

going beyond: project management business consulting construction and property services



Presentation to: Epping Forest District Council

Private Sector House Condition Survey 2011



House Condition Surveying (background)



- Councils are obliged by the Housing Act 2004 to keep housing conditions in their area under review
- The survey forms part of the evidence base for the development of new private sector sub-strategies (**For example** Private Sector Housing Renewal / Empty Homes)
- Age and relevance of HCS report forms part of audit (currently under the Audit Commission which is to be replaced in December 2012)

House Condition Surveying (method)



- **This was a stratified random sample survey of 1,000 dwellings.**
- **Each dwelling was surveyed internally and externally, and for energy efficiency, health and safety hazards, amenity provision and socio-economic characteristics.**
- **Each individual survey was given a weight.**
- **Results are based on these weights in order to represent the whole of the dwelling stock.**

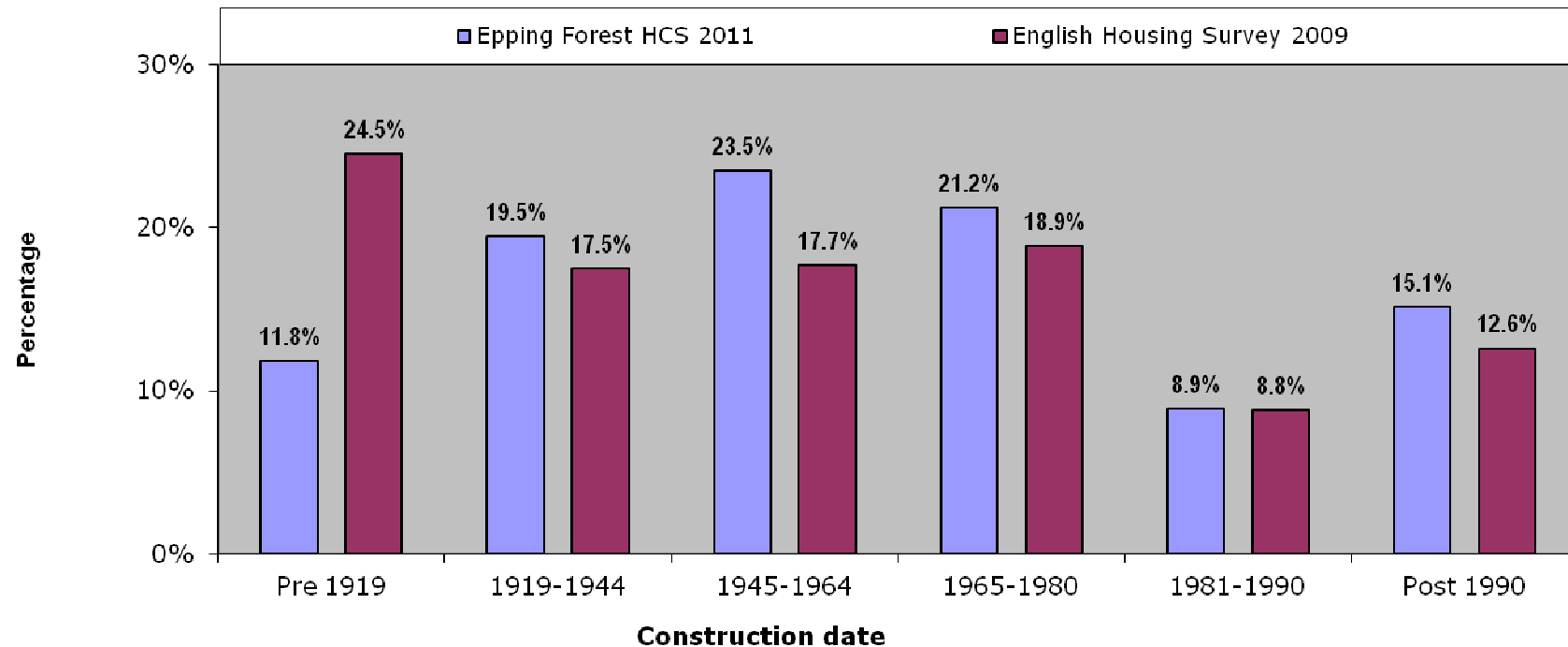
EFDC: predominant features

All England comparisons from English House Condition Survey (EHCS) 2009



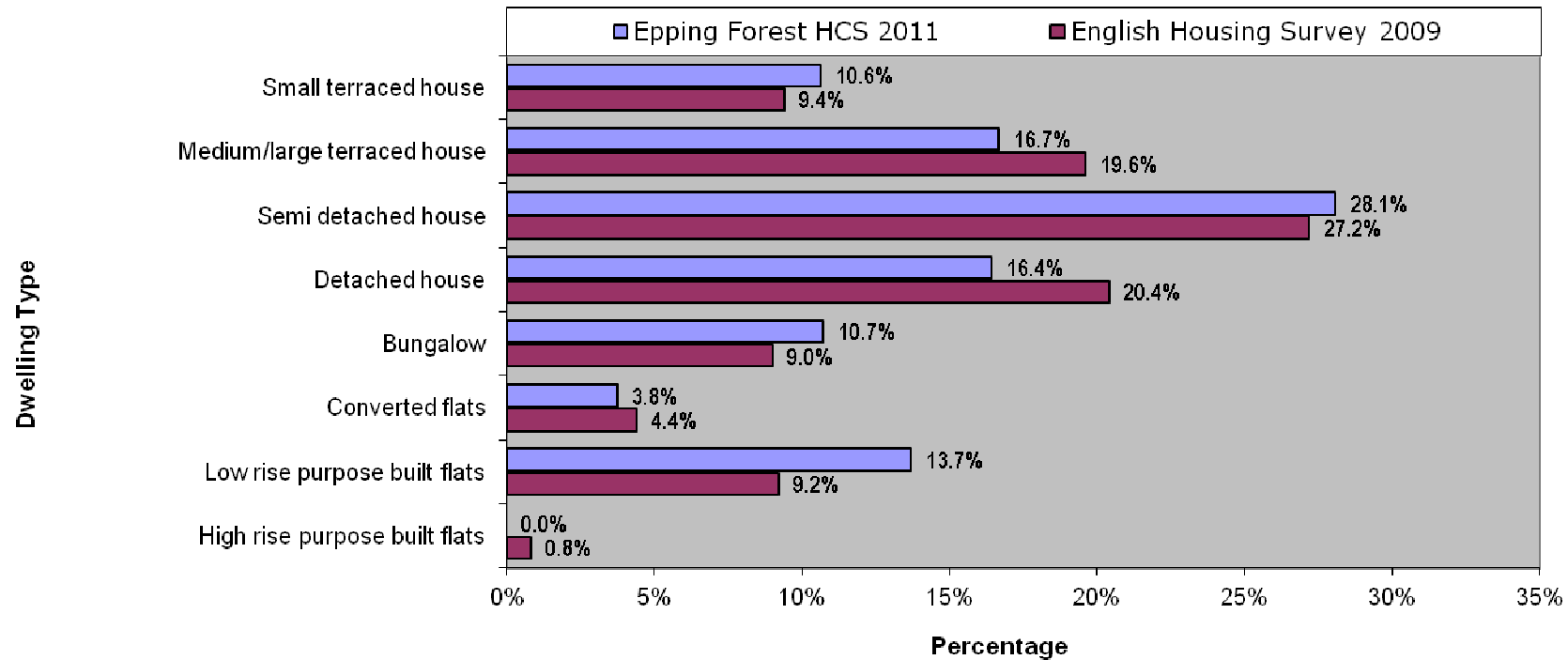
Tenure	Dwellings	%age	EHCS 2009
Owner occupied	38,920	70%	67%
Privately Rented	7,750	15%	16%
Private Sector Stock	44,670	85%	83%
Housing Association (RSL)	1,610	3%	9%
Local Authority & Other Public	6,650	12%	8%
Social Housing	8,260	15%	17%
All Tenures	52,930	100%	100%

EFDC: Construction Date of Dwellings



- Fewer dwellings built pre-1919
- Highest proportion built from 1945-1964

EFDC: Dwelling Types



- **More small terraced, semi-detached and low rise purpose built flats**
- **More bungalows but this type also includes mobile homes which are not included in the EHS dwelling type profile. When excluded bungalows show a slightly lower proportion than that found nationally**

EFDC: Household Profile

- **More heads of household in the 54-64 age group than nationally**
- **More heads of household in the 65+ age group than nationally**
- **More couples with no dependent child (43.1% compared to 40.2%) than in England overall, and one person households (29.5% compared to 24.9%) but with lower proportions of all other households types.**
- **Average incomes were less than those for England (including all income, not just earnings)**
- **Benefit receipt at 20% is the same as the national average.**

The Decent Homes Standard



A 'Decent Home' meets the following 4 Criteria:

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

The Decent Homes Standard (results)



Criteria		Private Sector Non Decent	Private Sector Non Decent %	England Non decent %
A	Category 1 Hazard	6,010	13.5%	22.0%
B	Disrepair	4,790	10.7%	6.3%
C	Facilities	230	0.5%	2.8%
D	Thermal comfort	5,560	12.4%	10.9%
	Overall*	11,690	26.2%	31.5%

- **Failure rate largely driven by Category 1 Hazards and energy efficiency standards**
- **Non-Decency increased from April 2006 (Due to the introduction of the HHSRS)**



Non-Decency Criterion Failure by tenure

Tenure Name	Category 1 Hazard	Disrepair	Lacking Modern Facilities	Thermal Comfort Failure	Non Decent
Owner occupied	11.2%	10.1%	0.3%	7.1%	21.2%
Privately rented	24.3%	13.7%	1.7%	37.9%	49.7%



Non-Decency Criterion Failure by Construction Date

Construction date	Category 1 Hazard	Disrepair	Lacking Modern Facilities	Thermal Comfort Failure	Non Decent
Pre 1919	12.1%	19.2%	1.7%	9.2%	32.5%
1919-1944	16.3%	9.1%	0.4%	6.3%	25.5%
1945-1964	11.0%	10.2%	0.3%	8.2%	21.1%
1965-1980	14.7%	19.6%	0.4%	18.0%	33.4%
1981-1990	22.8%	1.5%	0.9%	35.9%	39.4%
Post 1990	7.4%	0.0%	0.0%	7.9%	12.0%

Non-Decency Criterion Failure by Dwelling Type

Dwelling type	Category 1 Hazard	Disrepair	Lacking Modern Facilities	Thermal Comfort Failure	Non Decent
Small terraced house	5.4%	10.9%	1.2%	9.2%	18.8%
Medium/large terraced house	6.6%	16.4%	0.4%	7.0%	22.1%
Semi detached house	11.3%	9.4%	0.1%	3.7%	18.9%
Detached house	14.9%	5.8%	0.1%	8.1%	20.8%
Bungalow	15.1%	10.0%	0.2%	1.7%	18.3%
Converted flats	15.2%	17.1%	1.9%	9.7%	32.0%
Low rise purpose built flats	21.7%	11.3%	0.9%	47.8%	54.0%
Mobile Homes*	63.3%	8.4%	2.0%	42.6%	75.2%

*There were 940 mobile homes representing 2.1% of the total stock.



Non-Decency Criterion Failure by Sub-area

Area Name	Category 1 Hazard	Disrepair	Lacking Modern Facilities	Thermal Comfort Failure	Non Decent
Epping and South	12.6%	10.6%	0.4%	12.2%	25.1%
Ongar and North	15.6%	15.2%	0.9%	12.6%	30.8%
Waltham Abbey	12.4%	2.5%	0.1%	12.8%	21.1%

Category 1 Hazards

- **Shift from unfitness to Category 1 Hazards – mandatory duty to take action where identified**
- **6,010 dwellings with Category 1 Hazards (13.5% compared with 22.0% nationally).**
- **Primary hazard failures:**
 - Excess Cold (76%) : Falling on Stairs (14%)**
- **Strongly associated with the private rented sector; mobile homes and low rise purpose built flats; those on a low income, those in receipt of a benefit, those aged under 25 and residents with a disability.**

Costs to make Decent



Reason	Total Cost (£ millions)	Cost per dwelling (£)
Category 1 Hazard	£34.4	£5,720
Repair	£28.7	£6,000
Amenities	£4.2	£18,570
Thermal Comfort	£9.4	£1,700
Total	£76.8	£6,570

Funding Options for Non-Decency Work



- **Regulatory Reform Order placed the primary responsibility on owners to maintain their own property, while recognising that vulnerable households still required assistance**
- **Specifically targeted grants offered by EFDC**
- **Interest bearing repayment loans**
- **Interest only loans**
- **Zero interest loans**
- **Equity release schemes**

Key Issues



- **Affordability – Older residents on lower income (pension and benefit receipt)**
- **Affordability - Relatively high levels of equity**
- **Vulnerability – 7,000 (16.3%) households have at least one resident with a disability**
- **Vulnerability - More residents age 65 and over (30%) than the national average (25%)**
- **2,780 (33.2%) of vulnerable households living in non-Decent dwellings**
- **An ageing population will increase demand for housing and support services putting pressure on budgets such as adaptations**

Key issues (cont...)



- **Maximise energy efficiency - EFDC should provide advice and where possible assistance to help improve the energy efficiency of dwellings and reduce Fuel Poverty.**
- **Fuel poverty at 14.0% though just below the national rate of 17.9% (EHS 2009), still posing a significant issue. The rise in fuel prices (3% increase between 2009 and the first quarter of 2011) causing a significant increase.**

The Future for Private Sector Housing



- **Continuing obligation to monitor housing conditions in the private sector.**
- **Continuing obligation to take action where Category 1 Hazards are identified.**
- **Continuing obligation to provide Disabled Facilities Grants.**
- **Continuing obligation to update private sector housing strategies.**
- **Increasing need to drive and monitor improvements in energy efficiency.**



CPC

Thank You