

Private Sector House Condition & Energy Survey

Presentation of Survey Results



Overview of the survey

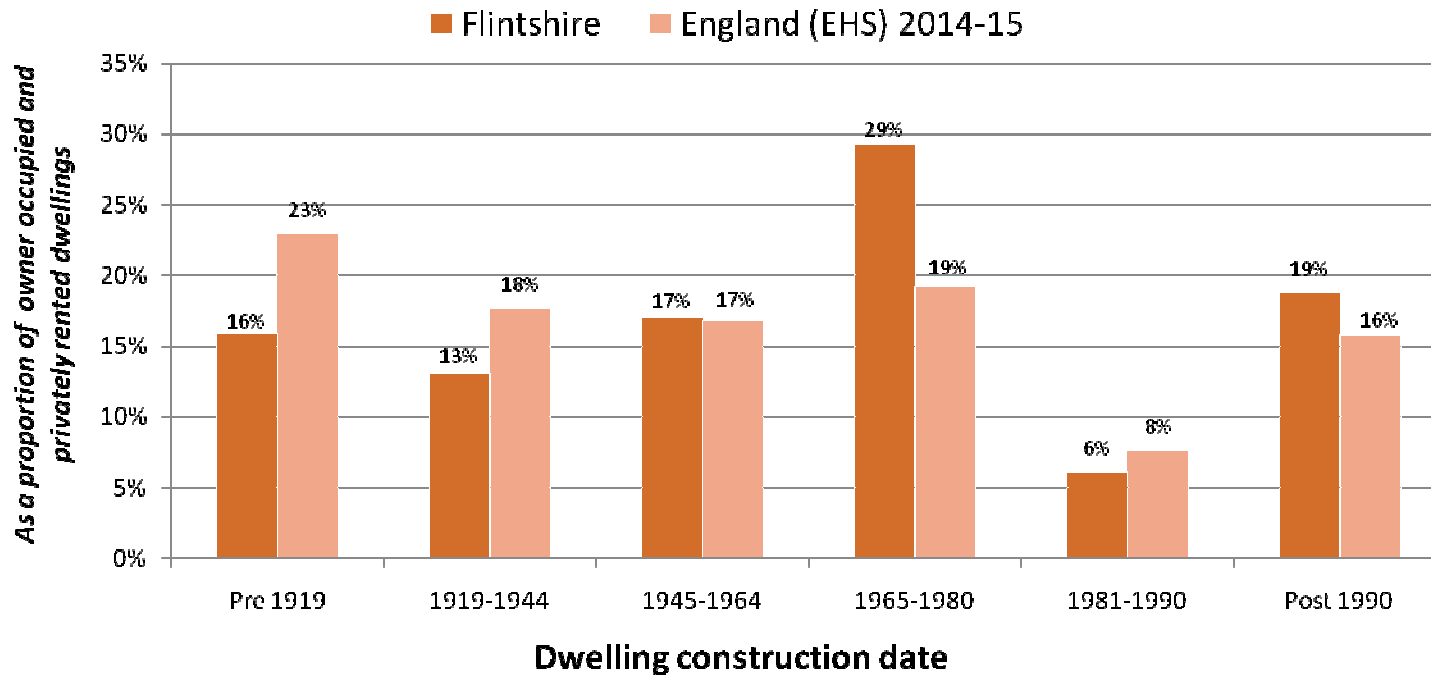
- Carried out in order to gain a strategic picture of housing condition issues in the private sector
- Aimed to survey 1,200 dwellings
- Survey carried out over a three month period over the summer 2016 covering a wide range of housing condition indicators
- Achieved sample was 1,223 dwellings

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



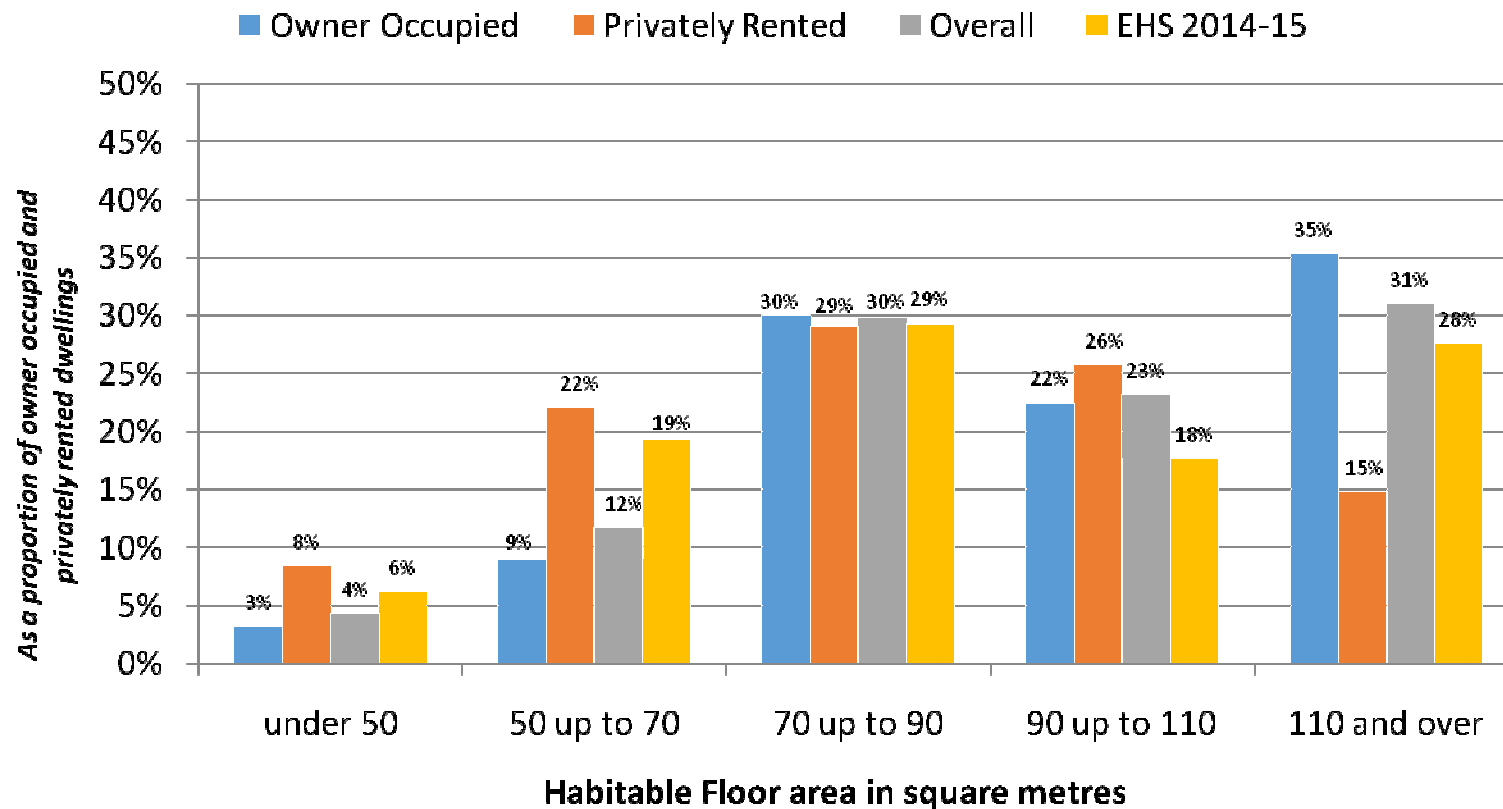
- Above the proportion of housing built between 1965 and 1980 when compared to England
- Buildings constructed Pre 1944 occur at a lower rate than for England

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% |

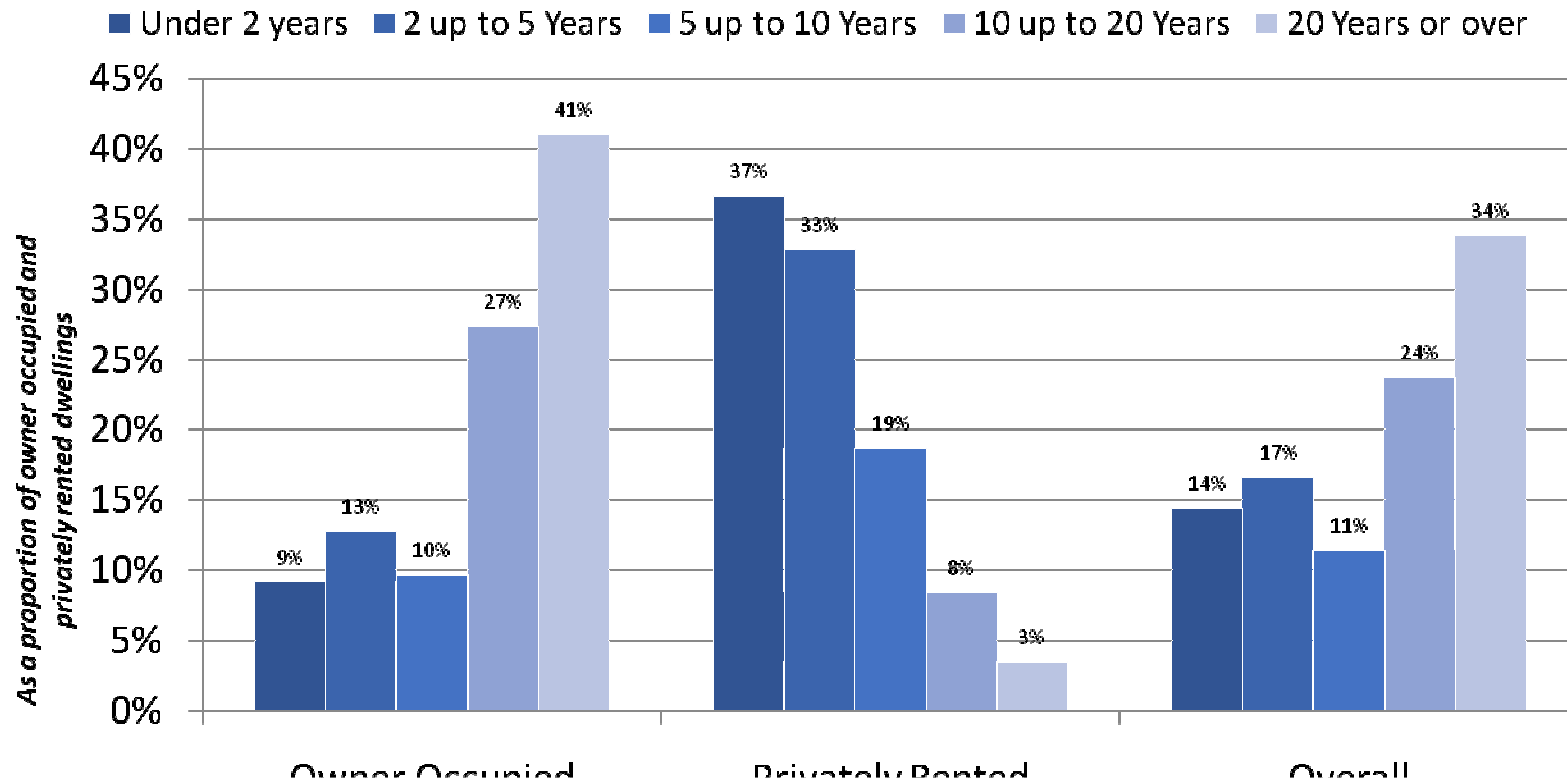
Dwelling Floorspace



- 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.**

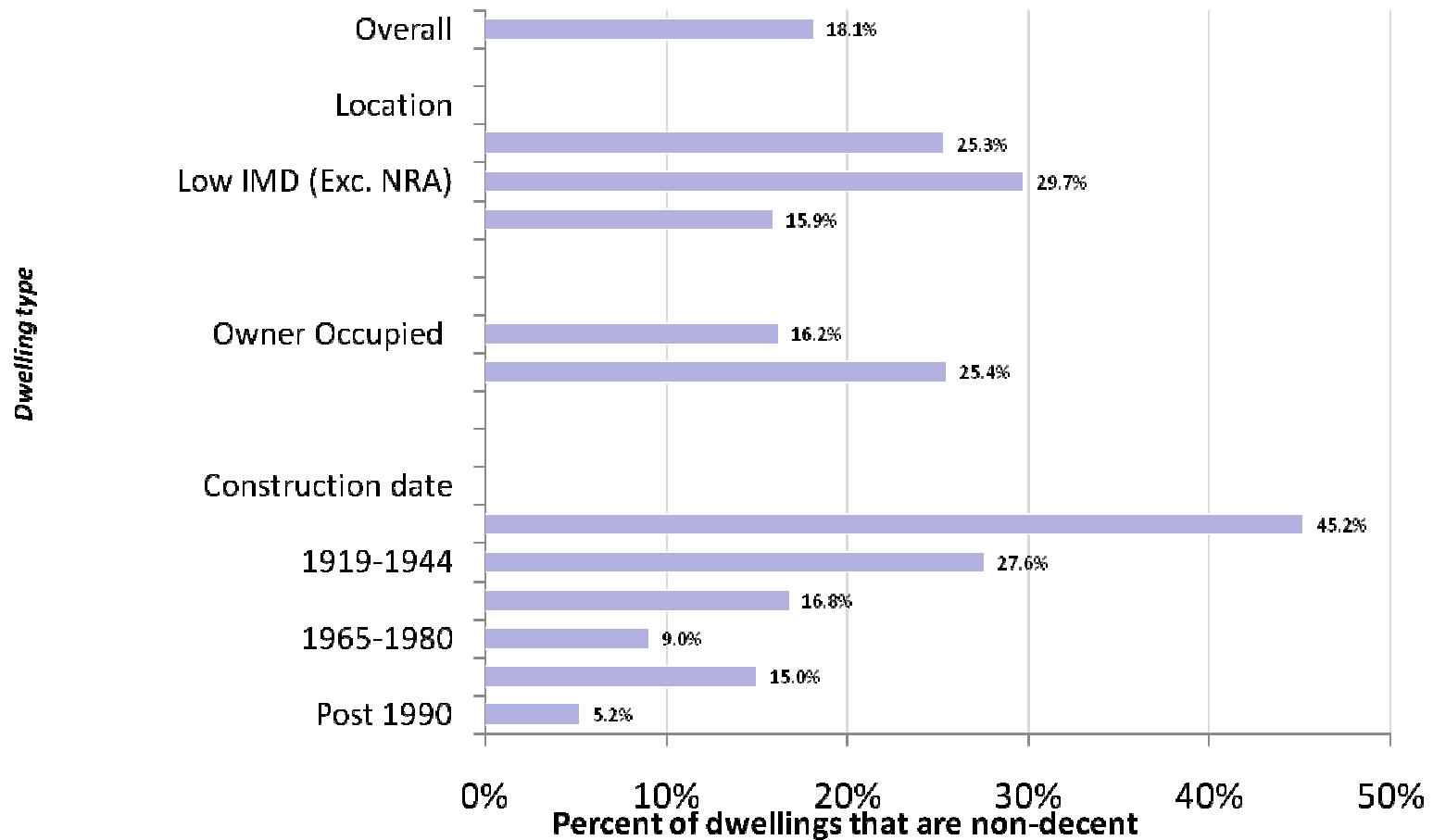
- Physiological Requirements (e.g. damp & mould growth, excess cold, asbestos, carbon monoxide, radon, etc.)
- Psychological Requirements (crowding and space, entry by intruders, lighting, noise)
- Protection Against Infection (domestic hygiene, food safety, personal hygiene, water supply)
- Protection 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**