

Private Sector House Condition & Energy Survey

Presentation of Survey Results



Overview of the survey

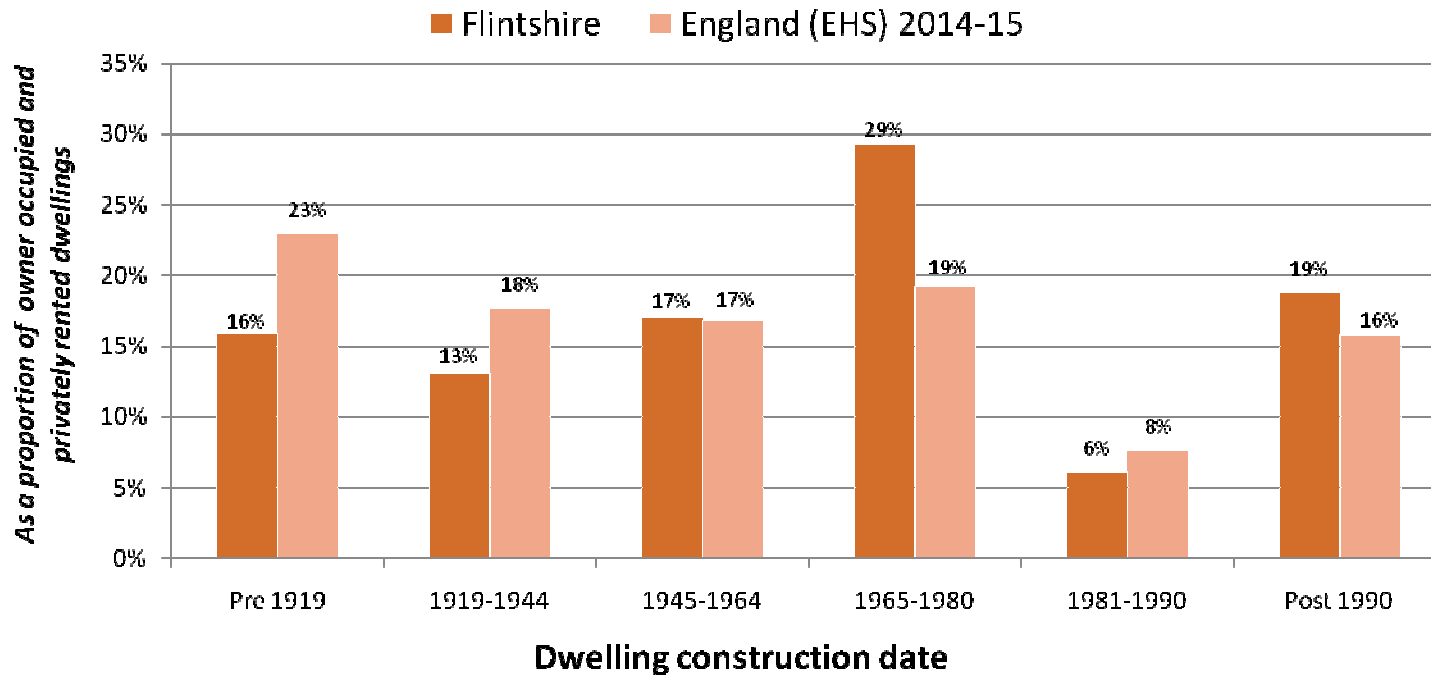
- Carried out in order to gain a strategic picture of housing condition issues in the private sector
- Aimed to survey 1,200 dwellings
- Survey carried out over a three month period over the summer 2016 covering a wide range of housing condition indicators
- Achieved sample was 1,223 dwellings

Tenure of the housing stock in Flintshire

- The housing stock in Flintshire 2016 has a similar proportion of owner occupied dwellings when compared to Wales at the time of the 2011 Census
- The private rented sector in Flintshire is approx. 20% from approx. 14% in the area at the time of the 2011 Census

Tenure	Flintshire 2016		Census 2011 (% of households)		EHS (2014-15)
	Dwellings	Percent	Flintshire	Wales	
Owner occupied	44,610	80%	86%	81%	76%
Privately Rented	10,820	20%	14%	19%	24%
<i>Private Sector Stock</i>	<i>55,420</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

Age and type of housing stock in Flintshire



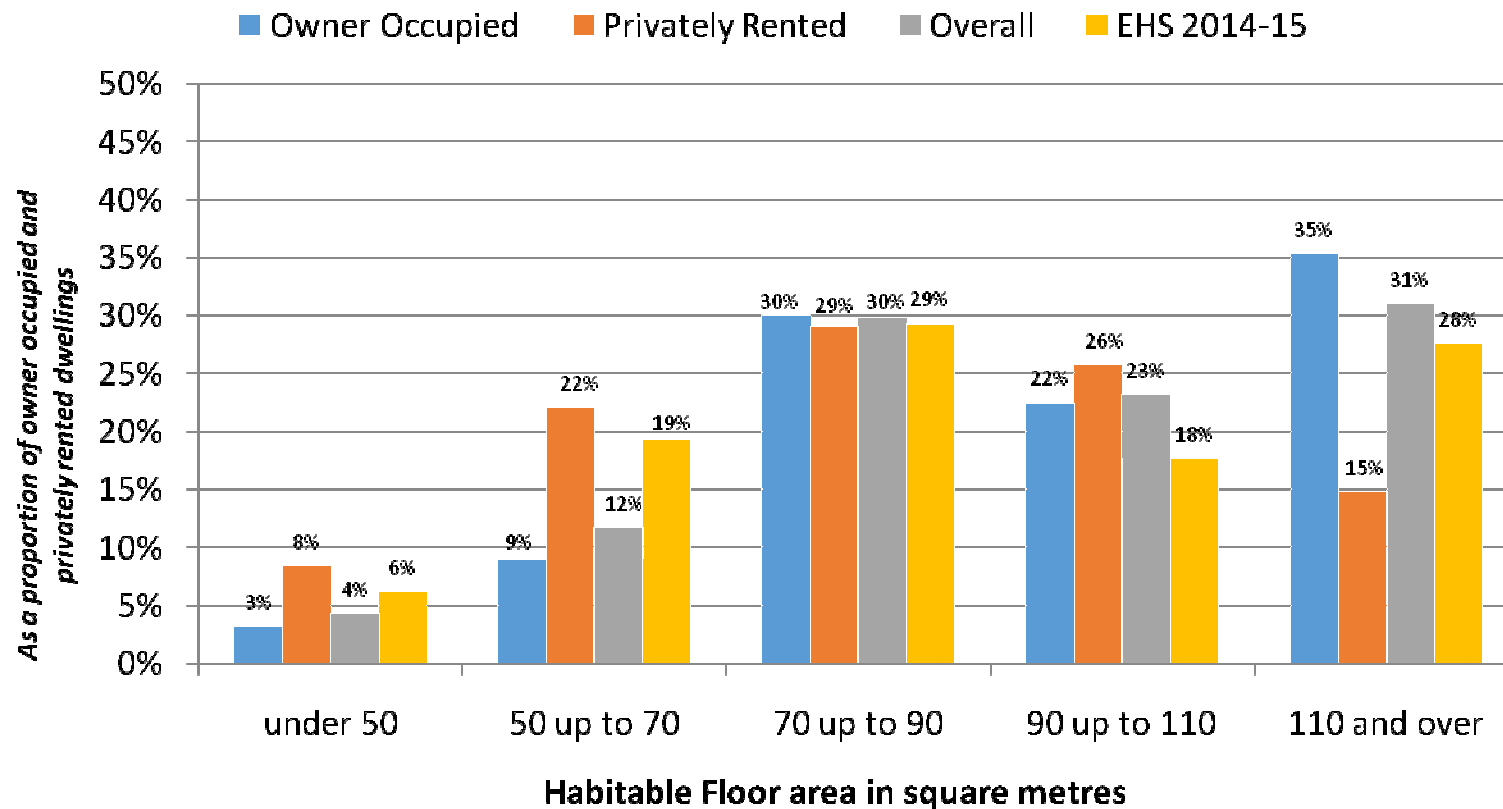
- Above the proportion of housing built between 1965 and 1980 when compared to England
- Buildings constructed Pre 1944 occur at a lower rate than for England

Building use profile

- Majority of dwellings are houses generally occupied by a single household and these constitute 98% of private residential buildings
- Only 0.4% of private residential buildings are houses that are occupied by multiple households either as shared houses or as bedsits
- Including S257 buildings approximately 0.43% of private residential dwellings in Flintshire are HMOs.

Typology	Dwellings	Percent of dwellings	Buildings	Percent of buildings
House (Single household)	53,900	95.30%	53,900	97.88%
Converted Flat (Single household)	1,090	1.93%	460	0.83%
Purpose built flat (Single household)	1,310	2.31%	470	0.86%
House (HMO)	220	0.39%	220	0.40%
Converted Flat (S257 HMO)	40	0.06%	20	0.03%
Total	56,560	100.00%	55,070	100.00%

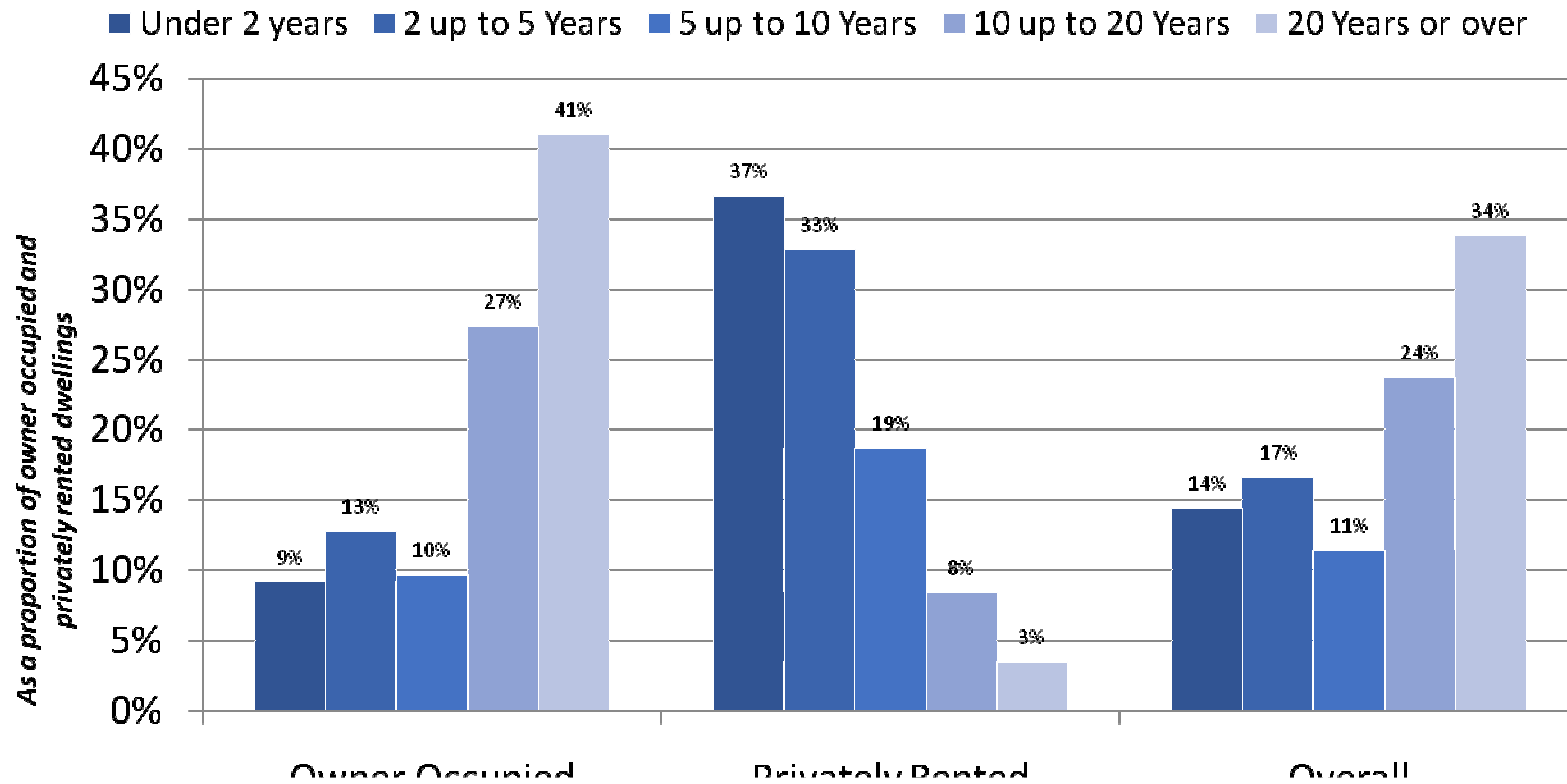
Dwelling Floorspace



- Average floorspace in Flintshire is higher than English average
- Floorspace in the private rented sector is much smaller than for owner occupiers

Time at address

- 41% of owner occupiers have been in-situ for 20 years or more
- Almost 40% of private renters have been at the address for less than 2 years



The Decent Homes Standard

» **Government policy that everyone should have the opportunity of living in a “decent home”. The Decent Homes Standard contains four broad criteria that a property should:**

- A - be above the legal minimum standard for housing (free from category one hazards), and
- B - be in a reasonable state of repair, and
- C - have reasonably modern facilities (such as kitchens and bathrooms) and services, and
- D - provide a reasonable degree of thermal comfort (effective insulation and efficient heating).
- If a dwelling fails any one of these criteria it is considered to be “non decent”.

Housing Health and Safety Rating System

» **The legal minimum standard for housing is measured through a Hazard Rating System which covers 29 hazards across 4 main categories outlined below.**

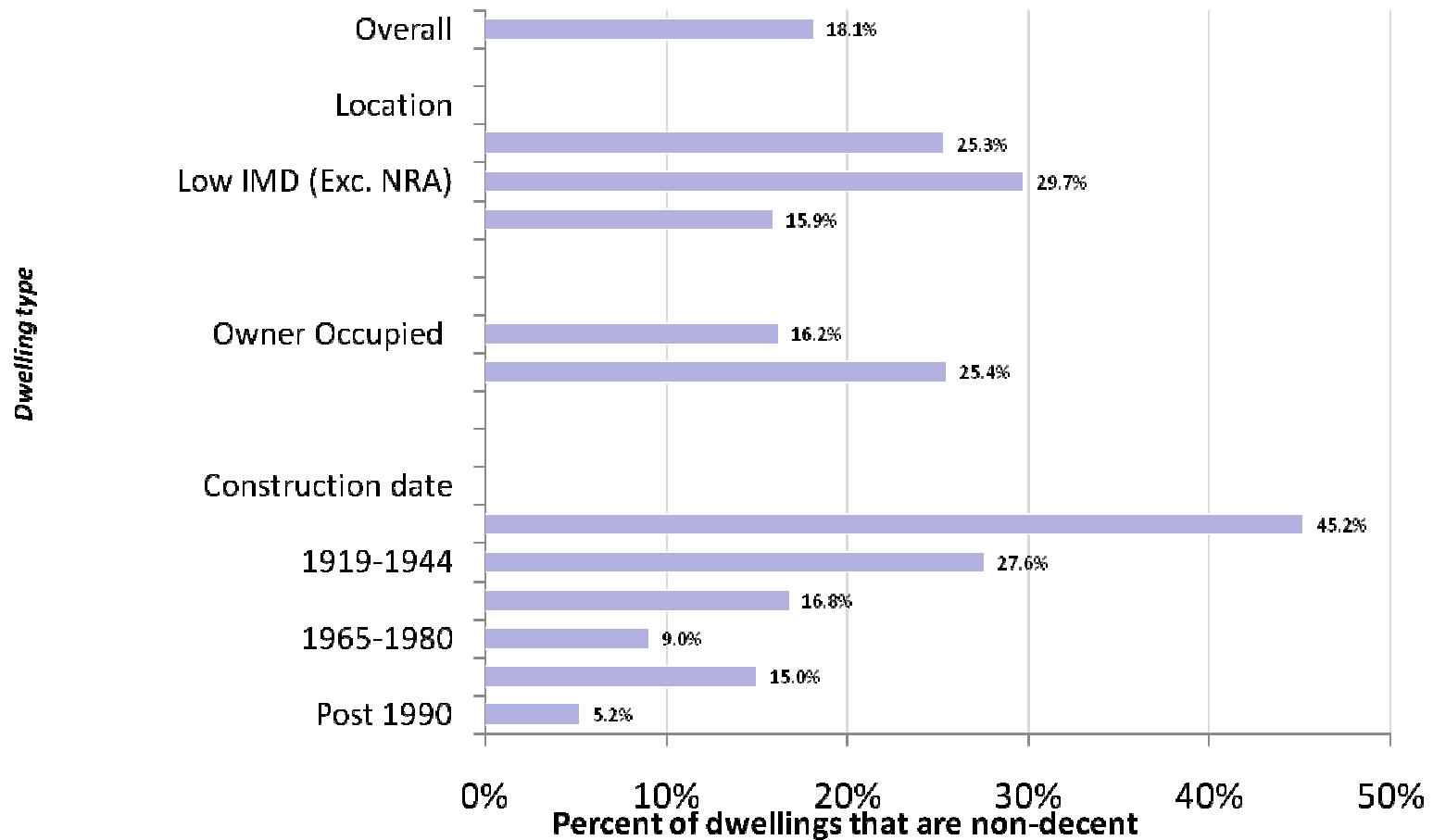
- Physiological Requirements (e.g. damp & mould growth, excess cold, asbestos, carbon monoxide, radon, etc.)
- Psychological Requirements (crowding and space, entry by intruders, lighting, noise)
- Protection Against Infection (domestic hygiene, food safety, personal hygiene, water supply)
- Protection Against Accidents (e.g. falls on the level, on stairs & steps & between levels, electrics, fire, collision).

The Decent Homes Standard

- Similar overall failure rate compared to England

Reason	Percent Flintshire 2016	Percent EHS (2014-15)
Category 1 hazard dwellings	12.2%	13.2%
In need of repair	5.0%	4.9%
Lacking modern facilities	0.0%	2.4%
Poor degree of thermal comfort	8.9%	7.9%
Non decent	18.1%	21.8%

Non Decent Homes by Area, Tenure and Age



Non Decent dwelling characteristics

- A higher proportion of privately rented dwellings are non decent than owner occupied
- Dwellings constructed before 1919 have the highest rates of non decency, 45% of properties constructed in this construction date band are non-decent
- A higher rate of non decency is found in the areas of lowest IMD (Excluding NRA)

Category one hazards

- » **Highest proportion of category 1 hazards found in private rented dwellings**
- » **Dwellings constructed Pre 1919 are significantly more likely to have category 1 hazards**
- » **Of the dwellings with a category 1 hazard in Flintshire 14% have multiple hazards (966 dwellings)**

Category one hazard types

Category 1 Hazard	Owner occupied		Privately rented		Overall	
	Count	Percentage	Count	Percentage	Count	Percentage
Excess Cold	2,500	5.60%	1,390	11.66%	3,890	6.88%
Fall on Stairs	2,370	5.30%	680	5.68%	3,040	5.38%
Fall on level surfaces	360	0.80%	130	1.13%	490	0.87%
Structural Collapse	130	0.28%	0	0.00%	130	0.22%
Fall Between Levels	10	0.02%	120	0.98%	130	0.22%
Other	70	0.15%	290	2.46%	360	0.63%
Total hazards	5,430	-	2,610	-	8,030	-
Total dwellings with a Category 1 hazards	4,870	10.90%	2,040	17.19%	6,910	12.22%
Total Dwellings	44,660	100%	11,900	100%	56,560	100%

Energy Efficiency

- 80% of dwellings use gas as their main heating fuel
- Average SAP rating 59 compared to 60 for England
- Private rental mean SAP 56 and owner occupied mean SAP 60

EPC SAP Range Banded	Percent Flintshire 2016	Percent EHS (2014-15)
Band A (92-100)	0.0%	1.0%
Band B (81-91)	0.1%	
Band C (69-80)	18.5%	20.9%
Band D (55-68)	59.9%	52.6%
Band E (39-54)	12.9%	19.1%
Band F (21-38)	5.9%	5.0%
Band G (1-20)	2.6%	1.5%
Total	100.0%	100.0%

Fuel Poverty

- » **The Low Income High Costs (LIHC) definition of fuel poverty was adopted by the government in 2013. Under the LIHC definition, a household is considered to be fuel poor if:**
 - It is required fuel costs are above the median level;
 - Spending this amount on fuel costs would leave the household with a residual income below the official poverty line.
 - An estimated 11.3% of occupied, private sector dwellings are in fuel poverty in Flintshire
 - Fuel poverty has been decreasing due to fuel costs falling and improved energy efficiency measures
 - Substantial number of households that are in fuel poverty will present issues in terms of both energy efficiency and occupier health

- » **Majority of households (98%) in fuel poverty were households with incomes below £20,000 per annum. 68% having household incomes between £10,000 and £20,000 per annum and 29% having household incomes below £10,000 per annum**