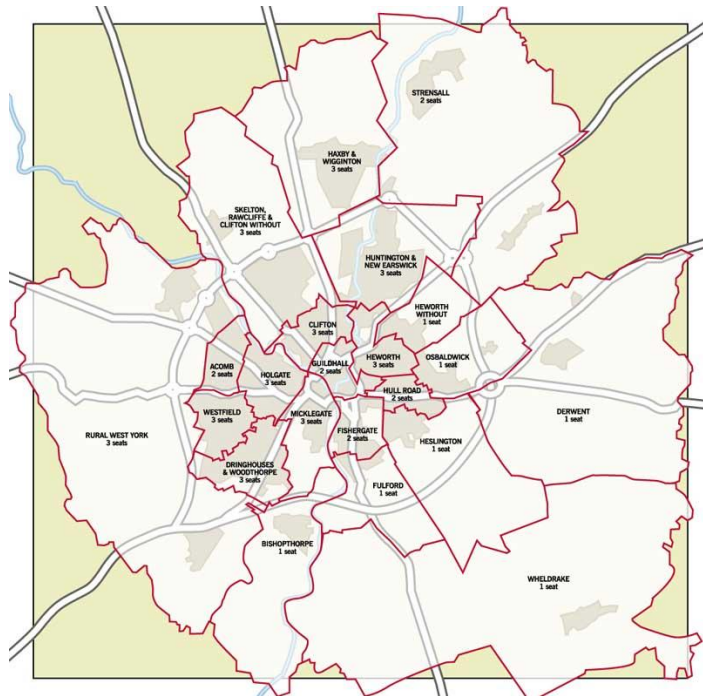




Private Sector House Condition Survey 2008

EXECUTIVE SUMMARY



Prepared on behalf of

City of York Council



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Ref : E1807



PRIVATE SECTOR HOUSE CONDITION SURVEY 2008



SURVEY METHOD

The survey was conducted using national guidance issued by The Department for Communities and Local Government.

- ◆ Sample of 1600 private sector dwellings.
- ◆ Full internal and external survey. Supporting interview with occupying households.
- ◆ Survey reporting City-wide and for targeted sub-areas.
- ◆ Condition measurement within a Housing Act 2004 framework.
- ◆ Comparability with previous survey in 2002.



HOUSING STOCK

The City contains 71473 private dwellings.

- ◆ 68145 dwellings or 95.3% occupied at the time of survey.
- ◆ 641 dwellings or 0.9% vacant over 6 months.

The city exhibits a mixed housing age profile but with significant pre-war construction.

- ◆ 25731 dwellings (36.0%) constructed pre-1945.
- ◆ 12814 dwellings (17.9%) constructed pre-1919.
- ◆ Oldest housing age profiles associated with the private-rented sector and with the Clifton, Micklegate, Guildhall, Fishergate and Holgate areas.

Owner occupation is the predominant form of tenure in the City.

- ◆ 55541 dwellings or 77.7% owner occupied.
- ◆ 12727 dwellings or 17.8% private-rented.



HOUSEHOLDS

The City contains 72706 households and a private household population of 162140 persons.

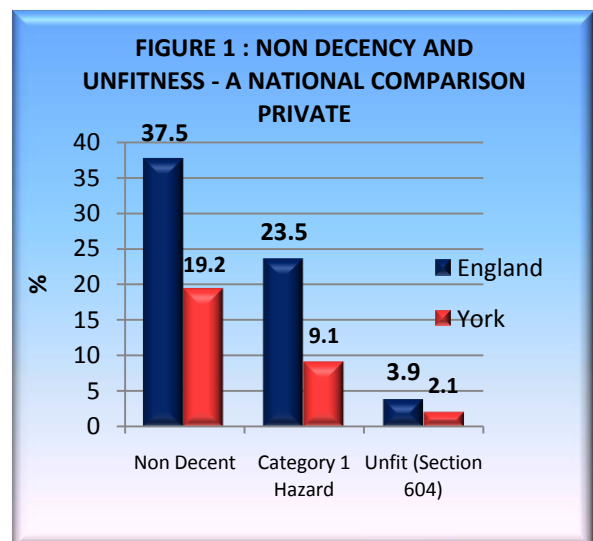
- ◆ 20888 households (28.7%) are single person in size, an additional 30318 households (41.7%) are two person in size.
- ◆ 23146 households (31.8%) are elderly.
- ◆ 3547 households (4.9%) have an annual household income less than £7800.
- ◆ 18868 private households are economically vulnerable (26.0%).



HOUSING CONDITIONS - AN OVERVIEW

Housing conditions in the City are better than the National average for private housing.

- ◆ 13702 dwellings (19.2%) are non-decent.
- ◆ 6496 dwellings (9.1%) exhibit Category 1 hazards.
- ◆ 1481 dwellings (2.1%) are unfit.





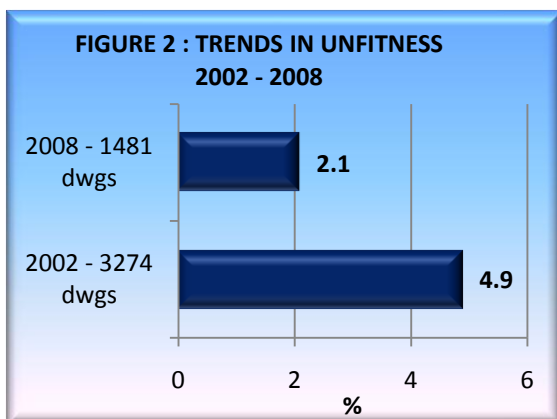
PRIVATE SECTOR HOUSE CONDITION SURVEY 2008



CHANGES IN HOUSING CONDITIONS

Housing conditions in the City have continued to improve since the last survey in 2002.

- ◆ Rates of unfitness have reduced from 4.9% to 2.1% representing a net reduction of 1793 dwellings.



CURRENT HOUSING CONDITIONS

Although better than the national average, housing condition problems remain significant within the City.



HEALTH AND SAFETY RATING SYSTEM (HHSRS) CATEGORY 1 HAZARDS

6496 dwellings in the City exhibit Category 1 hazards representing 9.1% of total private housing stock.

- ◆ The most common hazards relate to excess cold and the risk of falls on steps and stairs.
- ◆ Category 1 hazards are not evenly distributed across the City but are higher in particular areas and housing sectors:

- Guildhall, Micklegate and Hull Road.
- Private-rented sector.
- Pre-1919 terraced housing.
- Converted Flats.



NON-DECENT HOMES

13702 dwellings are non-decent representing 19.2% of all private dwellings in the City.

- ◆ The most common defects on the Decent Homes Standard relate to energy efficiency, and Category 1 hazards within the HHSRS.
- ◆ Patterns of non-decent housing are similar to those for Category 1 hazards with higher rates for:
 - Guildhall, Micklegate and Hull Road.
 - Private-rented sector.
 - Pre-1919 terraced housing.
 - Converted Flats.



HOME ENERGY EFFICIENCY

Home energy efficiency rates in private housing in the City are above the national average.

- ◆ Average SAP Rating of 65 compared to an average of 47 for all private housing in England.
- ◆ 99% of dwellings centrally heated compared to 86% for all private housing in England.



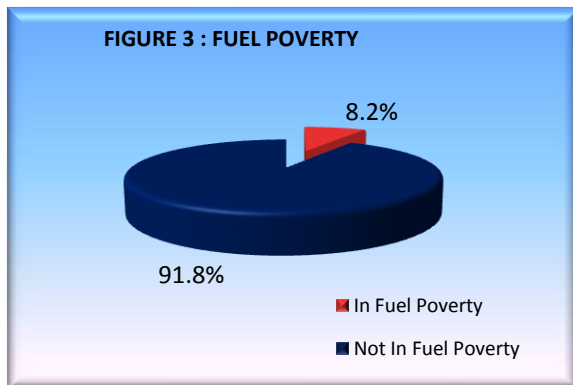
FUEL POVERTY

5976 households in the City (8.2%) are in fuel poverty.

- ◆ Higher rates of fuel poverty in Acomb/Westfield, Fishergate and Guildhall.
- ◆ Higher rates of fuel poverty in the private rented sector.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2008



- ◆ Core investment costs related to achieving Decent homes for vulnerable households are estimated at £19.981M.
- ◆ Expenditure within the owner-occupied sector is estimated at £46.148M where many households will not qualify for Council support.
- ◆ Equity potential within the owner-occupied sector is substantial and estimated at £9.054 billion. 17% of owner-occupiers would re-mortgage to carry out repairs; 8% are interested in a Council sponsored scheme for equity release.



HOUSEHOLDS AND HOUSING CONDITIONS

Poor housing conditions within the City are associated with households in social and economic disadvantage although the City has met previous PSA 7 targets for vulnerable households in decent homes.

- ◆ Elderly households comprise 32.9% of all households living in non-decent homes.
- ◆ Economically vulnerable households comprise 26.3% of all households living in non-decent homes.
- ◆ Currently 14985 vulnerable households (79.4%) live in decent homes exceeding the previous PSA 7 targets.



HOUSING INVESTMENT REQUIREMENTS

Costs to repair and improve non-decent housing in the City are estimated at £63.367M but not all are related to Council intervention.



EMERGING ISSUES

The City has made significant progress in addressing poor housing conditions since 2002 but underlying house condition problems remain and require to be addressed in any future strategies.

- ◆ Above average rates of poor condition in the Micklegate, Guildhall and Hull Road areas.
- ◆ The continued poor performance of the private-rented sector, with additional issues emerging on multiple occupation through sharing.
- ◆ The continued concentration of condition problems in the pre-1919 terraced housing sector, and in converted flats.
- ◆ Remaining linkages between vulnerable households and non-decent housing.
- ◆ The existence of significant owner-occupied equity and methods for its release.