



PORTFOLIO AREA: HEALTH & WELL BEING

Date of Meeting: 18 FEBRUARY 2002

Public

Key Decision: Yes

Recorded in Forward Plan: Yes

Inside Policy Framework

Title: EXECUTIVE SUMMARY OF LOCAL HOUSE CONDITION
SURVEY, AND PRIVATE SECTOR HOUSING RENEWAL
PROGRAMME

Report of: Director of Environment & Development

Report reference: EN 019/02

Summary:

To provide Members with details of:-

- (i) the findings of the Local House Condition Survey in the form of an Executive summary;
- (ii) proposed modifications to the allocation of funds for the various grant types;
- (iii) proposed amendments to the category of grants to be dealt with;
- (iv) proposals to deal with grant commitment (carry forward) into future financial years;
- (v) the need to consider a waiting list for grant applications.

Recommendations:

Members are requested to receive the Executive Summary on the findings of the Local House Condition Survey, and to consider and approve the proposals as laid down in points (ii), (iii) and (iv) & (v) in the Summary

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

1. BACKGROUND INFORMATION AND OPTIONS

See main report

2. CONSULTATION

2.1 Consultation to Date. N/A

2.2 Consultation proposed. N/A

3. STAFFING/RESOURCES COMMENTS

N/A

4. CITY TREASURER'S COMMENTS

The City Treasurers comments have been reflected in the body of the report.

5. LEGAL COMMENTS

N/A

6. CORPORATE COMMENTS

N/A

7. RISK MANAGEMENT ASSESSMENT

N/A

8. EQUALITY ISSUES

N/A

9. ENVIRONMENTAL IMPLICATIONS

N/A

10. CRIME AND DISORDER IMPLICATIONS

N/A

11. RECOMMENDATIONS

See front sheet

12. REASONS FOR RECOMMENDATIONS

To ensure that the City Council continues to prioritise grant funding, and that safeguards are put in place to guarantee funding availability to those applicants receiving approval late in a financial year, where work is not completed until the following financial year.

1. Introduction – Local House Condition

- 1.1** On 23rd March 2001 Housing and Care Services Committee confirmed the commissioning of "The Housing Consultancy" to undertake the Private Sector Local House Condition Survey in the Carlisle City Council area. The objective of the survey was to gather information to assist the Council in assessing housing conditions, energy efficiency, socio-economic and environmental matters through the district.
- 1.2** The information collected can be widely utilised to inform the Authority's Housing Strategy and provides an opportunity to consult and review as part of the Duty of Best Value.
- 1.3** The full report, consisting of some 150 pages is at present being finalised, and the Consultants who carried out the survey will, in the near future, present the full findings of the Project, to all Members at a date and time to be arranged.
- 1.4** Some of the main findings of the Survey are appended below:-

 - (i) Of the 1439 vacant dwellings indicated by the Survey results, 364 were mid-term vacant and 192 were long term vacant.
 - (ii) 27% of the housing stock was built pre 1919
 - (iii) 90% of the Private Sector Housing Stock is owner-occupied
 - (iv) 2.66% of the stock is classified as unfit, compared to a national average of 7.5%, however there are significant levels of defective dwellings (nearly unfit) throughout the district – 3.9%
 - (v) the majority of unfit properties are found in older houses, which also have poor energy efficiency levels and high levels of condensation.
 - (vi) In order to deal with all unfit and defective dwellings investment of the order of £20.5 million would be required (not all from the Local Authority).

- (vii) The major contributor to unfitness is serious disrepair, which may indicate that, in certain areas, people cannot afford to carry out routine maintenance.
- (viii) 85% of households have lived in their own homes for more than 10 years, indicating a comparatively stable population.
- (ix) almost one quarter of Heads of household earns less than £7,500, 5% are in receipt of Income Support, and almost 10% are disabled or infirm.
- (x) The main Environmental concerns of the residents of Carlisle are street parking, heavy traffic, and road conditions. Vandalism and graffiti were not highlighted as major problems.
- (xi) 11.90% of the private sector stock is considered to have a poor or very poor energy rating, and also indicated is the fact that, generally, the older the property, the poorer the energy efficiency.
- (xii) The survey reveals that there are opportunities to deal with unfitness on an area basis, but further research is necessary to identify specific problems.
- (xiii) The Council plays a leading and significant role in the Landlords Forum, but there are still almost 10% of tenants in the private rented sector, living in unfit conditions.
- (xiv) There is a direct link between low income and unfit housing, and this group should continue to be targeted through the renovation grant process.

1.5 The Executive Summary is however included as Appendix 1 to this report.

1.6 As can be seen from the above, there is a overwhelming need for the continuation of the Grant regime, to ensure that the poorest people, living in the worst housing, can be assisted in bringing their properties up to a decent standard.

- 1.7 Not only will grant be needed to tackle unfitness, but Home Repair Assistance grants will also be needed to prevent further deterioration of houses which are currently fit, but which require repairs to ensure that they do not slip into unfitness.

2. Allocation of funds to specific grant types

- 2.1 It was a requirement that £125,000 be 'held back' from the Private Sector Renewal Programme in 2001/02, and grant expenditure was therefore tailored accordingly. It is therefore being recommended that the available expenditure for 2002/03 be allocated as undernoted:-

	000's
Discretionary Renovation Grants	430
Home Repairs Assistance	108
Disabled Facilities Grants	260
Group Repair	100
Energy Efficiency	57
Empty Properties	10
Slum Clearance	<u>3</u>
	<u>968</u>

3. Current and proposed grant categories

- 3.1 At present, the Council has a comprehensive and varied number of grant categories that range from minor repairs, to full house renovations, to Disabled Facilities adaptations. Due to the ever-increasing pressure on grant funds it has been necessary to re-consider the categories of grants currently being approved, to ensure that we can adequately direct where the available funding can do most good.
- 3.2 Following the Sheffield Hallam report considering details of housing need in the area, it was shown that there was a lack of 1 and 2 bedroom properties throughout the District. Members considered that, in order to address this deficiency, consideration would be given to taking applications for grants from Landlords, but only for the renovation of 1 and 2 bedroom properties.

3.3 Now, in light of the pressure on the grant budget by increased numbers of this type of application, together with the reduced funding, it is considered necessary to review this category of grant. It is therefore proposed to suspend indefinitely, approval of Landlords grants.

3.4 It is also proposed to suspend indefinitely Home Repair Assistance grants for applicants under 60 yrs (which were subject to a means test/benefits requirement) but to continue to issue approvals for those over 60 yrs, hence the reduction of funding in this category from £133,000 to £70,000.

4. Grant commitment

4.1 At the current time, there is approximately £307,000 of commitment (renovation grants approved but not yet completed and paid) to carry forward into 2002/03. Based upon the proposed allocation for Renovation grants of £430,000, this would leave only £123,000 for new grant approvals for the whole of the next financial year, in respect of the main renovation grant category. This would result in the possibility of a backlog of applications which would not be able to be funded.

4.2 In order to achieve maximum spend it is necessary to over-commit the number of approvals, as grant applicants are allowed 12 months from the date of grant approval in which to have the necessary works carried out. This has the effect of tying up grant money from one financial year, but which may not be paid out until the next financial year. (e.g. if an approval is given in September 2001, the applicant may wish to have the work completed by 31st March 2002 the grant therefore being paid out in the same financial year). However, under current legislation they may decide not to start work until March/April 2002, therefore completing the work within the required 12 months taking the grant payment into the next financial year. If however we did not over-commit to compensate for this we would be in the position of not being able to fully spend our allocation of funds.

4.3 The problem with this method of working is that, in the worst case scenario, should the Council determine to make no provision for funding Private Sector Housing Renewal Grants, for any year, the commitment from the previous year of say £150,000 would not be able to be funded i.e. All grants approved but not completed by the end of the financial year, would not be able to be funded.

4.4 In order to ensure that the spending in any financial year matches the available budget, Members will require to take a decision to allow for a commitment of approximately £150,000, should the level of grant funding be further reduced, or no grant funding at all is approved in future financial years.

4.5 Past experience has shown that the available funding in the last few financial years has matched almost exactly the available budget. It is therefore necessary, in light of the findings of the Local House Condition Survey (LHCS) to address the problems associated with the rising costs involved in upgrading properties that are unfit/in disrepair, and the reducing amount of funding that the Council is investing in the Private Sector Housing Stock.

4.6 A significant bearing on Private Sector Stock investment will be the Single Allocation of funding to Local Authorities from 2003/04. Additionally, at present, a large proportion of the available funding is made available from Right to Buy receipts. Should LSVT go ahead, this will add a further complication to the Private Sector funding.

5. Proposed waiting list

5.1 Due to the reduction in grant funding and the increase in numbers of grant applications, it has been necessary to consider the implementation of a waiting list.

5.2 In order to ensure that grant applications are treated fairly and transparently, it is proposed that a prioritised points system be introduced, where weightings are attached not only to the condition of the property, but to the financial and health situation of the applicant.

5.3 All enquires and applications will receive a set number of points based on the following:-

(i)	the degree of unfitness of the property	0-25
(ii)	level of income/contribution	0-50
(iii)	degree of infirmity or disability	0-30
(iv)	age of applicant	0-50
(v)	year of construction of property	0-30
(vi)	time on waiting list	5

- 5.4 This system will take account of the findings of the Local House Condition Survey and will enable the grant budget to be properly managed, ensuring that limited resources are targeted at the most vulnerable group of people, living in the worst housing conditions.
- 5.5 A print out of the maximum number of points applicable to each category is enclosed as Appendix 2.

6. Summary

- 6.1 The LHCS has indicated that over £20M needs to be invested in the Private Sector Stock, merely to deal with unfitness/serious disrepair. This figure does not take into account the continuing deterioration of the housing stock, some of which will, over the next few years, fall into unfitness. From the findings of the LHCS, the current funding arrangements mean that we are merely treading water, the number of unfit properties that we are dealing with being replace by as many properties becoming unfit.
- 6.2 The current strategy ensures that we continually review our targets, grant specification, average grant costs and customer requirements to ensure that we achieve value for money. However, there is a constant pressure on the budget, necessitating the need, for the first time, to consider implementing a waiting list.
- 6.3 Members should also note that the Government have recently (Jan 2002) published a Regulatory Reform Order which will remove many of the detailed provisions that govern the way Local Authorities carry out Housing renewal. Government intend to replace them with a broad power to allow Authorities to provide financial and other assistance for home repairs and improvement which would be subject to only limited constraints. The reforms will give Authorities greater flexibility and discretion in delivering housing renewal to address local needs.

A report will be submitted to Members at a later date, once the implications of this Order have been fully investigated.

Contact Officer: Allan Dickson

Ext: 7339

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Carlisle City Council

House Condition Survey 2001

Executive Summary

Profile and Conditions in the Housing Stock

House condition surveys as a means of identifying housing stock condition have long been recognised as an essential part of housing strategy development

The government undertakes a national five yearly house condition survey and imposes a statutory duty on councils to review conditions annually.

The Council have met their statutory obligation to review housing conditions in the District at a time of legislative change and a fully competitive bidding process under Housing Investment Programme.

A house condition survey allows the Council to monitor its housing strategy and policies in the light of legislative and other related changes

The survey results identify the extent of existing problems in the housing stock and indicate the level of resource needed to make an impact.

The survey methodology utilised by The Housing Consultancy follows Department of the Transport, Local Government and the Regions (DTLR) guidelines. It addresses physical house conditions, socio-economic, environmental and energy efficiency issues.

Survey Methods The survey was carried out during 2001 and included the production of a random sample of 1200 property addresses, the sub-division of the District into four study areas. Within each study area private sector stock was identified separately to facilitate subsequent analysis of gathered data. All data was gathered for purely statistical analysis purposes with the consent of the respondent. Analysis was carried out using the BRELASS software package supplied to the consultants for the purpose by the Council. This computer software was developed specifically to implement the government recommendations on the conduct of local house condition surveys.

In addition to general conclusions the findings of the survey are presented, in this executive summary under three headings as follows:

Main Findings	Subsidiary Findings
<ul style="list-style-type: none"> • unfit and defective dwellings • projected repair costs • energy efficiency • empty properties • disability and mobility • socio-economic factors 	<ul style="list-style-type: none"> • age of dwellings • built form • tenure patterns • Subdivisions
Key Findings	

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Main Findings

Unfit and Defective Property

Sub Area	Estimated Dwellings	% Unfit	% not unfit 1 or more defective	% unfit + defective combined
		%	%	%
A ()	7500	2.81	3.85	6.66
B ()	13200	2.81	5.07	7.88
C ()	5500	4.02	2.02	6.04
D ()	11640	1.75	3.51	5.26
Carlisle	37840	2.66	3.90	6.56

Comment:

- (a) Nationally the rate of unfitness for the private sector is 6.2% and the comparative figure for Carlisle to be 2.66%. In three out of four sub areas the rate is above the City average (and in one area is significantly higher at 4.02%). Progress has been made rectifying unfitness and disrepair but the City position follows national trends where as many homes become unfit as are made fit. In this context 3.90% of the private sector is categorised as not unfit but seriously defective. These are premises that without intervention and significant expenditure have potential to descend into unfitness. There is, therefore, a combined rate of 6.56% poor housing in the City. These findings may have serious implications for future housing strategy.
- (b) Houses may be classified as unfit under more than one of the statutory criteria. The three headings recording the highest failure levels relate to disrepair, dampness and food preparation, with disrepair being the principle failure. The finding is that 78% of all unfit dwellings are unfit due to disrepair, 16.78% of unfit properties fail due to food preparation and 15.39% due to dampness. One in six of private sector dwellings are damp and the links between dampness and ill health are well documented.
- (c) Further analysis indicates that the distribution of reasons for unfitness vary within the sub areas. All sub areas have disrepair as a major contributor to unfitness and this is particularly the case in Area B () which has over 40% of all cases of disrepair alone.
- (d) The pattern of unfitness extends beyond the physical condition of property. There are correlations between unfitness and the age of dwellings, tenure, low income, and energy efficiency. For example, the finding for all construction dates is that 9.58% of private tenants live in unfit conditions compared to 2.29% of owner-occupiers but in the pre 1919 age band alone (where 7.26% is unfit) the figures are 13.52% for private tenants compared to 6.47% for owner occupiers.
- (e) The findings also illustrate the links between unfitness and low income
- 8.7% of those in receipt of income support live in unfit accommodation.
 - 12.5% of those in receipt of housing benefit live in unfit accommodation.

Finally, 11.9% of unfit houses have a SAP rating of less than 30.

Further information on these topics may be found in Chapters 5, 6, and 9 of the main report. Further references are to be found in Chapters 11 and 12.

Projected Repair Costs

Comment:

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

- (a) The format allows maximum flexibility to estimate future expenditure. Costs shown are the average repair costs for all dwellings in sub areas and the City but the cost to make fit relates to unfit houses only. Thus, for example, the cost of making a house fit in Area A is (£98 x 7500) divided by (7500 x 3%) = £3,267 whilst the additional cost of "urgent repair" in unfit houses is £476. This exercise can be repeated for each of the add-on elements to find the cumulative expenditure required to raise the housing stock to a selected level of repair.
- (b) Across the District the unfitness rate for the private sector alone is 2.66% and there is an immediate need for £6.8 million to deal with the backlog repairs associated with unfit housing (the minimum statutory repair level). Beyond the "backlog repair" level a further £13.2 million is needed to deal with urgent repair required within 12 months (a total short-term investment requirement from all sources of £20.05million).
- (c) To deal with the present level of unfitness in the housing stock and bring the private sector up to an acceptable state of general repair (a ten year standard) requires a total investment from all sources of over £105 million. A significant share of this investment will come from self-investment by owners. The correlation between income and unfitness, however, suggests that a large part of the financial burden needed to make the housing stock "fit" is likely to fall upon the Council's shoulders.
- (d) There is the added potential for dwellings that are currently not unfit to descend into unfitness and this is more likely in those cases where self-investment is not viable. The rate for this category is estimated at 3.9%. No sub area exactly matches this rate although Area B () comes closest at 3.85%. This Area is thus closest to the City average for both unfit and defective dwellings. The finding is that in three of the sub areas the rate for "defective" dwellings is lower than the City average. In Area B (), however, the rate is higher at 5.07%. The problem of defective premises (potential to fall into unfitness) is, therefore, found throughout the City.
- (e) There appear to be opportunities for block repair, to some extent, in all sub areas but further research is necessary. This finding is in line with the Council's Housing Strategy Statement. It is particularly important to note that the number of dwellings made fit (or demolished) by local authority intervention is taken into account by central government by way of BVPI 62 (Best value performance indicator 62).
- (f) The average local expenditure (per unfit house) required is £6,801.00 compared to the national figure for all tenures of £5,233.00. Costs vary significantly between sub areas and range from £3,483.00 in Area A () to £13,637.00 in Area D (). The £6.8 million required just to deal with unfitness is distributed across the sub areas as follows: Area A () £0.74 million, Area B () £1.86 million, Area C () £1.48million, and Area D () £2.78 million.

Further Information on these topics may be found in Chapter 6, 11 and 12 of the main report.

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Repair Costs for the Private Sector Housing Stock by Area. (£'s).
(Source - Carlisle Council - HCS) (District Description of Condition)

Repair level				Make fit only	Urgent Costs	Non Urgent Costs	Renewal Costs	Replacing Elements
Required				Immediately	within 1 year	within 5 years	within 10 years	within 10-30 years
Area	Unfit %	Estimated dwellings		(£)	(£)	(£)	(£)	(£)
A ()	3	7,500	Per dwelling	98	476	836	1899	13731
			Total £m	735,000	3,570,000	6,270,000	14,242,500	102,982,500
B ()	3	13,200	Per dwelling	141	347	860	2112	13761
			Total £m	1,861,200	4,580,400	11,352,000	27,878,400	181,645,200
C ()	4	5,500	Per dwelling	269	316	338	1167	13016
			Total £m	1,479,500	1,738,000	1,859,000	6,418,500	71,588,000
D ()	2	11,640	Per dwelling	239	285	349	1122	14612
			Total £m	2,781,960	3,317,400	4,062,360	13,060,080	170,083,680
District	3	37,840	Per dwelling	181	349	622	1628	13908
		District Total	Total £m	6,849,040	13,206,160	23,536,480	61,603,520	526,278,720
	(to nearest whole number)	Running Total	Total £m	6,849,040	20,055,200	43,591,680	105,195,200	631,473,920

• N.B. Figures in this Table are rounded to the nearest whole number.

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Energy Efficiency

SAP Rating Banded, (% of Survey Area).
 (Source Carlisle Council- HCS)

SAP Band	% of stock	Classification
0-10	1.70	very poor
10-20	2.41	poor
20-30	7.79	poor
30-40	19.97	standard
40-50	32.29	standard
50-60	21.68	quite good
60-70	9.77	very good
70-80	3.97	very good
Over 80	0.42	excellent
Totals	100.00	

Key to SAP Band

1-10	Very poor	11-30	Poor	31-50	Standard
51-60	Quite good	61-80	Very good	81-100	Outstanding

- (a) 11.9% of private sector homes have poor energy efficiency (SAP under 30).
- (b) Of the pre 1850 dwellings alone all are estimated to have SAP ratings less than 40 although none have ratings below SAP30.
- (c) In the 1850-99 age band, only 7.50% of the stock have a SAP rating over 50 and 25.00% have a poor rating i.e. SAP of under 30. Significantly, 67.50% of properties fall in the 30-50 range. Similarly, the 1900-1918 age bands have 62.00% in the 30-50 range.
- (d) The 1919-1944 age band has 11.50% of dwellings rated at over SAP50 compared to the 1900-1918 stock in which 16.00% are in that category.
- (e) There is a general improvement in SAP ratings in the more recent stock with the 1965-1974, 1975-1982 and post 1982 periods having 68.18%, 76.93% and 47.06% of their respective housing stock in the SAP 40-SAP60 bands. Similarly, the post 1982 band contains the highest level of dwellings with SAP ratings over SAP70.
- (f) The unfitness rate for the District is 2.66% and strikingly, 32.14% of unfit dwellings (nearly one in three) are classified as poor or very poor in terms of energy efficiency (i.e. SAP under 30).

Further information on these topics may be found in Chapter 5, 9, 11 and 12 of the main report.

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Empty Property
Comment

- (a) The level of empty dwellings is estimated to stand at 3.8% and based on the estimated stock total of 37,840 would translate in the region of some 1,439 dwellings. This result (3.8%) compares to the national overall position of 3.9% derived from the English House Condition Survey 1996. Table 4 shows the reasons for vacancies in the sub areas. More precise identification of local "hot spots" will require further investigation.

Table 4 Distribution of Empty Dwellings by Reason by Sub Area and City.

(Source - Carlisle Council - HCS)

Sub Area	For Sale	Being Modernised	< 30 days	30 - 180 days	>180 days	Total
	%	%	%	%	%	%
A ()	14.99	4.93	25.05	40.04	14.99	100.00
B ()	25.06	6.14	50.12	12.53	6.14	100.00
C ()	0.00	0.00	75.00	0.00	25.00	100.00
D ()	28.57	14.29	14.29	28.57	14.29	100.00
Carlisle	19.67	7.16	34.54	25.30	13.34	100.00

- (a) Noticeably, measurable levels of long term vacant premises, representing 13.34% of all vacant premises and 1.0% of the total stock, occur in all sub areas. Two out of five (41.15%) long-term vacant properties alone are found in Area A (). All long-term vacant properties require local monitoring although progression from mid term vacant status to long term vacant should also be carefully monitored. Mid term vacant and long-term vacant dwellings (556) account for 38.6% of all vacant dwellings.
- (b) An analysis of the categories of vacant property by age is included in Table 5. The findings that immediately stand out are that all measurable levels of long term vacant property (over 180 days) are found in the pre war and immediate post war housing stock. Interestingly, the rate for the post war period is the higher but in purely numerical terms the position is reversed.

Table 5. Vacant dwellings by Age and Reason for vacancy

(Source - Carlisle Council - HCS)

Age	For sale	Being Modernised	Newly Vacant	Mid term Vacant	Long term Vacant	Total
Pre 1919	20.20	10.13	35.32	20.53	13.82	100.0
1919-1944	0.00	0.00	39.58	60.42	0.00	100.0
1945-1964	0.00	0.00	0.00	0.00	100.00	100.0
Post 1964	31.84	0.00	36.33	31.83	0.00	100.0
District	19.64	7.15	34.51	25.27	13.3	100.0

- (c) It is particularly important to note that the numbers of long term unfit empty properties dealt with by the Council is taken into account by central government by way of BVPI 64 (Best value performance indicator 64).

Further information on these topics may be found in Chapter 4, 5, 8, 11 and 12 of the main report.

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Disability and Mobility
Comment

Table 6 Mobility Disability - Descriptions of Disability
 (Source - Carlisle Council - HCS)

Description	%
Bed bound	0.9
A total wheelchair user	3.7
Mainly uses a wheelchair but can stand for short periods	0.9
A wheelchair user ONLY outdoors	2.8
Walks only with frame or other aid	25.2
Walks unaided but unsteadily or blind or deaf	35.5
Fully mobile	24.4
Not known	6.6
Total	100.0

- (a) The survey investigated the extent and nature of disability in the District and the effects upon mobility that this demonstrated. Of those interviewed, 90.03% of cases in the private sector do not have any long-standing illness or infirmity in the household or have no mobility impairment. Of the remaining 9.97% for mobility under groupings of "bed bound", wheelchair user" and "impaired walking" (including "unsteady" walking, blind, deaf, walking aid used) the private sector recorded levels of 0.9%, 7.4% and 60.7% respectively.
- (b) Expenditure for disabled facilities grants will still, under the new 'single pot' regime from 01.04.2000, attract 60% central government grant and may be an appropriate area on which to focus resources. This is an area of work to which the Council, in its housing strategy, accords priority status.
- (c) Although the vast majority of dwellings have no disabled person the demand upon services from those households requiring adaptations continues to grow. It is very important, therefore to distinguish between the comparatively small section of the disabled community that indicated a need for adaptations and the ability of the Council to fully address the demand.
- (d) The Council's housing strategy fully recognises the importance of adaptations to disabled people and ultimate priority is accorded to improve quality of life and help maintain independence, safety and dignity against a background of limited resources.
- (e) Despite the improvement in the Council's service resulting from the establishment of an Home Improvements Agency and the allocation of additional staffing resources the demand placed upon the Council's service continues to be substantial with further financial resources sought for 2002/03 to address demand

Further information on these topics may be found in Chapter 7, 11 and 12 of the main report.

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Socio-Economic Factors

Comment:

- (a) The survey did not specifically address such matters as purchase price or rental levels. The levels of expenditure required to revitalise the private sector housing stock in Carlisle are beyond the means of the Council alone. The Council's Housing Strategy touches on this matter and refers to the effect of major changes, which have taken place in the region in recent years. These changes include the improved commuting opportunities created by the M6 that may have an effect on house prices and population movement. Improved accessibility is allied with increased population movement. The resulting increase in demand for housing has an effect on house prices. The role that market forces and owner investment in repair will be required to play cannot be over emphasised.
- (b) The survey finding is that the population of the District's housing is stable with 85.55% of all private sector households having lived in their dwelling for ten years or more. Significantly, 4.90% have lived in their homes for less than 5 years. Further confirmation of stability is found in the 6-10 year group which, at 9.55%, is comparatively small. Information derived from the national census carried out in 2000 may indicate reasons for the population stability. As far as house condition surveys are concerned it will be for future surveys to assess how much of the shorter occupancy group has stayed on to maintain the ranks of the 11-20 year group.
- (c) Income levels in the District are low. Minimum household income for the private sector shows that 23.1% of heads of households have incomes below £7,500.00 per annum and where there is a working partner in the household 33.1% of these also earn less than £7,500.00 per annum. On the basis of this profile there is a need to maintain levels of affordable housing. In the comment on unfitness and poor housing earlier in this summary we have referred to the link between low income and unfit housing.

Table 6

Gross Income Banding (Head/ Partner) by Respondents.(%) Distribution.

Income Band	% of Respondent Head of Household. (1)	% of Respondent Partners (2)
Under £3,500	2.6	15.0
£3,500-£5,000	11.0	10.2
£5,001-£7,500	9.5	7.9
£7,501-£10,000	7.0	17.3
£10,001-£15,000	12.3	16.5
£15,001-£20,000	16.5	13.4
£20,001-£30,000	22.9	15.7
£30,001-£40,000	18.0	3.9
Over £40,000	0.2	0.0
Total	100.0	100.0

Further information on socio-economic topics may be found in Chapter 5, 7, 11 and 12 of the main report.

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Subsidiary Findings

Construction Date

Distribution of Dwellings by Construction Date. (%)
 (Source Carlisle Council - HCS)

Sub Area (Sample)	Dwellings	Pre 1919	1919-1944	1945-1964	Post 1964
	Estimated	%	%	%	%
A ()	7500	42.81%	9.82%	21.75%	25.26%
B ()	13200	30.84%	16.68%	18.19%	34.29%
C ()	5500	12.08%	20.13%	14.09%	53.69%
D ()	11640	19.30%	9.65%	23.25%	47.81%
Carlisle	37840	26.93%	13.66%	19.86%	39.48%

Comment:

In the private sector 26.93% are older pre 1919 dwellings, 13.66% are inter war and 59.34% have been constructed since 1945. The sub area analysis shows Area A () and Area B () have the highest rates for pre 1919 housing. The highest rates for post war development are found in Area D () at 47.81%. The highest rate for most recent construction (post 1964) is found in Area C () at 53.69% although this is exceeded numerically by Area B () and Area D ().

Built Form

The Distribution of Dwellings by Building Type by Area (%).
 (Source Carlisle Council - HCS)

Sub Area (Sample)	Dwellings	Terraced	Semi-detached	Detached	Purpose built flat	Non Res. & flat
	Estimated	%	%	%	%	%
A ()	7500	59.65	27.72	8.77	3.51	0.00
B ()	13200	43.63	39.91	11.24	4.26	0.97
C ()	5500	17.45	46.98	27.52	8.05	0.00
D ()	11640	22.81	34.65	36.84	4.39	1.32
Carlisle	37840	36.59	36.90	20.99	4.70	0.74

Comment:

Carlisle has a private sector housing stock dominated by traditional houses accounting for 94.48% of the stock, the remainder of the private sector stock comprises purpose built flats and other types of flat at 5.44%. There is a small percentage (0.07%) where type could not be determined due to movement restrictions connected with the Foot and Mouth Disease epidemic. None of the profiles for the four sub areas exactly mirrors the profile for the District as a whole but Area B () and Area D () are the two that come closest.

Further information about the stock profile may be found in Chapter 4, of the main report.

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Tenure

Housing Stock Tenure Pattern
(Source: Carlisle Council - HCS)

Sub Area	Dwellings Estimated*	Owner/Occupied	R.S.L	Private	No access or Not Determined
A ()	7500	85.61	1.75	9.17	3.48
B ()	13200	90.10	1.16	7.37	1.37
C ()	5500	96.64	1.34	2.01	0.00
D ()	11640	92.11	3.07	4.82	0.00
Carlisle	37840	90.78	1.89	6.09	1.24

Comment

The survey shows that 90.78% of the housing in the private sector is owner occupied, 1.89% is owned by Registered Social Landlords, 6.09% is privately rented. Tenure was not determined in 1.24% of cases. The highest levels of private renting are found in Area A () at 9.17% compared to just 1.75% for RSL tenure. The highest incidence for RSL is found in Area D () where 3.07% of the stock is rented from social landlords Area D ().

Further Information about the stock profile may be found in Chapter 4 of the main report.

Environmental Issues

The survey addresses 21 different issues that commonly affect local environments. The District is characterised as being mainly sub-urban residential and the main issues raised concerning the immediate home environment were;

- heavy traffic
- street parking,
- adequacy of car parking
- adequacy of lighting.

Facilities exist within the computerised database to examine in depth the relationship between environmental issues and other key elements such as tenure or area.

Further Information about the environmental issues may be found in Chapter 8 of the main report.

Carlisle City Council
Private Sector House Condition and Energy Survey - 2001.

Key Findings

On the Credit Side

Carlisle is the principal City on the Borderlands of England and Scotland. Located between two areas of outstanding natural beauty (The Solway Firth to the north and The Lake District to the south) the City is the hub of communications for the area. It lies immediately adjacent to the M6 motorway between England and Scotland and on the main West Coast railway line that runs between London and Glasgow. It also benefits from the spectacular scenery that attracts walkers, cyclists and riders.

A City with a strong tradition and stable population.

Sustained local authority investment, which in the last ten years alone exceeded £8.96 million.

A comparatively modern City. Most property (59.34%) is post 1945. 39.48% has been constructed since 1964.

A private sector housing stock with lower levels of unfitness than the national level.

On the debit side

Despite investment of over £3.47 million over the last five years in the private sector together with an increase in the number of newly built houses (not unfit) the number of unfit properties has not decreased.

There is potential for the descent into unfitness to outstrip the rate of remedial action.

The private sector requires an immediate investment of £6.84 million to deal with backlog repairs as a minimum i.e. to just make fit.

To deal with urgent repairs as well increases the financial burden to £20.05 million.

With general repairs needed in the next five years the costs escalate to £43.59 million

High levels of private sector property (19.9%) which, although not unfit for human habitation, is in substantial disrepair. This stock requires urgent investment and intervention to halt the decline towards unfitness.

A private sector stock with higher rates of empty property than national levels.

Wage levels are low. Three out of every ten household heads earn less than £7,500 per annum. Taken with rising house and land prices there is clearly a need for affordable rented housing.

Energy inefficiency where 9.5% of private sector stock has "poor" energy ratings (less than SAP 30). In the energy rating band SAP 0-10 over 70% are end terraced. Taken together end and mid terraced together accounts for 77% of this band.

Appendix 2 – Waiting List

Urban Rebuilder Form Record Close

Allocation Of Priority Points - Page 2

Agency Code: STAT

Dwelling	Building	Target Standard	
Stability	25	Repair	20
Repair	20	Bad Arrangement	10
Dampness	20	Insulation	15
Lighting/Wiring	10	Heating	15
Heating	15	Other	20
Ventilation	5		
Water Supply	20	Outstanding Enquiries - Points Per Week	5
Drainage	15	Outstanding Application - Points Per Week	5
Inside WC	15	Fixed Application - Points Per Week	50
Bath with H/C Water	15		
Basin with H/C Water	15		
Food Preparation	15		

Close

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Urban Rebuilder Form Record Close

Allocation Of Priority Points - Page 1

Agency Code: STAT

Unfitness Indicators	Inadequate	Low Income Indicators	Repair
Inside Toilet	0	Income Support	30
Bath in Bathrooms	0	Housing Benefit	15
H/C Water To Bath	0	Family Credit	20
Wash Hand Basin	0	Council Tax Benefit	15
H/C Water To Basin	0	Disability Benefit	30
Sink	0	Retirement Pension	10
H/C Water To Sink	0	Job Seekers Allowance	10
Shared Bath/Kitchen	0		

Close

Eldest Applicant	Year Of Construction	Children	Applicant's Contribution
0 - 1	0 - 1919	Under 1	Zero
2 - 3	1920 - 1945	1 - 5	Under 500
4 - 59	1946 - 1964	6 - 10	500 to 2500
60 - 74	1965 - 1985	11 - 15	Over 2500
75 - 100	1986 - 2000	Over 16	

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