

Private
Sector
House
Stock
Condition
Survey



**Bridgend County
Borough Council**



Main Report

December 2009

fordham
RESEARCH

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1. Background

Introduction

- 1.1 This report provides the account of a Private Sector House Stock Condition Survey carried out on behalf of Bridgend County Borough Council by Fordham Research. The survey was carried out in conjunction with a socio-economic interview in order to establish a number of analytical links between dwellings and their occupants.
- 1.2 The survey collected a wide range of information on the dwelling so to accurately assess the overall condition of dwellings in the County Borough and the potential cost to ensure the longevity of the dwelling and make it safer for the inhabitants. Overall, the report covers a number of key policy areas including:
- Empty homes
 - The Housing Health and Safety Rating System (HHSRS)
 - Disrepair
 - Energy efficiency
 - Houses in Multiple Occupation (HMOs)
 - External conditions in housing areas
- 1.3 This is an interim report because a revised report will be produced once national data on the topics assessed becomes available for comparison in 2010. The information presented in this document is however the final results of the stock condition assessment in Bridgend County Borough.

Survey work

- 1.4 The survey comprised a physical survey of dwellings, in conjunction with a short socio-economic interview if the dwelling was not empty. The survey covered all dwellings across the whole of the County Borough (including RSL as well as private sector dwellings). It should be noted that all of the Council stock in Bridgend County Borough has been transferred into the ownership of RSL partners. Particular groups of dwellings such as empty homes and HMOs were over-sampled to ensure that the sample size of such dwellings was large enough for analysis.
- 1.5 The survey sample was drawn from the Council Tax Register. The survey completed inspections of 1,199 dwellings over the whole of the County Borough, of which 52 were HMO properties. The overall sample size of 1,199 used for analysis gives a maximum margin of error County Borough-wide of 2.8% at the 95% confidence interval.

Base figures

- 1.6 There are various sources that can be drawn upon in assessing the number of dwellings and households in the County Borough. These include the Council Tax Register provided by the Council, the Welsh Assembly Government Statistical Directorate and 2001 Census information. The aim is to provide an estimate of the number of dwellings and occupied dwellings at the time of the survey. After consideration of these data sources, we estimate the following bases for analysis:

Total number of dwellings (excluding RSLs) = 51,424

Total number of occupied dwellings (excluding RSLs) = 50,884

Data weights

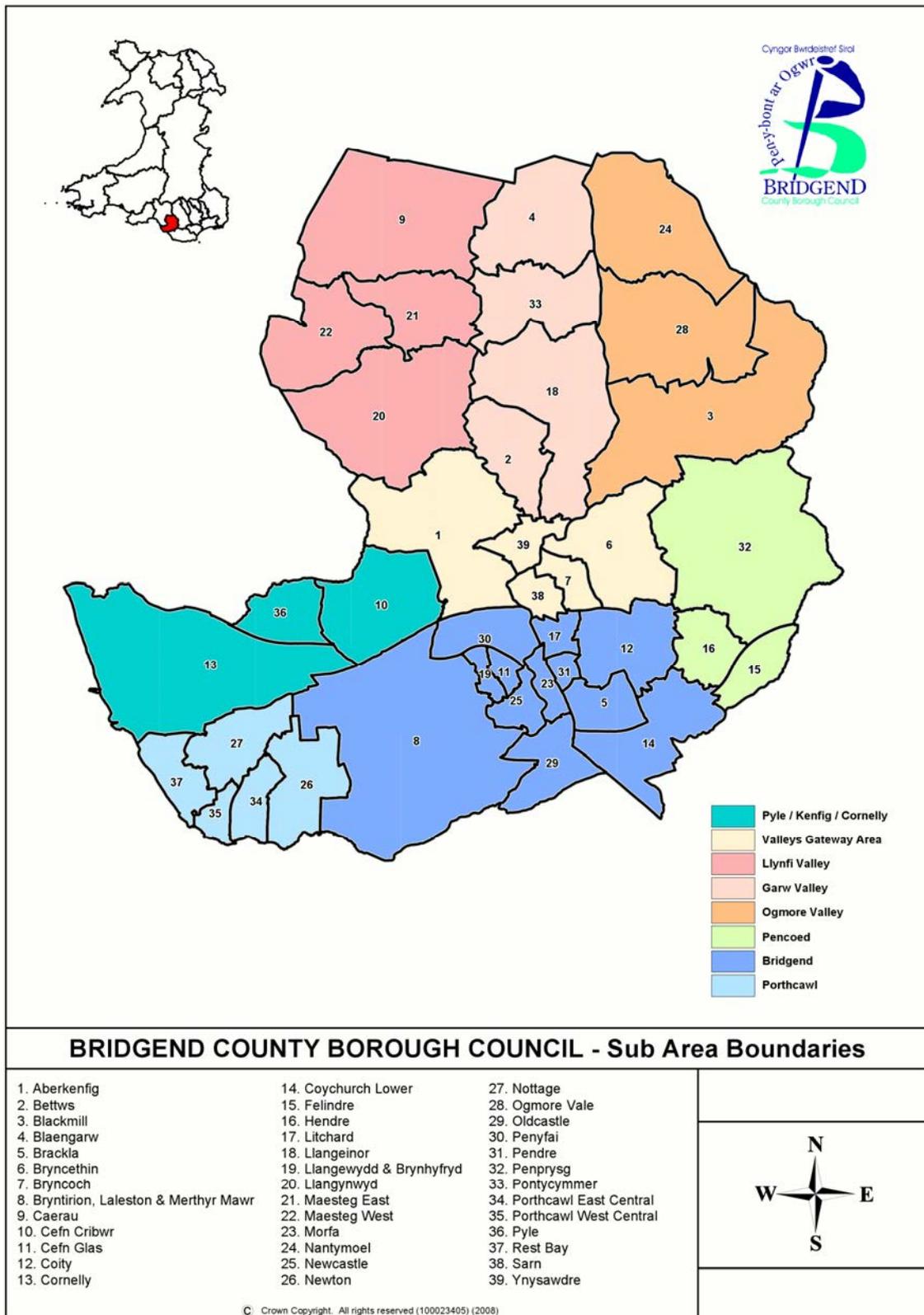
- 1.7 The survey data has been weighted to an estimated profile of the housing stock by a number of variables such as tenure and the area in which the dwelling was located. The table below shows the current tenure split in the County Borough along with the sample achieved in each group. Appendix A3 provides more detail about the weighting of survey data and also provides sample sizes for other key groups used in the analysis in the report.

Table 1.1 Number of dwellings in each tenure group (private sector excluding RSLs)						
Tenure	Dwellings		Responses		Occupied dwellings	
	Number	%	Number	%	Number	%
Owner-occupied (no mortgage)	23,452	45.6%	412	43.3%	23,136	45.5%
Owner-occupied (with mortgage)	21,988	42.8%	401	42.2%	21,887	43.0%
Private rented	5,984	11.6%	138	14.5%	5,861	11.5%
Total	51,424	100.0%	951	100.0%	50,884	100.0%
Empty homes	540	1.0%	17	1.8%	-	-

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 1.8 Although RSL dwellings are included within the survey sample, it is generally more useful to present results for the private sector only (i.e. excluding RSL dwellings). Therefore throughout this report we have provided data with RSL properties excluded, we do however present all the key data for the RSL sector within text in the report as well as bringing this together in a separate chapter. There are an estimated 8,510 RSL dwellings in the County Borough. Some 248 inspections were completed on dwellings in this tenure as part of the survey.
- 1.9 In addition, the survey results have been presented for eight sub-areas within the County Borough of Bridgend. The map below shows the location of these eight sub-areas.

Figure 1.2 Map of sub-areas in Bridgend County Borough



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Report structure

- 1.10 The report details a number of important matters in relation to the private sector stock condition. We start by looking at the profile of the housing stock and how this compares with the situation nationally. We then move on to look at various elements of stock condition - HHSRS, disrepair and energy efficiency. The report then considers the possible solutions to improving energy efficiency in the County Borough, The next chapter considers in detail stock condition issues in HMOs before moving on to look at the condition of the wider area in which the dwelling is located. The report then profiles the situation across RSL stock in more detail before finally assessing the potential ability of owners to make improvements. The report is supported by a number of appendices.
- 1.11 Where possible, data from this survey is compared and contrasted with national estimates. However there is only limited up-to-date information on the housing stock in Wales recorded by Welsh Housing Statistics and the Welsh Assembly Government Statistical Directorate. The most recent full stock condition survey to be published is the Welsh House Condition Survey (WHCS) from 1998, however the results from this study are now dated and some of the criteria used to assess stock condition in the 1998 publication have been replaced. A new survey describing the condition of homes in Wales was carried out as part of the Living in Wales survey in 2008, however the results will not be published until spring 2010. The results from this survey will therefore be compared to the results of the Living in Wales Survey when they become available.

Summary

- 1.12 The survey comprised a physical survey of dwellings carried out in conjunction with a short socio-economic interview in occupied dwellings. The surveys were carried out by trained surveyors who in all achieved 1,199 valid inspections. The survey data was weighted by a number of variables, such as tenure, in order to be representative of all private sector dwellings in the County Borough. In total it is estimated that there are 51,424 private sector dwellings in the County Borough (excluding RSLs): of these 540 are vacant, leaving a total of 50,884 occupied dwellings. In addition there are 8,510 RSL dwellings in the County Borough.

2. Profile of the housing stock

Introduction

- 2.1 This chapter provides an overview of the private sector housing stock within Bridgend County Borough using information derived from the survey and sets the context for the subsequent condition analysis.
- 2.2 The profile of the dwelling stock can be classified using a number of key characteristics. The survey data has been used to construct a dwelling typology which brings together those characteristics which can affect condition. These characteristics are age, dwelling type, size and tenure. The figure below shows a broad typology of the housing stock (four dwelling types by four dwelling ages) which differs slightly from the main categories used in this report. The Glossary at the end of the report provides full definitions of the dwelling types used in analysis.

Figure 2.1 A typology of the housing stock

Dwelling type	Dwelling age			
	Pre-1919	1919-1944	1945-1964	Post-1964
Detached house				
Semi-detached house				
Terraced				
Flats				

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Comparisons with national data

2.3 Set out below are a series of tables which compare some of the main stock profile data with figures from a range of sources for Wales as a whole. The variables studied include tenure, dwelling age and dwelling type. In all cases other than those stated, data from the RSL sector has been excluded.

2.4 The table below sets out the results from the Bridgend County Borough survey in a national context using data from Welsh Housing Statistics. The private sector in Bridgend County Borough has a lower level of private rented dwellings when compared to Wales as a whole.

Table 2.1 Private sector tenure in Bridgend County Borough and Wales (private sector excluding RSLs)		
Tenure	Bridgend County Borough (2009)	Wales (2008)
Owner-occupied	88.4%	87.7%
Private rented	11.6%	12.3%
All tenures	100.0%	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

2.5 The following table shows the age profile of the private sector housing stock in Bridgend County Borough and Wales. The figures for Wales are the 2004-based figures published in Welsh Housing Statistics 2005 and include all tenures. The data shows that there are relatively few dwellings built before 1919 in Bridgend County Borough when compared with national figures. Compared with Wales, Bridgend County Borough has a higher proportion of dwellings built since 1965.

Table 2.2 Age of private sector dwellings in Bridgend County Borough and Wales (private sector excluding RSLs)		
Dwelling age	Bridgend County Borough (2009)	Wales (2004)*
Pre-1919	29.3%	33.7%
1919-1944	11.4%	11.9%
1945-1964	20.8%	26.8%**
1965-1980	17.1%	27.7%***
Post-1980	21.3%	
All ages	100.0%	100.0%

*Includes Council and RSL dwellings as well based on 2005 Welsh Housing Statistics, ** Time period 1945 to 1970,

***Time period post 1970

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

2.6 Additionally, it is estimated that the RSL stock is much younger with 64.7% having been built since 1965.

- 2.7 The following table shows the type of dwellings in the private sector housing stock in Bridgend County Borough and Wales. The figures for Wales are taken from the 2001 Census and include all tenures. Results, presented in the table below, indicate that the private sector in Bridgend County Borough contains a significantly lower proportion of flats than the national average.

Table 2.3 Type of dwellings in Bridgend County Borough and Wales (private sector excluding RSLs)		
Dwelling type	Bridgend County Borough (2009)	Wales 2001*
Terraced house	28.9%	27.5%**
Semi-detached house	33.8%	31.8%**
Detached house	18.0%	29.5%**
Bungalow	12.9%	-
Converted flat	3.9%	8.0%
Purpose-built flat	2.4%	3.3%
Total	100.0%	100.0%

*Includes Council and RSL dwellings **Includes bungalows

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 2.8 In the RSL sector the profile is different again. Overall, it is estimated that over a third of dwellings are flats (38.6%): mainly purpose-built flats. In addition some 27.7% are semi-detached houses and 24.6% are terraced houses. There are very few detached houses or bungalows (less than 2% of all RSL dwellings).

Size of dwellings

- 2.9 The main measure available to assess the size of dwellings is the number of habitable rooms within the property forming part of the living space. A habitable room is defined as one which could be used for living or sleeping purposes and includes kitchens which are large enough to accommodate a table and chairs at which the occupants could eat.
- 2.10 Survey results indicate that 31.3% have four habitable rooms or fewer, and a 32.8% have six or more habitable rooms. The average number of habitable rooms in each property across the County Borough is 5.1.

Table 2.4 Number of habitable rooms (private sector excluding RSLs)		
<i>Habitable rooms</i>	<i>Number</i>	<i>%</i>
1-2	708	1.4%
3	3,725	7.2%
4	11,650	22.7%
5	18,490	36.0%
6	8,380	16.3%
7+	8,472	16.5%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 2.11 The table below shows the proportion of dwellings in each of five size categories (by floorspace). Overall, it is estimated that 38.1% of dwellings have a floorspace of less than 90m². The overall average floorspace of dwellings is 108m² (approx. 1,162ft²).

Table 2.5 Floorspace (private sector excluding RSLs)		
<i>Dwelling size</i>	<i>Number</i>	<i>%</i>
Under 50m ²	1,281	2.5%
50-70m ²	6,166	12.0%
70-90m ²	12,148	23.6%
90-110m ²	14,765	28.7%
Over 110m ²	17,064	33.2%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 2.12 In the RSL sector dwellings are generally smaller than found in the private sector. Survey data estimates that the average number of habitable rooms in RSL dwellings is 3.7 whilst the average floorspace is only 73m².

Empty homes

- 2.13 The survey estimates that around 540 private sector dwellings are empty, representing 1.0% of the private sector stock. Some 16.4% of empty dwellings are newly vacant, with 31.4% appearing to be long-term vacant. No holiday or second homes were found as part of the survey sample.

<i>Length of vacancy</i>	<i>Number</i>	<i>%</i>
Newly vacant (less than a month)	88	16.4%
Mid term vacant (1 to 6 months)	282	52.2%
Long term vacant (6 months or more)	170	31.4%
Second/holiday home	0	0.0%
All empty homes	540	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Summary

2.14 Data from the survey suggests that the private sector housing stock in Bridgend County Borough has a slightly different profile to the housing stock nationally. When compared with national data some of the main differences found were:

- The County Borough has a slightly lower than average proportion of private rented accommodation, with 11.6% of all private sector dwellings being in this sector, compared to 12.3% across Wales. An estimated 88.4% of private sector dwellings are therefore in the owner-occupied sector
- Bridgend County Borough has a lower proportion of flats
- Housing in Bridgend County Borough has a different age profile with 29.3% of dwellings built before 1919, compared to 34.0% nationally

2.15 In addition, it was estimated that the average floor space of private sector dwellings in Bridgend County Borough is around 108m² and that the average property contains 5.1 habitable rooms.

2.16 The survey estimates that around 540 private sector dwellings are empty, representing 1.0% of the private sector stock. Some 16.4% of empty dwellings are newly vacant, with 31.4% appearing to be long-term vacant.

3. Housing Health and Safety Rating System

Introduction

- 3.1 The Housing Health and Safety Rating System (HHSRS) is an evidence-based risk assessment system. The HHSRS is a means of identifying faults in dwellings and of evaluating the potential effect of any faults on the health and safety of occupants, visitors, neighbours and passers-by.
- 3.2 The system grades the severity of any dangers present in the dwelling. It also provides a means of differentiating between dwellings that pose a low risk to health and safety and those which pose a higher risk, such as an imminent threat of serious injury or death. The system concentrates on threats to health and safety and is not concerned with matters of quality, comfort and convenience.
- 3.3 As part of a stock condition survey, the system can assist in identifying dangerous housing conditions that could be given priority and indicate specific areas to be targeted. For individual dwellings, the system can help determine matters that require remedial action and the priority with which those matters should be tackled.
- 3.4 The form of construction, type and age of dwelling will not affect the identification and evaluation of hazards. These matters will however be relevant to the nature of remedial action.
- 3.5 This chapter does not seek to go into any detail about the rationale behind the HHSRS but merely concentrates on the results of the analysis, how hazards vary across different groups and how sensitive the rating system is to different assumptions about what is an acceptable hazard.

The system

- 3.6 The hazard scoring procedure is discussed in detail in Appendix A4. This section briefly sets out the components of calculations and how they are used.
- 3.7 A hazard score is a numerical figure calculated for each hazard identified at a dwelling. The higher the score, the greater the hazard. Government guidance then suggests taking the highest score for each dwelling to indicate the most serious hazard for that particular dwelling.

3.8 The hazard score is generated by looking at three factors:

- i) The likelihood expressed as a ratio – in effect this is a 1 in x chance of any particular hazard occurring in a one year period.
- ii) A weighting given to each class of harm – there are four classes used in the calculation (Extreme, Severe, Serious and Moderate); in the case of falls these might represent a range from death to severe bruising.
- iii) A spread of health outcomes indicated as a percentage – if the hazard occurs what are the chances of it being in each of the classes of harm (e.g. in the case of falls this might be no (or negligible) chance of death and 60% chance of severe bruising).

3.9 Once each dwelling has been assessed for each potential hazard, the data is banded to provide more useful data. The bands suggested in Government guidance are shown in the box below.

Box 3.1 Hazard scores equivalent risk of death and suggested response

Band	Score	Equivalent annual risk of death	Response
A	5,000 or more	1 in 200 or more	Category 1
B	2,000 – 4,999	1 in 200 – 1 in 500	
C	1,000 – 1,999	1 in 500 – 1 in 1,000	
D	500 – 999	1 in 1,000 – 1 in 2,000	Category 2
E	200 – 499	1 in 2,000 – 1 in 5,000	
F	100 – 199	1 in 5,000 – 1 in 10,000	
G	50 – 99	1 in 10,000 – 1 in 20,000	
H	20 – 49	1 in 20,000 – 1 in 50,000	
I	10 – 19	1 in 50,000 – 1 in 100,000	No hazards
J	Less than 10	Less than 1 in 100,000	

3.10 Our main analysis therefore concentrates on dwellings with any hazard in bands A to C, although calculations of dwellings in bands D to I have also been carried out.

Individual hazards

3.11 Each of the individual hazards has been grouped into three categories as shown in the box above as to the type of response suggested by the results of the surveyor’s assessment (Category 1, Category 2 and no hazards). The table below shows the number of dwellings with a Category 1 hazard for each type of hazard.

**Table 3.1 Category 1 hazards in Bridgend County Borough
(private sector excluding RSLs)**

<i>Hazard</i>	<i>Owner-occupied</i>		<i>Private rented</i>		<i>Total</i>	
	<i>Number</i>	<i>% of dwellings</i>	<i>Number</i>	<i>% of dwellings</i>	<i>Number</i>	<i>% of dwellings</i>
Falls on the level	720	1.6%	143	2.4%	863	1.7%
Falls on stairs	2,785	6.1%	323	5.4%	3,108	6.0%
Falls between levels	858	1.9%	212	3.5%	1,070	2.1%
Fall associated with baths	0	0.0%	0	0.0%	0	0.0%
Fire	444	1.0%	113	1.9%	557	1.1%
Hot surfaces & materials	45	0.1%	0	0.0%	45	0.1%
Damp & mould	224	0.5%	61	1.0%	284	0.6%
Noise	0	0.0%	0	0.0%	0	0.0%
Excess cold	4,539	10.0%	734	12.3%	5,274	10.3%
Entry by intruders	0	0.0%	0	0.0%	0	0.0%
Collision & entrapment	99	0.2%	0	0.0%	99	0.2%
Excess heat	0	0.0%	0	0.0%	0	0.0%
Asbestos	0	0.0%	0	0.0%	0	0.0%
Biocides	0	0.0%	0	0.0%	0	0.0%
Lead	0	0.0%	0	0.0%	0	0.0%
Radiation (radon)	0	0.0%	0	0.0%	0	0.0%
Uncombusted fuel gases	0	0.0%	0	0.0%	0	0.0%
Volatile organic compounds	0	0.0%	0	0.0%	0	0.0%
Crowding & space	0	0.0%	7	0.1%	7	0.0%
Carbon Monoxide	226	0.5%	0	0.0%	226	0.4%
Lighting	0	0.0%	0	0.0%	0	0.0%
Electrical hazards	294	0.6%	6	0.1%	300	0.6%
Domestic hygiene, pests & refuse	23	0.0%	0	0.0%	23	0.0%
Food safety	321	0.7%	37	0.6%	359	0.7%
Personal hygiene, sanitation & drainage	0	0.0%	0	0.0%	0	0.0%
Water supply	15	0.0%	0	0.0%	15	0.0%
Position & operability of amenities	38	0.1%	0	0.0%	38	0.1%
Structural failure	40	0.1%	0	0.0%	40	0.1%
Explosions	0	0.0%	0	0.0%	0	0.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 3.12 The table shows that the most frequently recorded Category 1 hazard is excess cold, followed by falls on stairs, falls between levels and falls on the level. Relatively few sample dwellings were found to have Category 1 hazards in any of the other categories studied. The main reasons for Category 1 hazards are broadly the same as found nationally for example, Welsh Housing Statistics 2008 found excess cold hazards to be present in 15.3% of all the housing stock in Wales (including RSL and Council dwellings).
- 3.13 The finding of zero for some of the hazards does not necessarily mean that there are no dwellings in the County Borough with such hazards – simply that none were found within the survey sample. It does however, follow that the number of dwellings with these hazards is likely to be small. For example, information from the Council suggests that there are a number of dwellings in the County Borough in which the presence of radon is a Category 1 hazard.

Grouped hazard scores

- 3.14 We can use the data in the above table to estimate the number of dwellings which fall into the Category 1 group on any hazard, those which fall into the Category 2 group on any hazard (excluding those in the Category 1 group) and finally dwellings with low hazard levels. The table below shows the results of this analysis.

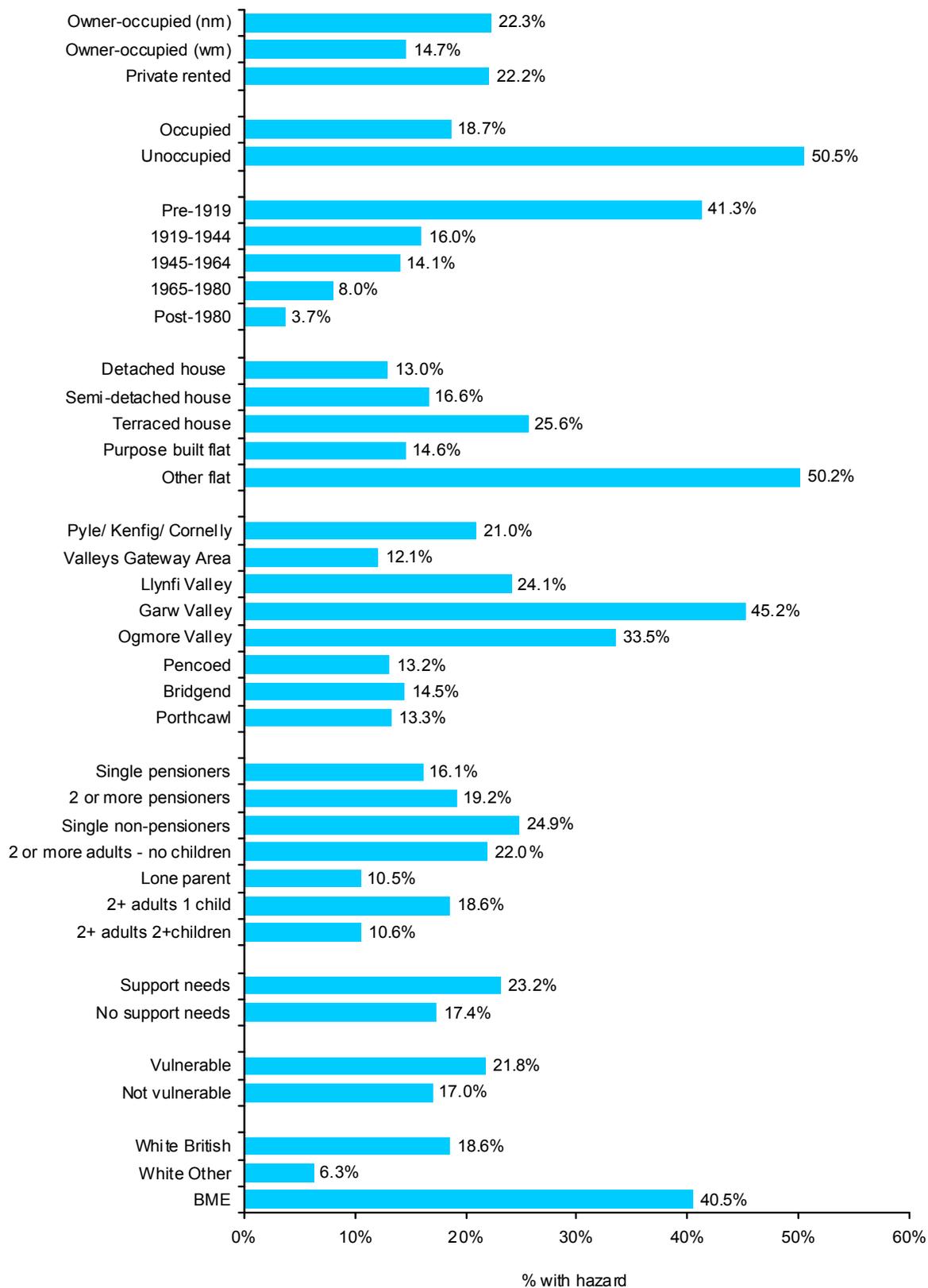
Table 3.2 Grouped hazard scores (private sector excluding RSLs)						
Category of worst hazard	Owner-occupied		Private rented		Total	
	Number of dwellings	% of dwellings	Number of dwellings	% of dwellings	Number of dwellings	% of dwellings
Category 1	8,456	18.6%	1,328	22.2%	9,784	19.0%
Category 2	11,923	26.2%	1,692	28.3%	13,615	26.5%
No hazards	25,060	55.2%	2,965	49.5%	28,025	54.5%
Total	45,439	100.0%	5,984	100.0%	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 3.15 The table shows that a total of 19.0% of dwellings have at least one hazard described as Category 1, a further 26.5% of dwellings having Category 2 hazards. Nationally, 38.5% of all dwellings are estimated to have a Category 1 hazard (2008), although this figure may change notably when the full condition survey results are published in spring 2010.
- 3.16 In addition to the hazards found in the private sector the survey estimated that 604 RSL dwellings have a Category 1 hazard (which equates to 7.1% of the RSL stock).

- 3.17 The figure below shows Category 1 hazards by dwelling and household characteristics. The data shows that empty homes and dwellings built before 1919 show high levels of Category 1 hazards. 'Other flats' also show higher levels of Category 1 hazards than average. The sub-area of Garw Valley records the highest levels of Category 1 hazards, whilst in terms of tenure, dwellings in the owner-occupied with mortgage sector show lower levels of Category 1 hazards than the other tenures.

**Figure 3.1 Characteristics of dwellings/households with Category 1 hazards
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

3.18 In terms of household type, single non-pensioner households are the most likely to live in a dwelling containing a Category 1 hazard. Support needs¹ households are more likely than other households to be in Category 1-rated dwellings, as are vulnerable² households. Finally, dwellings occupied by 'BME' households are generally more likely to have a Category 1 hazard.

Types of hazard

3.19 The previous figure has been expanded to look at the types of hazards present by dwelling and household group (shown in the tables below). For the purposes of this analysis we have split hazards into four categories. These are:

- Excess cold
- Falls (falls on stairs, falls on the level, falls between levels³, falls associated with baths)
- Fires, scalds & burns (fire, hot surfaces and materials)
- Other hazards (e.g. food safety, electrical, carbon monoxide, damp & mould)

3.20 The table shows some interesting results. For example, it is notable that vacant properties are particularly likely to have a Category 1 hazard due to excess cold and other hazards. In addition, pre-1919 dwellings typically have a higher proportion of all types of Category 1 hazard. 'Other flats' are particularly likely to have a Category 1 hazard due to excess cold and falls, whilst purpose built flats are particularly likely to have a Category 1 hazard due to fire, scalds and burns.

3.21 In terms of household characteristics the data suggests that vulnerable households are particularly likely to have an excess cold Category 1 hazard, and that 'BME' households are likely to a Category 1 hazard due to fire, scalds and burns.

¹ Support needs households refer to households containing a member with any of eight specified disabilities (self-defined); a full list can be found in the Glossary

² Vulnerable households are defined as those in receipt of at least one of the principal means-tested or disability-related benefits listed in the Glossary

³ Typically falls out of windows, or from balconies, landings or accessible roofs

Table 3.3 Characteristics of dwellings with Category 1 hazards – types of hazard present (private sector excluding RSLs)					
<i>Dwelling characteristic</i>	<i>% of dwellings in group that:</i>				
	<i>Any Category 1 hazard</i>	<i>Excess cold</i>	<i>Falls</i>	<i>Fires, scalds and burns</i>	<i>Other hazards</i>
Tenure					
Owner-occupied (nm)	22.3%	12.3%	8.5%	1.9%	2.4%
Owner-occupied (wm)	14.7%	7.5%	7.9%	0.2%	1.6%
Private rented	22.2%	12.3%	10.4%	1.9%	1.2%
Empty homes					
Occupied	18.7%	9.9%	8.3%	1.2%	1.8%
Unoccupied	50.5%	47.0%	19.2%	2.9%	12.6%
Age of dwelling					
Pre-1919	41.3%	24.3%	17.4%	2.7%	4.0%
1919-1944	16.0%	10.7%	4.2%	1.0%	3.8%
1945-1964	14.1%	5.4%	7.7%	0.0%	1.6%
1965-1980	8.0%	2.8%	4.5%	1.1%	0.0%
Post-1980	3.7%	1.4%	2.4%	0.4%	0.0%
Type of dwelling					
Detached house	13.0%	9.7%	5.1%	0.3%	0.0%
Semi-detached house	16.6%	7.8%	7.1%	0.3%	2.6%
Terraced house	25.6%	13.2%	13.2%	1.4%	3.1%
Purpose built flat	14.6%	0.0%	0.0%	14.6%	0.0%
Other flat	50.2%	37.2%	22.6%	1.3%	1.1%
Location					
Pyle/ Kenfig/ Cornelly	21.0%	3.3%	10.6%	6.1%	3.2%
Valleys Gateway Area	12.1%	10.6%	1.5%	0.0%	0.7%
Llynfi Valley	24.1%	13.1%	11.7%	0.7%	2.2%
Garw Valley	45.2%	19.1%	31.4%	2.1%	10.1%
Ogmore Valley	33.5%	20.0%	13.6%	0.5%	2.8%
Pencoed	13.2%	10.8%	1.2%	1.2%	0.6%
Bridgend	14.5%	6.2%	8.2%	0.6%	1.4%
Porthcawl	13.3%	13.3%	1.0%	0.0%	0.1%
All dwellings	19.0%	10.3%	8.5%	1.2%	2.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 3.4 Characteristics of households with Category 1 hazards – types of hazard present (private sector excluding RSLs)					
Dwelling characteristic	% of dwellings in group that:				
	Any Category 1 hazard	Excess cold	Falls	Fires, scalds and burns	Other hazards
Household type					
Single pensioners	16.1%	7.5%	9.7%	0.4%	1.1%
2 or more pensioners	19.2%	13.1%	6.0%	0.0%	1.4%
Single non-pensioners	24.9%	14.6%	9.4%	2.9%	1.8%
2 or more adults - no children	22.0%	11.7%	9.9%	0.4%	3.5%
Lone parent	10.5%	4.0%	6.5%	0.0%	0.0%
2+ adults 1 child	18.6%	5.6%	9.9%	4.6%	0.4%
2+ adults 2+ children	10.6%	8.0%	2.1%	0.8%	1.5%
Support needs					
Support needs	23.2%	11.4%	8.8%	3.0%	3.3%
No support needs	17.4%	9.4%	8.2%	0.6%	1.4%
Vulnerable households					
Vulnerable	21.8%	12.5%	7.8%	1.5%	3.5%
Not vulnerable	17.0%	8.4%	8.7%	1.0%	0.9%
Ethnic group					
White British	18.6%	10.2%	8.5%	0.6%	1.9%
White Other	6.3%	6.3%	0.0%	0.0%	0.5%
BME	40.5%	0.0%	11.7%	28.8%	0.0%
All households	18.7%	9.9%	8.3%	1.2%	1.8%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Costs of individual hazards

3.22 Surveyors were asked to estimate the cost of remedying individual Category 1 hazards where these were present. This is the nominal cost of making the dwelling reasonably safe and healthy – reducing any Category 1 hazard to a level that is ‘average’ for that type and age of dwelling. The table below gives estimates of the average cost per dwelling and total cost for all dwellings with Category 1 hazards.

**Table 3.5 Type of Category 1 hazard and estimated cost to remedy
(private sector excluding RSLs)**

<i>Hazard</i>	<i>Average cost per dwelling</i>	<i>Number of dwellings</i>	<i>Total cost</i>
Falls on the level	£1,398	863	£1.2m
Falls on stairs	£982	3,108	£3.1m
Falls between levels	£941	1,070	£1.0m
Fall associated with baths	-	0	-
Fire	£1,691	557	£0.9m
Hot surfaces & materials	£446	45	£0.0m
Damp & mould	£2,554	284	£0.7m
Noise	-	0	-
Excess cold	£1,329	5,274	£7.0m
Entry by intruders	-	0	-
Collision & entrapment	£882	99	£0.1m
Excess heat	-	0	-
Asbestos	-	0	-
Biocides	-	0	-
Lead	-	0	-
Radiation (radon)	-	0	-
Uncombusted fuel gases	-	0	-
Volatile organic compounds	-	0	-
Crowding & space	£9,677	7	£0.1m
Carbon Monoxide	£2,124	226	£0.5m
Lighting	-	0	-
Electrical hazards	£2,183	300	£0.7m
Domestic hygiene, pests & refuse	£369	23	£0.0m
Food safety	£4,159	359	£1.5m
Personal hygiene, sanitation & drainage	-	0	-
Water supply	£102	15	£0.0m
Position & operability of amenities	£71	38	£0.0m
Structural failure	£1,983	40	£0.1m
Explosions	-	0	-
Total	£1,721	9,784	£16.8m

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

3.23 The table above shows that to remedy all Category 1 hazards in the private sector would cost £16.8m. Almost half of this cost (£7.0m) is for excess cold. The table below splits these costs by tenure. The table shows that where a Category 1 hazard is present the highest costs are in the owner-occupied (no mortgage) sector. The average owner-occupied (no mortgage) dwelling is estimated to require £1,807 to be spent to remedy the hazard with a total cost County Borough-wide of £9.4m. This accounts for over half of the total spend required to remedy all private sector Category 1 hazards.

Table 3.6 Estimated cost to remedy Category 1 hazards by tenure (private sector excluding RSLs)			
<i>Tenure</i>	<i>Average cost per dwelling</i>	<i>Number of dwellings</i>	<i>Total cost</i>
Owner-occupied (no mortgage)	£1,807	5,223	£9.4m
Owner-occupied (with mortgage)	£1,613	3,232	£5.2m
Private rented	£1,646	1,328	£2.2m
Total	£1,721	9,784	£16.8m

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Summary

3.24 The Housing Health and Safety Rating System is a method for looking at the condition of dwellings in an area taking into account the potential hazards of a dwelling in relation to any persons using it rather than simply a study of the fabric condition of the home.

3.25 It is estimated that around 19.0% of private sector dwellings across the County Borough have a Category 1 hazard. Below are some characteristics of 'hazardous' homes:

- The main hazards relate to excess cold, followed by falls on stairs, falls between levels and falls on the level
- The most costly Category 1 hazard to remedy is excess cold at an estimated total cost of £7.0m, representing over 40% of the total cost to remedy Category 1 hazards
- Older and empty dwellings appear particularly likely to be 'hazardous'.
- Single non-pensioner and 'BME' households show high levels of hazardous homes

4. Disrepair

Introduction

- 4.1 This chapter addresses the details of repairs required to dwellings. Typical repairs required will include repairs to roofs, windows and amenities and services. The survey form at the back of the report shows the full range of possible repairs required to a dwelling. Repairs do not include maintenance such as cyclical painting. The subsequent analysis of repair costs looks at three different time periods: up to a year, up to five years and within the next ten years.

Measuring the extent of disrepair

- 4.2 An idea of the presence of faults provides useful information about the main problem areas, but does not represent either the extent of the problems or the cost of putting them right. The standard test for such repairs is the cost to put the building into good repair. This includes all the building elements and the overall cost of rectifying any work. The survey measured three levels of disrepair (shown in the box below).

Box 4.1 Categories of repair measured in the survey

Category	Definition
Urgent repair	All exterior building work recorded by the surveyor as being required within the next 12 months plus any interior work identified (regardless of the time period). Typical examples of urgent repair work relate to amenities and services within the home (such as replacing old/inefficient boilers and work required to bathrooms or kitchens).
Basic repair	All works identified by the surveyor as needing to be done within five years, including any urgent work as described above. These do not include replacement of building elements nearing the end of their life where the surveyor recorded that this action could be delayed by more than five years, often by short term patch repairs. Over this longer period typical examples of work to be carried out will relate to external items such as walls, roofs and boundary walls/fences.
Comprehensive repair	This includes all repairs as specified above together with any replacements the surveyor has assessed as being needed in the next ten years. Replacement periods are only defined for external elements and are given whether or not any repair work has been identified as needed. The replacement period is given as the number of years before the element needs replacing either following specified repair work or simply as the remaining life expectancy. In the ten year cycle typical work will include the renewing of external items (such as windows, doors, roofs).

- 4.3 It should be noted that the above repair categories are cumulative. Consequently figures for *basic repair* include the costs of *urgent repairs*, and both are in turn included in the figures for *comprehensive repairs*.
- 4.4 Standard repair costs are based on a schedule provided by the Building Cost Information Service (BCIS) and have been updated to the early 2009 base for Wales.
- 4.5 The actual costs of work will vary depending on the size of dwellings. Therefore one further measure has been included: standardised repair costs. The definition of this is shown in the box below.

Box 4.2 Standardised repair costs

The basic repair cost per square metre of floor area, calculated to remove the effect of the size of buildings and give a better measure of relative deterioration.

Assessment of repair costs – overall findings

- 4.6 The overall situation in terms of repairs costs for the private sector housing stock is summarised in the table below. The data shows an average urgent repair cost of £1,226 per dwelling, this figure rises to £3,837 for comprehensive repairs (over 10 years). These average costs include dwellings requiring no work.

Table 4.1 Overall repairs cost in Bridgend County Borough (private sector excluding RSLs)		
<i>Repairs category</i>	<i>Total cost</i>	<i>Average cost per dwelling</i>
Urgent repair	£63.0m	£1,226
Basic repair	£110.3m	£2,144
Comprehensive repair	£197.3m	£3,837
Standardised repair cost (/m ²)	-	£21.9

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 4.7 Consequently, the total cost of repairs is considerable: comprehensive repairs will cost a total of £197.3m, and even urgent repairs will amount to a total of £63.0m. The urgent work identified as being required to dwellings is in most cases not so bad as to require enforcement action. This is evidenced by the fact that whilst urgent work comes to a total of £63.0m, the total cost to rectify all Category 1 hazards is only £16.8m. The table below looks at the distribution of the above repair costs.

Table 4.2 Repairs costs by level of cost (private sector excluding RSLs)			
<i>Level of cost</i>	<i>Urgent</i>	<i>Basic repairs</i>	<i>Comprehensive repair</i>
No repairs required	39.2%	28.0%	23.1%
Under £1,000	29.2%	30.0%	20.5%
£1,000-£2,499	19.8%	22.3%	18.6%
£2,500-£4,999	7.0%	9.3%	14.7%
£5,000-£9,999	2.6%	5.2%	12.0%
£10,000-£14,999	1.2%	2.4%	6.1%
£15,000 and above	1.0%	2.8%	5.0%
Total	100.0%	100.0%	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 4.8 Almost two-thirds (68.4%) of dwellings require no or minimal *urgent* repairs (under £1,000). For both the urgent and basic repair categories, the numbers requiring substantial expenditure are really quite small. However, around 11% of dwellings will require expenditure of over £10,000 over the next ten years.
- 4.9 Estimated repair costs in the RSL sector are lower than found in the private sector. The average basic repair cost is estimated to be £1,628 per dwelling with average comprehensive repair cost £2,958. However as the properties are generally smaller the standardised repair cost is higher than that recorded for the private sector at £23.9 per square metre.

Elements of repairs

- 4.10 It is possible to look at the average cost of basic repairs for the individual elements examined in the survey. The elements are shown (in descending order of cost) in the table below. It can be seen that many items contribute to the total basic repairs cost. The main costs are for walls, fences, paved areas and outbuildings, roofs and heating systems, which make up over a third of the total repair cost over the next five years.

**Table 4.3 Average cost of individual elements – basic repair
(private sector excluding RSLs)**

<i>Item</i>	<i>Average cost per dwelling (including those requiring no work)</i>	<i>% of cost</i>
Walls, fences, paved areas and outbuildings	£289	13.5%
Roofs	£268	12.5%
Heating systems	£234	10.9%
External doors and windows	£215	10.0%
Foundations	£209	9.8%
External walls	£203	9.5%
Kitchens	£143	6.7%
Internal walls	£83	3.9%
Insulation	£73	3.4%
Bathrooms	£65	3.0%
Ceilings	£58	2.7%
Gas and electric	£55	2.6%
Damp proof course	£47	2.2%
Drainpipes and soils/wastes pipes	£46	2.2%
Chimneys	£35	1.6%
Condensation	£35	1.6%
Water Closet	£29	1.3%
Internal doors and frames	£18	0.9%
Staircases	£18	0.9%
Floors	£15	0.7%
Internal drainage	£4	0.2%
Water and drainage	£0	0.0%
Common parts	£0	0.0%
Total	£2,144	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Repair costs and dwelling characteristics

- 4.11 The tables below show repair costs by tenure, occupancy, age of dwelling, building type and location.
- 4.12 There are noticeable differences in repair costs by tenure, with owner-occupied (no mortgage) generally showing the highest and owner-occupied (with mortgage) dwellings the lowest repair costs. Empty homes show higher costs for all measures.
- 4.13 As might be expected, repair costs are related to age of dwelling. The data shows the highest costs for dwellings built before 1965 and much lower costs thereafter. The standardised repair costs vary from £11.2 for post-1980 dwellings, to £28.2 for dwellings built before 1919.

4.14 By dwelling type, purpose built flats show the highest urgent and standardised repair costs, whilst terraced houses record the highest basic and comprehensive repair costs. Detached houses generally show the lowest repair costs. Additionally, the lowest repair costs are found in the Valleys Gateway Area with the highest standardised cost found in the Pyle/Kenfig/Cornelly sub-area.

Table 4.4 Repair costs by tenure (private sector excluding RSLs)				
<i>Tenure</i>	<i>Urgent repairs</i>	<i>Basic repairs</i>	<i>Comprehensive repairs</i>	<i>Standardised repair cost</i>
	<i>Repair cost per dwelling £</i>			<i>£ per sq. m</i>
Owner-occupied (no mortgage)	£1,414	£2,515	£4,418	£26.0
Owner-occupied (with mortgage)	£1,127	£1,859	£3,322	£17.5
Private rented	£851	£1,738	£3,455	£21.5
Average	£1,226	£2,144	£3,837	£21.9

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 4.5 Repair costs by occupancy (private sector excluding RSLs)				
<i>Occupancy</i>	<i>Urgent repairs</i>	<i>Basic repairs</i>	<i>Comprehensive repairs</i>	<i>Standardised repair cost</i>
	<i>Repair cost per dwelling £</i>			<i>£ per sq. m</i>
Occupied	£1,158	£2,060	£3,747	£21.1
Unoccupied	£7,588	£10,068	£12,324	£95.0
Average	£1,226	£2,144	£3,837	£21.9

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 4.6 Repair costs by age of dwelling (private sector excluding RSLs)				
<i>Dwelling age</i>	<i>Urgent repairs</i>	<i>Basic repairs</i>	<i>Comprehensive repairs</i>	<i>Standardised repair cost</i>
	<i>Repair cost per dwelling £</i>			<i>£ per sq. m</i>
Pre-1919	£1,823	£2,828	£5,268	£28.2
1919-1944	£1,691	£2,467	£5,357	£23.7
1945-1964	£1,466	£2,499	£4,067	£26.0
1965-1980	£805	£1,579	£3,022	£18.0
Post-1980	£257	£1,139	£1,488	£11.2
Average	£1,226	£2,144	£3,837	£21.9

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 4.7 Repair costs by dwelling type (private sector excluding RSLs)

Dwelling type	Urgent repairs	Basic repairs	Comprehensive repairs	Standardised repair cost
	Repair cost per dwelling £			£ per sq. m
Detached house	£772	£1,883	£2,751	£15.9
Semi-detached house	£1,316	£2,107	£4,001	£21.5
Terraced house	£1,446	£2,442	£4,696	£26.4
Purpose built flat	£1,621	£2,430	£2,884	£30.0
Other flat	£1,080	£1,409	£3,458	£21.0
Average	£1,226	£2,144	£3,837	£21.9

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 4.8 Repair costs by location (private sector excluding RSLs)

Sub-area	Urgent repairs	Basic repairs	Comprehensive repairs	Standardised repair cost
	Repair cost per dwelling £			£ per sq. m
Pyle/ Kenfig/ Cornelly	£2,382	£3,938	£6,300	£37.6
Valleys Gateway Area	£659	£1,340	£3,252	£13.7
Llynfi Valley	£1,381	£2,228	£4,827	£26.0
Garw Valley	£2,173	£3,583	£5,624	£37.4
Ogmore Valley	£1,615	£2,581	£4,566	£29.1
Pencoed	£1,180	£2,018	£3,188	£18.8
Bridgend	£765	£1,646	£3,031	£16.2
Porthcawl	£1,044	£1,627	£2,396	£15.5
Average	£1,226	£2,144	£3,837	£21.9

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Repair costs and household characteristics

- 4.15 The tables below shows repair costs by household type, support needs, vulnerable households and ethnic group.
- 4.16 The data shows that single non-pensioner households and households with two or more adults and no children have the highest repair costs. Lone parent households show the lowest repair costs for all measures.
- 4.17 Support needs households show significantly higher repair costs to those with no support needs members. The same is the case for vulnerable households.
- 4.18 By ethnic group the data suggests that the highest repairs costs are generally found in dwellings occupied by 'White British' households.

Table 4.9 Repair costs by household type (private sector excluding RSLs)				
<i>Household type</i>	<i>Urgent repairs</i>	<i>Basic repairs</i>	<i>Comprehensive repairs</i>	<i>Standardised repair cost</i>
	<i>Repair cost per dwelling £</i>			<i>£ per sq. m</i>
Single pensioner	£1,247	£1,716	£3,654	£20.2
2 or more pensioners	£1,136	£1,870	£3,165	£17.8
Single non-pensioner	£1,014	£2,680	£4,188	£34.0
2 or more adults, no children	£1,419	£2,371	£4,218	£23.6
Lone parent	£406	£596	£1,890	£7.2
2+ adults, 1 child	£700	£1,580	£3,301	£14.5
2+ adults, 2+ children	£1,415	£2,709	£4,349	£21.2
Average	£1,158	£2,060	£3,747	£21.1

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 4.10 Repair costs and support needs (private sector excluding RSLs)				
<i>Support needs</i>	<i>Urgent repairs</i>	<i>Basic repairs</i>	<i>Comprehensive repairs</i>	<i>Standardised repair cost</i>
	<i>Repair cost per dwelling £</i>			<i>£ per sq. m</i>
Support needs	£1,559	£2,342	£4,530	£22.7
No support needs	£1,045	£1,980	£3,526	£20.6
Average	£1,158	£2,060	£3,747	£21.1

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 4.11 Repair costs and vulnerable households (private sector excluding RSLs)				
<i>Vulnerable households</i>	<i>Urgent repairs</i>	<i>Basic repairs</i>	<i>Comprehensive repairs</i>	<i>Standardised repair cost</i>
	<i>Repair cost per dwelling £</i>			<i>£ per sq. m</i>
Vulnerable	£1,354	£2,103	£4,014	£22.7
Not vulnerable	£1,050	£2,037	£3,600	£20.2
Average	£1,158	£2,060	£3,747	£21.1

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 4.12 Repair costs and ethnic group (private sector excluding RSLs)				
Ethnic group	Urgent repairs	Basic repairs	Comprehensive repairs	Standardised repair cost
	Repair cost per dwelling £			£ per sq. m
White British	£1,164	£2,050	£3,794	£21.4
White Other	£842	£2,012	£2,531	£15.8
BME	£1,322	£2,618	£3,320	£11.1
Average	£1,158	£2,060	£3,747	£21.1

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Summary

4.19 The survey studied faults to dwellings and associated repair costs. Some of the main findings of the analysis were:

- The average cost per dwelling of urgent repairs (i.e. those needing to be done within the next year) was £1,226 – this totals £63.0m across the County Borough
- The average cost per dwelling for basic repairs (i.e. all work needing to be done within the next five years) was £2,144 – totalling £110.3m across the County Borough
- The main problem areas (in terms of the amount needing to be spent) were walls, fences, paved areas and outbuildings, roofs and heating systems
- Empty homes showed the highest repair costs, as did older dwellings
- Vulnerable and support needs households have considerably higher average repair costs

5. Energy efficiency

Introduction

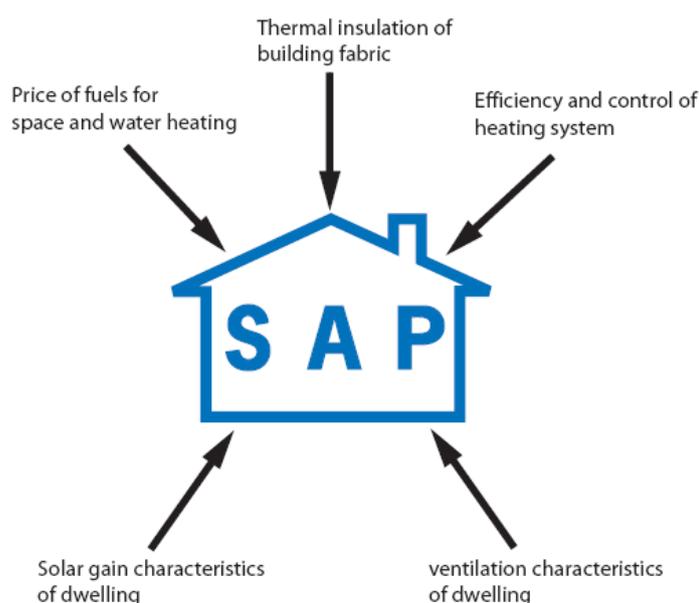
- 5.1 This chapter looks at the energy efficiency of dwellings in Bridgend County Borough. An energy rating is intended to give a measure of the overall energy efficiency of a dwelling. The Standard Assessment Procedure (SAP) is the Government's recommended system for home energy rating. The SAP rating is standardised for floor area so that the size of the dwelling does not strongly affect the result. The box below gives a general description of the SAP rating.

Box 5.1 Definition of SAP rating

This is a Government-specified energy rating for a dwelling. It is based on the calculated annual energy cost for space and water heating. The calculation assumes a standard occupancy pattern, derived from the measured floor area so that the size of the dwelling does not strongly affect the result, which is expressed on a 1-100 scale. The higher the number, the better the standard.

- 5.2 The individual energy efficiency Standard Assessment Procedure (or SAP) rating of a dwelling depends upon a range of factors that contribute to energy efficiency. These are shown on the diagram below.

Figure 5.1 Factors influencing SAP



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

5.3 The first aspect of the analysis presented in this chapter relates to the amount of thermal insulation followed by a discussion of heating systems, which are two of the main factors which determine the SAP rating of a dwelling. It should be noted that the assessment carried out by surveyors is not intrusive. Estimates of elements such as loft or wall insulation are largely based on asking survey respondents. These are further developed with surveyors' knowledge of particular building types or any evidence of works. Therefore the results should be treated with some degree of caution. Overall, however, it is expected that the results of the survey are broadly correct across the whole housing stock.

Thermal insulation

Cavity walls

5.4 It is estimated that 73.0% of private sector dwellings in Bridgend County Borough have cavity walls, and of these a total of 36.1% have no cavity insulation. The data therefore suggests that there is considerable scope for improving energy efficiency through the insulation of unfilled cavities. The table below shows this information by age of dwelling. It is clear that pre-1919 dwellings are least likely to have cavity walls, with only 18.6% of the dwellings doing so, whilst nearly all dwellings built since 1965 have cavity walls.

Age of dwelling	Number of dwellings	Number with cavity walls	% with cavity walls	% of these with insulation
Pre-1919	15,080	2,804	18.6%	71.7%
1919-1944	5,872	4,906	83.6%	40.2%
1945-1964	10,715	10,103	94.3%	58.5%
1965-1980	8,779	8,756	99.7%	69.0%
Post-1980	10,978	10,978	100.0%	73.3%
Total	51,424	37,546	73.0%	63.9%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

5.5 The table below shows the presence of cavity walls and cavity wall insulation by sub-area. Ogmore Valley and Garw Valley record a very low proportion of dwellings with cavity walls, whilst over four-fifths of properties in the Porthcawl, Pencoed and Bridgend sub-areas contain cavity walls. Insulation of cavity walls is most common in Ogmore Valley and least prevalent in Pyle/Kenfig/Cornelly.

**Table 5.2 Cavity walls and insulation by sub-area
(private sector excluding RSLs)**

<i>Sub-area</i>	<i>Number of dwellings</i>	<i>Number with cavity walls</i>	<i>% with cavity walls</i>	<i>% of these with insulation</i>
Pyle/ Kenfig/ Cornelly	5,485	3,769	68.7%	55.2%
Valleys Gateway Area	4,122	3,106	75.4%	61.6%
Llynfi Valley	8,279	4,602	55.6%	69.6%
Garw Valley	2,724	959	35.2%	67.5%
Ogmore Valley	3,116	921	29.5%	89.9%
Pencoed	3,879	3,364	86.7%	69.4%
Bridgend	16,427	14,758	89.8%	62.3%
Porthcawl	7,392	6,068	82.1%	62.2%
Total	51,424	37,546	73.0%	63.9%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 5.6 In the RSL sector it is estimated that 82.4% of dwellings have cavity walls and that of these some 73.4% are insulated.

Double-glazing

- 5.7 In the private sector 97.4% of dwellings have some form of double-glazing. A total of 85.5% have all windows double-glazed and 11.9% have some double-glazing. The results below show presence of double-glazing by age of dwelling and tenure. There is a clear trend with a greater proportion of dwellings having full double glazing as the age of the property increases. By tenure, we find that dwellings in the private rented sector are less likely to have full double-glazing than those in the owner-occupied sector. In terms of sub-area, dwellings in Pencoed are most likely to have full double-glazing, whilst dwellings in Garw Valley are least likely to have it.

Table 5.3 Double-glazing by dwelling age (private sector excluding RSLs)

<i>Age of dwelling</i>	<i>Number of dwellings</i>	<i>Number with full double-glazing</i>	<i>Number with partial double-glazing</i>	<i>% with full double-glazing</i>
Pre-1919	15,080	11,267	2,985	74.7%
1919-1944	5,872	4,684	1,077	79.8%
1945-1964	10,715	9,225	1,266	86.1%
1965-1980	8,779	8,151	593	92.9%
Post-1980	10,978	10,650	189	97.0%
Total	51,424	43,977	6,110	85.5%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 5.4 Double-glazing by tenure (private sector excluding RSLs)				
<i>Tenure</i>	<i>Number of dwellings</i>	<i>Number with full double-glazing</i>	<i>Number with partial double-glazing</i>	<i>% with full double-glazing</i>
Owner-occupied (no mortgage)	23,452	19,621	3,330	83.7%
Owner-occupied (with mortgage)	21,987	19,517	1,811	88.8%
Private rented	5,984	4,839	969	80.9%
Total	51,424	43,977	6,110	85.5%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 5.5 Double-glazing by sub-area (private sector excluding RSLs)				
<i>Sub-area</i>	<i>Number of dwellings</i>	<i>Number with full double-glazing</i>	<i>Number with partial double-glazing</i>	<i>% with full double-glazing</i>
Pyle/ Kenfig/ Cornelly	5,485	4,710	550	85.9%
Valleys Gateway Area	4,122	3,602	400	87.4%
Llynfi Valley	8,279	7,058	1,014	85.3%
Garw Valley	2,724	2,168	448	79.6%
Ogmore Valley	3,116	2,621	450	84.1%
Pencoed	3,879	3,520	313	90.8%
Bridgend	16,427	13,963	2,145	85.0%
Porthcawl	7,392	6,334	789	85.7%
Total	51,424	43,977	6,110	85.5%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Loft insulation

- 5.8 The last insulation element to be considered is loft insulation. It is estimated that 93.5% of dwellings have loft insulation (3.8% have no loft). A great many dwellings with insulation (90.6%) have 100mm or more of insulation. Some 28.8% were estimated to have over 200mm.

Table 5.6 Loft insulation (private sector excluding RSLs)

<i>Insulation thickness</i>	<i>Number of dwellings</i>	<i>% of dwellings</i>	<i>% of those with insulation</i>
Zero insulation	1,389	2.7%	-
Less than 50mm	1,581	3.1%	3.3%
50mm	693	1.3%	1.4%
75mm	2,258	4.4%	4.7%
100mm	12,560	24.4%	26.1%
150mm	10,018	19.5%	20.8%
200mm	7,123	13.9%	14.8%
More than 200mm	13,864	27.0%	28.8%
No loft	1,936	3.8%	-
Total	51,424	100.0%	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 5.9 The table below shows how the presence of loft insulation varies by sub-area. The data indicates that dwellings in Porthcawl are the least likely to have 100mm or more loft insulation, with properties in Bridgend most likely to have it.

Table 5.7 Loft insulation by sub-area (private sector excluding RSLs)

<i>Sub-area</i>	<i>Number of dwellings</i>	<i>Number with 100 mm or more loft insulation</i>	<i>Number with less than 100 mm of loft insulation/ no loft</i>	<i>% with more than 100mm insulation</i>
Pyle/ Kenfig/ Cornelly	5,485	4,248	1,237	77.5%
Valleys Gateway Area	4,122	3,300	822	80.1%
Llynfi Valley	8,279	6,937	1,341	83.8%
Garw Valley	2,724	2,465	259	90.5%
Ogmore Valley	3,116	2,635	481	84.6%
Pencoed	3,879	3,357	521	86.6%
Bridgend	16,427	15,092	1,336	91.9%
Porthcawl	7,392	5,685	1,706	76.9%
Total	51,424	43,720	7,704	85.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Heating systems and fuel use

Main heating systems

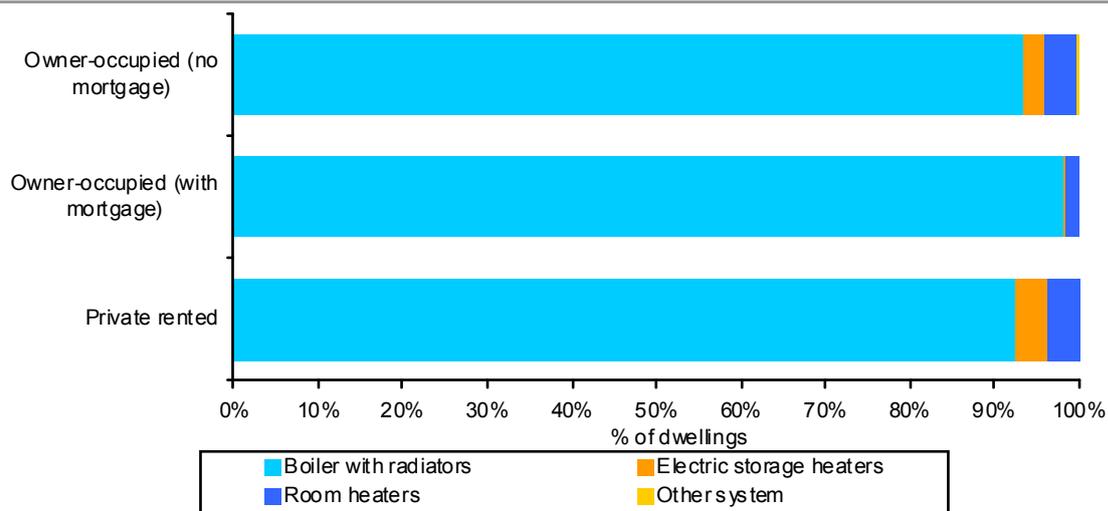
- 5.10 For the purpose of this survey the 'main heating system' is taken as the system which heats the majority of the dwelling. In the County Borough, it is estimated that 95.2% of dwellings have boilers with radiator central heating and a further 1.8% have electric storage heaters. A small proportion of dwellings (2.8%) had room heaters as the main source of heating.

Main heating system	Number of dwellings	% of dwellings
Boiler with radiators	48,957	95.2%
Electric storage heaters	938	1.8%
Room heaters	1,454	2.8%
Other system	74	0.1%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 5.11 The figure below shows heating system by tenure. The data shows that owner-occupied (with mortgage) dwellings are particularly likely to have central heating via a boiler with radiators. In total, 98.1% of all owner-occupied (with mortgage) dwellings have this type of central heating. Private rented properties are more likely to have electric storage heaters or room heaters than dwellings in the owner-occupied sector.

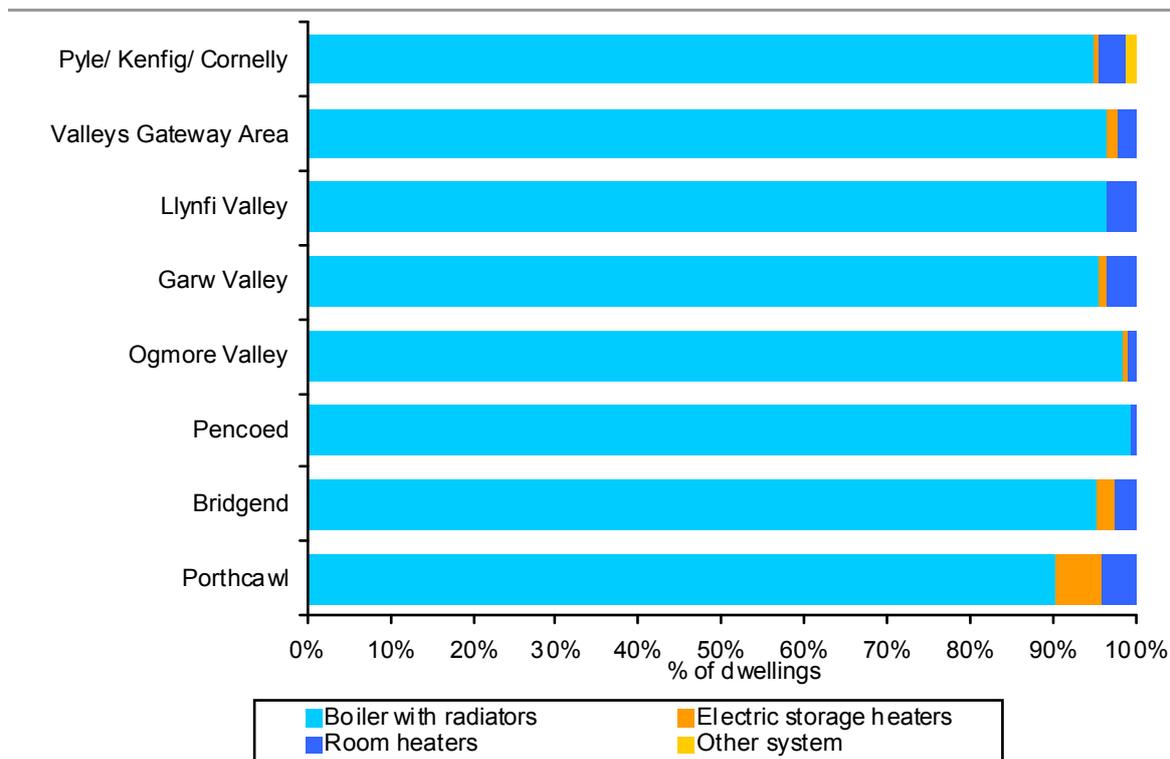
Figure 5.2 Heating system and tenure (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 5.12 The figure below shows heating system by sub-area. The data shows that dwellings in Pencoed are the most likely to have central heating via a boiler with radiators, whilst properties in Porthcawl are least likely to have this heating system. Electric storage heaters and room heaters are most common in Porthcawl. All of the properties found to have an 'other' system were located in the Pyle/Kenfig/Cornelly sub-area.

Figure 5.3 Heating system and sub-area (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 5.13 The majority (93.8%) of RSL dwellings had boiler with radiator central heating and a further 2.6% had storage heaters. Some 2.0% of RSL dwellings were found to be using room heaters with a further 1.6% classified as 'other' systems (mainly communal heating).

Fuel use

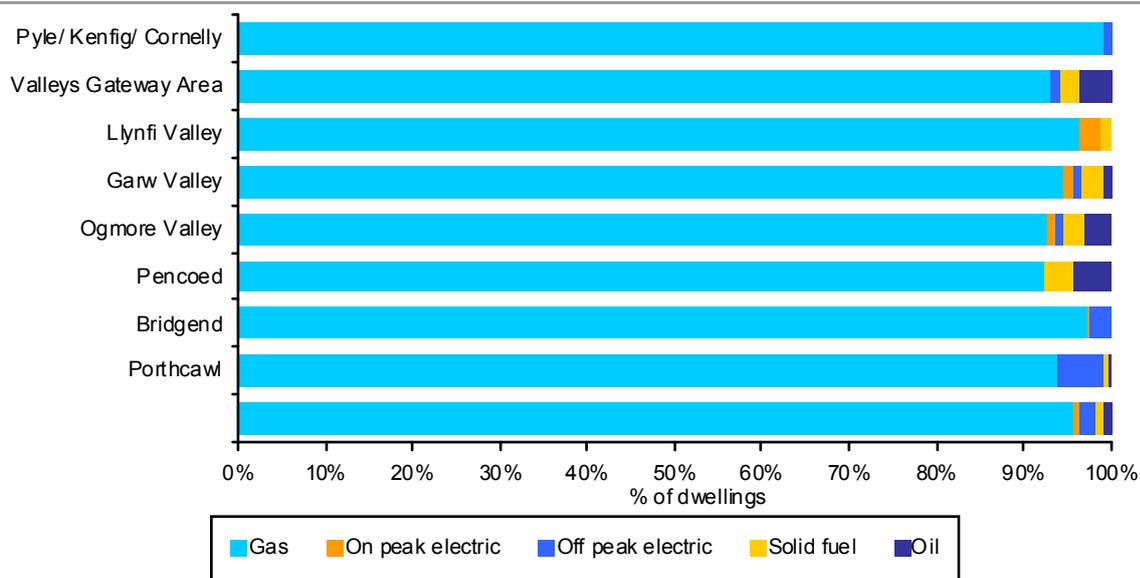
- 5.14 In terms of the fuel used for heating, the data shows the main type used is gas (95.7% of dwellings), followed by off-peak electricity and solid fuel.

Table 5.9 Fuel used for main heating system (private sector excluding RSLs)		
Fuel used	Number of dwellings	% of dwellings
Gas	49,208	95.7%
On-peak electric	322	0.6%
Off-peak electric	952	1.9%
Solid fuel	517	1.0%
Oil	424	0.8%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

5.15 The figure below shows how the fuel used for the main heating system varies by sub-area. The data shows that dwellings in Pencoed are the least likely to use gas, whilst properties in Pyle/Kenfig/Cornelly sub-area are most likely to use this fuel in the main heating system.

**Figure 5.4 Fuel used for main heating system and sub-area
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

The SAP rating

5.16 The SAP rating depends upon a range of factors that contribute to energy efficiency, namely:

- Thermal insulation of the building fabric
- Efficiency and control of the heating system
- Ventilation characteristics of the dwelling
- Solar gain characteristics of the dwelling
- The price of fuels used for space and water heating

5.17 The rating is not affected by factors that depend on the individual characteristics of the household occupying the dwelling when the rating is calculated, for example:

- Household size and composition
- The ownership and efficiency of particular domestic electrical appliances
- Individual heating patterns and temperatures

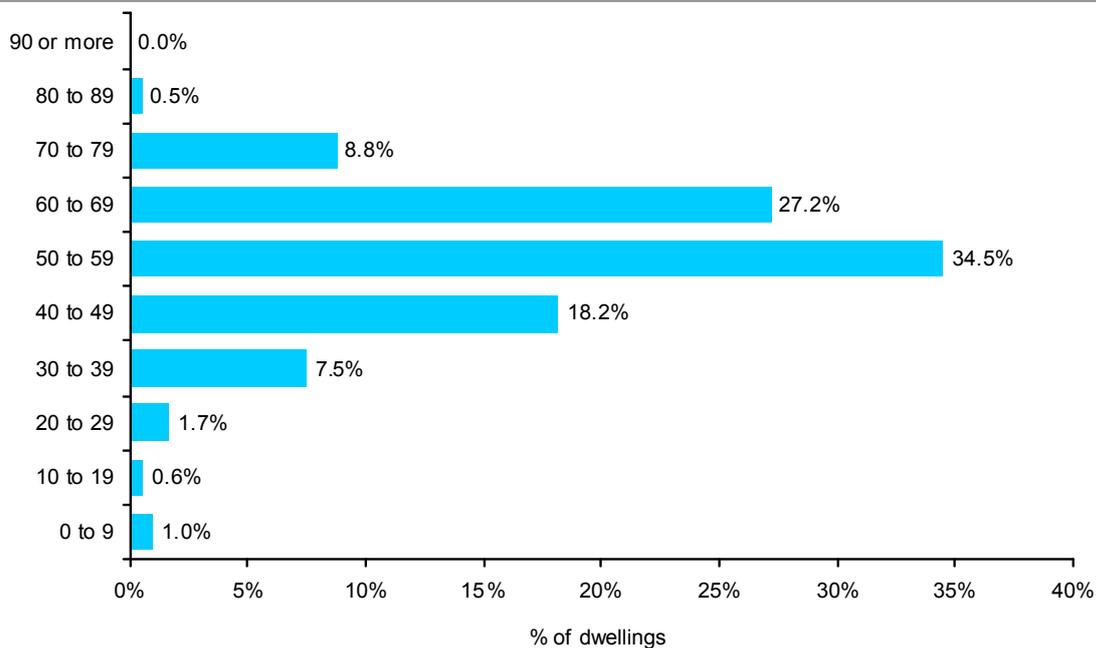
5.18 Nor is it affected by geographical location, so that a given type of dwelling has the same rating in all parts of the United Kingdom. The SAP rating is based on a scale of 1 to 100, although it was formerly assessed on a scale of 1 to 120 (until October 2005). The higher the SAP rating, the more energy efficient the dwelling.

General results

5.19 The average SAP rating for the private sector in Bridgend County Borough is 55. There is no equivalent figure available for Wales as a whole currently. The average SAP rating in the RSL sector was estimated at 66.

5.20 The figure below shows the distribution of SAP ratings. An estimated 3.3% of dwellings have a SAP of below 30 and 9.3% of dwellings have a SAP of 70 or higher.

**Figure 5.5 Frequency distribution of SAP rating
(private sector excluding RSLs)**

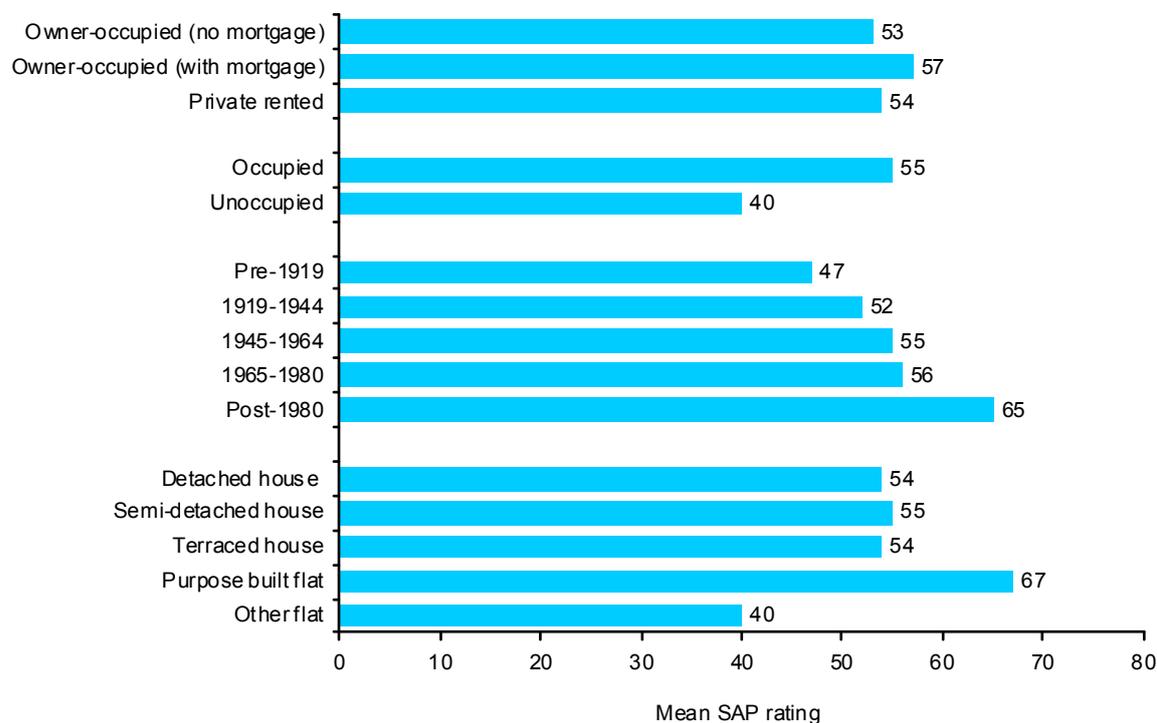


Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

SAP ratings and dwelling characteristics

- 5.21 The figure below shows SAP ratings by tenure, occupancy, dwelling age, building type and location. Results show that the lowest mean SAP ratings are found in the owner-occupied (no mortgage) and private rented sectors. By dwelling age, a clear trend emerges with the highest mean SAP (65) being found in post-1980 dwellings and the lowest (47) in pre-1919 homes. In terms of building type, the highest average SAP can be seen for purpose built flats (67) whilst the lowest is for other flats (40).

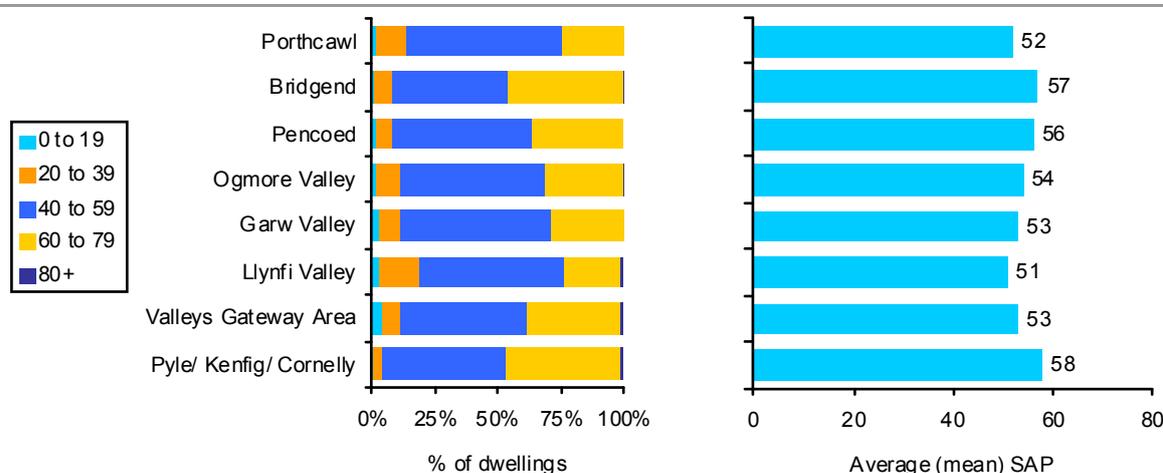
**Figure 5.6 Average SAP rating by dwelling characteristics
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

5.22 The figure below shows how SAP ratings vary by sub-area. The data suggests some difference in average SAP ratings in different parts of the County Borough with the highest being in the Pyle/Kenfig/Cornelly sub-area and the lowest in Llynfi Valley. However, it is worth noting that the Valleys Gateway sub-area contains the largest proportion of dwellings with a SAP rating lower than 20 (3.4%).

Figure 5.7 SAP rating by sub-area (private sector excluding RSLs)

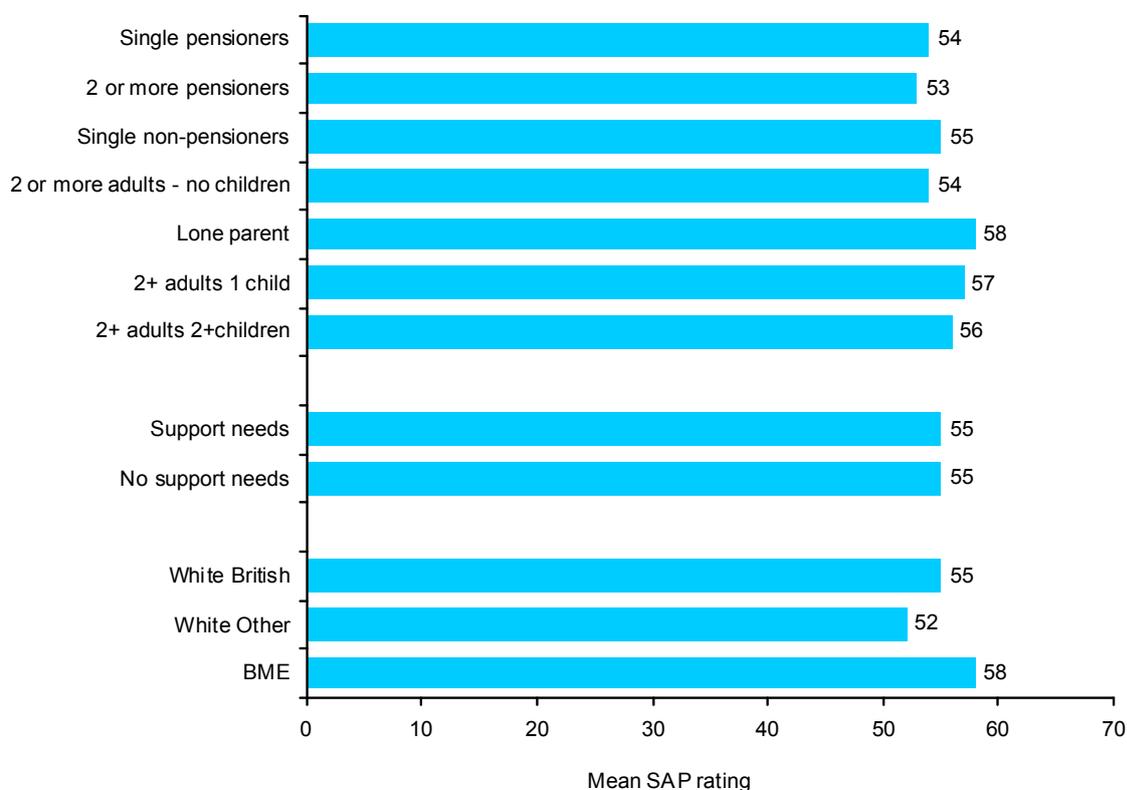


Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

SAP ratings and household characteristics

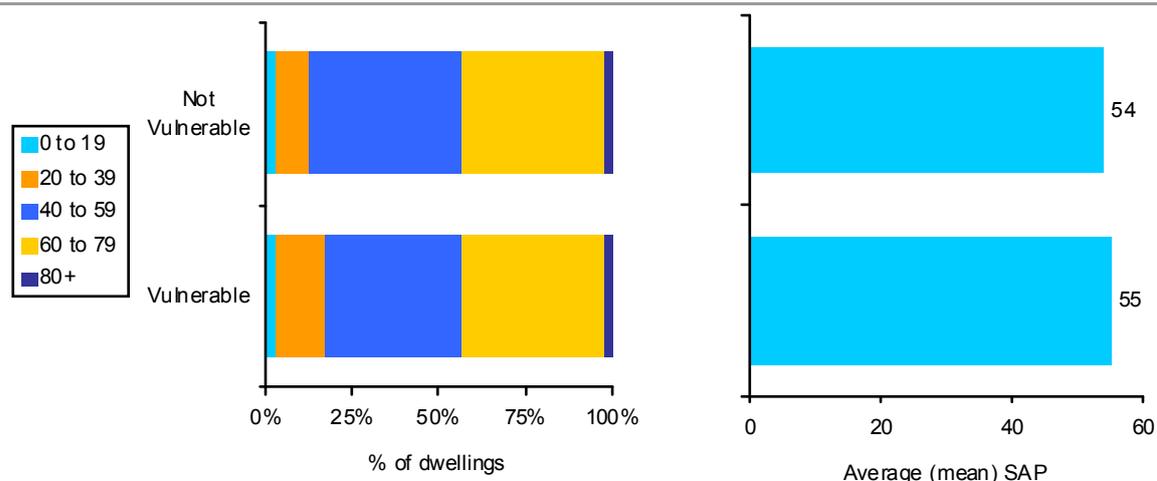
5.23 The SAP rating is largely dependent on age of dwelling and building type, however it is of interest to see how SAP ratings vary between different types of household group. The figure below shows SAP ratings by household type, support needs and ethnic group. Results show that SAP ratings do not vary much between the different household groups. Households containing two or more pensioners have the lowest SAP rating at 53. Lone parent households and 'BME' households record high average SAP ratings.

Figure 5.8 Average SAP rating by household type, support needs and ethnic group (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

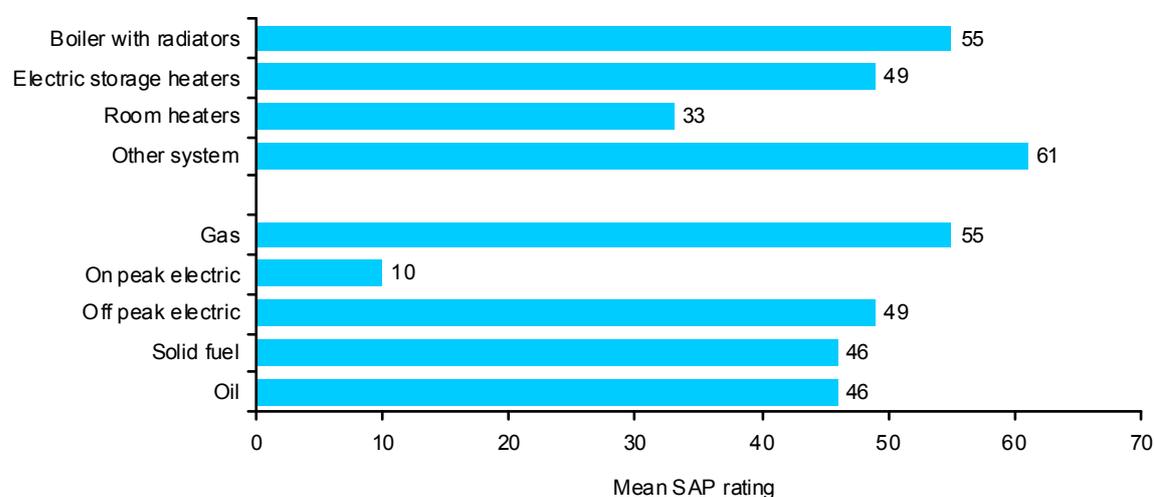
5.24 Finally, we can look at how SAP ratings differ between vulnerable and non-vulnerable households. The results of this analysis are shown in the figure below. The data shows that the average SAP for vulnerable households is slightly lower than the average SAP rating for the County Borough. However, it is notable that a greater proportion of vulnerable households have very low SAP ratings. Overall it is estimated that 12.7% of vulnerable households have a SAP of less than 40, this compares with 9.4% of other households.

Figure 5.9 SAP rating by vulnerable households (private sector excluding RSLs)

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

SAP ratings and heating types and fuel use

- 5.25 The figures below show SAP ratings, heating type and fuel use. These two factors have a significant impact on the SAP rating. By heating type, dwellings with central heating generally have higher SAP ratings than other dwellings. The mean SAP of dwellings with a boiler with radiator system is 55. This figure compares with an average SAP of 33 for dwellings whose main heating type is room heaters.
- 5.26 Dwellings using gas as their main fuel type have a mean SAP rating of 55. At the other end of the scale, dwellings using on peak electricity have a mean SAP of only 10, although this result is based on a small sample of dwellings so should be treated with caution.

Figure 5.10 Average SAP rating by heating type and fuel used (private sector excluding RSLs)

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

5.27 Additionally, the survey provides some details about how the SAP rating varies depending on the loft insulation and wall construction of the dwelling. The table below gives the mean SAP ratings by each of these factors. The table shows that dwellings with 100mm or more of insulation or no loft have the highest SAP ratings. The data also shows that dwellings with insulated cavity walls have the highest SAP ratings; dwellings with non-cavity walls show a much lower mean SAP.

<i>Loft insulation</i>	<i>Mean SAP</i>	<i>Cavity walls</i>	<i>Mean SAP</i>
Less than 100mm	44	Non-cavity walls	47
100mm or more	56	Insulated cavity walls	60
No loft	56	Un-insulated cavity walls	53
Average	55	Average	55

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Carbon dioxide emissions and cost of heating

5.28 A by-product of the SAP assessment is the calculation of carbon dioxide emissions and the costs for space and water heating. Overall it is estimated that households' current heating systems make for an average (mean) requirement to spend £599 on space and water heating per year (£599 is the average amount a household would need to spend in order to keep their dwelling to a temperature of 21 degrees if regulated properly). Households may choose to spend more (or indeed less) on heating/hot water and so the £599 figure does not represent what is actually spent on heating in the home. Further data suggests that at optimum efficiency the average dwelling would produce 6.6 tonnes of CO₂ per year.

Fuel Poverty

5.29 Households are defined as in fuel poverty if, to maintain a satisfactory heating regime, they need to spend more than 10% of their income on all household fuel use. The definition of a satisfactory heating regime is considered to be where the main living room is at 21°C with other occupied rooms at 18°C. The table below shows the three main components that calculate fuel poverty: household income, housing costs and fuel costs.

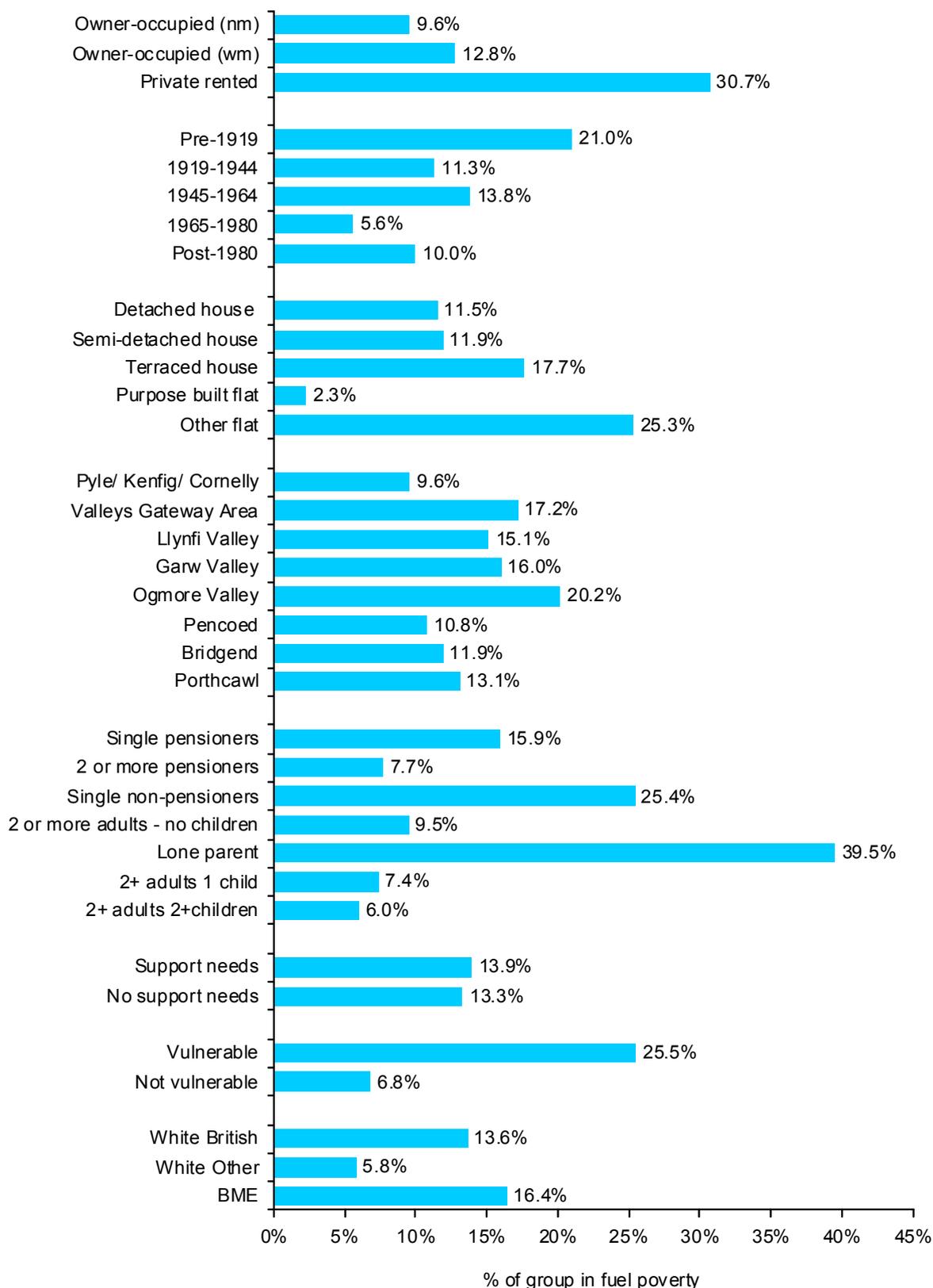
**Table 5.11 Background data required for measurement of fuel poverty
(private sector excluding RSLs)**

	<i>Average per annum</i>
Average net income	£19,926
Average housing costs	£3,283
Average net disposable income	£16,643
Average fuel costs	£599
% of income spent on fuel	3.6%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 5.30 The table shows that the estimated average net income (including all benefits) is £19,926. Taking away average housing costs leave a net disposable income of £16,643. Taking into account fuel costs, it is estimated that on average a household in Bridgend County Borough spends around 3.6% of net disposable income of fuel.
- 5.31 Overall, 6,826 private sector households in Bridgend County Borough are in fuel poverty. This represents 13.4% of private sector households in the County Borough. Households in the private rented sector are most likely to be considered fuel poor, with 30.7% of those in this tenure sector in fuel poverty. Generally, newer dwellings are less likely to contain households who are in fuel poverty. Other flats show the highest levels of fuel poverty (25.3%), whilst only 2.3% of households in purpose-built flats are fuel poor.
- 5.32 In terms of household type, lone parent households are particularly likely to be fuel poor. Additionally, there are slight differences between support needs households and non-support needs households and distinct differences between vulnerable and non-vulnerable households. Finally, the data shows that by ethnic group the highest level of fuel poverty is amongst the 'BME' population.

**Figure 5.11 Fuel poverty and dwelling/household characteristics
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Summary

5.33 An important part of any stock condition survey is the measurement of energy efficiency. The Standard Assessment Procedure (SAP) is the Government's recommended system for home energy rating where a high score (on a scale from 1 to 100) means a dwelling is more energy efficient. Some of the main findings in the private sector in Bridgend County Borough were:

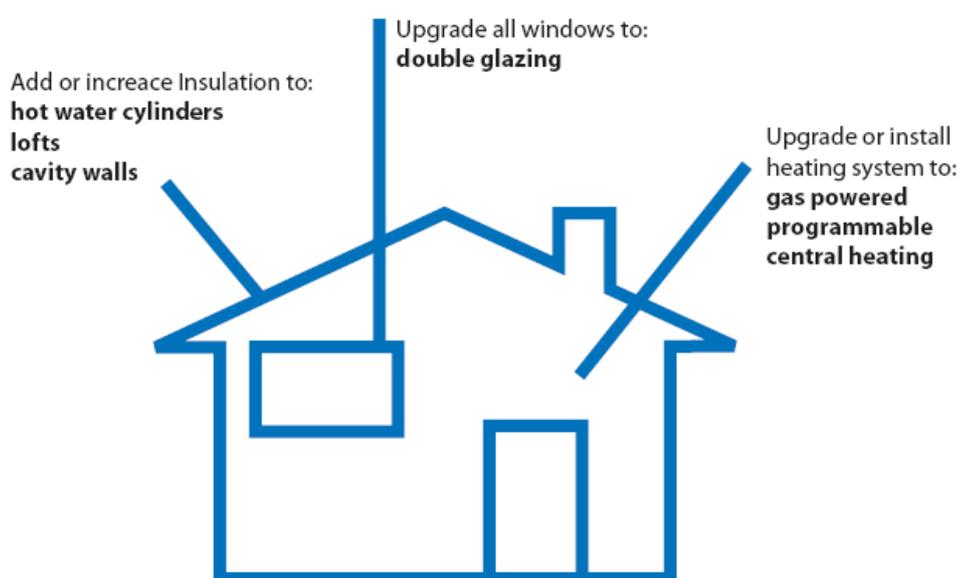
- 95.2% of dwellings have central or programmable heating
- 97.4% of dwellings have full or partial double-glazing
- The average SAP rating in the private sector is 55
- Older dwellings typically display lower SAP ratings
- Households containing two or more pensioners have lower than average SAP ratings as do households headed by a 'White Other' person
- It is estimated that households' current heating systems make for an average (mean) requirement to spend £599 on space and water heating and that the average dwelling produces 6.6 tonnes of CO₂ per year
- Some 13.4% of private sector households in the County Borough are in fuel poverty, with lone parent households particularly likely to be so

6. Improving energy efficiency

Introduction

- 6.1 It is clear from the analysis carried out so far that energy efficiency is a key part of the assessment of poor house condition in Bridgend County Borough. This can be seen by the fact that the main reason for Category 1 hazards is 'excess cold'. It is therefore useful to consider what measures could be taken to improve energy efficiency in the County Borough.
- 6.2 We have assessed potential measures to improve SAP ratings and reduce the amount required to be spent on fuel. In looking at fuel costs it is possible to calculate a 'payback' period which is simply calculating the amount of time it would take for the cost of improvements to equal the cost savings. The report studies the three main ways in which the energy efficiency of dwellings can be improved; these are shown in the diagram below.

Figure S5 Improving energy efficiency



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 6.3 The analysis looks at the costs and savings of each of these measures in isolation as well as combinations of these. The analysis also studies the effects of only carrying out improvements to particular dwellings, e.g. those with initially low SAP ratings, and elderly households. This can help the Council to determine the most cost effective package of measures for energy efficiency improvement in the local area.

6.4 It should be noted that whilst this chapter is comprehensive in its analysis, there may be other improvements which might more suitable for some dwellings (e.g. solar/wind power) or alternatively, limitations for some dwellings such as those in areas without mains gas or in conservation areas where standard double-glazing might not be appropriate. These points should be considered when looking at results, although it is unlikely to have any significant impact on the results provided because dwellings in areas without mains gas could presumably have oil powered central heating which is likely to be at least as efficient as mains gas.

The cost of improving energy efficiency

6.5 The table below shows the costs of improving the various measures mentioned in the introduction. It can be seen that in the case of insulation there are three elements, and for central heating there are two. In the case of double-glazing. The actual cost per dwelling will depend on the amount of double-glazing already present. The cost shown is an estimate of the cost per window in order to reflect the double-glazing for each individual dwelling.

6.6 In the case of insulation, a dwelling can be improved on between one and all three of the elements shown (e.g. if cavity walls do not exist then insulation is not an option) and no adjustments are made for size of the dwelling. In the case of central heating, an upgrade is considered to be the option where a relatively inefficient central heating system already exists and full installation is the option where there is currently no central heating provision.

6.7 Whilst the costs of insulation measures can be cumulative, the costs of heating systems can only be one or other of those shown. In this way, the maximum cost per average sized dwelling (with ten windows) will be £9,225 (£25+£300+£400+£4,000+£4,500).

Table 6.1 Cost of energy improvement measures (per dwelling)	
Energy efficiency improvement measure	Cost per dwelling
Insulation	
Hot water cylinder jacket to minimum 80mm	£25
Loft insulation to minimum 200mm	£300
Cavity wall insulation	£400
Double-glazing	
Install full double-glazing per window (@£400 per window – assumes typical dwelling has 10 windows, figure will therefore vary on a dwelling by dwelling basis)	£4,000
Central heating	
Upgrade current system	£2,000
Install new central heating system	£4,500

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 6.8 The costs assumed here are based on the full cost of the measure. In practice there are a number of grant and funding streams which are available to households to help reduce the cost of energy efficiency improvements.

Improvements to dwellings requiring energy efficiency measures

- 6.9 The table below shows the impact of applying various energy efficiency measures on dwellings requiring specific action. For instance, the insulation and double-glazing group would only include those dwellings requiring both measures. This impact is measured in improvements to SAP ratings and also 'payback' periods that are based on the cost of measures compared with the estimated reduction in running costs.

Table 6.2 Impact of energy improvement measures (private sector excluding RSLs)

Energy improvement measure required	Number of dwellings requiring measures	Cost per dwelling requiring improvement	Previous SAP	New SAP	Previous energy cost	New energy cost (per dwelling)	Payback period (years)	Total cost of measure
Insulation only	18,340	£366	55	60	£614	£548	5.6	£6.7m
Double-glazing only	1,596	£1,732	58	61	£700	£663	46.8	£2.8m
Central heating only	2,385	£2,546	56	72	£500	£323	14.4	£6.1m
Insulation and double-glazing	3,199	£1,690	47	55	£766	£660	16.0	£5.4m
Insulation and central heating	11,943	£2,555	52	71	£598	£363	10.9	£30.5m
Double-glazing & central heating	277	£6,146	41	66	£682	£405	22.2	£1.7m
All three measures	2,374	£4,644	43	70	£772	£382	11.9	£11.0m
No additional measures	11,309	-	62	62	£496	£496	-	-
Total	51,424	-	-	-	-	-	-	£64.2m

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 6.10 The table shows, for example, that a total of 2,374 dwellings require improvements to all of insulation, double-glazing and central heating. Carrying out these measures would increase the SAP rating of these dwellings from 43 to 70. The consequent improvement in running costs would be a reduction of £390 per dwelling per annum (from £772 to £382). With a cost per dwelling of £4,644, it would take 11.9 years for the costs to be recouped.

Improvements to energy efficiency throughout the County Borough

- 6.11 It is of more interest to the Council to study the impact of energy improvement measures on the County Borough overall. Whilst the table above divided dwellings into mutually exclusive groups, the table below shows them in a cumulative way. For example, all those dwellings requiring insulation will automatically be in the 'insulation and/or double-glazing' group even if they do not require double-glazing. Without any improvements, the current housing has a mean SAP rating of 55 with average heating costs (for space and hot water) of £599 per dwelling.

Table 6.3 Impact of energy improvement measures (private sector excluding RSLs)

Energy improvement measure	Number of dwellings requiring measures (including upgrades)	Cost per dwelling requiring improvement	New SAP	New energy cost (per dwelling)	Average cost of improvements (per dwelling in the County Borough)	Payback period (years)	Total cost of measures (Across the County Borough)
No extra measures	-	-	55	599	-	-	-
Only insulation	35,857	£346	58	£556	£241	5.7	£12.4m
Only double-glazing	7,447	£1,608	55	£595	£233	53.7	£12.0m
Only central heating	16,979	£2,346	60	£528	£775	11.0	£39.8m
Insulation and/or double-glazing	37,730	£646	58	£552	£474	10.0	£24.4m
Insulation and/or central heating	38,518	£1,356	63	£491	£1,016	9.4	£52.2m
Double-glazing &/or central heating	21,775	£2,379	61	£525	£1,007	13.6	£51.8m
Any of the three measures	40,115	£1,600	63	£487	£1,248	11.2	£64.2m

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 6.12 The table shows for example that altogether 16,979 dwellings could benefit from central heating improvements. Carrying out such an improvement would improve the SAP rating for the County Borough from 55 to 60 and reduce average energy costs per dwelling from £599 to £528 per annum: a reduction of £71. The total cost per dwelling of these measures, including dwellings not requiring any improvement, would be £775 hence the payback period is 11.0 years. The total cost of improving central heating in the whole County Borough is estimated to be £39.8m. For insulation the payback period is considerably shorter, whilst installing double-glazing has a much longer payback period of 53.7 years.
- 6.13 Combining measures suggests that insulation and central heating improvements together could improve the mean SAP to 63 with a cost per dwelling of £1,356. This would reduce running costs by £108 giving a payback period of 9.4 years. Combining all three measures shows an improved SAP to 63 at a cost per dwelling of £1,600 and a payback period of 11.2 years.

Targeted energy improvements

- 6.14 It is uncommon for any local authority to look at improvements for all types of dwellings/households, mainly due to the cost. The table below suggests a few groups which might be targeted for energy improvement measures and the relative improvement possible for the relevant dwellings. All the figures are based on the 'insulation and central heating' category, although it should be recognised that where a group of households or dwellings show particularly high improvements, it is likely that a lesser package of measures would still be more beneficial than if targeted towards other groups.
- 6.15 Targeting households where people are on benefit is often a starting point for any scheme. However, the drawback of this is that these households do not necessarily live in dwellings which are less energy efficient than dwellings in general. The table below shows characteristics of improving efficiency for dwellings with low SAP ratings (below 40), elderly households, vulnerable households, support needs households and low income households (gross annual income including benefits less than £15,050) as well as low income owner-occupiers. The bottom row of the table repeats the County Borough-wide data for comparative purposes.

Dwelling/household group	Number of dwellings in group	Cost per dwelling requiring improvement	Previous SAP	New SAP	Previous energy cost	New energy cost (per dwelling)	Payback period (years)	Total cost of measure (Across County Borough)
SAP < 40	5,816	£1,648	30	48	£1,068	£774	5.6	£9.6m
Elderly households	14,485	£1,249	53	63	£603	£476	9.9	£18.1m
Vulnerable households	18,072	£1,147	54	64	£578	£461	9.8	£20.7m
Support needs households	11,225	£1,082	55	64	£589	£482	10.1	£12.1m
Income < £15.05k	22,147	£1,287	54	64	£580	£447	9.7	£28.5m
Owner-occupied (income < £15.05k)	18,841	£1,249	54	64	£591	£462	9.6	£23.5m
All dwellings	51,424	£1,016	55	63	£599	£491	9.4	£52.2m

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 6.16 The table shows that all but one group have a payback period which is greater than the figure for all dwellings. The one group which shows a significantly shorter payback period (dwellings with SAP ratings below 40) is unfortunately the group which is most likely to be difficult to identify.

Summary

- 6.17 There are significant potential improvements which can be made to the energy efficiency of private sector dwellings in the County Borough. The most cost effective package of measures is likely to concentrate on insulation and central heating. By applying these two measures it would be possible to increase the average SAP rating in the County Borough from 55 to 63. Small further improvements could be made through double-glazing, although this is not very cost-effective. Maximum improvements to central heating and insulation across the whole of the private sector in the County Borough would entail a total cost of £52.2m.

7. Houses in Multiple Occupation

Introduction

7.1 This chapter looks at the characteristics of Houses in Multiple Occupation (HMOs). The Housing Act 2004 provides the legal definition of HMO (covered under Sections 254 and 257). Under the changes in the Housing Act 2004, if a landlord lets a property which is one of the following types, it is a House in Multiple Occupation:

- An entire house or flat which is let to **three or more** tenants who form **two or more** households and who share a kitchen, bathroom or toilet
- A house which is being entirely used as bedsits or other non-self-contained accommodation and which is let to **three or more** tenants who form **two or more** households and who share kitchen, bathroom or toilet facilities
- A converted building that contains one or more flats which are not wholly self contained (i.e. the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by **three or more** tenants who form **two or more** households
- A building which is converted entirely into self-contained flats if the conversion does not meet the standards of the 1991 Building Regulations and less than two-thirds are owner-occupied

7.2 For the purposes of analysis, we can split HMOs up into two broad categories, the first based on the first three groups defined above and the second based on the final category. In doing this the data will also fit in with Sections 254 and 257 of the Housing Act as defined below.

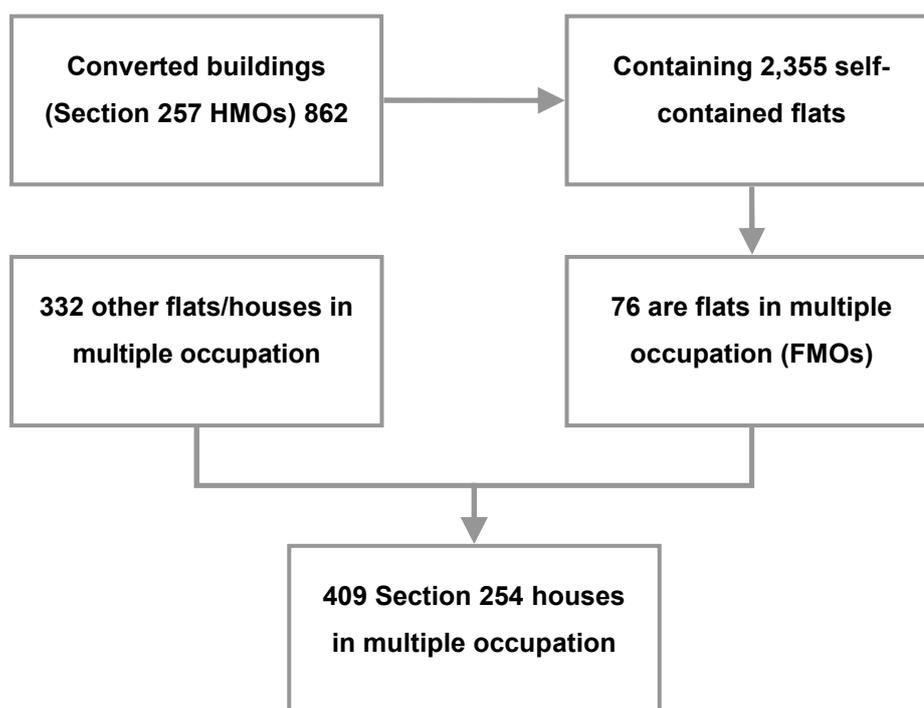
- Section 254 HMOs would mainly be described as bedsit or shared house/shared flat accommodation
- Section 257 HMOs are buildings converted into self-contained flats that do not meet the 1991 Building Regulations and where less than two-thirds of the flats are owner-occupied

7.3 The situation can also arise where the building has been converted into self-contained flats and is considered to be an HMO under Section 257 and where an individual unit is occupied as an HMO under Section 254.

Number of HMOs

- 7.4 The figure below shows the survey's estimates of the number of HMOs in each of these two categories and the degree of overlap between them. Overall, it was estimated that there are 862 Section 257 HMOs containing 2,355 self-contained flats, of these 76 were also Section 254 HMOs (Flats in Multiple Occupation – FMOs). In addition, it was estimated that there are 332 other Section 254 HMOs.
- 7.5 These figures are based on investigating sub-groups from a small sample of HMO dwellings and should be treated with caution. Information from the Council suggests that there are fewer FMOs in the County Borough than the 76 recorded in the survey. The Council also indicates that there are currently 18 licensed HMOs across the County Borough with two applications pending – all of these are section 254 HMOs.

Figure 7.1 Houses in Multiple Occupation in Bridgend County Borough



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 7.6 Overall, the sample size of HMO dwellings was small, with a total of 33 Section 254 and Section 257 HMOs sampled. The results presented in this chapter detailing the characteristics of the estimated 1,194 HMOs in the County Borough should therefore be treated with caution.

Characteristics of HMOs

7.7 The table below looks at some characteristics of HMOs. The data shows that significantly more are pre-1919 dwellings than in the whole of the private sector stock. The data also suggests that HMOs are particularly likely to be located in Porthcawl. It should be noted that whilst the survey found no HMOs in the Garw Valley, Council records indicate that there are some in this sub-area.

Table 7.1 Dwelling/household characteristics of HMO (compared to whole private sector stock (excluding RSLs))				
Dwelling/household characteristic	HMOs		All private sector dwellings	
	Number of dwellings	% of dwellings	Number of dwellings	% of dwellings
Age of dwelling				
Pre-1919	672	56.3%	15,080	29.3%
1919-1944	357	29.9%	5,872	11.4%
1945-1964	94	7.9%	10,715	20.8%
1965-1980	0	0.0%	8,779	17.1%
Post-1980	71	5.9%	10,978	21.3%
Total	1,194	100.0%	51,424	100.0%
Location				
Pyle/ Kenfig/ Cornelly	127	10.6%	5,485	10.7%
Valleys Gateway Area	114	9.5%	4,122	8.0%
Llynfi Valley	232	19.4%	8,279	16.1%
Garw Valley	0	0.0%	2,724	5.3%
Ogmore Valley	28	2.3%	3,116	6.1%
Pencoed	150	12.5%	3,879	7.5%
Bridgend	103	8.6%	16,427	31.9%
Porthcawl	441	36.9%	7,392	14.4%
Total	1,194	100.0%	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

7.8 The table below shows some stock condition characteristics of HMOs and the whole of the private sector stock. The data suggests that HMOs are more likely to have Category 1 hazards and also record a higher standardised repair cost. In addition the HMOs have a lower mean SAP rating than other dwellings.

**Table 7.2 Stock condition characteristics of HMOs
(contrasted with all private sector (excluding RSLs) dwellings)**

Stock condition measure	HMOs		All private sector dwellings	
	Number of dwellings	%	Number of dwellings	%
HHSRS				
Category 1 hazard	308	25.8%	9,784	19.0%
Excess cold	265	22.2%	5,274	10.3%
Falls	46	3.8%	4,349	8.5%
Fires, scalds & burns	3	0.3%	602	1.2%
Other hazards	13	1.1%	1,006	2.0%
Disrepair				
Standardised repair cost (/m ²)	£28.8		£21.8	
Energy efficiency				
Mean SAP rating	44		55	
SAP below 30	19.0%		3.3%	
Total dwellings	1,194		51,424	
Note: Some dwelling have more than one Category 1 hazard				

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

7.9 The table below shows the availability of amenities in HMOs. The results indicate that all HMOs have the use of all basic amenities. There are however a number of dwellings sharing facilities up to and worse than a ratio of 1:5. There are a total of 176 HMOs where one or more amenities are shared at a ratio of more than 1:5.

Table 7.3 Amenities in HMOs

Use	Amenity			
	Kitchen	Wash hand basin	Bath/shower	WCs
Exclusive use all/most lets	84	0	0	0
Shared up to 1:5	133	394	394	394
Shared worse than 1:5	176	0	0	0
None	0	0	0	0
Present in flat (conversion)	800	800	800	800
Total	1,194	1,194	1,194	1,194

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

7.10 The table below shows the adequacy of management of HMOs, measured by level of compliance with the Management of Houses in Multiple Occupation (Wales) Regulations 2006. This only applies to section 254 HMOs. Some 43.9% of properties have been categorised in the 'good' category with a further 12.8% classified as 'adequate'. However, some 42.9% are categorised as 'poor'. The results below should be treated with a degree of caution as it may be difficult for a surveyor to accurately assess the management regulations. The surveyor's judgment is most likely to be based on observations about the general state of common parts and would not involve a full investigation of the management of the dwelling.

Table 7.4 Management regulations in section 254 HMOs		
Management regulations	Number of dwellings	% of dwellings
Good	179	43.9%
Adequate	52	12.8%
Just adequate	2	0.5%
Inadequate	0	0.0%
Poor	175	42.9%
Total	408	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Summary

7.11 In the survey particular attention is given to Houses in Multiple Occupation (HMOs). The Housing Act 2004 provides the legal definition of HMOs (covered under Sections 254 and 257). The definitions can be summarised as:

- Section 254 HMOs would mainly be described as bedsit or shared house/shared flat accommodation
- Section 257 HMOs are buildings converted entirely into self-contained flats which do not meet the 1991 Building Regulations and less than two-thirds of the flats are owner-occupied

7.12 Overall, it was estimated that there are 862 Section 257 HMOs containing 2,355 self-contained flats, of these 76 were also Section 254 HMOs (Flats in Multiple Occupation – FMOs). In addition, it was estimated that there are 332 other Section 254 HMOs.

7.13 The survey data also suggested that HMOs are more likely to be found in the Porthcawl sub-area. Further characteristics of HMOs are summarised below:

- HMOs are more likely to have a Category 1 hazard than other private sector dwellings.
- An estimated 176 HMOs share at least one amenity at a ratio of worse than 1 per 5 lets, although all HMOs were estimated to have access to all basic amenities (kitchen, wash hand basin, bath/shower and WC)

8. External conditions in housing areas

Introduction

- 8.1 In addition to conducting a detailed survey of each property assessed, the surveyors also examined the nature of the wider area in which the dwelling was located. This data is useful in providing broader information as to which locations would be suitable for further investment so as to improve the built environment.
- 8.2 This chapter presents the results of the sections of the survey that considered the wider environment of the surveyed property. The chapter contains an indication as to what action is appropriate for the area in which the dwelling is located as well as an assessment of the extent of a range of environmental problems in the local area.

Appropriate action for the dwelling

- 8.3 Once the condition of the property had been fully assessed surveyors were asked to determine whether demolition, repairs or no action would be appropriate. If repairs or demolition were the course of action required, surveyors were asked to indicate whether this should take place on the individual dwelling or on blocks or groups of dwellings with which the surveyed property was associated. The table below shows the results of this assessment.
- 8.4 The results indicate that in the majority of cases no action is required but some 38.2% of dwellings require repairs to the specific property and 1.3% require repairs to the group of dwellings with which it is associated. Demolition was not deemed appropriate in any instance.

Table 8.1 Appropriate course of action for dwellings in Bridgend County Borough (private sector excluding RSLs)		
Action	Number of households	Percentage of households
No action	31,148	60.6%
Repair/improve single dwelling	19,624	38.2%
Repair/improve group of dwellings	652	1.3%
Demolish single dwelling	0	0.0%
Demolish group of dwellings	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

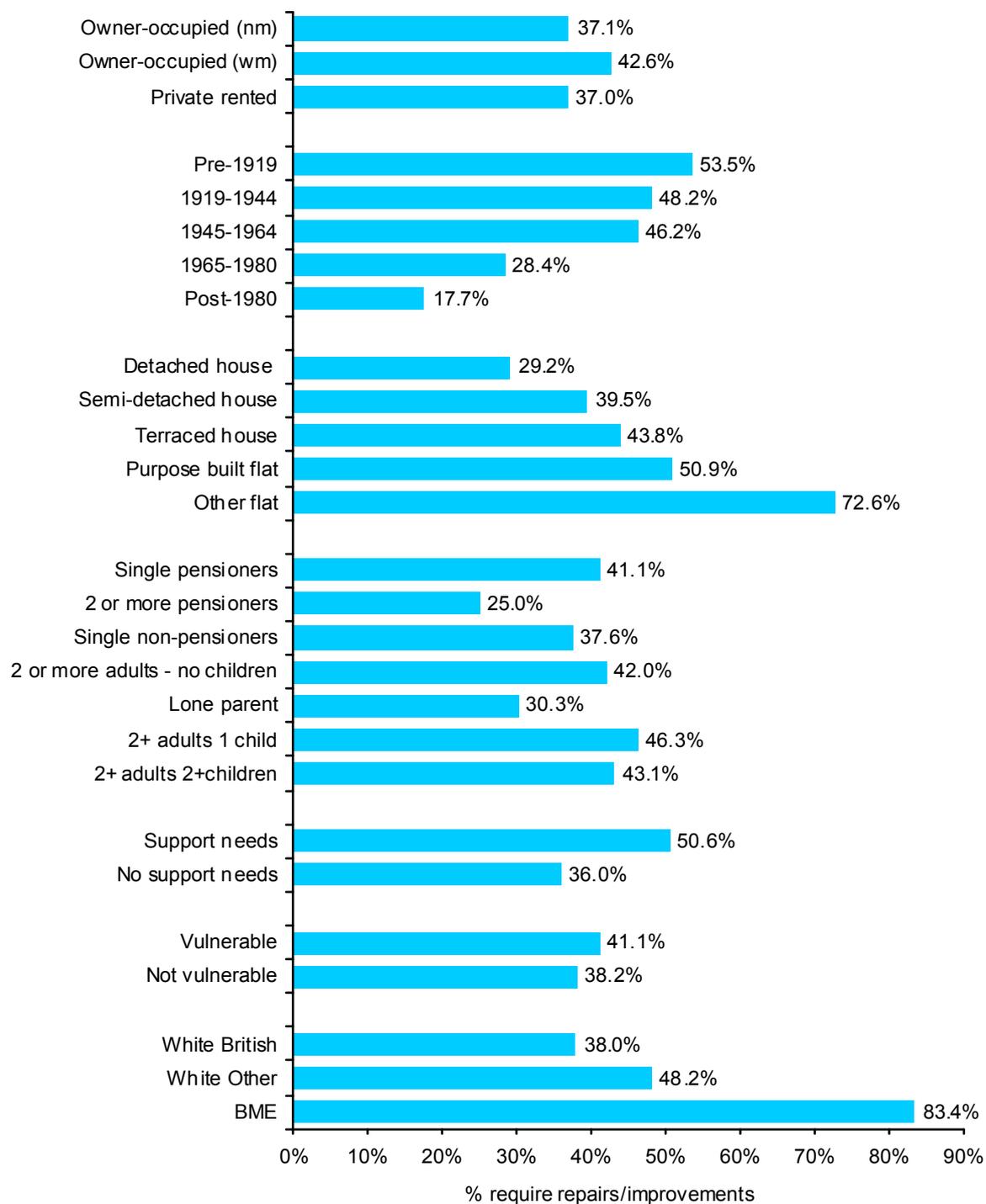
8.5 The table below shows what the appropriate action is for dwellings in each of the eight sub-areas used for analysis. The table indicates that over half of dwellings in Garw Valley, Ogmore Valley and Porthcawl are appropriate for repairs compared with just over than a fifth in the Valleys Gateway Area. Repairs to groups of dwellings were identified in Porthcawl, Bridgend, Pyle/Kenfig/Cornelly and Garw Valley.

Table 8.2 Action required to dwellings by sub-area (private sector excluding RSLs)				
<i>Sub-area</i>	<i>Number of dwellings</i>	<i>Number requiring repairs to dwelling</i>	<i>Number requiring repairs to group of dwellings</i>	<i>% requiring repairs</i>
Pyle/ Kenfig/ Cornelly	5,485	2,293	90	43.4%
Valleys Gateway Area	4,122	844	0	20.5%
Llynfi Valley	8,279	2,900	0	35.0%
Garw Valley	2,724	1,366	85	53.3%
Ogmore Valley	3,116	1,564	0	50.2%
Pencoed	3,879	1,670	0	43.0%
Bridgend	16,427	5,444	100	33.7%
Porthcawl	7,392	3,544	376	53.0%
Total	51,424	19,624	652	39.4%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

8.6 The figure below shows how this varies by dwelling and household characteristics. The figure indicates that 'Other flats' are particularly to have repairs or improvements as the appropriate course of action, as are dwelling containing BME households.

**Figure 8.1 Dwellings requiring repairs by dwelling/household characteristics
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Appropriate action for the area

- 8.7 In addition to the assessment as to the action required to the dwelling, the surveyors also considered whether the area as a whole was appropriate to repair or improve. Overall 10.4% of dwellings were located in an area which would be appropriate to repair or improve, with the remaining 89.6% in areas not requiring improvements.
- 8.8 The table below shows how this varies by sub-area. The data shows a clear geographical pattern with 37.6% of dwellings in the Llynfi Valley and 17.0% of dwellings in the Garw Valley located in an area suitable for repairs compared to less than 5% of dwellings in the sub-area of Bridgend.

Table 8.3 Area action required by sub-area (private sector excluding RSLs)			
<i>Sub-area</i>	<i>Number of dwellings</i>	<i>Number in areas suitable for improvements/repairs</i>	<i>% suitable for improvements/repairs</i>
Pyle/ Kenfig/ Cornelly	5,485	431	7.9%
Valleys Gateway Area	4,122	465	11.3%
Llynfi Valley	8,279	3,112	37.6%
Garw Valley	2,724	462	17.0%
Ogmore Valley	3,116	388	12.4%
Pencoed	3,879	250	6.5%
Bridgend	16,427	620	3.8%
Porthcawl	7,392	446	6.0%
Total	51,424	5,348	10.4%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Environmental assessment

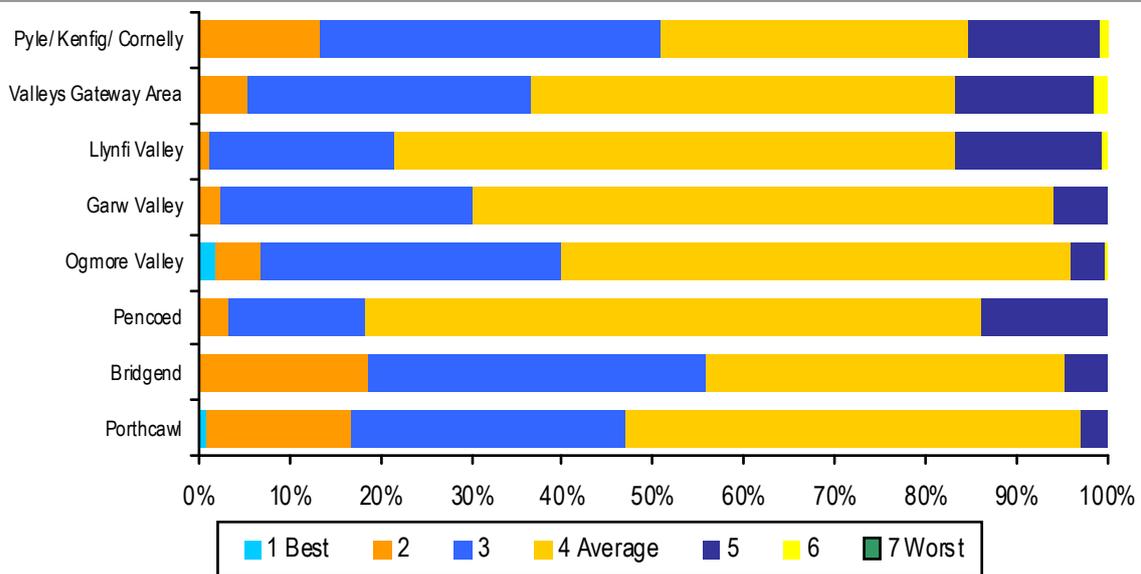
- 8.9 The surveyors conducted a visual assessment of the area in which the dwelling was located classifying the overall quality of the local area and the extent of specific environmental problems. In total twenty criteria were assessed, however just the most instructive topics will be presented.
- 8.10 The table below shows the rating for the quality of the local area in Bridgend County Borough. Overall 41.9% of dwellings were classified as located in an area of better than average visual quality, with 9.2% in an area that was ranked lower than average.

Table 8.4 Visual quality of local area (private sector excluding RSLs)

Rating	Number of households	Percentage of households
1 (Best)	131	0.3%
2	5,595	10.9%
3	15,785	30.7%
4 (Average)	25,170	48.9%
5	4,591	8.9%
6	152	0.3%
7 (Worst)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

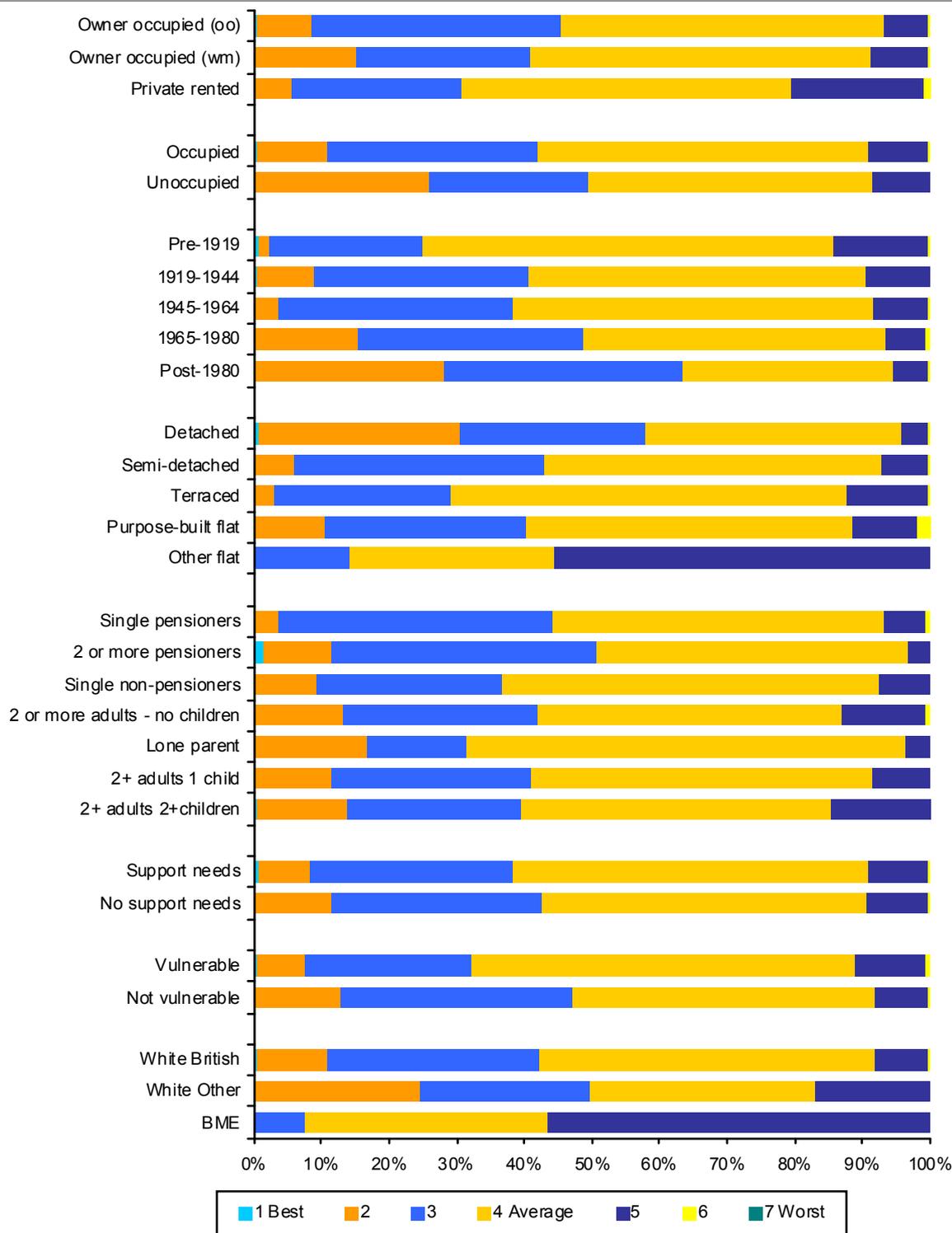
- 8.11 The figure below shows how the visual quality of the local area varies by sub-area. The data indicates that properties in the Bridgend sub-area are most likely to be located in an area of better than average visual quality, whilst dwellings in Pencoed are least likely to be located in an area scoring better than average. Homes in Llynfi Valley contained the highest proportion of homes in an area of poor visual quality, with Porthcawl recording the smallest proportion.

Figure 8.2 Visual quality of local area by sub-area (private sector excluding RSLs)

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 8.12 The figure below shows how the visual quality of the local area varies by dwelling and household characteristics. The data indicates that private rented dwellings and pre-1919 properties are particularly likely to be located in an area of poor visual quality, as are other flats. In terms of household characteristics, over half of BME households live in an area of poor visual quality.

Figure 8.3 Visual quality of local area by dwelling/household characteristics (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Litter/rubbish/dumping

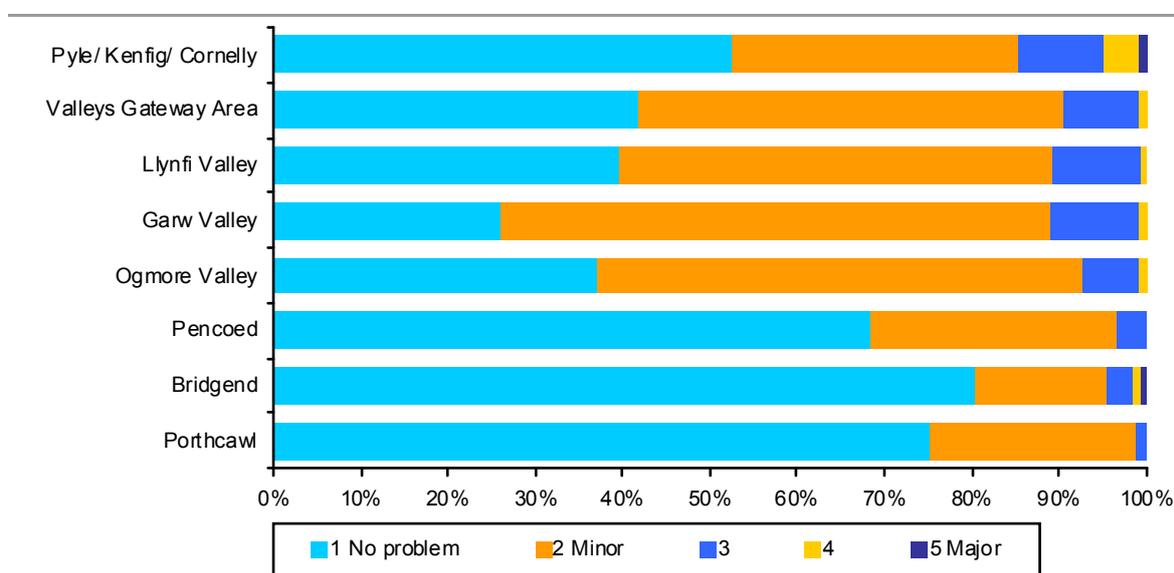
- 8.13 The table below shows the extent of litter/rubbish/dumping as a problem in Bridgend County Borough. The results show that for 60.7% of dwellings litter/rubbish/dumping is not a problem and for a further 32.4% it is a minor problem; however for 156 dwellings in the County Borough it is a major problem.

<i>Rating</i>	<i>Number of households</i>	<i>Percentage of households</i>
1 (No problem)	31,189	60.7%
2 (Minor)	16,660	32.4%
3	2,906	5.7%
4	512	1.0%
5 (Major)	156	0.3%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 8.14 The figure below shows how the problem of litter/rubbish/dumping varies by sub-area. The data indicates that litter/rubbish/dumping is least likely to be a problem in the Bridgend sub-area and most likely to be a problem in the Garw Valley sub-area.

**Figure 8.4 Problem of litter/rubbish/dumping by sub-area
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Graffiti

8.15 The table below shows the extent of graffiti as a problem in Bridgend County Borough. The results show that for 91.1% of dwellings graffiti is not a problem and for a further 7.2% it is a minor problem.

Table 8.6 Problem of graffiti in local area (private sector excluding RSLs)		
<i>Rating</i>	<i>Number of households</i>	<i>Percentage of households</i>
1 (No problem)	46,861	91.1%
2 (Minor)	3,706	7.2%
3	448	0.9%
4	408	0.8%
5 (Major)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

8.16 As less than a tenth of dwellings in Bridgend County Borough are afflicted by graffiti no further geographical analysis of this environmental problem will be presented.

Vandalism

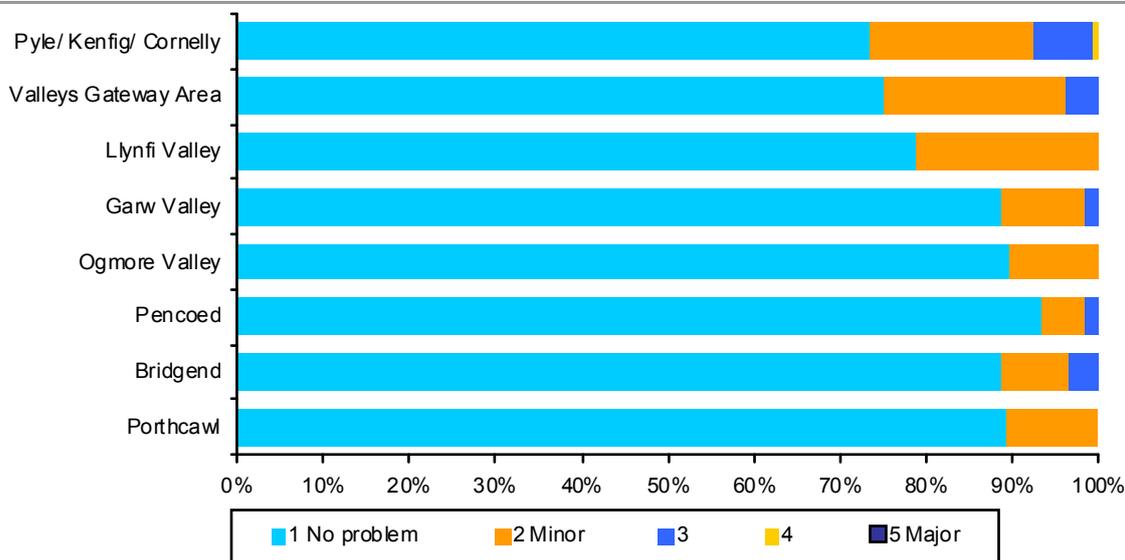
- 8.17 The table below shows the extent of vandalism as a problem in Bridgend County Borough. The results show that for 84.8% of dwellings vandalism is not a problem and for a further 12.7% it is a minor problem; however for 1,260 dwellings in the County Borough it is more than a minor problem.

Rating	Number of households	Percentage of households
1 (No problem)	43,618	84.8%
2 (Minor)	6,545	12.7%
3	1,220	2.4%
4	40	0.1%
5 (Major)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 8.18 The figure below shows how the problem of vandalism varies by sub-area. The data indicates that vandalism is least likely to be a problem in the Pencoed sub-area and most likely to be a problem in the Pyle/Kenfig/Cornelly sub-area.

Figure 8.5 Problem of vandalism by sub-area (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Dog/other excrement

8.19 The table below shows the extent of dog/other excrement as a problem in Bridgend County Borough. The results show that for 54.6% of dwellings dog/other excrement is not a problem and for a further 34.4% it is a minor problem; however for 5,666 dwellings in the County Borough it is more than a minor problem.

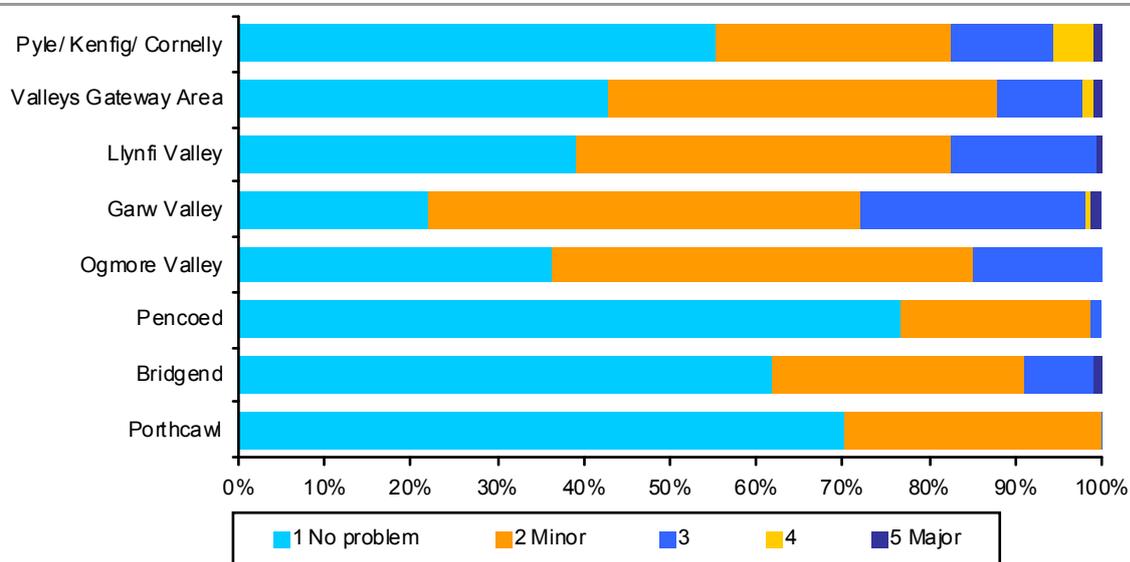
Table 8.8 Problem of dog/other excrement in local area (private sector excluding RSLs)

Rating	Number of households	Percentage of households
1 (No problem)	28,064	54.6%
2 (Minor)	17,694	34.4%
3	4,999	9.7%
4	323	0.6%
5 (Major)	343	0.7%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

8.20 The figure below shows how the problem of dog/other excrement varies by sub-area. The data indicates that dog/other excrement is least likely to be a problem in the Pencoed sub-area and most likely to be a problem in the Garw Valley sub-area.

Figure 8.6 Problem of dog/other excrement by sub-area (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Vacant sites

- 8.21 The table below shows the extent of vacant sites as a problem in Bridgend County Borough. The results show that for 92.1% of dwellings vacant sites are not a problem and for a further 5.7% it is a minor problem.

Table 8.9 Problem of vacant sites in local area (private sector excluding RSLs)		
<i>Rating</i>	<i>Number of households</i>	<i>Percentage of households</i>
1 (No problem)	47,337	92.1%
2 (Minor)	2,942	5.7%
3	906	1.8%
4	239	0.5%
5 (Major)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 8.22 As less than a tenth of dwellings in Bridgend County Borough are affected by vacant sites no further geographical analysis will be presented of this environmental problem.

Vacant/boarded up buildings

- 8.23 The table below shows the extent of vacant/boarded up buildings as a problem in Bridgend County Borough. The results show that for 91.3% of dwellings vacant/boarded up buildings are not a problem and for a further 7.5% it is a minor problem.

Table 8.10 Problem of vacant/boarded up buildings in local area (private sector excluding RSLs)		
<i>Rating</i>	<i>Number of households</i>	<i>Percentage of households</i>
1 (No problem)	46,938	91.3%
2 (Minor)	3,858	7.5%
3	547	1.1%
4	80	0.2%
5 (Major)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 8.24 As less than a tenth of dwellings in Bridgend County Borough are affected by vacant/boarded up buildings no further geographical analysis will be presented of this environmental problem.

Ambient air quality

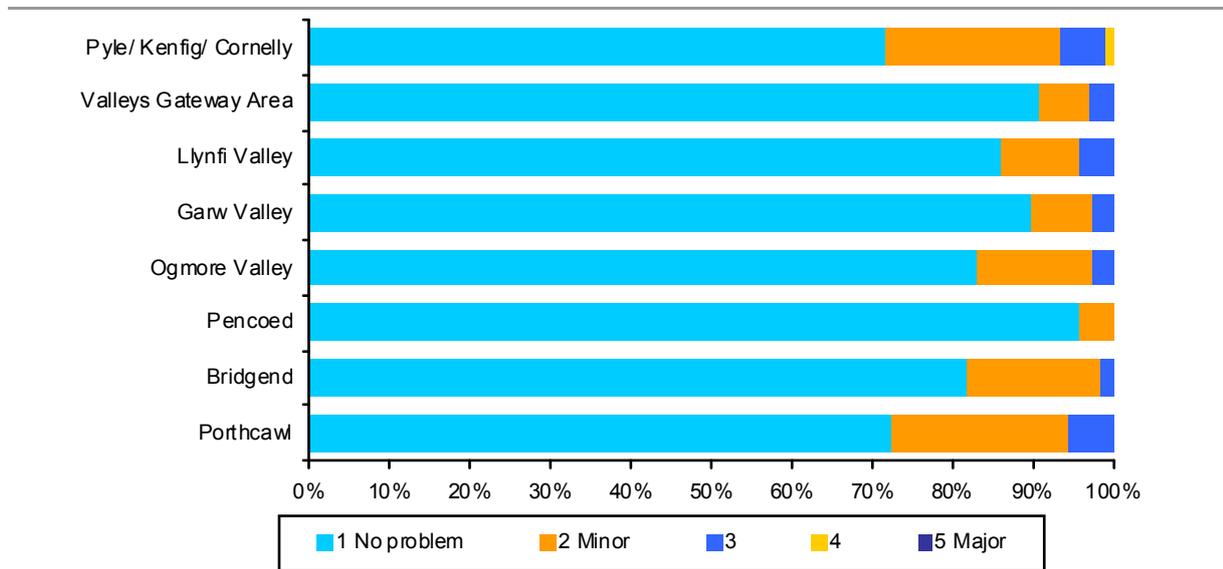
8.25 The table below shows the extent of ambient air quality as a problem in Bridgend County Borough. The results show that for 82.4% of dwellings ambient air quality is not a problem and for a further 14.4% it is a minor problem; however for 1,647 dwellings in the County Borough it is more than a minor problem.

Table 8.11 Problem of ambient air quality in local area (private sector excluding RSLs)		
Rating	Number of households	Percentage of households
1 (No problem)	42,366	82.4%
2 (Minor)	7,411	14.4%
3	1,599	3.1%
4	48	0.1%
5 (Major)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

8.26 The figure below shows how the problem of ambient air quality varies by sub-area. The data indicates that ambient air quality is least likely to be a problem in the Pencoed sub-area and most likely to be a problem in the Pyle/Kenfig/Cornelly sub-area.

Figure 8.7 Problem of ambient air quality by sub-area (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Heavy traffic

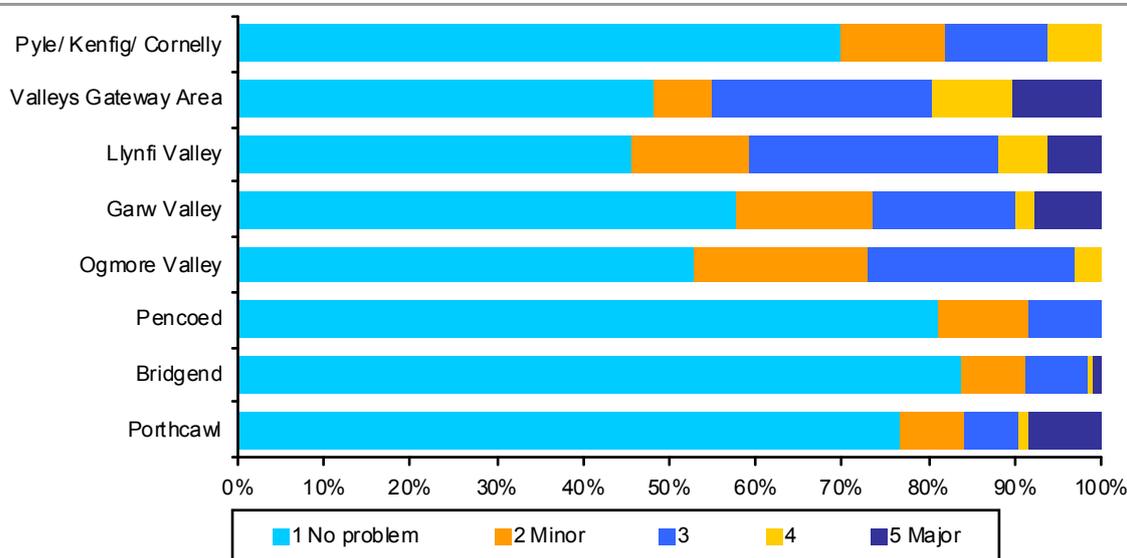
8.27 The table below shows the extent of heavy traffic as a problem in Bridgend County Borough. The results show that for 68.8% of dwellings heavy traffic is not a problem and for a further 10.3% it is a minor problem; however for 1,904 dwellings in the County Borough it is a major problem.

<i>Rating</i>	<i>Number of households</i>	<i>Percentage of households</i>
1 (No problem)	35,397	68.8%
2 (Minor)	5,319	10.3%
3	7,280	14.2%
4	1,524	3.0%
5 (Major)	1,904	3.7%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

8.28 The figure below shows how the problem of heavy traffic varies by sub-area. The data indicates that heavy traffic is least likely to be a problem in the Bridgend sub-area and most likely to be a problem in the Llynfi Valley sub-area. It is most commonly a major problem for dwellings in the Valleys Gateway sub-area.

Figure 8.8 Problem of heavy traffic by sub-area (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Nuisance from street parking

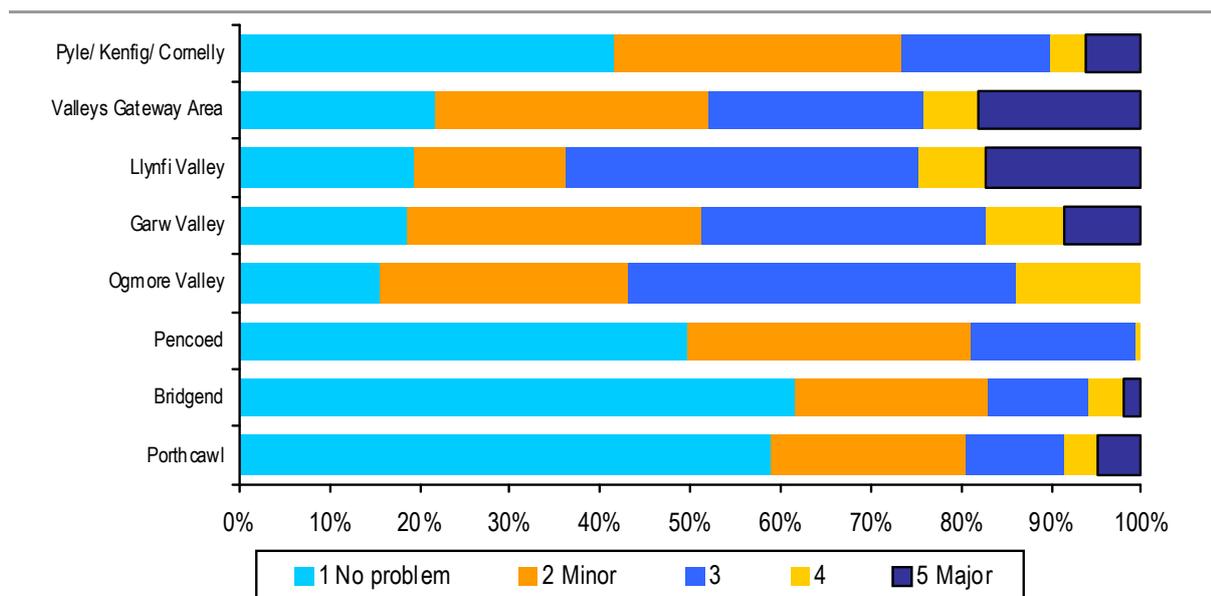
8.29 The table below shows the extent of nuisance from street parking as a problem in Bridgend County Borough. The results show that for 43.1% of dwellings nuisance from street parking is not a problem and for a further 24.3% it is a minor problem; however for 3,443 dwellings in the County Borough it is a major problem.

Table 8.13 Problem of nuisance from street parking in local area (private sector excluding RSLs)		
Rating	Number of households	Percentage of households
1 (No problem)	22,174	43.1%
2 (Minor)	12,479	24.3%
3	10,614	20.6%
4	2,714	5.3%
5 (Major)	3,443	6.7%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

8.30 The figure below shows how the problem of nuisance from street parking varies by sub-area. The data indicates that nuisance from street parking is least likely to be a problem in the Bridgend sub-area and most likely to be a problem in the Ogmore Valley sub-area. It is most commonly a major problem for dwellings in the Valleys Gateway sub-area.

**Figure 8.9 Problem of nuisance from street parking by sub-area
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Scruffy gardens/landscaping

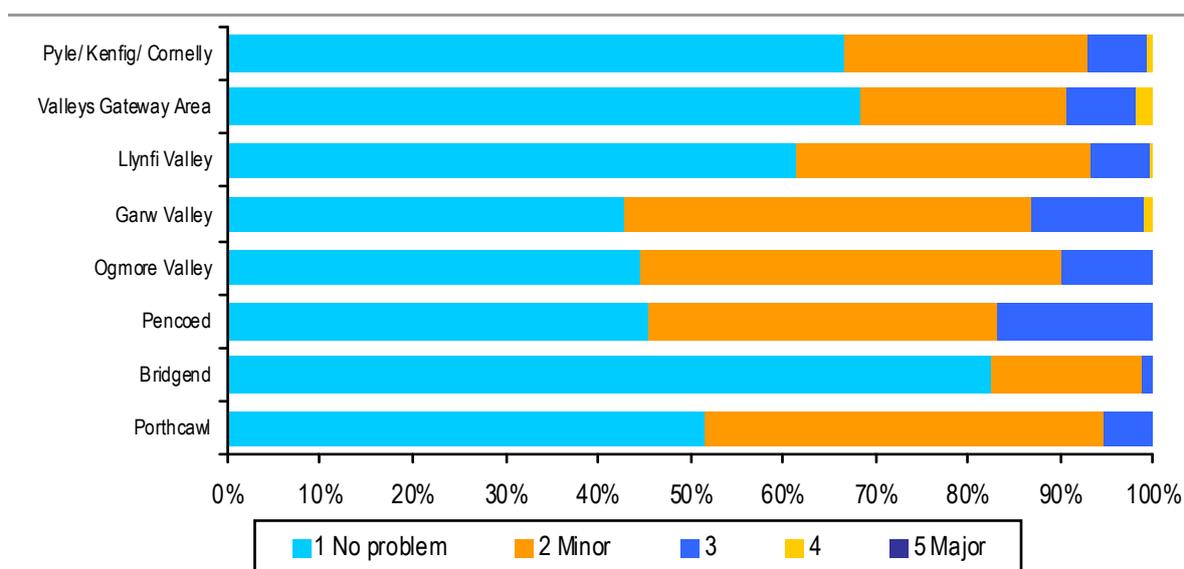
- 8.31 The table below shows the extent of scruffy gardens/landscaping as a problem in Bridgend County Borough. The results show that for 64.6% of dwellings scruffy gardens/landscaping is not a problem and for a further 29.0% it is a minor problem; however for 3,259 dwellings in the County Borough it is more than a minor problem.

Rating	Number of households	Percentage of households
1 (No problem)	33,238	64.6%
2 (Minor)	14,926	29.0%
3	3,077	6.0%
4	182	0.4%
5 (Major)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 8.32 The figure below shows how the problem of scruffy gardens/landscaping varies by sub-area. The data indicates that scruffy gardens/landscaping is least likely to be a problem in the Bridgend sub-area and most likely to be a problem in the Garw Valley sub-area.

**Figure 8.10 Problem of scruffy gardens/landscaping by sub-area
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Condition of dwellings

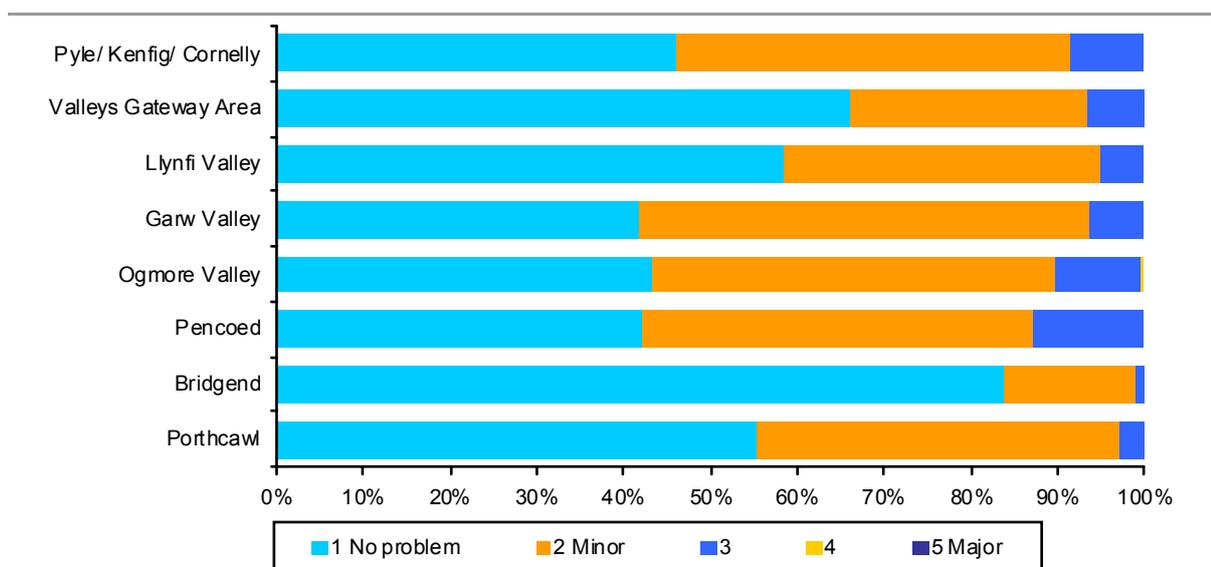
8.33 The table below shows the extent that the condition of dwellings is a problem in Bridgend County Borough. The results show that for 62.3% of dwellings the condition of dwellings in the local area is not a problem and for a further 32.7% it is a minor problem; however for 2,559 dwellings in the County Borough it is more than a minor problem.

Table 8.15 Problem of poor dwelling condition in local area (private sector excluding RSLs)		
Rating	Number of households	Percentage of households
1 (No problem)	32,060	62.3%
2 (Minor)	16,804	32.7%
3	2,549	5.0%
4	10	0.0%
5 (Major)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

8.34 The figure below shows how poor dwelling conditions vary by sub-area. The data indicates that poor dwelling condition is least likely to be a problem in the Bridgend sub-area and most likely to be a problem in the Garw Valley sub-area.

Figure 8.11 Problem of poor dwelling condition by sub-area (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Scruffy/neglected buildings

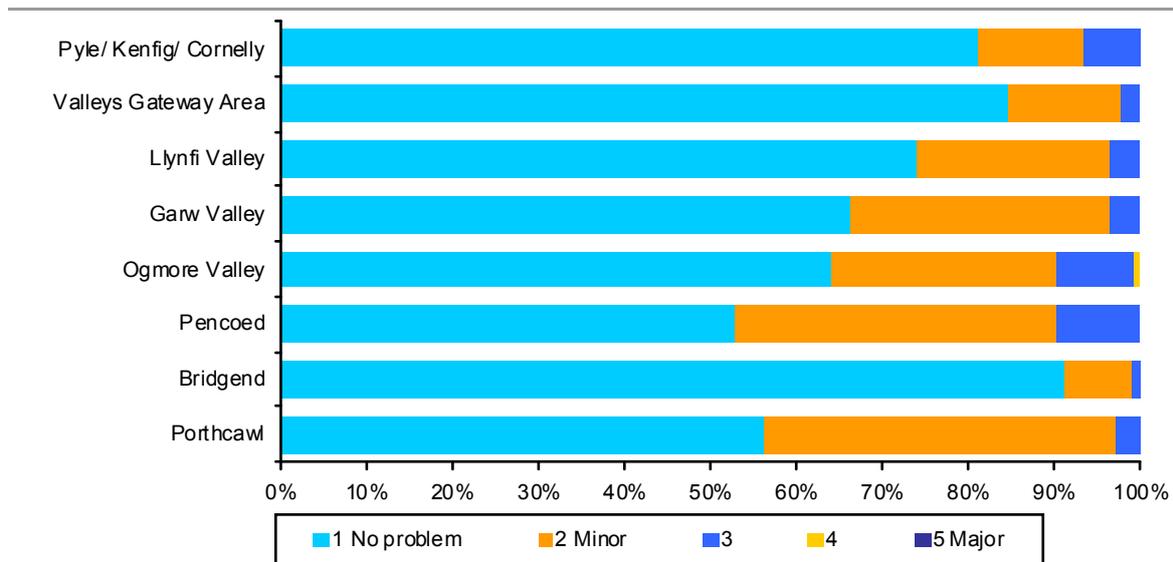
- 8.35 The table below shows the extent that scruffy/neglected buildings are a problem in Bridgend County Borough. The results show that for 75.9% of dwellings scruffy/neglected buildings in the local area is not a problem and for a further 20.4% it is a minor problem; however for 1,925 dwellings in the County Borough it is more than a minor problem.

<i>Rating</i>	<i>Number of households</i>	<i>Percentage of households</i>
1 (No problem)	39,029	75.9%
2 (Minor)	10,469	20.4%
3	1,900	3.7%
4	25	0.0%
5 (Major)	0	0.0%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 8.36 The figure below shows how the problem of scruffy/neglected buildings varies by sub-area. The data indicates that scruffy/neglected buildings are least likely to be a problem in the Bridgend sub-area and most likely to be a problem in the Pencoed sub-area.

**Figure 8.12 Problem of scruffy/neglected buildings by sub-area
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Poor condition of road, pavements and street furniture

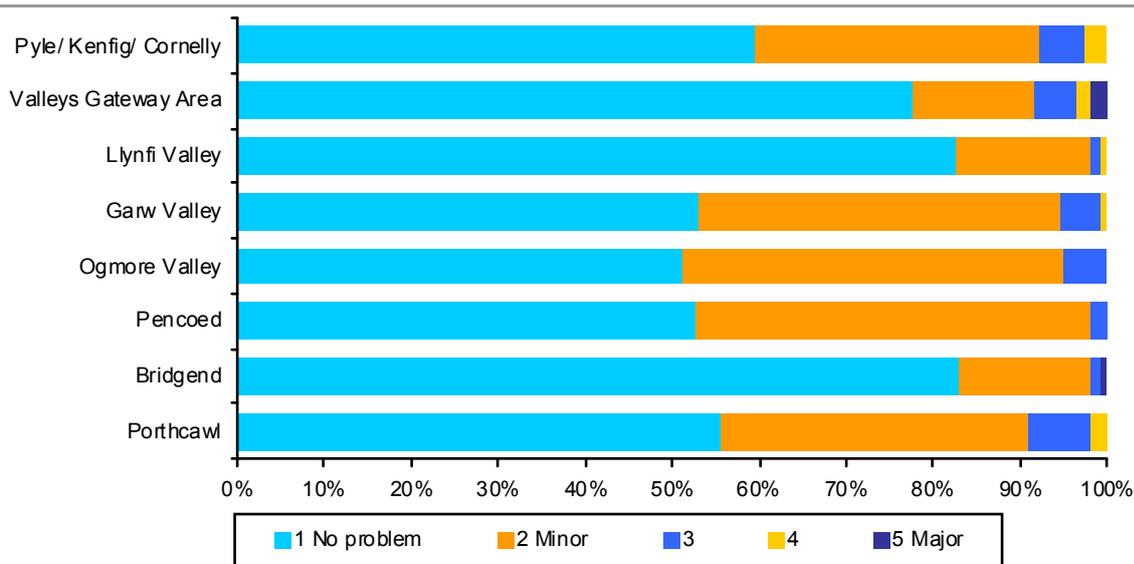
8.37 The table below shows the extent that the poor condition of road, pavements and street furniture is a problem in Bridgend County Borough. The results show that for 70.2% of dwellings the poor condition of road, pavements and street furniture in the local area is not a problem and for a further 25.4% it is a minor problem; however for 2,261 dwellings in the County Borough it is more than a minor problem.

Table 8.17 Problem of the poor condition of road, pavements and street furniture in local area (private sector excluding RSLs)		
Rating	Number of households	Percentage of households
1 (No problem)	36,106	70.2%
2 (Minor)	13,057	25.4%
3	1,659	3.2%
4	420	0.8%
5 (Major)	182	0.4%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

8.38 The figure below shows how the problem of the poor condition of road, pavements and street furniture varies by sub-area. The data indicates that the poor condition of road, pavements and street furniture are least likely to be a problem in the Bridgend sub-area and most likely to be a problem in the Ogmores Valley sub-area.

Figure 8.13 Problem of the poor condition of road, pavements and street furniture by sub-area (private sector excluding RSLs)



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Steepness of the street

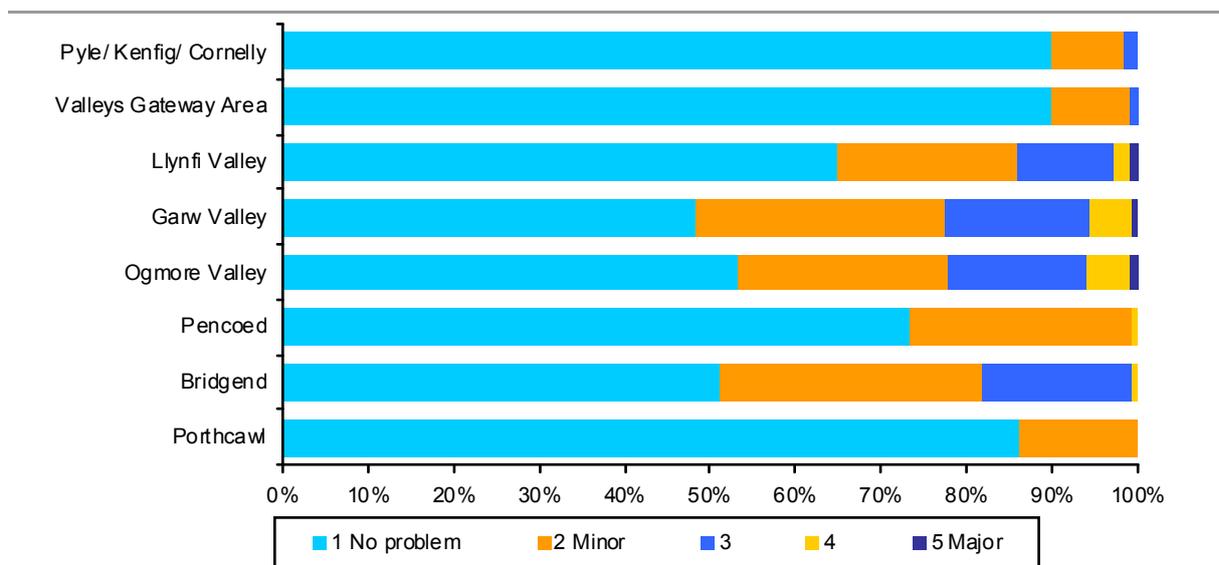
- 8.39 The table below shows the extent that the steepness of the street is a problem in Bridgend County Borough. The results show that for 67.3% of dwellings the steepness of the street in the local area is not a problem and for a further 21.8% it is a minor problem; however for 5,635 dwellings in the County Borough it is more than a minor problem.

<i>Rating</i>	<i>Number of households</i>	<i>Percentage of households</i>
1 (No problem)	34,586	67.3%
2 (Minor)	11,203	21.8%
3	4,924	9.6%
4	589	1.1%
5 (Major)	122	0.2%
Total	51,424	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 8.40 The figure below shows how the problem of the steepness of the street varies by sub-area. The data indicates that the steepness of the street is least likely to be a problem in the Valleys Gateway Area sub-area and most likely to be a problem in the Garw Valley sub-area.

**Figure 8.14 Problem of the steepness of the street by sub-area
(private sector excluding RSLs)**



Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Summary

- 8.41 This chapter considered the wider environment in which the surveyed dwellings are located. As part of the questionnaire surveyors were asked to assess whether the area in which the dwelling is located was appropriate to repair or improve. Overall 10.4% of dwellings were located in an area which would be appropriate to repair or improve, with the remaining 89.6% in areas not requiring improvements. There are clear geographical distinctions in these results, with 37.6% of dwellings in the Llynfi Valley and 17.0% of dwellings in the Garw Valley located in an area suitable for repairs compared to less than 5% of dwellings in the sub-area of Bridgend.
- 8.42 The quality of the environment in the local area was assessed under a range of criteria. In summary the dwellings in the Bridgend sub-area recorded relatively few problems locally whilst dwellings in the Garw Valley and Ogmore Valley areas most consistently recorded problems in the vicinity. However dwellings in Llynfi Valley and Valleys Gateway Area contained the highest proportion of homes in an area of poor visual quality. It is clear that the three Valleys sub-areas and the Valleys Gateway Area are most associated with poor external conditions, however the survey sample is too small to identify specific neighbourhoods for further research. Once the data from this survey is overlain with other data such as the Welsh Index of Multiple Deprivation the Council will be possible to determine more precisely areas suitable for action.

9. RSL dwellings

Introduction

- 9.1 The report so far has concentrated on dwelling conditions in the private sector (i.e. excluding RSL dwellings). However, the fieldwork for the study also included surveys in RSL owned properties and it is therefore of use to provide the broad findings from this group of dwellings/households. Where relevant, the findings from RSL dwellings are compared with those for the private sector. In total 248 surveys were conducted in RSL dwellings and it is estimated that this number is representative of around 8,510 dwellings.

Characteristics of RSL dwellings/households

- 9.2 The tables below show the age and dwelling type profile of RSL properties compared with the private sector stock. The data suggests that the RSL stock is generally much younger and contains a higher proportion of purpose-built flats. Overall the data suggests that 64.7% of RSL properties are post-1964 (compared with 38.4% in the private sector) and that 35.6% are purpose-built flats (compared with only 3.9% in the private sector).

Table 9.1 Age of RSL and private sector dwellings

<i>Dwelling age</i>	<i>RSL</i>	<i>Private sector</i>
Pre-1919	3.8%	29.3%
1919-1944	6.3%	11.4%
1945-1964	25.2%	20.8%
1965-1980	25.4%	17.1%
Post-1980	39.3%	21.3%
Total	100.0%	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table 9.2 Type of dwellings in RSL and private sectors

<i>Dwelling type</i>	<i>RSL</i>	<i>Private sector</i>
Detached house	3.4%	24.7%
Semi-detached house	33.4%	40.1%
Terraced house	24.6%	28.9%
Purpose-built flat	35.6%	3.9%
Other flat	3.0%	2.4%
Total	100.0%	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

9.3 In addition, it is estimated that 26.4% of RSL tenants are single pensioner households, 46.6% contain someone with a support need and 91.0% would be considered as vulnerable. All of these figures are significantly higher than what is found in the private sector.

Stock condition

9.4 In terms of the HHSRS, the survey data suggests that 7.1% of RSL dwellings have a Category 1 hazard (604 dwellings). This figure is below the estimated figure in the private sector (of 19.0%).

9.5 The table below shows that dwellings in the RSL sector generally show lower levels of disrepair than dwellings in the private sector. Overall the 'basic' (five year) repair cost in the RSL sector is estimated to be £1,628 per dwelling – notably lower than the equivalent figure for private sector dwellings. The standardised repair cost in RSL dwellings is however higher than found across the private sector.

Table 9.3 Repair costs in RSL and private sector dwellings			
Repairs category	RSL		Private sector
	Average cost per dwelling	Total cost	Average cost per dwelling
Urgent repair	£937	£8.0m	£1,226
Basic repair	£1,628	£13.9m	£2,144
Comprehensive repair	£2,953	£25.1m	£3,837
Standardised repair cost (/m ²)	£23.9	-	£21.9

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Energy efficiency

9.6 A key part of the assessment of stock condition is energy efficiency. The energy efficiency characteristics of RSL dwellings are generally good with a much higher proportion of the stock having significant amounts of loft insulation (in addition to 24.6% having no loft) and a higher proportion having cavity wall construction than is found in the private sector (along with a higher proportion of these that are filled).

9.7 In addition, the survey data suggests that the vast majority (around 98%) of RSL dwellings have full double-glazing, notably higher than the private sector figure of 85%.

9.8 Given this background information it is perhaps of no surprise to find that dwellings in the RSL sector have a much higher average SAP rating than private sector dwellings. The average SAP in the RSL sector is estimated to be 66, compared with a private sector figure of 55. In addition, the number of dwellings with low SAP ratings is particularly low. In total it is estimated that 2.5% of RSL dwellings have a SAP of below 40, this compares with 10.9% of dwellings in the private sector.

Summary

- 9.9 This brief chapter considered the characteristics of RSL dwellings in the County Borough, of which there are estimated to be 8,510. The results from the survey showed that over a third of all RSL dwellings are purpose-built flats and that RSL dwellings house relatively high proportions of vulnerable households and those with support needs.
- 9.10 Other findings include:
- Around 7% of RSL dwellings were recorded to have a Category 1 hazard; lower than the level found in the private sector
 - Disrepair is less of an issue in the RSL sector than the private sector with lower average repair costs for all categories except the standardised repair cost
 - The energy efficiency profile of RSL dwellings is good with high levels of insulation and efficient heating systems. The average SAP rating in RSL dwellings is therefore higher than found in the private sector (66, compared with 55 in the private sector)
- 9.11 Overall, stock conditions and energy efficiency in the RSL sector are significantly better than in the private sector and the costs to remedy any problems is typically much lower. There is however some evidence of poor stock condition in some dwellings which will need to be addressed.

10. Intervention and financial assistance

Introduction

- 10.1 This chapter examines the ability of owner-occupiers to afford the improvements required to their dwellings. We look at both household income and equity/savings to assess the extent to which improvements can be funded without the need for grants from the local authority. This section concentrates on the costs to remedy all Category 1 hazards.

Owner-occupiers' ability to fund

- 10.2 An owner-occupiers' ability to fund any improvements will depend on their overall financial capacity. This will involve income and savings/equity as well as households' willingness to use it.
- 10.3 Overall, the survey estimates that 8,273 owner-occupiers live in dwellings that have at least one hazard described as Category 1. The average cost of remedying those owner-occupied dwellings with Category 1 hazards is £1,576 per dwelling.

Income levels

- 10.4 The start point for analysis is to look at income levels. Incomes have been put into bands to reflect whether or not a household would be likely to afford to make necessary improvements. Broadly, we make the assumption that those with an income of less than £15,050 per annum could not afford improvements whilst those in the band £15,050 to £30,100 could afford half the cost of improvements. The bands selected are arbitrary, although the first of the figures used do reflect typical cut-off points for some means tested benefits.
- 10.5 The table below shows income levels for households split by whether the dwelling contains a Category 1 hazard. The data shows that almost half of owner-occupiers in homes with a Category 1 hazard have an income below £15,050. Owner-occupied households in homes without a Category 1 hazard typically record slightly higher average incomes and would be less likely to require any grant assistance.

Table 10.1 Broad income levels of owner-occupiers

	<i>Category 1 hazard</i>	<i>No Category 1 hazard</i>
Under £15,050	48.3%	40.4%
£15,050 to £30,100	27.5%	28.1%
Over £30,100	24.2%	31.5%
Total	100.0%	100.0%
Average income	£24,082	£28,370

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 10.6 The table below sets out the likely grant requirement for owner-occupied households in homes with a Category 1 hazard based on the above information. The data shows that to remedy all Category 1 hazards in owner-occupied homes would cost £13.0m. Using the above assumptions about ability to pay, this figure is reduced to £9.2m.

Table 10.2 Likely grant requirement to remedy Category 1 hazards for owner-occupiers

<i>Income band</i>	<i>Number of households</i>	<i>Average cost</i>	<i>Total cost</i>	<i>Grant requirement</i>
Under £15,050	3,997	£1,953	£7.8m	£7.8m
£15,050 to £30,100	2,276	£1,236	£2.8m	£1.4m
Over £30,100	2,000	£1,211	£2.4m	£0.0m
Total	8,273	£1,576	£13.0m	£9.2m

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Equity release schemes

- 10.7 However, in the context of the above situation, the owner-occupiers involved will in most cases have some equity. There may be means of releasing some of this equity to repair the dwellings.
- 10.8 The Bridgend County Borough survey asked all owner-occupiers the following questions:

“How much money (equity) do you estimate you would get if you sold your home now, after paying off any remaining mortgages and other associated debts?”

and

“Would you be prepared to use the equity in your home to fund any repairs that you may need now or in the future?”

- 10.9 Using information collected from these questions, it is possible to make some broad estimates about the scope for equity release schemes to help fund repairs to owner-occupiers dwellings.

- 10.10 In terms of equity release itself, a limit of 30% of a current dwelling value has been assumed. It is then assumed that the amount available to borrow could be used to directly offset any repairs/improvements required. Again, it is assumed that households with over £30,100 income would be able to fund any repairs and those with an income of £15,050 to £30,100 would fund half of all repairs.
- 10.11 Additionally, the analysis does not take into account the additional mortgage/loan payments that would arise from releasing equity on a property. In many cases this will be an additional barrier to access such schemes, although this may well have been taken into account when households answered the survey questions.
- 10.12 This analysis considers both the possibility of using equity release schemes and also the willingness of owner-occupiers to use this form of finance to carry out repairs/improvements. Hence, any household who is unwilling to use equity release is not considered in this analysis. In total, 35.7% of owner-occupiers stated that they would be prepared to release equity to carry out repairs/improvements to their accommodation. However, a slightly lower proportion (25.4%) of those with no mortgage have stated that they would be prepared to use equity release. These households are likely to be the main focus for such schemes.
- 10.13 The analysis in this section concentrates on the ability and willingness of households living in homes with a Category 1 hazard to use equity to improve their accommodation.
- 10.14 The amount of equity available to households is set out in the table below. It can be seen that many households have significant amounts of equity. The average figure for those with no mortgage is close to £160,000 whilst for those with a mortgage the figure is around £80,000. Average equity levels for households resident in dwellings with a Category 1 hazard are lower for both outright owners and those with a mortgage.
- 10.15 Since the survey was carried out, there have continued to be changes in property prices in the County Borough and this will have an impact on the levels of equity available to households. Although it is not easy to adjust these figures to reflect price changes, given that equity estimates were made by households themselves, it is worth noting that the midpoint of fieldwork for the study was March 2009 and so figures will be reflective of that time.

Table 10.3 Equity levels in the owner-occupied sector

Equity level	All owners		Owners with Category 1 hazards	
	No mortgage	With mortgage	No mortgage	With mortgage
Up to £30,000	0.0%	23.2%	0.0%	26.0%
£30,000 - £70,000	4.3%	34.8%	7.0%	36.3%
£70,000 - £125,000	24.4%	14.6%	41.5%	17.3%
£125,000 - £200,000	54.5%	21.6%	43.6%	16.1%
Over £200,000	16.9%	5.8%	8.0%	4.3%
Total	100.0%	100.0%	100.0%	100.0%
Average equity	£158,096	£82,613	£133,134	£73,093

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- 10.16 The table below shows the possible contribution equity release could make to remedying Category 1 hazards for owner-occupiers in the County Borough. Overall, it was estimated that to remedy all owner-occupied dwellings with a Category 1 hazard would cost £13.0m. When income is taken into account this figure is reduced to £9.2m. Some 29.6% of the relevant households also stated that they would be prepared to use equity release and so the grant requirement after taking this into account reduces the cost to £6.6m

Table 10.4 Likely grant requirement to remedy Category 1 hazards for owner-occupiers (with potential use of equity release)

Income band	Number of households	Average cost	Total cost	Grant requirement	After equity release
Under £15,050	3,997	£1,953	£7.8m	£7.8m	£6.2m
£15,050 to £30,100	2,276	£1,236	£2.8m	£1.4m	£0.4m
Over £30,100	2,000	£1,211	£2.4m	£0.0m	£0.0m
Total	8,273	£1,576	£13.0m	£9.2m	£6.6m

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Summary

- 10.17 This chapter looked at the total costs of action required to remedy Category 1 hazards in the owner-occupied sector. The data showed that owners in hazardous homes typically had lower levels of income and equity than other owners. The financial data would suggest that there is considerable potential scope for owners to meet the cost of remedying Category 1 hazards through their own means.
- 10.18 Overall, it was estimated that for all owner-occupiers to remedy Category 1 hazards there would be a need to spend £13.0m. When income is taken into account this figure is reduced to £9.2m. Many of the relevant households also stated that they would be prepared to use equity release and taking this into account reduces the potential grant requirement to £6.6m.

- 10.19 Therefore it is suggested that at least £6.4m of the cost needed to remedy Category 1 hazards could reasonably be expected to come from owner-occupiers. There is also considerable additional equity available which owners are currently stating they are not prepared to release for home improvements.

11. Conclusions and policy implications

Introduction

- 11.1 Private sector housing policy is constantly evolving. The 2009 Bridgend County Borough Private Sector House Stock Condition Survey should influence the Local Authority's overall Housing Strategy. The results should also be considered in the context of the Local Authority's co-ordinated approach to saving energy. This chapter discusses current legislation and targets shaping the Council's housing policies and considers how the current condition of stock should influence future policy decisions. Finally, the chapter includes key findings of the survey and summarises the options available to the Council.
- 11.2 The findings on stock condition/energy efficiency were based on a sample survey with 1,199 valid responses. Sample sizes for key sub-groups (such as the private rented sector) are generally high and so the results when extrapolated County Borough-wide can be treated with confidence. For example, the key estimate of the proportion of homes with a Category 1 hazard is accurate to within 2.1%.

Relevant findings for Bridgend County Borough

- 11.3 Particular results that will be of interest to the Council regarding further action they may wish to take:
- 1.0% of dwellings in the private sector are estimated to be vacant.
 - 19.0% of private sector dwellings have a Category 1 hazard under HHSRS
 - The most frequently recorded Category 1 hazard is excess cold
 - The mean SAP rating is 55
 - 78.0% of dwellings could benefit from some improvement that would increase energy efficiency

Targeting dwellings requiring action

- 11.4 As was reported in Chapter 8, surveyors have indicated that the majority of dwellings require action on an individual basis rather than improvement to blocks or groups of dwellings, however within specific areas wider action maybe appropriate. Overall 37.6% of dwellings in the Llynfi Valley and 17.0% of dwellings in the Garw Valley are located in an area suitable for repairs or improvements. The Garw Valley is also the sub-area that records the highest level of Category 1 hazards, whilst the Llynfi Valley records the most energy inefficient stock profile of all the sub-areas. Therefore the Garw Valley and Llynfi Valley sub-areas appear to be the most appropriate for the Council to target when determining which particular location within Bridgend County Borough is suitable for concerted action to improve stock condition.

- 11.5 It is clear that these two sub-areas are most associated with poor external conditions and suitable for further action. The survey sample is too small to identify specific neighbourhoods for further research (further information on sample sizes is presented in Appendix A3), however once the data from this survey is overlain with other data such as the Welsh Index of Multiple Deprivation it will be possible to determine more precisely areas where more detailed analysis is required before a Neighbourhood Renewal Assessment is committed and undertaken.
- 11.6 In determining a suitable localised strategy to implement an appropriate package of measures, it may prove beneficial to target dwellings by tenure, age and vulnerable household group. More specifically, account could be taken of those categories where the highest incidence of Category 1 hazards as well as low energy efficiency was identified:
- Vacant dwellings
 - Pre-1919 stock
 - Other flats
 - Houses in Multiple Occupation
 - BME households
 - Vulnerable households
 - Support needs households

Policy recommendations

- 11.7 The following strategies to identify these dwellings would provide a basis for action.
- Households occupying properties with existing or potential condition problems should be encouraged to make themselves known to the Council. To facilitate this, the Council must provide information to households throughout the County Borough that promote schemes of education and advice regarding proper maintenance where necessary.
 - In the owner-occupied sector, the Council should encourage the use of equity to fund repairs to reduce grant assistance.
 - In the private rented sector, the Council must work closely with landlords and tenants to create policies to ensure action and enforcement where necessary by advising them of their responsibilities under current legislation. The Council's Housing Strategy includes a commitment to consider landlord accreditation and proposals for further HMO support and landlord/tenant engagement.
 - The Council must remain aware of the change in focus of improvements to dwellings now that HHSRS has permanently replaced the unfitness measure. In particular, the HHSRS has significantly shifted focus from issues of disrepair, one of the main reasons for unfitness, to issues around energy efficiency where it is recognised that one of the key reasons for housing related health issues is hyperthermia due to poor heating/insulation.

- Improving the energy efficiency of dwelling stock is of particular interest to the Council. Any policy that improves energy efficiency will consequentially reduce the likelihood of action against the HHSRS Category 1 hazard 'excessive cold'. The Council should continue to develop and maintain partnerships with energy efficiency organisations providing advice and installation services. They should also continue partnerships with other agencies to promote energy efficiency improvements and tackle fuel poverty.
- Although at present 10.3% of private sector dwellings in the County Borough are classified as having a Category 1 excessive cold hazard, encouraging or part-funding improvements to insulation and central heating systems should be seriously considered in terms of long term cost and energy savings. Such improvements could pay for themselves within a relatively short period of time.
- Vacant properties can be detrimental to areas but may also be relevant to addressing the backlog of housing need by returning the property to the housing stock. The proportion of vacant properties in the County Borough is not particularly high, but does exhibit some acute conditions. The Council should prioritise addressing derelict properties.

Summary

- 11.8 The results of the Private Sector House Stock Condition Survey in Bridgend County Borough presented in this interim report will be compared to national figures when they become available in 2010.
- 11.9 The costs of making the necessary improvements to dwelling conditions and the suggested improvements to energy efficiency are likely to be prohibitive. The Council will therefore need to consider a wide range of measures, including finance via the local authority using this survey as a mechanism to lever in inward investment, the use of landlords'/owners' own finances, as well as advice to achieve improvements to the housing stock and, importantly, to prevent further deterioration.
- 11.10 The Council does not possess the resources to identify each individual dwelling requiring action and therefore needs policies to bring those that require assistance to their attention. Information and education can play an important role in this, as will advice to ensure occupants can carry out necessary improvements with as little financial involvement from the Council as possible.

Glossary

Age/construction date of dwelling

The age of the dwelling refers to the date of construction of the oldest part of the building.

Average

The term 'average' when used in this report is taken to be a mean value unless otherwise stated.

Basic repairs

All works identified by the surveyor as needing to be done within five years, including any urgent work required within the next 12 months. These do not include replacement of building elements nearing the end of their life where the surveyor recorded that this action could be delayed by more than five years, often by short term patch repairs.

Category 1 hazards

A Category 1 hazard is one that is sufficiently serious to trigger the general duty on the local authority to take appropriate enforcement action. The assessment of a hazard has two elements: how likely it is that there will be an occurrence resulting in harm and the potential outcome of that occurrence (i.e. likelihood of harm and severity of the harm if it occurs). Hazard scores are banded A to J. Category 1 hazards are those falling in bands A, B and C. (See also Housing Health and Safety Rating System (HHSRS)).

Central heating system

A heating system with a distribution system sufficient to provide heat in at least one room in addition to the room or space containing the boiler. In this report, the definition also includes electric storage heaters which run on off-peak electricity and programmable gas convector heaters.

Comprehensive repair

This includes all repairs required together with any replacements the surveyor has assessed as being needed in the next ten years. Replacement periods are only defined for external elements and are given whether or not any repair work has been identified as needed. The replacement period is given as the number of years before the element needs replacing either following specified repair work or simply as the remaining life expectancy.

Cost to remedy HHSRS hazards

This is the nominal cost of making the dwelling reasonably safe and healthy – reducing any Category 1 hazard to a level that is ‘average’ for that type and age of dwelling.

Double-glazing

Factory made sealed window units. Does not include windows with secondary glazing or external doors with double or secondary glazing (other than double-glazed patio doors which count as two windows).

Dwelling

A dwelling is a self-contained unit of accommodation where all the rooms and facilities are available for the exclusive use of the household(s) occupying them. For the most part a dwelling will contain one household, but may contain none (empty home), or may contain more than one (HMO).

Dwelling types

A range of six dwelling types were identified as part of the survey, which are defined below.

- i) Detached – Two or more storeys where no other dwelling adjoins any part of the structure
- ii) Semi-detached – A two or more storey house that is only attached to one other dwelling. The two dwellings taken together should be detached from any other dwellings
- iii) Terrace – A two or more storey house forming part of a block where at least one house is attached to two or more other houses
- iv) Bungalow – A ‘house’ with all of the habitable accommodation on one floor
- v) Purpose-built flat – A flat in a purpose-built block
- vi) Other flat – A flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises

Empty homes

The assessment of whether or not a dwelling was empty was made at the time of the interviewer's visit. Clarification of vacancy was sought from neighbours. Surveyors were required where possible to gain access to empty dwellings and undertake full inspections.

Fixed heating

Heating which is permanently stationed in a room whether it is fixed in place or not. It has a designated space in which it remains, and is connected via a gas point, fused spur, dedicatable 13 amp power socket or is run from a centrally-located boiler or heat exchanger, either dedicated to the dwelling or as part of a County Borough or common heating system. It also includes open fireplaces which are capable of use with minimum effort (not permanently blocked) and 'Aga' type cookers or ranges which also emit heat into the room.

Household

The following are 'households' for the purposes of the Housing Act 2004:

Members of the same family living together including:

- Couples married to each other or living together as husband and wife (or in an equivalent relationship in the case of persons of the same sex)
- Relatives living together, including parents, grandparents, children (and step-children), grandchildren, brothers, sisters, uncles, aunts, nephews, nieces or cousins
- Half-relatives will be treated as full relatives. A foster child living with his foster parent is treated as living in the same household as his foster parent
- Any domestic staff are also included in the household if they are living rent-free in accommodation provided by the person for whom they are working

Therefore three friends sharing together are considered three households. If a couple are sharing with a third person that would consist of two households. If a family rents a property that is a single household. If that family had an au-pair to look after their children that person would be included in their household.

Houses in Multiple Occupation (HMOs)

The Housing Act 2004 provides the legal definition of HMO (covered under Sections 254 and 257). Under the changes in the Housing Act 2004, if a landlord lets a property which is one of the following types it is a House in Multiple Occupation:

- An entire house or flat which is let to **three or more** tenants who form **two or more** households and who share a kitchen, bathroom or toilet
- A house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to **three or more** tenants who form **two or more** households and who share kitchen, bathroom or toilet facilities

- A converted house which contains one or more flats which are not wholly self contained (i.e. the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by **three or more** tenants who form **two or more** households
- A building which is converted entirely into self-contained flats if the conversion does not meet the standards of the 1991 Building Regulations and less than two-thirds are owner-occupied

In addition the Licensing of Houses in Multiple Occupation (Wales) Order 2006 enforced the mandatory licensing of certain types of higher risk HMOs. This enables local authorities to establish discretionary additional HMO licensing schemes. The definition of a licensable HMO is an HMO “which comprises three storeys or more and is occupied by five or more persons, who comprise two or more households”. In this study, the ‘storeys’ test is based on the number of storeys in an individual building. For example, a single storey flat in multiple occupation in a building with three or more storeys would be considered as licensable (if the number of persons and households tests were also met).

Housing Health and Safety Rating System (HHSRS)

The HHSRS is a risk assessment tool used to assess potential risks to the health and safety of occupants in residential properties. The system grades the severity of any dangers present in the dwelling. It also provides a means of differentiating between dwellings that pose a low risk to health and safety and those which pose a higher risk such as an imminent threat of serious injury or death.

Modern bathroom

A bathroom which was installed less than 30 years ago.

Modern kitchen

A kitchen which was installed less than 20 years ago.

SAP rating

The energy rating as determined by the Government’s Standard Assessment Procedure (SAP). This is an index of the notional annual cost of heating a dwelling to achieve a standard heating regime and is expressed on a scale from 1 (highly inefficient) to 100 (highly efficient).

Standardised costs

These are costs in £ per square metre (£/sqm). By reducing costs to a £/sqm basis the effect of the size of buildings on the amount of disrepair recorded is omitted, otherwise the extent of the disrepair measured is substantially determined by the size of the building.

Support needs households

Support needs households are defined as households where any member has any of the following disabilities:

- Frail elderly
- A medical condition such as epilepsy or diabetes
- Physical or mobility disability
- Learning difficulty
- Mental health problem
- Deafness or a hearing impairment or blindness or a visual impairment
- Substance misuse
- Other

Tenure types

A range of four tenure types were identified as part of the survey. These are defined below.

- i) Owner-occupied (no mortgage) - Includes all households who own their home outright
- ii) Owner-occupied (with mortgage) - Includes all households buying their own home with a mortgage or loan. Includes shared ownership schemes
- iii) RSL - Includes all households living in the property of registered social landlords
- iv) Private rented - Includes all households living in privately owned property which they do not own. Includes households living rent free or in tied homes

Urgent repairs

All exterior building work recorded by the surveyor as being required within the next 12 months plus any interior work identified (regardless of the time period).

Vulnerable households

Vulnerable households are defined as those in receipt of at least one of the principal means tested or disability related benefits. In this survey the following list of benefits were used:

- Income support
- Housing Benefit
- Council Tax Benefit
- Job seekers Allowance
- Working Tax Credit (where household income is less than £15,050)
- Child Tax Credit (where household income is less than £15,050)
- Pension Credit
- Attendance Allowance
- Disability Living Allowance
- Industrial Injuries Disablement Benefit
- War Disablement Benefit

Appendix A1: Accessibility

Introduction

A1.1 The survey form collected a range of information on the ease of access to the property. This appendix will briefly present the results from these questions. As well as showing the overall results the appendix will consider how they varied by tenure. This appendix presents results from all tenures in Bridgend County Borough (including the RSL stock).

Access to dwelling

A1.2 The table below shows the accessibility of dwellings from the pavement. The data indicates that across Bridgend County Borough 17.1% of dwellings have level access from the pavement to the door, whilst 81.7% require climbing at least one step.

Table A1.1 Accessibility of property from pavement (all dwellings in County Borough)		
<i>Number of steps from gate/pavement to entrance</i>	<i>Number of dwellings</i>	<i>% of dwellings</i>
1 step	28,753	48.0%
2 step	6,637	11.1%
3 or more steps	13,543	22.6%
Level access	10,225	17.1%
No step but slope >1:20	776	1.3%
Total	59,934	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

A1.3 The table below shows the how this accessibility of dwellings varies by tenure. The table reveals that RSL properties are most likely to have level access, whilst owner-occupied properties are most likely to require climbing steps.

Table A1.2 Variation in accessibility of property from pavement by tenure (all dwellings in County Borough)			
Number of steps from gate/pavement to entrance	Owner-occupied	RSL	Private rented
1 step	49.9%	40.5%	44.2%
2 step	11.7%	7.2%	11.9%
3 or more steps	22.7%	22.1%	22.6%
Level access	14.8%	26.6%	20.5%
No step but slope >1:20	0.9%	3.6%	0.8%
Total	100.0%	100.0%	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Accessibility within the dwelling

- A1.4 The table below shows whether certain rooms exist on the entrance level of dwellings. This is important for identifying which properties may be suitable for residents who have difficulty getting upstairs. The data indicates that some 58.6% of dwellings have a room suitable for a bedroom on the entrance level, 64.7% have a water closet on the entrance level and 38.4% have a bathroom on the entrance level.

Table A1.3 Existence of rooms on entrance level (all dwellings in County Borough)		
	Number of dwellings	% of dwellings
Room on entrance level suitable for bedroom		
Exists	35,105	58.6%
Does not exist	24,829	41.4%
Bathroom at entrance level		
Exists	23,016	38.4%
Does not exist	36,918	61.6%
Water closet at entrance level		
Exists	38,758	64.7%
Does not exist	21,176	35.3%
Total	59,934	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

- A1.5 The table below shows the how these findings vary by tenure. The table reveals that RSL properties are most likely to have a room suitable for a bedroom on the entrance level and a bathroom on the entrance level, whilst owner-occupied properties are most likely to have a water closet on the entrance level.

Table A1.4 Variation in existence of rooms on entrance level by tenure (all dwellings in County Borough)			
	<i>Owner-occupied</i>	<i>RSL</i>	<i>Private rented</i>
Room on entrance level suitable for bedroom			
Exists	59.7%	65.1%	40.8%
Does not exist	40.3%	34.9%	59.2%
Bathroom at entrance level			
Exists	37.5%	48.0%	31.7%
Does not exist	62.5%	52.0%	68.3%
Water closet at entrance level			
Exists	65.8%	65.0%	55.3%
Does not exist	34.2%	35.0%	44.7%
Total	100.0%	100.0%	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Appendix A2: Data tables

A2.1 This appendix provides further detailed information from the Private Sector House Stock Condition Survey. The tables below cross-tabulate some of the main variables used in the report. These are:

- Tenure
- Dwelling age
- Dwelling type
- Sub-area
- Household type
- Support needs
- Vulnerable households
- Ethnic group

A2.2 To this list has been added the size of dwelling. This has been measured using the average number of habitable rooms and also the average (mean) floor space of dwellings.

**Table A2.1 Summary of dwelling/household characteristics and tenure
(private sector excluding RSLs)**

<i>Dwelling characteristic</i>	<i>Tenure</i>			<i>Total</i>
	<i>Owner-occupied (no mortgage)</i>	<i>Owner-occupied (with mortgage)</i>	<i>Private rented</i>	
<i>Age of dwelling</i>				
Pre-1919	6,426	6,279	2,376	15,080
1919-1944	2,972	2,241	659	5,872
1945-1964	6,345	3,891	479	10,715
1965-1980	5,130	3,051	598	8,779
Post-1980	2,580	6,525	1,873	10,978
Total	23,452	21,987	5,984	51,424
<i>Type of dwelling</i>				
Detached house	6,589	5,243	861	12,692
Semi-detached house	9,743	9,317	1,580	20,641
Terraced house	5,894	6,931	2,054	14,880
Purpose built flat	1,112	329	540	1,981
Other flat	114	167	949	1,230
Total	23,452	21,987	5,984	51,424
<i>Household type</i>				
Single pensioners	7,513	667	300	8,480
2 or more pensioners	5,503	417	85	6,005
Single non-pensioners	1,847	2,788	1,012	5,647
2+ adults, no children	6,749	7,706	1,608	16,063
Lone parent	83	1,529	1,650	3,261
2+ adults, 1 child	1,164	4,535	568	6,267
2+ adults, 2+ children	277	4,246	638	5,161
Total	23,136	21,887	5,861	50,884
<i>Support needs</i>				
Support needs	7,344	2,664	1,217	11,225
No support needs	15,792	19,223	4,645	39,659
Total	23,136	21,887	5,861	50,884
<i>Vulnerable households</i>				
Vulnerable	9,259	5,070	3,743	18,072
Not vulnerable	13,877	16,817	2,118	32,812
Total	23,136	21,887	5,861	50,884
<i>Ethnic group</i>				
White British	22,220	21,266	4,891	48,377
White Other	476	548	476	1,500
BME	440	73	494	1,007
Total	23,136	21,887	5,861	50,884
<i>Size of dwelling</i>				
Av no. of rooms	5.2	5.4	4.4	5.2
Av floor space (m ²)	112	111	88	108

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A2.2 Summary of dwelling/household characteristics and age of dwelling (private sector excluding RSLs)						
Dwelling characteristic	Age of dwelling					Total
	Pre-1919	1919-1944	1945-1964	1965-1980	Post-1980	
Tenure						
Owner-occupied (nm)	6,426	2,972	6,345	5,130	2,580	23,452
Owner-occupied (wm)	6,279	2,241	3,891	3,051	6,525	21,987
Private rented	2,376	659	479	598	1,873	5,984
Total	15,080	5,872	10,715	8,779	10,978	51,424
Type of dwelling						
Detached house	1,118	311	1,909	3,575	5,780	12,692
Semi-detached house	2,225	4,049	7,589	4,037	2,741	20,641
Terraced house	10,400	1,221	647	832	1,779	14,880
Purpose built flat	313	93	562	335	678	1,981
Other flat	1,024	199	7	0	0	1,230
Total	15,080	5,872	10,715	8,779	10,978	51,424
Household type						
Single pensioners	2,015	765	2,677	1,964	1,058	8,480
2 or more pensioners	1,400	699	1,720	1,594	592	6,005
Single non-pensioners	1,727	187	1,049	799	1,884	5,647
2+ adults, no children	4,767	2,402	3,940	2,167	2,788	16,063
Lone parent	1,101	137	376	469	1,178	3,261
2+ adults, 1 child	2,405	891	411	587	1,973	6,267
2+ adults, 2+ children	1,473	750	426	1,043	1,469	5,161
Total	14,888	5,831	10,600	8,622	10,942	50,884
Support needs						
Support needs	3,557	1,621	2,856	1,512	1,679	11,225
No support needs	11,332	4,210	7,743	7,110	9,263	39,659
Total	14,888	5,831	10,600	8,622	10,942	50,884
Vulnerable households						
Vulnerable	6,271	1,925	4,231	2,639	3,005	18,072
Not vulnerable	8,618	3,906	6,369	5,983	7,937	32,812
Total	14,888	5,831	10,600	8,622	10,942	50,884
Ethnic group						
White British	13,937	5,415	10,345	8,339	10,341	48,377
White Other	261	266	255	283	434	1,500
BME	690	150	0	0	167	1,007
Total	14,888	5,831	10,600	8,622	10,942	50,884
Size of dwelling						
Av no. of rooms	5.0	5.7	4.9	5.3	5.3	5.2
Av floor space (m ²)	110	114	106	103	111	108

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

**Table A2.3 Summary of dwelling/household characteristics and type of dwelling
(private sector excluding RSLs)**

Dwelling characteristic	Type of dwelling					Total
	Detached house	Semi-detached house	Terraced house	Purpose built flat	Other flat	
Tenure						
Owner-occupied (nm)	6,589	9,743	5,894	1,112	114	23,452
Owner-occupied (wm)	5,243	9,317	6,931	329	167	21,987
Private rented	861	1,580	2,054	540	949	5,984
Total	12,692	20,641	14,880	1,981	1,230	51,424
Age of dwelling						
Pre-1919	1,118	2,225	10,400	313	1,024	15,080
1919-1944	311	4,049	1,221	93	199	5,872
1945-1964	1,909	7,589	647	562	7	10,715
1965-1980	3,575	4,037	832	335	0	8,779
Post-1980	5,780	2,741	1,779	678	0	10,978
Total	12,692	20,641	14,880	1,981	1,230	51,424
Household type						
Single pensioners	2,197	3,720	1,899	458	206	8,480
2 or more pensioners	2,151	2,355	1,427	72	0	6,005
Single non-pensioners	906	1,870	2,335	384	151	5,647
2+ adults, no children	3,696	6,814	4,425	526	602	16,063
Lone parent	626	1,316	1,100	204	15	3,261
2+ adults, 1 child	1,262	2,259	2,292	337	118	6,267
2+ adults, 2+ children	1,660	2,150	1,302	0	49	5,161
Total	12,498	20,484	14,780	1,981	1,140	50,884
Support needs						
Support needs	2,471	4,194	3,349	1,087	123	11,225
No support needs	10,026	16,290	11,431	894	1,017	39,659
Total	12,498	20,484	14,780	1,981	1,140	50,884
Vulnerable households						
Vulnerable	3,260	6,685	6,696	1,014	417	18,072
Not vulnerable	9,238	13,799	8,084	968	724	32,812
Total	12,498	20,484	14,780	1,981	1,140	50,884
Ethnic group						
White British	11,964	19,891	14,116	1,691	715	48,377
White Other	533	518	349	0	99	1,500
BME	0	75	315	290	326	1,007
Total	12,498	20,484	14,780	1,981	1,140	50,884
Size of dwelling						
Av no. of rooms	6.2	5.2	4.7	3.9	3.4	5.2
Av floor space (m ²)	141	100	97	95	71	108

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A2.4 Summary of dwelling/household characteristics and household type (private sector excluding RSLs)								
Dwelling characteristic	Household type							Total
	Single pensioners	2+ pensioners	Single non-pensioners	2+ adults, no children	Lone parent	2+ adults, 1 child	2+ adults, 2+ children	
Tenure								
Owner-occupied (nm)	7,513	5,503	1,847	6,749	83	1,164	277	23,136
Owner-occupied (wm)	667	417	2,788	7,706	1,529	4,535	4,246	21,887
Private rented	300	85	1,012	1,608	1,650	568	638	5,861
Total	8,480	6,005	5,647	16,063	3,261	6,267	5,161	50,884
Age of dwelling								
Pre-1919	2,015	1,400	1,727	4,767	1,101	2,405	1,473	14,888
1919-1944	765	699	187	2,402	137	891	750	5,831
1945-1964	2,677	1,720	1,049	3,940	376	411	426	10,600
1965-1980	1,964	1,594	799	2,167	469	587	1,043	8,622
Post-1980	1,058	592	1,884	2,788	1,178	1,973	1,469	10,942
Total	8,480	6,005	5,647	16,063	3,261	6,267	5,161	50,884
Type of dwelling								
Detached house	2,197	2,151	906	3,696	626	1,262	1,660	12,498
Semi-detached house	3,720	2,355	1,870	6,814	1,316	2,259	2,150	20,484
Terraced house	1,899	1,427	2,335	4,425	1,100	2,292	1,302	14,780
Purpose built flat	458	72	384	526	204	337	0	1,981
Other flat	206	0	151	602	15	118	49	1,140
Total	8,480	6,005	5,647	16,063	3,261	6,267	5,161	50,884
Support needs								
Support needs	2,999	2,227	696	3,514	509	717	564	11,225
No support needs	5,481	3,778	4,951	12,549	2,753	5,550	4,597	39,659
Total	8,480	6,005	5,647	16,063	3,261	6,267	5,161	50,884
Vulnerable households								
Vulnerable	4,149	2,178	2,247	4,027	2,754	1,722	996	18,072
Not vulnerable	4,331	3,827	3,400	12,036	507	4,546	4,165	32,812
Total	8,480	6,005	5,647	16,063	3,261	6,267	5,161	50,884
Ethnic group								
White British	8,340	5,836	5,585	15,005	3,261	5,690	4,660	48,377
White Other	140	169	62	564	0	287	278	1,500
BME	0	0	0	494	0	290	223	1,007
Total	8,480	6,005	5,647	16,063	3,261	6,267	5,161	50,884
Size of dwelling								
Av no. of rooms	4.8	5.2	4.4	5.3	5.0	5.4	6.2	5.2
Av floor space (m ²)	97	112	87	110	95	115	141	109

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A2.5 Summary of dwelling/household characteristics and support needs households (private sector excluding RSLs)

<i>Dwelling characteristic</i>	<i>Support needs</i>		
	<i>Support needs</i>	<i>No support needs</i>	<i>Total</i>
Tenure			
Owner-occupied (nm)	7,344	15,792	23,136
Owner-occupied (wm)	2,664	19,223	21,887
Private rented	1,217	4,645	5,861
Total	11,225	39,659	50,884
Age of dwelling			
Pre-1919	3,557	11,332	14,888
1919-1944	1,621	4,210	5,831
1945-1964	2,856	7,743	10,600
1965-1980	1,512	7,110	8,622
Post-1980	1,679	9,263	10,942
Total	11,225	39,659	50,884
Type of dwelling			
Detached house	2,471	10,026	12,498
Semi-detached house	4,194	16,290	20,484
Terraced house	3,349	11,431	14,780
Purpose built flat	1,087	894	1,981
Other flat	123	1,017	1,140
Total	11,225	39,659	50,884
Household type			
Single pensioners	2,999	5,481	8,480
2 or more pensioners	2,227	3,778	6,005
Single non-pensioners	696	4,951	5,647
2+ adults, no children	3,514	12,549	16,063
Lone parent	509	2,753	3,261
2+ adults, 1 child	717	5,550	6,267
2+ adults, 2+ children	564	4,597	5,161
Total	11,225	39,659	50,884
Vulnerable households			
Vulnerable	7,398	10,673	18,072
Not vulnerable	3,827	28,985	32,812
Total	11,225	39,659	50,884
Ethnic group			
White British	10,877	37,500	48,377
White Other	58	1,443	1,500
BME	290	717	1,007
Total	11,225	39,659	50,884
Size of dwelling			
Av no. of rooms	5.2	5.2	5.2
Av floor space (m ²)	110	108	109

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A2.6 Summary of dwelling/household characteristics and vulnerable households (private sector excluding RSLs)			
<i>Dwelling characteristic</i>	<i>Vulnerable households</i>		
	<i>Vulnerable</i>	<i>Not vulnerable</i>	<i>Total</i>
Tenure			
Owner-occupied (nm)	9,259	13,877	23,136
Owner-occupied (wm)	5,070	16,817	21,887
Private rented	3,743	2,118	5,861
Total	18,072	32,812	50,884
Age of dwelling			
Pre-1919	6,271	8,618	14,888
1919-1944	1,925	3,906	5,831
1945-1964	4,231	6,369	10,600
1965-1980	2,639	5,983	8,622
Post-1980	3,005	7,937	10,942
Total	18,072	32,812	50,884
Type of dwelling			
Detached house	3,260	9,238	12,498
Semi-detached house	6,685	13,799	20,484
Terraced house	6,696	8,084	14,780
Purpose built flat	1,014	968	1,981
Other flat	417	724	1,140
Total	18,072	32,812	50,884
Household type			
Single pensioners	4,149	4,331	8,480
2 or more pensioners	2,178	3,827	6,005
Single non-pensioners	2,247	3,400	5,647
2+ adults, no children	4,027	12,036	16,063
Lone parent	2,754	507	3,261
2+ adults, 1 child	1,722	4,546	6,267
2+ adults, 2+ children	996	4,165	5,161
Total	18,072	32,812	50,884
Support needs			
Support needs	7,398	3,827	11,225
No support needs	10,673	28,985	39,659
Total	18,072	32,812	50,884
Ethnic group			
White British	17,470	30,907	48,377
White Other	436	1,064	1,500
BME	166	841	1,007
Total	18,072	32,812	50,884
Size of dwelling			
Av no. of rooms	4.9	5.3	5.2
Av floor space (m ²)	99	114	109

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

**Table A2.7 Summary of dwelling/household characteristics and ethnic group
(private sector excluding RSLs)**

Dwelling characteristic	Ethnic group			Total
	White British	White Other	BME	
Tenure				
Owner-occupied (nm)	22,220	476	440	23,136
Owner-occupied (wm)	21,266	548	73	21,887
Private rented	4,891	476	494	5,861
Total	48,377	1,500	1,007	50,884
Age of dwelling				
Pre-1919	13,937	261	690	14,888
1919-1944	5,415	266	150	5,831
1945-1964	10,345	255	0	10,600
1965-1980	8,339	283	0	8,622
Post-1980	10,341	434	167	10,942
Total	48,377	1,500	1,007	50,884
Type of dwelling				
Detached house	11,964	533	0	12,498
Semi-detached house	19,891	518	75	20,484
Terraced house	14,116	349	315	14,780
Purpose built flat	1,691	0	290	1,981
Other flat	715	99	326	1,140
Total	48,377	1,500	1,007	50,884
Household type				
Single pensioners	8,340	140	0	8,480
2 or more pensioners	5,836	169	0	6,005
Single non-pensioners	5,585	62	0	5,647
2+ adults, no children	15,005	564	494	16,063
Lone parent	3,261	0	0	3,261
2+ adults, 1 child	5,690	287	290	6,267
2+ adults, 2+ children	4,660	278	223	5,161
Total	48,377	1,500	1,007	50,884
Support needs				
Support needs	10,877	58	290	11,225
No support needs	37,500	1,443	717	39,659
Total	48,377	1,500	1,007	50,884
Vulnerable households				
Vulnerable	17,470	436	166	18,072
Not vulnerable	30,907	1,064	841	32,812
Total	48,377	1,500	1,007	50,884
Size of dwelling				
Av no. of rooms	5.2	5.7	5.1	5.2
Av floor space (m ²)	106	140	167	109

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A2.8 Summary of dwelling/household characteristics and sub-area (private sector excluding RSLs)									
Dwelling characteristic	Sub-area								Total
	Pyle/ Kenfig/ Comelly	Valleys Gateway Area	Llynfi Valley	Garw Valley	Ogmore Valley	Pencoed	Bridgend	Porthcawl	
Tenure									
Owner-occupied (nm)	2,903	2,001	3,572	1,358	1,291	2,005	6,170	4,151	23,452
Owner-occupied (wm)	2,146	1,593	3,465	1,202	1,263	1,576	8,702	2,040	21,987
Private rented	436	528	1,241	165	563	297	1,556	1,200	5,984
Age of dwelling									
Pre-1919	1,487	1,349	4,912	1,919	2,290	424	1,688	1,011	15,080
1919-1944	554	199	624	215	252	278	2,082	1,668	5,872
1945-1964	1,575	938	850	201	87	883	4,722	1,458	10,715
1965-1980	645	760	851	220	120	1,280	3,091	1,812	8,779
Post-1980	1,224	876	1,041	168	367	1,014	4,845	1,442	10,978
Type of dwelling									
Detached house	818	794	821	285	305	1,100	5,267	3,302	12,692
Semi-detached house	2,664	1,741	2,755	636	599	2,047	8,065	2,134	20,641
Terraced house	1,386	1,191	4,353	1,760	2,085	643	2,927	533	14,880
Purpose built flat	568	282	0	25	100	58	13	936	1,981
Other flat	49	114	350	18	27	30	155	487	1,230
Total	5,485	4,122	8,279	2,724	3,116	3,879	16,427	7,392	51,424
Household type									
Single pensioners	829	989	819	719	501	700	1,988	1,935	8,480
2 or more pensioners	650	355	940	345	330	511	1,713	1,162	6,005
Single non-pensioners	811	472	907	215	294	326	2,147	473	5,647
2+ adults, no children	1,811	1,365	2,853	745	974	796	5,430	2,089	16,063
Lone parent	97	168	960	142	350	403	967	174	3,261
2+ adults, 1 child	823	352	968	237	181	527	2,448	731	6,267
2+ adults, 2+ children	465	421	746	290	392	584	1,558	705	5,161
Support needs									
Support needs	1,510	543	1,640	805	1,127	944	3,274	1,383	11,225
No support needs	3,975	3,579	6,554	1,888	1,896	2,905	12,977	5,886	39,659
Vulnerable households									
Vulnerable	2,320	1,849	3,573	1,198	1,575	1,146	4,016	2,396	18,072
Not vulnerable	3,166	2,273	4,620	1,495	1,448	2,703	12,235	4,873	32,812
Ethnic group									
White British	5,195	3,967	7,989	2,641	2,875	3,699	15,067	6,944	48,377
White Other	0	62	87	52	0	0	1,183	116	1,500
BME	290	92	118	0	148	150	0	209	1,007
Total	5,485	4,122	8,194	2,693	3,023	3,849	16,250	7,269	50,884
Size of dwelling									
Av no. of rooms	5.0	5.1	4.9	4.9	4.9	5.2	5.4	5.3	5.2
Av floor space (m ²)	110	102	96	104	104	110	115	114	108

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Appendix A3: Statistical issues

Sampling errors

A3.1 Estimates of dwelling and household characteristics produced from a sample survey may differ from the true population figures because they are based on a survey rather than a complete census. This is known as sampling error, and it is important to know the extent of this error when interpreting the results.

A3.2 The size of the sampling error depends on the size of the sample. In general, the smaller the sample size the larger the potential error. For example, in this survey, estimates for dwellings in the private rented sector will be subject to a larger sampling error than owner-occupied dwellings. A way of taking account of sampling error is to calculate a confidence interval for an estimate. This is an interval within which it is fairly certain the true percentage figure lies. This section is based on standard statistical theory for large samples and explains how 95% confidence intervals can be calculated for the key survey estimates.

A3.3 The 95% confidence interval for a percentage estimate p , is given by the formula:

$$p \pm 1.96 \times se(p)$$

where $se(p)$ represents the standard error of the percentage and is calculated by:

$$se(p) = \sqrt{p(100-p)/n} \quad (n \text{ is the unweighted sample size})$$

A3.4 Estimating standard errors for results based on a simple random sample, which has no stratification, is fairly straightforward. However, samples in stock condition surveys are rarely simple random ones, so the standard errors could be corrected using a sample design factor. The design factor is calculated as the ratio of the standard error with a complex sample design to the standard error that would have been achieved with a simple random sample of the same size. Overall, design effects were assumed to be small and so no adjustment has been made in the example below.

A3.5 A 95% confidence interval for a percentage may be calculated using the equations above. The width of the confidence interval depends on the value of the estimated percentage and the sample size on which the percentage was based.

A3.6 Example:

The estimated number of private sector dwellings with a Category 1 hazard is 9,784 or 19.0%. This percentage is based a sample of private sector dwellings of 951. Using the equations above it is found that the margin of error based on this information is 2.5% (to 1 decimal place) giving a confidence interval of between 16.5% and 21.5%. In terms of the total number of dwellings (based on an estimated number of dwellings of 51,424) this is a confidence interval of 1,283, hence the estimate of the accuracy of the 9,784 figure is +/- 1,283 or between 8,501 and 11,067.

Non-response and missing data

A3.7 Missing data is a feature of all stock condition surveys mainly due to the difficulty in accessing parts of a dwelling. For all missing data in the survey standard statistical imputation procedures were applied. In general, throughout the survey the level of missing data was minimal.

A3.8 Non-response can cause a number of problems:

- The sample size is effectively reduced so that applying the calculated weight will not give estimates for the whole population.
- Variables which are derived from the combination of a number of responses, each of which may be affected by item non-response (e.g. calculating repair costs where a particular element was not included), may exhibit high levels of non-response.
- If the amount of non-response substantially varies across sub-groups of the population, this may lead to a bias in the results.

A3.9 To overcome these problems missing data was 'imputed'. Imputation involves substituting for the missing value a value given by a suitably defined 'similar' dwelling, where the definition of similar varies depending on the actual item being imputed.

A3.10 The specific method used was to divide the sample into sub-groups based on relevant characteristics and then to 'Probability Match' where a value selected from those with a similar predicted value was imputed. The main sub-groups used were tenure, dwelling age, and building type.

Sample sizes for key groups

A3.11 Below we present a series of tables showing the estimated number of dwellings/households and the number of sample responses achieved (figures for tenure/empty homes are provided in Chapter 1 and so are not repeated here). Although in some cases it is clear that the proportion of survey responses is close to the 'expected' situation, there are others where it is clear that the weighting of data was necessary to ensure that the presented results are reflective of the dwelling/household population in Bridgend County Borough.

Table A3.1 Dwelling age (private sector excluding RSLs)				
<i>Dwelling age</i>	<i>Estimated dwellings</i>	<i>% of dwellings</i>	<i>Number of returns</i>	<i>% of returns</i>
Pre-1919	15,403	25.7%	425	35.4%
1919-1944	6,407	10.7%	112	9.3%
1945-1964	12,863	21.5%	218	18.2%
1964-1980	10,941	18.3%	196	16.3%
Post-1980	14,320	23.9%	248	20.7%
Total	59,934	100.0%	1,199	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A3.2 Dwelling type (private sector excluding RSLs)				
<i>Dwelling type</i>	<i>Estimated dwellings</i>	<i>% of dwellings</i>	<i>Number of returns</i>	<i>% of returns</i>
Detached house	12,977	21.7%	203	16.9%
Semi-detached house	23,487	39.2%	421	35.1%
Terraced house	16,974	28.3%	425	35.4%
Purpose built flat	5,009	8.4%	104	8.7%
Other flat	1,486	2.5%	46	3.8%
Total	59,934	100.0%	1,199	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A3.3 Location (private sector excluding RSLs)

<i>Location</i>	<i>Estimated dwellings</i>	<i>% of dwellings</i>	<i>Number of returns</i>	<i>% of returns</i>
Pyle/ Kenfig/ Cornelly	6,807	11.4%	124	10.3%
Valleys Gateway Area	4,875	8.1%	110	9.2%
Llynfi Valley	9,201	15.4%	165	13.8%
Garw Valley	3,383	5.6%	189	15.8%
Ogmore Valley	3,647	6.1%	202	16.8%
Pencoed	4,201	7.0%	107	8.9%
Bridgend	20,261	33.8%	208	17.3%
Porthcawl	7,559	12.6%	94	7.8%
Total	59,934	100.0%	1,199	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A3.4 Household type (private sector excluding RSLs)

<i>Household type</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
Single pensioners	10,606	18.0%	195	16.6%
2 or more pensioners	6,384	10.8%	137	11.7%
Single non-pensioners	6,839	11.6%	121	10.3%
2+ adults, no children	17,657	30.0%	421	35.8%
Lone parent	4,885	8.3%	66	5.6%
2+ adults, 1 child	6,881	11.7%	105	8.9%
2+ adults, 2+ children	5,690	9.7%	130	11.1%
Total	58,941	100.0%	1,175	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A3.5 Support needs (private sector excluding RSLs)

<i>Support needs</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
Support needs	14,981	25.4%	373	31.7%
No support needs	43,960	74.6%	802	68.3%
Total	58,941	100.0%	1,175	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A3.6 Vulnerable households (private sector excluding RSLs)

<i>Vulnerable households</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
Vulnerable	25,400	43.1%	590	50.2%
Not vulnerable	33,541	56.9%	585	49.8%
Total	58,941	100.0%	1,175	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Table A3.7 Ethnic group (private sector excluding RSLs)

<i>Ethnic group</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
White British	56,210	95.4%	1,150	97.9%
White Other	1,725	2.9%	18	1.5%
BME	1,007	1.7%	7	0.6%
Total	58,941	100.0%	1,175	100.0%

Source: Bridgend County Borough Council Private Sector House Stock Condition Survey 2009

Appendix A4: The hazard scoring procedure

Introduction

- A4.1 The scoring procedure, based on the surveyor's assessment of the dwelling, provides a numerical hazard score for each of the hazards identified at the property. The higher the score, the greater the severity of that hazard. The highest hazard score for an individual dwelling indicates the most serious hazard at that dwelling. A comparison of the hazard scores for a number of dwellings provides a means of grading those dwellings from the most dangerous to the safest.

Potential hazards

- A4.2 All hazards that can be assessed using the HHSRS are listed in the following box. Those which were fully assessed through the survey form have been highlighted in bold.

Box A4.1 List of all potential hazards

Type of hazard	Hazard
Hygrothermal conditions	<ul style="list-style-type: none"> • Damp and mould growth • Excess cold • Excess heat
Pollutants (non-microbial)	<ul style="list-style-type: none"> • Asbestos (and MMFs) • Biocides • Carbon Monoxide and fuel combustion products • Lead • Radiation • Uncombusted fuel gas • Volatile Organic Compounds
Space, security, light & noise	<ul style="list-style-type: none"> • Crowding and space • Entry by intruders • Lighting • Noise
Hygiene, sanitation & water supply	<ul style="list-style-type: none"> • Domestic hygiene, pests and refuse • Food safety • Personal hygiene, sanitation and drainage • Water supply
Falls	<ul style="list-style-type: none"> • Falls associated with baths etc • Falls on the level • Falls associated with stairs and steps • Falls between levels (typically falls out of windows, or from balconies, landings or accessible roofs)
Electric shocks, fires, burns & scalds	<ul style="list-style-type: none"> • Electrical hazards • Fire • Hot surfaces and materials
Collisions, cuts & sprains	<ul style="list-style-type: none"> • Collision and entrapment • Explosions • Ergonomics • Structural collapse and falling elements

Generating hazard scores

A4.3 A formula is used to generate a hazard score. For this formula:

- The likelihood is expressed as a ratio
- A weighting is given to each class of harm
- The spread of health outcomes is indicated as a percentage

A4.4 The hazard score is the sum of the products of the weightings for each class of harm which could result from the particular hazard, multiplied by the likelihood of an occurrence, and multiplied by the set of percentages showing the spread of harms.

Class of harm weightings

A4.5 The weightings given to each class of harm reflect the degree of incapacity associated with each class as shown in the box below.

Box A4.2 Weightings give to each of the four classes of harm

Class of harm		Weighting
I	Extreme	10,000
II	Severe	1,000
III	Serious	300
IV	Moderate	10

Spread of health outcomes

A4.6 While there will be a most likely health outcome, there could also be a possibility of other outcomes, which may be less and/or more serious.

A4.7 For example, it may be judged that there is a 60% chance that a vulnerable person⁴ falling to the ground out of a window on the second floor will suffer serious fractures (Class II). It may also be considered that there are other possible outcomes – a 10% chance of death (Class I), a 20% chance of concussion or sprains (Class III) and a 10% chance of severe bruising (Class IV). Another example is a fall out of a window on the fifteenth floor where it may be judged that there is a 100% chance of death (Class I).

⁴ A venerable person is defined as the person most susceptible to that hazard according to the HHSRS Guide

The formula

A4.8 An example of a hazard score using the formula is shown in the box below. In this example, the likelihood of an occurrence has been judged to be 1 in 100, with a 60% chance of a Class IV outcome, a 30% chance of a Class III outcome and a 10% chance of a Class II outcome.

Box A4.3 Formula for calculating a hazard score

	Class of harm weighting		Likelihood 1 in		Spread of harm (%)		
I	10,000	÷	100	×	0	=	0
II	1,000	÷	100	×	10	=	100
III	300	÷	100	×	30	=	90
IV	10	÷	100	×	60	=	6

To score a hazard

Likelihood

A4.9 To score a hazard, the surveyor judges the likelihood of the occurrence resulting in a Class I to IV harm to a **vulnerable person** over the following twelve months. For stairs, the surveyor determines the likelihood of a fall occurring which would result in a Class I to IV harm to a vulnerable person. This involves taking account of such matters as the going, the presence or absence of handrails, the state of repair of the treads and the available lighting. For dampness, the surveyor determines the likelihood of the dampness causing Class I to IV harm to a vulnerable person over the next twelve month period, taking into account the extent and degree of the dampness and its position.

A4.10 Assessing likelihood is not determining that there **will** be an occurrence. The likelihood that there will be an occurrence over the next twelve months also means that it may not happen. Even where it is judged that there is a very high likelihood, such as a 1 in 10 probability, it is accepted that the likelihood of no occurrence is nine times greater than that of an occurrence.

Spread of outcomes

A4.11 Next, the surveyor judges the most likely and other possible health outcomes to a **vulnerable person** from an occurrence.

- A4.12 In the case of a fall while using stairs, determining the spread of outcomes should take account of any secondary hazards such as a window or other glazing at the base of the stairs. It will also be influenced by factors such as the position of any fault which could result in a fall. If the occurrence happens at the base of the stairs there will be only a short distance to fall, but if the person is at the top there will be the full length of the stairs to fall.
- A4.13 Judging the extent to which individual features may increase or reduce the likelihood of an occurrence and the severity of the outcome is a matter of professional expertise. This is particularly so where disrepair may increase the risk of an occurrence. Guidance to inform professional judgement is given in the Profiles of Hazards.
- A4.14 While there is some information on the contribution individual features may make to hazards, it is limited. It relies on injuries or other health outcomes resulting from occurrences being reported by General Practitioners, hospitals or identified in research surveys. The surveyor indicates the spread of the classes of harm likely to result from an occurrence using percentages, giving the highest to the most likely outcome.

Appendix A5: Private Sector House Stock Condition Survey form

This is available as a separate electronic document or attached to the printed copies of this document.

BRIDGEND COUNTY BOROUGH COUNCIL: HOUSING SURVEY

Dear Resident

Bridgend County Borough Council is carrying out an important and confidential study of housing within the area and would be grateful for your help. Households across Bridgend County Borough are being asked to take part in a survey that will give the Council up-to-date information about the housing circumstances and aspirations of local people. This information will be used to help the Council develop its housing and planning policies to best meet these needs in the coming years.

Your household has been chosen at random to be included in this survey and I would be very grateful if you would take a few minutes to complete the questionnaire and return it in the prepaid envelope. We are interested in getting a full range of views, from home owners as well as those who rent from a Housing Association or a private landlord. Even if you are not planning to move, the information is important, as it will help to give a balanced picture of housing circumstances in Bridgend County Borough.

The data is being collected and analysed on behalf of the Council by Fordham Research. All of the information you give will be treated as strictly confidential and will only be used for the purpose of this survey. The Council will not see any of your individual replies nor will any of the information you give be passed on to any other agency or market research organisation.

To thank you for taking part, every household that responds will be entered into a £100 prize cash draw. An ID number at the top of the form will identify your address only to Fordham Research who will contact you if you win.

Please return the completed questionnaire in the pre-paid envelope or send to FREEPOST RRBE-RHHK-HJLZ, Fordham Research, 64 Ship Street, Brighton, BN1 1AE by 15th April 2009.

Yours faithfully

Peter Green
Principal Housing Officer

NOTES FOR COMPLETING THE QUESTIONNAIRE

Most questions are answered by ticking the appropriate box: 01

For some questions you need to write a number in a larger box: people

Please follow the questions in the numbered order unless the box you tick has a 'Go to question XX' next to it, where you will need to go to the question stated.

Most of the questions are about your **household**. A household is made up of either:

- One person living alone, or
- A group of people (not necessarily related) living at the same address with common housekeeping i.e. sharing at least one meal a day **or** sharing a living/sitting room.

If you would like **help** with any of the questions or want to discuss the questionnaire, please telephone SHARON EUSEBE at Fordham Research on the free phone number: 0800 163 231.

Questionnaires in large print are also available on request.

A

YOUR HOUSEHOLD AND HOME

A1. What type of property do you and your household live in?

- Detached house 1
- Semi-detached house 2
- Terraced (including end-terrace) 3
- A flat, maisonette, or apartment that is:**
- In a purpose built block 4
- Part of a converted or shared house 5
- In a commercial building e.g. above a shop 6
- Mobile or temporary structure:**
- A caravan or other mobile or temporary structure 7

A2. Is your property a bungalow?

- Yes 1
- No 2

A3. What type of accommodation do you and your household live in?

- Ordinary accommodation 1
- Sheltered housing scheme with a warden 2
- Sheltered housing scheme without a warden 3
- Supported housing scheme 4
- Extra care housing scheme* 5
- Residential care and/or nursing home 6

*Extra care schemes: independent accommodation with care and support available 24 hours a day if needed, usually for older or disabled people.

A4. Do you own or rent your home?

- Own outright 1
- Own with a mortgage or loan 2
- Rent from a Housing Association 3
- Rent from a private landlord or letting agency 4
- Rent from a relative or friend of a household member 5
- Tied/linked to a job 6
- Shared Ownership 7
- Other 8

A5. Is this property a second home?

- Yes 1
- No 2

A6. How many bedrooms does your home have? bedroom(s)

A7. a) How many people (including you) currently live in your household?

b) How many couples are there?

- a) people
- b) couple(s)

A8. Please enter information for each person living in your household at the moment in the table below.

(If there are more than six household members, please give details for the six oldest members.)

Person	a) Relationship to Respondent (see list below)	b) Age	c) Sex (M/F)	d) Working Status (see list below)	e) Employment Group (see list below)
Example	1	37	F	1	2
1	Respondent / You: →				
2					
3					
4					
5					
6					

a) Relationship

- 1) Living together as a couple/married
- 2) Son or daughter
- 3) Other relative
- 4) Friend
- 5) Lodger
- 6) Other unrelated

d) Working Status

- 1) Full-time employment
- 2) Part-time employment
- 3) Self-employed
- 4) Unemployed
- 5) Retired
- 6) Full-time student (16+ years)
- 7) School/preschool/nursery
- 8) Looking after home/family
- 9) Permanently sick/disabled
- 10) Other

e) Employment Group

- 1) Agriculture and fishing
- 2) Mining and quarrying
- 3) Energy and water
- 4) Manufacturing
- 5) Construction
- 6) Wholesale and retail trade
- 7) Hotels and catering
- 8) Transport, storage and communications
- 9) Banking, finance and insurance
- 10) Real estate, renting and business activities
- 11) Public administration and defence
- 12) Education
- 13) Health and social work
- 14) Other

A9. How many cars or vans are owned or can be used by one or more members of your household?

- None 1
- One 2
- Two 3
- Three or more 4

A10. How do you and your partner (if applicable) travel to work? Please tick the type of transport used for the longest part (by distance) of your usual journey to work.

	a) Self	b) Partner		a) Self	b) Partner
Work mainly from home	<input type="checkbox"/> 01	<input type="checkbox"/> 01	Bus	<input type="checkbox"/> 06	<input type="checkbox"/> 06
On foot	<input type="checkbox"/> 02	<input type="checkbox"/> 02	Overground train	<input type="checkbox"/> 07	<input type="checkbox"/> 07
Bicycle	<input type="checkbox"/> 03	<input type="checkbox"/> 03	Other	<input type="checkbox"/> 08	<input type="checkbox"/> 08
Car	<input type="checkbox"/> 04	<input type="checkbox"/> 04	Not in employment	<input type="checkbox"/> 09	<input type="checkbox"/> 09
Motor Cycle	<input type="checkbox"/> 05	<input type="checkbox"/> 05	No partner	<input type="checkbox"/> 10	<input type="checkbox"/> 10

If both you and your partner (if applicable) are not in employment then please go to question A13.

A11. Please tick the appropriate box for where you and your partner (if applicable) work. If you are in Bridgend County Borough, please enter the map code. (If there is no fixed location, please tick the most frequently visited.)

	a) Self	b) Partner		a) Self	b) Partner
In Bridgend County Borough	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Neighbouring Local Authorities (Rhondda Cynon Taf, Neath Port Talbot, Vale of Glamorgan)	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Map Code:	<input type="text"/>	<input type="text"/>	In Bristol	<input type="checkbox"/> 6	<input type="checkbox"/> 6
In Swansea	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Elsewhere in the UK/abroad	<input type="checkbox"/> 7	<input type="checkbox"/> 7
In Cardiff	<input type="checkbox"/> 3	<input type="checkbox"/> 3			
In Newport	<input type="checkbox"/> 4	<input type="checkbox"/> 4			

A12. How far in miles do you and your partner travel to work? (If no fixed location, please give an average of the distances of your recent journeys to work.)

a) Self miles b) Partner miles

A13. How easy is it for you to get to each of the following?

	Easy	Quite difficult	Very difficult
a) Grocery shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
b) Post office	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
c) Bank/building society	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
d) Leisure/community facilities	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
e) Doctor	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
f) Hospital	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
g) Schools/educational or training facilities	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3

A14. Please tick whether the following are no problem, a problem, or a serious problem. Please tick one box per item.

	Not a problem/ not applicable	A problem	A serious problem
a) The health of someone in your household is suffering because of condition of your home	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
b) Your home is in major disrepair	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
c) You have difficulty maintaining your home	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
d) You have to share a bathroom/toilet/kitchen with another household	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
e) You are lacking basic facilities (such as bathroom/toilet/kitchen)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
f) Your accommodation is too expensive	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
g) You are under notice of eviction/re-possession, real threat of notice, or your lease is coming to an end	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
h) Someone in your household is suffering harassment or threats of harassment from neighbours or others living in the vicinity	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
i) Someone in your household has difficulty using stairs and/or lifts to or within your home	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
j) You need to be close to a relative/friend to give and/or receive care	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
k) A household member is unable to get employment locally	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
l) A household member is unable to access other important facilities	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
m) Public transport provision near home does not provide for your household's needs	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3

B

PREVIOUS MOVES & ACCOMMODATION

B1. When did you move to your current home?

Within the last year	<input type="checkbox"/> 1	Go to question B2
1 to 2 years ago	<input type="checkbox"/> 2	Go to question B2
2 to 5 years ago	<input type="checkbox"/> 3	Go to question C1
Over 5 years ago/always lived here	<input type="checkbox"/> 4	Go to question C1

B2. What was your last home?

- Owner-occupied (with/without mortgage) 01
- House/flat share, or lodging in private rented sector 02
- Living with parents, relatives or friends..... 03
- Rented from a Council 04
- Rented from a Housing Association 05
- Rented from a private landlord 06
- Tied or linked to a job 07
- Shared Ownership 08
- Previously homeless or in temporary accommodation 09
- Other..... 10

B3. Where was your last home? Please tick a box. If you are in Bridgend County Borough, please enter the map code.

- In Bridgend County Borough 1
- Map Code:
- In Swansea 2
- In Cardiff 3
- In Newport 4
- Neighbouring Local Authorities (Rhondda Cynon Taf, Neath Port Talbot, Vale of Glamorgan) 5
- In Bristol..... 6
- Elsewhere in the UK/abroad 7

B4. Were any of the following important reasons in the decision to move? Please tick as many as apply.

- To move to cheaper accommodation 01
- Previous home was too small 02
- Previous home was too big..... 03
- Access problems (e.g. steps, stairs)..... 04
- Relationship breakdown 05
- To move to live with partner..... 06
- To move closer to transport links..... 07
- To move closer to friends/family 08
- Other <Please state>
- To live closer to employment or other facilities..... 09
- To move closer to shops and services 10
- To move to a better environment..... 11
- To move to a safer area 12
- To move into a school catchment area..... 13
- To live independently 14
- To receive higher levels of care..... 15
- Unable to manage in previous home..... 16

C

SUPPORT NEEDS

C1. Do you or any of your household need support for any of the reasons listed below? If anyone has more than one need for support, please tick more than one box for that person. If there are more than three people with a need for support, please answer for those with the greatest needs. If your household has no support needs, please go to D1.

	First Person	Second Person	Third Person
Frail older people.....	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1
A medical condition.....	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2
A physical disability.....	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 3
A learning difficulty.....	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4
A mental health problem.....	<input type="checkbox"/> 5	<input type="checkbox"/> 5	<input type="checkbox"/> 5
A sensory disability.....	<input type="checkbox"/> 6	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Substance misuse	<input type="checkbox"/> 7	<input type="checkbox"/> 7	<input type="checkbox"/> 7
Other.....	<input type="checkbox"/> 8	<input type="checkbox"/> 8	<input type="checkbox"/> 8

C2. Please enter the person number from question A8:

C3. How could the accommodation for your (their) support needs best be improved? Please also say if you already have these improvements. Please tick one box per item.

	Need	No need	Already have
a) Wheelchair access.....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
b) Lift/stair lift.....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
c) Extra handrails	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
d) Other alterations to improve accessibility (e.g. ramps to front door).....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
e) Downstairs toilet.....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
f) Low level shower unit.....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
g) Other alterations to the bathroom/toilet.....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
h) Alterations to the kitchen (e.g. low level units).....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
i) Emergency alarm/telecare	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
j) Car parking space near to front door of home.....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
k) Need to move to alternative housing with specialist adaptations.....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	

C4. How could the services for your (their) support needs best be improved? Please also say if you already have these improvements. Please tick one box per item.

	Need	No Need	Already Have
a) More support services to your present home (such as a home carer, meals on wheels etc.) ..	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
b) Need support managing finances, completing forms etc.	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
c) Need help maintaining home e.g. handyman/gardening service	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
d) Need to move to alternative housing with specialist care/support.....	<input type="checkbox"/> 1	<input type="checkbox"/> 2	

D

FUTURE HOUSING INTENTIONS

D1. Does your household need and/or is it likely to move to a different home...?

- Now 1 *Go to question D2*
- Within a year 2 *Go to question D2*
- In 1 to 2 years 3 *Go to question D2*
- In 2 to 5 years 4 *Go to question E1*
- No need/not likely to move 5 *Go to question E1*

D2. How many bedrooms would you a) LIKE and b) EXPECT in your new home?

a) Like bedroom(s) b) Expect bedroom(s)

D3. What are the main reasons for moving to a different home? Please tick as many as apply.

- | | |
|--|--|
| To move to cheaper accommodation <input type="checkbox"/> 01 | To live closer to employment or other facilities <input type="checkbox"/> 09 |
| Your home is too small <input type="checkbox"/> 02 | To move closer to shops and services <input type="checkbox"/> 10 |
| Your home is too big <input type="checkbox"/> 03 | To move to a better environment <input type="checkbox"/> 11 |
| Access problems (e.g. steps, stairs) <input type="checkbox"/> 04 | To move to a safer area <input type="checkbox"/> 12 |
| Relationship breakdown <input type="checkbox"/> 05 | To move into a school catchment area <input type="checkbox"/> 13 |
| To move to live with partner <input type="checkbox"/> 06 | To live independently <input type="checkbox"/> 14 |
| To move closer to transport links <input type="checkbox"/> 07 | To receive higher levels of care <input type="checkbox"/> 15 |
| To move closer to family/ friends <input type="checkbox"/> 08 | Unable to manage in current home <input type="checkbox"/> 16 |
| Other <Please state> _____ | |

D4. Please state where you would a) most LIKE to move to, please also state where you b) EXPECT to move to. Please tick the appropriate box giving one response for a) Like and one for b) Expect. If in Bridgend County Borough, please write the map code.

	a) Like	b) Expect		a) Like	b) Expect
In Bridgend County Borough	<input type="checkbox"/> 1	<input type="checkbox"/> 1			
Map Code:	<input type="text"/>	<input type="text"/>	Neighbouring Local Authorities (Rhondda Cynon Taf,		
In Swansea	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Neath Port Talbot, Vale of Glamorgan)	<input type="checkbox"/> 5	<input type="checkbox"/> 5
In Cardiff	<input type="checkbox"/> 3	<input type="checkbox"/> 3	In Bristol	<input type="checkbox"/> 6	<input type="checkbox"/> 6
In Newport	<input type="checkbox"/> 4	<input type="checkbox"/> 4	Elsewhere in the UK/abroad	<input type="checkbox"/> 7	<input type="checkbox"/> 7

D5. What type of housing: a) would you LIKE to move to and b) would you EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

	a) Like	b) Expect		a) Like	b) Expect
Buy own home	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Tied/linked to a job	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Rent from a Council	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Shared Ownership	<input type="checkbox"/> 7	<input type="checkbox"/> 7
Rent from a Housing Association	<input type="checkbox"/> 3	<input type="checkbox"/> 3	House/flat share in the private rented sector	<input type="checkbox"/> 8	<input type="checkbox"/> 8
Rent from a private landlord or letting agency	<input type="checkbox"/> 4	<input type="checkbox"/> 4	Other	<input type="checkbox"/> 9	<input type="checkbox"/> 9
Rent from a relative or friend of a household member	<input type="checkbox"/> 5	<input type="checkbox"/> 5			

D6. What type of property: a) would you LIKE to move to and b) would you EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

	a) Like	b) Expect		a) Like	b) Expect
Detached house	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Semi-detached/terraced bungalow	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Semi-detached house	<input type="checkbox"/> 2	<input type="checkbox"/> 2	A flat, maisonette, or apartment	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Terraced house (including end-terrace)	<input type="checkbox"/> 3	<input type="checkbox"/> 3	A caravan or other mobile or temporary structure	<input type="checkbox"/> 7	<input type="checkbox"/> 7
Detached bungalow	<input type="checkbox"/> 4	<input type="checkbox"/> 4			

D7. What type of accommodation: a) would you LIKE to move to and b) would you EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

	a) Like	b) Expect		a) Like	b) Expect
Ordinary accommodation	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Supported housing scheme	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Sheltered housing with a warden	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Extra care housing scheme*	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Sheltered housing without a warden	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Residential care and/or nursing home	<input type="checkbox"/> 6	<input type="checkbox"/> 6

*Extra care schemes: independent accommodation with care and support available 24 hours a day if needed, usually for older or disabled people.



REQUIREMENTS OF FUTURE HOUSEHOLDS

E1. Will any of the other people in your household need and/or are they likely to move to their own separate accommodation within the next two years? For example, a son or daughter, a parent, etc.

Yes 1 **Go to question E2**
No 2 **Go to question F1**

E2. For each person that needs and/or is likely to move in the next two years, please give an indication of when they will need separate accommodation.

Now 1 1 1
Within a year 2 2 2
In 1 to 2 years 3 3 3

*If more than one person in your household needs and/or is likely to move to their own accommodation sometime in the next 2 years, please answer for the persons who will need their own accommodation or are most likely to move **first**.*

E3. What is their relationship to the head of household?

Son/daughter 1 Friend 4
Parent/grandparent 2 Other 5
Other relative 3

E4. Are they...?

Single adult(s) without children 1 Part of a couple with, or expecting child(ren) 4
Single adult(s) with, or expecting child(ren) 2 Other 5
Part of a couple without children 3

E5. How many bedrooms would they a) LIKE and b) EXPECT in their new home?

a) Like bedroom(s) b) Expect bedroom(s)

E6. Are they likely to be setting up home with anyone not currently living in your household?

Yes 1 No 2

E7. Please state where they would a) most LIKE to move to, please also state where they b) EXPECT to move to. Please tick the appropriate box, giving one response for a) Like and one for b) Expect. If in Bridgend County Borough, please write the map code.

In Bridgend County Borough 1 1 a) Like b) Expect a) Like b) Expect
Map Code:
In Swansea 2 2 Neighbouring Local Authorities (Rhondda Cynon Taf,
In Cardiff 3 3 Neath Port Talbot, Vale of Glamorgan).... 5 5
In Newport 4 4 In Bristol 6 6
Elsewhere in the UK/abroad 7 7

E8. What type of housing: a) would they LIKE to move to and b) would they EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

Buy own home 1 1 a) Like b) Expect a) Like b) Expect
Rent from a Council 2 2 Tied/linked to a job 6 6
Rent from a Housing Association 3 3 Shared Ownership 7 7
Rent from a private landlord or letting agency 4 4 House/flat share in the private rented sector 8 8
Rent from a relative or friend of a household member 5 5 Other 9 9

E9. What type of property: a) would they LIKE to move to and b) would they EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

Detached house 1 1 a) Like b) Expect a) Like b) Expect
Semi-detached house 2 2 Semi-detached/terraced bungalow 5 5
Terraced house (including end-terrace) 3 3 A flat, maisonette, or apartment 6 6
Detached bungalow 4 4 A caravan or other mobile or temporary structure 7 7

E10. What type of accommodation: a) would they LIKE to move to and b) would they EXPECT to move to?
Please tick one response for a) Like, and one response for b) Expect.

	a) Like	b) Expect		a) Like	b) Expect
Ordinary accommodation	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Supported housing scheme	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Sheltered housing with a warden.....	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Extra care housing scheme*	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Sheltered housing without a warden.....	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Residential care and/or nursing home.....	<input type="checkbox"/> 6	<input type="checkbox"/> 6

*Extra care schemes: independent accommodation with care and support available 24 hours a day if needed, usually for older or disabled people.

E11. In your opinion, would they be able to afford suitable private sector housing in the Council area (this can either be rented (excluding Housing Benefit/ Local Housing Allowance) or bought)?

Yes 1 No 2

E12. Are they currently registered separately to your household on the Council's Housing Register or a Housing Association waiting list?

Yes 1 No 2

E13. Please state annual gross (before tax) income of this household member.

Under £2,500	<input type="checkbox"/> 01	£9,501 - £11,000	<input type="checkbox"/> 06	£26,501 - £31,000	<input type="checkbox"/> 11
£2,500 - £5,000	<input type="checkbox"/> 02	£11,001 - £15,000	<input type="checkbox"/> 07	£31,001 - £40,000	<input type="checkbox"/> 12
£5,001 - £6,500	<input type="checkbox"/> 03	£15,001 - £18,500	<input type="checkbox"/> 08	£40,001 - £57,000	<input type="checkbox"/> 13
£6,501 - £8,000	<input type="checkbox"/> 04	£18,501 - £23,000	<input type="checkbox"/> 09	Over £57,000	<input type="checkbox"/> 14
£8,001 - £9,500	<input type="checkbox"/> 05	£23,001 - £26,500	<input type="checkbox"/> 10		

E14. Please indicate any financial resources they have access to for a deposit/rent bond (e.g. savings/help from parents).

Nothing	<input type="checkbox"/> 1	£5,001 - £10,000	<input type="checkbox"/> 3	£20,001 - £30,000	<input type="checkbox"/> 5
Up to £5,000	<input type="checkbox"/> 2	£10,001 - £20,000	<input type="checkbox"/> 4	£30,001 - £40,000	<input type="checkbox"/> 6
				Over £40,000	<input type="checkbox"/> 7



FURTHER HOUSEHOLD INFORMATION

F1. Please tick how much your household pays in rent or mortgage costs for accommodation per week or month. Please include any service charges for maintaining the building and grounds.

Week	Month	Week	Month
None	None	£300 - £359	£1,296 - £1,555
Under £60	Under £256	£360 - £419	£1,556 - £1,815
£60 - £119	£256 - £515	£420 - £479	£1,816 - £2,075
£120 - £179	£516 - £775	£480 - £539	£2,076 - £2,335
£180 - £239	£776 - £1,035	£540 or more	£2,336 or more
£240 - £299	£1,036 - £1,295		

F2. Do you receive Housing Benefit / Local Housing Allowance or Income Support to help with rent or mortgage payments?

Yes 1 No 2

F3. Please tick the total annual gross (before tax) income of your household inclusive of income from investments and household state benefits. Please combine the incomes of all members of the household.

This information will be treated in the strictest confidence.

Month	Year	Month	Year
Under £208	Under £2,500	£1,688 - £1,792	£20,001 - £21,500
£208 - £417	£2,500 - £5,000	£1,793 - £1,917	£21,501 - £23,000
£418 - £542	£5,001 - £6,500	£1,918 - £2,042	£23,001 - £24,500
£543 - £667	£6,501 - £8,000	£2,043 - £2,167	£24,501 - £26,000
£668 - £792	£8,001 - £9,500	£2,168 - £2,583	£26,001 - £31,000
£793 - £917	£9,501 - £11,000	£2,584 - £3,000	£31,001 - £36,000
£918 - £1,042	£11,001 - £12,500	£3,001 - £3,917	£36,001 - £47,000
£1,043 - £1,167	£12,501 - £14,000	£3,918 - £4,750	£47,001 - £57,000
£1,168 - £1,292	£14,001 - £15,500	£4,751 - £5,667	£57,001 - £68,000
£1,293 - £1,417	£15,501 - £17,000	£5,668 - £6,500	£68,001 - £78,000
£1,418 - £1,542	£17,001 - £18,500	£6,501 - £8,667	£78,001 - £104,000
£1,543 - £1,667	£18,501 - £20,000	Over £8,667	Over £104,000

F4. Please tick your total net household savings/debt (excluding mortgage debt).

More than £20,000 in debt.....	<input type="checkbox"/> 01	£2,001 - £3,000.....	<input type="checkbox"/> 07	£50,001 - £75,000.....	<input type="checkbox"/> 13
£10,000 – £20,000 in debt.....	<input type="checkbox"/> 02	£3,001 - £4,000.....	<input type="checkbox"/> 08	£75,001 - £100,000.....	<input type="checkbox"/> 14
£5,000 - £9,999 in debt.....	<input type="checkbox"/> 03	£4,001 - £5,000.....	<input type="checkbox"/> 09	£100,001 - £200,000.....	<input type="checkbox"/> 15
Up to £4,999 in debt.....	<input type="checkbox"/> 04	£5,001 - £10,000.....	<input type="checkbox"/> 10	£200,001 - £300,000.....	<input type="checkbox"/> 16
No savings.....	<input type="checkbox"/> 05	£10,001 - £25,000.....	<input type="checkbox"/> 11	£300,001 - £500,000.....	<input type="checkbox"/> 17
£1 - £2,000.....	<input type="checkbox"/> 06	£25,001 - £50,000.....	<input type="checkbox"/> 12	Over £500,000.....	<input type="checkbox"/> 18

F5. If you are an owner-occupier please a) estimate the value of your home and b) tick how much money (equity) you estimate you would get if you sold your home now, after paying off any remaining mortgages and other associated debts. Please tick one response for a) Value, and one response for b) Equity.

a) Value		b) Equity		a) Value		b) Equity	
More than £50,000 negative equity.....	<input type="checkbox"/> 01	£75,001 - £100,000.....	<input type="checkbox"/> 09	<input type="checkbox"/> 09	<input type="checkbox"/> 09		
£25,001 - £50,000 negative equity.....	<input type="checkbox"/> 02	£100,001 - £200,000.....	<input type="checkbox"/> 10	<input type="checkbox"/> 10	<input type="checkbox"/> 10		
Up to £25,000 negative equity.....	<input type="checkbox"/> 03	£200,001 - £300,000.....	<input type="checkbox"/> 11	<input type="checkbox"/> 11	<input type="checkbox"/> 11		
None.....	<input type="checkbox"/> 04	£300,001 - £500,000.....	<input type="checkbox"/> 12	<input type="checkbox"/> 12	<input type="checkbox"/> 12		
£1 - £10,000.....	<input type="checkbox"/> 05	£500,001 - £750,000.....	<input type="checkbox"/> 13	<input type="checkbox"/> 13	<input type="checkbox"/> 13		
£10,001 - £25,000.....	<input type="checkbox"/> 06	Over £750,000.....	<input type="checkbox"/> 14	<input type="checkbox"/> 14	<input type="checkbox"/> 14		
£25,001 - £50,000.....	<input type="checkbox"/> 07	Not owner-occupier.....	<input type="checkbox"/> 15	<input type="checkbox"/> 15	<input type="checkbox"/> 15		
£50,001 - £75,000.....	<input type="checkbox"/> 08						

F6. Is your household on the Council's Housing Register and / or a Housing Association waiting/transfer list?

Yes 1 No..... 2

F7. Please indicate any financial resources (other than income/savings already stated above) you have access to for a mortgage deposit/rent bond (e.g. help from parents).

Nothing.....	<input type="checkbox"/> 1	£5,001 - £10,000.....	<input type="checkbox"/> 3	£20,001 - £30,000.....	<input type="checkbox"/> 5
Up to £5,000.....	<input type="checkbox"/> 2	£10,001 - £20,000.....	<input type="checkbox"/> 4	£30,001 - £40,000.....	<input type="checkbox"/> 6
				Over £40,000.....	<input type="checkbox"/> 7

F8. How would you describe you and your partner's (if applicable) ethnic origin?

a) Self		b) Partner		a) Self		b) Partner	
<u>White</u>				<u>Black or Black British</u>			
Welsh.....	<input type="checkbox"/> 01	<input type="checkbox"/> 01	<input type="checkbox"/> 01	Caribbean.....	<input type="checkbox"/> 13	<input type="checkbox"/> 13	<input type="checkbox"/> 13
British.....	<input type="checkbox"/> 02	<input type="checkbox"/> 02	<input type="checkbox"/> 02	African.....	<input type="checkbox"/> 14	<input type="checkbox"/> 14	<input type="checkbox"/> 14
Irish.....	<input type="checkbox"/> 03	<input type="checkbox"/> 03	<input type="checkbox"/> 03	Any other Black background.....	<input type="checkbox"/> 15	<input type="checkbox"/> 15	<input type="checkbox"/> 15
Any other White background.....	<input type="checkbox"/> 04	<input type="checkbox"/> 04	<input type="checkbox"/> 04	<u>Other ethnic group</u>			
<u>Mixed</u>				Chinese.....	<input type="checkbox"/> 16	<input type="checkbox"/> 16	<input type="checkbox"/> 16
White & Black Caribbean.....	<input type="checkbox"/> 05	<input type="checkbox"/> 05	<input type="checkbox"/> 05	Any other.....	<input type="checkbox"/> 17	<input type="checkbox"/> 17	<input type="checkbox"/> 17
White & Black African.....	<input type="checkbox"/> 06	<input type="checkbox"/> 06	<input type="checkbox"/> 06	No partner.....	<input type="checkbox"/> 18	<input type="checkbox"/> 18	<input type="checkbox"/> 18
White & Asian.....	<input type="checkbox"/> 07	<input type="checkbox"/> 07	<input type="checkbox"/> 07				
Any other Mixed background.....	<input type="checkbox"/> 08	<input type="checkbox"/> 08	<input type="checkbox"/> 08				
<u>Asian or Asian British</u>							
Indian.....	<input type="checkbox"/> 09	<input type="checkbox"/> 09	<input type="checkbox"/> 09				
Pakistani.....	<input type="checkbox"/> 10	<input type="checkbox"/> 10	<input type="checkbox"/> 10				
Bangladeshi.....	<input type="checkbox"/> 11	<input type="checkbox"/> 11	<input type="checkbox"/> 11				
Any other Asian background.....	<input type="checkbox"/> 12	<input type="checkbox"/> 12	<input type="checkbox"/> 12				

F9. Are you a UK citizen?

Yes 1 No..... 2

F10. If no, please state your country of citizenship: _____

F11. Do you consider yourself to be a Gypsy, Traveller or Travelling Showperson? Tick the relevant number.

Gypsy.....	<input type="checkbox"/> 1	Travelling Showperson.....	<input type="checkbox"/> 3
Traveller.....	<input type="checkbox"/> 2	No.....	<input type="checkbox"/> 4

F12. It is possible that we may wish to carry out another survey to follow up some of the housing issues raised in this one. Would you be willing to be included in a follow-up survey?

Yes 1 Don't know, would need more information..... 3
 No..... 2

Please return this questionnaire in the pre-paid envelope.

THANK YOU FOR COMPLETING THE QUESTIONNAIRE.

BRIDGEND COUNTY BOROUGH COUNCIL HOUSING SURVEY

TO BE USED WITH QUESTIONS A11, B3, D4 AND E7



1. Llynfi Valley
2. Garw Valley
3. Ogmores Valley
4. Valleys Gateway Area
5. Pencoed
6. Pyle / Kenfig / Cornelly
7. Porthcawl
8. Bridgend