areas of pre-1919 housing, and across the main towns.

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 data must be conducted against this background and particularly with regard to the following constraints:

(a) **Data estimates are mid point estimates within a range of sampling error. The extent of sampling error is discussed in Appendix B but is dependant upon two factors – the sample size employed and the number or percentage of dwellings/households 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 house condition surveys invariably contain elements of missing data and not applicable data. The former may be due to surveyor error or to differential access within dwellings. The latter relates to individual elements which are not present in all dwellings. Consistently across the survey missing data represents under 5% of returns. An analysis of missing returns indicates a random distribution with no inherent bias evident across the main database.**

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 7.0% of the occupied housing stock is non-decent. The standard error for this value is estimated to be $\pm$ 1.6%. This means that there is a 95% chance of the value lying in the range 5.4% – 8.6%. In terms of numbers this means that of the total occupied housing stock of 48,765 dwellings, the number of dwellings which are non-decent is likely to be between 2,633 and 4,194. However, our best estimate is 3,421 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:

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

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 in the District

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:
THE SURVEY FORMS

DWELLING REF

SURVEYOR NO

ADDRESS STATUS

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

VACANT

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

MULTIPLE OCCUPATION

- ◯ Single Occupation
- ◯ Multiple Households
- ◯ Vacant

TENURE

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

EXTENT OF SURVEY

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

DWELLING TYPE

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

DWELLING CONFIGURATION

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

CONSTRUCTION TYPE

- ◯ Traditional
- ◯ Non-traditional
- ◯ Park home

DATE OF CONSTRUCTION

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

NO HABITABLE FLOORS IN DWELLING

STOREY LEVEL OF FLAT

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

EXTERNAL WALL

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

BUILDING MATERIAL

- ◯ Brick
- ◯ Block
- ◯ Concrete
- ◯ Stone
- ◯ Wood/timber
- ◯ Other

WALL STRUCTURE REPAIR

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

WALL STRUCTURE REPLACEMENT

- ◯ Inside 10 years
- ◯ Outside 10 years

PRINCIPAL WALL FINISH

◯ Self-finish ◯ Tiles
◯ Render/dash ◯ Other◯ Timber

EXTERNAL WALL FINISH REPAIR

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

EXTERNAL WALL FINISH REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years ROOF

FORM

◯ Pitched ◯ Flat
◯ Mixed

ROOF STRUCTURE REPAIR

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

ROOF STRUCTURE REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years ROOF

COVERING

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

ROOF COVER REPAIR

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

ROOF COVER REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years

CHIMNEYS

◯ Brick pointed ◯ Stone
◯ Brick/block render ◯ Other
◯ Concrete ◯ None

CHIMNEY REPAIR

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

CHIMNEY REPLACEMENT

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

FLASHINGS

- ◯ Lead
- ◯ Zinc
- ◯ Cement fillet ◯ Other
- ◯ None FLASHINGS

REPAIR

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

FLASHINGS REPLACEMENT

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

RAINWEAR

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

RAINWEAR REPAIR

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

RAINWEAR REPLACEMENT

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

LINTOL REPAIR

- ◯ No Repair
- ◯ Major Disrepair (61-80%)

- ◯ Localised Repair (1-5%)
- ◯ Minor Disrepair (6 - 25%)
- ◯ Medium Disrepair (26 - 60%)
- ◯ Renew (81 - 100%)
- ◯ N/A

LINTOL REPLACEMENT

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

POINTING REPAIR

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

POINTING REPLACEMENT

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

DWELLING WINDOW MATERIAL

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

DWELLING WINDOW REPAIR

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

DWELLING WINDOW REPLACEMENT

- ◯ Inside 10 years
- ◯ Outside 10 years

DO WINDOWS HAVE LOCKS?

- ◯ Yes, where required
- ◯ No

DOOR MATERIAL

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

ACCESS DOOR REPAIR

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

ACCESS DOOR REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years

DO DOORS HAVE SECURE LOCKS?

◯ Yes ◯ No

DOES DWELLING FRONT ON TO STREET?

◯ Yes ◯ No

DOES DWELLING HAVE A BURGLAR ALARM?

◯ Yes ◯ No

IS THERE EXTERNAL LIGHTING TO DWELLING?

◯ Yes ◯ No

DRAINAGE REPAIR

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

UNDERGROUND DRAINAGE REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years FENCING

REPAIR

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

FENCES/WALLS/GATES REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years ◯ N/A

PATH REPAIR

◯ No Repair ◯ Major Disrepair (61-80%)
◯ Localised Repair (1-5%) ◯ Renew (81 - 100%)
◯ Minor Disrepair (6 - 25%) ◯ No Path ◯

Medium Disrepair (26 - 60%)

PATHS/PAVED AREAS REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years ◯ N/A

OUTBUILDING REPAIR

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

OUTBUILDING REPLACEMENT

◯ Inside 10 years
◯ Outside 10 years
◯ N/A

FOUNDATION FAILURE

◯ Yes ◯ No

ROOF SAG

◯ Yes ◯ No

ROOF SPREAD

◯ Yes ◯ No

WALL BULGE

◯ Yes ◯ No

WALL TIE FAILURE

◯ Yes ◯ No

CHIMNEY FAILURE

◯ Yes ◯ No ◯ N/A

LINTOL FAILURE

◯ Yes ◯ No

	Not a Problem	Minor Problem	Major Problem	Litter &
Rubbish	◯	◯	◯	
Scruffy Gardens	◯	◯	◯	
Graffiti	◯	◯	◯	
Vandalism	◯	◯	◯	

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

◯ Poor

◯ Below average ◯ Average

◯ Above average ◯ Good

NUMBER OF HABITABLE ROOMS

NUMBER OF BEDROOMS

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

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

STANDARD AMENITIES

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

MAINS GAS SUPPLY

- ○ Yes
- ○ No

MAINS WATER SUPPLY

- ○ Yes
- ○ No

MAINS DRAINAGE

- ○ Yes
- ○ No

CENTRAL HEATING

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

HEATING / BOILERS / APPLIANCES REPAIR

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

REPLACEMENT PERIOD HEATING / BOILER / APPLIANCES

- ○ Inside 10 years
- ○ Outside 10 years

REPAIRS REQUIRED TO HEATING DISTRIBUTION

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

REPLACEMENT PERIOD HEATING DISTRIBUTION

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

KITCHEN FITTINGS

- ○ Under 20 yrs old
- ○ Over 20 yrs old

KITCHEN SPACE/LAYOUT

- ○ Adequate
- ○ Inadequate

REPAIRS REQUIRED TO KITCHEN FITTINGS

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

REPLACEMENT PERIOD KITCHEN FITTINGS

- ○ Inside 10 years
- ○ Outside 10 years

AGE OF BATHROOM AMENITIES

- ○ Under 30 yrs old
- ○ Over 30 yrs old

BATHROOM LOCATION

- ○ Satisfactory
- ○ Unsatisfactory

W.C. LOCATION

- ○ Satisfactory
- ○ Unsatisfactory

REPAIRS REQUIRED TO BATHROOM AMENITIES

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

REPLACEMENT PERIOD - BATHROOM AMENITIES

- ○ Inside 10 years
- ○ Outside 10 years

IS THE PROPERTY A FLAT / MAISONETTE?

- ○ Yes
- ○ No

COMMON AREA SIZE (Flats and Maisonettes only)

- ○ Satisfactory
- ○ Unsatisfactory
- ○ N/A

COMMON AREA LAYOUT (Flats and Maisonettes only)

- ○ Satisfactory
- ○ Unsatisfactory
- ○ N/A

REPAIRS REQUIRED TO - INTERNAL PLUMBING

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

REPLACEMENT PERIOD - INTERNAL PLUMBING

- ◯ Inside 10 years
- ◯ Outside 10 years

REQUIRED REPAIRS - ELECTRICS

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

REPLACEMENT PERIOD

- ◯ Inside 10 years
- ◯ Outside 10 years

SMOKE ALARMS PRESENT

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

CARBON MONOXIDE ALARMS

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

HAS THE DWELLING BEEN ADAPTED FOR DISABLED USE?

- ◯ Yes
- ◯ No

WHICH ADAPTATIONS ARE PRESENT?

	Yes	No	N/A
Level / ramped access	◯	◯	◯
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

- ◯ No Front Garden
- ◯ Unsatisfactory Access
- ◯ Satisfactory Access

SAFE ACCESS TO THE REAR GARDEN FOR A DISABLED PERSON

- ◯ No Rear Garden
- ◯ Unsatisfactory Access
- ◯ Satisfactory Access

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

- ◯ Yes
- ◯ No

PLEASE INDICATE THE LEVEL OF THE FOLLOWING HAZARDS..

	Average (or better)	Worse than average	Serious (Possible Cat 1)
Damp & Mold		◯	◯ ◯
Excess Cold	◯	◯	◯
Excess Heat			
Asbestos	◯	◯	◯
Biocides	◯	◯	◯
Carbon Monoxide			
Lead	◯	◯	◯
Radiation	◯	◯	◯
Uncombusted Fuel			
Volatile Organic Compounds	◯	◯	◯
Crowding & Space	◯	◯	◯
Entry by Intruders			
Lighting	◯	◯	◯
Noise	◯	◯	◯
Domestic Hygiene Food			
Personal Hygiene/Sanitation	◯	◯	◯
Falls associated with Baths			
Falls associated with Steps	◯	◯	◯
Electrical Fire	◯	◯	◯
Hot Surfaces & Materials			
Ergonomics Structural	◯	◯	◯
Failure			

PROPERTY TYPE

0 House
0 Bungalow
0 Flat
0 Maisonette

BUIIT FORM - DWELLING NOT BLOCK

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

NUMBER OF STOREYS IN DWELLING - NOT BLOCK

NUMBER OF HABITABLE ROOMS

NUMBER OF HEATED HABITABLE ROOMS

MAIN DWELLING AGE

0	**Pre -1900**	0	1967 - 1975	0	1996 - 2002
0	**1900 - 1929**	0	1976 - 1982	0	**2003 - 2006**
0	1930 - 1949	0	1983 - 1990	0	2007 - 2011
0	**1950 - 1966**	0	1991 - 1995	0	**2012 onwards**

MAIN DWELLING ROOM IN ROOF AGE (if applicable)

0	Pre -1900	0	1976 - 1982	0	2007 - 2011
0	1900 -1929	0	1983 - 1990	0	2012 onwards
0	1930 -1949	0	1991 - 1995	0	No room in roof
0	1950 - 1966	0	1996 – 2002		
0	1967 - 1975	0	2003 - 2006		

BASIS OF DIMENSIONS

0 Internal
0 External

LOWEST FLOOR AREA (m2)

LOWEST FLOOR ROOM HEIGHT (m)

LOWEST FLOOR HEAT LOSS WALL PERIMETER (m)

LOWEST FLOOR PARTY WALL LENGTH (m)

FIRST FLOOR AREA (m2)

FIRST FLOOR ROOM HEIGHT (m)

FIRST FLOOR HEAT LOSS WALL PERIMETER (m)

FIRST FLOOR PARTY WALL LENGTH (m)

SECOND FLOOR AREA (m2)

SECOND FLOOR ROOM HEIGHT (m)

SECOND FLOOR HEAT LOSS WALL PERIMETER (m)

SECOND FLOOR PARTY WALL LENGTH (m)

THIRD FLOOR AREA (m2)

THIRD FLOOR ROOM HEIGHT (m)

THIRD FLOOR HEAT LOSS WALL PERIMETER (m)

THIRD FLOOR PARTY WALL LENGTH (m)

REMAINING FLOOR AREA (m2)

REMAINING FLOOR ROOM HEIGHT (m)

REMAINING FLOOR HEAT LOSS WALL PERIMETER (m)

REMAINING FLOOR PARTY WALL LENGTH (m)

ROOM IN ROOF FLOOR AREA (m2)

IS THERE A CONSERVATORY?

- 0 No
- 0 Yes

IS CONSERVATORY THERMALLY SEPARATED?

- 0 No
- 0 Yes
- 0 N/A

IF THERMALLY SEPARATED, DOES IT HAVE FIXED HEATERS?

- 0 No
- 0 Yes
- 0 N/A

IS CONSERVATORY DOUBLE GLAZED?

- 0 No
- 0 Yes
- 0 N/A

FLOOR AREA OF CONSERVATORY (m2)

GLAZED PERIMETER OF CONSERVATORY (m2)

ROOM HEIGHT OF CONSERVATORY

0 1 storey
0 1.5 storey
0 2 storey
0 2.5 storey
0 3 storey
0 **N/A**

HEAT-LOSS CORRIDOR

0 No corridor
0 Unheated corridor
0 Heated corridor
0 **N/A**

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

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

POSITION OF FLAT IN BLOCK

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

MAIN CONSTRUCTION TYPE

0 Cavity
0 Timber frame
0 Stone: Granite *I* Whinstone
0 Stone: Sandstone/ Limestone
O Solid brick
O Cob
O System build
O Park Home Wall (if applicable)

EXTERNAL WALL THICKNESS (mm)

WALL INSULATION TYPE

0 As built
0 Filled cavity
0 External
0 Internal
0 Filled cavity & Internal
0 Filled cavity & External
0 Unfilled cavity & Internal
0 Unfilled cavity & External
0 Unknown

WALL INSULATION THICKNESS

0 50mm
0 100mm
0 150mm
O 200mm
O Unknown

DRY LINING (applicable to STONE/ SOLID BRICK/ CAVITY WALLS only)

0 no
0 yes
Q N/A

PARTY WALL TYPE (if applicable)

0 Solid Masonary *I* Timber/ System build
0 Cavity masonary unfilled
0 Cavity masonary filled
0 Unable to determine
0 N/A - Detached property

MAIN PROPERTY ALTERNATIVE WALL PRESENT
UNHEATED CORRIDORS MUST BE ENTERED AS A SHELTERED WALL HERE

0 No
0 Yes

IS THIS A SHELTERED WALL (Flats only)

0 No
0 Yes
Q N/A

ALTERNATIVE WALL CONSTRUCTION TYPE

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

ALTERNATIVE WALL AREA (m2)

ALTERNATIVE WALL THICKNESS (mm)

D **Don't Know**

ALTERNATIVE WALL INSULATION TYPE

0 As built
0 Filled cavity
0 External
0 Internal
0 Filled cavity & Internal
0 Filled cavity & External
0 Unfilled cavity & Internal
0 Unfilled cavity & External
0 **N/A**

ALTERNATIVE WALL INSULATION THICKNESS

0 50mm
0 100mm
0 150mm
0 200mm
0 Unknown
0 N/A

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

0 No
0 Yes
0 Unknown
0 N/A

ROOF CONSTRUCTION

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

ROOF INSULATION AT..

0 None
0 Joists
0 Rafters
0 As built
0 Unknown
0 N/A

INSULATION DEPTH (Pitched/ Thatched)

0 12mm	0 150mm	0 350mm
0 25mm	0 200mm	0 400+mm
0 50mm	0 250mm	0 N/A

0 75mm 0 270mm
0 100mm 0 300mm

INSULATION DEPTH (Flat/ Sloping Ceiling)

0 None
0 As built
0 50mm
0 100mm
0 150+mm
0 Unknown
0 N/A

MAIN PROPERTY ROOM IN ROOF PRESENT

0 No
0 Yes

ROOM IN ROOF INSULATION

0 Unknown
0 As built
0 Flat ceiling only
0 All elements
0 not applicable

ROOM IN ROOF INSULATION THICKNESS AT CEILING

0 12mm 0 150mm 0 350mm
0 25mm 0 200mm 0 400+mm
0 50mm 0 250mm 0 N/A
0 75mm 0 270mm
0 100mm 0 300mm

ROOM IN ROOF INSULATION AT OTHER PARTS

0 None
0 As built
0 50mm
0 100mm
0 150mm (or more)
0 Unknown
0 N/A

IS ROOM IN ROOF CONNECTED TO ANOTHER BUILDING PART?

0 No
0 Yes
0 N/A

MAIN PROPERTY FLOOR LOCATION

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

MAIN PROPERTY FLOOR CONSTRUCTION

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

MAIN PROPERTY FLOOR INSULATION

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

MAIN PROPERTY FLOOR INSULATION THICKNESS (if retro-fitted)

- 0 50mm
- 0 100mm
- 0 150mm
- 0 Unknown
- 0 N/A

NUMBER OF DOORS

FLAT DOORS THAT OPEN ONTO A HEATED CORRIDOR SHOULD NOT BE INCLUDED - IN THESE CASES ZERO IS A POSSIBLE ANSWER

WINDOW AREA

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

PERCENTAGE OF WINDOWS DOUBLE/TRIPLE GLAZED

PERCENTAGE DRAUGHT PROOFING

GLAZING TYPE

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

FRAME TYPE (DG pre 2003 or unknown date only)

0 PVCframe
0 Non-PVC frame
0 N/A

GLAZING GAP (PVC frame only)

0 6mm
0 12mm
0 16mm or more
0 N/A

NUMBER OF LIGHT FITTINGS

NUMBER OF LOW ENERGY LIGHT FITTINGS

NUMBER OF OPEN FIREPLACES

MECHANICAL VENTILATION (whole house)

0 No
0 Yes
0 N/A

SUPPLY & EXTRACT SYSTEM

0 No
0 Yes
0 N/A

FIXED SPACE COOLING SYSTEM PRESENT

0 No

0 Yes

0 N/A

MAIN HEATING 1 - MAKE & MODEL

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

MAIN HEATING FUEL

0 Mains Gas	0 House Coal	0 Dual Fuel
0 Electric	0 Bulk LPG	0 Other
0 Oil	0 Bottled Gas	

MAIN HEATING 1 - HIGH HEAT RETENTION STORAGE HEATERS

(E.G. Quantum)

- 0 Yes
- 0 No
- 0 N/A

MAIN HEATING 1 - HEATING PUMP AGE

- 0 2012 or earlier
- 0 2013 or later
- 0 Unknown
- 0 N/A

MAIN HEATING 1 - HEAT EMITTER

- 0 Radiators
- 0 Underfloor
- 0 N/A

MAIN HEATING 1 - FLUE TYPE

- 0 Balanced
- 0 Open
- 0 N/A

MAIN HEATING 1 - FAN ASSISTED FLUE

- 0 Yes
- Q No
- Q N/A

MAIN HEATING 1 - % OF HEAT

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

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

IS THERE A 2ND MAIN HEATING SYSTEM PRESENT

- Q No
- 0 Yes

MAIN HEATING 2- MAKE & MODEL

SECOND HEATING SYSTEM CODE (3 letter Elmhurst Code)

MAIN HEATING 2- HIGH HEAT RETENTION STORAGE HEATERS

- 0 Yes
- Q No
- Q N/A

MAIN HEATING 2- HEATING PUMP AGE

- 0 2012 or earlier
- 0 2013 or later
- 0 Unknown
- 0 N/A

MAIN HEATING 2 - HEAT EMITTER

- 0 Radiators
- 0 Underfloor
- 0 N/A

MAIN HEATING 2 - FLUE TYPE

- 0 Balanced
- 0 Open
- 0 N/A

MAIN HEATING 2 - FAN ASSISTED FLUE

- 0 Yes
- 0 No
- 0 N/A

MAIN HEATING 2- % OF HEAT

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

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

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

HOT WATER CYLINDER SIZE

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

HOT WATER CYLINDER INSULATION TYPE

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

JACKET OR FOAM INSULATION DEPTH

- 0 12mm
- 0 25mm
- 0 38mm
- 0 50mm
- 0 80mm
- 0 120mm
- 0 160mm
- 0 N/A

IMMERSION HEATER

- 0 Single
- 0 Dual
- 0 N/A

CYLINDER THERMOSTAT

- 0 Yes
- 0 No
- 0 N/A

SOLAR WATER HEATING PRESENT

0 Yes

0 No

ARE DETAILS KNOWN

0 Yes

0 No

0 N/A

SOLAR WATER HEATING ELEVATION

0 Horizontal

0 30 degrees

0 45 degrees

0 60 degrees

0 Vertical

0 N/A

SOLAR WATER HEATING OVER-SHADING

0 None / Little

0 Modest

0 Significant

0 Heavy

0 N/A

SOLAR PUMP

0 PV powered

0 Electrically powered

0 Unknown power source

0 N/A

TYPE OF SHOWERS IN THE PROPERTY

0 Non-electric only

0 Electric only

0 Both electric and non-electric

0 No shower

TOTAL NUMBER OF ROOMS WITH A BATH AND/ OR SHOWER

NUMBER OF ROOMS WITH MIXER SHOWER AND NO BATH

NUMBER OF ROOMS WITH MIXER SHOWER AND BATH

IS WASTE WATER RECOVERY SYSTEM PRESENT

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

FLUE GAS HEAT RECOVERY SYSTEM PRESENT

- 0 Yes
- 0 No

PHOTOVOLTAIC PANEL PRESENT

- 0 No
- 0 Yes

% OF EXTERNAL ROOF COVERED

CONNECTED TO DWELLINGS ELECTRICITY METER

- 0 Yes
- 0 No

IS THERE A WIND TURBINE

- 0 No
- 0 Yes

ARE WIND TURBINE DETAILS KNOWN

- 0 Yes
- 0 No
- Q N/A

NUMBER OF TURBINES

ROTOR DIAMETER (m)

HEIGHT ABOVE RIDGE (m)

ELECTRICITY METER TYPE

- 0 Single
- 0 Dual
- 0 18 Hour
- 0 24 Hour
- 0 Unknown

IS MAINS GAS AVAILABLE

- 0 Yes
- 0 No

LENGTH OF RESIDENCY

- 0 Under 1 year
- 0 1 - 2 years
- 0 3 - 5 years
- O 6 - 10 years
- O 11 - 20 years
- O Over 20 years

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

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

	Very Satisfied	Quite satisfied	Quite dissatisfied	Very dissatisfied	Don't know
Satisfaction with current accommodation	0	0	0	0	0
Satisfaction with the area in which you live	0	0	0	0	0

OVER THE LAST 5 YEARS HAS YOUR AREA

- 0 Remained the same
- 0 Improved
- 0 Declined

ARE THERE ANY ISSUES IN YOUR NEIGHBOURHOOD?

- 0 No

0 Yes

NEIGHBOURHOOD ISSUES

	Not a problem	Minor problem	Major problem
Property crime	0	0	0
Auto crime	0	0	0
Personal assaulUtheft	0	0	0
Racial harassment	0	0	0
Unsocial behaviour	0	0	0
Groups of youths causing annoyance	0	0	0
Graffiti	0	0	0
Drug abuse/dealing	0	0	0
Empty properties	0	0	0
Public drinking/drunkenness	0	0	0
Traffic noise	0	0	0
Litter/ fly tipping	0	0	0
Dog fouling	0	0	0

NUMBER OF PERSONS NORMALLY RESIDENT AT THIS PROPERTY?

Person 1 - Gender

0 Male

0 Female Person

1 - Age in years

Person 1 - Economic Status

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

1 - Ethnicity

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

Person 2 - RELATIONSHIP TO PERSON 1

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

Person 2 - Gender

0 Male

0 Female Person

2 - Age in Years

Person 3 - RELATIONSHIP TO PERSON 1

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

Person 3 - Gender

0 Male

0 Female Person

3 - Age in Years

Person 4 - Relationship to Person 1

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

Person 4 - Gender

0 Male

0 Female Person

4 - Age in Years

Person 5 - Relationship to Person 1

0 Other family member

0 Friend / lodger

0 Other

Person 5 - Gender

- 0 Male
- 0 Female Person

5 - Age in Years

Person 6 - Relationship to Person 1

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

Person 6 - Gender

- 0 Male
- 0 Female Person

6 - Age in Years

Person 7 - Relationship to Person 1

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

Person 7 - Gender

- 0 Male
- 0 Female

Person 7 - Age in Years

Person 8 - Relationship to Person 1

- 0 Spouse / partner
- 0 Child

0 Parent (including in-law)
0 Grandchild
0 Other family member
0 Friend / lodger
0 Other

Person 8 - Gender

0 Male
0 Female

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

0 No
0 Yes

WHICH ILLNESS/DISABILITY DO HOUSEHOLD MEMBERS SUFFER?

	No	Yes	N/A
Heart/Circulatory problems	0	0	0
Respiratory Illness	0	0	0
Mobility impairment	0	0	0
Visual impairment	0	0	0
Hearing impairment	0	0	0
Speech impairment	0	0	0
Mental health problem	0	0	0
Learning difficulty/disability	O	O	0
Other physical disability	0	0	0

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

	No	Yes	N/A
Visit GP at their surgery	0	0	0
Had GP home visit	0	0	0
Contact NHS Direct	0	0	0
Attend A&E	0	0	0
Attend hospital as outpatient	0	0	0
Attend hospital as inpatient	0	0	0

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

0 No
0 Yes
0 N/A

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

0 No
0 Yes

DID THE ACCIDENT RESULT IN ANY OF THE FOLLOWING?

	No	Yes	N/A
Consult with GP	0	0	0
Attend A&E	0	0	0
Attend hospital as outpatient	0	0	0
Attend hospital as inpatient	0	0	0

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

	No	Yes
Climbing stairs		
Getting in/out of bath	0	0
Turning taps on/off	0	0
Cooking / preparing food	0	0
Using WC	0	0
Washing/ drying clothes	0	0
Access to / from home	0	0
Access to ground floor rooms	0	0
Access to from /rear gardens	0	0

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

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

SOURCES OF INCOME DURING LAST MONTH

	No	Yes
No source of income	0	0
Earnings/ wages/ salary / bonuses	O	0
Income from self-employment	0	0
Interest from savings/investment	O	0
Other income (child maintenance, income from lodgers/ non-dependents)	O	O
State Pension	O	0
Private Pension	0	0

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

0 No
0 Yes

BENEFITS RECEIVED

Income based jobseekers allowance (JSA)

Income related Employment & Support Allowance (ESA) Working tax credit

Pension credit (including saving credit) Child tax credit

Child Benefit Income support

Housing benefit/ Local housing allowance Council tax support

Attendance allowance

Disability living allowance (DLA) Incapacity benefit

Carer's Allowance

Personal Independence Payments (PIP)

Universal Credit

Social Fund (Sure Start Maternity Grant, Cold Weather Payment or Funeral Payment)

Other

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

0 Up to £9 week, £42 month, £519 year
0 £10 - £29, £43 - £129, £520 - £1,559
0 £30 - £49, £130 - £216, £1,560 - £2,599
0 £50 - £69, £217 - £302, £2,600 - £3,639
0 £70 - £89, £303 - £389, £3,640 - £4,679
0 £90 - £119, £390 - £519, £4,680 - £6,239
0 £120 - £159, £520 - £692, £6,240 - £8,319
0 £160 - £199, £693- £866, £8,320 - £10,399
0 £200 - £239, £867 - £1,039, £10,400 - £12,479
0 £240 - £279, £1,040 - £1,212, £12,480 - £14,559
0 £280 - £319, £1,212 - £1,386, £14,560 - £16,639
0 £320 - £359, £1,387 - £1,559, £16,640 - £18,719
0 £360 - £399, £1,560 - £1,732, £18,720 - £20,799
0 £400-£499, £1,733 -£2,166, £20,800 - £25,999
0 £500 - £599, £2,167 - £2,599, £26,000 - £31,199
0 £600 - £699, £2,600 - £3,032, £31,200 - £36,399
0 £700 - £799, £3,033 - £3,466, £36,400 - £41,599
0 £800 - £899, £3,467 - £3,899, £41,600 - £46,799
0 £900 - £999, £3,900 - £4,332, £46,800 - £51,999
0 £1,000 or more, £4,333 or more, £52,000 or more
0 Refused
0 Not applicable

DOES YOUR HOUSEHOLD HAVE ANY SAVINGS?

0 No - In debt	0 £2,501 - £5,000	0 £20,001 - £25,000
0 None	0 £5,001 - £10,000	0 £25,001 - £30,000
0 Under £1,000	0 £10,001 - £15,000	0 Over £30,000
0 £1,000 - £2,500	0 £15,001 - £20,000	0 Refused

HOW MUCH TO YOU SPEND ON ELECTRICITY EACH YEAR?

0 Under £200	0 £751 - £1,000	0 £1,501 - £2,000

0 £200 - £500 0 £1,001 - £1,250 0 Over £2,000
0 £501 - £750 0 £1,251 - £1,500 0 Unobtainable

HOW MUCH TO YOU SPEND ON GAS EACH YEAR?

0 Under£200 0 £1,001 - £1,250 0 Unobtainable
0 £200-£500 0 £1,251 - £1,500 0 N/A
0 £501 - £750 0 £1,501 - £2,000
0 £751 - £1,000 0 Over £2,000

HOW MUCH TO YOU SPEND ON OTHER FUEL EACH YEAR?

0 Under£200 0 £1,001 - £1,250 0 Unobtainable
0 £200-£500 0 £1,251 - £1,500 0 N/A
0 £501 - £750 0 £1,501 - £2,000
0 £751 - £1,000 0 Over £2,000

BY WHAT MEANS DO YOU NORMALLY PAY FOR YOUR FUEL?

	Yes	No	Don't Know
Quarterly Bill	O	O	0
Budget Account/ Direct Debit	O	O	0
Payment Book	O	O	0
Power Cards	O	O	0
Fuel Direct	O	O	0

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

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

IN WINTER WOULD YOU NORMALLY HEAT?

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

DO YOU HAVE ACCESS TO THE INTERNET?

0 Yes
0 No

HAVE YOU EVER SWITCHED ELECTRICITY/ GAS SUPPLIER?

0 Yes
0 No
0 Don't know

WAS THIS WITHIN THE LAST 12 MONTHS?

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

DO YOU FEEL SAFE IN YOUR HOME AT NIGHT?

0 Safe
0 Unsafe
0 Don't Know

DO YOU FEEL SAFE IN YOUR LOCAL AREA AT NIGHT?

0 Safe
0 Unsafe
0 Don't Know

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

0 No
0 Yes
0 Don"t Know

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

0 No
0 Yes
0 Don't Know

TENURE

0 Owner occupied
0 Rented/ Rent free/ Tied
0 RSL

DO YOU HAVE A MORTGAGE

0 No
0 Yes
0 Don't know

OUTSTANDING MORTGAGE

0 Less than £5,000
0 £5,000 - £15,000
0 £15,000 - £30,000
0 £30,000 - £45,000
0 £45,000 - £60,000
0 £60,000 - £75,000
0 £75,000 - £90,000
0 £90,000 - £120,000
0 £120,000 - £150,000
0 £150,000 - £180,000
0 £180,000 - £210,000
0 £210,000 - £240,000
0 Over £240,000
0 Don't know/ N/A

REMAINING MORTGAGE LIFE

0 Less than 5 years
0 5 -10 years
0 10 - 15 years
0 15 - 20 years
0 Over 20 years
0 Don't know/ N/A

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

	No	Yes	Don't Know
Getting independent advice on what is needed and likely cost	O	O	0
Finding a reliable builder/ contractor/ tradesman	O	O	0
Need DIY skills	O	O	0
Access to money to do works	O	O	0

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

0 Yes
0 No
0 Don't Know

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

0 Yes
0 No
0 Don't know

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

0 Yes
0 No
0 Don't know

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

0 Yes
0 No
0 Don't know

IMPROVEMENTS COMPLETED

	Yes	No
Cavity wall insulation	O	0
Loft insulation	O	
0 Central heating for 1st time	O	0
Changed central heating system	O	0
Installed PVs	O	0
New windows / double glazing	O	0
New external doors	O	0
Rewired	O	0
Added extension/ conservatory	O	0
External repairs	O	0

HAVE ANY OF THE ENERGY EFFICIENCY MEASURES UNDERTAKEN BEEN EFFECTIVE?

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

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

0 Yes
0 No
0 Don't know

IMPROVEMENTS INTENDED

	Yes	No	N/A
Cavity wall insulation	O	O	0
Loft insulation	O	O	0
Central heating for 1st time	O	O	0
Change existing central heating	O	O	0
New kitchen	O	O	0
New bathroom	O	O	0
New windows / double glazing	O	O	0
New external doors	O	O	0
Rewire	O	O	0
Add extension/ conservatory	O	O	0
External repairs	O	O	0

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

0 Landlord directly
0 Property agent
0 Don't know

WHAT IS YOUR TOTAL MONTHLY RENT - INCLUDE HOUSING BENEFIT

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

0 Yes
0 No
0 Don't know

IF YES, ARE THESE ISSUES BEING ADDRESSED?

0 Yes
0 No
0 N/A

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

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

APPENDIX D:
SURVEY METHOD

1. THE SURVEY FRAMEWORK

The survey was designed and implemented within the national guidelines recommended for local house condition surveys. This has involved the physical inspection of a sample of 1,000 dwellings and the completion of a short interview with the occupying households. To support sub-area reporting across the Council area a target sample size of 1,000 dwellings was agreed. Sample sizes were set to facilitate survey reporting both District-wide and for agreed sub-areas. Four sub areas were agreed comprising:

- ***Stroud***
- ***Main Towns***
- ***Hardwicke***
- ***Rural Remainder***

Sub area selection was conducted in association with Council staff with area selection based on known housing characteristics and conditions across the District.

Survey data has been "grossed up" to represent total dwellings and households within the District. To do this, estimates must be made of the total housing stock and resident households. While such estimates represent a biproduct of technical sampling processes they also form the critical base for all survey estimates and an important input to private sector housing planning.

Housing and household estimates are computed in a series of stages and by combining outputs from the Address Registers with actual survey data collected through visits to sampled addresses.

The stages involved in estimating housing stock are as follows:

STAGE 1 : Conversion of Address Register addresses to effective housing stock. Initial addresses issued are each assumed to represent one dwelling. The actual situation recorded during survey is used to adjust this assumption in one of two ways:

(a) By removing ineffective addresses which do not form a part of the residential housing stock eg retail, commercial, closed, non-permanent dwellings.

(b) By adjusting for the actual number of dwellings located at each address. This may be more than one where several self-contained flats are located at *one* building address, or less than one where several non self-contained units have individual addresses within the *one* building.

STAGE 2: Housing estimates are derived by applying the address/dwelling ratio to effective address counts. This is completed on an area basis together with estimates of occupancy status.

STAGE 3: Conversion of dwellings to Households. Household estimates are derived by examining levels of occupancy within the housing stock. The survey provides estimates of the number of households which are applied to the occupied housing stock.

2. FIELDWORK

Dwelling inspections were completed by experienced surveyors in our employ.

3. SURVEYOR VARIABILITY

The problem of surveyor variability in house condition surveys has received a considerable amount of attention in recent years. By surveyor variability we mean the extent to which the judgement of any individual surveyor varies from the standards established for the survey. It is impossible for complete uniformity to be achieved for many reasons including the work experience of the surveyors and the subjective nature of some of the assessment required. However, a number of steps can be introduced to minimise the potential bias that such variability introduces. The steps taken in the Forest of Dean District include:

- ***A detailed briefing and training exercise prior to survey implementation and involving all surveyors engaged in survey duties.***
- ***A programme of regular monitoring involving the ongoing review of returns from surveyors and a 5% back check of completed inspections.***
- ***In built validation checks within the electronic data capture software including range violation and logic checks.***
- ***Computerised validation of surveyor returns.***

5. COMPUTATION OF REPAIR COSTS

For repair cost dwellings were classified by type, number of storeys, number of rooms and date of construction. (Table D1).

TABLE D1: DWELLING CLASSIFICATION FOR COSTING PURPOSES									
DWELLING TYPE	PRE-1919			1919-1939			POST-WAR		
	1Flr.	2Flrs.	3Flrs.	1Flr	2Flrs.	3Flrs.	1Flr.	2Flrs.	3Flrs.
Detached House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Semi-D/End Terr House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Mid Terrace House	3rm	8rm	10rm	5rm	6rm	8rm	5rm	5rm	6rm
Purpose Built Flat	3rm	-	-	4rm	-	-	5rm	-	-
Tower/Slab Flat	-	-	-	6rm	-	-	4rm	-	-
Converted Flat	4rm	-	-	4rm	-	-	4rm	-	-

rm = Rooms

All costs are based on bespoke schedules of rates developed for the survey. Original pricing is based on the National Schedule of Rates published under the auspices of the Society of Chief Quantity Surveyors in Local Government and the Building Employers Confederation.

The costing process involves grouping dwellings into their appropriate classifications. The next step is to apply surveyor repair markings to the elemental renewal costs. This involves taking the set proportion of full renewal cost appropriate to the particular marking. Where the markings are on a five point scale by individual room they are converted to a per dwelling basis using weighting factors to reflect different room sizes. The surveyors markings generate elemental repair costs which range from 0% to 100% of full renewal cost. Finally, elemental repair costs are aggregated and, where appropriate, a scale reduction factor is applied to produce the total repair cost per dwelling, (costs over £5000). A number of refinements aimed at improving the accuracy of the cost estimating have been incorporated in the process.

- ***The elemental renewal costs reflect the average quality of each dwelling classification in terms of specification, ornateness of detailing, etc. Where a dwelling is identified as being of superior quality when built, enhancement factors are automatically applied to the repair costs of the appropriate elements.***
- ***Decoration within a dwelling does not feature as a repair element in its own right. However, where the scope of internal repairs is such that redecoration, in whole or in part, would be required, then the cost of this is automatically added in.***
- ***Where the repair requirement of elements is assessed on a five point scale, enhancement factors are applied to the lower readings to reflect the higher unit costs of small repairs.***
- ***Other refinements built into the system include a reflection of the differences in the cost of repairing pitched or flat roofs, full or partial central heating installations, etc.***

APPENDIX E:
THE DECENT HOMES STANDARD

E.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.

E.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

E.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

E.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

E.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).

E.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

E.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.

E.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'

E.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.

E.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.

E.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.

E.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

E.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.

E.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.

E.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.

E.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

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

- efficient heating; and
- effective insulation.

E.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.

E.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

E.20 Table E.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 E.1: 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

E.21 Table E.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 E.2: Component Condition used in the disrepair criterion

Building Components (key components marked *)	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 F:

GLOSSARY OF TERMS

AGE/CONSTRUCTION DATE OF DWELLING
The age of the dwelling refers to the date of construction of the oldest part of the building.

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

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

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

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

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

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

CATEGORY 1 HAZARD
A hazard rating score within the HHSRS accruing in excess of 1000 points and falling into Hazard Bands A, B or C.

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

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

See Appendix E for further details.

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

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

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

small terraced house: a house less than 70m 2 forming part of a block where at least one house is attached to two or more other houses;
medium/large terraced house: a house 70m 2 or more 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 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;

purpose built flat, high rise: a flat in a purpose built block of at least 6 storeys high;
converted flat: a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

EMPLOYMENT STATUS OF HOH

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

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

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

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

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

employed full or part time: as above.

HRP

Household representative person.

HHSRS

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

HMO

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

HOUSEHOLD

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

HOUSEHOLD TYPES

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

Single Person: Single person aged below pensionable age;
Single Parent: Single person aged below pensionable age together with one or more persons aged under 16 years;
Small Adult: Two persons aged below pensionable age;
Small Family: Two persons aged below pensionable age together with one or two persons aged under 16 years;
Large Family: Two persons aged below pensionable age together with three or more persons aged under 16 years;
Adult: Three or more persons aged below pensionable age;
Elderly: One or more persons aged over pensionable age

LONG TERM ILLNESS OR DISABILITY

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

MEANS TESTED BENEFITS (IN RECEIPT OF)

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

SAP

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

SECURE WINDOWS AND DOORS

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

- main entrance door is solid or double glazed; the frame is strong; it has an auto deadlock or standard Yale lock plus mortise lock;

- all accessible windows (ground floor windows or upper floor windows in reach of flat roofs) are double glazed, either with or without key locks.

TENURE

Three categories are used for most reporting purposes:

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

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

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

VACANT DWELLINGS

The assessment of whether or not a dwelling was vacant was made at the time of the 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.

APPENDIX G: DATA SOURCES

All key estimates included within this report are based on the data collected during the house condition survey programme. For comparison and national context, the following sources have been used:

Annual Fuel Poverty Statistics in England, 2022(2020 data)- Dept for Business, Energy and Industrial Strategy

Fuel Poverty Factsheet England, 2020 - Dept for Business, Energy and Industrial Strategy

DLUHC Housing Statistics

English Housing Survey 2021 to 2022:	Headline Report
	Section 1- Households annex tables
	Section 2- Housing Stock Annex Tables
Census of Population, England 2021:	Demography-and-Migration-Topic-Summary
	Housing-Topic-Summary
	Labour-Market-And-Travel-To-Work-Summary