



Private Sector House Condition Survey 2007

MAIN REPORT



Prepared on behalf of

North Norfolk District Council



David Adamson & Partners Ltd.

MARCH 2008

Ref: E1708

TABLE OF CONTENTS

Acknowledgements

List of Figures

List of Tables

1.	THE SURVEY FRAMEWORK	
1.	Introduction and Background to the Study.....	8
2.	Survey Method and Response.....	9
3.	The Measurement of Housing Conditions	11
4.	Private Sector Housing Stock and Household Framework.....	14
2.	HOUSING CONDITIONS	
5.	Housing Conditions - An Overview	29
6.	Housing Conditions in the Private Sector	32
	<i>Housing Health and Safety Rating System (HHSRS)</i>	32
	<i>Housing Disrepair</i>	49
	<i>Amenities and Facilities</i>	53
	<i>Energy Efficiency</i>	59
	<i>Summary of Decent Home Performance</i>	65
	<i>Investment Needs</i>	67
7.	Housing Conditions, Household Circumstances and Attitudes	69
	<i>Housing Conditions and Household Circumstances</i>	69
	<i>Dwelling Adaptation</i>	73
	<i>Illness and Disability</i>	74
	<i>Decent Places</i>	76
	<i>Liveability</i>	80
	<i>Fuel Poverty</i>	82
8.	Owner-Occupiers in Non-Decent Housing.....	86
	<i>Intervention and Support Requirements</i>	86
	<i>Barriers to Home Improvement</i>	88
	<i>Attitudes to Improvement/Repair Funding</i>	91
3.	HOUSING INVESTMENT NEEDS	
9.	Housing Investment Needs and Emerging Issues.....	95
4.	CONCLUSIONS AND RECOMMENDATIONS	
10.	Conclusions.....	96
11.	Recommendations	99



PRIVATE SECTOR HOUSE CONDITION SURVEY 2007

12.	Comparative Condition and Investment Profile by Area and Tenure.....	101
13.	Area Housing Profiles.....	102

APPENDICES

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



PRIVATE SECTOR HOUSE CONDITION SURVEY 2007

ACKNOWLEDGEMENTS

David Adamson and Partners Ltd. wishes to thank the residents of North Norfolk District Council without whose cooperation and participation this project would not have been possible. We would also thank the Council's survey project team for their support and advice throughout the project.

LIST OF MAPS & FIGURES

Map 1:	North Norfolk Sub Areas.....	9
Figure 1:	Housing Condition Framework.....	13
Figure 2:	Housing Stock by Date of Construction	15
Figure 3:	Housing Stock by Tenure.....	15
Figure 4:	Housing Stock by Type	16
Figure 5a:	Households by Type	19
Figure 5b:	Households by Size	20
Figure 6:	Housing Occupancy.....	20
Figure 7:	Economic Status of Head of Household	21
Figure 8:	Length of Residence	27
Figure 9:	Dwelling Performance against the Decent Homes Standard	29
Figure 10:	Housing Conditions	30
Figure 11:	Local Housing Conditions in a National Context	31
Figure 12:	Category 1 Hazard by Risk Category	34
Figure 13:	Category 1 Hazard Rates by Area.....	36
Figure 14:	Dwellings Experiencing Category 2 Hazards.....	44
Figure 15:	Essential Repair	50
Figure 16:	Noncompliance with Decent Homes Repair Criteria by Area	53
Figure 17:	Dwelling Security – Core Measures.....	57
Figure 18:	SAP Rating Distribution	59
Figure 19:	Key Energy Attributes	62
Figure 20:	The Impact of Energy Efficiency Programmes on Projected Energy Performance.....	63
Figure 21:	Decent Homes Standard – Number of Defective Matters.....	65
Figure 22:	Rates of Non-Decent Housing by Area.....	67
Figure 23:	Costs to Address Non-Decent Homes	68
Figure 24:	Decent Homes and Vulnerability.....	70
Figure 25:	Dwelling Adaptation	74
Figure 26:	Adapted Dwellings – Type of Adaptation	74
Figure 27:	Satisfaction with Current Housing.....	77
Figure 28:	Satisfaction with Local Area.....	78
Figure 29:	Household Attitudes to Area Trends.....	78
Figure 30:	Perceptions of Area Decline	79
Figure 31:	Household Perceptions of Local Problems.....	79
Figure 32:	Liveability	80



PRIVATE SECTOR HOUSE CONDITION SURVEY 2007

Figure 33:	Traffic and Upkeep Problems by Area	81
Figure 34:	Visual Quality of Environment	82
Figure 35:	Owner-Occupied Intervention Framework	87
Figure 36:	Improvements Completed and Intended by Owner-Occupiers in Non-Decent Homes	90
Figure 37:	Intended Improvements by Owner-Occupiers in Non-Decent Homes	90
Figure 38:	Mortgage holding by Age of Head of Household	91
Figure 39:	Owner-Occupiers in Non Decent Housing Interest in Council Assistance to Carry out Repairs	94

LIST OF TABLES

Table 1:	Private Housing Stock by Area	9
Table 2:	The Characteristics of Private Housing by Area	17
Table 3:	The Characteristics of Private Housing by Tenure	18
Table 4:	Household Occupancy by Housing Sector	22
Table 5:	Household Vulnerability by Housing Sector.....	23
Table 6:	Length of Residence by Housing Sector.....	25
Table 7:	Household Movement Intentions by Housing Sector.....	26
Table 8:	Socio-Economic Conditions by Tenure.....	28
Table 9:	Hazard Groupings	32
Table 10:	HHSRS Hazard Bands.....	33
Table 11:	HHSRS Hazard Bandings by Hazard/Risk Category.....	35
Table 12:	The Distribution of Category 1 Hazards by Area and Housing Sector	37
Table 13:	The Distribution of Category 1 Hazards on Dampness/Mould	40
Table 14:	The Distribution of Category 1 Hazards on Excess Cold	41
Table 15:	The Distribution of Category 1 Hazards associated with Stairs and Steps	42
Table 16:	The Distribution of Category 1 Hazards associated with Fire.....	43
Table 17:	Costs to Address Category 1 Hazards by Area and Housing Sector	45
Table 18:	Statutory Housing Problems – HHSRS and Fitness.....	46
Table 19:	Dwellings Experiencing Category 2 Hazards only – Hazard Classification by Hazard/Risk Category	47
Table 20:	Dwellings Experiencing Category 2 Hazards only – Hazard Banding	48
Table 21:	Dwellings Requiring Major Repairs - Elemental Repair Profile.....	51
Table 22:	Decent Homes Repair Performance by Area and Housing Sector.....	52
Table 23:	Decent Homes Repair Costs by Area and Housing Sector	54
Table 24:	Kitchen and Bathroom Age Profiles by Area and Housing Sector.....	56
Table 25:	Core Security Measures by Area and Housing Sector	58
Table 26:	Energy Efficiency Ratings by Area and Housing Sector.....	61
Table 27:	Decent Homes Energy Performance by Area and Housing Sector	64
Table 28:	Non-Decent Dwellings – Defect Classification.....	66
Table 29:	Overall Decent Homes Performance by Area and Housing Sector	66
Table 30:	Costs to Achieve Decency	68
Table 31:	Housing Conditions and Household Social Characteristics.....	71
Table 32:	Housing Conditions and Household Economic Characteristics.....	72
Table 33:	Economically Vulnerable Households – Decent Homes by Area and Housing Sector	73
Table 34:	Household Illness/Disability by Area and Housing Sector	75



PRIVATE SECTOR HOUSE CONDITION SURVEY 2007

Table 35:	Household Illness/Disability by Household Characteristics	76
Table 36:	Fuel Poverty by Area and Housing Sector.....	84
Table 37:	Fuel Poverty by Household Characteristics.....	85
Table 38:	Owner-Occupied Households in Non-Decent Housing – Target Support Groups by Area and Housing Sector	89
Table 39:	Owner-Occupied Households Potential Equity Release by Age of Head of Household.....	92
Table 40:	Owner-Occupied Households in Non-Decent Housing - Potential Equity Release by Age of Head of Household.....	93
Table 41:	Private Sector Investment Framework.....	95
Table 42:	Comparative Condition and Investment Profile by Area and Tenure.....	101
Table 43:	Area Housing Profiles – District wide.....	102
Table 44:	Area Housing Profiles – Coastal.....	103
Table 45:	Area Housing Profiles – Fakenham.....	103
Table 46:	Area Housing Profiles – Holt.....	103
Table 47:	Area Housing Profiles – Cromer/Sheringham.....	103
Table 48:	Area Housing Profiles – North Walsham.....	103
Table 49:	Area Housing Profiles – Stalham.....	103

1.0 INTRODUCTION

1.1 This report presents the findings to emerge from a comprehensive sample survey of private sector housing conditions across the District of North Norfolk. The study has been conducted as part of a sub regional review of housing conditions in the Rural East Anglia Partnership Area, which also embraces Breckland District Council and King's Lynn and West Norfolk District Council. Survey information applies to dwellings from all private tenure sectors including those which are owner-occupied, rented privately, tied to a person's employment and rented from a Registered Social Landlord (RSL).

1.2 At a Council-wide level the study has involved a sample of 1000 private sector dwellings; representing approximately 2% of all private dwellings. The aim of this report is to provide a concise synopsis of the main findings of the survey programme and to review the issues emerging as they impact on private housing strategy. The report is in 9 main sections:

Section 2 :	Survey Method and Response
Section 3 :	Measurement of Housing Conditions
Section 4 :	Private Sector Housing Stock and Household Framework
Section 5 :	Housing Conditions - An Overview
Section 6 :	Housing Conditions in the Private Sector
Section 7 :	Housing Conditions, Household Circumstances and Attitudes
Section 8 :	Owner-occupied housing conditions, property valuation and equity potential
Section 9 :	Housing Investment Needs and Emerging Issues
Section 10 :	Conclusions
Section 11 :	Recommendations
Section 12 :	Comparative Condition and Investment Profile by Area
Section 13 :	Area Housing Profiles

1.3 The views expressed in this report are those of the Consultants and do not necessarily reflect the official views of North Norfolk District Council.

2.0 SURVEY METHOD AND RESPONSE

2.1 The survey was designed and implemented according to national guidelines recommended by the Department for Communities and Local Government (DCLG). A target sample size of 1000 dwellings was agreed with the Council. For sampling and reporting purposes six sub areas were identified:

TABLE 1: PRIVATE HOUSING STOCK BY AREA		
SUB AREA	HOUSING STOCK	
	NO.	%
Coastal (Zone A)	4300	8.2
Fakenham (Zone B)	8428	16.0
Holt (Zone C)	5972	11.4
Cromer/Sheringham (Zone D)	10139	19.3
North Walsham (Zone E)	14015	26.7
Stalham (Zone F)	9690	18.4
ALL AREAS	52545	100.0

Map 1: North Norfolk Sub Areas



2.2 To achieve target sample levels a total of 1600 addresses were issued. Full survey and interview information was achieved in 875 dwellings with full physical data returned on a further 27 dwellings and external survey information returned on an additional 92 dwellings.

- 2.3 The completed sample of 994 surveys represents a large scale and robust profile of private sector dwellings and households.
- 2.4 The survey generates a wide range of information on the condition of housing and on the circumstances and attitudes of its residents. Copies of the survey questionnaire are attached at Appendix C. The physical survey inspection embraced housing conditions, statutory housing standards and home energy efficiency. Within the area of housing standards coverage has included Decent Homes against national decency targets for private households, the former Standard of Fitness (Section 604) and changes to minimum statutory standards introduced in April 2006 through the Housing Health and Safety Rating System (HHSRS). Household interviews covered issues related to the socio-economic circumstances of households, housing support needs with regard to illness and/or disability, household attitudes to housing and local community issues, and owner-occupied interest in equity release.
- 2.5 Changes to statutory housing assessments have influenced survey reporting. In April 2006, the minimum assessment for housing in England and Wales changed from Fitness (Section 604) to the new assessment procedure contained within the Housing Health and Safety Rating System (Version 2). Both methods are measured within the current survey. The emphasis of survey reporting is placed on the new statutory framework (HHSRS) including its impact on Decent Homes performance. No national benchmark currently exists for the HHSRS and to achieve national comparability for local survey data we have reverted to the Decent Homes framework incorporating the former Fitness Assessment (Section 604).

3.0 THE MEASUREMENT OF HOUSING CONDITIONS

3.1 The measurement of housing conditions locally has been related to Public Service Agreement (PSA) Target 7 - Decent Homes. The Government's housing objective is to ensure that everyone has the opportunity of a decent home and so promote social cohesion, well-being and self-dependence. This target will be regarded as being met if:

- *65% of vulnerable households live in decent housing by 2007*
- *70% of vulnerable households live in decent housing by 2011; and*
- *75% of vulnerable households live in decent housing by 2021.*

3.2 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.*

A full definition of this Standard is provided in Appendix D.

3.3 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.

3.4 DISREPAIR: Many dwellings 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 dwellings provides an important indicator of housing stock 'at risk' of physical deterioration. Definitions of disrepair have varied nationally over time. For the purposes of this survey dwellings in disrepair are defined as those failing to meet the Decent Homes repair criteria. A dwelling is in disrepair under this definition if:

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

A full definition of building components, life expectancies and condition defects is provided in Appendix D.

3.5 HOUSE CONDITION CLASSIFICATION: Using the Decent Homes Standard it is possible to sub-divide the housing stock into mutually exclusive condition categories. Whilst the individual definitions for each aspect of the Decent Homes Standard are as set out by Government, the hierarchical structure employed below is to ease interpretation of the results. The following categorisation has been employed and is illustrated in Figure 1:

CATEGORY 1: SATISFACTORY. Dwellings that satisfy the criteria of the Decent Homes Standard.

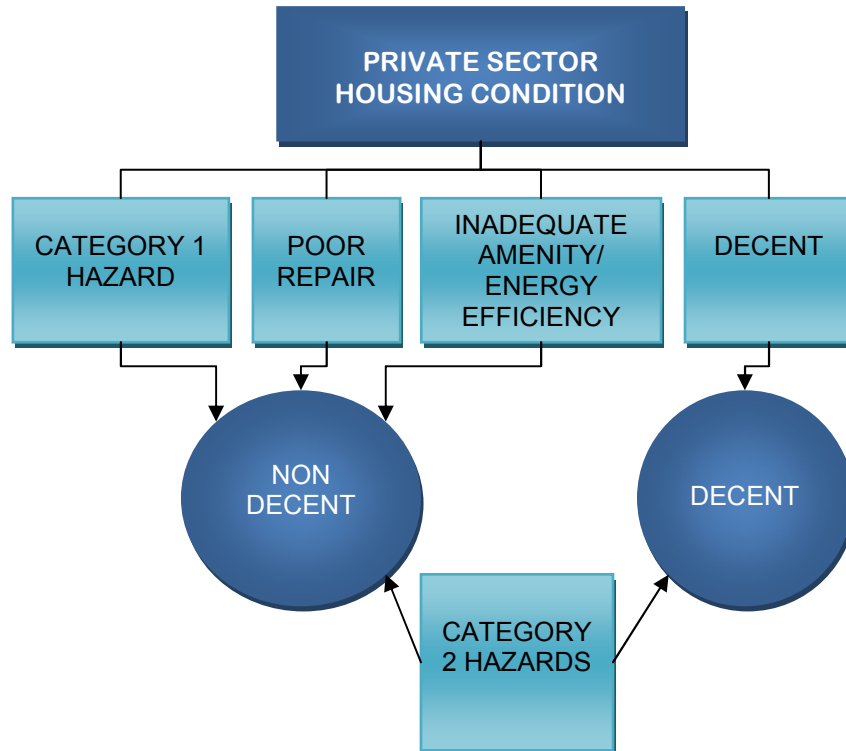
CATEGORY 2: STATUTORY FAILURE. Dwellings exhibiting Category 1 hazard failure. These dwellings are by definition non-Decent.

CATEGORY 3: POOR REPAIR. Dwellings not exhibiting Category 1 hazard failure but failing the repair criteria of the Decent Homes Standard.

CATEGORY 4: UNSATISFACTORY AMENITY. Dwellings not exhibiting Category 1 hazard failure and not in poor repair but failing to meet the amenity and/or energy efficiency criteria of the Decent Homes Standard.

3.6 In addition to non-Decency, dwellings identified as exhibiting Category 2 Hazards may be targeted for a range of action within the Housing Act 2004. Such dwellings are identified in the course of the survey and may be in Decent or non-Decent condition.

FIGURE 1: HOUSING CONDITION FRAMEWORK



4.0 PRIVATE SECTOR HOUSING STOCK AND HOUSEHOLD FRAMEWORK

4.1 PRIVATE SECTOR HOUSING STOCK

4.1.1 The District of North Norfolk comprises an estimated 52544 private dwellings. At the time of survey 46705 dwellings (88.9%) were occupied; the remaining 5839 dwellings (10.1%) were vacant. The majority of vacant dwellings - 5012 dwellings (86%) - are transitional in nature¹ with vacancy rates strongly influenced by the significant stock of second or holiday homes. All occupied dwellings identified in the survey were in single occupation confirming the Council's own estimates of a limited need for mandatory HMO licences.

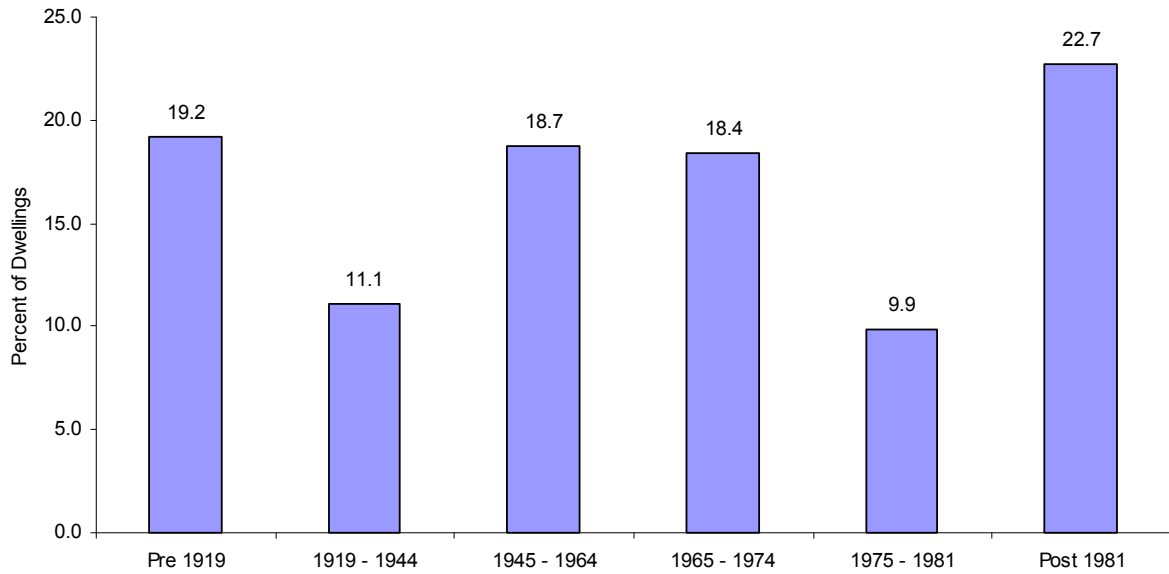
4.1.2 The address file from which the sample was drawn was correct as of 31 March 2006. Subsequent to the physical surveys being conducted a revised list of residential properties became available. The revised list, which was correct as of 31 March 2007, indicated an increase in the number of residential properties of 171, giving a total private sector stock figure of 52715. As the additional properties were not included in the sample frame it would not be statistically valid to use the revised total within this report. However, key figures were remodelled on the increased stock level and there were no substantive changes that would render the analysis and findings within this report inaccurate or incomplete.

DATE OF CONSTRUCTION

4.1.3 Private housing is of mixed origin but predominantly of post Second World War construction. 36619 dwellings (69.7% of all private sector dwellings) were constructed Post-1944, and of these 11927 dwellings (32.6% of all Post War dwellings) were constructed post-1981. Pre-war construction remains significant with 15925 dwellings (30.3%) constructed pre-1945. The pre-1919 sector alone comprises 10101 dwellings or 19.2% of total private housing stock. Rates of pre-1919 housing are slightly below the English average of 21.5% (DCLG Survey of English Housing, 2005/6).

¹ The nature of vacant property is determined by the surveyor. Dwellings that are vacant because they are for sale/rent, vacant for repairs/modernisation and vacant – other temporary reason are deemed to be transitional vacants as opposed to long term problematic vacants.

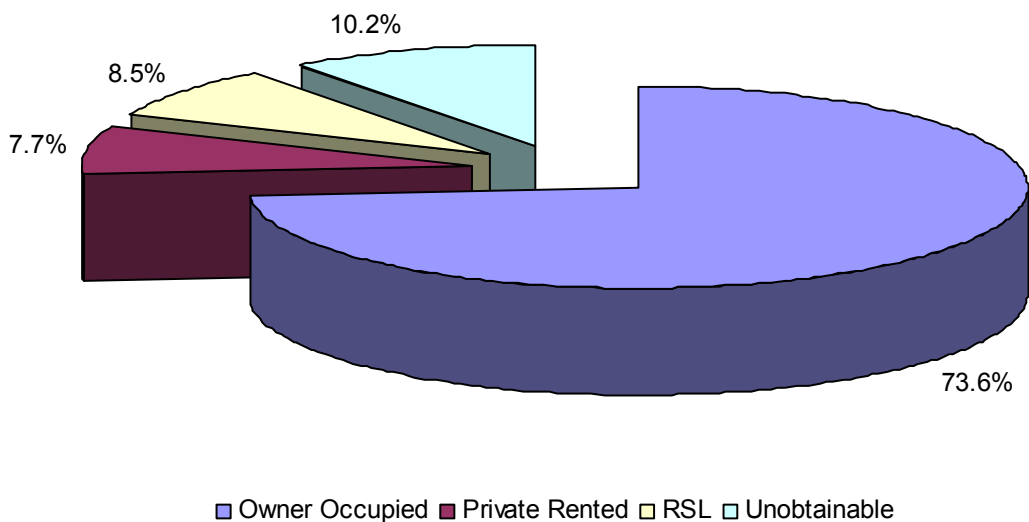
FIGURE 2: HOUSING STOCK BY DATE OF CONSTRUCTION



DWELLING TENURE

4.1.4 Owner-occupation is the predominant form of private tenure accounting for 38673 dwellings (73.6%). Dwellings rented from a private landlord account for 4044 dwellings (7.7%) with those rented from Registered Social Landlords (RSL's) accounting for an additional 4471 dwellings, or 8.5%. At the time of the survey, 45 RSL properties were vacant. Tenure was unobtainable in 3858 dwellings (7.3%), primarily due to vacancy and therefore only information relating to the exterior of the property is available, with the remaining 2.9% of dwellings (1498) categorised as other tenure.

FIGURE 3: HOUSING STOCK BY TENURE



DWELLING TYPE

4.1.5 Houses and bungalows comprise 47881 dwellings (91.1%) with the remaining 4663 dwellings (8.9%) in flats. Houses and bungalows offer a range of terraced, semi-detached and detached configurations while flats are primarily either purpose built or in a converted building.

VARIATIONS IN HOUSING COMPOSITION

4.1.6 National research through the English House Condition Survey programme (EHCS) has established that the poorest housing conditions in the private sector are concentrated in the oldest housing stock (approximately 36% of non-decent homes were built before 1919, EHCS 2004) and in the private-rented sector (42.6% non-decent in 2004, EHCS 2004). Variations in the distribution of private housing by age and tenure may therefore prove significant in determining differential needs for private investment across the District.

FIGURE 4: HOUSING STOCK BY TYPE

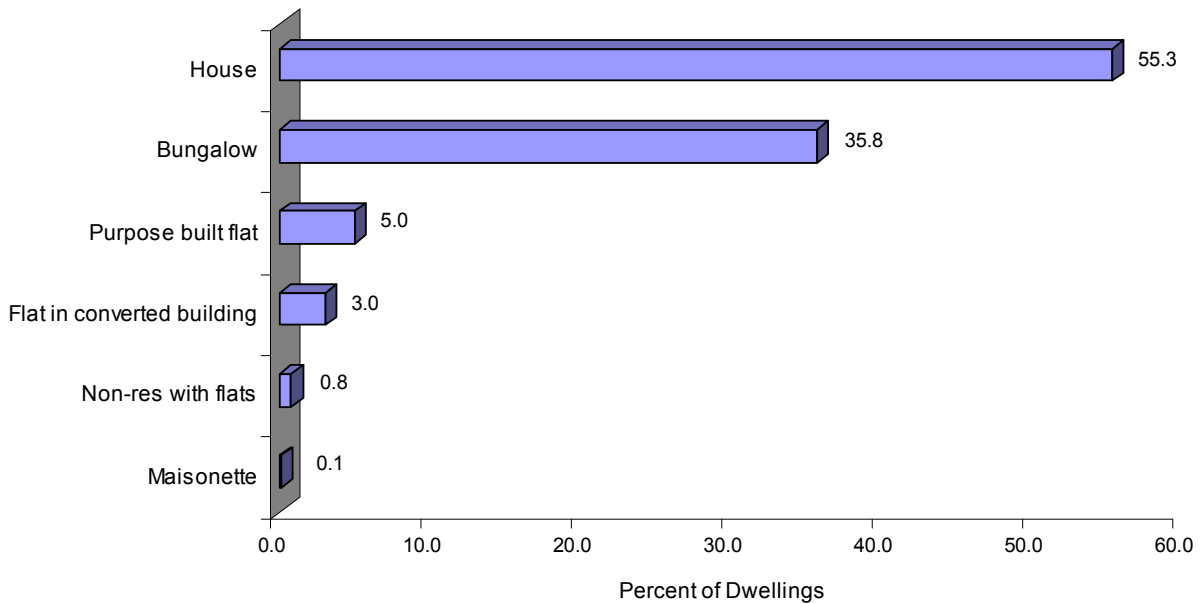


TABLE 2: THE CHARACTERISTICS OF PRIVATE HOUSING BY AREA

	SURVEY AREA												Total	
	Coastal		Fakenham		Holt		Cromer/ Sheringham		N. Walsham		Stalham			
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
NATURE OF OCCUPATION														
occupied	3552	82.6	7863	93.3	5730	95.9	8408	82.9	12388	88.4	8764	90.4	46705	88.9
vacant for sale/rent	96	2.2	54	0.6	116	1.9	147	1.4					412	0.8
vacant-repairs/modernisation	153	3.6	401	4.8	73	1.2	98	1.0	530	3.8	197	2.0	1452	2.8
vacant-other temporary	449	10.4	54	0.6	53	0.9	1340	13.2	591	4.2	662	6.8	3148	6.0
vacant - other long term	50	1.2	57	0.7			147	1.5	507	3.6	67	0.7	828	1.3
TENURE														
owner occupied	2938	68.3	6523	77.4	4575	76.6	6819	67.3	10286	73.4	7532	77.7	38673	73.6
private rented	394	9.2	495	5.9	625	10.5	1053	10.4	648	4.6	829	8.6	4044	7.7
housing association	445	10.3	837	9.9	596	10.0	537	5.3	1187	8.5	869	9.0	4471	8.5
other	114	2.7	62	0.7			432	4.3	769	5.5	121	1.2	1498	2.9
unob.	409	9.5	511	6.1	175	2.9	1299	12.8	1126	8.0	339	3.5	3858	7.3
MAIN HOUSE TYPE														
house	2902	67.5	6204	73.6	3815	63.9	4030	39.7	7127	50.9	4998	51.6	29075	55.3
bungalow	1101	25.6	1991	23.6	1957	32.8	3413	33.7	5856	41.8	4489	46.3	18806	35.8
purpose built flat	44	1.0	182	2.2	120	2.0	1467	14.5	610	4.4	203	2.1	2626	5.0
converted/mixed use flat/other	253	5.9	52	0.6	80	1.3	1229	12.1	422	3.0			2037	3.9
DWELLING CONFIGURATION														
mid terrace	778	18.1	934	11.1	731	12.2	1093	10.8	1510	10.8	771	8.0	5818	11.1
end terrace	374	8.7	989	11.7	722	12.1	804	7.9	891	6.4	429	4.4	4209	8.0
semi detached	1189	27.7	3225	38.3	1435	24.0	2026	20.0	3374	24.1	3251	33.5	14500	27.6
detached	1662	38.6	3046	36.1	2884	48.3	3520	34.7	7207	51.4	5036	52.0	23354	44.4
not applicable	297	6.9	234	2.8	201	3.4	2696	26.6	1032	7.4	203	2.1	4663	8.9
DATE OF CONSTRUCTION														
pre-1919	1551	36.1	1212	14.4	1981	33.2	2441	24.1	2319	16.5	596	6.1	10101	19.2
1919-1944	399	9.3	1104	13.1	382	6.4	898	8.9	324	2.3	2717	28.0	5824	11.1
1945-1964	770	17.9	1905	22.6	1207	20.2	1486	14.7	2618	18.7	1856	19.1	9841	18.7
1965-1974	573	13.3	1072	12.7	335	5.6	1588	15.7	3478	24.8	2623	27.1	9669	18.4
1975-1981	412	9.6	883	10.5	233	3.9	1753	17.3	1147	8.2	755	7.8	5182	9.9
post-1981	595	13.8	2253	26.7	1834	30.7	1972	19.5	4129	29.5	1144	11.8	11927	22.7
TABLE TOTAL	4300	100.0	8428	100.0	5972	100.0	10139	100.0	14015	100.0	9690	100.0	52544	100.0

TABLE 3: THE CHARACTERISTICS OF PRIVATE HOUSING BY TENURE

	TENURE										Table Total	
	Owner Occupied		Private Rented		RSL		Other		Unob			
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
NATURE OF OCCUPATION												
occupied	37713	97.5	3385	83.7	4426	99.0	704	47.0	476	12.3	46705	88.9
vacant for sale/rent	40	0.1	75	1.9					297	7.7	412	0.8
vacant-repairs/modernisation	73	0.2	84	2.1			169	11.3	1126	29.2	1452	2.8
vacant-other temporary	847	2.2	499	12.3	45	1.0	372	24.8	1385	35.9	3148	6.0
vacant - other long term							253	16.9	574	14.9	827	1.6
SURVEY AREA												
Coastal	2938	7.6	394	9.7	445	10.0	114	7.6	409	10.6	4300	8.2
Fakenham	6523	16.9	495	12.2	837	18.7	62	4.2	511	13.3	8428	16.0
Holt	4575	11.8	625	15.5	596	13.3			175	4.5	5972	11.4
Cromer/Sheringham	6819	17.6	1053	26.0	537	12.0	432	28.8	1299	33.7	10139	19.3
N. Walsham	10286	26.6	648	16.0	1187	26.5	769	51.3	1126	29.2	14015	26.7
Stalham	7532	19.5	829	20.5	869	19.4	121	8.1	339	8.8	9690	18.4
MAIN HOUSE TYPE												
house	22126	57.2	1711	42.3	2467	55.2	850	56.7	1921	49.8	29075	55.3
bungalow	14737	38.1	875	21.6	1668	37.3	185	12.3	1341	34.8	18806	35.8
purpose built flat	1332	3.4	416	10.3	337	7.5	317	21.2	225	5.8	2626	5.0
converted/mixed use flat/other	477	1.2	1042	25.8			147	9.8	371	9.6	2037	3.9
DWELLING CONFIGURATION												
mid terrace	3507	9.1	428	10.6	872	19.5	376	25.1	634	16.4	5818	11.1
end terrace	2523	6.5	634	15.7	460	10.3	349	23.3	242	6.3	4209	8.0
semi detached	9850	25.5	782	19.3	2716	60.8	110	7.4	1041	27.0	14500	27.6
detached	20983	54.3	742	18.4	86	1.9	199	13.3	1345	34.9	23354	44.4
not applicable	1809	4.7	1458	36.0	337	7.5	464	31.0	596	15.4	4663	8.9
DATE OF CONSTRUCTION												
pre-1919	6420	16.6	1819	45.0	52	1.2	667	44.5	1144	29.6	10101	19.2
1919-1944	4192	10.8	151	3.7	839	18.8	173	11.5	470	12.2	5824	11.1
1945-1964	6383	16.5	473	11.7	2074	46.4	173	11.5	739	19.2	9841	18.7
1965-1974	7103	18.4	590	14.6	509	11.4	388	25.9	1078	27.9	9669	18.4
1975-1981	4157	10.7	447	11.1	539	12.1			39	1.0	5182	9.9
post-1981	10418	26.9	564	13.9	459	10.3	98	6.6%	389	10.1	11927	22.7
TABLE TOTAL	38673	100.0	4044	100.0	4471	100.0	1498	100.0	3858	100.0	52544	100.0

4.1.7 At an area level the proportion of pre-1919 housing is above average in the Coastal, Holt and Cromer/Sheringham Areas. Thirty six percent of all private housing in the Coastal area and thirty three percent in the Holt area are of pre-1919 construction. The Holt area also exhibits a significant modern housing sector with 31% of private dwellings constructed post-1981. The private rented sector also exhibits a significantly older housing profile with 45% of all private-rented dwellings constructed pre-1919.

4.2 PRIVATE SECTOR HOUSEHOLDS AND POPULATION

4.2.1 Allowing for housing vacancy and multiple occupation the effective housing stock of 52544 dwellings contains an estimated 46705 households and a household population of 98982 persons, this compares with a mid-2004 estimate of 99800 produced by Norfolk County Council (http://www.norfolk.gov.uk/consumption/groups/public/documents/general_resources/ncc04197_0.pdf). Average household size is estimated at 2.2 persons.

FIGURE 5a: HOUSEHOLDS BY TYPE

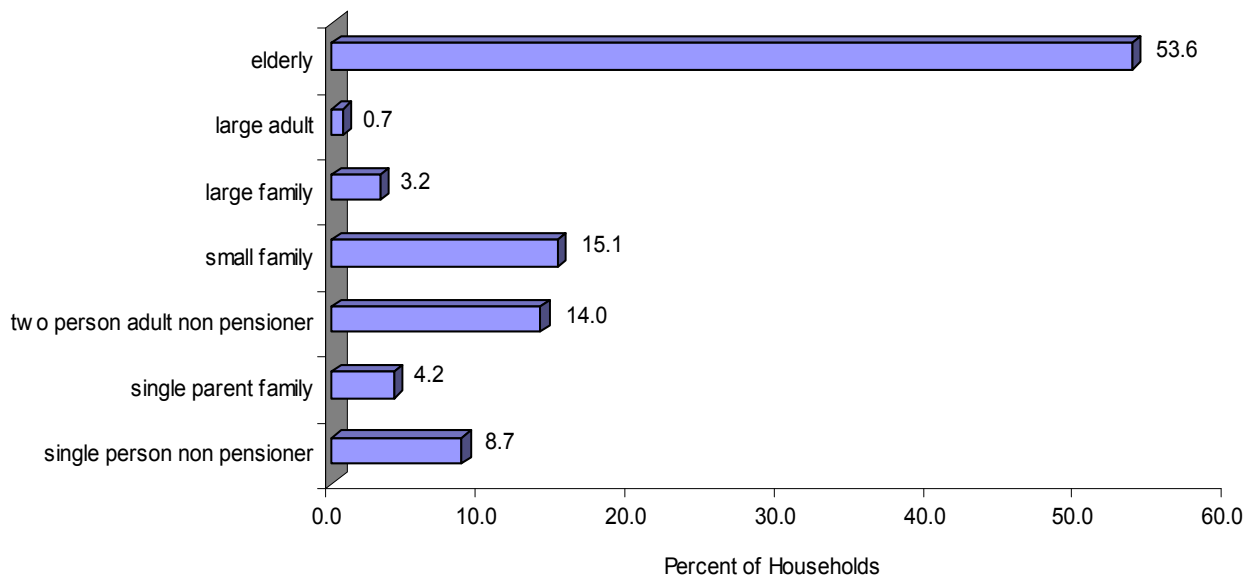
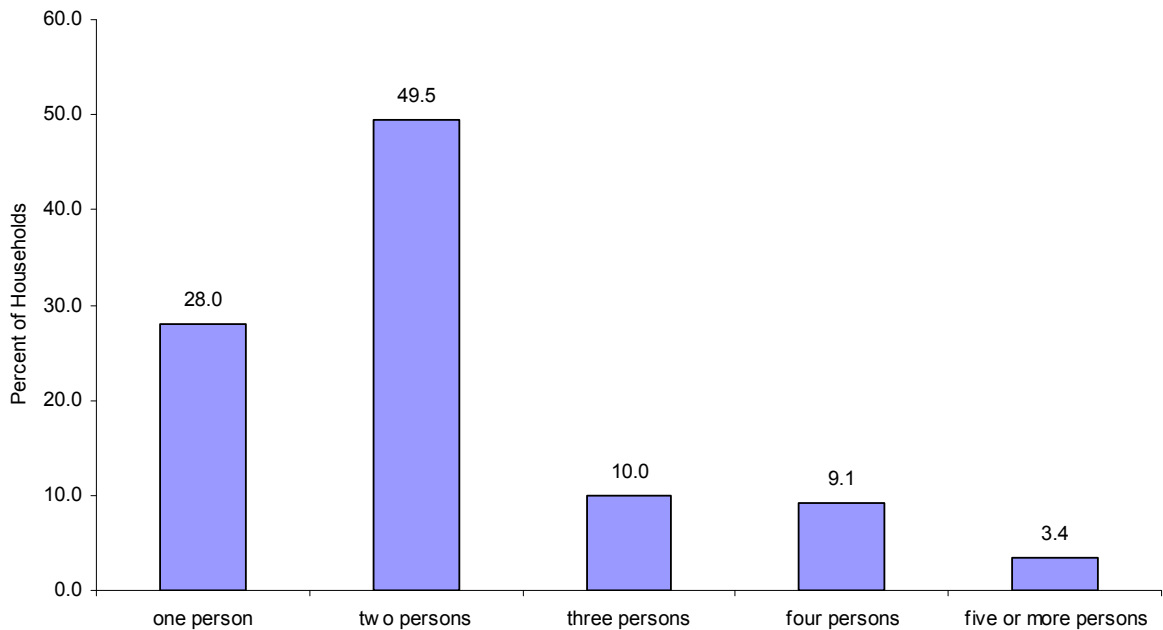


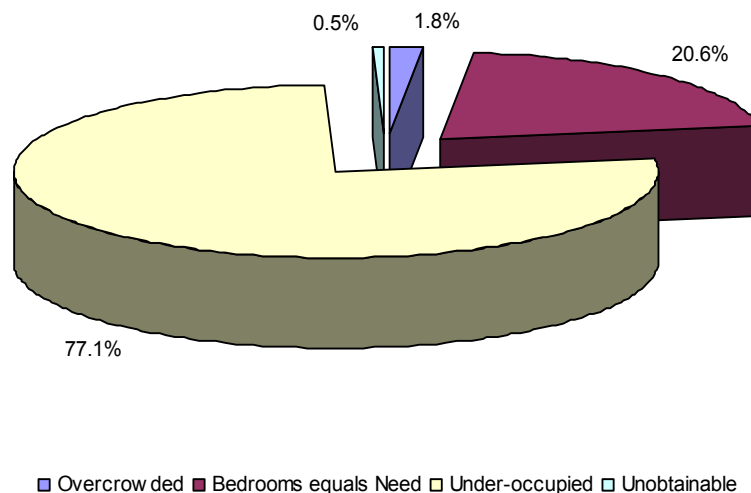
FIGURE 5b: HOUSEHOLDS BY SIZE



HOUSING OCCUPANCY

4.2.2 9622 households (20.6%) have sufficient bedrooms to meet their requirements given the household composition. 36008 households (77.1%) have more bedrooms than required and are under-occupying while 823 households (1.8%) have insufficient bedrooms to meet their household needs and are over-crowded. High levels of under-occupancy are not surprising against generally small household sizes. These rates are in line with those for the East Government Office Region; during 2006 1.9% of households in the Region were overcrowded and 75.1% were under-occupying their properties (DCLG Survey of English Housing).

FIGURE 6: HOUSING OCCUPANCY



4.2.3 Rates of overcrowding are above average in 1945 - 64 housing (5.8%), in the private rented sector (8.0%), amongst large family units (20.7%) and in the Fakenham Area (3.3%).

ETHNICITY

4.2.4 The overwhelming majority of private households are from White British origin - 46000 households (98.5%). Of the remaining 706 households (1.5%) 598 were classified as White – Other, with the outstanding 108 being either White – Irish or White and Asian. Given the lack of diversity within ethnic background detailed analysis by ethnicity is precluded.

ECONOMIC CIRCUMSTANCES

4.2.5 Rates of economic activity within the private housing sector are mixed and influenced by the demographic profile of private households, and in particular the elderly bias of the population. In 20349 households (43.6%) the head of household is in full or part-time employment while in 22976 households (49.2%) the head of household is economically retired. Within England as a whole during 2006, 65% of household reference persons were classified as working, with 25.5% retired and 1.7% unemployed (ONS Labour Force Survey). These figures highlight the significance of the older population in North Norfolk, and in particular the high percent of retired households compared with the national situation, this will raise particular issues surrounding services for the elderly within the District.

FIGURE 7: ECONOMIC STATUS OF HOH

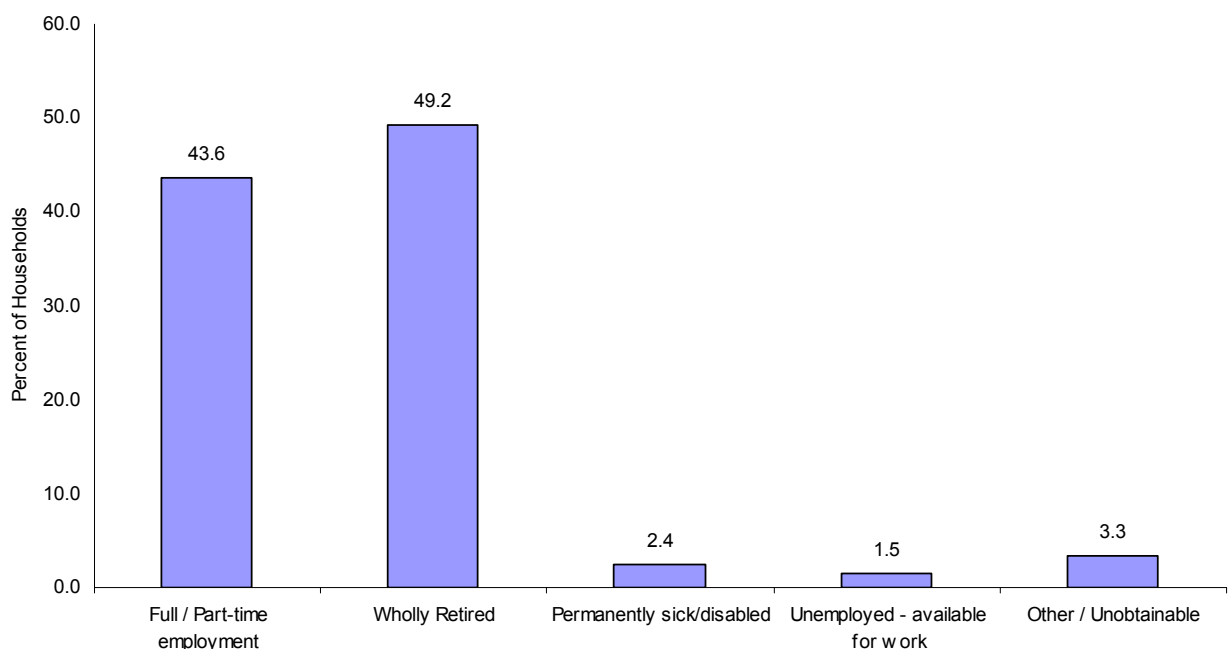


TABLE 4: HOUSEHOLD OCCUPANCY BY HOUSING SECTOR

	HOUSEHOLD OCCUPANCY								Total	
	Overcrowded		Bedrooms equal need		Under-occupied		Unobtainable			
	hhlds	%	hhlds	%	hhlds	%	hhlds	%	hhlds	%
MAIN HOUSE TYPE										
house	641	2.5	5552	21.4	19594	75.5	149	0.6	25937	100.0
bungalow	162	0.9	2398	13.9	14726	85.2			17286	100.0
purpose built flat			1200	58.4	772	37.6	82	4.0	2053	100.0
converted/mixed use flat/other	21	1.5	471	33.0	915	64.0	21	1.5	1428	100.0
DWELLING CONFIGURATION										
mid terrace	287	5.9	1615	33.0	2886	59.0	108	2.2	4896	100.0
end terrace	50	1.3	978	26.0	2734	72.7			3762	100.0
semi detached	303	2.4	3565	27.6	9042	70.0			12910	100.0
detached	162	0.7	1793	8.3	19658	90.8	42	0.2	21654	100.0
not applicable	21	0.6	1671	48.0	1688	48.5	103	3.0	3483	100.0
DATE OF CONSTRUCTION										
pre-1919	177	2.2	1252	15.7	6393	80.0	170	2.1	7993	100.0
1919-1944			1279	24.8	3886	75.2			5165	100.0
1945-1964	508	5.8	2078	23.7	6176	70.5			8762	100.0
1965-1974			1217	13.8	7583	86.2			8800	100.0
1975-1981			1270	27.6	3242	70.6	82	1.8	4594	100.0
post-1981	138	1.2	2525	22.2	8728	76.6			11391	100.0
SURVEY AREA										
Coastal	84	2.4	630	17.7	2818	79.3	21	0.6	3553	100.0
Fakenham	262	3.3	1903	24.2	5697	72.5			7863	100.0
Holt	63	1.1	862	15.1	4763	83.1	42	0.7	5730	100.0
Cromer/Sheringham	215	2.6	2452	29.2	5658	67.3	82	1.0	8407	100.0
N. Walsham	132	1.1	2295	18.5	9855	79.5	108	0.9	12389	100.0
Stalham	67	0.8	1479	16.9	7217	82.4			8763	100.0
TENURE										
owner occupied	334	0.9	6452	17.1	30758	81.4	231	0.6	37776	100.0
private rented	270	8.0	1012	29.9	2083	61.5	21	0.6	3385	100.0
housing association	193	4.4	2158	48.7	2075	46.9			4426	100.0
other/unobtainable	26	2.3			1092	97.7			1118	100.0
TABLE TOTAL	823	1.8	9622	20.6	36008	77.1	252	0.5	46705	100.0

4.2.6 10589 households (22.7%) are in receipt of at least one of the principle means tested or disability related benefits and are consequently classified as economically vulnerable; 8024 households (17.2%) have an annual head of household income of under £7,800. The overall rate of vulnerability is increased by the inclusion of the RSL sector, excluding these households reduces the rate to 20.1%, which compares with a national rate for the owner-occupied and private rented sector of 18% (EHCS, 2004).

TABLE 5: HOUSEHOLD VULNERABILITY BY HOUSING SECTOR

	TARGET HOUSEHOLDS								Table Total	
	Non-target		Economically Vulnerable		Elderly - Non Economically Vulnerable		Family - Non Economically Vulnerable			
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
MAIN HOUSE TYPE										
house	6020	23.2	6102	23.5	8985	34.6	4830	18.6	25937	100.0
bungalow	2769	16.0	3577	20.7	10261	59.4	678	3.9	17286	100.0
purpose built flat	512	24.9	478	23.3	1009	49.1	55	2.7	2053	100.0
converted/mixed use flat	413	28.9	431	30.2	390	27.3	194	13.6	1428	100.0
DWELLING CONFIGURATION										
mid terrace	1079	22.0	1815	37.1	1400	28.6	601	12.3	4896	100.0
end terrace	1191	31.7	902	24.0	1134	30.1	534	14.2	3762	100.0
semi detached	2457	19.0	3533	27.4	4716	36.5	2205	17.1	12910	100.0
detached	4062	18.8	3430	15.8	11996	55.4	2166	10.0	21654	100.0
not applicable	925	26.5	910	26.1	1399	40.2	250	7.2	3483	100.0
DATE OF CONSTRUCTION										
pre-1919	2207	27.6	1299	16.3	3231	40.4	1257	15.7	7993	100.0
1919-1944	744	14.4	902	17.5	2435	47.1	1085	21.0	5165	100.0
1945-1964	1045	11.9	3068	35.0	3619	41.3	1030	11.8	8762	100.0
1965-1974	1899	21.6	1722	19.6	4429	50.3	750	8.5	8800	100.0
1975-1981	894	19.5	1327	28.9	1853	40.3	520	11.3	4594	100.0
post-1981	2926	25.7	2271	19.9	5078	44.6	1115	9.8	11391	100.0
SURVEY AREA										
Coastal	696	19.6	1187	33.4	1345	37.9	325	9.1	3553	100.0
Fakenham	1711	21.8	1864	23.7	3116	39.6	1172	14.9	7863	100.0
Holt	1199	20.9	1257	21.9	2662	46.5	612	10.7	5730	100.0
Cromer/Sheringham	1307	15.6	1995	23.7	3792	45.1	1312	15.6	8407	100.0
N. Walsham	3626	29.3	2515	20.3	5162	41.7	1086	8.8	12389	100.0
Stalham	1175	13.4	1771	20.2	4567	52.1	1250	14.3	8763	100.0
TENURE										
owner occupied	7632	20.2	7298	19.3	18040	47.8	4806	12.7	37776	100.0
private rented	858	25.4	978	28.9	1043	30.8	506	15.0	3385	100.0
housing association	345	7.8	2134	48.2	1502	33.9	445	10.1	4426	100.0
other / unobtainable	878	78.5	180	16.1	60	5.4			1118	100.0
TABLE TOTAL	9714	20.8	10589	22.7	20645	44.2	5757	12.3	46705	100.0

4.2.7 Extending vulnerability to include elderly households and households with children increases the at risk household group to 36991 households or 79.2%. Rates of economic vulnerability are higher for households in the Coastal (33.4%), Fakenham (23.7%) and Cromer/Sheringham

(23.7%) areas and for the RSL (48.2%) and private rented (28.9%) sectors. Less favourable economic circumstances in the private-rented sector are associated with small family and younger single person households while in the RSL sector they are linked to high rates of retirement and also single parent families.

- 4.2.8 The economically vulnerable sector comprises a broad range of household types, 4378 economically vulnerable households are elderly (41.3%), 1529 households (14.4%) are single parent families and 3206 households (30.3%) are families with children.

RESIDENTIAL STABILITY

- 4.2.9 Private households exhibit a high degree of residential stability. 19389 households (41.6%) have been resident in their current dwelling over 10 years. Of these, 10352 households (53.4%) have been resident over 20 years. 40193 households (87.3%) have no intention to move within the next year. 1470 households (3.2%) expressed a definite intention to move within the next 12 months, which compares with 10.3%² of households (4798) who had been resident in the current property for less than 1 year. An additional 1963 (4.3%) households thought it was possible they would move within the next 12 months.

- 4.2.10 For those households with a definite intention to move, 56.7% are owner-occupiers, 36.5% rent privately and 6.7% are RSL tenants. The main reasons for intending to move were that current home was either too big or too small (226 households, 15.4%), employment (118 households, 8.0%), bad neighbours (100 households, 6.8%) and relationship breakdown (82 households, 5.6%). Around a third of households who intend to move currently live in Fakenham with a further 20.3% in Stalham.

² This is similar to England as a whole; during 2005/06 9.6% of households had moved during the previous year (DCLG Survey of English Housing).

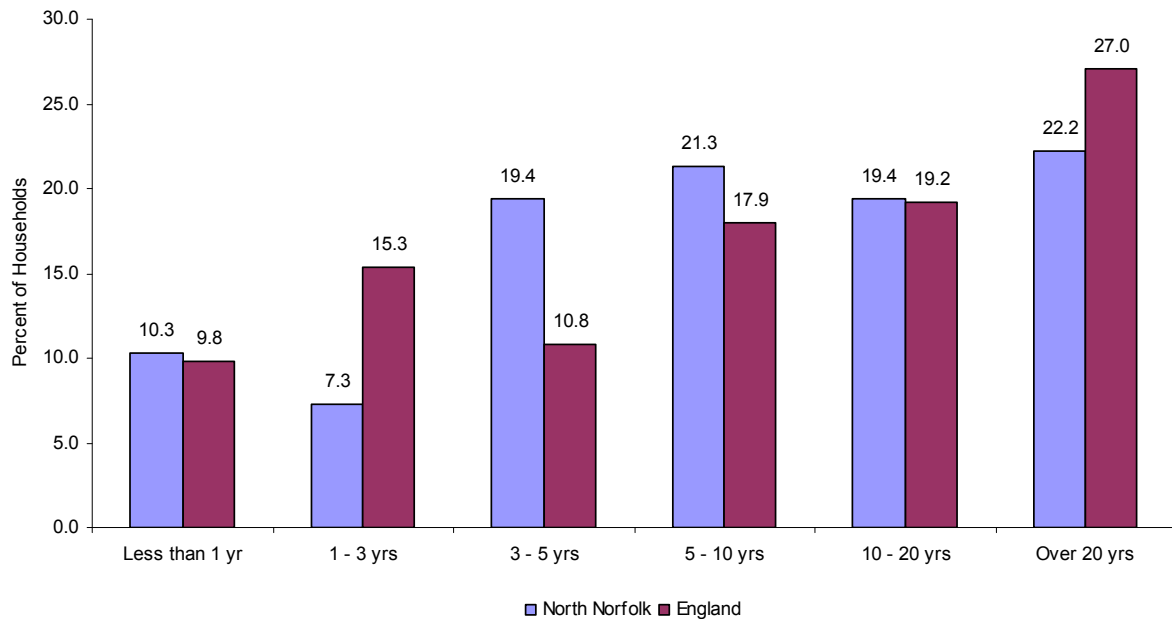
TABLE 6: LENGTH OF RESIDENCE BY HOUSING SECTOR

	RESIDENCY												Table Total	
	under 1 year		1-2 years		3-5 years		6-10 years		11-20 years		over 20 years		hholds	%
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%		
MAIN HOUSE TYPE														
house	1812	7.0	2148	8.3	5480	21.2	5491	21.3	4745	18.4	6127	23.7	25937	100.0
bungalow	1812	10.9	796	4.6	2714	15.7	3721	21.5	4022	23.3	4150	24.0	17286	100.0
purpose built flat	648	31.5	336	16.4	396	19.3	516	25.1	106	5.1	52	2.5	2053	100.0
converted/mixed use flat	455	31.8	129	9.0	464	32.4	193	13.5	164	11.5	24	1.7	1430	100.0
DWELLING CONFIGURATION														
mid terrace	439	9.1	621	12.9	1050	21.8	1045	21.7	627	13.0	1033	21.5	4896	100.0
end terrace	611	16.2	329	8.8	869	23.1	1235	32.8	441	11.7	276	7.3	3762	100.0
semi detached	379	2.9	788	6.1	2260	17.6	3430	26.7	2816	21.9	3186	24.8	12910	100.0
detached	2265	10.5	1206	5.6	4014	18.5	3503	16.2	4883	22.6	5782	26.7	21654	100.0
not applicable	1103	31.7	465	13.3	861	24.7	709	20.4	270	7.8	76	2.2	3483	100.0
DATE OF CONSTRUCTION														
pre-1919	1152	14.4	572	7.2	1765	22.1	1037	13.0	1447	18.1	2019	25.3	7993	100.0
1919-1944	72	1.4	260	5.0	582	11.3	1353	26.2	1407	27.2	1492	28.9	5165	100.0
1945-1964	344	3.9	477	5.5	1180	13.5	2152	24.7	1828	21.0	2730	31.3	8762	100.0
1965-1974	1229	14.0	231	2.6	1457	16.6	1547	17.6	1874	21.3	2462	28.0	8800	100.0
1975-1981	115	2.5	272	5.9	1136	24.7	1158	25.2	1118	24.3	794	17.3	4594	100.0
post-1981	1886	16.7	1596	14.1	2935	26.0	2675	23.7	1362	12.0	855	7.6	11391	100.0
SURVEY AREA														
Coastal	202	5.7	210	5.9	697	19.6	677	19.0	1077	30.3	691	19.4	3553	100.0
Fakenham	496	6.3	807	10.3	1447	18.4	2318	29.5	1519	19.3	1276	16.2	7863	100.0
Holt	419	7.3	643	11.2	1078	18.8	1186	20.7	1385	24.2	1020	17.8	5730	100.0
Cromer/Sheringham	953	11.3	538	6.4	2458	29.2	1797	21.4	1236	14.7	1426	17.0	8407	100.0
N. Walsham	2310	18.8	866	7.1	2240	18.3	1807	14.7	2198	17.9	2835	23.1	12389	100.0
Stalham	419	4.8	346	3.9	1135	12.9	2137	24.4	1623	18.5	3104	35.4	8763	100.0
TENURE														
owner occupied	2604	6.9	2594	6.9	7250	19.2	8137	21.6	8038	21.3	9071	24.1	37776	100.0
private rented	1100	32.5	485	14.3	1015	30.0	425	12.5	203	6.0	157	4.6	3385	100.0
housing association	261	6.0	284	6.5	763	17.4	1226	28.0	796	18.2	1044	23.9	4426	100.0
other / unobtainable	832	74.4	46	4.1	26	2.3	134	12.0			80	7.2	1118	100.0
TABLE TOTAL	4798	10.3	3409	7.3	9055	19.4	9921	21.3	9037	19.4	10352	22.2	46705	100.0

TABLE 7: HOUSEHOLD MOVEMENT INTENTIONS BY HOUSING SECTOR

	INTENTION TO MOVE								Table Total	
	no		don't know		yes - possible		yes - definitely			
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
MAIN HOUSE TYPE										
house	22197	86.4	983	3.8	1410	5.5	1105	4.3	25937	100.0
bungalow	15583	91.0	1025	6.0	338	2.0	175	1.0	17286	100.0
purpose built flat	1402	76.4	213	11.4	164	9.0	55	3.0	2053	100.0
converted/mixed use flat	1010	70.6	213	14.9	50	3.5	135	9.4	1430	100.0
DWELLING CONFIGURATION										
mid terrace	3761	78.1	303	6.3	410	8.5	341	7.1	4896	100.0
end terrace	2780	73.9	410	10.9	253	6.7	319	8.5	3762	100.0
semi detached	11715	91.1	317	2.5	547	4.3	280	2.2	12910	100.0
detached	19525	91.3	979	4.6	538	2.5	339	1.6	21654	100.0
not applicable	2412	74.4	425	13.1	215	6.6	190	5.9	3483	100.0
DATE OF CONSTRUCTION										
pre-1919	6412	81.0	657	8.3	445	5.6	401	5.1	7993	100.0
1919-1944	5003	96.9	66	1.3	97	1.9			5165	100.0
1945-1964	7180	83.0	544	6.3	575	6.6	355	5.1	8762	100.0
1965-1974	7653	88.6	699	8.1	218	2.5	67	0.8	8800	100.0
1975-1981	4068	88.6	64	1.4	244	5.3	218	4.7	4594	100.0
post-1981	9877	89.0	405	3.6	385	3.5	428	3.9	11391	100.0
SURVEY AREA										
Coastal	3162	89.5	168	4.8	115	3.2	87	2.5	3553	100.0
Fakenham	6843	87.6	55	0.7	414	5.3	496	6.3	7863	100.0
Holt	5081	88.7	354	6.2	186	3.2	109	1.9	5730	100.0
Cromer/Sheringham	6846	84.7	416	5.1	607	7.5	209	2.6	8407	100.0
N. Walsham	10055	82.8	1313	10.8	510	4.2	271	2.2	12389	100.0
Stalham	8206	93.6	127	1.5	131	1.5	298	3.4	8763	100.0
TENURE										
owner occupied	33985	91.0	1304	3.5	1235	3.3	834	2.2	37776	100.0
private rented	2062	64.3	131	4.1	478	14.9	537	16.7	3385	100.0
housing association	3860	88.2	166	3.8	250	5.7	99	2.3	4426	100.0
other / unobtainable	286	25.6	832	74.4					1118	100.0
TABLE TOTAL	40193	87.3	2433	5.3	1963	4.3	1470	2.2	46705	100.0

FIGURE 8: LENGTH OF RESIDENCE



4.2.11 Residential stability varies across the District. Higher rates of household mobility are exhibited in the private-rented sector, and in the North Walsham and Fakenham Areas. 1100 private-rented households (32.5%) have lived in their current dwelling under 1 year; 537 private-rented households (16.7%) definitely intend to move home within the next year. In the North Walsham Area, 2310 households (18.8%) have lived in their current dwelling under 1 year, while in the Fakenham Area 496 households (6.3%) definitely intend to move within the next year.

HOUSEHOLD VARIATIONS

4.2.12 Significant variations in socio-economic conditions exist between the main tenure groups. Such variations will again impact on future investment decisions within the private housing sector.

4.2.13 Within tenures, the private-rented and RSL sectors exhibit less favourable socio-economic conditions. The private-rented sector has a younger, more mobile household structure; while the RSL sector exhibits an elderly bias with approximately half of households classified as economically vulnerable.

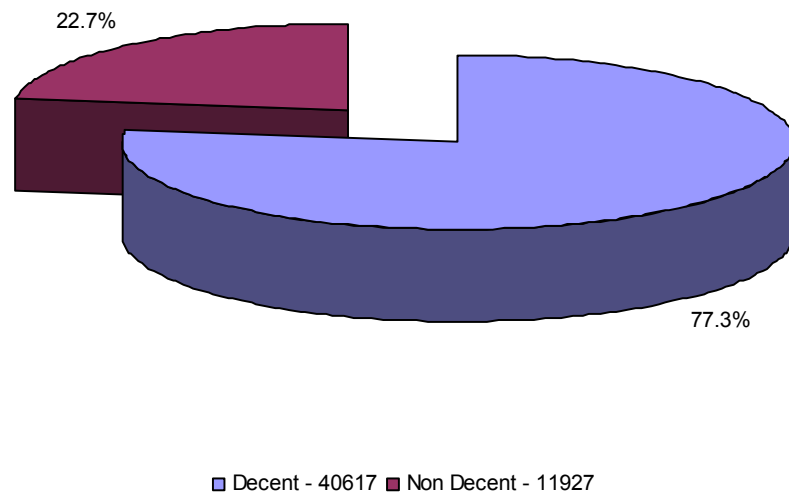
TABLE 8: SOCIO-ECONOMIC CONDITIONS BY TENURE

	TENURE										Table Total	
	Owner Occupied		Private Rented		RSL		Other		Unob			
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
AGE OF HOH												
under 25 years	227	0.6	448	13.2	106	2.4	267	48.3	565	100.0	1613	3.5
25 - 34 years	2624	6.9	458	13.5	387	8.7	46	8.3			3515	7.5
35 - 44 years	4638	12.3	583	17.2	758	17.1	106	19.1			6085	13.0
45 - 54 years	4628	12.3	567	16.7	617	13.9					5812	12.4
55 - 64 years	8052	21.3	649	19.2	528	11.9					9228	19.8
65 years and over	17216	45.6	659	19.5	2030	45.9	134	24.2			20039	42.9
unobtainable	392	1.0	21	0.6							413	0.9
HOUSEHOLD TYPE												
single person non pensioner	2302	6.1	671	19.8	234	5.3	313	56.7	565	100.0	4086	8.7
single parent family	1162	3.1	187	5.5	596	13.5					1944	4.2
two person adult non pensioner	5792	15.3	421	12.4	234	5.3	80	14.4			6526	14.0
small family	5629	14.9	845	25.0	576	13.0	26	4.7			7076	15.1
large family	1007	2.7	41	1.2	424	9.6					1472	3.2
large adult	220	0.6	55	1.6	52	1.2					326	0.7
elderly	21434	56.7	1144	33.8	2311	52.2	134	24.2			25023	53.6
unobtainable	231	0.6	21	0.6							252	0.5
ECONOMIC STATUS HOH												
full-time work	13793	36.5	1941	57.3	1352	30.5	419	75.8	565	100.0	18070	38.7
part-time work	1935	5.1	113	3.3	231	5.2					2279	4.9
unemployed-available for work	310	0.8	183	5.4	222	5.0					715	1.5
permanently sick/disabled	947	2.5	21	.6	141	3.2					1109	2.4
looking after home/family	700	1.9	121	3.6	268	6.1					1089	2.3
wholly retired	19645	52.0	984	29.1	2213	50.0	134	24.2			22976	49.2
student	24	0.1									24	0.1
unobtainable	423	1.1	21	0.6							444	1.0
ECONOMIC VULNERABILITY												
non economically vulnerable	30478	80.7	2407	71.1	2292	51.8	373	67.5	565	100.0	36116	77.3
economically vulnerable	7298	19.3	978	28.9	2134	48.2	180	32.5			10589	22.7
RESIDENCY												
under 1 year	2604	6.9	1100	32.5	261	6.0	267	48.3	565	100.0	4798	10.3
1-2 years	2594	6.9	485	14.3	284	6.5	46	8.3			3409	7.3
3-5 years	7250	19.2	1015	30.0	763	17.4	26	4.7			9055	19.4
6-10 years	8137	21.6	425	12.5	1226	28.0	134	24.2			9921	21.3
11-20 years	8038	21.3	203	6.0	796	18.2					9037	19.4
over 20 years	9071	24.1	157	4.6	1044	23.9	80	14.4			10352	22.2
TABLE TOTAL	37776	100.0	3385	100.0	4426	100	553	100.0	565	100.0	46705	100.0

5.0 HOUSING CONDITIONS - AN OVERVIEW

5.1 Using the definitional framework presented in Section 3.0, 40617 dwellings (77.3%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 11927 dwellings (22.7%) are 'non-Decent' due to unsatisfactory condition or inadequate amenity/energy efficiency.

FIGURE 9: DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD

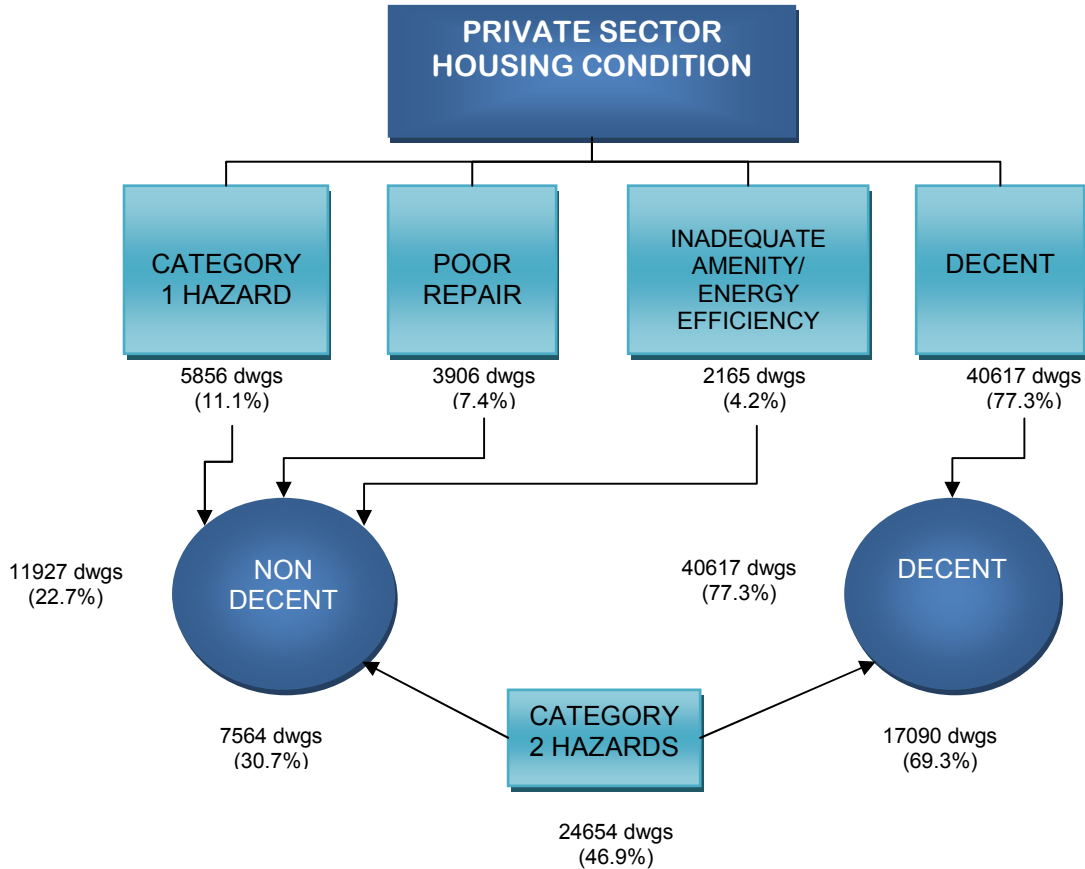


5.2 Reasons for non-compliance with the Decent Homes Standard include;

- *Subject to Category 1 hazard within the HHSR: 5856 dwellings (11.1%)*
- *Failure to be in reasonable repair (but not Category 1): 3906 dwellings (7.4%)*
- *Failure to provide reasonably modern amenities (but not Category 1 or in disrepair): 113 dwellings (0.2%)*
- *Failure to provide effective insulation and/or efficient heating (but not Category 1 or in disrepair): 2052 dwellings (3.9%).*

5.3 24654 dwellings (46.9%) exhibit Category 2 hazards within the HHSRS. Of these dwellings; 7564 (30.7%) are also non-Decent. The remaining 17090 dwellings (69.3%) are otherwise Decent.

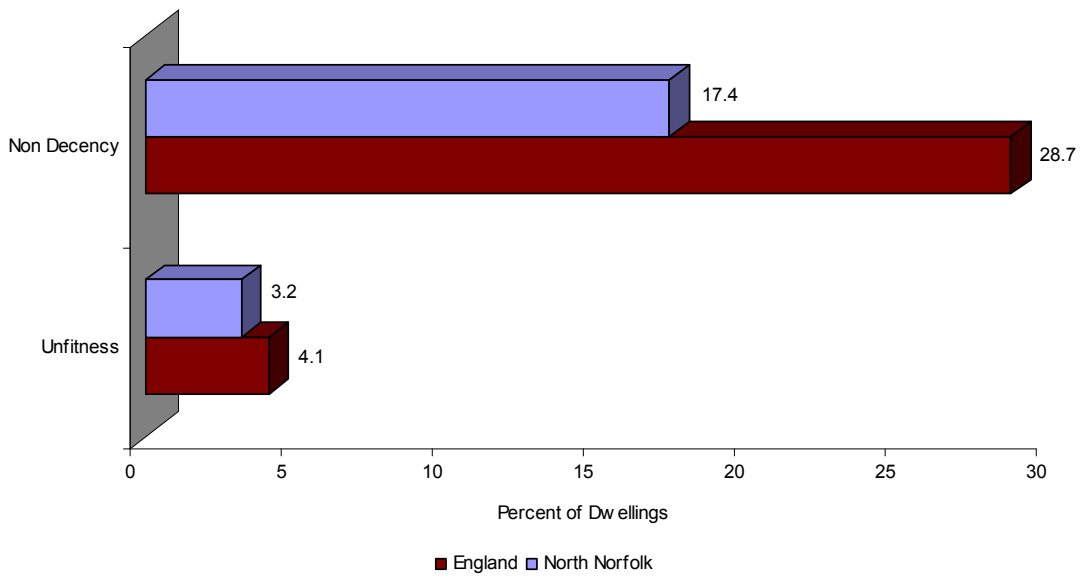
FIGURE 10: HOUSING CONDITIONS



5.4 National information is currently unavailable on private housing performance against the HHSRS. Additionally, no national indicators are available on Decent Homes performance within the private sector incorporating the HHSRS measure. In this situation national profiling of local conditions must revert back to the Standard of Fitness (Section 604) which was also measured during the survey. Rates of unfitness within the District (Section 604) are estimated at 3.2% (1677 dwellings), below the equivalent national average of 4.1%. Rates of non-Decency (incorporating Section 604) are estimated at 17.4%; again below the equivalent national average of 28.7% (EHCS, 2005).

The previous Private Sector House Condition and Energy Report 2000 found a rate of unfitness for the whole housing stock of 3.6%, equivalent to 1609 properties.

FIGURE 11: LOCAL HOUSING CONDITIONS IN A NATIONAL CONTEXT



5.5 The remainder of this report examines the distribution and nature of unsatisfactory housing conditions locally and their implications for private sector renewal and investment strategies. This is conducted within the new statutory standards implied by the HHSRS.

6.0 HOUSING CONDITIONS IN THE PRIVATE SECTOR

6.1 NON DECENT HOUSING: HHSRS CATEGORY 1 AND CATEGORY 2 HAZARDS

6.1.1 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).

6.1.2 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 method to give a score in respect of each hazard. There are 29 hazards, arranged in four main groups reflecting the basic health requirements. These are illustrated in Table 9 and include:

- *Physiological Requirements including Hygrothermal conditions and pollutants*
- *Psychological Requirements including - Space, Security, Light and Noise*
- *Protection against infection including - Hygiene, Sanitation and Water Supply*
- *Protection against Accidents including Falls, Electric Shocks, Burns/Scalds, Collision.*

TABLE 9 : HAZARD GROUPINGS

HAZARD CATEGORY	SUB GROUPING	NATURE OF HAZARD
PHYSIOLOGICAL REQUIREMENTS	Hygrothermal Conditions	1. Dampness & Mould
		2. Excess Cold
		3. Excess Heat
	Pollutants	4. Asbestos
		5. Biocides
		6. CO/Fuel Combustion
		7. Lead
		8. Radiation
		9. Un-combusted Fuel Gas
		10. Volatile Organic Compounds
PSYCHOLOGICAL REQUIREMENTS	Space, Security, Light and Noise	11. Crowding and Space
		12. Entry by Intruders
		13. Lighting
		14. Noise
PROTECTION AGAINST INFECTION	Hygiene, Sanitation and Water Supply	15. Hygiene, Pests, Refuse
		16. Food Safety
		17. Personal Hygiene, Sanitation, Drainage
		18. Water Supply
PROTECTION AGAINST ACCIDENTS	Falls	19. Baths
		20. Level surfaces
		21. Stairs
	Shocks, Fires, Burns, Scalds	22. Between Levels
		23. Electrical Hazards
		24. Fire
	Collisions, Cuts and Strains	25. Flames, Hot Surfaces
		26. Collision and Entrapment
		27. Explosions
28. Position of Amenities		
29. Structural Collapse		

6.1.3 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 (5000 points or more) the most dangerous.

6.1.4 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; a Category 2 hazard will fall within Bands D or higher. 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:

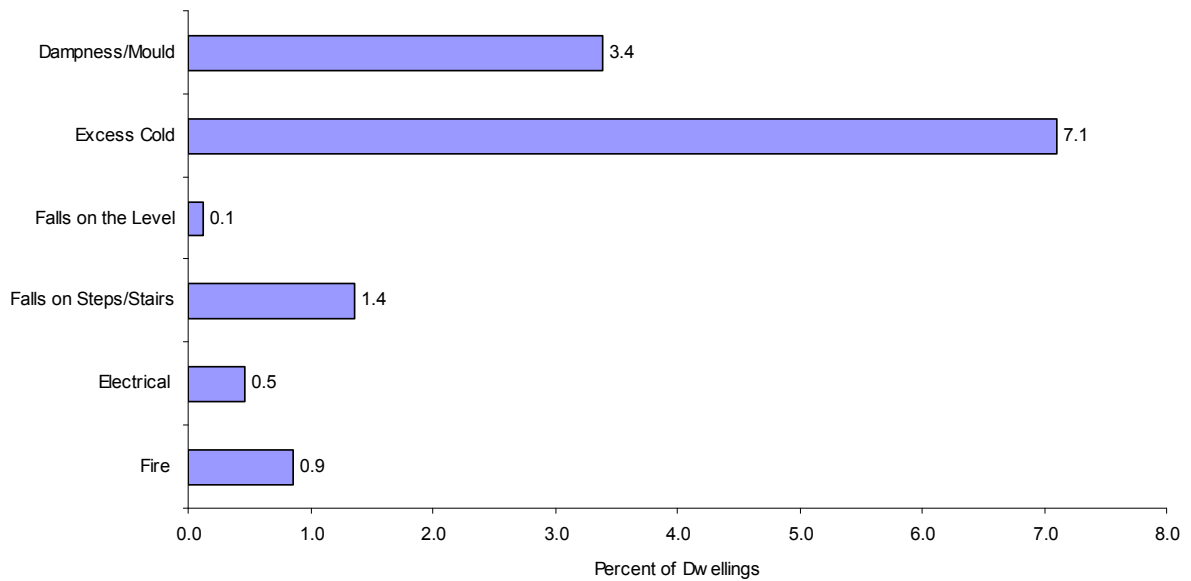
- *Improvement Notice (Section 11, Housing Act 2004)*
- *Prohibition Order (Section 20, Housing Act 2004)*
- *Hazard Awareness Notice (Section 28, Housing Act 2004)*
- *Emergency Remedial Action (Section 40, Housing Act 2004)*
- *Emergency Prohibition Order (Section 43, Housing Act 2004)*
- *Demolition Order (Section 265, Housing Act 1985)*
- *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 will be integrated within the Decent Homes Standard and forms the main focus for our analyses.

TABLE 10 : HHSRS HAZARD BANDS	
HHSRS BANDS	HAZARD SCORE RANGE
A	5000 or more
B	2000 to 4999
C	1000 to 1999
D	500 to 999
E	200 to 499
F	100 to 199
G	50 to 99
H	20 to 49
I	10 to 19
J	9 or less

6.1.5 The distribution of hazard bandings and their allocation to risk categories is illustrated in Tables 11 and 12. The highest risks within the HHSRS (Category 1; exceeding 1000 points) are related to excess cold, dampness/mould, falls on steps and stairs, falls on the level, electrical and fire.

FIGURE 12: CATEGORY 1 HAZARD BY RISK CATEGORY



6.1.6 The survey estimates that 5856 private sector dwellings in the District exhibit Category 1 hazards representing 11.1% of total private housing stock, however, no properties are estimated to fall into Band A.

6.1.7 As figure 12 indicates Category 1 hazards have been identified in only 6 of the 29 areas of risk. Excess Cold and Dampness/ Mould are the largest risk categories with 3732 and 1780 dwellings exhibiting these Category 1 hazards respectively. There is a degree of overlap between the individual categories of risk however, such that 402 dwellings experience Category 1 hazard for both Excess Cold and Dampness/Mould. Consequently the sum of the six individual risk categories does not equal the total number of dwellings in the District classified as exhibiting Category 1 hazard.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2007

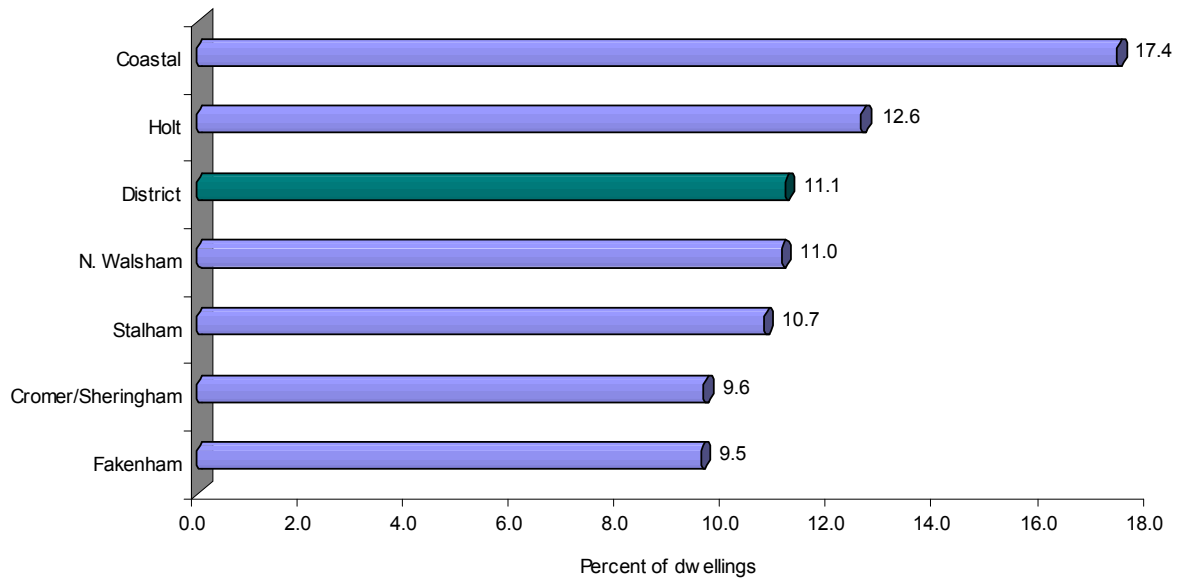
6.0 HOUSING CONDITIONS IN THE PRIVATE SECTOR

TABLE 11: HHSRS HAZARD BANDINGS BY HAZARD/RISK CATEGORY

	CATEGORY 1						CATEGORY 2						OTHER								All Dwellings	
	Band A		Band B		Band C		Band D		Band E		Band F		Band G		Band H		Band I		Band J		dwgs	%
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%		
Dampness/Mould Hazard Band					1780	3.4			135	0.3									50630	96.4	52544	100.0
Excess Cold Hazard Band			3732	7.1			64	0.1	5342	10.2	12765	24.3							30641	58.3	52544	100.0
Excess Heat Hazard Band													4526	8.6					48018	91.4	52544	100.0
Asbestos Hazard Band													74	0.1	685	1.3			51784	98.6	52544	100.0
Structural Failure Hazard Band																			52544	100.0	52544	100.0
Carbon Monoxide Hazard Band											169	0.3							52375	99.7	52544	100.0
Lead Hazard Band																			52544	100.0	52544	100.0
Radiation Hazard Band																			52544	100.0	52544	100.0
Uncombusted Fuel Hazard Band																			52544	100.0	52544	100.0
Volatile Organic Compounds Hazard Band																			52544	100.0	52544	100.0
Crowding And Space Hazard Band															4054	7.7	14790	28.1	33700	64.1	52544	100.0
Entry by Intruders Hazard Band											130	0.2			8149	15.5	14078	26.8	30187	57.5	52544	100.0
Lighting Hazard Band																			52544	100.0	52544	100.0
Noise Hazard Band																			52544	100.0	52544	100.0
Domestic Hygiene Hazard Band													133	0.3					52411	99.7	52544	100.0
Food Safety Hazard Band															708	1.3			51836	98.7	52544	100.0
Hygiene/Sanitation/Drainage Hazard Band																	84	0.2	52460	99.8	52544	100.0
Domestic Water Hazard Band															68	0.1			52476	99.9	52544	100.0
Falls With Amenities Hazard Band											394	0.7							52150	99.3	52544	100.0
Falls On The Level Hazard Band					67	0.1	242	0.5	5505	10.5			14910	28.4					31819	60.6	52544	100.0
Falls On Steps/Stairs Hazard Band			130	0.2	582	1.1					8868	16.9			16408	31.2			26556	50.5	52544	100.0
Falls Between Levels Hazard Band									155	0.3									52389	99.7	52544	100.0
Electrical Hazard Band					244	0.5													52300	99.5	52544	100.0
Fire Hazard Band					449	0.9									6216	11.8	14201	27.0	31678	60.3	52544	100.0
Hot Surface And Material Hazard Band															5190	9.9	14748	28.1	32606	62.1	52544	100.0
Collision/Entrapment Hazard Band									356	0.7			4201	8.0			16502	31.4	31485	59.9	52544	100.0
Explosion Hazard Band																	152	0.3	52392	99.7	52544	100.0
Ergonomics Hazard Band																	356	0.7	52188	99.3	52544	100.0

6.1.8 Category 1 hazards are not evenly distributed across the District but vary in their extent by area and housing sector. Geographically, above average rates of Category 1 hazard failure are associated with the Coastal and Holt Areas. In the Coastal Area 17.4% of all private sector dwellings exhibit Category 1 hazards. Equivalent failure rates in the Holt Area are 12.6%.

FIGURE 13: CATEGORY 1 HAZARD RATES BY AREA



6.1.9 Geographical variations in Category 1 hazard failure are influenced by variations in sectoral performance and by the composition of area housing stock. In this respect rates of Category 1 hazard failure are significantly above average in the pre-1919 housing stock and for the private-rented sector.

- *2988 dwellings constructed pre-1919 exhibit Category 1 hazards representing 29.6% of all dwellings built in this period and 51% of all private dwellings exhibiting Category 1 hazards.*
- *The largest number of Category 1 hazards is found within the owner-occupied sector (4247 dwellings) although relative to its size, rates of failure are significantly higher within the private-rented sector. 1060 private rented dwellings exhibit Category 1 hazards representing 26.2% of all private-rented dwellings in the District.*

TABLE 12: THE DISTRIBUTION OF CATEGORY 1 HAZARDS BY AREA AND HOUSING SECTOR

	HHSRS CATEGORY 1 RISK				Table Total	
	no category 1 risks		category 1 risks present			
	Dwgs	%	Dwgs	%	Dwgs	%
SURVEY AREA						
Coastal	3552	82.6	748	17.4	4300	100.0
Fakenham	7626	90.5	802	9.5	8428	100.0
Holt	5222	87.4	750	12.6	5972	100.0
Cromer/Sheringham	9168	90.4	971	9.6	10139	100.0
N. Walsham	12467	89.0	1548	11.0	14015	100.0
Stalham	8652	89.3	1038	10.7	9690	100.0
TENURE						
owner occupied	34426	89.0	4247	11.0	38673	100.0
private rented	2984	73.8	1060	26.2	4044	100.0
housing association	3940	88.1	531	11.9	4471	100.0
other/unob	5338	99.7	18	0.3	5356	100.0
MAIN HOUSE TYPE						
house	24802	85.3	4273	14.7	29075	100.0
bungalow	17752	94.4	1054	5.6	18806	100.0
purpose built flat	2362	89.9	265	10.1	2626	100.0
converted/mixed use flat	1773	87.1	263	12.9	2036	100.0
DWELLING CONFIGURATION						
mid terrace	4970	85.4	847	14.6	5818	100.0
end terrace	3625	86.1	584	13.9	4209	100.0
semi detached	12757	88.0	1743	12.0	14500	100.0
detached	21201	90.8	2153	9.2	23354	100.0
not applicable	4135	88.7	528	11.3	4663	100.0
DATE OF CONSTRUCTION						
pre-1919	7112	70.4	2988	29.6	10101	100.0
1919-1944	5015	86.1	809	13.9	5824	100.0
1945-1964	8661	88.0	1181	12.0	9841	100.0
1965-1974	9211	95.3	458	4.7	9669	100.0
1975-1981	4913	94.8	269	5.2	5182	100.0
post-1981	11776	98.7	151	1.3	11927	100.0
TABLE TOTAL	46688	88.9	5856	11.1	52544	100.0

6.1.10 Tables 13 - 16 examine the distribution of main Category 1 hazards across the housing stock as a guide to intervention strategies. These hazards include:

- *Dampness/Mould*
- *Excess Cold*
- *Falls on Steps/Stairs*
- *Fire.*

6.1.11 While all Category 1 hazards are disproportionately represented within the private-rented sector, pre-1919 housing and terraced housing; the numerical distribution of individual hazards, as illustrated in Tables 13-16, is relevant to intervention targeting.

DAMPNESS/MOULD: The largest number of dwellings experiencing Category 1 hazards on dampness/mould are located in the North Walsham (854 dwellings - 48.0%), Holt (291 dwellings – 16.4%) and Stalham (223 dwellings – 12.5%) Areas. These three Areas account for 76.9% of all dwellings with a Category 1 Dampness/Mould hazard. The majority of Category 1 dwellings are owner-occupied (995 dwellings – 55.9%) and are often either terraced (582 dwellings – 32.7%) or semi-detached (600 dwellings – 33.7%). Condition attributes associated with these dwellings include:

- *358 dwellings (20.1%) affected by visible signs of rising dampness*
- *1044 dwellings (58.7%) affected by visible signs of penetrating dampness*
- *1577 dwellings (88.6%) affected by visible signs of mould growth/condensation.*

EXCESS COLD: Category 1 hazards on Excess Cold are fairly evenly distributed between the six Sub-Areas; Cromer/Sheringham accounts for the largest proportion, 21.7% of all affected dwellings (811 dwellings) while Stalham contains the least at 477 or 12.0% of the dwellings. The majority of the dwellings are found within the owner-occupied sector (2913 dwellings – 78.1%) with a further 17.3% (644 dwellings) being privately-rented. Over 70% (2653) of the properties are houses and are predominately detached (46.7%) or semi-detached (27.5%). Properties experiencing excess cold exhibit below average energy efficiency levels as illustrated by the following attributes:

- *663 dwellings (17.8%) have no effective loft insulation; a further 599 dwellings (16.1%) have loft insulation below 100mm*
- *1750 dwellings (46.9%) offer single glazing*
- *418 dwellings (11.2%) offer only partial central heating; an additional 1351 dwellings (36.2%) have no central heating*

- *3384 dwellings (90.7%) rely on primary heating fuels which are not mains gas, while 1932 dwellings (51.7%) have non boiler driven heating systems.*

The average SAP Rating for these dwellings, at 24, is significantly below the District average of 59.

FALLS ON STAIRS/STEPS: Trip hazards on stairs and steps are predominately found within the pre-1919 housing sector (547 dwellings – 76.9%), and are more common in the North Walsham (253 dwellings – 35.6%) and Coastal (199 dwellings – 27.9%) Areas. In considering intervention strategies the integral design features of older properties must be taken into account together with the cost and appropriateness of design remedies.

FIRE: Two areas, Stalham (187 dwellings – 41.7%) and North Walsham (169 dwellings – 37.6%) account for almost 80% of the dwellings categorised as exhibiting Category 1 Fire hazard. A quarter of properties are houses and two thirds are within the owner-occupied sector with the remaining third privately rented.

TABLE 13: THE DISTRIBUTION OF CATEGORY 1 HAZARDS ON DAMPNESS/MOULD

	DAMPNESS/MOULD HAZARD BAND						Table Total	
	Category 1		Category 2		Other			
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
SURVEY AREA								
Coastal	25	1.4			4275	8.4	4300	8.2
Fakenham	178	10.0			8250	16.3	8428	16.0
Holt	291	16.4	40	29.8	5641	11.1	5972	11.4
Cromer/Sheringham	208	11.7	49	36.3	9882	19.5	10139	19.3
N. Walsham	854	48.0			13161	26.0	14015	26.7
Stalham	223	12.5	46	33.9	9421	18.6	9690	18.4
TENURE								
owner occupied	995	55.9	95	70.2	37584	74.2	38673	73.6
private rented	431	24.2	40	29.8	3573	7.1	4044	7.7
housing association	354	19.9			4117	8.1	4471	8.5
other/unob.					5356	10.6	5356	10.2
DWELLING TYPE								
house	1420	79.8	95	70.4	27561	54.4	29075	55.3
bungalow	126	7.1			18680	36.9	18806	35.8
purpose built flat	84	4.7			2542	5.0	2626	5.0
converted/ non-res with flats	149	8.4	40	29.6	1847	3.6	2036	3.9
DWELLING CONFIGURATION								
mid terrace	446	25.1			5371	10.6	5818	11.1
end terrace	136	7.6			4073	8.0	4209	8.0
semi detached	600	33.7	49	36.3	13851	27.4	14500	27.6
detached	363	20.4	46	33.9	22946	45.3	23354	44.4
not applicable	234	13.2	40	29.8	4389	8.7	4663	8.9
DATE OF CONSTRUCTION								
pre-1919	810	45.5	86	63.7	9205	18.2	10101	19.2
1919-1944	42	2.4	49	36.3	5733	11.3	5824	11.1
1945-1964	608	34.2			9233	18.2	9841	18.7
1965-1974	161	9.0			9508	18.8	9669	18.4
1975-1981	84	4.7			5098	10.1	5182	9.9
post-1981	74	4.2			11853	23.4	11927	22.7
TABLE TOTAL	1780	100.0	135	100.0	50630	100.0	52544	100.0

TABLE 14: THE DISTRIBUTION OF CATEGORY 1 HAZARDS ON EXCESS COLD

	EXCESS COLD HAZARD BAND						Table Total	
	Category 1		Category 2		Other		dwgs	%
	dwgs	%	dwgs	%	dwgs	%		
SURVEY AREA								
Coastal	512	13.7	62	0.3	3726	12.2	4300	8.2
Fakenham	625	16.7	3362	18.5	4441	14.5	8428	16.0
Holt	576	15.4	412	2.3	4984	16.3	5972	11.4
Cromer/Sheringham	811	21.7	1802	9.9	7526	24.6	10139	19.3
N. Walsham	760	20.4	9053	49.8	4202	13.7	14015	26.7
Stalham	447	12.0	3480	19.2	5763	18.8	9690	18.4
TENURE								
owner occupied	2913	78.1	14220	78.3	21539	70.3	38673	73.6
private rented	644	17.3	1182	6.5	2217	7.2	4044	7.7
housing association	174	4.7	1780	9.8	2517	8.2	4471	8.5
other/unob			990	5.4	4367	14.3	5357	10.2
DWELLING TYPE								
house	2653	71.1	9852	54.2	16570	54.1	29075	55.3
bungalow	794	21.3	7062	38.9	10950	35.7	18806	35.8
purpose built flat	155	4.2	881	4.9	1590	5.2	2626	5.0
converted/ non-res with flats	129	3.5	376	2.0	1531	5.0	2036	3.9
DWELLING CONFIGURATION								
mid terrace	322	8.6	1861	10.2	3634	11.9	5818	11.1
end terrace	358	9.6	1784	9.8	2068	6.7	4209	8.0
semi detached	1026	27.5	4170	22.9	9304	30.4	14500	27.6
detached	1742	46.7	9099	50.1	12514	40.8	23354	44.4
not applicable	284	7.6	1258	6.9	3121	10.2	4663	8.9
DATE OF CONSTRUCTION								
pre-1919	2088	56.0	2489	13.7	5523	18.0	10101	19.2
1919-1944	565	15.2	813	4.5	4446	14.5	5824	11.1
1945-1964	584	15.7	2787	15.3	6470	21.1	9841	18.7
1965-1974	232	6.2	4588	25.2	4849	15.8	9669	18.4
1975-1981	185	5.0	1821	10.0	3176	10.4	5182	9.9
post-1981	77	2.1	5673	31.2	6177	20.2	11927	22.7
TABLE TOTAL	3732	100.0	18171	100.0	30641	100.0	52544	100.0

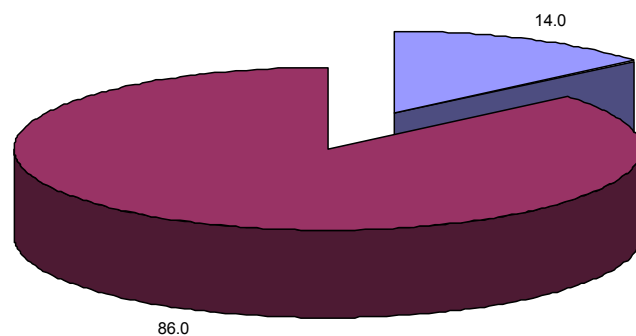
TABLE 15: THE DISTRIBUTION OF CATEGORY 1 HAZARDS ON FALLS ON STEPS/STAIRS

	HAZARD BAND						Table Total	
	Category 1		Category 2		Other		dwgs	%
	dwgs	%	dwgs	%	dwgs	%		
SURVEY AREA								
Coastal	199	27.9	508	5.7	3593	8.4	4300	8.2
Fakenham			1748	19.7	6680	15.5	8428	16.0
Holt			458	5.2	5514	12.8	5972	11.4
Cromer/Sheringham	147	20.6	2361	26.6	7631	17.8	10139	19.3
N. Walsham	253	35.6	2169	24.5	11593	27.0	14015	26.7
Stalham	113	15.9	1624	18.3	7953	18.5	9690	18.4
TENURE								
owner occupied	658	92.5	6639	74.9	31375	73.0	38673	73.6
private rented	19	2.7	1224	13.8	2801	6.5	4044	7.7
housing association	34	4.8	801	9.0	3636	8.5	4471	8.5
other/unob			205	2.3	5151	12.0	5357	10.2
DWELLING TYPE								
house	560	78.7	7056	79.6	21459	49.9	29075	55.3
bungalow	67	9.4	842	9.5	17897	41.7	18806	35.8
purpose built flat			388	4.4	2239	5.2	2626	5.0
converted/ non-res with flats	84	11.9	582	6.6	1369	3.2	2036	3.9
DWELLING CONFIGURATION								
mid terrace	134	18.9	1476	16.6	4207	9.8	5818	11.1
end terrace	237	33.4	678	7.6	3293	7.7	4209	8.0
semi detached	119	16.7	3091	34.9	11290	26.3	14500	27.6
detached	137	19.2	2652	29.9	20566	47.9	23354	44.4
not applicable	84	11.9	970	10.9	3608	8.4	4663	8.9
DATE OF CONSTRUCTION								
pre-1919	547	76.9	3315	37.4	6238	14.5	10101	19.2
1919-1944	92	12.9	875	9.9	4857	11.3	5824	11.1
1945-1964	53	7.5	1812	20.4	7977	18.6	9841	18.7
1965-1974	19	2.7	1714	19.3	7936	18.5	9669	18.4
1975-1981			498	5.6	4684	10.9	5182	9.9
post-1981			655	7.4	11272	26.2	11927	22.7
TABLE TOTAL	712	100.0	8868	100.0	42964	100.0	52544	100.0

TABLE 16: THE DISTRIBUTION OF CATEGORY 1 HAZARDS ON FIRE						
	FIRE HAZARD BAND				Table Total	
	Category 1		Other			
	dwgs	%	dwgs	%	dwgs	%
SURVEY AREA						
Coastal	44	9.8	4256	8.2	4300	8.2
Fakenham			8428	16.2	8428	16.0
Holt			5972	11.5	5972	11.4
Cromer/Sheringham	49	10.9	10090	19.4	10139	19.3
N. Walsham	169	37.6	13846	26.6	14015	26.7
Stalham	187	41.7	9503	18.2	9690	18.4
TENURE						
owner occupied	300	66.8	38373	73.7	38673	73.6
private rented	149	33.2	3894	7.5	4044	7.7
housing association			4471	8.6	4471	8.5
other/unob			5356	10.3	5356	10.3
DWELLING TYPE						
house	340	75.6	28735	55.2	29075	55.3
bungalow			18806	36.1	18806	35.8
purpose built flat	25	5.6	2601	5.0	2626	5.0
converted/non-res with flats	84	18.8	1952		2036	3.9
DWELLING CONFIGURATION						
mid terrace			5818	11.2	5818	11.1
end terrace			4209	8.1	4209	8.0
semi detached	227	50.5	14274	27.4	14500	27.6
detached	113	25.1	23242	44.6	23354	44.4
not applicable	109	24.4	4553	8.7	4663	8.9
DATE OF CONSTRUCTION						
pre-1919	103	23.0	9997	19.2	10101	19.2
1919-1944	116	25.8	5708	11.0	5824	11.1
1945-1964	184	41.0	9658	18.5	9841	18.7
1965-1974	46	10.2	9623	18.5	9669	18.4
1975-1981			5182	9.9	5182	9.9
post-1981			11927	22.9	11927	22.7
TABLE TOTAL	449	100.0	52095	100.0	52544	100.0

- 6.1.12 Costs to address Category 1 defects within the unsatisfactory housing stock are estimated at £46.326M, averaging £7911 per defective dwelling. Individual costs range from around £2500 to over £18000. Highest average costs are associated with the North Walsham Area (£9371) the owner-occupied sector (£8305), pre-1919 housing (£9056) and semi-detached dwellings (£8338).
- 6.1.13 Costs presented are net of VAT, fees, preliminaries and contingencies but in addition to HHSRS improvements allow for the completion of outstanding repairs to Category 1 dwellings.
- 6.1.14 Movement from the Standard of Fitness (Section 604) to HHSRS will result in a significant increase in the level of statutory housing problems within the District. An estimated 1677 private dwellings are unfit representing 3.2% of all private dwellings. Under HHSRS, 5856 dwellings or 11.1% experience Category 1 hazards. There is a relatively strong relationship between unfitness and Category 1 hazard failure. Thus, 1476 unfit dwellings are also defective under HHSRS Category 1. These dwellings represent 88% of all unfit dwellings and account for one-quarter of all Category 1 failures. Although new sections of the housing stock are affected by the HHSRS, patterns of failure remain generally consistent with those under the fitness standard; namely the private-rented sector and dwellings constructed pre-1919. The exception to this is with respect to Area, such that the highest rates of unfitness are found in the Cromer/Sheringham and North Walsham Areas, while the Coastal and Holt Areas demonstrate a significant increase in Category 1 hazard failures over previous levels of unfitness.
- 6.1.15 In addition to Category 1 hazards, 24655 dwellings (46.9%) exhibit defects in hazard bands D, E and F and have been classified as Category 2 dwellings. Within the Category 2 housing stock, 3450 dwellings (14%) also exhibit Category 1 hazards; the remaining 21204 dwellings (86%) experience Category 2 hazards only.

FIGURE 14: DWELLINGS EXPERIENCING CATEGORY 2 HAZARDS



■ Category 1 and 2 hazards - 3450 dw gs ■ Category 2 hazards only - 21204 dw gs

TABLE 17: COSTS TO ADDRESS CATEGORY 1 HAZARDS BY AREA AND HOUSING SECTOR		
	CATEGORY 1 HAZARD REPAIR AND IMPROVEMENT COST	
	Average (£)	Total (£)
SURVEY AREA		
Coastal	5975	4467912
Fakenham	8664	6948632
Holt	7086	5311192
Cromer/Sheringham	6941	6738270
N. Walsham	9371	14504362
Stalham	8052	8356027
TENURE		
owner occupied	8305	35271197
private rented	6783	7186908
housing association	7077	3760072
MAIN HOUSE TYPE		
house	8471	36199817
bungalow	5926	6247218
purpose built flat	7727	2045052
converted/mixed use flat	6957	1834308
DWELLING CONFIGURATION		
mid terrace	7317	6197797
end terrace	6984	4080372
semi detached	8338	14532500
detached	8191	17636365
not applicable	7343	3879360
DATE OF CONSTRUCTION		
pre-1919	9056	27060586
1919-1944	7416	5996345
1945-1964	7088	8368987
1965-1974	6128	2803497
1975-1981	4927	1327053
post-1981	5084	769927
TABLE TOTAL	7911	46326395

TABLE 18: STATUTORY HOUSING PROBLEMS - HHSRS AND FITNESS SECTION 604

	HHSRS CATEGORY 1 RISK				FITNESS SECTION 604				Table Total	
	no category 1 risks		category 1 risks present		not unfit		unfit			
	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%	Dwgs	%
SURVEY AREA										
Coastal	3552	82.6	748	17.4	4224	98.2	76	1.8	4300	100.0
Fakenham	7626	90.5	802	9.5	8199	97.3	229	2.7	8428	100.0
Holt	5222	87.4	750	12.6	5789	96.9	183	3.1	5972	100.0
Cromer/Sheringham	9168	90.4	971	9.6	9735	96.0	404	4.0	10139	100.0
N. Walsham	12467	89.0	1548	11.0	13480	96.2	535	3.8	14015	100.0
Stalham	8652	89.3	1038	10.7	9440	97.4	250	2.6	9690	100.0
TENURE										
owner occupied	34426	89.0	4247	11.0	37770	97.7	903	2.3	38673	100.0
private rented	2984	73.8	1060	26.2	3567	88.2	477	11.8	4044	100.0
housing association	3940	88.1	531	11.9	4174	93.4	297	6.6	4471	100.0
otherunob	5338	99.7	18	0.3	5356	100.0			5356	100.0
MAIN HOUSE TYPE										
house	24802	85.3	4273	14.7	27671	95.2	1404	4.8	29075	100.0
bungalow	17752	94.4	1054	5.6	18751	99.7	55	0.3	18806	100.0
purpose built flat	2362	89.9	265	10.1	2572	97.9	54	2.1	2626	100.0
converted/mixed use flat	1773	87.1	263	12.9	1874	92.0	163	8.0	2037	100.0
DWELLING CONFIGURATION										
mid terrace	4970	85.4	847	14.6	5273	90.6	544	9.4	5818	100.0
end terrace	3625	86.1	584	13.9	4080	96.9	129	3.1	4209	100.0
semi detached	12757	88.0	1743	12.0	14006	96.6	494	3.4	14500	100.0
detached	21201	90.8	2153	9.2	23062	98.7	293	1.3	23354	100.0
not applicable	4135	88.7	528	11.3	4446	95.3	217	4.7	4663	100.0
DATE OF CONSTRUCTION										
pre-1919	7112	70.4	2988	29.6	8958	88.7	1143	11.3	10101	100.0
1919-1944	5015	86.1	809	13.9	5733	98.4	91	1.6	5824	100.0
1945-1964	8661	88.0	1181	12.0	9452	96.0	389	4.0	9841	100.0
1965-1974	9211	95.3	458	4.7	9614	99.4	54	0.6	9669	100.0
1975-1981	4913	94.8	269	5.2	5182	100.0			5182	100.0
post-1981	11776	98.7	151	1.3	11927	100.0			11927	100.0
TABLE TOTAL	46688	88.9	5856	11.1	50867	96.8	1677	3.2	52544	100.0

TABLE 19: DWELLINGS EXPERIENCING CATEGORY 2 HAZARDS ONLY - HAZARD CLASSIFICATION BY HAZARD/RISK CATEGORY						
	Category 2		Other		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band			21204	100.0	21204	100.0
Excess Cold Hazard Band	16681	78.7	4523	21.3	21204	100.0
Excess Heat Hazard Band			21204	100.0	21204	100.0
Asbestos Hazard Band			21204	100.0	21204	100.0
Biocides Hazard Band			21204	100.0	21204	100.0
Carbon Monoxide Hazard Band	84	0.4	21120	99.6	21204	100.0
Lead Hazard Band			21204	100.0	21204	100.0
Radiation Hazard Band			21204	100.0	21204	100.0
Uncombusted Fuel Hazard Band			21204	100.0	21204	100.0
Volatile Organic Compounds Hazard Band			21204	100.0	21204	100.0
Crowding And Space Hazard Band			21204	100.0	21204	100.0
Entry by Intruders Hazard Band			21204	100.0	21204	100.0
Lighting Hazard Band			21204	100.0	21204	100.0
Noise Hazard Band			21204	100.0	21204	100.0
Domestic Hygiene Hazard Band			21204	100.0	21204	100.0
Food Safety Hazard Band			21204	100.0	21204	100.0
Hygiene/Sanitation/Drainage Hazard Band			21204	100.0	21204	100.0
Domestic Water Hazard Band			21204	100.0	21204	100.0
Falls With Amenities Hazard Band	198	0.9	21006	99.1	21204	100.0
Falls On The Level Hazard Band	3797	17.9	17407	82.1	21204	100.0
Falls On Steps/Stairs Hazard Band	6824	32.2	14381	67.8	21204	100.0
Falls Between Levels Hazard Band	25	0.1	21179	99.9	21204	100.0
Electrical Hazard Band			21204	100.0	21204	100.0
Fire Hazard Band			21204	100.0	21204	100.0
Hot Surface And Material Hazard Band			21204	100.0	21204	100.0
Collision/Entrapment Hazard Band	225	1.1	20979	98.9	21204	100.0
Explosion Hazard Band			21204	100.0	21204	100.0
Ergonomics Hazard Band			21204	100.0	21204	100.0
Structural Failure Hazard Band			21204	100.0	21204	100.0

TABLE 20: DWELLINGS EXPERIENCING CATEGORY 2 HAZARDS ONLY - HAZARD BANDING BY HAZARD/RISK CATEGORY

	Band D		Band E		Band F		Band G		Band H		Band I		Band J		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Dampness/Mould Hazard Band													21204	100.0	21204	100.0
Excess Cold Hazard Band			4187	19.7	12494	58.9							4523	21.3	21204	100.0
Excess Heat Hazard Band							2929	13.8					18275	86.2	21204	100.0
Asbestos Hazard Band									422	2.0			20782	98.0	21204	100.0
Structural Failure Hazard Band													21204	100.0	21204	100.0
Carbon Monoxide Hazard Band					84	0.4							21120	99.6	21204	100.0
Lead Hazard Band													21204	100.0	21204	100.0
Radiation Hazard Band													21204	100.0	21204	100.0
Uncombusted Fuel Hazard Band													21204	100.0	21204	100.0
Volatile Organic Compounds Hazard Band													21204	100.0	21204	100.0
Crowding And Space Hazard Band									2846	13.4	11842	55.8	6516	30.7	21204	100.0
Entry by Intruders Hazard Band									5201	24.5	11099	52.3	4905	23.1	21204	100.0
Lighting Hazard Band													21204	100.0	21204	100.0
Noise Hazard Band													21204	100.0	21204	100.0
Domestic Hygiene Hazard Band							49	0.2					21155	99.8	21204	100.0
Food Safety Hazard Band									206	1.0			20998	99.0	21204	100.0
Hygiene/Sanitation/Drainage Hazard Band													21204	100.0	21204	100.0
Domestic Water Hazard Band													21204	100.0	21204	100.0
Falls With Amenities Hazard Band					198	0.9							21006	99.1	21204	100.0
Falls On The Level Hazard Band	26	0.1	3771	17.8			11505	54.3					5902	27.8	21204	100.0
Falls On Steps/Stairs Hazard Band					6824	32.2			11904	56.1			21204	100.0	21204	100.0
Falls Between Levels Hazard Band	25	0.1											21179	99.9	21204	100.0
Electrical Hazard Band													21204	100.0	21204	100.0
Fire Hazard Band									4296	20.3	11475	54.1	5433	25.6	21204	100.0
Hot Surface And Material Hazard Band									2812	13.3	11693	55.1	6699	31.6	21204	100.0
Collision/Entrapment Hazard Band			225	1.1			2998	14.1			12691	59.8	5290	24.9	21204	100.0
Explosion Hazard Band													21204	100.0	21204	100.0
Ergonomics Hazard Band											225	1.1	20979	98.9	21204	100.0

6.1.16 In action to address Category 1 hazards it might be reasonably expected that Category 2 hazards are also actioned. Dwellings lying outside the Category 1 framework might however fall outside any action safety net. Typically advice and education would be targeted at households occupying these dwellings. Three key areas emerging as Category 2 hazards include Excess Cold, Falls on Steps/Stairs and Falls on the Level.

6.2 NON DECENT HOMES: HOUSING DISREPAIR

6.2.1 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 building and its continued occupancy. These include:

- *External Walls*
- *Roof Structure and Covering*
- *Windows and Doors*
- *Chimneys*
- *Central Heating Boilers*
- *Gas Fires*
- *Storage Heaters*
- *Electrics*

6.2.2 27935 private dwellings (53.2%) require repairs to at least one essential building element. The majority of repairs are however minor or localised in nature reflecting a need externally for enhanced routine maintenance and internally general household wear and tear and the ageing of internal services and amenities. Of those dwellings requiring repairs, 5608 dwellings (10.7%) require major works and are by definition non-Decent.

6.2.3 Elemental repair defects for those dwellings requiring major repairs are illustrated in Table 21. The main areas of disrepair relate to roof coverings, flashings and rainwear externally and to

electrics, kitchens and heating internally. Disrepair is presented in bandings representing the estimated percentage of each element requiring repair/replacement.

FIGURE 15: ESSENTIAL REPAIR

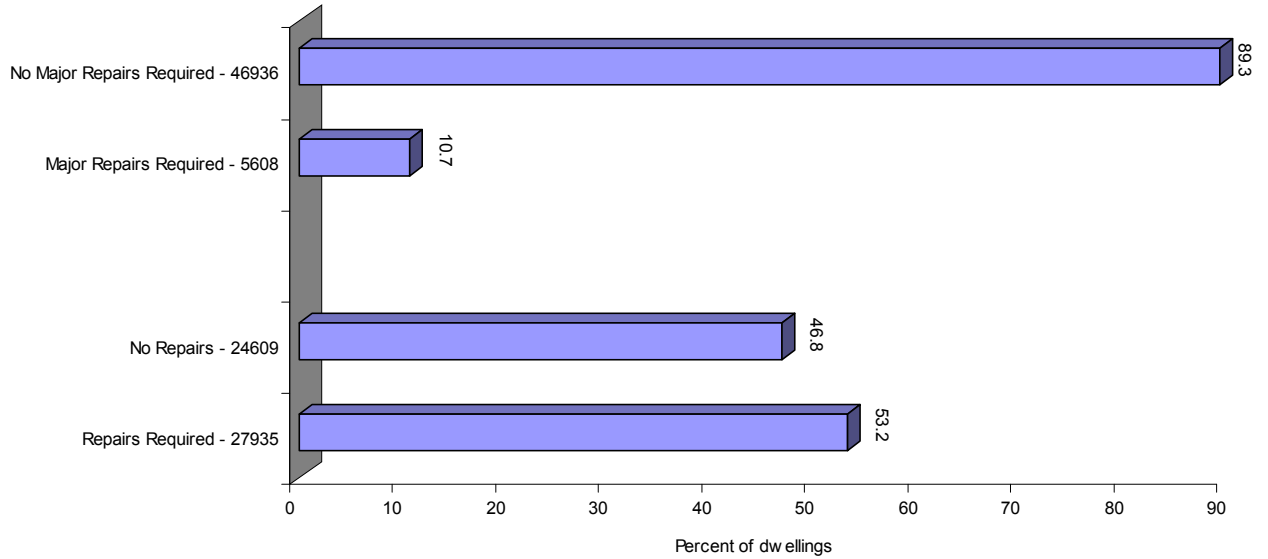


TABLE 21: DWELLINGS REQUIRING MAJOR REPAIRS – ELEMENTAL REPAIR PROFILE

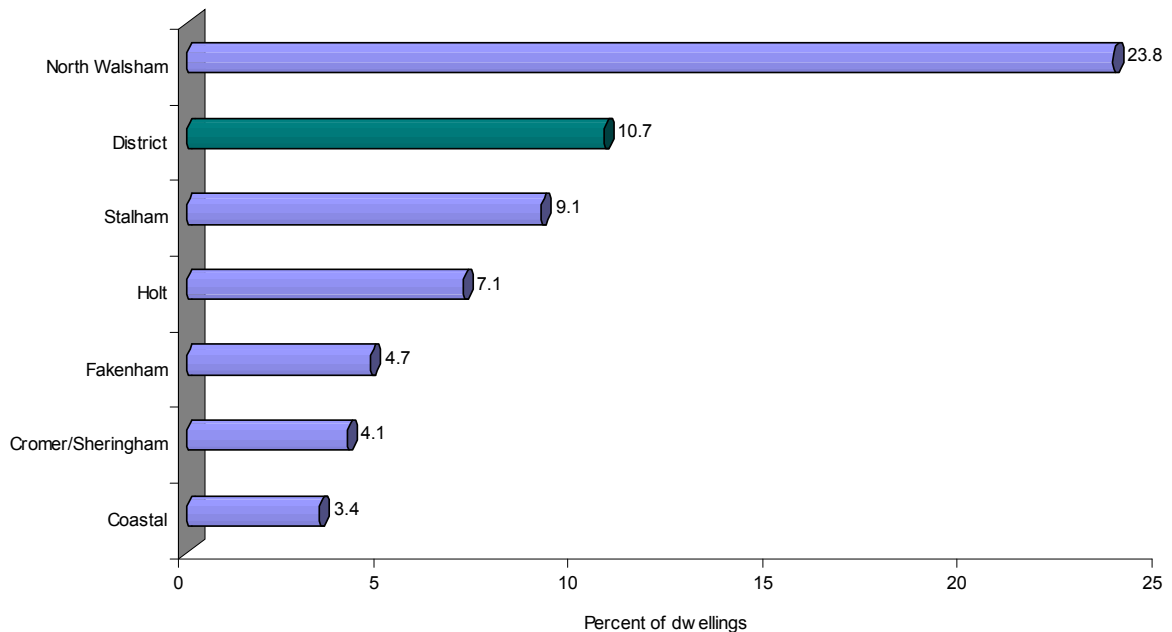
	renew element 81-100%		major repair 61-80%		medium repair 26 - 60%		minor repair 6-25%		localised repair 1-5%		no repair	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
Repairs To Roof Structure					195	3.5	778	13.9	461	8.2	4173	74.4
Repairs To Roof Cover					328	5.9	272	4.9	1209	21.6	3798	67.7
Repairs To Stacks			256	4.6	327	5.8	628	11.2	886	15.8	3511	62.6
Repairs To Flashings	84	1.5			276	4.9	169	3.0	562	10.0	4516	80.5
Repairs To Rainwear	253	4.5	26	0.5	261	4.6	546	9.7	1096	19.5	3426	61.1
Repairs To External Wall Finishes			169	3.0	364	6.5	580	10.3	814	14.5	3681	65.6
Repairs To External Wall Pointing	84	1.5			946	16.9	660	11.8	789	14.1	3128	55.8
Repairs To Lintels							206	3.7	127	2.3	5275	94.1
Repairs To External Wall Structure					40	0.7	287	5.1	538	9.6	4742	84.6
Repairs To Windows					454	8.1	480	8.6	1176	21.0	3498	62.4
Repairs To Access Doors	193	3.4			412	7.4	378	6.7	1321	23.6	3303	58.9
Repairs To Underground Drainage							52	0.9			5556	99.1
Repairs To Fences/Walls And Gates	84	1.5			211	3.8	1568	28.0	1361	24.3	2383	42.5
Repairs To Paths And Paved Areas	270	4.8	38	0.7	380	6.8	1028	18.3	1149	20.5	2743	48.9
Floor Structure Repair									459	8.2	5149	91.8
Floor Finish Repair							510	9.1	968	17.3	4130	73.6
Wall Structure Repair							101	1.8	233	4.2	5274	94.0
Wall Finish Repair							257	4.6	1200	21.4	4150	74.0
Ceiling Finish Repair							480	8.6	1126	20.1	4002	71.4
Internal Door Repair							531	9.5	1013	18.1	4064	72.5
Fireplace Repair			74	1.3	46	0.8	201	3.6	484	8.6	4803	85.7
Internal Staircase Repair							178	3.2	420	7.5	5010	89.3
Kitchen Fittings	218	3.9					575	10.3	1087	19.4	3727	66.5
Bathroom Amenities	218	3.9					300	5.3	1200	21.4	3890	69.4
Internal Plumbing	169	3.0					98	1.7	222	4.0	5119	91.3
Electrics	2653	47.3					98	1.7			2857	51.0
Heating Boilers/Appliances	394	7.0					258	4.6	152	2.7	4804	85.7
Heating Distribution	84	1.5			52	0.9			514	9.2	4958	88.4

TABLE 22: DECENT HOMES REPAIR PERFORMANCE BY AREA AND HOUSING SECTOR

	decent homes repair				Table Total	
	compliant		non compliant		Dwgs	%
	Dwgs	%	Dwgs	%		
SURVEY AREA						
Coastal	4155	96.6	145	3.4	4300	100.0
Fakenham	8029	95.3	399	4.7	8428	100.0
Holt	5550	92.9	422	7.1	5972	100.0
Cromer/Sheringham	9722	95.9	417	4.1	10139	100.0
N. Walsham	10676	76.2	3339	23.8	14015	100.0
Stalham	8804	90.9	886	9.1	9690	100.0
TENURE						
owner occupied	34450	89.1	4223	10.9	38673	100.0
private rented	3567	88.2	477	11.8	4044	100.0
housing association	4368	97.7	103	2.3	4471	100.0
other/unob	4551	85.0	805	15.0	5356	100.0
MAIN HOUSE TYPE						
house	25809	88.8	3266	11.2	29075	100.0
bungalow	16926	90.0	1880	10.0	18806	100.0
purpose built flat	2493	94.9	133	5.1	2626	100.0
converted/mixed use flat	1709	83.9	328	16.1	2037	100.0
DWELLING CONFIGURATION						
mid terrace	5254	90.3	564	9.7	5818	100.0
end terrace	3790	90.1	418	9.9	4209	100.0
semi detached	13200	91.0	1300	9.0	14500	100.0
detached	20491	87.7	2864	12.3	23354	100.0
not applicable	4201	90.1	462	9.9	4663	100.0
DATE OF CONSTRUCTION						
pre-1919	7618	75.4	2482	24.6	10101	100.0
1919-1944	5254	90.2	571	9.8	5824	100.0
1945-1964	9010	91.6	831	8.4	9841	100.0
1965-1974	8265	85.5	1404	14.5	9669	100.0
1975-1981	4947	95.5	235	4.5	5182	100.0
post-1981	11843	99.3	84	0.7	11927	100.0
TABLE TOTAL	46936	89.3	5608	10.7	52544	100.0

6.2.4 Rates of non-compliance with Decent Homes repair criteria vary geographically across the District and by housing sector. Highest rates of failure are associated with the North Walsham (23.8%) Area, mixed domestic/commercial use flats (16.1%), and dwellings constructed pre-1919 (24.6%). Rates of disrepair are similar within the owner-occupied and private rented sectors at approximately 11%. The RSL sector is in the best repair condition.

FIGURE 16: NONCOMPLIANCE WITH DECENT HOMES REPAIR CRITERIA BY AREA



6.2.5 Costs to address repair defects within the Decent Homes Standard are estimated at £20.987M, averaging £3743 per defective dwelling. Individual costs range from under £1000 to over £25000.

6.3 NON DECENT HOMES - AMENITY AND FACILITY

6.3.1 In addition to housing unfitness and disrepair the survey has examined aspects of the amenities and facilities offered by private sector housing in the District of North Norfolk. Two areas have been examined including:

- (a) The amenity requirements of decent homes.
- (b) Dwelling security arrangements.

TABLE 23: HOUSING REPAIR COSTS BY AREA AND HOUSING SECTOR		
	CATCHUP REPAIR COST	
	Average (£)	Total (£)
SURVEY AREA		
Coastal	5813	843818
Fakenham	2305	919833
Holt	4764	2009915
Cromer/Sheringham	2623	1093255
N. Walsham	4330	14456673
Stalham	1878	1663967
TENURE		
owner occupied	3387	14300858
private rented	3083	1471035
housing association	4268	440499
unob	5933	4775069
MAIN HOUSE TYPE		
house	4433	14478518
bungalow	2382	4478468
purpose built flat	6416	855534
converted/mixed use flat	3580	1174941
DWELLING CONFIGURATION		
mid terrace	3571	2013251
end terrace	4133	1729603
semi detached	2830	3680166
detached	4028	11533966
not applicable	4399	2030475
DATE OF CONSTRUCTION		
pre-1919	4828	11986132
1919-1944	4157	2371674
1945-1964	1623	1349553
1965-1974	2993	4200629
1975-1981	3865	908754
post-1981	2022	170719
TABLE TOTAL	3743	20987461

DECENT HOMES FACILITIES

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

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

6.3.3 The performance of dwellings against kitchen and bathroom age requirements is summarised in Table 24. Kitchen and bathroom amenities within the District exhibit a modern age profile. 47038 dwellings or 89.5% offer kitchens under 20 years old; 47871 dwellings or 91.1% offer bathrooms under 30 years old. Linked to this modern age profile additional amenity defects are recorded in under 2% of the housing stock:

- *743 dwellings (1.4%) offer inadequate kitchen space/layout*
- *529 dwellings (1.0%) offer unsatisfactory WC location*
- *663 dwellings (1.3%) offer unsatisfactory bathroom location.*

6.3.4 To fail the decent homes standard a dwelling must be deficient on three or more facility requirements. This results in a limited pattern of failure within the standard. Only 594 dwellings, or 1.1% fail the Decent Homes amenity criteria.

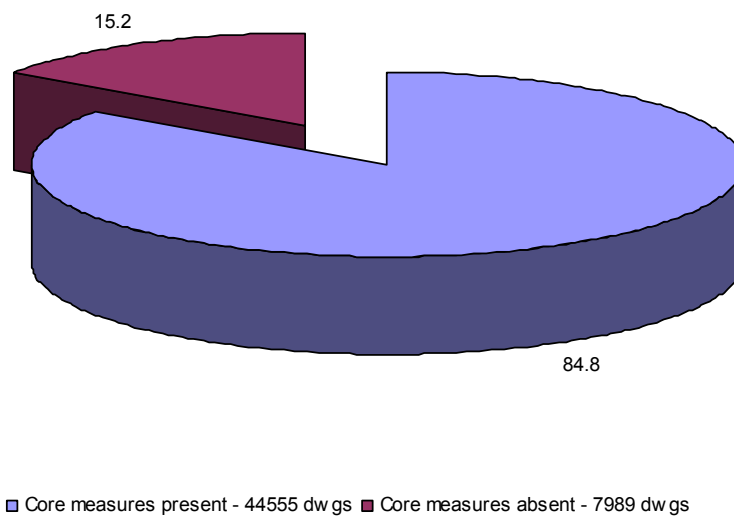
TABLE 24: KITCHEN AND BATHROOM AGE PROFILES BY AREA AND HOUSING SECTOR

	KITCHEN FITTINGS				AGE OF BATHROOM AMENITIES				Table Total	
	under 20 yrs old		over 20 yrs old		under 30 yrs old		over 30 yrs old			
	dwgs	%	dwgs	%	dwgs	%	dwgs	%	dwgs	%
SURVEY AREA										
Coastal	3830	89.1	470	10.9	3743	87.0	557	13.0	4300	100.0
Fakenham	8245	97.8	183	2.2	8193	97.2	235	2.8	8428	100.0
Holt	5094	85.3	878	14.7	5309	88.9	663	11.1	5972	100.0
Cromer/Sheringham	9014	88.9	1125	11.1	9420	92.9	719	7.1	10139	100.0
N. Walsham	12442	88.8	1573	11.2	12621	90.1	1394	9.9	14015	100.0
Stalham	8413	86.8	1277	13.2	8586	88.6	1104	11.4	9690	100.0
TENURE										
owner occupied	34159	88.3	4513	11.7	35206	91.0	3467	9.0	38673	100.0
private rented	3379	83.6	664	16.4	3240	80.1	803	19.9	4044	100.0
housing association	4203	94.0	268	6.0	4069	91.0	402	9.0	4471	100.0
other/unob	5296	98.9	60	1.1	5356	100.0			5356	100.0
MAIN HOUSE TYPE										
house	26003	89.4	3072	10.6	26282	90.4	2793	9.6	29075	100.0
bungalow	16722	88.9	2084	11.1	17216	91.5	1591	8.5	18806	100.0
purpose built flat	2517	95.8	109	4.2	2626	100.0			2626	100.0
converted/mixed use flat	1796	88.2	241	11.8	1747	85.8	290	14.2	2037	100.0
DWELLING CONFIGURATION										
mid terrace	5218	89.7	599	10.3	5244	90.1	574	9.9	5818	100.0
end terrace	3772	89.6	437	10.4	3860	91.7	349	8.3	4209	100.0
semi detached	13166	90.8	1334	9.2	13121	90.5	1379	9.5	14500	100.0
detached	20569	88.1	2786	11.9	21273	91.1	2081	8.9	23354	100.0
not applicable	4313	92.5	350	7.5	4373	93.8	289	6.2	4663	100.0
DATE OF CONSTRUCTION										
pre-1919	8472	83.9	1629	16.1	8837	87.5	1264	12.5	10101	100.0
1919-1944	5247	90.1	577	9.9	5378	92.3	446	7.7	5824	100.0
1945-1964	8636	87.8	1206	12.2	8620	87.6	1222	12.4	9841	100.0
1965-1974	8422	87.1	1247	12.9	8461	87.5	1208	12.5	9669	100.0
1975-1981	4437	85.6	745	14.4	4721	91.1	461	8.9	5182	100.0
post-1981	11824	99.1	103	0.9	11855	99.4	73	0.6	11927	100.0
TABLE TOTAL	47038	89.5	5506	10.5	47871	91.1	4673	8.9	52544	100.0

DWELLING SECURITY

6.3.5 Rising public awareness of and media exposure to crime have placed an increasing emphasis on home security. Levels of core dwelling security (secure door and window locking) within the District are mixed, with these measures absent in 7989 dwellings; 15.2% of total housing stock. The levels of core dwelling security in the District is greater than found nationally; around 40% of private sector housing in England do not possess secure windows and doors (EHCS, 2004).

FIGURE 17: DWELLING SECURITY - CORE MEASURES



6.3.6 At only 2.7 incidents per thousand households the rate of burglary within the North Norfolk Crime and Disorder Reduction Partnership Area during 2005/06, as measured by Police recorded crime statistics, was considerably lower than both the England & Wales rate of 13.5 and the Norfolk Force rate of 5.4 incidents per thousand households.

6.3.7 Results from the British Crime Survey 2005/06 (BSC) indicate that the risk of becoming a victim of burglary varied considerably by household characteristic and locality. Of particular interest within the current context is the finding that the level of home security is a key risk factor for burglary victimisation. Households with no such measures were almost ten times more likely to have been victims of burglary than households where simple security measures such as deadlocks on doors and window locks were in place.

6.3.8 Variations in security provision across the District may be worthy of consideration by the Council in any home security initiatives. These include a greater absence of core measures in:

- *North Walsham (26.6%) and Coastal (25.4%) areas*

- *Private-Rented (28.6%) and RSL (19.6%) sectors*
- *Pre-1919 Dwellings (30.8%)*
- *Mixed use / converted flats (31.7%) and purpose built flats (30.2%).*

TABLE 25: CORE SECURITY MEASURES BY AREA AND HOUSING SECTOR						
	CORE SECURITY MEASURES				Table Total	
	core measures present		core measures absent		dwgs	%
	dwgs	%	dwgs	%		
SURVEY AREA						
Coastal	3210	74.6	1090	25.4	4300	100.0
Fakenham	7770	92.2	658	7.8	8428	100.0
Holt	5378	90.0	594	10.0	5972	100.0
Cromer/Sheringham	8919	88.0	1220	12.0	10139	100.0
N. Walsham	10293	73.4	3722	26.6	14015	100.0
Stalham	8987	92.7	703	7.3	9690	100.0
TENURE						
owner occupied	33655	87.0	5018	13.0	38673	100.0
private rented	2886	71.4	1158	28.6	4044	100.0
housing association	3595	80.4	876	19.6	4471	100.0
other/unob	4419	82.5	937	17.5	5356	100.0
MAIN HOUSE TYPE						
house	24287	83.5	4788	16.5	29075	100.0
bungalow	16592	88.2	2214	11.8	18806	100.0
purpose built flat	1100	69.8	476	30.2	1576	100.0
converted/mixed use flat	1392	68.3	645	31.7	2037	100.0
DWELLING CONFIGURATION						
mid terrace	4862	83.6	956	16.4	5818	100.0
end terrace	3280	77.9	929	22.1	4209	100.0
semi detached	12166	83.9	2334	16.1	14500	100.0
detached	20572	88.1	2782	11.9	23354	100.0
not applicable	3676	78.8	987	21.2	4663	100.0
DATE OF CONSTRUCTION						
pre-1919	6988	69.2	3112	30.8	10101	100.0
1919-1944	5263	90.4	561	9.6	5824	100.0
1945-1964	8351	84.9	1490	15.1	9841	100.0
1965-1974	8137	84.2	1531	15.8	9669	100.0
1975-1981	4844	93.5	338	6.5	5182	100.0
Post-1981	10972	92.0	956	8.0	11927	100.0
TABLE TOTAL	44555	84.8	7989	15.2	52544	100.0

6.4 NON DECENT HOMES - ENERGY EFFICIENCY

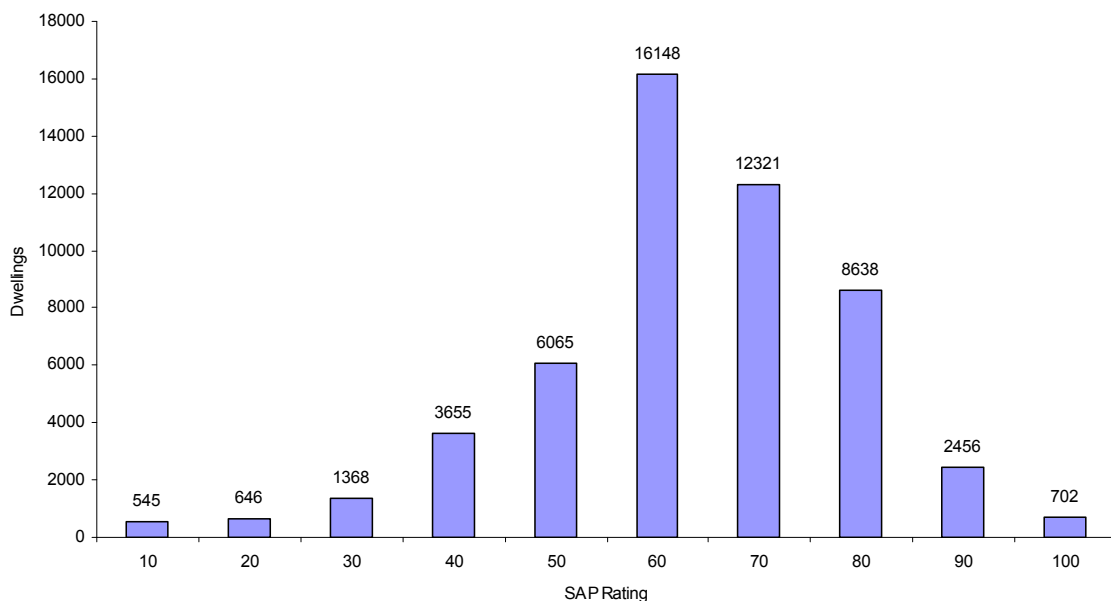
6.4.1 Information on domestic energy and home insulation from the survey was subjected to a National Home Energy Rating (NHER) Profile at Level '1' as a test of energy efficiency within the private housing stock. Several indicators are produced by the NHER system;

- **SAP – Standard Assessment Procedure using information on appliances and insulation to profile energy efficiency. This permits the grading of properties on a score of 1-120³. The current UK average score is 51, with construction to current building regulations level achieving a score of 65.**
- **BEPI – Building Energy Performance Index profiling dwelling performance on insulation. Ranging from 1 to over 100, a score of 100 signifies insulation standards at current building regulations.**
- **CO₂ – Average annual emissions of CO₂ measured in tonnes.**
- **ENERGY COSTS – Average annual energy costs for domestic space and water heating and lighting.**

6.4.2 The current SAP rating for private housing in the District is measured at 59, above the national average for all private housing of 51 (EHCS, 2005). The equivalent NHER Rating is 6.5.

The previous Private Sector House Condition and Energy Survey Report completed for the Council in 2000 estimated the average SAP rating for private sector dwellings in North Norfolk to be 46.

FIGURE 18: SAP RATING DISTRIBUTION



³ SAP rating is based upon the SAP 2001 methodology

The lower quartile SAP rating for private housing is 52. 2489 dwellings (4.7%) have a SAP rating below 30, compared with 9.1% nationally (EHCS, 2004). These dwellings are typically of semi-detached or detached configuration, constructed either pre-1919 or in the 1950's.

- 6.4.3 Average annual CO₂ emissions per dwelling are estimated at 7.26 tonnes resulting in total annual emissions of 381543 tonnes, representing a decrease since 2000 of 6.2% or 25132 tonnes per annum.

The 2000 Private Sector House Condition and Energy Report concluded that total Carbon Dioxide emission per year for the district was 406,675 tonnes, giving an average per dwelling of 9.2 tonnes.

- 6.4.4 Average annual energy expenditure is estimated at £740 per dwelling giving a total annual household energy bill of £38.904M. The distribution of energy efficiency ratings by area and housing sector is illustrated below. This confirms lower levels of energy efficiency in the Coastal and Holt Areas (SAP Ratings of 54 and 56 respectively), in the private rented sector (SAP Rating – 55), and in dwellings constructed pre-1919 (SAP Rating - 49).

- 6.4.5 Home energy efficiency is influenced by both heating and insulation characteristics. Underlying the energy efficiency of private housing in the District the following attributes apply:

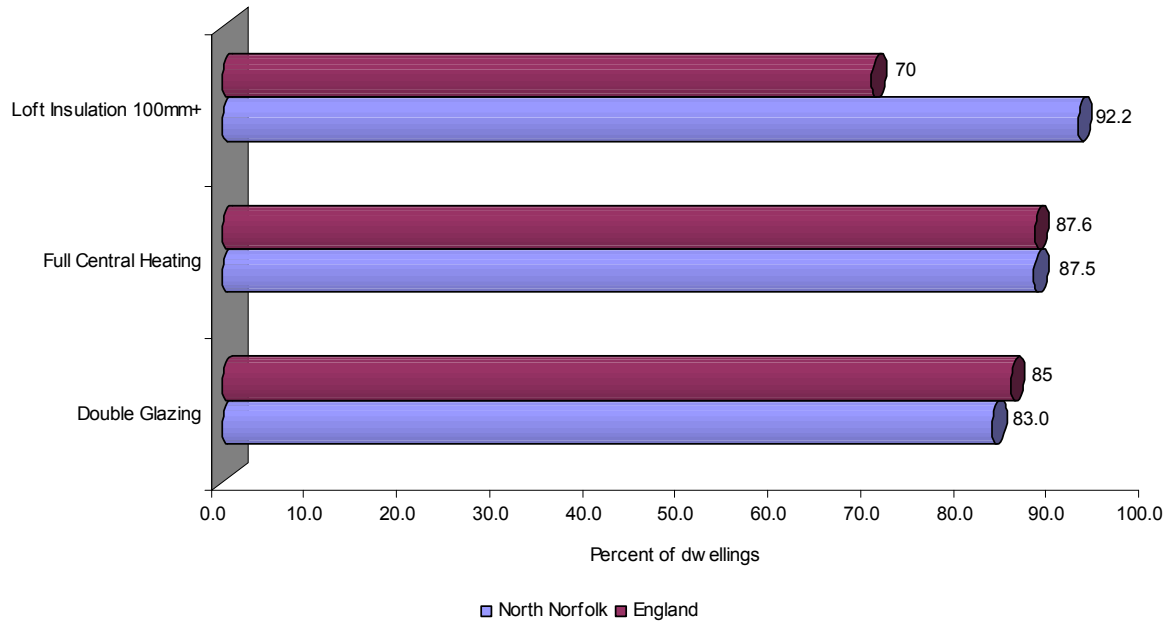
- *1578 dwellings (3.0%) lack any form of appropriate loft insulation, an additional 2525 dwellings (4.8%) contain loft insulation levels below 100mm. Evidence of enhanced insulation is however apparent. 8438 dwellings (16.1%) offer loft insulation to 100mm, 17873 dwellings (30.4%) to 150mm and 22129 dwellings (42.1%) to 200mm or above. The loft insulation profile for the District is significantly better than the national average where 70% of dwellings are estimated to contain loft insulation to a minimum 100mm thickness.*
- *Excluding dwellings of solid wall construction, 15516 dwellings exhibit evidence of additional cavity wall insulation. Although this represents only 40% of dwellings with cavities the need for additional insulation will decrease in modern properties against increasing building regulation requirements, i.e. 11383 cavity dwellings (29.2%) were constructed post-1981.*
- *Of those where information was available 83% or 38840 dwellings are double glazed, the remaining 7962 dwellings (17.0%) offer single glazing. Levels of double glazing within the stock are similar to the national average where 85.7% of private sector properties offer full or partial double glazing (EHCS, 2004). 36243 dwellings (69%) offer effective draught proofing to windows/doors.*

- 40918 dwellings (87.5%) offer full central heating, with an additional 1738 dwellings (3.7%) offering partial heating systems. Levels of full central heating are in line with the national average, which is currently estimated at 87.6% for owner-occupier, private rented and RSL dwellings (EHCS, 2004).

TABLE 26: ENERGY EFFICIENCY RATINGS BY AREA AND HOUSING SECTOR

	SAP RATING	NHER RATING	BEPI RATING	CO2 EMISSIONS(tonnes p.a.)		ANNUAL RUNNING COST(£'s p.a.)	
	average	average	average	average	total	average	total
SURVEY AREA							
Coastal	54	5.7	85.3	7.85	33768	752	3235182
Fakenham	63	6.7	95.9	6.68	56285	694	5849060
Holt	56	6.0	87.7	7.26	43330	712	4250924
Cromer/Sheringham	61	6.8	94.5	6.58	66686	729	7394499
N. Walsham	60	6.7	94.3	7.65	107210	792	11098003
Stalham	59	6.3	94.9	7.66	74264	730	7077253
TENURE							
owner occupied	59	6.5	93.1	7.41	286376	753	29111872
private rented	55	6.0	82.5	7.24	29281	728	2944685
housing association	65	7.0	106.3	5.38	24067	573	2562415
unobtainable	60	6.6	91.4	7.81	41819	800	4285948
MAIN HOUSE TYPE							
house	58	6.4	90.0	8.09	235204	801	23299305
bungalow	59	6.6	97.9	6.38	119913	673	12649113
purpose built flat	69	7.1	104.9	4.96	13038	572	1503437
converted/mixed use flat	62	6.9	82.1	6.57	13389	713	1453066
DWELLING CONFIGURATION							
mid terrace	63	6.8	97.2	5.54	32219	620	3604160
end terrace	56	6.2	88.4	6.77	28509	713	29999702
semi detached	61	6.6	95.3	6.58	95382	672	9745104
detached	57	6.4	91.5	8.52	199007	839	19599451
not applicable	66	7.0	94.9	5.67	26427	634	2956502
DATE OF CONSTRUCTION							
pre-1919	49	5.4	67.9	10.27	103688	959	9689384
1919-1944	57	6.0	87.9	8.12	47279	807	4700732
1945-1964	59	6.4	95.7	6.78	66695	689	6783258
1965-1974	59	6.6	94.9	6.87	66447	712	6886941
1975-1981	63	6.9	98.4	6.14	31799	656	3397065
post-1981	68	7.4	111.6	5.50	65635	624	7447540
TABLE TOTAL	59	6.5	93.2	7.26	381543	740	38904920

FIGURE 19: KEY ENERGY ATTRIBUTES



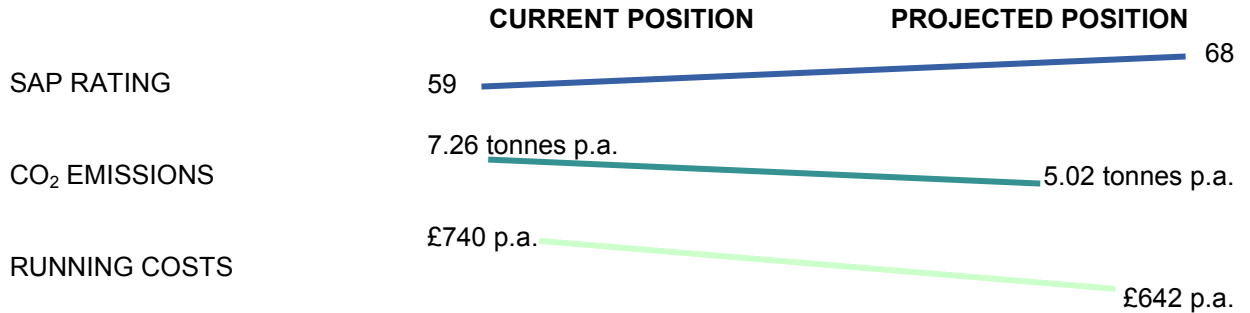
6.4.6 Mains gas represents the primary heating fuel in 53% (28000) of all private dwellings.

6.4.7 To meet the energy efficiency requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. 3301 dwellings or 6.3% are estimated to fail these requirements, although 1249 of these also fail one or more of the other Decent Homes Standard criteria. Highest rates of overall failure are associated with the North Walsham (11.4%) and Cromer/Sheringham Areas (8.1%), private-rented accommodation (14.3%), purpose built flats (38.8%) and with dwellings constructed pre-1919 (7.8%).

6.4.8 Projected energy efficiency programmes were tested to achieve an average target SAP Rating for the District of 65. This implied a 10% improvement on the current SAP Rating average of 59. Additional energy measures were applied in 23015 dwellings representing a broad mix of insulation and heating solutions. The cost of measures applied was estimated at £7.291M averaging £317 per dwelling.

6.4.9 Application of these measures achieves uplift in average SAP ratings to 68, with corresponding reductions in Average CO₂ emissions to 5.02 tonnes (31%) and average annual running costs to £642 (13%).

**FIGURE 20: THE IMPACT OF ENERGY EFFICIENCY
PROGRAMMES ON PROJECTED ENERGY PERFORMANCE**



6.4.10 The revised average SAP Rating of 68 does not imply that all dwellings in the District will reach this target level. In 21333 dwellings (40.6%) the target is currently achieved, application of the measures outlined will achieve target SAP or greater in an additional 16814 dwellings (32.0%). 14397 dwellings (27.4%) will not reach the SAP 65 target and represent the most difficult improvement sector.

TABLE 27: DECENT HOMES ENERGY PERFORMANCE BY AREA AND HOUSING SECTOR

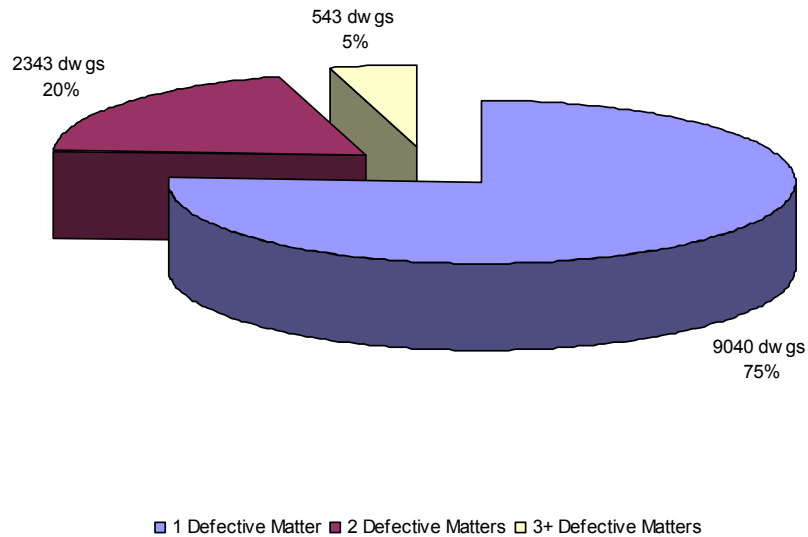
	decent homes energy				Table Total	
	compliant		non compliant		dwgs	%
	dwgs	%	dwgs	%		
SURVEY AREA						
Coastal	4256	99.0	44	1.0	4300	100.0
Fakenham	8109	96.2	319	3.8	8428	100.0
Holt	5893	98.7	79	1.3	5972	100.0
Cromer/Sheringham	9320	91.9	819	8.1	10139	100.0
N. Walsham	12420	88.6	1595	11.4	14015	100.0
Stalham	9246	95.4	444	4.6	9690	100.0
TENURE						
owner occupied	36870	95.3	1803	4.7	38673	100.0
private rented	3464	85.7	579	14.3	4044	100.0
housing association	4365	97.6	106	2.4	4471	100.0
other/unobtainable	4544	84.8	813	15.2	5357	100.0
MAIN HOUSE TYPE						
house	27888	95.9	1187	4.1	29075	100.0
bungalow	17933	95.4	873	4.6	18806	100.0
purpose built flat	1609	61.2	1018	38.8	2626	100.0
converted/mixed use flat	1814	89.1	222	10.9	2036	100.0
DWELLING CONFIGURATION						
mid terrace	5318	91.4	500	8.6	5818	100.0
end terrace	3968	94.3	241	5.7	4209	100.0
semi detached	14212	98.0	288	2.0	14500	100.0
detached	22323	95.6	1032	4.4	23354	100.0
not applicable	3423	73.4	1240	26.6	4663	100.0
DATE OF CONSTRUCTION						
pre-1919	9313	92.2	788	7.8	10101	100.0
1919-1944	5775	99.2	49	0.8	5824	100.0
1945-1964	9397	95.5	444	4.5	9841	100.0
1965-1974	9003	93.1	666	6.9	9669	100.0
1975-1981	4821	93.0	362	7.0	5182	100.0
post-1981	10936	91.7	992	8.3	11927	100.0
TABLE TOTAL	49243	93.7	3301	6.3	52544	100.0

6.5 SUMMARY OF DECENT HOMES PERFORMANCE

6.5.1 Overall, 40617 dwellings meet the requirements of the Decent Homes Standard and are Decent. These represent 77.3% of all private dwellings in the District. 11927 dwellings fail to meet the criteria of the Decent Homes Standard and are non-Decent; this represents 22.7% of the total private sector housing in the District.

6.5.2 The majority of dwellings (9040 dwellings – 75.8%) failing the Decent Homes Standard are deficient on one matter of the Standard, the remaining 2886 dwellings or 24.2% are deficient on two or more matters.

FIGURE 21: DECENT HOMES STANDARD - NUMBER OF DEFECTIVE MATTERS



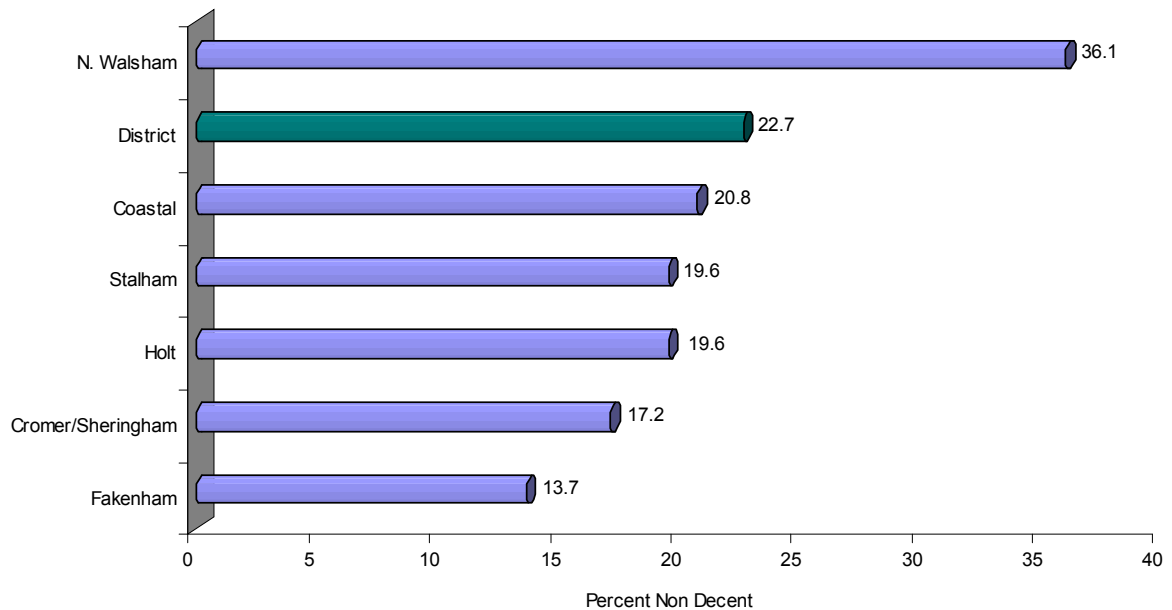
6.5.3 The pattern of category failure within the Standard is illustrated in Table 28. This stresses the individual influence of HHSRS Category 1 hazards, disrepair and energy efficiency and confirms the minimal effect of amenities on non-decency. The most common combined defects are those associated with HHSRS failure and disrepair.

TABLE 28: NON DECENT DWELLINGS - DEFECT CLASSIFICATION		
	DECENT HOMES DEFECT CLASSIFICATION	
	dwgs	%
Hsrs only	3343	28.0
Disrepair only	3532	29.6
Amenities only	113	0.9
Energy only	2052	17.2
Hsrs and disrepair	1291	10.8
Hsrs and amenities	165	1.4
Hsrs and energy	513	4.3
Disrepair and amenity	98	0.8
Disrepair and energy	276	2.3
Hsrs, disrepair and amenity	84	0.7
Hsrs , disrepair and energy	326	2.7
Hsrs , amenity and energy	133	1.1
All Non Decent Dwellings	11927	100.0

TABLE 29: OVERALL DECENT HOMES PERFORMANCE BY AREA AND HOUSING SECTOR						
SURVEY AREA	DECENT HOMES STANDARD				Table Total	
	compliant		non compliant		dwgs	%
	dwgs	%	dwgs	%		
SURVEY AREA						
Coastal	3406	79.2	894	20.8	4300	100.0
Fakenham	7271	86.3	1157	13.7	8428	100.0
Holt	4803	80.4	1169	19.6	5972	100.0
Cromer/Sheringham	8398	82.8	1741	17.2	10139	100.0
N. Walsham	8950	63.9	5065	36.1	14015	100.0
Stalham	7790	80.4	1900	19.6	9690	100.0
TENURE						
owner occupied	30563	79.0	8110	21.0	38673	100.0
private rented	2423	59.9	1621	40.1	4044	100.0
housing association	3785	84.7	686	15.3	4471	100.0
other/unobtainable	3846	71.8	1510	28.2	5356	100.0
MAIN HOUSE TYPE						
house	22252	76.5	6823	23.5	29075	100.0
bungalow	15555	82.7	3251	17.3	18806	100.0
purpose built flat	1415	53.9	1212	46.1	2626	100.0
converted/mixed use flat	1396	68.6	640	31.4	2037	100.0
DWELLING CONFIGURATION						
mid terrace	4345	74.7	1473	25.3	5818	100.0
end terrace	3119	74.1	1090	25.9	4209	100.0
semi detached	11900	82.1	2600	17.9	14500	100.0
detached	18444	79.0	4910	21.0	23354	100.0
not applicable	2810	60.3	1853	39.7	4663	100.0
DATE OF CONSTRUCTION						
pre-1919	5369	53.2	4732	46.8	10101	100.0
1919-1944	4646	79.8	1178	20.2	5824	100.0
1945-1964	8127	82.6	1714	17.4	9841	100.0
1965-1974	7382	76.4	2286	23.6	9669	100.0
1975-1981	4316	83.3	866	16.7	5182	100.0
post-1981	10777	90.4	1151	9.6	11927	100.0
TABLE TOTAL	40617	77.3	11927	22.7	52544	100.0

6.5.4 Dwelling performance on the Decent Homes Standard varies geographically across the District and by housing sector. Highest rates of non compliance are associated with the private-rented sector (40.1%), with purpose built flats (46.1%) and with dwellings constructed pre-1919 (46.8%). At an area level highest rates of overall failure are found in the North Walsham Area (36.1%).

FIGURE 22: RATES OF NON DECENT HOUSING BY AREA

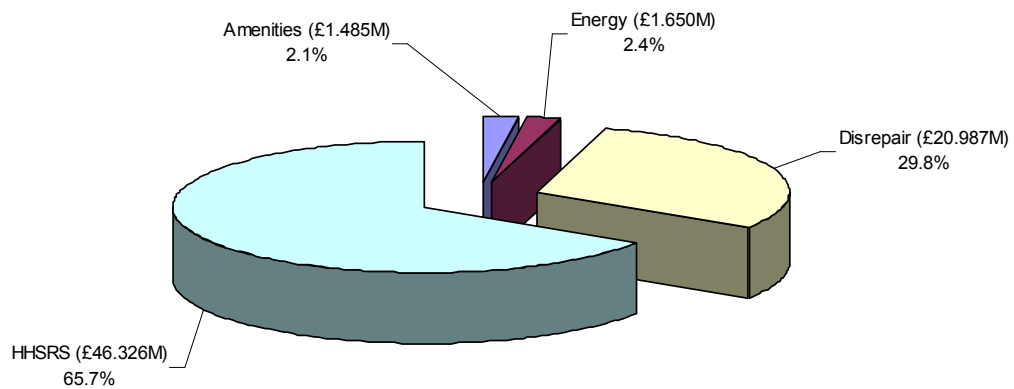


6.6 NON DECENT HOMES: INVESTMENT NEEDS

6.6.1 Costs to address non decency are estimated at £70.448M averaging £5907 per dwelling across the non-decent housing stock. Individual dwelling costs range from £500 linked to energy improvement measures to over £25000 linked to HHSRS and Repair failures. 66% of outstanding costs are associated with Category 1 hazards within the HHSRS.

TABLE 30: COSTS TO ACHIEVE DECENCY		
	COST TO ACHIEVE DECENCY	
	average cost(£)	total cost(£)
DECENT HOMES DEFECT CLASSIFICATION		
Hhrs only	6675	22312932
Disrepair only	5493	19398832
Amenities only	2500	283222
Energy only	500	1025842
Hhrs and disrepair	10181	13145900
Hhrs and amenities	11860	1956265
Hhrs and energy	7984	4094856
Disrepair and amenity	7535	737052
Disrepair and energy	4466	1234316
Hhrs, disrepair and amenity	17203	1452660
Hhrs , disrepair and energy	10154	3313027
Hhrs , amenity and energy	11202	1493890
TABLE TOTAL	5907	70448795

FIGURE 23: COSTS TO ADDRESS NON-DECENT HOMES



Base = 11927 Non Decent Dwellings (£70.448M)

7.0 HOUSING CONDITIONS, HOUSEHOLD CIRCUMSTANCES AND ATTITUDES

7.1 Information from the physical survey of housing conditions can be directly linked to information on the characteristics, circumstances and attitudes of occupying households collected through a supplementary household interview survey. Key areas of investigation have included:

- (a) Household social and economic circumstances and housing conditions including the relationship between Decent Homes and Vulnerability
- (b) Support Requirements
- (c) Household attitudes to their neighbourhood, their housing circumstances and general community issues including surveyor assessments of environmental quality
- (d) Fuel Poverty.

HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

7.2 Poor housing conditions are associated with households in social or economic disadvantage. This affects the ability of households to repair and improve their dwellings:

- ***5492 elderly households live in non-Decent homes representing 49.5% of all households in non-Decent dwellings. Similarly 2845 elderly households live in dwellings with Category 1 hazards representing 48.9% of all households in Category 1 dwellings***
- ***Economically vulnerable households are over-represented in poor condition dwellings. 2421 economically vulnerable households live in non-Decent dwellings representing 21.8% of all households in non-Decent dwellings. Similarly, 1638 economically vulnerable households live in dwellings with Category 1 hazards representing 28.1% of all households in Category 1 dwellings.***

There is an overlap between these groups, such that 1182 households that occupy a non-Decent dwelling are both economically vulnerable and elderly in composition. Among vulnerable households living in non-Decent dwellings three key areas of Decent Homes failure emerge. These include:

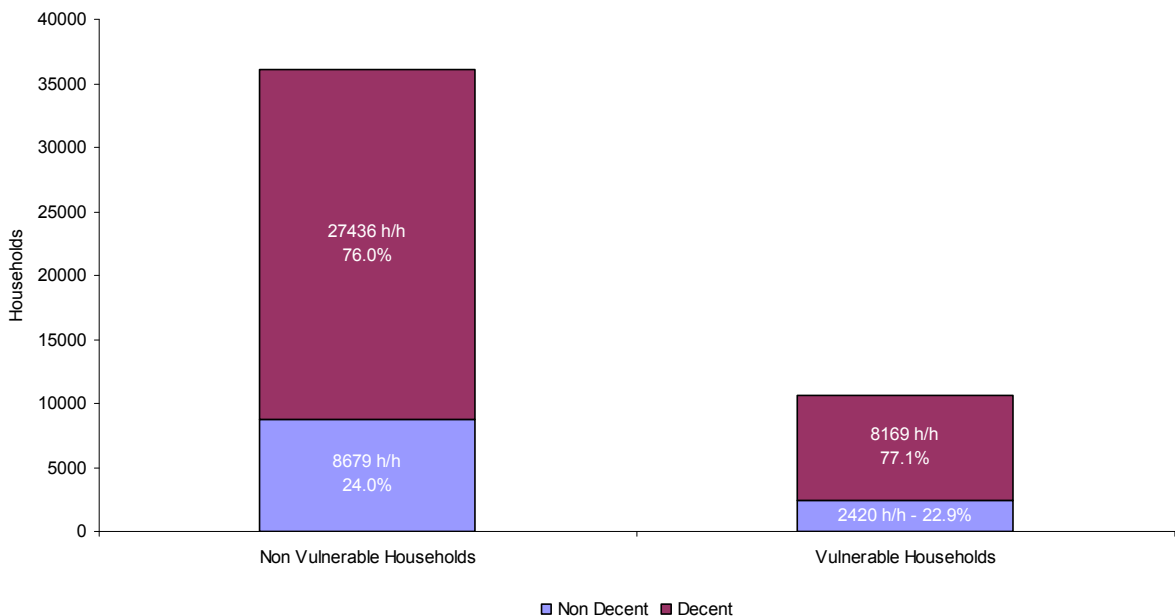
- ***1151 households (47.6%) experiencing Category 1 Hazards only***

- **509 households (21.0%) experiencing Disrepair only**
- **223 households (9.2%) experiencing Energy Efficiency defects only.**

7.3 Public Service Agreement (PSA) TARGET 7 - DECENT HOMES implies that 65% of vulnerable households will live in Decent Homes by 2007, rising to 70% by 2011 and 75% by 2021. The survey estimates that 10589 households (22.7%) in the District are economically vulnerable.

7.4 Currently 8169 economically vulnerable households (77.1%) live in Decent Homes, exceeding the Government's overall 2021 target. Nationally, 29.5% of owner occupied and 48.3% of privately rented economically vulnerable households live in non-decent homes (EHCS, 2005).

FIGURE 24: DECENT HOMES AND VULNERABILITY



While overall targets for vulnerable households within the District have been met some sectoral variations exist which will impact on intervention strategies. Key groups remaining below the 2021 target include:

- **The Stalham and Coastal Areas where currently only 58.4% and 69% of vulnerable households live in Decent Homes respectively**
- **The Private-Rented Sector where currently only 53.2% of vulnerable households live in Decent Homes**
- **Pre-1919 housing where currently only 44% of vulnerable households live in Decent Homes.**

TABLE 31: HOUSING CONDITIONS AND HOUSEHOLD SOCIAL CHARACTERISTICS

	DECENT HOMES STANDARD(hhsrs)				HHSRS CATEGORY 1 RISK				All Hholds	
	compliant		non compliant		no category 1 risks		category 1 risks present			
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
PERSONS										
one person	8939	25.1	4131	37.2	11444	28.0	1626	27.9	13070	28.0
two persons	18760	52.7	4359	39.3	20956	51.3	2163	37.1	23118	49.5
three persons	3639	10.2	1013	9.1	3898	9.5	754	12.9	4652	10.0
four persons	3244	9.1	1023	9.2	3509	8.6	758	13.0	4267	9.1
five persons	743	2.1	280	2.5	743	1.8	280	4.8	1024	2.2
six persons	198	0.6	294	2.7	250	0.6	243	4.2	493	1.1
seven or more persons	82	0.2			82	0.2			82	0.2
AGE OF HOH										
under 25 years	263	0.7	1350	12.2	1373	3.4	240	4.1	1613	3.5
25 - 34 years	2929	8.2	586	5.3	3176	7.8	339	5.8	3515	7.5
35 - 44 years	4705	13.2	1380	12.4	5238	12.8	846	14.5	6085	13.0
45 - 54 years	4436	12.5	1375	12.4	4827	11.8	985	16.9	5812	12.4
55 - 64 years	7620	21.4	1609	14.5	8224	20.1	1005	17.3	9228	19.8
65 years and over	15491	43.5	4549	41.0	17883	43.7	2156	37.0	20039	42.9
unobtainable	161	0.5	252	2.3	161	0.4	252	4.3	413	0.9
HOUSEHOLD TYPE										
single person non pensioner	2244	6.3	1842	16.6	3676	9.0	410	7.0	4086	8.7
single parent family	1668	4.7	276	2.5	1668	4.1	276	4.7	1944	4.2
two person adult non pensioner	5456	15.3	1070	9.6	6241	15.3	284	4.9	6526	14.0
small family	5400	15.2	1676	15.1	5762	14.1	1314	22.6	7076	15.1
large family	897	2.5	575	5.2	949	2.3	523	9.0	1472	3.2
large adult	326	0.9			326	0.8			326	0.7
elderly	19531	54.9	5492	49.5	22178	54.2	2845	48.9	25023	53.6
unobtainable	82	0.2	170	1.5	82	0.2	170	2.9	252	0.5
BEDROOM STANDARD										
overcrowded	377	1.1	447	4.0	427	1.0	396	6.8	823	1.8
bedrooms equal needs	7193	20.2	2428	21.9	8027	19.6	1594	27.4	9622	20.6
under-occupied	27953	78.5	8055	72.6	32346	79.1	3662	62.9	36008	77.1
TABLE TOTAL	35605	100.0	11100	100.0	40882	100.0	5823	100.0	46705	100.0

TABLE 32: HOUSING CONDITIONS AND HOUSEHOLD ECONOMIC CHARACTERISTICS

	DECENT HOMES STANDARD(hhsrs)				HHSRS CATEGORY 1 RISK				All Hholds	
	compliant		non compliant		no category 1 risks		category 1 risks present			
	hholds	%	hholds	%	hholds	%	hholds	%	hholds	%
ECONOMIC STATUS HOH										
full-time work	13269	37.3	4801	43.2	15672	38.3	2397	41.2	18070	38.7
part-time work	2017	5.7	261	2.4	2017	4.9	261	4.5	2279	4.9
unemployed-available for work	637	1.8	78	0.7	637	1.6	78	1.3	715	1.5
permanently sick/disabled	849	2.4	260	2.3	913	2.2	196	3.4	1109	2.4
looking after home	902	2.5	187	1.7	995	2.4	93	1.6	1089	2.3
wholly retired	17714	49.8	5262	47.4	20431	50.0	2545	43.7	22976	49.2
student	24	0.1			24	0.1			24	0.1
unob.	192	0.5	252	2.3	192	0.5	252	4.3	444	1.0
INCOME H.O.H.										
Less than £2600	178	0.5			178	0.4			178	0.4
£2600-£3899	380	1.1	55	0.5	380	0.9	55	0.9	435	0.9
£3900-£5199	1299	3.6	114	1.0	1299	3.2	114	2.0	1413	3.0
£5200-£7799	4942	13.9	1056	9.5	5222	12.8	777	13.3	5998	12.8
£7800-£10399	3261	9.2	1208	10.9	3598	8.8	871	15.0	4469	9.6
£10400-£12999	2819	7.9	731	6.6	3283	8.0	267	4.6	3551	7.6
£13000-£15559	1856	5.2	2063	18.6	3512	8.6	407	7.0	3919	8.4
£15600-£18199	12877	36.2	4116	37.1	14680	35.9	2313	39.7	16992	36.4
£18200-£20799	1234	3.5	313	2.8	1362	3.3	185	3.2	1547	3.3
£20800-£25999	1873	5.3	322	2.9	2056	5.0	139	2.4	2195	4.7
£26000-£31199	1441	4.0	482	4.3	1659	4.1	264	4.5	1923	4.1
£31200-£36399	779	2.2			779	1.9			779	1.7
£36400-£41599	1271	3.6	64	0.6	1335	3.3			1335	2.9
£41600-£51999	809	2.3	175	1.6	809	2.0	175	3.0	985	2.1
over £52000	585	1.6	401	3.6	730	1.8	256	4.4	986	2.1
TARGET HOUSEHOLDS										
Non-target	7030	19.7	2683	24.2	9117	22.3	596	10.2	9714	20.8
Economically Vulnerable	8169	22.9	2421	21.8	8951	21.9	1638	28.1	10589	22.7
Elderly - Non Economically Vulnerable	16336	45.9	4309	38.8	18433	45.1	2212	38.0	20645	44.2
Family - Non Economically Vulnerable	4070	11.4	1687	15.2	4381	10.7	1377	23.6	5757	12.3
TABLE TOTAL	35605	100.0	11100	100.0	40882	100.0	5823	100.0	46705	100.0

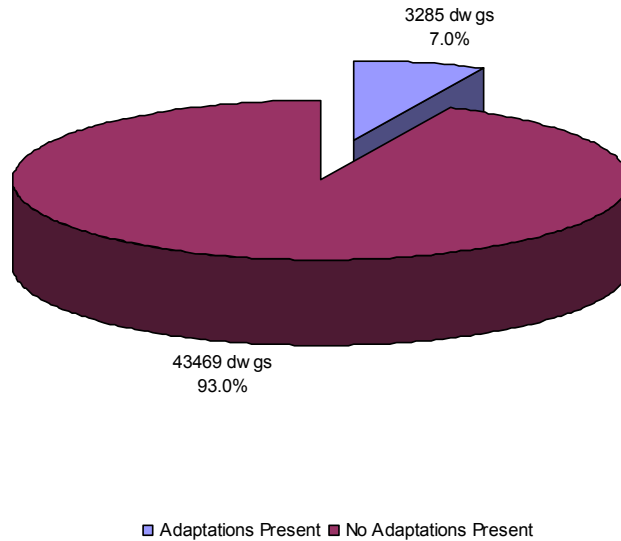
TABLE 33: ECONOMICALLY VULNERABLE HOUSEHOLDS - DECENT HOMES BY AREA AND HOUSING SECTOR

	DECENT HOMES STANDARD(hhrs)				ALL ECONOMICALLY VULNERABLE	
	compliant		non compliant			
	hholds	%	hholds	%	hholds	%
SURVEY AREA						
Coastal	830	69.9	357	30.1	1187	100.0
Fakenham	1683	90.3	181	9.7	1864	100.0
Holt	1113	88.5	144	11.5	1257	100.0
Cromer/Sheringham	1660	83.2	336	16.8	1995	100.0
N. Walsham	1849	73.5	666	26.5	2515	100.0
Stalham	1034	58.4	737	41.6	1771	100.0
TENURE						
owner occupied	5940	81.4	1358	18.6	7298	100.0
private rented	520	53.2	458	46.8	978	100.0
housing association	1608	75.4	526	24.6	2134	100.0
MAIN HOUSE TYPE						
house	4369	71.6	1733	28.4	6102	100.0
bungalow	3255	91.0	323	9.0	3577	100.0
purpose built flat	228	47.8	249	52.2	478	100.0
converted/mixed use flat	316	73.3	115	26.7	431	100.0
DWELLING CONFIGURATION						
mid terrace	1435	79.0	381	21.0	1815	100.0
end terrace	689	76.3	214	23.7	902	100.0
semi detached	2747	77.8	785	22.2	3533	100.0
detached	2753	80.3	676	19.7	3430	100.0
not applicable	545	59.9	365	40.1	910	100.0
DATE OF CONSTRUCTION						
pre-1919	572	44.0	727	56.0	1299	100.0
1919-1944	718	79.6	184	20.4	902	100.0
1945-1964	2452	79.9	616	20.1	3068	100.0
1965-1974	1238	71.9	484	28.1	1722	100.0
1975-1981	1056	79.5	271	20.5	1327	100.0
post-1981	2133	93.9	139	6.1	2271	100.0
ALL ECONOMICALLY VULNERABLE	8169	77.1	2421	22.9	10589	100.0

DWELLING ADAPTATION

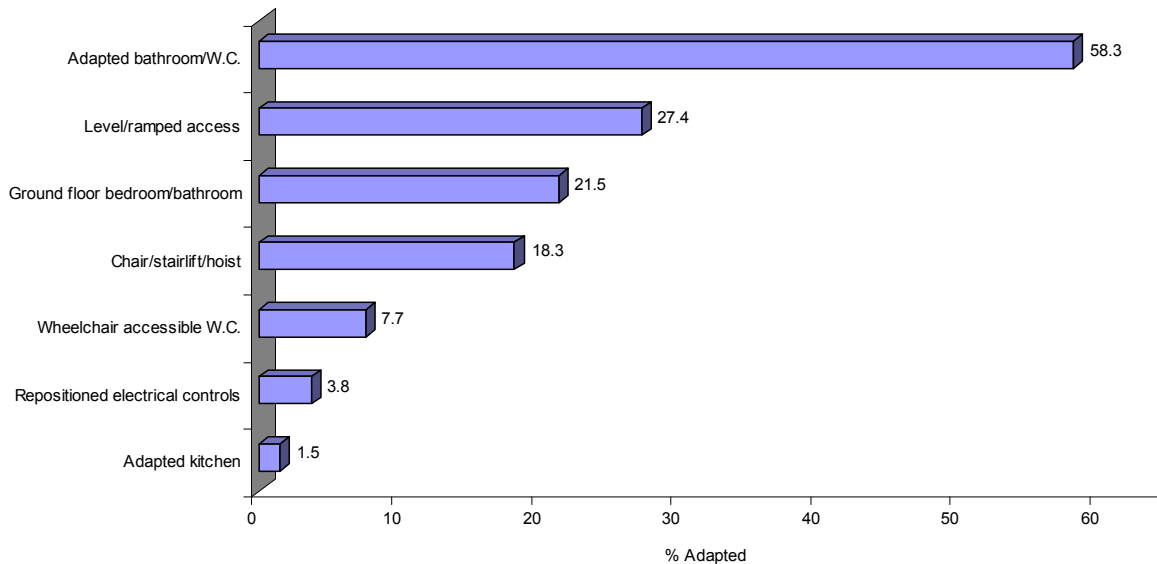
- 7.5 Levels of adaptation within the occupied housing stock for special or disabled use are relatively low. Only 3082 dwellings (6.6%) offer some form of adaptation.

FIGURE 25: DWELLING ADAPTATIONS



7.6 Within adapted dwellings a range of adaptations are present. The most common relate to amenity adaptation.

FIGURE 26: ADAPTED DWELLINGS - TYPE OF ADAPTATION



ILLNESS/DISABILITY

7.7 9859 households (21.1%) contain at least one person with a long-term illness or disability. The presence of a long-term illness or disability is highly correlated with difficulties household

members experience climbing stairs/steps, getting in and out of the bath, access to and from the property and access to ground floor rooms.

TABLE 34: HOUSEHOLD ILLNESS/DISABILITY BY AREA AND HOUSING SECTOR						
	HOUSEHOLD ILLNESS/DISABILITY				HOUSEHOLDS	
	illness/ disability		no illness/ disability			
	hholds	%	hholds	%	hholds	%
SURVEY AREA						
Coastal	647	18.3	2885	81.7	3553	100.0
Fakenham	1637	20.8	6226	79.2	7863	100.0
Holt	1331	23.9	4232	76.1	5730	100.0
Cromer/Sheringham	1945	24.2	6075	75.8	8407	100.0
N. Walsham	2275	18.5	10006	81.5	12389	100.0
Stalham	2024	23.3	6676	76.7	8763	100.0
TENURE						
owner occupied	7487	20.2	29609	79.8	37776	100.0
private rented	572	17.0	2792	83.0	3385	100.0
housing association	1646	37.6	2735	62.4	4426	100.0
MAIN HOUSE TYPE						
house	3659	14.4	21711	85.6	25937	100.0
bungalow	5128	29.7	12157	70.3	17286	100.0
purpose built flat	819	40.8	1189	59.2	2053	100.0
converted/mixed use flat	252	19.5	1042	80.5	1294	100.0
DWELLING CONFIGURATION						
mid terrace	769	17.1	3727	82.9	4896	100.0
end terrace	814	21.9	2906	78.1	3762	100.0
semi detached	2494	19.4	10333	80.6	12910	100.0
detached	4709	21.8	16903	78.2	21654	100.0
not applicable	1072	32.4	2231	67.6	3483	100.0
DATE OF CONSTRUCTION						
pre-1919	1046	14.0	6408	86.0	7993	100.0
1919-1944	688	13.3	4477	86.7	5165	100.0
1945-1964	2515	28.7	6247	71.3	8762	100.0
1965-1974	2023	23.0	6777	77.0	8800	100.0
1975-1981	1116	24.5	3433	75.5	4594	100.0
post-1981	2470	22.0	8758	78.0	11391	100.0
TOTAL	9859	21.5	36100	78.5	46705	100.0

TABLE 35: HOUSEHOLD ILLNESS/DISABILITY BY HOUSEHOLD CHARACTERISTICS						
	HOUSEHOLD ILLNESS/DISABILITY				HOUSEHOLDS	
	illness/ disability		no illness/ disability		hholds	%
	hholds	%	hholds	%		
AGE OF HOH						
under 25 years			1613	100.0	1613	100.0
25 - 34 years	165	4.8	3294	95.2	3515	100.0
35 - 44 years	355	5.9	5673	94.1	6085	100.0
45 - 54 years	685	11.9	5069	88.1	5812	100.0
55 - 64 years	1205	13.2	7940	86.8	9228	100.0
65 years and over	7368	37.4	12350	62.6	20039	100.0
unobtainable	82	33.6	161	66.4	413	100.0
HOUSEHOLD TYPE						
single person non pensioner	147	3.6	3882	96.4	4086	100.0
single parent family	248	12.8	1696	87.2	1944	100.0
two person adult non pensioner	408	6.3	6061	93.7	6526	100.0
small family	430	6.1	6589	93.9	7076	100.0
large family	217	14.7	1255	85.3	1472	100.0
large adult	166	50.8	161	49.2	326	100.0
elderly	8244	33.5	16374	66.5	25023	100.0
unobtainable			82	100.0	252	100.0
TARGET HOUSEHOLDS						
Non-target	203	2.2	9226	97.8	9714	100.0
Economically Vulnerable	4318	40.8	6271	59.2	10589	100.0
Elderly - Non Economically Vulnerable	5169	25.5	15071	74.5	20645	100.0
Family - Non Economically Vulnerable	168	2.9	5532	97.1	5757	100.0
ALL HOUSEHOLDS	9859	21.5	36100	78.5	46705	100.0

7.8 The rate of illness/disability is relatively constant across the six sub-areas, and ranges from 18.3% in the Coastal Area to 24.2% in Cromer/Sheringham. RSL households (37.6%) are significantly more likely to contain an individual with an illness/disability than other tenure forms. Illness/disability is also over-represented among economically vulnerable households (40.8%) and the elderly (33.5%). Seventy five per cent of households with a long-term illness/disability are headed by a person aged 65 years and over.

7.9 Of those households experiencing illness/disability 2250 or 22.8% occupy properties that have been specially adapted for disabled use. Slightly over a quarter (26.7%) of the households with an illness/disability are in receipt of a disability related benefit/allowance.

DECENT PLACES

7.10 Housing satisfaction levels within the District are good. 35904 households (77.4%) are very satisfied with their current accommodation; 9014 households (19.4%) are fairly satisfied. Only

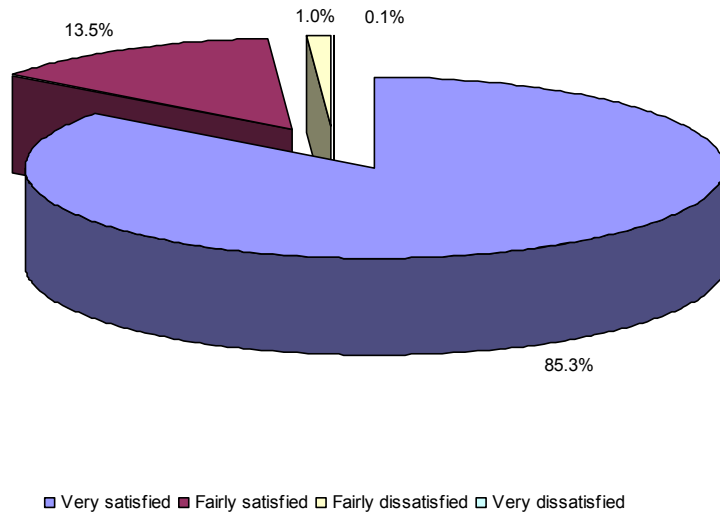
439 (0.9%) were very dissatisfied with a further 2.2% (1034) indicating they were fairly dissatisfied. The Survey of English Housing 2005/06 found similar overall levels of satisfaction, although the split between very and fairly satisfied was slightly different, with 60.2% of private sector households being very satisfied with their accommodation and 31.7% fairly satisfied.

FIGURE 27: SATISFACTION WITH CURRENT HOUSING



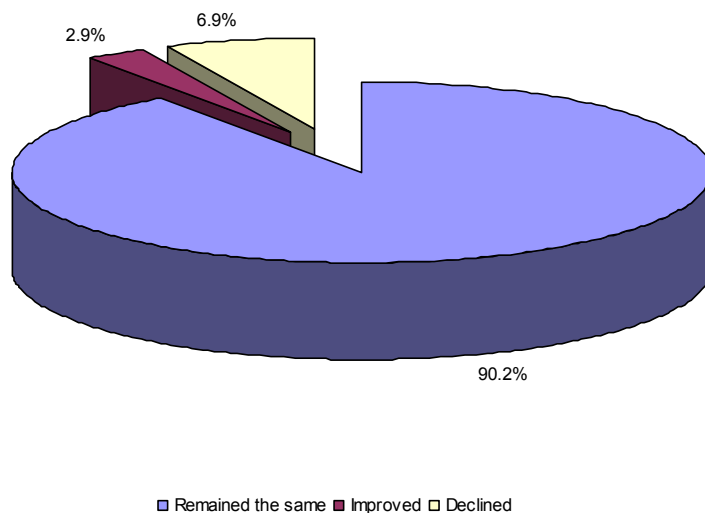
- 7.11 Levels of satisfaction with current housing vary geographically, from a low of 56.9% of households in the Coastal Area being very satisfied to almost 93% in Stalham. Tenure also impacts upon satisfaction levels with the private-rented sector (11.7% dissatisfied) being the least satisfied with their current accommodation. Again this reflects national findings; 12% of private rented households were unsatisfied compared with 3% of owner-occupiers (SEH, 2005/06).
- 7.12 There is also a relationship between housing condition and housing satisfaction, with lower levels of satisfaction for non-Decent housing and for dwellings experiencing Category 1 risks. While 83.5% of households who live in Decent homes are very satisfied with their current accommodation, the level drops to 57.5% of households in non-decent dwellings. The corresponding figures with respect to Category 1 risks are 80.0% of those where no risks are present being very satisfied falling to 61% where a risk is apparent.
- 7.13 Levels of household satisfaction with their local area are equally encouraging. 39404 households (85.3%) are very satisfied with where they live; 6247 households (13.5%) are quite satisfied. Only 531 households (1.1%) expressed direct dissatisfaction with their local area. Given such overwhelming satisfaction levels no statistically significant geographical or housing sector differences could be detected.

FIGURE 28: SATISFACTION WITH LOCAL AREA



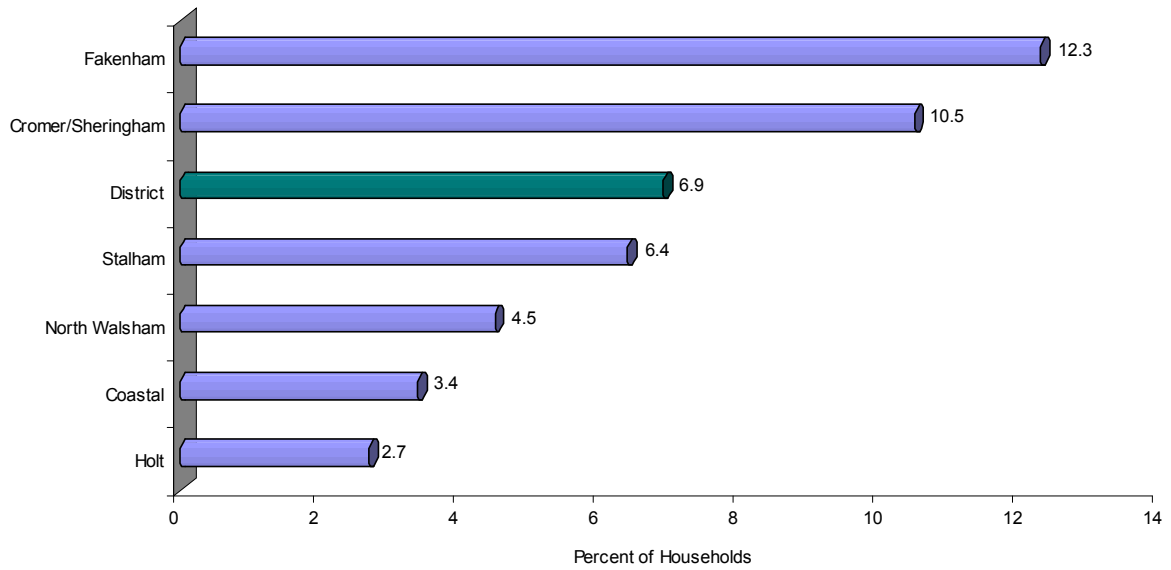
7.14 Household attitudes to trends within their local area are more mixed. While 1341 households (2.9%) regarded their area as having improved over the last five years, 3201 households (6.9%) regarded their area as having declined. 41580 households (90.2%) perceive no recent change in their area.

FIGURE 29: HOUSEHOLD ATTITUDES TO AREA TRENDS



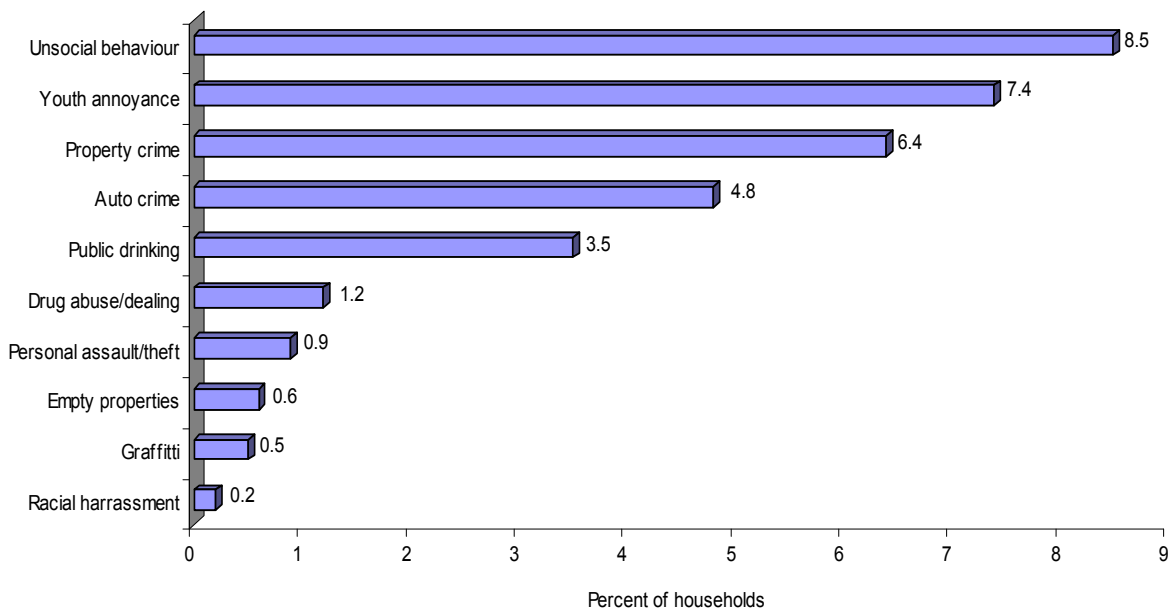
7.15 Perceptions of area decline do vary geographically, with feelings of decline higher in the Fakenham and Cromer/Sheringham Areas.

FIGURE 30: PERCEPTIONS OF AREA DECLINE



7.16 In addition to general area attitudes households were prompted to comment on a range of issues which might represent problems within their areas. Household attitudes are again positive with any problems emerging regarded as minor in extent. Key emerging areas do however include unsocial behaviour/youth annoyance and property and auto crime.

FIGURE 31: HOUSEHOLD PERCEPTIONS OF LOCAL PROBLEMS



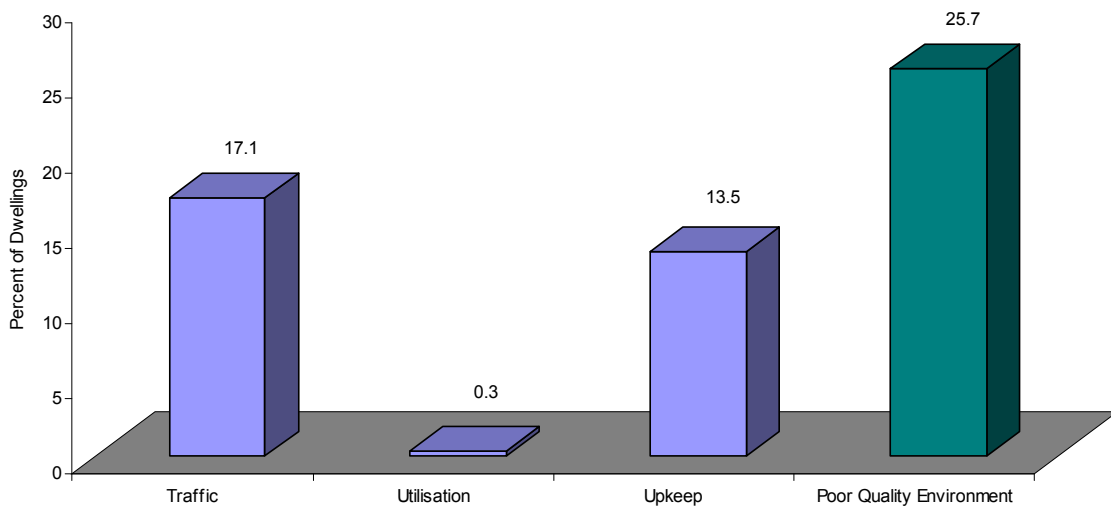
LIVEABILITY

7.17 As well as appraising household attitudes, surveyors were asked to identify local environmental problems and to assess the overall visual quality of the local environment. Poor quality environments are assessed on whether liveability problems exist in the local area. Three groups of problems are measured comprising:

- **Upkeep problems related to litter, rubbish, vandalism, graffiti and general condition/appearance of streets and buildings**
- **Traffic problems related to traffic volume and intrusion from major arterial routes**
- **Utilisation problems related to vacant sites and buildings, to intrusive industry and non-conforming uses.**

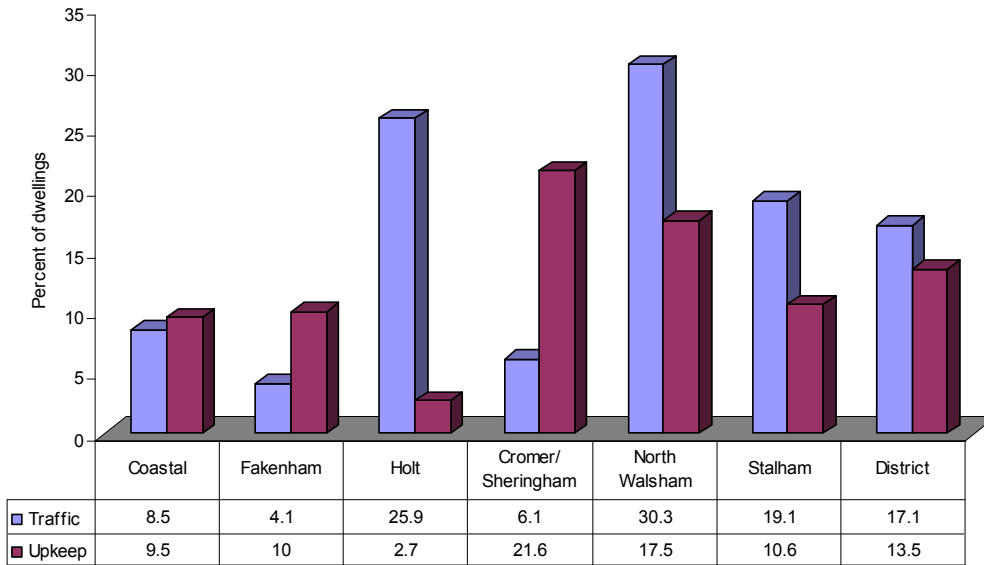
7.18 Overall, 13521 dwellings (25.7%) are located in areas affected substantially by environmental problems. By liveability categories, traffic problems affect 8978 dwellings (17.1%), utilisation problems affect just 164 dwellings (0.3%) and upkeep problems affect 7089 dwellings (13.5%).

FIGURE 32: LIVEABILITY



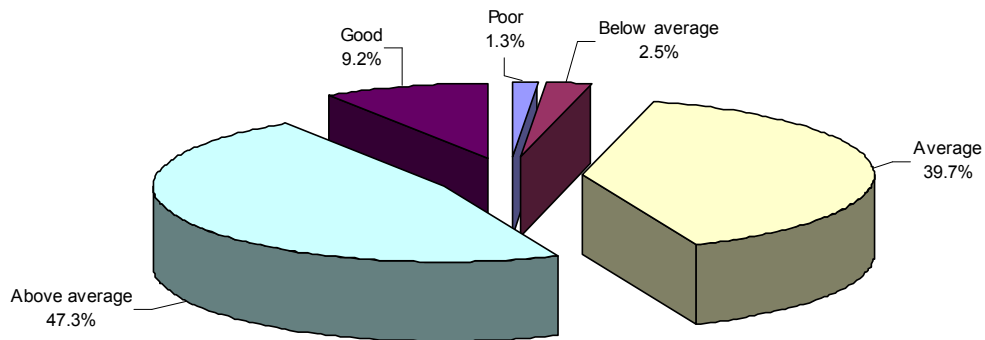
7.19 Traffic problems are most prevalent in North Walsham and Holt, where 30.3% and 25.9% of dwellings respectively are adversely affected and together these areas account for 65% of all the affected properties. Cromer/Sheringham and North Walsham exhibit the highest rates of upkeep problems, with 21.6% and 17.5% of dwellings in these locations being affected.

FIGURE 33: TRAFFIC AND UPKEEP PROBLEMS BY AREA



- 7.20 The 2004 EHCS found that homes in poor quality environments are more likely to be non-decent than in areas with no problems. A strong statistically significant relationship was also found in the current survey data such that 41% of dwellings in areas experiencing environmental problems are non-Decent compared with 16.4% in areas with no environmental problems. Furthermore, the average cost to make homes decent is higher in poor quality environments than elsewhere; £6337 and £5535 respectively.
- 7.21 The surveyor's assessment of the visual environmental quality of the neighbourhood is generally in line with householder's satisfaction levels with their immediate area. Only 3.8% of dwellings are deemed to be in an area where the visual quality of the local environment is below average or poor.

FIGURE 34: VISUAL QUALITY OF ENVIRONMENT



7.22 North Walsham exhibits the highest rate of poor/below average visual neighbourhood quality, with 856 or 7% of the dwellings in this area categorised as such. The Coastal Area, with only 43 dwellings (1.2%), has the lowest rate of dwellings experiencing a poor/below average visual neighbourhood quality.

FUEL POVERTY

7.23 Linking information on annual fuel costs from the energy survey to household income profiles provides an indicative pattern of fuel poverty among private sector households in the District. Fuel poverty is usually defined by an annual expenditure on fuel in excess of 10% of annual household income; by this definition 5157 households, 11.0% are in fuel poverty. There is a clear link with energy efficiency as illustrated in Table 36; rates of fuel poverty are greater for households occupying a dwelling with a low SAP Rating, compared with households in dwellings with a higher SAP Rating.

7.24 Variations in fuel poverty by housing sector and household type are interesting and are illustrated in Tables 36 and 37. These indicate statistically significant differences in the relative levels of fuel poverty in:

- ***The Cromer/Sheringham (21.7%) and Stalham Areas (13.2%). These Areas account for 58% of all households in fuel poverty***
- ***Private Rented sector (19.1%)***
- ***Non-Decent Homes (14.4%)***
- ***Dwellings with SAP ratings of below 50.***

- *Households headed by individuals aged 55 to 64. However, 42.4% of all households in fuel poverty are headed by an individual aged 65 or over*
- *Large Adult households (35.0%)*
- *Economically Vulnerable households (28.9%)*
- *No non-target households are in fuel poverty.*

TABLE 36 : FUEL POVERTY BY AREA AND HOUSING SECTOR

SURVEY AREA	fuel poverty				ALL HOUSEHOLDS	
	not in fuel poverty		in fuel poverty		hholds	%
	hholds	%	hholds	%		
SURVEY AREA						
Coastal	3174	89.3	379	10.7	3553	100.0
Fakenham	7200	91.6	663	8.4	7863	100.0
Holt	5523	96.4	207	3.6	5730	100.0
Cromer/Sheringham	6580	78.3	1827	21.7	8407	100.0
North Walsham	11468	92.6	921	7.4	12389	100.0
Stalham	7602	86.8	1161	13.2	8763	100.0
TENURE						
owner occupied	33835	89.6	3941	10.4	37776	100.0
private rented	2738	80.9	647	19.1	3385	100.0
housing association	3858	87.2	568	12.8	4426	100.0
other/unobtainable	1118	100.0			1118	100.0
MAIN HOUSE TYPE						
house	23104	89.1	2833	10.9	25937	100.0
bungalow	15396	89.1	1890	10.9	17286	100.0
purpose built flat	1840	89.6	213	10.4	2053	100.0
converted/mixed use flat	1208	84.5	221	15.5	1429	100.0
DWELLING CONFIGURATION						
mid terrace	4576	93.5	320	6.5	4896	100.0
end terrace	3507	93.2	255	6.8	3762	100.0
semi detached	11360	88.0	1550	12.0	12910	100.0
detached	19057	88.0	2597	12.0	21654	100.0
not applicable	3048	87.5	435	12.5	3483	100.0
DATE OF CONSTRUCTION						
pre-1919	6806	85.1	1188	14.9	7993	100.0
1919-1944	4545	88.0	620	12.0	5165	100.0
1945-1964	7261	82.9	1501	17.1	8762	100.0
1965-1974	7777	88.4	1023	11.6	8800	100.0
1975-1981	4266	92.9	328	7.1	4594	100.0
post-1981	10893	95.6	498	4.4	11391	100.0
DECENT HOMES STANDARD(hhrs)						
compliant	32047	90.0	3557	10.0	35605	100.0
non compliant	9501	85.6	1600	14.4	11100	100.0
SAP RATINGS						
10	334	60.7	216	39.3	550	100.0
20	314	44.6	390	55.4	704	100.0
30	1076	80.4	262	19.6	1338	100.0
40	3018	84.0	575	16.0	3593	100.0
50	4843	83.2	976	16.8	5819	100.0
60	10406	93.0	781	7.0	11187	100.0
70	10733	89.5	1261	10.5	11994	100.0
80	7700	91.7	694	8.3	8394	100.0
90	2385	100.0			2385	100.0
100	740	100.0			740	100.0
ALL HOUSEHOLDS	41548	89.0	5157	11.0	46705	100.0

TABLE 37: FUEL POVERTY BY HOUSEHOLD CHARACTERISTICS

	fuel poverty				ALL HOUSEHOLDS	
	not in fuel poverty		in fuel poverty		hhlds	%
	hhlds	%	hhlds	%		
AGE OF HOH						
under 25 years	1558	96.6	54	3.4	1613	100.0
25 - 34 years	3123	88.8	393	11.2	3515	100.0
35 - 44 years	5568	91.5	516	8.5	6085	100.0
45 - 54 years	5395	92.8	416	7.2	5812	100.0
55 - 64 years	7637	82.8	1591	17.2	9228	100.0
65 years and over	17853	89.1	2186	10.9	20039	100.0
unobtainable	413	100.0			413	100.0
HOUSEHOLD TYPE						
single person non pensioner	3680	90.1	405	9.9	4086	100.0
single parent family	1628	83.7	317	16.3	1944	100.0
two person adult non pensioner	6308	96.7	218	3.3	6526	100.0
small family	6366	90.0	710	10.0	7076	100.0
large family	1271	86.4	201	13.6	1472	100.0
large adult	212	65.0	114	35.0	326	100.0
elderly	21831	87.2	3192	12.8	25023	100.0
unobtainable	252	100.0			252	100.0
ECONOMIC STATUS HOH						
full-time work	17395	96.3	675	3.7	18070	100.0
part-time work	1686	74.0	593	26.0	2279	100.0
unemployed-available for work	280	39.1	435	60.9	715	100.0
permanently sick/disabled	548	49.4	561	50.6	1109	100.0
housewife	936	86.0	153	14.0	1089	100.0
wholly retired	20236	88.1	2740	11.9	22976	100.0
student	24	100.0			24	100.0
unob.	444	100.0			444	100.0
TARGET HOUSEHOLDS						
Non-target	9714	100.0			9714	100.0
Economically Vulnerable	7527	71.1	3062	28.9	10589	100.0
Elderly - Non Economically Vulnerable	18788	91.0	1856	9.0	20645	100.0
Family - Non Economically Vulnerable	5519	95.9	238	4.1	5757	100.0
ALL HOUSEHOLDS	41548	89.0	5157	11.0	46705	100.0

8.0 OWNER-OCCUPIERS IN NON DECENT HOUSING

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

- (a) Relationships between house condition and economic/social circumstances guiding intervention and support strategies within the sector
- (b) Barriers to owner-occupied home improvement including past improvement histories and improvement intentions
- (c) Attitudes to the funding of repairs/improvements including methods of payment and interest in Council loans or equity release.

INTERVENTION AND SUPPORT REQUIREMENTS

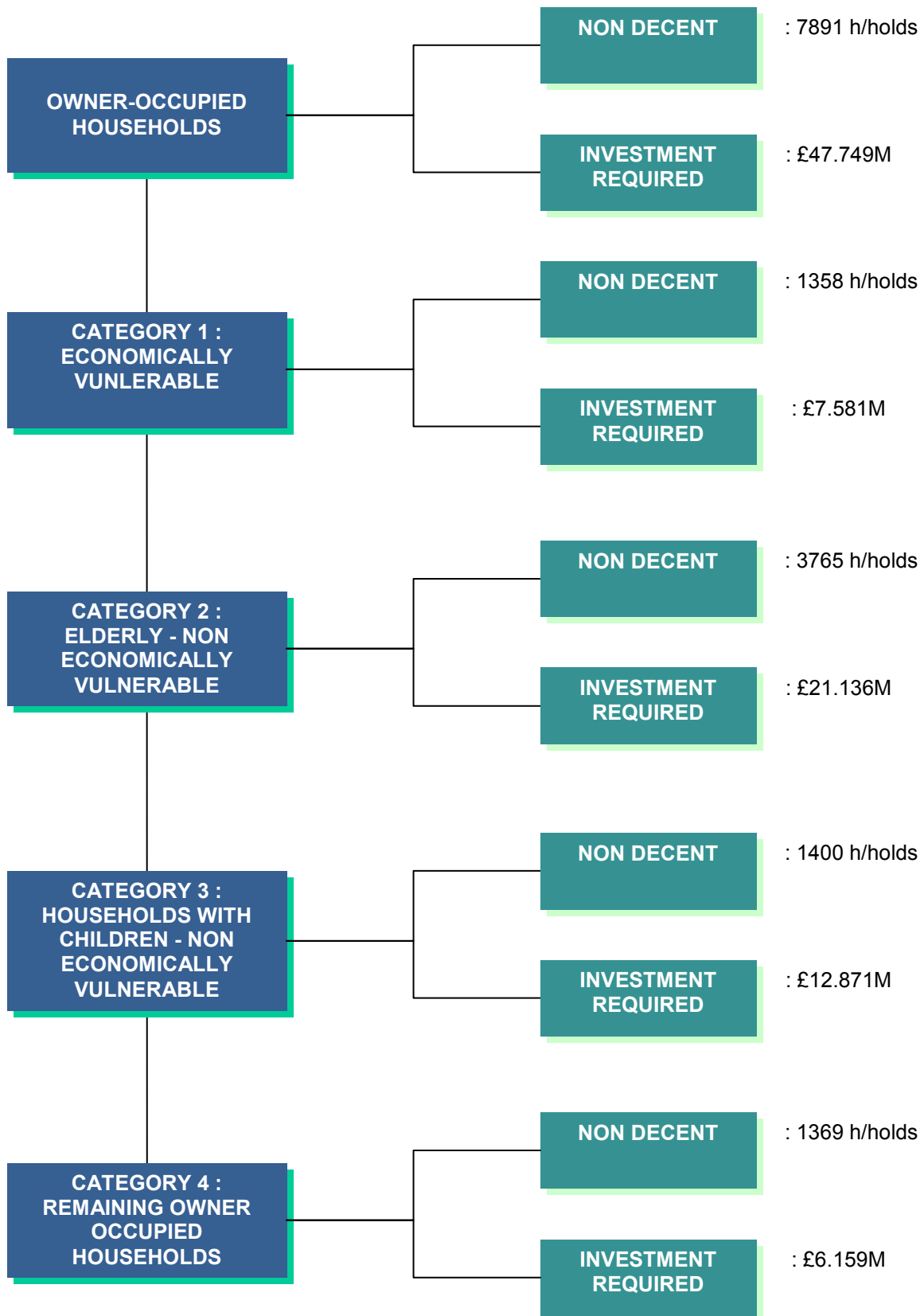
8.2 A potential framework for intervention within the owner-occupied sector is illustrated in Figure 35. Three main categories for support are identified within this framework including:

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

8.3 7891 owner-occupied households (20.9%) live in dwellings which are non-Decent with total outstanding expenditure on Decent Home improvements of £47.749M. 1358 households within this sector are economically vulnerable representing 17.2% of the total. Estimated improvement expenditure for these households is £7.581M.

FIGURE 35: OWNER-OCCUPIED INTERVENTION FRAMEWORK

Base = Owner-occupied Households



Among owner-occupied households living in non-Decent conditions; 3765 households (47.7%) are elderly in composition and 1400 households (17.7%) contain children. These households are not economically vulnerable by definition but may be under pressure financially to improve and maintain their homes. Outstanding expenditure against these groups to achieve the decent homes standard is estimated at £34.007M.

ECONOMICALLY VULNERABLE OWNER-OCCUPIERS: Economically vulnerable owner-occupiers living in non-Decent housing are strongly associated with the Stalham (41.3%) Area. A high proportion of these households live in detached (49.8%) properties constructed pre-1919 (28.9%) and between 1965 and 1981 (43.8%) and are either houses (60.1%) or bungalows (23.8%).

ELDERLY NON ECONOMICALLY VULNERABLE: Non economically vulnerable elderly households are predominately located within the North Walsham (36.8%) and Cromer/Sheringham (23.4%) Areas. These households tend to be associated with detached (57.4%) housing of either house (44.7%) or bungalow (46.5%) design, and within both pre-1919 (33.9%) and 1965-1974 housing (22.4%).

FAMILY NON ECONOMICALLY VULNERABLE: These households are over-represented in the North Walsham (48.5%) and Fakenham (19.7%) Areas and within the detached (38.7%) and semi-detached (42.0%) housing markets. Significant proportions are resident in pre-1919 (59.1%) housing and approximately three quarters (74.6%) occupy houses.

BARRIERS TO OWNER-OCCUPIED HOME IMPROVEMENT

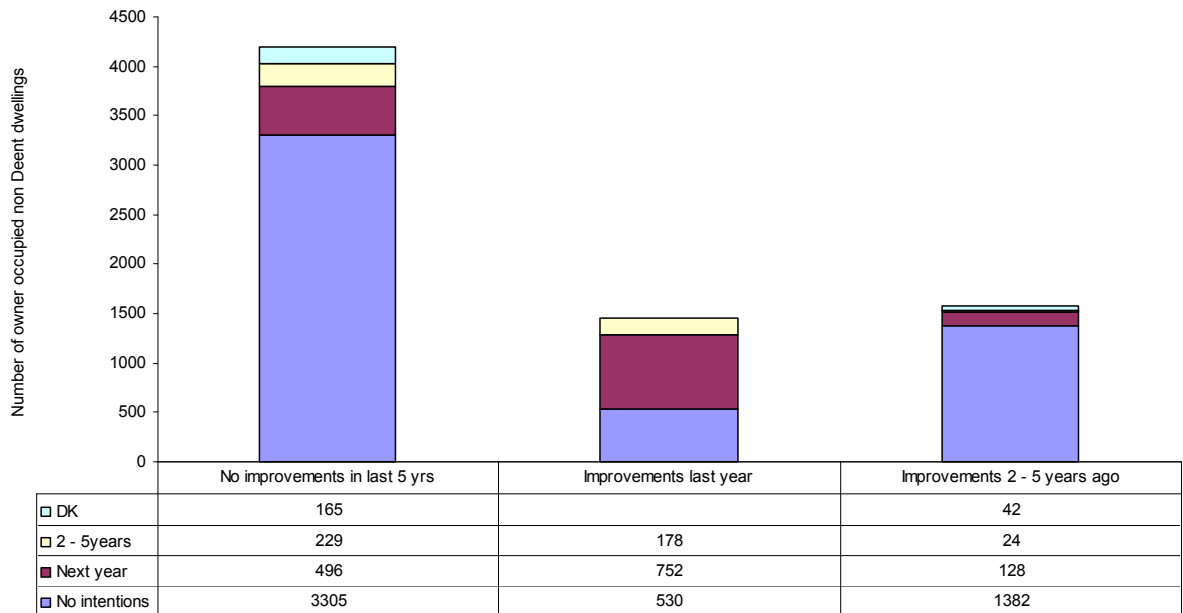
- 8.4 While economic factors will influence the ability of owner-occupiers to improve and repair their homes, other factors will also impact. Housing satisfaction levels within the District have been reported as high and these are retained among owner-occupiers in non-Decent housing. 5233 owner-occupiers living in non-Decent housing (66.3%) are very satisfied with their current housing; an additional 2005 households (25.4%) are fairly satisfied. Only 546 owner-occupiers in non-Decent housing (5.9%) expressed direct dissatisfaction with their current accommodation, and none of these were very dissatisfied. While known difficulties exist in obtaining negative views from owner-occupiers on housing quality, high levels of satisfaction may also reflect a lack of awareness of condition problems. This is particularly appropriate to energy efficiency and amenity attributes of the Decent Homes standard and to concepts of design risk within the HHSRS.
- 8.5 Against these attitudes to housing and barriers to home improvement, previous and projected activity levels among owner-occupiers remain mixed. 4467 owner-occupiers in non-decent

housing (56.6%) have completed no recent major repairs/improvements and 5280 households (66.9%) have no short-term intentions to carry out major repairs/improvements.

TABLE 38: OWNER OCCUPIED HOUSEHOLDS IN NON DECENT HOUSING - TARGET SUPPORT GROUPS BY AREA AND HOUSING SECTOR

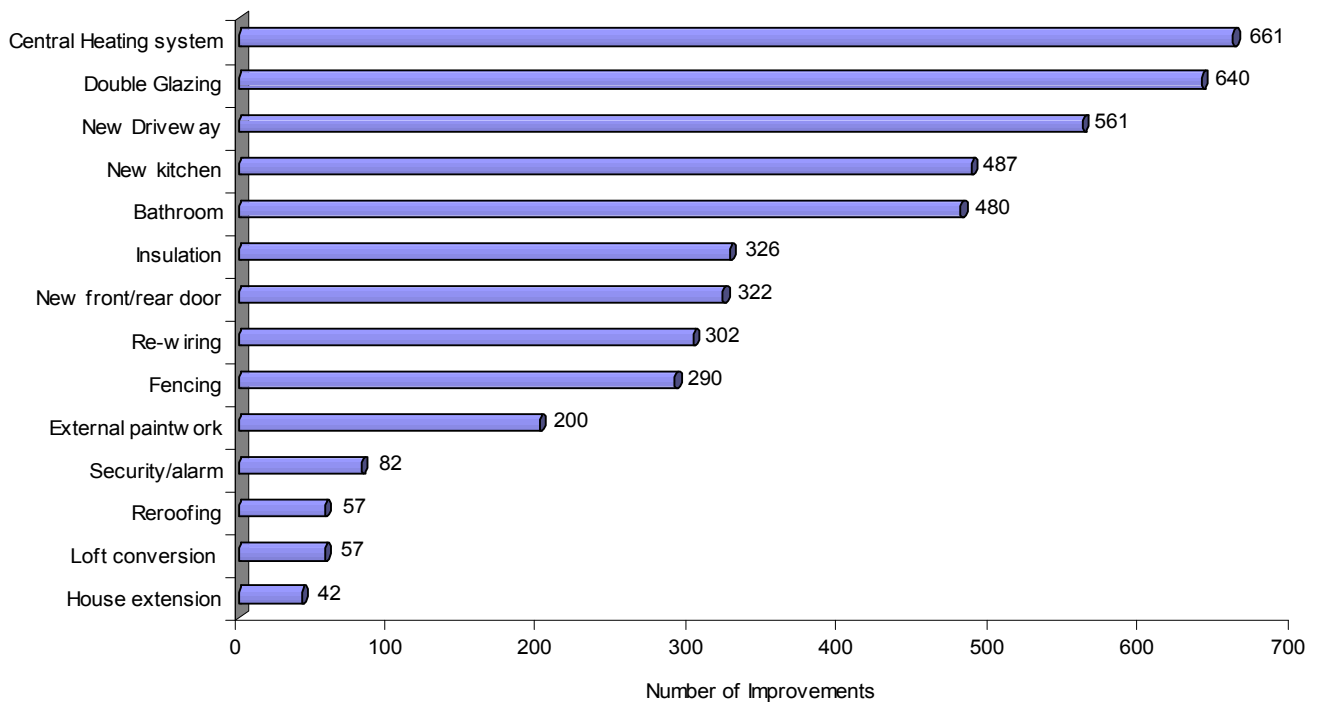
	TARGET HOUSEHOLDS								ALL HOUSEHOLDS	
	Non-target		Economically Vulnerable		Elderly - Non Economically Vulnerable		Family - Non Economically Vulnerable			
	hhds	%	hhds	%	hhds	%	hhds	%	hhds	%
SURVEY AREA										
Coastal	87	6.3	241	17.7	190	5.0	79	5.7	597	7.6
Fakenham	159	11.6			275	7.3	275	19.7	710	9.0
Holt	260	19.0			333	8.8	125	8.9	718	9.1
Cromer/Sheringham	57	4.2	285	21.0	880	23.4	114	8.1	1336	16.9
North Walsham	678	49.6	271	19.9	1386	36.8	678	48.5	3014	38.2
Stalham	127	9.3	561	41.3	701	18.6	127	9.1	1517	19.2
MAIN HOUSE TYPE										
house	917	67.0	816	60.1	1682	44.7	1045	74.6	4459	56.5
bungalow	313	22.9	323	23.8	1750	46.5	273	19.5	2659	33.7
purpose built flat	82	6.0	195	14.4	334	8.9			610	7.7
converted/mixed use flat	57	4.2	24	1.8			82	5.9		
DWELLING CONFIGURATION										
mid terrace	237	17.3	193	14.2	341	9.1	189	13.5	960	12.2
end terrace	241	17.6	82	6.0	145	3.9			468	5.9
semi detached	349	25.5	188	13.8	783	20.8	587	42.0	1906	24.2
detached	403	29.5	676	49.8	2162	57.4	542	38.7	3784	48.0
not applicable	139	10.1	219	16.1	334	8.9	82	5.8	773	9.8
DATE OF CONSTRUCTION										
pre-1919	431	31.5	392	28.9	1275	33.9	827	59.1	2926	37.1
1919-1944	104	7.6	88	6.5	555	14.8	55	3.9	802	10.2
1945-1964	163	11.9	145	10.7	462	12.3	192	13.7	961	12.2
1965-1974	258	18.9	323	23.8	843	22.4	205	14.6	1629	20.6
1975-1981	145	10.6	271	20.0	294	7.8	57	4.1	768	9.7
post-1981	267	19.5	139	10.2	336	8.9	64	4.6	806	10.2
ALL HOUSEHOLDS	1369	100.0	1358	100.0	3765	100.0	1400	100.0	7891	100.0

FIGURE 36: IMPROVEMENTS COMPLETED AND INTENDED BY OWNER OCCUPIERS IN NON DECENT HOMES



8.6 The most common type of internal improvements owner-occupiers in non-decent housing intended to complete in the next five years relate to new central heating systems, double glazing, refitting bathroom or kitchen and insulation.

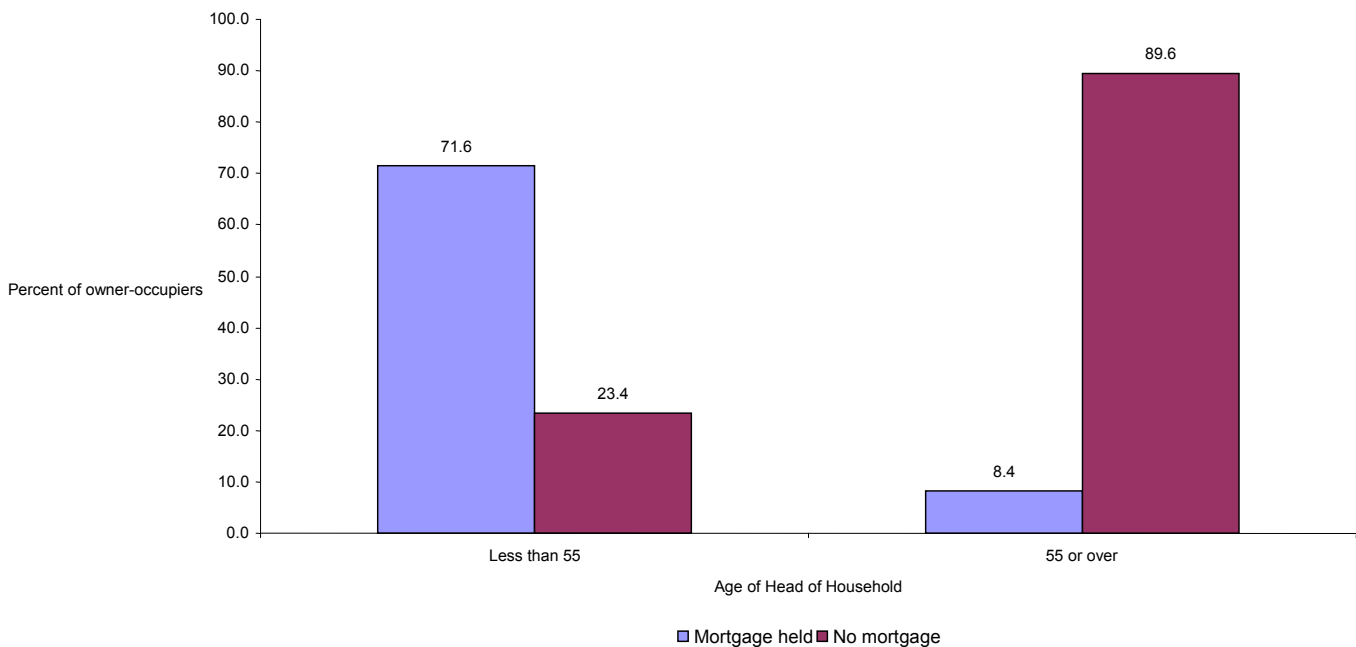
FIGURE 37: INTENDED IMPROVEMENTS BY OWNER OCCUPIERS IN NON DECENT HOMES



ATTITUDES TO IMPROVEMENT/REPAIR FUNDING

- 8.7 Equity release remains a Government recommendation to achieve an increase in owner-occupied funding for home improvement. While the potential for equity release is strongly related to household attitudes it also operates within the local owner-occupied housing framework. This includes, in particular, underlying property values and existing mortgage gearing among owner-occupied households.
- 8.8 There is considerable equity within the District with 23397 owner occupied households (61.9%) having no outstanding mortgage or loan on their property, a similar percentage applies to those owner-occupiers within non-decent housing (64.1%).
- 8.9 The divergence is even greater when households are divided by the age of the head of household. Almost 90% of owner-occupier households (approximately 20700) where the head of household is 55 years or over have no current mortgage, only 23.4% of comparable households where the head of household is less than 55 years old have no mortgage (around 2500).

FIGURE 38: MORTGAGE HOLDING BY AGE OF H.O.H.



- 8.10 The release of this potential equity may prove problematic as there is a general reluctance on the part of owner occupiers to re-mortgage to enable necessary improvements/repairs to be carried out;

- *5986 owner occupied households (15.8%) would consider re-mortgaging to improve or repair their home. The proportion is slightly higher for those in non-Decent housing (19.8%)*
- *Younger households exhibit an increased willingness to re-mortgage or use the value of their property, 24% (2856 households), where the head of household is less than 55, indicating such an attitude, compared with 12.1% (3050 households) where the head of household is 55 or older.*

8.11 The potential equity held by owner-occupiers within the District has been estimated by comparing the outstanding mortgage position with prevailing house prices within postcode sectors and by housing type. House price information relates to the final quarter of 2006, is based upon actual sales during this period and taken from the Land Registry website.

TABLE 39: OWNER-OCCUPIED HOUSEHOLDS POTENTIAL EQUITY RELEASE BY AGE OF HEAD OF HOUSEHOLD						
	OWNER OCCUPIERS MORTGAGE POSITION					
	With Mortgage		No Outstanding Mortgage		Mortgage Position Unknown	
	H.O.H. less than 55	H.O.H. 55 or over	H.O.H. less than 55	H.O.H. 55 or over	H.O.H. less than 55	H.O.H. 55 or over
VALUE OF PROPERTY						
Average	189,167	192,230	184,611	218,798	208,504	246,212
Total	1,434,453,361	372,733,970	457,077,521	4,536,338,934	111,015,183	116,856,554
OUTSTANDING MORTGAGE						
Average	74,940	14,171	0	0		
Total	568,270,020	27,477,569	0	0		
POTENTIAL EQUITY						
Average	114,227	178,059	184,611	218,798		
Total	866,183,341	345,256,401	457,077,521	4,536,338,934		
H/holds	7583	1939	2476	20733	532	475

8.12 The figures in Table 39 should be treated as indicative only; the value of property is based upon average prices for four basic house types with no differentiation by size of property or age. Additionally, the level of a household's outstanding mortgage is taken as the mid-point from a range of values into which the households' actual amount of outstanding mortgage lies.

8.13 Overall, it is estimated that owner-occupiers within the District have potential equity of around £6 billion, with almost three quarters held by households where the head of household is over 54 years old.

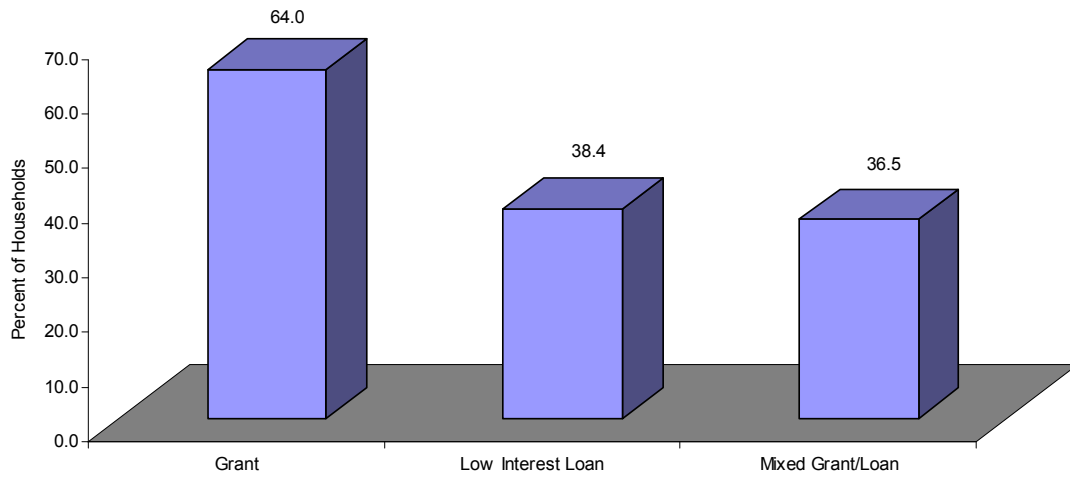
8.14 Table 40 below provides an indication of the amount of equity that may be available to owner-occupiers who currently live in non-decent housing, and the costs associated with making these properties decent.

TABLE 40: OWNER-OCCUPIED HOUSEHOLDS IN NON-DECENT HOUSING AND POTENTIAL EQUITY RELEASE BY AGE OF HEAD OF HOUSEHOLD

	OWNER-OCCUPIERS MORTGAGE POSITION				
	With Mortgage		No Outstanding Mortgage		Mortgage Position Unknown
	H.O.H. less than 55	H.O.H. 55 or over	H.O.H. less than 55	H.O.H. 55 or over	All
VALUE OF PROPERTY					
Average	172,147	185,071	159,786	212,478	220,221
Total	220,864,601	30,166,573	59,683,086	978,279,128	53,716,191
POTENTIAL EQUITY					
Average	91,017	175,071	159,786	212,478	
Total	116,774,811	28,536,573	59,683,086	978,279,128	
COSTS TO ACHIEVE DECENCY					
Average	7,150	10,244	3,775	5,842	7,948
Total	9,171,598	1,666,012	1,409,948	26,896,728	1,938,636
Costs as % of Equity	7.9	5.8	2.4	2.7	
H/holds	1283	163	374	4604	244

- 8.15 Costs to achieve decency are just over three per cent of the potential equity available to households in non-decent homes. The ratio of costs to equity is greatest for those households with a mortgage and where the head of household is less than 55. This reflects the fact that the average cost to achieve decency for these particular households is relatively high and they have the lowest average levels of potential equity.
- 8.16 Concentrating again on owner-occupied households in non-Decent housing (7891 households) interest was gauged in Council assistance in terms of grants, low interest loans and a combination of the two to help owner-occupiers carry out repairs/improvements. Whilst 64% would be interested in a Grant from the Council only 38% would consider taking a Low Interest Loan from the Council.

FIGURE 39: OWNER OCCUPIERS IN NON DECENT HOUSING INTEREST IN COUNCIL ASSISTANCE TO CARRY OUT REPAIRS



8.17 Households were also asked about their interest in a Council devised scheme that would help them access the money tied up in their home to undertake improvements/repairs, with a guarantee that they would not lose their home. There was little difference in the percent of households in decent and non-decent housing interested in such a scheme; 11.0% in decent housing and 13.9% in non-decent housing.

9.0 HOUSING INVESTMENT NEEDS AND EMERGING ISSUES

9.1 To summarise investment needs within the private sector housing stock we have utilised the four-fold classification of Decent Homes performance discussed previously:

TABLE 41 : PRIVATE SECTOR INVESTMENT FRAMEWORK

CONDITION CATEGORY	CONDITION IMPLICATION	DWELLINGS	COSTS TO MAKE DECENT
1. GOOD CONDITION - DECENT	These dwellings are in good condition and meet Decent Homes requirements. Minor works of ongoing routine maintenance will be required.	40617 (77.3%)	£0
2. NON DECENT - CATEGORY 1 HHSRS	These dwellings can be addressed through a range of enforcement actions and through grant/loan facilities at both individual dwelling and area-based scales.	5856 (11.1%)	£46.326M
3. NON DECENT - DISREPAIR	Preventative action is required to reduce the risk of further deterioration. Support mechanisms are available largely through grant/loan facilities at individual dwelling scale, and through advice given by the Council.	3906 (7.4%)	£20.987M
4. NON DECENT – AMENITY/ ENERGY	These dwellings have no Category 1 hazards and are in good repair but fail Decent Homes requirements on amenities/energy. Defects on energy are most common, suggesting an integration of strategies with HECA objectives.	2165 (4.2%)	£3.135M
TOTAL ALL NON DECENT CATEGORIES		11927	£70.448M

9.2 Minimum costs to achieve Decency within this framework are estimated at £70.448M of which £46.326M is required to address dwellings experiencing Category 1 hazards.

10.0 CONCLUSIONS

- 10.1 The private sector house condition survey has found that the PSA Target 7 – Decent Homes guideline for 2021 where 75% of vulnerable households will be expected to live in Decent housing has been met. Currently, 77% of economically vulnerable households live in Decent housing within the District.

Across all private tenures the survey estimates that 11927 dwellings (22.7%) fail the requirements of the Decent Homes Standard and are non-Decent. Within this profile, 5856 dwellings (11.1%) experience Category 1 hazards within the HHSRS, the minimum statutory Standard for housing.

The rate of unfitness across the District at 3.2% indicates that in general local housing conditions are better than the national average where the rate of unfitness is 4.1%.

The profile of the private sector stock has found relatively high levels of empty homes. 46705 dwellings (88.9%) occupied with 5839 dwellings (10.1%) vacant. The majority of empty dwellings are transitional in nature with vacancy rates strongly influenced by the significant stock of second or holiday homes. With no houses in multiple occupation found within the sample survey, council estimates of minimum requirements for mandatory HMO licences would appear to be strongly supported.

- 10.2 To improve non-Decent housing within the District will require a minimum of £70.448M. A number of local issues will impact within this investment framework and will need to be addressed in any strategic response to the survey findings. These include:

- (a) Physical Condition factors*
- (b) Energy Efficiency*
- (c) Household Considerations*

PHYSICAL CONDITION FACTORS

Physical conditions within the District with regard to non-Decent housing are better than the national average but are nonetheless significant. These include:

- *5856 dwellings (11.1%) subject to Category 1 Hazards within the HHSRS*
- *An additional 3906 dwellings (7.4%) while not experiencing Category 1 Hazards fail the repair requirements of the Decent Homes Standard.*

Category 1 Hazard failure is confined to six of the 29 possible factors:

- *Damp and mould*
- *Excess cold*
- *Falls on the level*
- *Falls on stairs etc.*
- *Electrical*
- *Fire*

While category 1 failures are numerically dominated by the owner-occupied sector proportionately the private-rented sector is in a worse condition. Problems are also concentrated in pre-1919 dwellings and in converted/mixed use flats. Geographically, Category 1 failure rates are also higher in the Coastal and the Holt Areas. Issues of dampness are primarily related to overall repair condition while excess cold issues are linked with energy efficiency.

5608 dwellings (10.7%) require major repairs, with repair condition impacting on the other Decent homes attributes including HHSRS Category 1 failure. Rates of disrepair are relatively constant across tenures but significantly higher for dwellings constructed pre-1919 and in converted/mixed use flats. Geographically, failure rates are greatest in the North Walsham Area.

Repair defects within the housing stock more typically affect:

- *electrics*
- *rainwater goods*
- *roof coverings*
- *kitchens*
- *heating.*

Costs to address repair defects within the Decent Homes Standard are estimated at £20.987M averaging £3743 per defective dwelling.

ENERGY EFFICIENCY FACTORS

Energy efficiency levels are above the national average although local issues still remain:

- *6214 dwellings (11.8%) have a SAP rating of 40 or below. These dwellings are typically of semi-detached or detached configuration and constructed either pre-1919 or in the 1950's.*
- *3301 dwellings (6.3%) fail the energy efficiency requirements of the Decent Homes Standard.*
- *5157 households (11%) are in fuel poverty.*

The implementation of a programme of energy efficiency measures has been modelled, costing £7.291M, and primarily involving loft and cavity wall insulation. This programme will improve the average SAP Rating in the District to 68 (15% improvement) with corresponding reductions in average carbon dioxide CO₂ emissions by 31% and the annual energy costs by 13%.

HOUSEHOLD CONSIDERATION FACTORS

Although PSA Target 7 levels are generally met within the District, an association between poor housing condition and socio-economic disadvantage remains. The elderly are particularly affected. Household circumstances are exacerbated by house condition problems. Housing and area satisfaction are high although perceptions of the area decline are emerging. Key issues include car and property crime and general anti-social behaviour.

11.0 RECOMMENDATIONS

11.1 HOUSING INVESTMENT PROGRAMME RECOMMENDATIONS

The survey provides a benchmark for the targeting of investment and for monitoring the impact of future housing strategies. In so doing the Council should also consider the dynamics of the housing market in general, and the strategic resource options available to it within its Housing Investment Programme and other funding sources. Consideration of the new statutory framework for housing contained within the HHSRS and the Housing Act 2004 will also be required.

Strategically the legislation allows several approaches to the targeting of investment and the development of support mechanisms. Options for investment targeting include:

- *Area based*

Area based approaches are worthy of examination by the Council for example in the Coastal and Holt Areas.

- *Property based*

Property based approaches are worthy of examination by the Council particularly targeting the high rates of Category 1 hazards in the pre-1919 properties.

- *Sector base*

Housing conditions are significantly worse in the private rented sector as are socio-economic conditions associated with younger single households.

- *Client based*

Elderly households comprise 48.9% of all households in Category 1 dwellings and 49.5% of all households living in non-decent housing.

- *Theme based*

The Council may wish to consider preventative action against disrepair within the housing stock linked to household education. Energy efficiency standards within the private sector

housing stock are also an issue. 3301 private sector dwellings (6.3%) fail the energy efficiency requirements of the Decent Homes Standard.

11.2 Housing Renewal Guidance permits a wide range of locally developed support mechanisms for private sector renewal including;

- *Grant assistance*
- *Assistance to landlords*
- *Loan assistance*
- *Purchase and Re-location support*
- *Enforcement*

The investment framework emerging from the survey suggests that grant assistance should remain in support of those households most in need. A significant proportion of owner-occupied households living in unsatisfactory housing do however lie outside a normal test of resources measure. Loan assistance including equity release offers potential but will require detailed research on housing market demand and dynamics. Initial survey findings indicate mixed interest in financial support initiatives among owner-occupied households, in non-Decent housing.

11.3 Irrespective of future strategic choices the survey provides a detailed framework and benchmark for the development of the local housing renewal policy.

12.0 COMPARATIVE CONDITION AND INVESTMENT PROFILE BY AREA AND TENURE. TABLE 42

	PRIVATE HOUSING STOCK	CATEGORY 1 HAZARDS		NON DECENT		COSTS TO ACHIEVE DECENCY
		dwgs	dwgs	%	dwgs	%
AREA						
Coastal	4300	748	17.4	894	20.8	£5.334
Fakenham	8428	802	9.5	1157	13.7	£8.028
Holt	5972	750	12.6	1169	19.6	£7.458
Cromer/Sheringham	10139	971	9.6	1741	17.2	£8.853
North Walsham	14015	1548	11.0	5065	36.1	£30.180
Stalham	9690	1038	10.7	1900	19.6	£10.596
TENURE						
Owner-occupied	38673	4247	11.0	8110	21.0	£51.546
Private-rented	4044	1060	26.2	1621	40.1	£9.360
Housing Association	4471	531	11.9	686	15.3	£4.254
Vacant/other	5356	18	0.3	1510	28.2	£5.290
TOTAL HOUSING STOCK	52545	5859	11.1	11927	22.7	£70.448M

13.0 Area Housing Profiles – District Wide. Table 43

DISTRICT WIDE				
	DWGS	%		
TOTAL HOUSING STOCK	52544	100.0	TOTAL HOUSEHOLDS	46705
OCCUPIED	46705	88.9	TOTAL POPULATION	98982
VACANT	5839	11.1	AVG HOUSEHOLD SIZE	2.2

HOUSING STOCK BY....			HOUSEHOLDS BY....		
TENURE	No	%	AGE OF H.O.H.	No	%
Owner-Occupied	38673	73.6	Under 25 years	1613	3.5
Private-Rented	4044	7.7	25-34 years	3515	7.5
RSL	4471	8.5	35-44 years	6085	13.0
Other	1498	2.9	45-54 years	5812	12.4
Vacant/Unobtainable	3858	7.3	55-64 years	9228	19.8
DWELLING TYPE			65 years and over	20039	42.9
House	29075	55.3	Unobtainable	413	0.9
Bungalow	18806	35.8	HOUSEHOLD TYPE		
Purpose Built Flat	2626	5.0	Single Person	4086	8.7
Converted/Mixed Use Flat	1988	3.8	Single Parent	1944	4.2
CONFIGURATION			Small Adult	6526	14.0
Terraced	10027	19.1	Small Family	7076	15.1
Semi-Detached	14500	27.6	Large Family	1472	3.2
Detached	23354	44.4	Large Adult	326	0.7
N/A	4663	8.9	Elderly ⁴	25023	53.6
DATE OF CONSTRUCTION			Unobtainable	252	0.5
Pre-1919	10101	19.2	ECONOMIC STATUS OF H.O.H.		
1919-1944	5824	11.1	Employed	20349	43.6
1945-1964	9841	18.7	Unemployed	715	1.5
1965-1974	9669	18.4	Retired	22976	49.2
1975-1981	5182	9.9	Permanently Sick/Disabled	1109	2.4
Post-1981	11927	22.7	Looking after home/family	1089	2.3
HOUSING CONDITIONS			Unobtainable/Other	468	1.1
HOUSING ACTION			SOCIAL INDICATORS		
Decent	40617	77.3	Vulnerable Households	10589	22.7
Non Decent - Category 1	5856	11.1	Households in Fuel Poverty	5157	11.0
Non Decent - Disrepair	3906	7.4	ENERGY EFFICIENCY		
Non Decent - Amenity/Energy	2165	4.1	SAP Rating	59	
TOTAL NON DECENT	11927	22.7	CO ₂ Emissions (tonnes p.a.)	381543	
TOTAL CATEGORY 1	5856	11.1	Running Cost (£'s p.a.)	£38.904M	
COSTS TO MAKE DECENT	£70.448M				

⁴ Elderly households are those with one or more persons of pensionable age.

Area Housing Profiles – District Wide. Table 44

COASTAL				
	DWGS	%		
TOTAL HOUSING STOCK	4300	8.2	TOTAL HOUSEHOLDS	3553
OCCUPIED	3552	82.6	TOTAL POPULATION	7042
VACANT	748	17.4	AVG HOUSEHOLD SIZE	2.0

HOUSING STOCK BY....			HOUSEHOLDS BY....		
TENURE	No	%	AGE OF H.O.H.	No	%
Owner-Occupied	2938	68.3	Under 25 years		
Private-Rented	394	9.2	25-34 years	141	4.0
RSL	445	10.3	35-44 years	321	9.0
Other	114	2.7	45-54 years	557	15.7
Vacant/Unobtainable	409	9.5	55-64 years	870	24.5
DWELLING TYPE			65 years and over	1618	45.5
House	2902	67.5	Unobtainable	45	1.3
Bungalow	1101	25.6	HOUSEHOLD TYPE		
Purpose Built Flat	44	1.0	Single Person	243	6.8
Converted/Mixed Use Flat	253	5.9	Single Parent	146	4.1
CONFIGURATION			Small Adult	562	15.8
Terraced	1152	26.8	Small Family	341	9.6
Semi-Detached	1189	27.7	Large Family	165	4.6
Detached	1662	38.6	Large Adult	24	.7
N/A - Flat	297	6.9	Elderly	2051	57.7
DATE OF CONSTRUCTION			Unobtainable	21	.6
Pre-1919	1551	36.1	ECONOMIC STATUS OF H.O.H.		
1919-1944	399	9.3	Employed	1306	34.5
1945-1964	770	17.9	Unemployed	61	1.7
1965-1974	573	13.3	Retired	2033	57.2
1975-1981	412	9.6	Permanently Sick/Disabled	45	1.3
Post-1981	595	13.8	Looking after home/family	61	1.7
HOUSING CONDITIONS			Unobtainable/Other	48	1.3
HOUSING ACTION			SOCIAL INDICATORS		
Decent	3406	79.2	Vulnerable Households	1187	33.4
Non Decent - Category 1	748	17.4	Households in Fuel Poverty	379	10.7
Non Decent - Disrepair	127	3.0	ENERGY EFFICIENCY		
Non Decent - Amenity/Energy	19	0.4	SAP Rating	54	
TOTAL NON DECENT	894	20.8	CO ₂ Emissions (tonnes p.a.)	33768	
TOTAL CATEGORY 1	748	17.4	Running Cost (£'s p.a.)	£3.234M	
COSTS TO MAKE DECENT	£5.334M				

Area Housing Profiles – Fakenham. Table 45

FAKENHAM				
	DWGS	%		
TOTAL HOUSING STOCK	8428	16.0	TOTAL HOUSEHOLDS	7863
OCCUPIED	7863	93.3	TOTAL POPULATION	17549
VACANT	565	6.7	AVG HOUSEHOLD SIZE	2.2

HOUSING STOCK BY....			HOUSEHOLDS BY....		
TENURE	No	%	AGE OF H.O.H.	No	%
Owner-Occupied	6523	77.4	Under 25 years	110	1.4
Private-Rented	495	5.9	25-34 years	427	5.4
RSL	837	9.9	35-44 years	1538	19.6
Other	62	0.7	45-54 years	1111	14.1
Vacant/Unobtainable	511	6.1	55-64 years	1751	22.3
DWELLING TYPE			65 years and over	2870	36.5
House	6204	73.6	Unobtainable	55	.7
Bungalow	1991	23.6	HOUSEHOLD TYPE		
Purpose Built Flat	182	2.2	Single Person	739	9.4
Converted/Mixed Use Flat	52	0.6	Single Parent	593	7.5
CONFIGURATION			Small Adult	1179	15.0
Terraced	1923	22.8	Small Family	1392	17.7
Semi-Detached	3225	38.3	Large Family	304	3.9
Detached	3046	36.1	Large Adult	55	0.7
N/A - Flat	234	2.8	Elderly	3601	45.8
DATE OF CONSTRUCTION			Unobtainable		
Pre-1919	1212	14.4	ECONOMIC STATUS OF H.O.H.		
1919-1944	1104	13.1	Employed	4047	51.5
1945-1964	1905	22.6	Unemployed		
1965-1974	1072	12.7	Retired	3346	42.6
1975-1981	883	10.5	Permanently Sick/Disabled	97	1.2
Post-1981	2253	26.7	Looking after home/family	262	3.3
HOUSING CONDITIONS			Unobtainable	110	1.4
HOUSING ACTION			SOCIAL INDICATORS		
Decent	7271	86.3	Vulnerable Households	1864	23.7
Non Decent - Category 1	802	9.5	Households in Fuel Poverty	663	8.4
Non Decent - Disrepair	140	1.7	ENERGY EFFICIENCY		
Non Decent - Amenity/Energy	215	2.6	SAP Rating	63	
TOTAL NON DECENT	1157	13.7	CO ₂ Emissions (tonnes p.a.)	56285	
TOTAL CATEGORY 1	802	9.5	Running Cost (£'s p.a.)	£5.849M	
COSTS TO MAKE DECENT	£8.028M				

Area Housing Profiles – Holt. Table 46

HOLT				
	DWGS		%	
TOTAL HOUSING STOCK	5972	11.4	TOTAL HOUSEHOLDS	5730
OCCUPIED	5730	95.9	TOTAL POPULATION	12052
VACANT	242	4.1	AVG HOUSEHOLD SIZE	2.1

HOUSING STOCK BY....			HOUSEHOLDS BY....		
TENURE	No	%	AGE OF H.O.H.	No	%
Owner-Occupied	4575	76.6	Under 25 years		
Private-Rented	625	10.5	25-34 years	395	6.9
RSL	596	10.0	35-44 years	684	11.9
Other			45-54 years	928	16.2
Vacant/Unobtainable	175	2.9	55-64 years	1144	20.0
DWELLING TYPE			65 years and over	2538	44.3
House	3815	63.9	Unobtainable	42	0.7
Bungalow	1957	32.8	HOUSEHOLD TYPE		
Purpose Built Flat	120	2.0	Single Person	434	7.6
Converted/Mixed Use Flat	80	1.3	Single Parent	228	4.0
CONFIGURATION			Small Adult	888	15.5
Terraced	1453	24.3	Small Family	613	10.7
Semi-Detached	1435	24.0	Large Family	333	5.8
Detached	2884	48.3	Large Adult		
N/A - Flat	201	3.4	Elderly	3193	55.7
DATE OF CONSTRUCTION			Unobtainable	42	0.7
Pre-1919	1981	33.2	ECONOMIC STATUS OF H.O.H.		
1919-1944	382	6.4	Employed	2519	44.0
1945-1964	1207	20.2	Unemployed	155	2.7
1965-1974	335	5.6	Retired	2777	48.5
1975-1981	233	3.9	Permanently Sick/Disabled	83	1.5
Post-1981	1834	30.7	Looking after home/family	155	2.7
HOUSING CONDITIONS			Unobtainable	42	0.7
HOUSING ACTION			SOCIAL INDICATORS		
Decent	4803	80.4	Vulnerable Households	1257	21.9
Non Decent - Category 1	750	12.6	Households in Fuel Poverty	207	3.6
Non Decent - Disrepair	342	5.7			
Non Decent - Amenity/Energy	78	1.3	ENERGY EFFICIENCY		
TOTAL NON DECENT	1169	19.6	SAP Rating	56	
TOTAL CATEGORY 1	750	12.6	CO ₂ Emissions (tonnes p.a.)	43330	
COSTS TO MAKE DECENT	£7.458M		Running Cost (£'s p.a.)	£4.250M	

Area Housing Profiles – Cromer/Sheringham. Table 47

CROMER/SHERINGHAM				
	DWGS		%	
TOTAL HOUSING STOCK	10139	19.3	TOTAL HOUSEHOLDS	8407
OCCUPIED	8408	82.9	TOTAL POPULATION	18546
VACANT	1731	17.1	AVG HOUSEHOLD SIZE	2.2

HOUSING STOCK BY....			HOUSEHOLDS BY....		
TENURE	No	%	AGE OF H.O.H.	No	%
Owner-Occupied	6819	67.3	Under 25 years	187	2.2
Private-Rented	1053	10.4	25-34 years	1032	12.3
RSL	537	5.3	35-44 years	1374	16.3
Other	432	4.3	45-54 years	812	9.7
Vacant/Unobtainable	1299	12.8	55-64 years	1085	12.9
DWELLING TYPE			65 years and over	3836	45.6
House	4030	39.7	Unobtainable	82	1.0
Bungalow	3413	33.7	HOUSEHOLD TYPE		
Purpose Built Flat	1467	14.5	Single Person	541	6.4
Converted/Mixed Use Flat	1180	11.6	Single Parent	152	1.8
CONFIGURATION			Small Adult	880	10.5
Terraced	1897	18.7	Small Family	1863	22.2
Semi-Detached	2026	20.0	Large Family	171	2.0
Detached	3520	34.7	Large Adult	114	1.4
N/A - Flat	2696	26.6	Elderly	4603	54.8
DATE OF CONSTRUCTION			Unobtainable	82	1.0
Pre-1919	2441	24.1	ECONOMIC STATUS OF H.O.H.		
1919-1944	898	8.9	Employed	3753	44.6
1945-1964	1486	14.7	Unemployed	146	6.8
1965-1974	1588	15.7	Retired	4097	48.7
1975-1981	1753	17.3	Permanently Sick/Disabled	330	3.9
Post-1981	1972	19.5	Looking after home/family		
HOUSING CONDITIONS			Unobtainable	82	1.0
HOUSING ACTION			SOCIAL INDICATORS		
Decent	8398	82.8	Vulnerable Households	1995	23.7
Non Decent - Category 1	971	9.6	Households in Fuel Poverty	1827	21.7
Non Decent - Disrepair	208	2.1			
Non Decent - Amenity/Energy	562	5.5	ENERGY EFFICIENCY		
TOTAL NON DECENT	1741	17.2	SAP Rating	61	
TOTAL CATEGORY 1	971	9.6	CO ₂ Emissions (tonnes p.a.)	66686	
COSTS TO MAKE DECENT	£8.853M		Running Cost (£'s p.a.)	£7.394M	

Area Housing Profiles – North Walsham. Table 48

NORTH WALSHAM				
	DWGS		%	
TOTAL HOUSING STOCK	14015	26.7	TOTAL HOUSEHOLDS	12389
OCCUPIED	12388	88.4	TOTAL POPULATION	24995
VACANT	1627	11.6	AVG HOUSEHOLD SIZE	2.0

HOUSING STOCK BY....			HOUSEHOLDS BY....		
TENURE	No	%	AGE OF H.O.H.	No	%
Owner-Occupied	10286	73.4	Under 25 years	1151	9.3
Private-Rented	648	4.6	25-34 years	867	7.0
RSL	1187	8.5	35-44 years	1128	9.1
Other	769	5.5	45-54 years	1326	10.7
Vacant/Unobtainable	1126	8.0	55-64 years	2600	21.0
DWELLING TYPE			65 years and over	5127	41.4
House	7127	50.9	Unobtainable	189	1.5
Bungalow	5856	41.8	HOUSEHOLD TYPE		
Purpose Built Flat	610	4.4	Single Person	1643	13.3
Converted/Mixed Use Flat	422	3.0	Single Parent	481	3.9
CONFIGURATION			Small Adult	2200	17.8
Terraced	2401	17.1	Small Family	1328	10.7
Semi-Detached	3374	24.1	Large Family	318	2.6
Detached	7207	51.4	Large Adult	133	1.1
N/A - Flat	1032	7.4	Elderly	6179	49.9
DATE OF CONSTRUCTION			Unobtainable	108	.9
Pre-1919	2319	16.5	ECONOMIC STATUS OF H.O.H.		
1919-1944	324	2.3	Employed	5317	42.9
1945-1964	2618	18.7	Unemployed	245	4.8
1965-1974	3478	24.8	Retired	5964	48.1
1975-1981	1147	8.2	Permanently Sick/Disabled	245	3.5
Post-1981	4129	29.5	Looking after home/family		
HOUSING CONDITIONS			Unobtainable	189	1.5
HOUSING ACTION			SOCIAL INDICATORS		
Decent	8950	63.9	Vulnerable Households	2515	20.3
Non Decent - Category 1	1548	11.0	Households in Fuel Poverty	921	7.4
Non Decent - Disrepair	2616	18.7	ENERGY EFFICIENCY		
Non Decent - Amenity/Energy	901	6.4	SAP Rating	60	
TOTAL NON DECENT	5065	36.1	CO ₂ Emissions (tonnes p.a.)	107210	
TOTAL CATEGORY 1	1548	11.0	Running Cost (£'s p.a.)	£11.098M	
COSTS TO MAKE DECENT	£30.180M				

Area Housing Profiles – Stalham. Table 49

STALHAM				
	DWGS	%		
TOTAL HOUSING STOCK	9690	18.4	TOTAL HOUSEHOLDS	8763
OCCUPIED	8764	90.4	TOTAL POPULATION	18793
VACANT	926	9.6	AVG HOUSEHOLD SIZE	2.1

HOUSING STOCK BY....			HOUSEHOLDS BY....		
TENURE	No	%	AGE OF H.O.H.	No	%
Owner-Occupied	7532	77.7	Under 25 years	164	1.9
Private-Rented	829	8.6	25-34 years	652	7.4
RSL	869	9.0	35-44 years	1040	11.9
Other	121	1.2	45-54 years	1077	12.3
Vacant/Unobtainable	339	3.5	55-64 years	1778	20.3
DWELLING TYPE			65 years and over	4051	46.2
House	4998	51.6	Unobtainable		
Bungalow	4489	46.3	HOUSEHOLD TYPE		
Purpose Built Flat	203	2.1	Single Person	486	5.5
Converted/Mixed Use Flat			Single Parent	345	3.9
CONFIGURATION			Small Adult	816	9.3
Terraced	1200	12.4	Small Family	1539	17.6
Semi-Detached	3251	33.5	Large Family	182	2.1
Detached	5036	52.0	Large Adult		
N/A - Flat	203	2.1	Elderly	5396	61.6
DATE OF CONSTRUCTION			Unobtainable		
Pre-1919	596	6.1	ECONOMIC STATUS OF H.O.H.		
1919-1944	2717	28.0	Employed	3405	38.9
1945-1964	1856	19.1	Unemployed	109	1.2
1965-1974	2623	27.1	Retired	4759	54.3
1975-1981	755	7.8	Permanently Sick/Disabled	309	3.5
Post-1981	1144	11.8	Looking after home/family	182	2.1
HOUSING CONDITIONS			Unobtainable		
HOUSING ACTION			SOCIAL INDICATORS		
Decent	7790	80.4	Vulnerable Households	1771	20.2
Non Decent - Category 1	1038	10.7	Households in Fuel Poverty	1161	13.2
Non Decent - Disrepair	473	4.9			
Non Decent - Amenity/Energy	390	4.0	ENERGY EFFICIENCY		
TOTAL NON DECENT	1900	19.6	SAP Rating	59	
TOTAL CATEGORY 1	1038	10.7	CO ₂ Emissions (tonnes p.a.)	74264	
COSTS TO MAKE DECENT	£10.596M		Running Cost (£'s p.a.)	£7.077M	

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 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 reports 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 2% 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 22.7% of housing stock is non-decent. The standard error for this value is estimated to be $\pm 1.4\%$. This means that there is a 95% chance of the value lying in the range 21.3% – 24.1%. In terms of numbers this means that of the total housing stock of 52544 dwellings, the number of dwellings which are non-decent is likely to be between 11192 and 12663. However our best estimate is 11927 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:

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

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

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

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

An 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:

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

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



PRIVATE SECTOR HOUSE CONDITION SURVEY 2007

APPENDICES

APPENDIX C: THE SURVEY FORM

APPENDIX D: THE DECENT HOMES STANDARD

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

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

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

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

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

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

D.4 A dwelling satisfies this criterion unless:

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

BUILDING COMPONENTS

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

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

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

- External Walls
- Roof structure and covering

- Windows/doors
- Chimneys
- Central heating boilers
- Gas fires
- Storage Heaters
- Electrics

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

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

'OLD' AND IN 'POOR CONDITION'

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

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

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

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

Criterion C: The dwelling has reasonably modern facilities and services

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

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

- D.14 The ages used to define the 'modern' kitchen and bathroom are less than those for the disrepair criterion. This is to take account of the modernity of kitchens and bathrooms, as well as their functionality and condition.
- D.15 There is some flexibility inherent in this criterion, in that a dwelling has to fail on three criteria before failure of the decent homes standard itself. Such a dwelling does not have to be fully modernised for this criterion to be passed: it would be sufficient in many cases to deal with only one or two of the facilities that are contributing to the failure.
- D.16 These standards are used to calculate the national standard and have been measured in the English House Condition Survey (EHCS) for many years. For example, in the EHCS:
- a kitchen failing on adequate space and layout would be one that was too small to contain all the required items (sink, cupboards, cooker space, worktops etc) appropriate to the size of the dwelling;
 - an inappropriately located bathroom or WC is one where the main bathroom or WC is located in a bedroom or accessed through a bedroom (unless the bedroom is not used or the dwelling is for a single person). A dwelling would also fail if the main WC is external or located on a different floor to the nearest wash hand basin, or if a WC without a wash hand basin opens on to a kitchen in an inappropriate area, for example next to the food preparation area;

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

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

- D.17 The definition requires a dwelling to have both:
- efficient heating; and
 - effective insulation.
- D.18 Under this standard, efficient heating is defined as any gas or oil programmable central heating or electric storage heaters/programmable solid fuel or LPG central heating or similarly efficient heating systems. Heating sources which provide less energy efficient options fail the decent home standard.
- D.19 Because of the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation that is appropriate also differs:

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

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

COMPONENT LIFETIMES

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

Table D.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

D21 Table D.2 sets out the definitions used within the disrepair criterion to identify whether building components are 'in poor condition'. These are consistent with EHCS definitions and will be the standard used to monitor progress nationally through the EHCS. The general line used in the EHCS is that, where a component requires some work, repair should be prescribed rather than replacement unless:

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

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

Building Components (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 E: GLOSSARY OF TERMS

AGE/CONSTRUCTION DATE OF DWELLING

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

ADAPTATION

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

BASIC AMENITIES

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

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

BEDROOM STANDARD

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

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

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

CATEGORY 1 HAZARD

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

DECENT HOMES

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

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

- it provides a reasonable degree of thermal comfort.

See Appendix D 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 70m² forming part of a block where at least one house is attached to two or more other houses;

medium/large terraced house: a house 70m² 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.

FITNESS

The Fitness Standard is defined by the 1989 Local Government and Housing Act: *section 604:* under Section 604 covering all the stock a dwelling is fit for human habitation unless in the opinion of the local housing authority it fails to meet one or more of the following requirements and by reason of that failure is not reasonably suitable for

occupation: it is free from disrepair; it is structurally stable; it is free from dampness prejudicial to the health of the occupants (if any); it has adequate provision for lighting, heating and ventilation; it has an adequate piped supply of wholesome water; it has an effective system for the draining of foul, waste and surface water; it has a suitably located WC for the exclusive use of the occupants; it has for the exclusive use of the occupants (if any) a suitably located bath or shower and wash-hand basin, each of which is provided with a satisfactory supply of hot and cold water; and there are satisfactory facilities in the dwelling home for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water.

HHSRS

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

HMO

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

HOUSEHOLD

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

HOUSEHOLD TYPES

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

Single Person: Single person aged below pensionable age;

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

Small Adult: Two persons aged below pensionable age;

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

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

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

Elderly: One or more persons aged over pensionable age

LONG TERM ILLNESS OR DISABILITY

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

MEANS TESTED BENEFITS (IN RECEIPT OF)

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

SAP

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

SECURE WINDOWS AND DOORS

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

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

TENURE

Three categories are used for most reporting purposes:

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

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.

VULNERABLE HOUSEHOLDS

Households who are in receipt of the following benefits: Income Support; Income-based Job Seeker's Allowance; Housing Benefit; Council Tax Benefit; Working Families Tax Credit; Disabled Person's Tax Credit; Disability Living Allowance; Industrial Injuries Disablement Benefit; War Disablement Pension, Attendance Allowance, Child Tax Credit, Working Tax Credit, Pension Credit. For child tax credit and working tax credit the household is only considered vulnerable if the household has a relevant income of less than £15.050.