

**REPORT TO: HOUSING, DUNDEE CONTRACT SERVICES AND
ENVIRONMENT SERVICES COMMITTEE – 13 JUNE 2011**

REPORT ON: PRIVATE SECTOR HOUSE CONDITION SURVEY

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 275-2011

1. PURPOSE OF REPORT

- 1.1. To inform Committee of the completion of the Private Sector House Condition Survey carried out by David Adamson & Partners.

2. RECOMMENDATIONS

- 2.1. It is recommended that the Committee:
- Notes the details contained in the attached document outlining the key findings of the full survey which will be used to inform the Local Housing Strategy and Section 72 Statement in respect of the Scheme of Assistance.

3. FINANCIAL IMPLICATIONS

- 3.1. None.

4. MAIN TEXT

4.1. Survey Outcomes

- 4.1.1. The attached document outlines the key findings of the survey including the size, type, tenure and household make up of private sector housing in Dundee as well as providing information on housing condition and energy efficiency. The survey also provides information on household attitude towards their homes and barriers to carrying out repairs to their homes. Additional information was gathered on the Right-To-Buy housing sector and the private rented sector. The survey approach will allow the information gained to be broken down into individual LCPP areas as required.

4.1.2. Public Access to the Survey

It is proposed to place a suitable copy of the survey report on the Council's web site where it can be accessed by the public. A copy will also be placed on the Intranet.

5. POLICY IMPLICATIONS

- 5.1. This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

6. **CONSULTATIONS**

The Chief Executive, Depute Chief Executive (Support Services), Director of Finance, Assistant Chief Executive and all other Chief Officers have been consulted in the preparation of this report. No concerns were expressed.

7. **BACKGROUND PAPERS**

- Private Sector House Condition Survey 2010.

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DIRECTOR OF HOUSING

MAY 2011



PRIVATE SECTOR HOUSE CONDITION SURVEY 2010

KEY SURVEY FINDINGS

PRIVATE SECTOR HOUSING

- 1.0 Private sector housing in Dundee is estimated at 50,628 dwellings. At the time of survey 48,851 dwellings (96.5%) were occupied, the remaining 1,777 dwellings (3.5%) were vacant. The majority of vacant dwellings are expected to return to occupancy in the short-term.
- 2.0 Private sector housing in Dundee is significantly older than the national profile. Nationally, 44.0% of private housing was constructed post-1964 compared to 38.8% in Dundee. Conversely 18.6% of private housing nationally is of pre-1919 construction compared to 27.0% in Dundee. The oldest housing age profiles are associated with the West End, Maryfield and Coldside LCPP areas.
- 3.0 Housing tenure patterns are dominated by owner-occupation : 36,337 dwellings (71.8%). Dwellings rented from a private landlord account for 14,291 dwellings (28.2%). Within the private housing sector 12,625 dwellings are ex-RTB representing 24.9% of total private sector housing stock. High rates of private rental are associated with a large student population.

PRIVATE SECTOR HOUSEHOLDS

- 4.0 The housing stock of 48,851 dwellings contains 51,971 households and a household population of 107,146 persons. 47,076 dwellings are occupied by a single household, the remaining 1,775 occupied dwellings contain more than one household and are in multiple occupation.
- 5.0 Households are predominantly small in size - 18,518 households (35.6%) contain a single person, an additional 20,165 households (38.8%) contain two persons. Elderly households account for 30.5% of all households with single person non pensioner households accounting for an additional 21.3%.
- 6.0 1,750 households (3.4%) have insufficient bedrooms to meet their family needs and are overcrowded, 47,371 households (91.1%) have sufficient bedrooms to meet their needs while 2,849 households (5.5%) have bedrooms surplus to family requirements and are under-occupying. Rates of overcrowding are above average in the private-rented sector.
- 7.0 17,270 households (33.2%) are in receipt of means tested or disability related benefit and can be regarded as economically vulnerable. Average net annual household income is estimated



PRIVATE SECTOR HOUSE CONDITION SURVEY 2010

at £19,219 per household. Student households comprise 9% of all private households in Dundee.

PRIVATE SECTOR HOUSING CONDITIONS

- 8.0 3,352 dwellings (6.6%) fail the requirements of the Tolerable Standard, 35,529 dwellings (70.2%) fail the requirements of the Scottish Housing Quality Standard; and 12,197 dwellings (24.1%) require extensive repairs.
- 9.0 Costs to achieve the Tolerable Standard for BTS dwellings are estimated at £5.277M rising to £65,650M to address deficiencies in the Scottish Housing Quality Standard and £76.024M for comprehensive repairs.
- 10.0 Housing conditions in Dundee are generally in line with the national average across all key condition indicators. Nationally 66% of private dwellings fail the requirements of the SHQS compared to 70% locally.
- 11.0 Defects within the SHQS are dominated by energy efficiency:
- 3,352 dwellings (6.6%) defective on the Tolerable Standard.
 - 1,515 dwellings (3.0%) defective on repair.
 - 9,678 dwellings (19.1%) defective on amenities.
 - 16,230 dwellings (32.1%) defective on health/safety/security.
 - 27,069 dwellings (53.5%) defective on energy efficiency.

DOMESTIC ENERGY EFFICIENCY

- 12.0 The current Standard Assessment Procedure (SAP-energy) rating for private housing in Dundee is measured at 60, in line with the national average of 60 for all occupied private sector housing in Scotland. The equivalent NHER rating is estimated at 6.1. Average CO₂ emissions are estimated at 5.66 tonnes per dwelling per annum.
- 13.0 Key energy characteristics include:
- 19,615 private dwellings (39%) with loft insulation of 150 mm or above.
 - 43,414 private dwellings (86%) with double or triple glazing.
 - 42,764 private dwellings (85%) with full central heating.



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- 14.0 Below average energy ratings are associated with the private-rented sector, pre-war housing and tenement flats. Geographically, the lowest average energy ratings are associated with the Lochee, Coldsides and Maryfield LCP areas.

PRIVATE SECTOR HOUSEHOLDS AND HOUSING CONDITIONS

- 15.0 Poor housing conditions with regard to the Tolerable Standard and extensive disrepair impact particularly on elderly and younger single person households and the economically disadvantaged. Non-compliance with the SHQS displays no particular bias towards individual household types although the elderly and economically disadvantaged are still affected:

- 11,867 elderly households live in dwellings non-compliant with the SHQS representing 32.3% of all households affected; and
- 12,811 households in receipt of means tested benefits live in dwellings non-compliant with the SHQS representing 34.9% of all households affected.

- 16.0 13,371 private households in Dundee (25.7%) spend in excess of 10% of annual income on fuel and are in fuel poverty; 3176 households (6.1%) spend in excess of 20% of annual income on fuel and are in extreme fuel poverty. Levels of fuel poverty are in line with the Scottish average of 26%. Fuel poverty impacts more strongly on younger and older households and on households in pre-1945 housing.

- 17.0 7,074 households (13.6%) stated that they were affected by a limiting long-term illness or disability, with illness/disability strongly related to age. 16.1% of households affected specified a need for dwelling adaptation.

- 18.0 Adaptations most commonly required by households include stairlifts and bathroom/WC adaptations.

HOUSEHOLD ATTITUDES

- 19.0 38,401 households (73.9%) are very satisfied with their current accommodation, a further 11,436 households (22.0%) are fairly satisfied. Only 2,117 households (4.1%) were dissatisfied with their current housing. Positive attitudes to housing apply to households in dwellings of both good and poor condition. Overall household attitudes are less positive within the private rented sector, for households living in pre-1919 tenemental flats and for households resident in the West End and Maryfield LCP areas. Highest levels of area dissatisfaction were recorded for households in the East End, Maryfield and Lochee LCP areas.



PRIVATE SECTOR HOUSE CONDITION SURVEY 2010

OWNER-OCCUPIED HOUSEHOLDS

20.0 2,697 owner-occupiers stated that repairs were necessary to their dwelling representing 7.5% of all owner-occupied households. The strongest barriers to home improvement among owner-occupiers were quoted as:

- *Obtaining advice on financing repairs.*
- *Finding a value for money contractor.*
- *Obtaining estimates of the cost of works.*
- *Having access to savings.*

21.0 A high proportion of owner-occupiers were noncommittal on types of information and advice which might assist them in carrying out repairs and improvements. Where views were held the factors favoured most were:

- *Guide to costs involved.*
- *Guide to finance sources.*
- *Guide to contractors.*

22.0 48.7% of owner-occupied households have existing mortgage commitments against their home; the remaining 51.3% are mortgage free. Equity within the owner-occupied housing stock is estimated at £3.597 billion. Equity levels increase with household age but significant potential exists across all areas and sub-sectors of the owner-occupied housing market. Just over 5% of owner-occupied households would remortgage for home improvements/repairs.

THE RIGHT-TO-BUY HOUSING SECTOR

23.0 12,625 private sector dwellings were identified as previously rented by social landlords but transferring under the right-to-buy process. These dwellings represent 24.9% of all private dwellings in Dundee.

24.0 The right-to-buy housing sector differs in composition from private sector housing in general showing an above average concentration of terraced/houses/bungalows and four-in-block flats and an age bias towards the inter-war and 1945-1974 periods.

25.0 Households within the right-to-buy sector exhibit a more elderly household age profile, higher levels of economic retirement and economic vulnerability and lower average household incomes.



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- 26.0 Housing conditions within the right-to-buy sector are generally worse than the overall private sector average. 77.9% of right-to-buy dwellings are non compliant with the SHQS compared to an all tenure average of 70.2%, 30.7% of right-to-buy dwellings require extensive repairs compared to an all tenure average of 24.1%.

THE PRIVATE-RENTED SECTOR

- 27.0 Housing conditions within the private-rented sector are generally worse than the all tenure averages for Dundee. 8.9% of private-rented dwellings are BTS; 35.7% require extensive repairs and 81.4% are non-compliant with the SHQS.
- 28.0 6,868 private-rented dwellings (48.1%) fail the requirements of the Repairing Standard introduced within the Housing (Scotland) Act 2006. Within the standard the main areas of failure relate to wind and weatherproofing, and internal fixtures and fittings.
- 29.0 The majority of private-rented tenants regard their housing conditions as good although negative views are stronger within the sector compared to owner-occupiers. 88.3% of private-rented tenants had no ongoing or outstanding tenancy issues with their landlords.