

WOKING BOROUGH COUNCIL



**CANALSIDE WARD HOUSING CONDITION SURVEY
2016**

HEADLINE REPORT

Prepared on behalf of:
WOKING BOROUGH COUNCIL
By:



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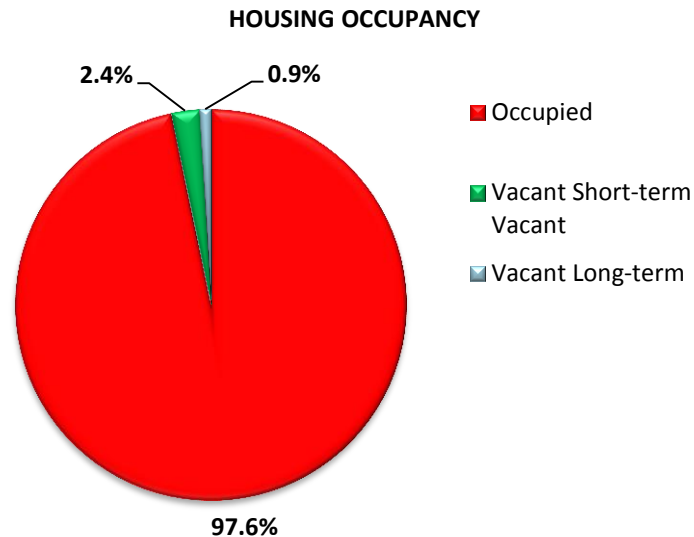
SUMMARY OF MAIN FINDINGS

1. SURVEY BACKGROUND

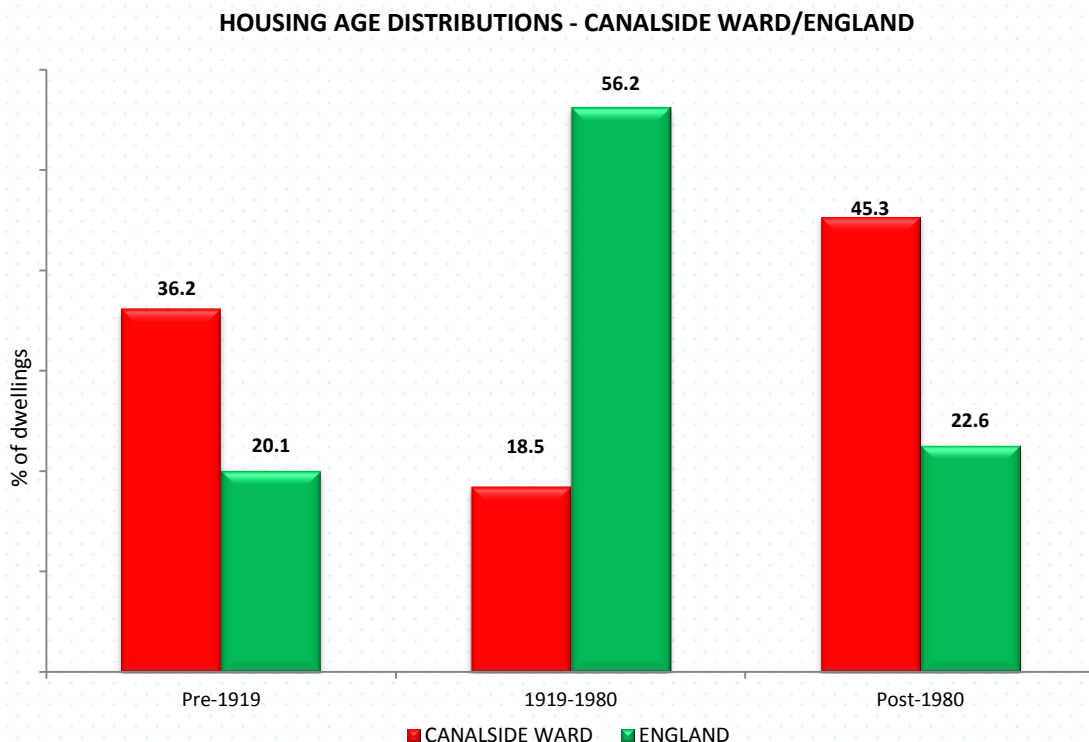
- 1.1 David Adamson and Partners Ltd were commissioned by Woking Borough Council to complete a neighbourhood stock condition survey within a defined area of Canalside Ward. Information from the study provides an up-to-date benchmark for housing locally against national housing conditions and provides a base of information for the review and further development of private sector housing strategies within the area.
- 1.2 The 2016 study has involved a comprehensive survey programme across a sample size of 300 dwellings representing 16.5% of all the dwellings in the defined survey area. Survey investigation has included both physical housing conditions (HHSRS and Decent Homes) and energy efficiency (RDSAP) of dwellings.
- 1.3 The house condition survey programme was designed and implemented according to national guidelines issued by the Department for Communities and Local Government in England.
- 1.4 Against the survey target of 300 dwellings, surveys were achieved in 302 dwellings. Information from surveyed dwellings has been weighted statistically to represent the total housing stock in the designated survey area.

2. HOUSING STOCK

- 2.1 The specific area of Canalside Ward under investigation contains a housing stock of 1,827 dwellings. At the time of survey 1,783 dwellings were occupied (97.6%); the remaining 44 dwellings (2.4%) were vacant. The majority of vacant dwellings (28 dwelling – 1.5%) have been vacant under 6 months and are expected to return to occupancy in the short-term. 16 dwellings (0.9%) were estimated to have been vacant over 6 months.

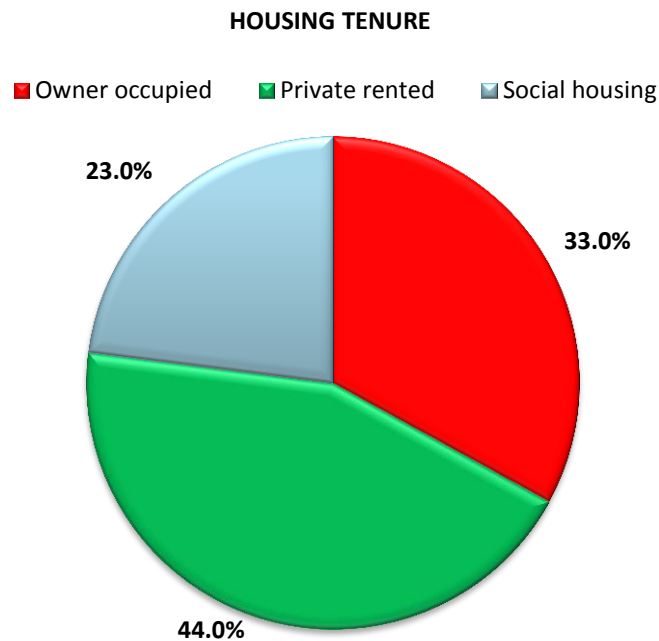


2.2 The age of a home is strongly associated with its condition and energy performance. The oldest homes (pre-1919) generally perform less well in these respects than newer homes. The housing in Canalside Ward is predominately of two building eras; 661 dwellings (36.2%) were constructed pre-1919 and 827 dwellings (45.3%) are of post-1980 construction. The housing stock in Canalside Ward is younger than the national profile.



2.3 Private rented is the predominant form of tenure accounting for 804 dwellings or 44%; 603 dwellings (33%) are owner occupied and a further 420 (23%) are within the social housing sector. Rates of private rental in Canalside Ward at 44% are significantly above the national average (19.6% of dwellings nationally in 2014).

- 2.4 Significant national growth in private rental has been recorded since 2003, overtaking in size the social rented sector for the first time in 2012-13. Increases nationally have been related to the removal of rent controls, the introduction of assured short-hold tenancies, the growth in buy-to-let and the shortage of affordable properties for purchase.



- 2.5 Housing in Canalside Ward is predominantly in flats (1,223 dwellings or 66.9%) with the remaining 606 dwellings (35.1%) in houses. Purpose built flats account for the majority of all flats (1,037 dwellings).
- 2.6 Significant differences in housing age and type exist between the owner occupied and private rented sectors. Owner occupied properties are more likely to be older houses than private rented dwellings.

HOUSING CHARACTERISTICS BY TENURE								
	TENURE							
	Owner occupied		Private rented		Social housing		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
DATE OF CONSTRUCTION								
Pre-1919	369	61.2	292	36.3	0	0.0	661	36.2
1919-1980	61	10.0	147	18.3	132	31.3	339	18.6
Post-1981	173	28.8	366	45.4	288	68.7	827	45.3
MAIN HOUSE TYPE								
Terraced House	192	31.8	126	15.7	45	10.7	363	19.8
Semi-Detached House	144	23.9	55	6.9	13	3.1	213	11.6
Detached House	10	1.6	5	0.6	15	3.6	30	1.6
Purpose Built Flat	234	38.8	467	58.0	336	80.0	1037	56.7
Other Flat	23	3.8	152	18.9	11	2.6	186	10.2
All Dwellings	603	100.0	804	100.0	420	100.0	1827	100.0

3. HOUSING CONDITIONS 2016 – OCCUPIED HOUSING STOCK

3.1 Housing conditions against national standards can only be measured fully within the occupied housing stock.

3.2 Of the 1,782 occupied dwellings, 1,392 dwellings (78.1%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 390 occupied dwellings (21.9%) fail the requirements of the Decent Homes Standard and are non-decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- **122 dwellings (6.9%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS);**
- **82 dwellings (4.6%) are in disrepair;**
- **282 dwellings (15.8%) lack modern facilities and services; and**
- **72 dwellings (4%) fail to provide a reasonable degree of thermal comfort.**

The majority of non-decent dwellings fail on one item of the Standard (264 dwellings – 67.7%), the remaining 126 dwellings (32.2%) exhibit multiple failures.

3.3 Information available from the English Housing Survey 2014/15 enables housing conditions in Canalside Ward to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are slightly worse than the national average. Locally, 21.9% of housing fails the Decent Homes Standard compared to 19.8% of occupied housing nationally.

4. THE DISTRIBUTION OF NON-DECENT HOMES

4.1 Housing conditions vary by housing sector; these variations in Decent Homes performance reflect significantly higher rates of non-decency for:

- **Houses (49.9%) and other flats (20.2%);**
- **The owner occupied sector (25.9%); and**
- **Dwellings constructed pre-1919 (40.9%).**

DECENT HOMES COMPLIANCY BY TENURE, DATE OF CONSTRUCTION AND HOUSE TYPE (ALL OCCUPIED DWELLINGS)						
	DECENT HOMES STANDARD					
	Compliant		Non-compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	432	74.1	151	25.9	582	100.0
Private rented	629	80.6	151	19.4	780	100.0
Social housing	332	79.0	88	21.0	420	100.0
DATE OF CONSTRUCTION						
Pre-1919	366	59.1	253	40.9	619	100.0
1919-1980	289	85.9	47	14.1	336	100.0
Post 1980	738	89.2	89	10.8	827	100.0
MAIN HOUSE TYPE						
Terraced House	206	59.4	141	40.6	348	100.0
Semi-Detached House	77	36.1	136	63.9	213	100.0
Detached House	10	39.6	15	60.4	25	100.0
Purpose Built Flat	969	93.7	65	6.3	1033	100.0
Other Flat	131	79.8	33	20.2	164	100.0
ALL DWELLINGS	1392	78.1	390	21.9	1782	100.0

5. HOME ENERGY EFFICIENCY

5.1 The house condition survey has been supplemented by a full energy efficiency audit of surveyed properties (SAP 2012). The current SAP rating for housing in the area of Canalside Ward covered by the survey is measured at 69.5, above the average of 59.7 for housing in England. Average CO2 emissions total 2.563 tonnes per and average annual running costs for households are estimated at £635 resulting in a total household annual energy spend of £1.131M.

5.2 Variations in energy efficiency ratings reflect lower ratings for:

- **Dwellings constructed pre-1919 (59); and**
- **Houses (61).**



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Dwellings within the social housing sector exhibit the highest average SAP rating (75) whilst the private rented sector has an average SAP of 69 and owner occupied dwellings have an average SAP of 65.

6. DECENT PLACES AND LIVEABILITY

6.1 Environmental conditions and liveability problems were based on the professional assessment by surveyors of problems in the immediate vicinity of the home. In all, 16 environmental factors were assessed and grouped into 3 categories:

UPKEEP – The upkeep, management or misuse of private and public space and buildings. Specifically the presence of: scruffy or neglected buildings, poor condition housing, graffiti, scruffy gardens or landscaping, rubbish or dumping, vandalism, dog or other excrement and the nuisance from street parking;

UTILISATION – Abandonment or non-residential use of property. Specifically: vacant sites, vacant or boarded-up buildings and intrusive industry; and

TRAFFIC – Road traffic and other forms of transport. Specifically: the presence of intrusive main roads and motorways, railway or aircraft noise, heavy traffic and poor ambient air quality.

6.2 Overall, 423 dwellings (23.1%) are located in residential environments experiencing liveability problems. Problems with upkeep affect 196 dwellings (10.7%) whilst traffic problems affect 361 dwellings (19.8%).

6.3 As an overall assessment surveyors were asked to grade the visual quality of the residential environment. Surveyors assessed the environment as poor or below average in 325 dwellings (17.8%), as average in 1,169 dwellings (64%) and as above average or good in 333 dwellings (18.2%).

7. CONCLUSIONS

7.1 Significant issues require addressing in the housing sector. 390 occupied dwellings (21.9%) fail the requirements of the Decent Homes Standard with estimated improvement costs of £1.291M net. Within the Decent Homes Standard:

- **122 dwellings (6.9%) exhibit Category 1 hazards within the Housing Health and Rating System (HHSRS);**
- **82 dwellings (4.6%) are in disrepair and at risk of future deterioration; and**
- **72 occupied dwellings (4%) fail to provide a reasonable degree of thermal comfort.**

7.2 Poor housing conditions vary across the housing indicating an initial intervention framework:



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- **Houses - 292 dwellings non-decent (49.9%); and**
- **Dwellings constructed pre-1919 – 253 dwellings non-decent (40.9%).**

7.3 Over two fifths (42.9%) of the private rented households in Canalside Ward occupy purpose built flats constructed after 1980. Excluding these dwellings from the analysis increases the rate of Decent Homes failure within this sector from 19.4% to 28.2% and the rate of Category 1 hazards from 9.3% to 16.3%.