WOKING BOROUGH COUNCIL

CANALSIDE WARD HOUSING CONDITION SURVEY 2016

SURVEY REPORT

Prepared on behalf of:
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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.

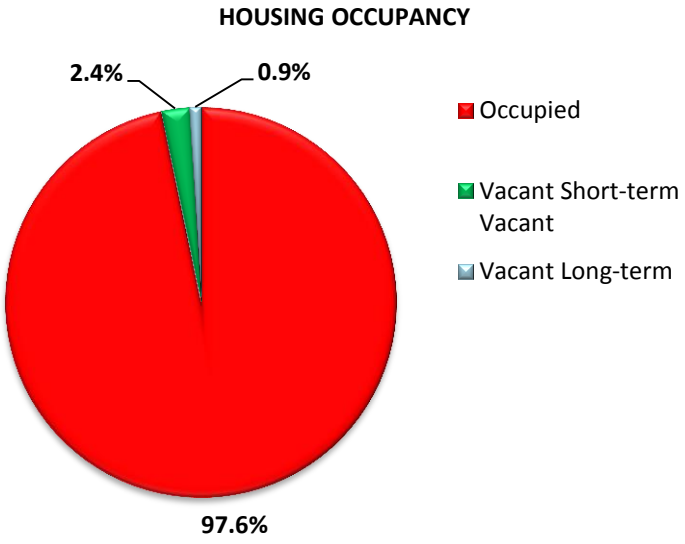
1.2 The 2016 study has involved a comprehensive survey programme across a sample size of 300 dwellings representing 16.5% of all the dwellings in the defined survey area. Survey investigation has included both physical housing conditions (HHSRS and Decent Homes) and energy efficiency (RDSAP) of dwellings.

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.

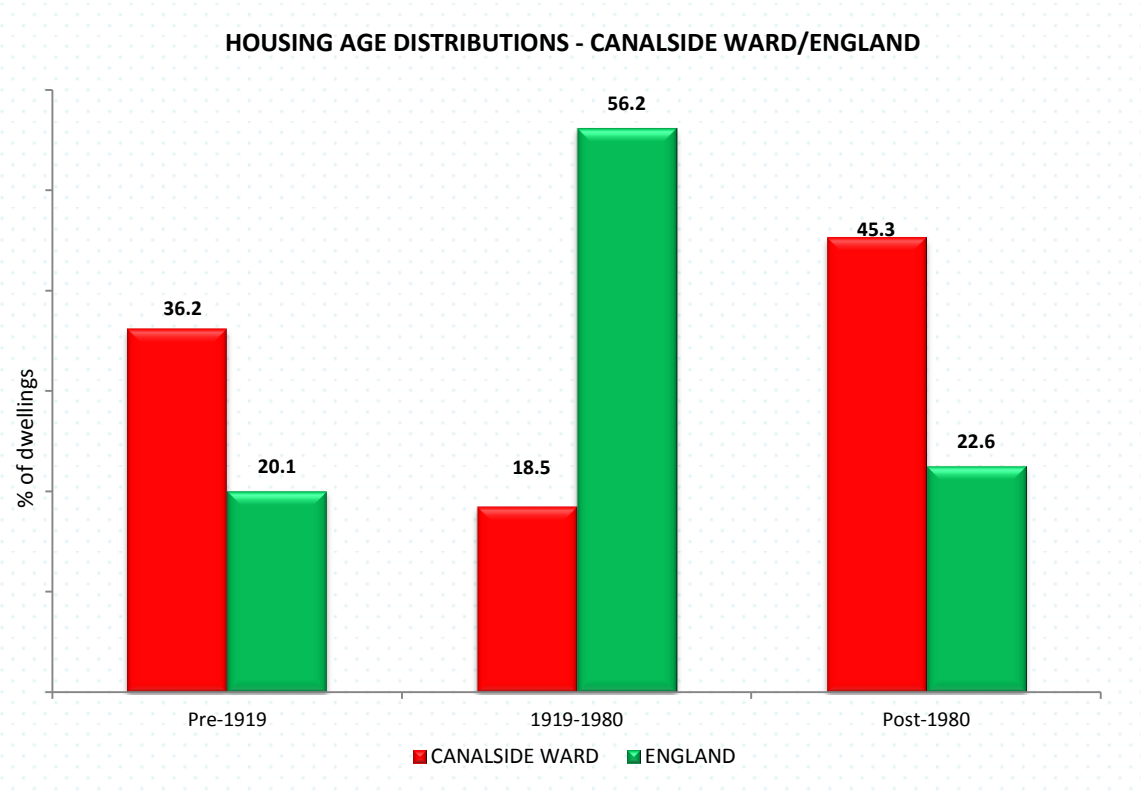
1.4 Against the survey target of 300 dwellings, surveys were achieved in 302 dwellings. Information from surveyed dwellings has been weighted statistically to represent the total housing stock in the designated survey area.

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.

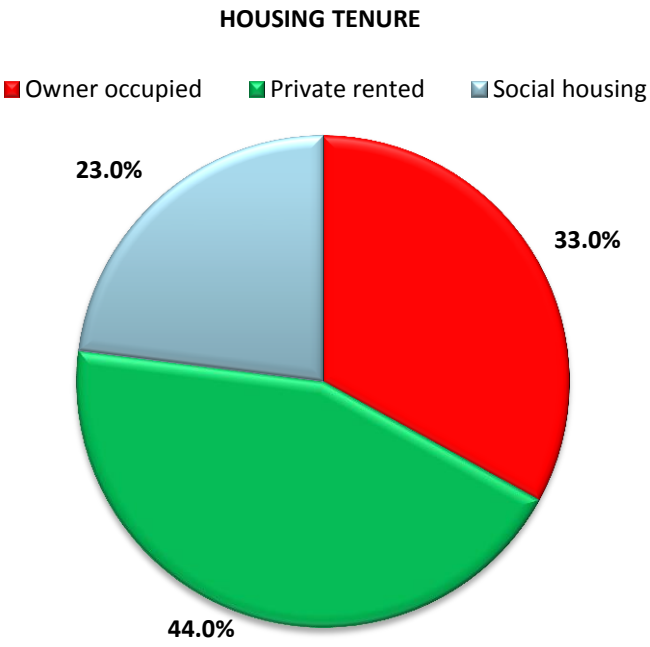


2.2 The age of a home is strongly associated with its condition and energy performance. The oldest homes (pre-1919) generally perform less well in these respects than newer homes. The housing in Canalside Ward is predominately of two building eras; 661 dwellings (36.2%) were constructed pre-1919 and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

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	%
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).***

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:

- ***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%.

ACKNOWLEDGEMENTS

David Adamson & Partners Ltd. wishes to thank the residents of Woking Borough Council without whose cooperation this survey would not have been possible. We would also like to thank Woking Borough Council staff for their support and assistance throughout the project.

SECTION 1:
SURVEY BACKGROUND AND METHODOLOGY

1.0 INTRODUCTION AND BACKGROUND TO THE STUDY

1.1 This report presents the findings of a comprehensive survey of housing conditions across a specific area of Canalside Ward within the Woking Borough Council area. The survey has been completed by David Adamson & Partners Ltd. on behalf of Woking Borough Council.

1.2 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.

1.3 This report provides a detailed overview of survey findings. In five main sections the report examines:

- ***Section 1: Survey Background and Methodology;***
- ***Section 2: A Profile of the Housing Stock;***
- ***Section 3: Housing Conditions – An Overview & National Perspective;***
- ***Section 4: Housing Conditions 2016; and***
- ***Section 5: Conclusions.***

Survey analyses are supported by technical appendices including the survey questionnaire, advice on sampling error, guidance on the interpretation of statistical data, and key survey definitions/housing standards. Data from the survey programme has also been provided electronically for further use by the Council.

1.4 The views expressed in this report are those of the consultants and do not necessarily reflect the official views of Woking Borough Council.

2.0 SURVEY METHOD AND RESPONSE

2.1 The Government requires that private sector housing conditions are known and understood on an on-going basis and duly acted upon. The Housing Act 2004 states that 'a local authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them.' Good practice dictates that private sector house condition surveys are conducted every five years and no longer than every seven years.

2.2 The Council is aware that there has been a substantial change in the use of the private sector housing stock within the designated area of Canalside Ward and consequently requires up-to-date information to develop private sector housing strategies and to prioritise housing support and investment.

2.3 The objectives for the house condition survey were clearly defined by Woking Borough Council. Information from the survey should estimate and provide an indication of:

i) The incidence of Category 1 and 2 hazards under the Housing Health and Safety Rating System;
ii) The prevalence of each HHSRS hazard;
iii) The cost of remedying HHSRS hazards;
iv) The level of decent homes and the costs to remedy;
v) The energy efficiency of dwellings including SAP;
vi) A comparison between the stock condition within the area and the country as a whole;
vii) An assessment of the tenure split in the area;
viii) The number of HMOs in the area;
ix) An assessment of the stock by tenure.

2.4 A sample size of 300 dwellings was agreed with the Council representing 16.5% of a total housing stock of 1,827 dwellings within the specified area. Survey investigation has included both physical housing conditions (Decent Homes, HHSRS) and energy efficiency (RDSAP 2012). The random sample of dwellings for the survey was selected and each address advised of the survey.

2.5 Sample data has been grossed-up statistically to represent the total housing stock. Issues on the interpretation of grossed statistical data are outlined in Appendix A while sampling errors associated with survey data are presented in Appendix B.

2.6 The survey generates a wide range of information on the condition of housing in the area. Copies of the survey questionnaire are attached at Appendix C. The physical survey inspection has included general housing condition/repair, the Decent Homes Standard, housing health and safety rating system and energy efficiency.

3. THE MEASUREMENT OF HOUSING CONDITIONS

3.1 The measurement of housing conditions has been conducted within the decent homes framework. The Government's housing objective is to ensure that everyone has the opportunity of a decent home and so promote social cohesion, wellbeing and self-dependence. A decent home is one that satisfies all of the following four criteria:

- ***It meets the current statutory minimum standard for housing;***
- ***It is in a reasonable state of repair;***
- ***It has reasonably modern facilities and services; and***
- ***It provides a reasonable degree of thermal comfort.***

A full definition of this standard is attached in Appendix D.

3.2 MINIMUM STATUTORY STANDARDS. The Housing Act 2004 (Chapter 34) introduced a system for assessing housing conditions and enforcing housing standards. This system which replaced the former test of fitness for human habitation (Section 604, Housing Act 1985) operates by reference to the existence of category 1 or category 2 hazards in residential premises as assessed within the Housing Health and Safety Rating System (HHSRS - Version 2). For the purposes of the current survey the presence of category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS bands A, B or C and accruing hazard scores of 1,000 points or more.

3.3 DISREPAIR. Many homes while not exhibiting Category 1 hazards may present evidence of disrepair which can threaten the structural integrity of the building, its wind and weatherproofing and the health and safety of the occupants. Identification of such homes provides an important indicator of housing stock 'at risk' of future physical deterioration. Definitions of disrepair have varied nationally over time. For the purposes of this survey, homes in disrepair are defined as those failing to meet decent homes repair criteria. A home is in disrepair under this definition if:

- ***One or more key building components are old and because of their condition need replacement or major repair;***
- ***Two or more secondary building components are old, and because of their condition need replacement or major repair.***

A full definition of building components, life expectancies and condition defects under the decent homes standard is included in Appendix D.

3.4 ENERGY EFFICIENCY. Information on home energy efficiency was collected against the thermal comfort requirements of the decent homes standard and also subjected to an energy efficiency audit within the RDSAP framework. Decent homes thermal comfort requirements are outlined fully in Appendix D. Key indicators used from the energy efficiency audit include:

- ***SAP rating (Standard Assessment Procedure);***
- ***Carbon dioxide emissions (CO2);***
- ***Energy costs; and***
- ***Energy efficiency rating (EER).***

A full definition of these indicators is included in Appendix E - glossary of terms.

3.5 REPAIR AND IMPROVEMENT COSTS. Automated schedules of rates have been applied to condition data generated by the survey to assess potential investment needs within the private sector. Key cost outputs include:

a)	***Patch Repair:***	***Cost to address visible disrepair. Costs are based on a patch and mend approach, using like-for-like materials and with no guarantee of medium to long-term building integrity.***
b)	***Comprehensive Repair:***	***Patch repair costs together with any additional works required to ensure building integrity and sound condition over a 10 year period.***
c)	***Category 1 hazards:***	***Costs to address Category 1 hazards within the HHSRS.***
d)	***Decent Homes:***	***Costs to improve non-Decent homes.***

Survey costs are at first quarter 2016 and are presented net of fees, preliminaries, contingencies and VAT.

SECTION 2:
A PROFILE OF THE HOUSING STOCK

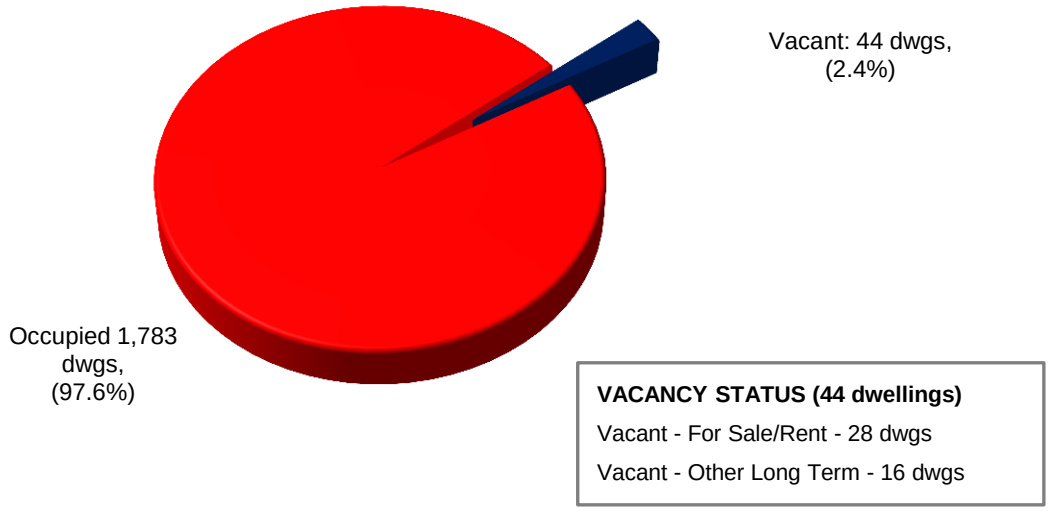
Chapter 4: The Characteristics and Distribution of Housing

4. THE CHARACTERISTICS AND DISTRIBUTION OF HOUSING

HOUSING OCCUPANCY

4.1 The specified area comprises a total housing stock of 1,827 dwellings. At the time of survey, 1,783 dwellings (97.6%) were occupied; the remaining 44 dwellings (2.4%) were vacant. The majority of vacant dwellings – 28 dwellings (1.5% of all dwellings) are transitional in nature and could return to full occupancy in the short term. The remaining 16 vacant dwellings (0.9%) are long-term vacant having been unoccupied for over 6 months. Vacancy rates are below normal housing market turnover expectations; during 2014 the average vacancy rate (all vacants) for housing across England was 4.6% (English Housing Survey, Headline Report 2014-15, CLG). Of the occupied stock, 1,665 dwellings (93.4%) were occupied by a single household whilst the remaining 117 dwellings (6.6%) contained multiple households.

FIGURE 1: HOUSING OCCUPANCY

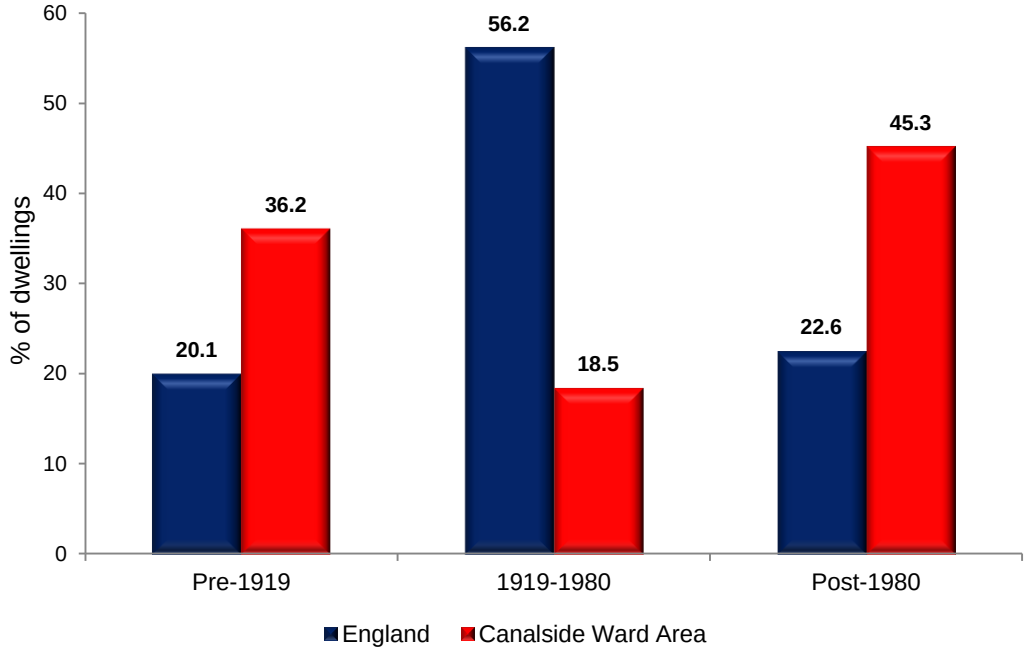


HOUSING AGE

4.2 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 stock within the specified area in Woking is predominately of two building eras; pre-1919 and post 1981 construction. 661 dwellings (36.2%) were constructed pre-1919 and 827 dwellings (45.3%) were constructed after 1980. The remaining 339 dwellings (18.5%) were built between 1919 and 1980. The housing stock in the Canalside Ward area differs significantly from the national average where 20.1% of dwellings are of pre-1919

construction and 23.7% are of post 1980 construction (English Housing Survey, Headline Report 2014-15, CLG).

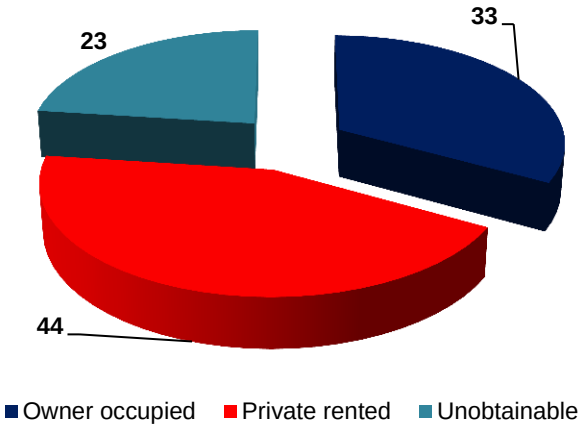
FIGURE 2: HOUSING AGE DISTRIBUTIONS - CANALSIDE WARD 2016; ENGLAND 2014



HOUSING TENURE

4.3 The proportion of privately rented dwellings within Canalside Ward is significantly higher than nationally. Locally, 804 dwellings (44%) are rented privately compared with a national figure of 19.6% across all dwellings in 2014. Conversely, the owner occupied sector accounts for only a third of dwellings in the Canalside Ward area compared with 63.2% nationally.

FIGURE 3: HOUSING TENURE DISTRIBUTIONS

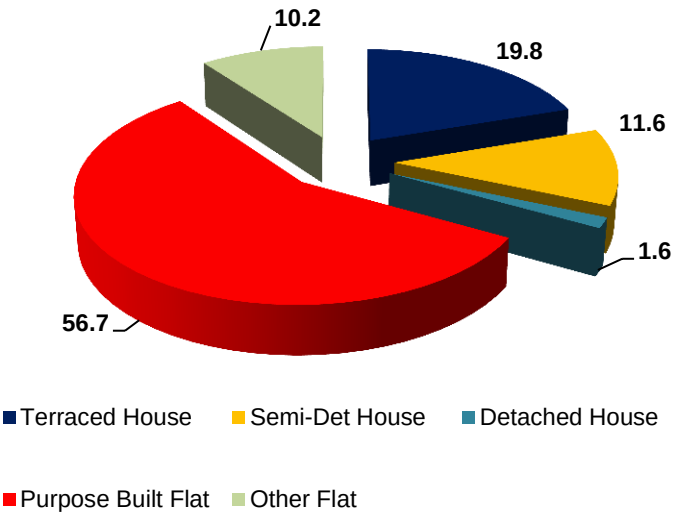


HOUSING TENURE	CANALSIDE		ENGLAND
	dwgs	%	%
Owner occupied	603	33.0	63.1
Private rented	804	44.0	19.6
Social housing	420	23.0	17.3

BUILDING/DWELLING TYPE

4.4 Houses comprise 605 dwellings (33.1%) with the remaining 1,222 dwellings (66.9%) in flats. Houses are primarily either terraced or semi-detached with only limited numbers of detached properties; flats are overwhelmingly purpose built with a smaller number being in converted buildings or flats above shops.

FIGURE 4: BUILDING TYPES



BUILDING TYPES	CANALSIDE 2016		ENGLAND 2014
	dwgs	%	%
Terraced House	363	19.8	28.8
Semi-Detached House	213	11.6	24.8
Detached House	30	1.6	17.3
Purpose Built Flat	1037	56.7	16.2
Other Flat	186	10.2	3.7
Bungalow			9.2

4.5 The distribution of building types within the study area differ significantly from the national distribution, with significantly more purpose built flats and less houses of all configurations.

HOUSING CHARACTERISTICS BY TENURE VARIATIONS

4.6 Housing characteristics differ slightly between the main tenure groups with flats particularly associated with the private rented sector; 619 private rented dwellings (76.9%) are flats compared to 42.6% of owner occupied dwellings. As a consequence of the dominance of relatively new purpose built flats within the private rented sector, the owner occupied sector has a greater proportion of dwellings constructed pre-1919.

TABLE 1: 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
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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**

SECTION 3:
HOUSING CONDITIONS -
AN OVERVIEW AND NATIONAL PERSPECTIVE

5. HOUSING CONDITIONS 2016 - AN OVERVIEW

5.1 Housing conditions have been measured against the Decent Homes Standard, which is only possible for occupied dwellings as many items are internal to the dwelling. A Decent Home is one that satisfies all of the following four criteria:

- ***It meets the current minimum standard for housing in England (HHSRS);***
- ***It is in a reasonable state of repair;***
- ***It has reasonably modern facilities and services; and***
- ***It provides a reasonable degree of thermal comfort.***

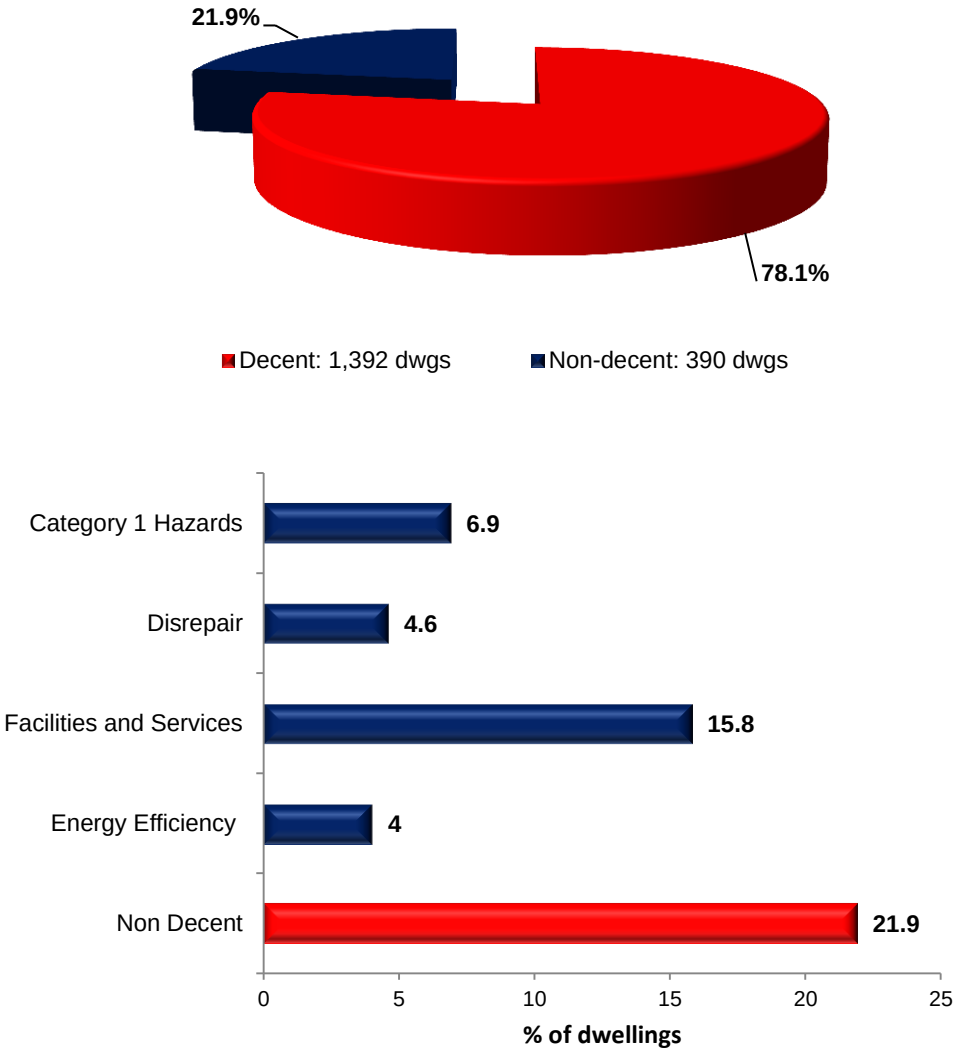
5.2 1,392 occupied dwellings (78.1%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 390 occupied dwellings (21.9%) fail the requirements of the Decent Homes Standard and are non-decent. Within the Decent Homes Standard itself the following pattern 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 (15.8%) dwellings lack modern facilities and services; and***
- ***72 occupied dwellings (4%) fail to provide a reasonable degree of thermal comfort.***

The majority of non-decent dwellings (264 dwellings, 67.7%) are defective on one matter of the Decent Homes Standard; the remaining 126 non-decent dwellings (32.2%) exhibit multiple defects.

5.3 Costs to achieve decent homes are estimated at £1.292M averaging £3,312 per non-decent home.

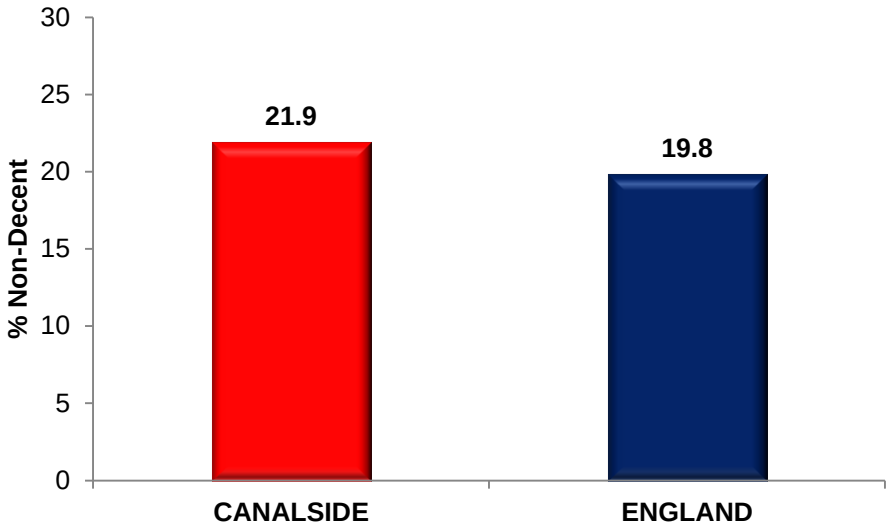
FIGURE 5: DWELLING PERFORMANCE AGAINST THE DECENT HOMES STANDARD



6. HOUSING CONDITIONS 2016 - NATIONAL CONTEXT

6.1 Information available from the English Housing Survey 2014/15 enables housing conditions in the study area 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 housing nationally (2014).

FIGURE 6: NON-DECENT HOMES - CANALSIDE 2016; ENGLAND 2014



SECTION 4:
HOUSING CONDITIONS 2016

7. HHSRS CATEGORY 1 HAZARDS

HOUSING HEALTH AND SAFETY RATING SYSTEM

7.1 The Housing Health and Safety Rating System (HHSRS) is the current approach to the evaluation of the potential risks to health and safety from any deficiencies identified in homes. The HHSRS, although not in itself a statutory standard, was introduced as a replacement for the Housing Fitness Standard (Housing Act 1985, Section 604 as amended).

7.2 Assessment of hazards is a two-stage process, addressing first the likelihood of an occurrence and secondly the range of probable harm outcomes. These two factors are combined using a standard prescribed method to give a score in respect of each hazard. There are 29 hazards, arranged in four main groups reflecting the basic health requirements. These are illustrated in table 2 and include:

- ***Physiological requirements including hygro-thermal conditions and pollutants;***
- ***Psychological requirements including space, security, light and noise;***
- ***Protection against infection including hygiene, sanitation and water supply; and***
- ***Protection against accidents including falls, electric shocks, burns/scalds and collision.***

TABLE 2: HHSRS - HAZARD GROUPINGS

HAZARD CATEGORY	SUB-GROUPING	NATURE OF HAZARD
PHYSIOLOGICAL REQUIREMENTS	HYGROTHERMAL CONDITIONS	1. Dampness and Mould
		2. Excess Cold
		3. Excess Heat
	POLLUTANTS	4. Asbestos
		5. Biocides
		6. CO_2/Fuel Consumption
		7. Lead
		8. Radiation
		9. Un-combusted Fuel Gas
		10. Volatile Organic Compounds
PSYCHOLOGICAL REQUIREMENTS	SPACE, SECURITY, LIGHT AND NOISE	11. Crowding and Space
		12. Entry by Intruders
		13. Lighting
		14. Noise
PROTECTION AGAINST INFECTION	HYGIENE, SANITATION AND WATER SUPPLY	15. Hygiene, pests, refuse
		16. Food Safety
		17. Personal Hygiene, Sanitation, Drainage
		18. Water Supply
PROTECTION AGAINST ACCIDENTS	FALLS	19. Baths
		20. Level Surfaces
		21. Stairs
		22. Between Levels

TABLE 2: HHSRS - HAZARD GROUPINGS		
HAZARD CATEGORY	**SUB-GROUPING**	**NATURE OF HAZARD**
	SHOCKS, FIRES, BURNS, SCALDS	23. Electrical Hazards
		24. Fire
		25. Flames, Hot Surfaces
	COLLISIONS, CUTS AND STRAINS	26. Collision, Entrapment
		27. Explosions
		28. Position of Amenities
		29. Structural Collapse

7.3 Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band 'J' (9 points or less) the safest, to Band 'A' (5,000 points or more) the most dangerous. Hazards can be grouped within these bandings as Category 1 and Category 2. A Category 1 hazard will fall within Bands 'A', 'B' or 'C' i.e. 1,000 points or more.

TABLE 3: HAZARD BANDINGS AND HAZARD CATEGORISATION		
HAZARD SCORE RANGE Points….	**HAZARD BAND**	**HAZARD CATEGORY**
5000 or more	A	**CATEGORY 1**
2000 - 4999	B	
1000 - 1999	C	
500 - 999	D	**CATEGORY 2**
200 - 499	E	
100 - 199	F	
50 - 99	G	
20 - 49	H	
10 - 19	I	
9 or less	J	

7.4 The Housing Act 2004 puts local authorities under a general duty to take appropriate action in relation to a Category 1 hazard. Such action can include:

- ***Improvement Notice (Section 11, Housing Act 2004);***
- ***Prohibition Order (Section 20, Housing Act 2004);***
- ***Hazard Awareness Notice (Section 28, Housing Act 2004);***
- ***Emergency Remedial Action (Section 40, Housing Act 2004);***
- ***Emergency Prohibition Order (Section 43, Housing Act 2004);***
- ***Demolition Order (Section 265, Housing Act 1985); and***
- ***Clearance Area Declaration (Section 289, Housing Act 1985).***

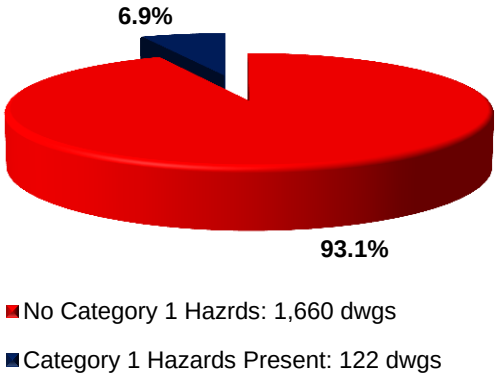
Similar powers exist to deal with Category 2 hazards but at the discretion of the local authority. Emergency measures cannot however be used, nor can clearance area or

demolition powers. The presence of Category 1 hazards is integrated within the decent homes standard and forms the main focus for our analyses.

CATEGORY 1 HAZARDS

7.5 122 occupied dwellings (6.9%) exhibit Category 1 hazards within the HHSRS and as a result fail the requirements of the Decent Homes Standard.

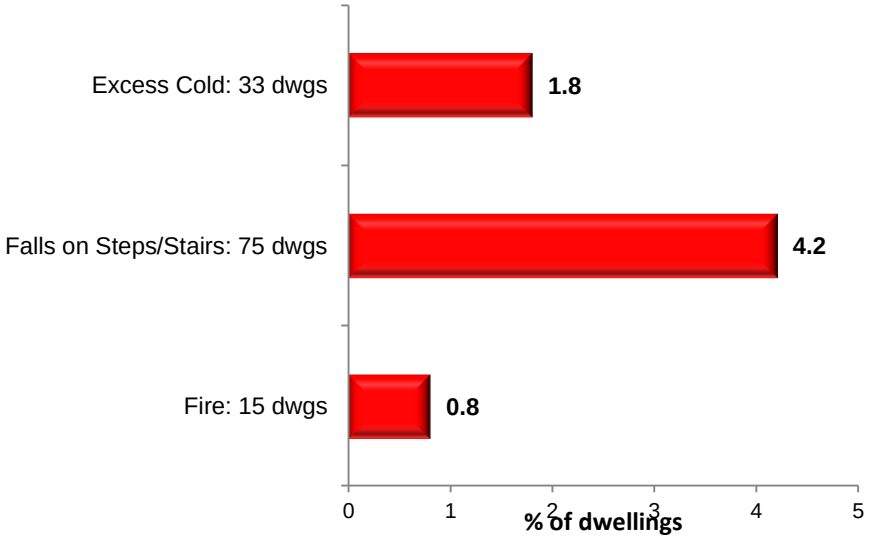
FIGURE 7: CATEGORY 1 HAZARD FAILURE



7.6 Properties fail on one of three hazards, namely falls associated with stairs/steps, excess cold and fire. Defects on excess cold are both heating and insulation driven:

- ***Dwellings experiencing Category 1 hazards on excess cold are heated by either electric storage heaters or gas room heaters;***
- ***Properties experiencing Category 1 hazards on excess cold have an average SAP Rating of 17 compared to an average SAP Rating for all dwellings of 70.***

FIGURE 8: CATEGORY 1 HAZARDS BY HAZARD TYPE



HAZARD DISTRIBUTIONS

7.7 Rates of Category 1 hazard failure vary by housing sector. No dwellings in the social housing sector or constructed after 1919 were found to have a Category 1 hazard. The majority of hazards are within semi-detached houses and flats either in converted buildings or above shops. The private rented sector has a slightly increased prevalence compared with the owner occupied sector.

TABLE 4: THE DISTRIBUTION OF CATEGORY 1 HAZARDS BY TENURE, DWELLING TYPE AND DATE OF CONSTRUCTION

	HHSRS CATEGORY 1 RISK					
	No Category 1 Risks		Category 1 Risks Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	532	91.5	50	8.5	582	100.0
Private rented	708	90.7	72	9.3	780	100.0
Social housing	420	100.0	0	0.0	420	100.0
DATE OF CONSTRUCTION						
Pre-1919	497	80.3	122	19.7	619	100.0
1919-1980	336	100.0	0	0.0	336	100.0
Post-1980	827	100.0	0	0.0	827	100.0
MAIN HOUSE TYPE						
Terraced House	333	95.7	15	4.3	348	100.0
Semi-Detached House	133	62.6	80	37.4	213	100.0
Detached House	25	100.0	0	0.0	25	100.0
Purpose Built Flat	1033	100.0	0	0.0	1033	100.0
Other Flat	136	83.2	28	16.8	164	100.0
All Dwellings	**1660**	**93.1**	**122**	**6.9**	**1782**	**100.0**

7.8 As a significant proportion of the occupied dwellings (738 or 41.4%) within the study area are post 1980 purpose built flats and these do not cause the Council any concern with respect to condition, the analysis has been re-run omitting these dwellings. Table 5 below shows the distribution of Category 1 hazards once these properties have been excluded.

7.9 The rate of Category 1 hazards increases to 11.7% overall, with the incidence within the private rented sector increasing to 16.3% whilst the owner occupied rate goes up to 12.2%.

TABLE 5: THE DISTRIBUTION OF CATEGORY 1 HAZARDS BY TENURE, DWELLING TYPE AND DATE OF CONSTRUCTION EXCLUDING POST 1980 PURPOSE BUILT FLATS						
	HHSRS CATEGORY 1 RISK					
	No Category 1 Risks		Category 1 Risks Present		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	359	87.8	50	12.2	409	100.0
Private rented	372	83.7	72	16.3	445	100.0
Social housing	191	100.0	0	0.0	191	100.0
DATE OF CONSTRUCTION						
Pre-1919	497	80.3	122	19.7	619	100.0
1919-1980	336	100.0	0	0.0	336	100.0
Post-1980	90	100.0	0	0.0	90	100.0
MAIN HOUSE TYPE						
Terraced House	333	95.7	15	4.3	348	100.0
Semi-Detached House	133	62.6	80	37.4	213	100.0
Detached House	25	100.0	0	0.0	25	100.0
Purpose Built Flat	296	100.0	0	0.0	296	100.0
Other Flat	136	83.2	28	16.8	164	100.0
All Dwellings	**923**	**88.3**	**122**	**11.7**	**1045**	**100.0**

CATEGORY 1 HAZARD IMPROVEMENT COSTS

7.10 Costs to address Category 1 hazards alone within the defective housing stock are estimated at £218,023 net, averaging £1,785 per defective dwelling. Individual costs range from £1,000 to £2,800 per dwelling. Costs are net of VAT, fees and preliminaries. Costs to complete outstanding repairs in addition to HHSRS improvements within the 122 properties increases the repair /improvement bill to £411,244M, averaging £3,366 per dwelling.

8. HOUSING DISREPAIR

DECENT HOMES REPAIR STANDARD

8.1 To meet the decent homes standard, dwellings are required to be in a reasonable state of repair. Dwellings which fail to meet this criterion are those where either:

- ***One or more of the key building components are old and because of their condition, need replacing or major repair; or***
- ***Two or more of the other building components are old and, because of their condition need replacing or major repair.***

Key building components are those which are essential to the future integrity of the home and its continued occupancy. These include:

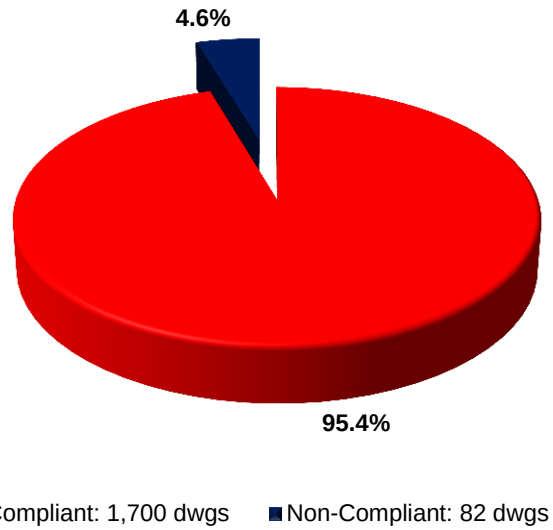
- ***External walls;***
- ***Roof structure and covering;***
- ***Windows and doors;***
- ***Chimneys;***
- ***Central heating boilers;***
- ***Gas fires;***
- ***Storage heaters; and***
- ***Electrics.***

Full details of the standard of repair required within the Decent Homes Standard are attached as Appendix D.

DECENT HOMES REPAIR COMPLIANCE

8.2 Overall, 82 dwellings (4.6%) fail the repair requirements of the Decent Homes Standard. Repair failures are recorded against both primary and secondary building elements. While dwelling disrepair is symptomatic of the natural deterioration of building elements over time it is also reflective of household activity within the housing market; namely housing transactions and home improvement. Both of these factors are known to have been depressed within the recent economic climate.

FIGURE 9: DECENT HOMES REPAIR PERFORMANCE



8.3 Elemental repair defects in those dwellings failing the repair requirements of the Decent Homes Standard are illustrated in tables 6 and 7 with regard to primary and secondary building elements. External repairs are dominated by disrepair to pointing and chimneys as well as external doors. Internally, the only repair needs significant enough to fail the Decent Homes Standard are related to the condition of the kitchen and bathroom.

TABLE 6: DWELLINGS DEFECTIVE ON DECENT HOMES REPAIR - PRIMARY BUILDING ELEMENT PERFORMANCE

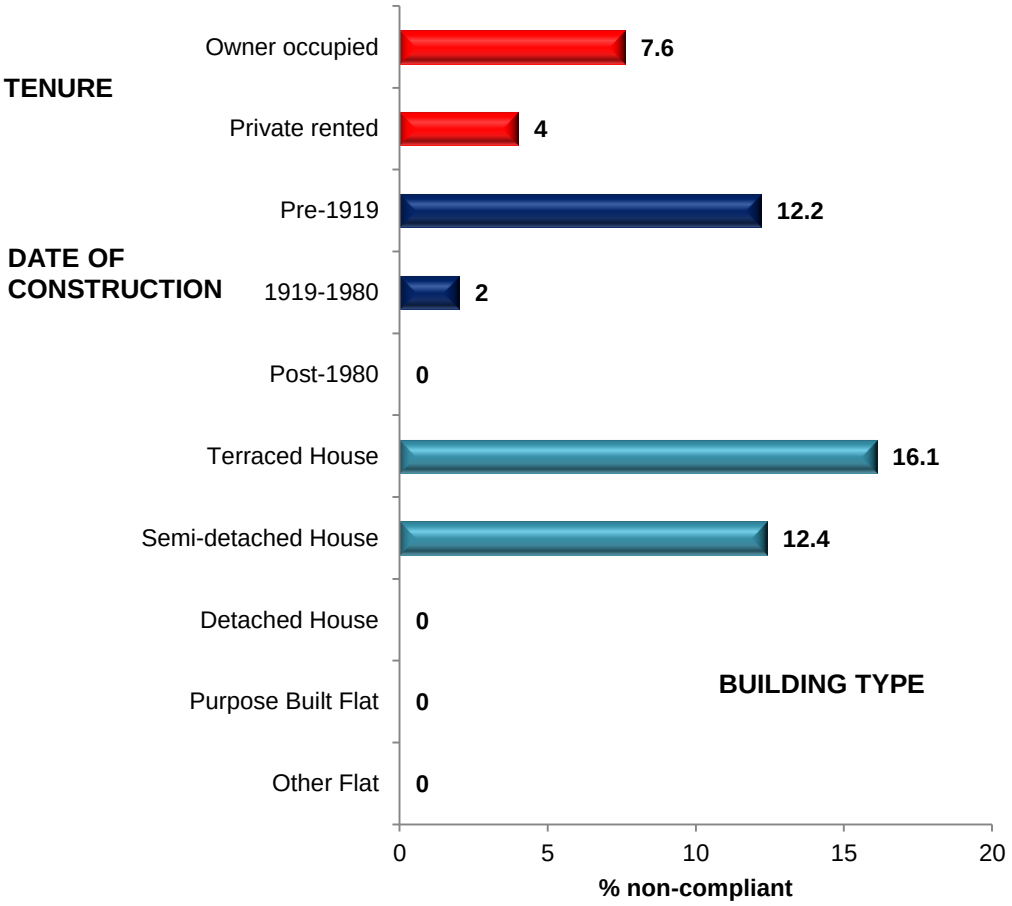
PRIMARY BUILDING ELEMENT	DECENT HOMES CONDITION				ALL DWELLINGS DEFECTIVE ON REPAIR
	COMPLIANT		NON-COMPLIANT		
	dwgs	%	dwgs	%	dwgs
Roof Structure	82	100.0	0	0.0	82
Roof Cover	72	87.4	10	12.6	82
Chimney Stacks	57	69.9	25	30.1	82
External Wall Finish	63	76.9	19	23.1	82
External Pointing	49	58.8	34	41.2	82
Lintols	82	100.0	0	0.0	82
External Wall Structure	82	100.0	0	0.0	82
Windows	70	85.3	12	14.7	82
Doors	51	61.9	31	38.1	82
Electrics	82	100.0	0	0.0	82
Heating	82	100.0	0	0.0	82

TABLE 7: DWELLINGS DEFECTIVE ON DECENT HOMES REPAIR - SECONDARY BUILDING ELEMENT PERFORMANCE					
SECONDARY BUILDING ELEMENT	DECENT HOMES CONDITION				ALL DWELLINGS DEFECTIVE ON REPAIR
	COMPLIANT		NON-COMPLIANT		
	dwgs	%	dwgs	%	dwgs
Flashings	77	93.3	6	6.7	82
Rainwear	77	93.3	6	6.7	82
Underground Drainage	82	100.0	0	0.0	82
Internal Floor Structure	82	100.0	0	0.0	82
Internal Floor Finishes	82	100.0	0	0.0	82
Internal Wall Structure	82	100.0	0	0.0	82
Internal Wall Finishes	82	100.0	0	0.0	82
Internal Ceiling Finishes	82	100.0	0	0.0	82
Internal Doors	82	100.0	0	0.0	82
Fireplaces/Flues	82	100.0	0	0.0	82
Internal Balustrades	82	100.0	0	0.0	82
Plumbing	82	100.0	0	0.0	82
Kitchens	76	92.0	7	8.0	82
Bathrooms	76	92.0	7	8.0	82

DISREPAIR BY SECTOR

8.4 As might be expected, disrepair is strongly related to dwelling age with rates of disrepair significantly higher within the pre-1919 housing stock. Excluding the post 1980 purpose built flats increases the rate of non-compliance to 7.9% overall and 10.8% for owner occupiers and 7.1% within the private rented sector.

FIGURE 10: DECENT HOMES REPAIR PERFORMANCE BY TENURE, DWELLING AGE AND DWELLING TYPE



9. HOUSING AMENITIES AND FACILITIES

AMENITIES & FACILITIES

9.1 The survey has examined the amenities and facilities offered by housing in the Canalside Ward area in Woking. Three areas have been examined, including:

a) ***The amenity/modern facilities requirements of the Decent Homes Standard;***
b) ***Home security arrangements; and***
c) ***Dwelling adaptation.***

DECENT HOMES

9.2 For a dwelling to comply with the Decent Homes Standard it must possess reasonably modern amenities. A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- ***A kitchen which is 20 years old or less;***
- ***A kitchen with adequate space and layout;***
- ***A bathroom which is 30 years old or less;***
- ***An appropriately located bathroom and WC;***
- ***Adequate sound insulation; and/or***
- ***Adequate size and layout of common entrance areas for flats.***

9.3 Kitchen and bathroom amenities exhibit a modern age profile; 1,583 dwellings (88.8%) offer kitchens under 20 years old, and 1,680 dwellings (94.3%) offer bathrooms under 30 years old. Linked to this modern age profile, additional amenity defects are recorded in fewer than 4% of the housing stock:

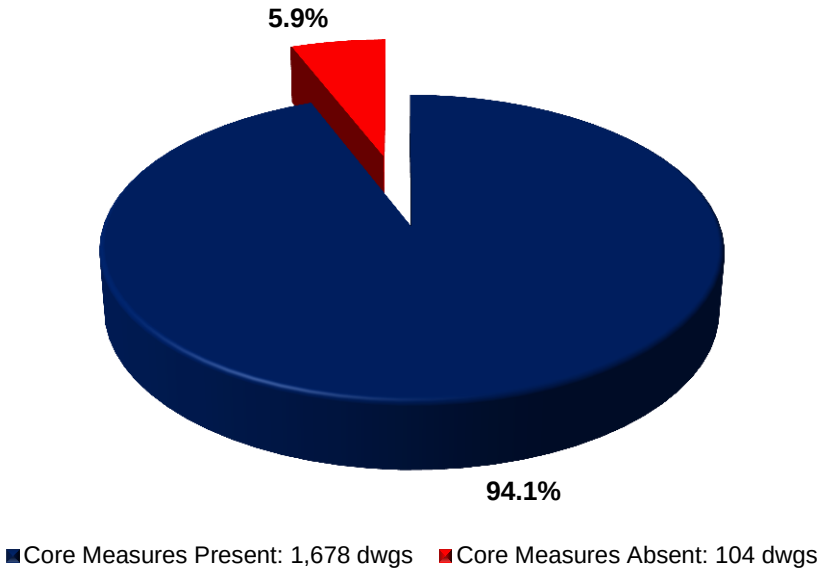
- ***All dwellings have adequate space and appropriate layout in the kitchen;***
- ***69 dwellings (3.9%) offer an unsatisfactory bathroom location or an unsatisfactory WC location;***
- ***All flats have adequate size and layout of common entrance areas; and***
- ***15 dwellings (0.8%) possess inadequate sound insulation.***

To fail the Decent Homes Standard a dwelling must be deficient on three or more amenity requirements and overall 282 dwellings (15.8%) fail the Standard. Excluding the post 1981 purpose built flats increases the rate of non-compliancy to 24.5%.

HOME SECURITY

9.4 Rising public awareness of and media exposure to crime have placed an increasing emphasis on home security. Core security measures within the home can be assumed to include secure access door locking and window locking to ground floor windows and to upper floor windows where appropriate. Core security measures are present in 1,678 dwellings (94.1%) but absent in 104 dwellings (5.9%).

FIGURE 11: CORE HOME SECURITY MEASURES



9.5 1,669 dwellings (93.7%) have internal smoke alarms fitted; 113 dwellings (6.3%) have no internal smoke alarm provision.

10. HOME ENERGY EFFICIENCY

HOME ENERGY INFORMATION

10.1 Information on home energy efficiency was collected within the RDSAP framework in addition to the assessment of thermal comfort performance within the Decent Homes Standard.

10.2 Key indicators used from the energy efficiency audit include:

- ***SAP Rating (Standard Assessment Procedure);***
- ***Carbon Dioxide Emissions (CO_2);***
- ***Energy Costs; and***
- ***Energy Efficiency Rating (EER).***

The SAP Rating is based on each dwelling's energy costs per square metre and is calculated using a the Standard Assessment Procedure. The energy costs take into account the costs of space and water heating, ventilation and lighting, less any cost savings from energy generation technologies. The rating is expressed on a scale of 1 - 100 where a dwelling with a rating of 1 has poor energy efficiency (high costs) and a dwelling with a rating of 100 represents a completely energy efficient dwelling (zero net energy costs per year).

Carbon Dioxide (CO_2) emissions are derived from space heating, water heating, ventilation, lighting, less any emissions saved by energy generation and are measured in tonnes per year.

Energy costs represent the total energy cost from space heating, water heating, ventilation and lighting, less the costs saved by energy generation as derived from SAP calculations and assumptions. Costs are expressed in £'s per year using constant prices based on average fuel prices. Energy costs for each dwelling are based on a standard occupancy and a standard heating regime, thereby allowing dwellings to be compared.

The Energy Efficiency Rating (EER) is presented in bands from A - G for an Energy Performance Certificate, where a band A rating represents low energy costs (the most efficient band) and a band G rating represents high energy costs (the least efficient band). The break points in SAP used for the EER bands are:

Band A: 92-100

Band B: 81-91

Band C: 69-80

Band D: 55-68

Band E: 39-54

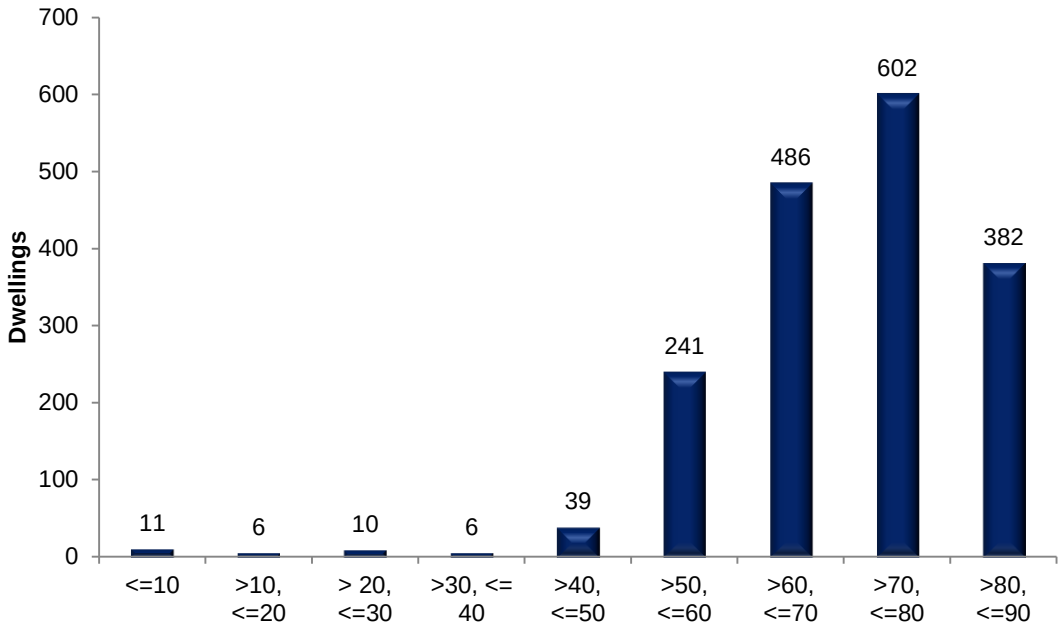
Band F: 21-38

Band G: 1-20

ENERGY EFFICIENCY PERFORMANCE

10.3 The current SAP Rating for occupied housing in the Canalside Ward area of Woking is measured at 69.5, significantly above the national average of 59.7 for all housing in England (English Housing Survey 2014 - 2015). Average CO_2 emissions equal 2.563 tonnes per annum whilst average annual energy costs are estimated at £634.49 per annum giving a total household energy bill for the area of £1.131M per annum. The lower quartile SAP Rating for housing in the area is 62.2; 34 dwellings (1.8%) have a SAP Rating under 35.

FIGURE 12: SAP RATING DISTRIBUTION



10.4 The proportion of dwellings in the lowest EER bands (E, F and G) is significantly below the national average. 9.0% of dwellings in the Canalside Ward area of Woking (161 dwellings) fall within EER bands E, F and G compared to 22.7% of dwellings nationally. Excluding the post 1981 purpose build flats brings the proportions in each band much closer to the national averages.

TABLE 8: ENERGY EFFICIENCY RATINGS (EER) CANALSIDE WARD AND ENGLAND					
EER BANDING	CANALSIDE WARD 2016				ENGLAND 2014
	ALL OCCUPIED DWELLINGS		EXCLUDING POST 1981 PURPOSE BUILT FLATS		
	dwgs	%	dwgs	%	%
Band A & B (SAP 81 - 100)	301	16.9	20	2.0	1.3
Band C (SAP 69 - 80)	754	42.3	348	33.3	24.9
Band D (SAP 55 - 68)	567	31.8	519	49.7	51.1
Band E (SAP 39 - 54)	128	7.2	125	11.9	17.1
Band F (SAP 21 - 38)	16	0.9	16	1.5	4.3
Band G (SAP 1 - 20)	17	0.9	17	1.6	1.3

DECENT HOMES THERMAL COMFORT

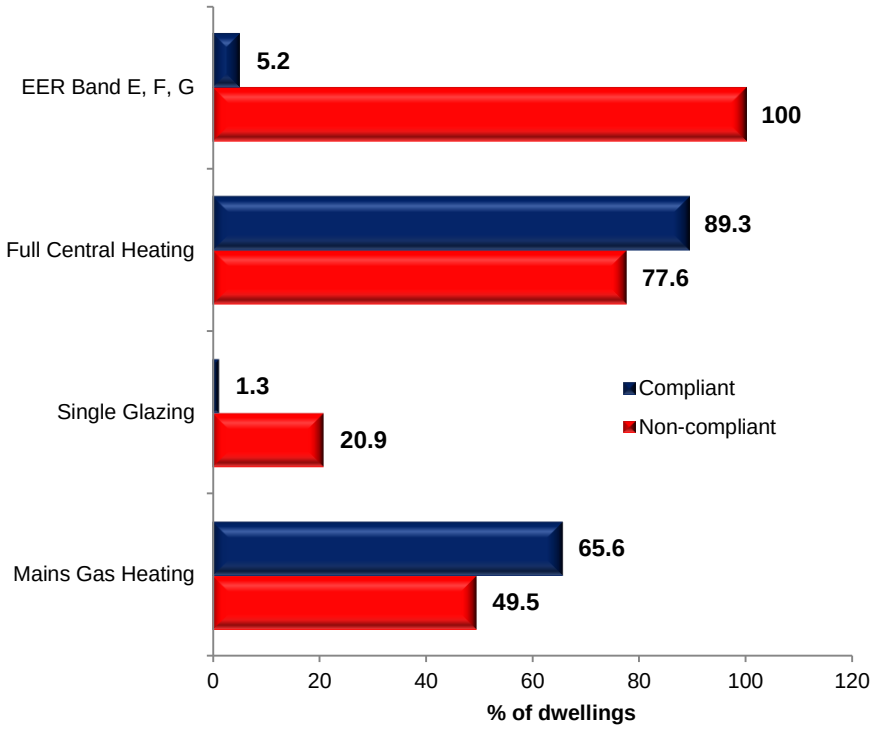
10.5 To meet the requirements of the Decent Homes Standard dwellings must offer efficient heating and effective insulation. 72 occupied dwellings (4%) fail to meet the requirements. Variations in thermal comfort performance reflect higher rates of failure in the owner occupied sector and amongst other flats and semi-detached houses.

TABLE 9: DECENT HOMES THERMAL COMFORT PERFORMANCE BY TENURE, DATE OF CONSTRUCTION AND HOUSE TYPE						
	DECENT HOMES THERMAL COMFORT					
	Compliant		Non-Compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	542	93.1	40	6.9	582	100.0
Private rented	749	96.0	31	4.0	780	100.0
Social housing	420	100.0	0	0.0	420	100.0
DATE OF CONSTRUCTION						
Pre-1919	551	89.0	68	11.0	619	100.0
1919-1980	336	100.0	0	0.0	336	100.0
Post-1980	824	99.6	4	.4	827	100.0
MAIN HOUSE TYPE						
Terraced House	342	98.4	6	1.6	348	100.0
Semi-Detached House	178	83.6	35	16.4	213	100.0
Detached House	25	100.0	0	0.0	25	100.0
Purpose Built Flat	1030	99.6	4	0.4	1033	100.0
Other Flat	136	83.2	28	16.8	164	100.0
All Dwellings	**1711**	**96.0**	**72**	**4.0**	**1782**	**100.0**

10.8 Properties failing Decent Homes thermal comfort requirements have an average SAP rating of 32.4 compared to 71 for dwellings compliant with the Standard. All of the non-compliant dwellings are in EER bands E, F, G compared to 5.2% of compliant dwellings. Non-

compliant dwellings offer significantly lower levels of central heating, a higher dependency on electricity as a primary heating fuel, and lower levels of double glazing.

FIGURE 13: DECENT HOMES THERMAL COMFORT AND ENERGY ATTRIBUTES

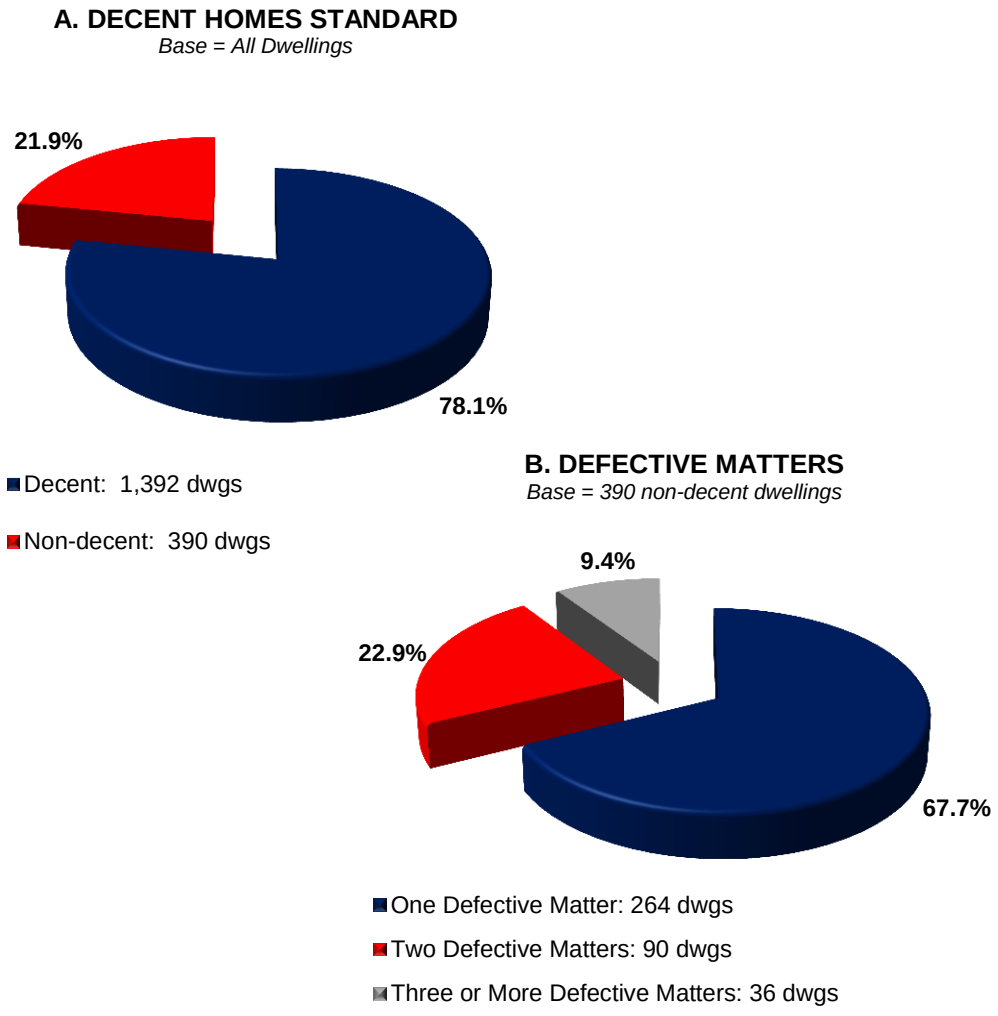


11. DECENT HOMES OVERALL PERFORMANCE

OVERALL PERFORMANCE

11.1 Rates of non-decency in the Canalside Ward area of Woking are slightly above the national average. Overall, 1,392 occupied dwellings meet the requirements of the Decent Homes Standard and are decent; representing 78.1% of all dwellings in the area. 390 dwellings fail to meet the requirements of the Decent Homes Standard and are non-decent. This represents 21.9% of the total housing in this area. The majority of non-decent dwellings (264 dwellings, 67.6%) are defective on one matter of the Decent Homes Standard; the remaining 126 non-decent dwellings (32.3%) exhibit multiple defects.

FIGURE 14: OVERALL PERFORMANCE ON THE DECENT HOMES STANDARD



SECTORAL VARIATIONS

11.2 Variations in decent homes performance reflect significantly higher rates of failure for:

- *Houses : 49.9%;*
- *Dwellings constructed pre-1919 : 40.9%; and*
- *The owner occupied sector : 25.9%.*

TABLE 10: 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**

11.3 Excluding the post 1981 purpose built flats from the analysis increases the overall rate of non-compliance to 34.5%. However, the distribution by tenure and house type remains relatively similar.

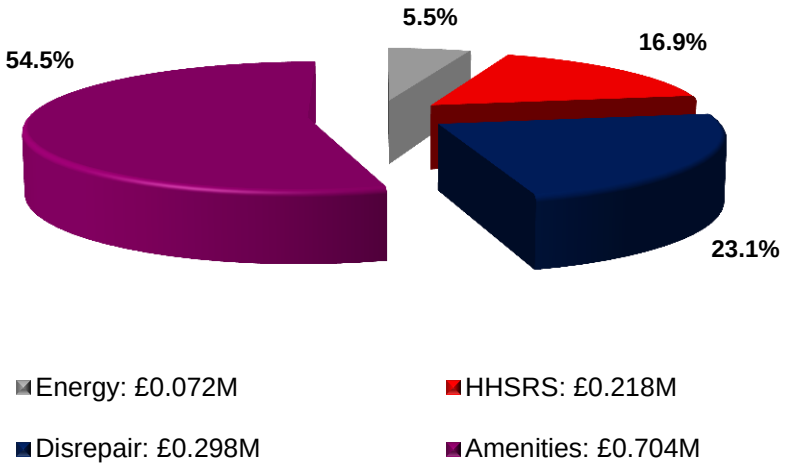
TABLE 11: DECENT HOMES COMPLIANCY BY TENURE, DATE OF CONSTRUCTION AND HOUSE TYPE (EXCLUDING POST 1980 PURPOSE BUILT DWELLINGS)						
	DECENT HOMES STANDARD					
	Compliant		Non-compliant		All Dwellings	
	dwgs	%	dwgs	%	dwgs	%
TENURE						
Owner occupied	258	63.2	151	36.8	409	100.0
Private rented	319	71.8	125	28.2	445	100.0
Social housing	107	55.9	84	44.1	191	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	30	33.3	60	66.7	90	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	261	88.1	35	11.9	296	100.0
Other Flat	131	79.8	33	20.2	164	100.0
ALL DWELLINGS	**684**	**65.5**	**360**	**34.5**	**1045**	**100.0**

12. NON-DECENT HOMES INVESTMENT NEEDS

COSTS TO ACHIEVE DECENCY

12.1 Costs to address non-decency are estimated at £1.292M averaging £3,312 per non-decent home. Individual costs range from £500 linked to energy improvement measures to £10,000 linked to comprehensive failure across the standard. 23.1% of outstanding costs are associated with disrepair - estimated at £0.298M whilst 54.5% of costs are associated with amenities. Costs are at first quarter 2016 and are net of fees, preliminaries, contingencies and VAT.

FIGURE 15: COSTS TO ADDRESS NON-DECENT HOMES



COST DISTRIBUTION BY SECTOR

12.2 Costs to achieve decency by housing sector are illustrated in table 12. Adjusting for variations in sector size outstanding costs are weighted towards the private rented and terraced housing sectors.

TABLE 12: COSTS TO ACHIEVE DECENCY BY HOUSING SECTOR (ALL NON-DECENT DWELLINGS)					
	Non-decent Dwellings		Cost to Achieve Decency		
	dwgs	Row %	Average	Total	Col %
			£	£M	%
TENURE					
Owner occupied	151	25.9	3309	498234	38.6
Private rented	151	19.4	3578	541272	38.8
Social housing	88	21.0	2858	252014	22.6
MAIN HOUSE TYPE					
Terraced House	141	40.6	3695	521992	36.2
Semi-Detached House	136	63.9	3060	415801	34.8
Detached House	15	60.4	2500	37357	3.8
Purpose Built Flat	65	6.3	2415	156295	16.6
Other Flat	33	20.2	4826	160076	8.5
DATE OF CONSTRUCTION					
Pre-1919	253	40.9	3646	923846	65.0
1919-1980	47	14.1	3169	149724	12.1
Post-1980	89	10.8	2438	217951	22.9
ALL SECTORS	**390**	**21.9**	**3312**	**1291520**	**100.0**

TABLE 13: COSTS TO ACHIEVE DECENCY BY HOUSING SECTOR (EXCLUDING POST 1980 PURPOSE BUILT FLATS)					
	Non-decent Dwellings		Cost to Achieve Decency		
	dwgs	Row %	Average	Total	Col %
			£	£M	%
TENURE					
Owner occupied	151	36.8	3309	498234	41.8
Private rented	125	28.2	3844	482036	34.8
Social housing	84	44.1	2874	242729	23.4
MAIN HOUSE TYPE					
Terraced House	141	40.6	3695	521992	39.2
Semi-Detached House	136	63.9	3060	415801	37.7
Detached House	15	60.4	2500	37357	4.1
Purpose Built Flat	35	11.9	2500	87773	9.7
Other Flat	33	20.2	4826	160076	9.2
DATE OF CONSTRUCTION					
Pre-1919	253	40.9	3646	923846	70.3
1919-1980	47	14.1	3169	149724	13.1
Post-1980	60	66.7	2500	149429	16.6
ALL SECTORS	**360**	**34.5**	**3393**	**1222999**	**100.0**

13. DECENT PLACES - ENVIRONMENTAL CONDITIONS

DECENT PLACES AND LIVEABILITY

13.1 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 issues were assessed individually but also grouped together into 3 categories related to:

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 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.

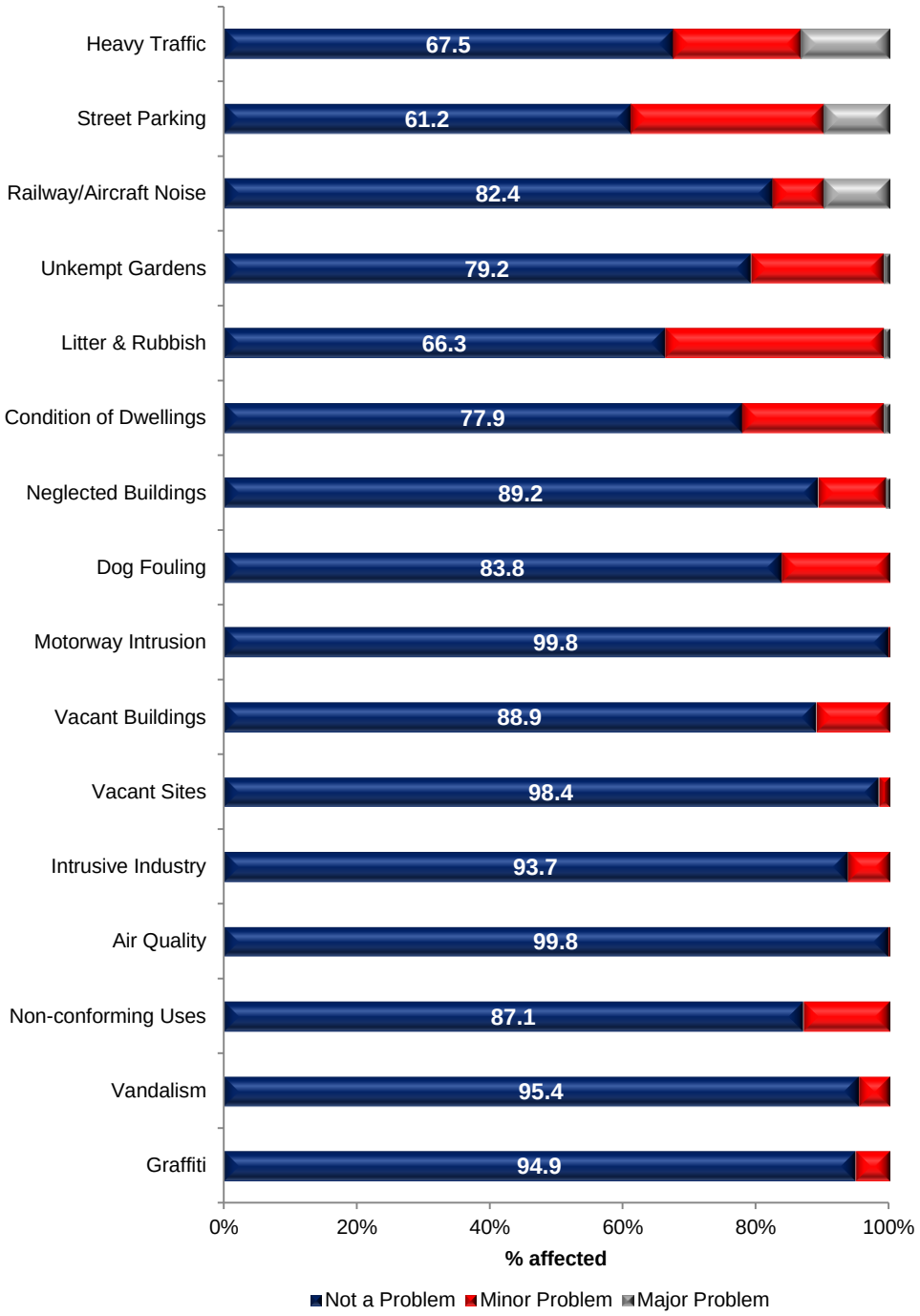
TRAFFIC - Road traffic and other forms of transport. Specifically the presence of: intrusive main roads and motorways, railway or aircraft noise, heavy traffic and poor ambient air quality.

ENVIRONMENTAL ISSUES

13.2 Environmental issues are apparent but are generally of minor impact. Major impact problems were identified against only 7 indicators, with 4 affecting less than 1% of dwellings. The most notable major issues relate to;

- ***Heavy Traffic : 242 dwellings (13.2%);***
- ***Street Parking : 179 dwellings (9.8%); and***
- ***Railway or Aircraft noise : 179 dwellings (9.8%).***

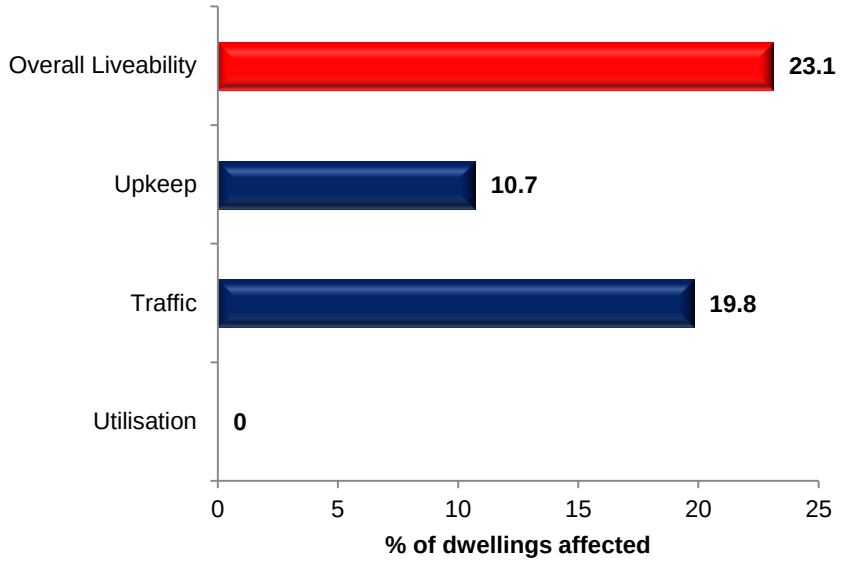
FIGURE 16: ENVIRONMENTAL ISSUES



LIVEABILITY

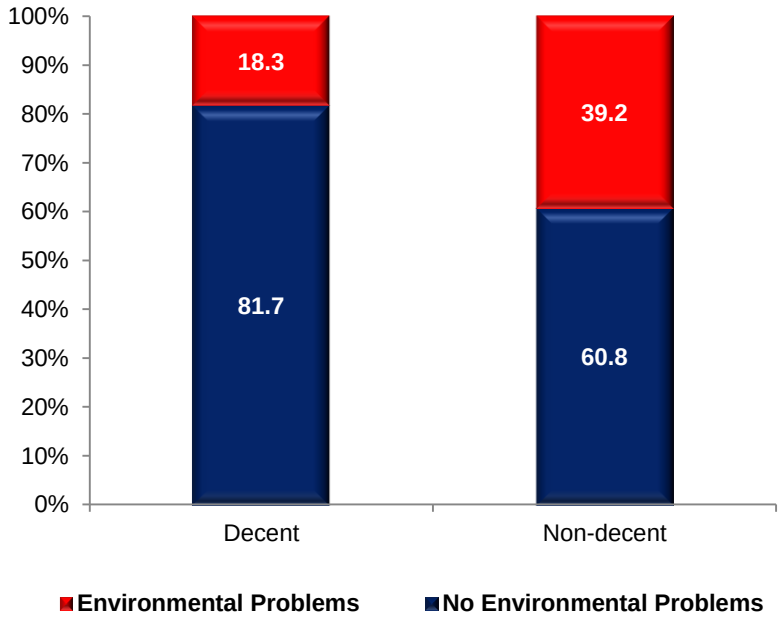
13.3 Overall, 423 dwellings (23.1%) are located in residential environments experiencing liveability problems that are a major problem. Problems with upkeep affect 196 dwellings (10.7%), traffic problems affect 361 dwellings (19.8%) and no dwellings are affected by major utilisation issues.

FIGURE 17: LIVEABILITY PROBLEMS



13.4 Environmental problems are more noted in areas of older properties; 36.4% of pre-1919 dwellings are adversely affected by local environmental problems compared to 20.2% of post 1980 dwellings. A relationship would also appear to exist between environmental conditions and housing conditions. 153 non-decent homes are located in areas affected by environmental problems (39.2%); in comparison 18.3% of decent homes are similarly affected. Almost 90% of dwellings that are both non-decent and experience liveability issues are of pre-1919 construction, over two thirds are semi-detached properties and 51% are privately rented.

FIGURE 18: ENVIRONMENTAL CONDITIONS AND HOUSING CONDITIONS



SECTION 5:
CONCLUSIONS

Chapter 14: Conclusions

14. CONCLUSIONS

14.1 This report has presented the findings of a comprehensive survey of housing in the Canalside Ward area within Woking. The survey provides an important benchmark for the refinement and further development of housing strategies within this location.

14.2 The survey has been conducted across a housing stock of 1,827 dwellings. Private rented dwellings comprise 44% of the area's housing stock; significantly above the national average.

14.3 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.***

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

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

14.5 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%.

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APPENDICES

APPENDIX A:

THE INTERPRETATION OF STATISTICAL DATA

Survey data is based on sample survey investigation and the application of statistical grossing procedures to replicate housing stock totals. Interpretation of survey data must be conducted against this background and particularly with regard to the following constraints:

a) ***Data estimates are midpoint estimates within a range of sampling error. Sampling errors are discussed in Appendix B but are dependent on two factors - the sample size employed and the number or percentage of dwellings exhibiting the attribute in question.***
b) ***Data estimates are subject to rounding errors associated with statistical grossing. Table totals will therefore not necessarily remain consistent throughout the report but will normally vary by under 1%.***
c) ***Survey returns from large-scale sample surveys invariably contain elements of missing data. These may be due to surveyor error, differential access within dwellings or individual elements which are not present in all dwellings. Consistently across the survey, missing data has been kept to a minimum and represents fewer than 2% of returns.***

APPENDIX B:

SAMPLING ERRORS

NON-TECHNICAL SUMMARY

In a sample survey part of the population is sampled in order to provide information which can be generalised to the population as a whole. While this provides a cost effective way of obtaining information, the consequence is a loss of precision in the estimates. The estimated values derived from the survey may differ from the "true" value for the population for two primary reasons.

Sampling Error

This results from the fact that the survey observes only a selection of the population. If a different sample had been drawn the survey would be likely to have produced a different estimate. Sampling errors get smaller as the sample size increases.

These errors result from biases in the survey design or in the response to the survey, for example because certain types of dwelling or household may prove more difficult to obtain information for. After analysing response to the survey, the results have been weighted to take account of the main sources of response bias.

Sampling Error Calculation

Statistical techniques provide a means of estimating the size of the sampling errors associated with a survey. This Appendix estimates the sampling errors of measures derived from the physical house condition survey and from the social survey for households. The formulae enable the standard error of estimates derived from the survey to be calculated. For any estimate derived from the survey there is a 95% chance that the "true" value lies within plus/minus twice (strictly 1.96 times) the standard error.

For example, the survey estimates that 21.9% of the occupied housing stock is non-decent. The standard error for this value is estimated to be $\pm$ 6%. This means that there is a 95% chance of the value lying in the range 15.9% – 27.9%. In terms of numbers this means that of the total housing stock of 1,782 occupied dwellings, the number of dwellings which are non-decent is likely to be between 283 and 497. However our best estimate is 390 dwellings.

The simplest type of survey design is simple random sampling. This involves drawing the sample at random with every member of the population having an equal probability of being included in the sample. The standard error of an estimated proportion derived from a simple random sample can be calculated approximately as:

$$S.E.\ (p)_{srs} = \sqrt{\frac{p\ (I - p)}{n}} \qquad \text{(equation i)}$$

Where: p = the estimated proportion

n = the sample size on which the proportion is based

The actual survey design used a sample based upon disproportionate stratification whereby sample sizes were varied across the area framework. To estimate the sampling error in a complex design such as this, the basic method is to estimate the extent to which the design increases or decreases the sampling error relative to a sample of the same size drawn using simple random sampling. This is measured using the **design effect** (deff), which is calculated as:

$$deff(p) = \frac{\text{Estimated variance } (S.E.^2) \text{ of p with complex design}}{\text{Estimated variance of p based on simple random sample}}$$

As approximate estimate of the standard error of a proportion based on the complex design can then be obtained by multiplying the standard error assuming simple random sampling had been used (equation i above) by the square root of the design effect.

The formula for calculating the standard error for proportions of dwellings or households from the survey is given below:

$$S.E.\ (p) = \sqrt{\frac{1}{N^2} \lesssim \frac{N^2}{(n_i - I)}\ P_i\ (1 - p_i)} \qquad \text{(equation ii)}$$

Where: p_i = the estimated proportion with the characteristics in stratum i

n_i = the number of households/dwellings sampled in stratum i

N_i = the total number of households/dwellings existing in stratum i

N = the total number of households/dwellings

The impact of the survey design on the sampling errors of estimates is generally fairly small.

To avoid the complex calculation of the design effect in every case, it is suggested that in most cases a multiplier of 1.05 be applied to the standard error calculated assuming simple random sampling (see equation i).

APPENDIX C:

SURVEY QUESTIONNAIRE

APPENDIX D:

THE DECENT HOMES STANDARD

D.1 This appendix gives a detailed definition of the decent homes standard and explains the four criteria that a decent home is required to meet. These are:

- it meets the current statutory minimum standard for housing;
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- it provides a reasonable degree of thermal comfort.

D.2 The decent home definition provides a minimum standard. Landlords and owners doing work on their properties may well find it appropriate to take the dwellings above this minimum standard.

Criterion A: the dwelling meets the current statutory minimum standard for housing

D.3 MINIMUM STATUTORY STANDARDS: The Housing Act 2004 (Chapter 34) introduces a new system for assessing housing conditions and enforcing housing standards. The new system which replaces the former test of fitness for human habitation (Section 604, Housing Act 1985) operates by reference to the existence of Category 1 or Category 2 hazards on residential premises as assessed within the Housing Health and Safety Rating System (HHSRS - Version 2). For the purposes of the current survey the presence of Category 1 hazards has been assumed to represent statutory failure. These are hazards falling within HHSRS Bands A, B or C and accruing hazard scores in excess of 1000 points.

Criterion B: the dwelling is in a reasonable state of repair

D.4 A dwelling satisfies this criterion unless:

- one or more key building components are old and, because of their condition, need replacing or major repair; or
- two or more other building components are old and, because of their condition, need replacement or major repair.

BUILDING COMPONENTS

D.5 Building components are the structural parts of a dwelling (eg wall structure, roof structure), other external elements (eg roof covering, chimneys) and internal services and amenities (eg kitchens, heating systems).

D.6 Key building components are those which, if in poor condition, could have an *immediate* impact on the integrity of the building and cause further deterioration in other components.

They are the external components plus internal components that have potential safety implications and include:

- External Walls
- Roof structure and covering
- Windows/doors
- Chimneys
- Central heating boilers
- Gas fires
- Storage Heaters
- Electrics

D.7 If any of these components are old and need replacing, or require immediate major repair, then the dwelling is not in a reasonable state of repair and remedial action is required.

D.8 Other building components are those that have a less immediate impact on the integrity of the dwelling. Their combined effect is therefore considered, with a dwelling not in a reasonable state of repair if two or more are old and need replacing or require immediate major repair.

'OLD' AND IN 'POOR CONDITION'

D.9 A component is defined as 'old' if it is older than its expected or standard lifetime. The component lifetimes used are consistent with those used for resource allocation to local authorities and are listed at the end of this appendix.

D.10 Components are in 'poor condition' if they need major work, either full replacement or major repair. The definitions used for different components are at listed at the end of this appendix.

D.11 One or more key components, or two or more other components, must be both old and in poor condition to render the dwelling non-decent on grounds of disrepair. Components that are old but in good condition or in poor condition but not old would not, in themselves, cause the dwelling to fail the standard. Thus for example a bathroom with facilities which are old but still in good condition would not trigger failure on this criterion.

D.12 Where the disrepair is of a component affecting a block of flats, the flats that are classed as non-decent are those directly affected by the disrepair.

Criterion C: The dwelling has reasonably modern facilities and services

D.13 A dwelling is considered not to meet this criterion if it lacks three or more of the following facilities:

- a kitchen which is 20 years old or less;
- a kitchen with adequate space and layout;
- a bathroom which is 30 years old or less;
- an appropriately located bathroom and WC;
- adequate sound insulation;
- adequate size and layout of common entrance areas for blocks of flats.

D.14 The ages used to define the 'modern' kitchen and bathroom are less than those for the disrepair criterion. This is to take account of the modernity of kitchens and bathrooms, as well as their functionality and condition.

D.15 There is some flexibility inherent in this criterion, in that a dwelling has to fail on three criteria before failure of the decent homes standard itself. Such a dwelling does not have to be fully modernised for this criterion to be passed: it would be sufficient in many cases to deal with only one or two of the facilities that are contributing to the failure.

D.16 These standards are used to calculate the national standard and have been measured in the English House Condition Survey (EHCS) for many years. For example, in the EHCS:

- a kitchen failing on adequate space and layout would be one that was too small to contain all the required items (sink, cupboards, cooker space, worktops etc) appropriate to the size of the dwelling;
- an inappropriately located bathroom or WC is one where the main bathroom or WC is located in a bedroom or accessed through a bedroom (unless the bedroom is not used or the dwelling is for a single person). A dwelling would also fail if the main WC is external or located on a different floor to the nearest wash hand basin, or if a WC without a wash hand basin opens on to a kitchen in an inappropriate area, for example next to the food preparation area;

Decent homes – definition : inadequate insulation from external airborne noise would occur where there are problems with, for example, traffic (rail, road or aeroplanes) or factory noise. Reasonable insulation from these problems should be ensured through installation of double glazing; inadequate size and layout of common entrance areas for blocks of flats would occur where there is insufficient room to manoeuvre easily, for example where there are narrow access ways with awkward corners and turnings, steep staircases, inadequate landings, absence of handrails, low headroom etc.

Criterion D: the dwelling provides a reasonable degree of thermal comfort

D.17 The definition requires a dwelling to have both:

- efficient heating; and
- effective insulation.

D.18 Under this standard, efficient heating is defined as any gas or oil programmable central heating or electric storage heaters/programmable solid fuel or LPG central heating or similarly efficient heating systems. Heating sources which provide less energy efficient options fail the decent home standard.

D.19 Because of the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation that is appropriate also differs:

- For dwellings with gas/oil programmable heating, cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm loft insulation (if there is loft space) is an effective package of insulation under the minimum standard set by the Department of Health;
- For dwellings heated by electric storage heaters/programmable solid fuel or LPG central heating a higher specification of insulation is required to meet the same standard: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavity walls that can be insulated effectively).

Component lifetimes and definition of 'in poor condition' used in the national measurement of the disrepair criterion

COMPONENT LIFETIMES

D.20 Table D.1 shows the predicted lifetimes of various key building components within the disrepair criterion to assess whether the building components are 'old'. These are used to construct the national estimates of the number of dwellings that are decent and those that fail.

Table D1: Component lifetimes used in the disrepair criterion

Building Components (key components marked *)	Houses and Bungalows	All flats in blocks of below 6 storeys	All flats in blocks of 6 or more storeys
	LIFE EXPECTANCY		
Wall structure*	80	80	80
Lintels*	60	60	60
Brickwork (spalling)*	30	30	30
Wall finish*	60	60	30
Roof structure*	50	30	30
Chimney	50	50	N/A
Windows*	40	30	30
External doors*	40	30	30
Kitchen	30	30	30
Bathrooms	40	40	40
Heating – central heating gas boiler*	15	15	15
Heating – central heating distribution system	40	40	40
Heating – other*	30	30	30
Electrical systems*	30	30	30

IN POOR CONDITION

D.21 Table D.2 sets out the definitions used within the disrepair criterion to identify whether building components are 'in poor condition'. These are consistent with EHCS definitions and will be the standard used to monitor progress nationally through the EHCS. The general line used in the EHCS is that, where a component requires some work, repair should be prescribed rather than replacement unless:

- the component is sufficiently damaged that it is impossible to repair;
- the component is unsuitable, and would be even it were repaired, either because the material has deteriorated or because the component was never suitable; (for external components) even if the component were repaired now, it would still need to be replaced within 5 years.

Table D.2: Component Condition used in the disrepair criterion

Building Components	Houses and Bungalows
Wall structure	Replace 10% or more or repair 30% or more
Wall finish	Replace/repoint/renew 50% or more
Chimneys	1 chimney needs partial rebuilding or more
Roof Structure	Replace 10% or more to strengthen 30% or more
Roof Covering	Replace or isolated repairs to 50% or more
Windows	Replace at least one window or repair/replace sash or member to at least two (excluding easing sashes, re-glazing painting)
External doors	Replace at least one
Kitchen	Major repair or replace 3 or more items out of the 6 (cold water drinking supply, hot water, sink, cooking provision, cupboards)
Bathroom	Major repair or replace 2 or more items (bath, wash hand basin)
Electrical System	Replace or major repair to system
Central Heating Boiler	Replace or major repair
Central Heating Distribution	Replace or major repair
Storage Heating	Replace or major repair

APPENDIX E:

GLOSSARY OF TERMS

AGE/CONSTRUCTION DATE OF DWELLING

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

BASIC AMENITIES

Dwellings lack basic amenities where they do not have all of the following:

- kitchen sink;
- bath or shower in a bathroom;
- a wash hand basin;
- hot and cold water to the above;
- inside WC.

CATEGORY 1 HAZARD

A hazard rating score within the HHSRS accruing in excess of 1000 points and falling into Hazard Bands A, B or C.

DECENT HOMES

A decent home is one that satisfies all of the following four criteria:

- it meets the current statutory minimum standard for housing.
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- it provides a reasonable degree of thermal comfort.

DOUBLE GLAZING

This covers factory made sealed window units only. It does not include windows with secondary glazing or external doors with double or secondary glazing (other than double glazed patio doors which count as 2 windows).

DWELLING

A dwelling is a self contained unit of accommodation where all rooms and facilities available for the use of the occupants are behind a front door. For the most part a dwelling will contain one household, but may contain none (vacant dwelling), or may contain more than one (HMO).

TYPE OF DWELLING

Dwellings are classified, on the basis of the surveyors' inspection, into the following categories:

terraced house: a house forming part of a block where at least one house is attached to two or more other houses;
semi-detached house: a house that is attached to one other house;
detached house: a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.);
bungalow: a house with all of the habitable accommodation is on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses;
purpose built flat, low rise: a flat in a purpose built block less than 6 storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes;
converted flat: a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

HHSRS

The Housing Health and Safety Rating System (HHSRS) is the Government's new approach to the evaluation of the potential risks to health and safety from any deficiencies identified in dwellings. The HHSRS, although not in itself a standard, has been introduced as a replacement for the Housing Fitness Standard (Housing Act 1985, Section 604, as amended). Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band J (9 points or less) the safest, to Band A (5000 points or more) the most dangerous. Using the above bands hazards can be grouped as Category 1 or Category 2. A Category 1 hazard will fall within Bands A, B and C (1000 points or more); a Category 2 hazard will fall within Bands D or higher (under 1000 points).

HMO

As defined in Section 254 Housing Act 2004, which relates predominantly to bedsits and shared housing where there is some sharing of facilities by more than one household.

SAP

The main measure of energy efficiency used in the report is the energy cost rating as determined by the Government's Standard Assessment Procedure (SAP). This is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly energy inefficient) to 100 (highly energy efficient).

SECURE WINDOWS AND DOORS

Homes with secure windows and doors have both of the following:

- main entrance door is solid or double glazed; the frame is strong; it has an auto deadlock or standard Yale lock plus mortise lock;

- all accessible windows (ground floor windows or upper floor windows in reach of flat roofs) are double glazed, either with or without key locks.

TENURE

Three categories are used for most reporting purposes:

owner-occupied: includes all households who own their own homes outright or buying them with a mortgage/loan. Includes intermediate ownership models;

private rented or private tenants: includes all households living in privately owned property which they do not own. Includes households living rent free, or in tied homes. Includes un-registered housing associations tenants;

social housing: primarily relates to housing association properties.

VACANT DWELLINGS

The assessment of whether or not a dwelling was vacant was made at the time of the interviewer's visit. Clarification of vacancy was sought from neighbours. Two types of vacant property are used:

transitional vacancies: are those which, under normal market conditions, might be expected to experience a relatively short period of vacancy before being bought or re-let;

problematic vacancies: are those which remain vacant for long periods or need work before they can be re-occupied.

Dwellings vacant for up to 1 month are classified as transitional vacancies and those unoccupied for at least 6 months are treated as problematic vacancies. Dwellings vacant for between 1 and 6 months can be problematic or transitional depending on whether they are unfit for human habitation and therefore require repair work prior to being re-occupied.