

10.0 HOUSEHOLD CIRCUMSTANCES AND ATTITUDES

10.1 A range of household issues were explored in a brief interview with occupying households. Key areas include:

- *Housing conditions and household circumstances*
- *Household attitudes to repair and improvement*
- *Household attitudes to crime and neighbourhood problems*
- *Special needs*

HOUSING CONDITIONS AND HOUSEHOLD CIRCUMSTANCES

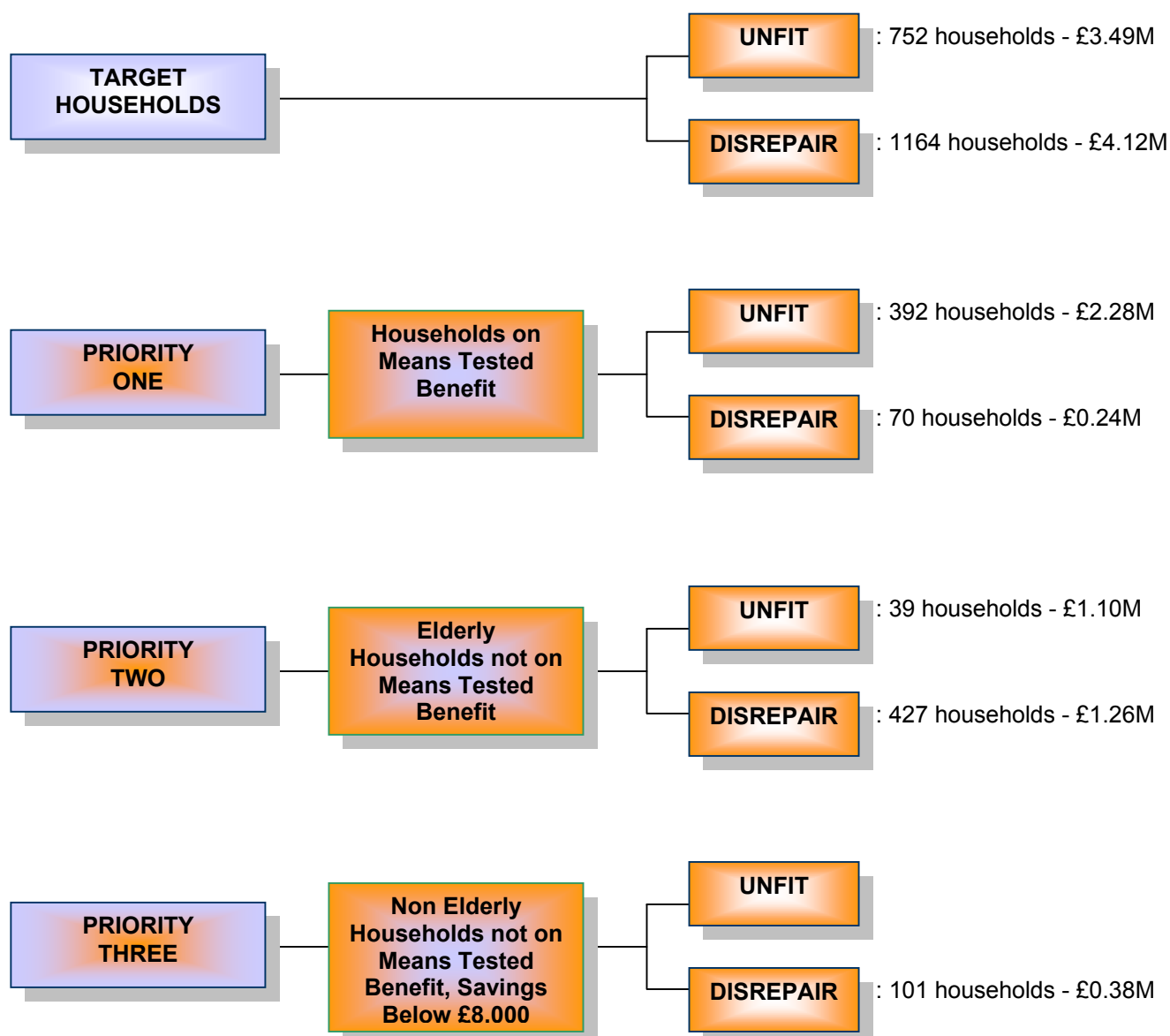
10.2 Poor housing conditions are not evenly distributed across the private sector but tend to be associated with households in economic and social disadvantage. This is particularly the case for older and single person households, the unemployed and those on low incomes. Elderly households are defined as those containing one or more persons of pensionable age.

- *Single person households comprise 7.6% of all households yet account for 16.4% of all households living in unfit dwellings.*
- *Elderly households comprise 35.0% of all households and account for 35.4% of all households living in dwellings in disrepair. Elderly households additionally account for 26.0% of all households living in unfit dwellings.*
- *Households where the head of household is unemployed comprise 4.8% of all households yet account for 19.9% of all households living in unfit dwellings.*
- *Households in receipt of means tested benefit comprise 16.7% of all households yet comprise 63.0% of all households living in unfit dwellings.*

TABLE 7: HOUSING CONDITIONS AND HOUSEHOLD CHARACTERISTICS								
HOUSEHOLD CHARACTERISTICS	ALL HOUSEHOLDS		CONDITION CATEGORY.....					
			GOOD CONDITION		DISREPAIR		UNFIT	
	No	%	No	%	No	%	No	%
AGE OF H.O.H.								
Under 25 years	669	1.6	0	0.0	63	4.9	731	1.7
25-34 years	5203	12.6	179	12.7	188	14.6	5570	12.6
35-44 years	9255	22.3	230	16.4	255	19.7	9740	22.1
45-54 years	5588	13.5	241	17.1	105	8.2	5935	13.4
55-64 years	6647	16.0	166	11.8	233	18.0	7046	16.0
65 years + over	13792	33.3	592	42.1	409	31.7	14794	33.5
Unobtainable	280	0.7	0	0.0	39	3.0	318	0.7
HOUSEHOLD TYPE								
Single Person	2961	7.1	173	12.3	212	16.4	3345	7.6
Single Parent Family	1703	4.1	71	5.0	148	11.5	1922	4.4
Small Adult	8925	21.5	389	27.6	151	11.7	9465	21.4
Small Family	8133	19.6	69	4.9	191	14.8	8393	19.0
Large Family	1860	4.5	71	5.0	74	5.8	2006	4.5
Large Adult	1782	4.3	73	5.2	104	8.1	1959	4.4
Elderly	14619	35.3	499	35.4	336	26.0	15454	35.0
Elderly with Family	1005	2.4	65	4.6	36	2.8	1106	2.5
Unobtainable	446	1.1	0	0.0	39	3.0	485	1.1
ECONOMIC STATUS OF H.O.H								
Full Time	21579	52.1	666	47.3	318	24.6	22563	51.1
Part Time	1265	3.1	0	0.0	59	4.6	1324	3.0
Unemployed	1733	4.2	113	8.0	257	19.9	2103	4.8
Permanently Sick/Disabled	378	0.9	0	0.0	0	0.0	378	0.9
Homemaker	207	0.5	0	0.0	37	2.9	245	0.6
Retired	15830	38.2	630	44.7	439	34.0	16899	38.3
Student	71	0.2	0	0.0	109	8.5	180	0.4
Unobtainable	370	0.9	0	0.0	71	5.5	441	1.0
MEANS TESTED BENEFIT								
No Benefits	35046	84.6	1234	87.6	477	36.9	36757	83.3
In Receipt of Benefits	6389	15.4	174	12.4	814	63.1	7377	16.7
ALL HOUSEHOLDS	41434	100.0	1409	100.0	1291	100.0	44134	100.0

10.3 Economic circumstances can impair a householder’s ability to repair or improve their dwelling. Using some general indicators it is possible to provide an approximate estimate of the extent and requirement for Council support within the owner-occupied sector. This has been conducted within the framework illustrated in Figure 14.

Figure 14: Indicative Support Framework for Owner-Occupied Housing

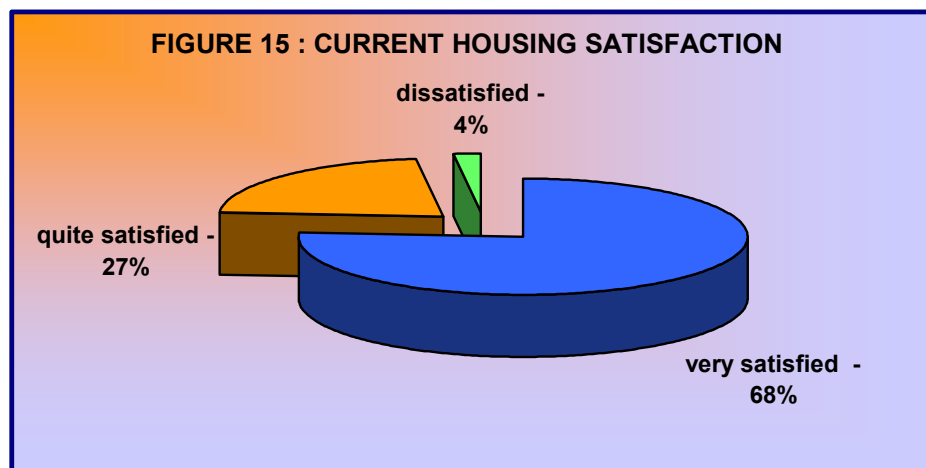


10.4 1916 owner-occupied households live in dwellings which are unfit or in disrepair. Total expenditure on repair/improvement for these households is estimated at £7.61M. As a minimum priority 462 owner-occupied households living in unsatisfactory housing are in receipt of means tested benefit. These households will qualify for assistance under the test of resources measure. The survey estimates an outstanding repair/improvement expenditure for these households at £2.52M of which £2.28M is allocated against unfit dwellings.

HOUSEHOLD ATTITUDES TO REPAIR AND IMPROVEMENT

10.5 While economic circumstances will impair a householder's ability to complete repairs and improvements, attitudes to and awareness of housing conditions will also impact. 43066

households (97.6%) are at least quite satisfied with their current housing circumstances – 33440 households or 76% are very satisfied. Only 965 households (2.1%) expressed direct dissatisfaction with their current housing.



10.6 Relationships between housing dissatisfaction and house condition were not examined directly in the survey but appear to exist when the views of households living in unfit dwellings were examined. 28% of households living in unfit dwellings are dissatisfied with their housing circumstances. This compares with 2% of households overall. Although rates of housing dissatisfaction are higher for those living in unfit dwellings housing satisfaction levels are also high. 72% of households living in unfit dwellings are satisfied with their housing circumstances. National housing research has confirmed a general lack of awareness of housing condition problems among private sector households.

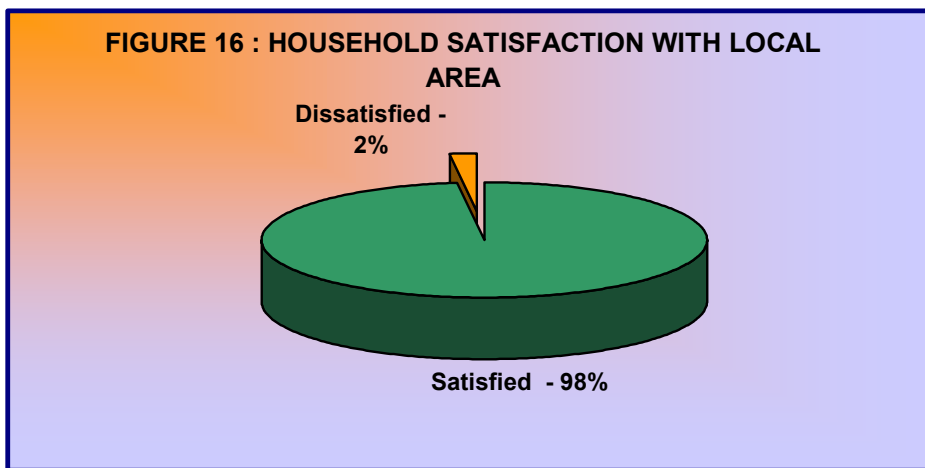
TABLE 8 : HOUSEHOLD ATTITUDES TO DWELLING REPAIR / IMPROVEMENT					
HOUSEHOLD ATTITUDES	ALL HOUSEHOLDS		CONDITION CATEGORY.....		
	No	%	GOOD CONDITION	DISREPAIR	UNFIT
			%	%	%
SATISFACTION WITH ACCOMMODATION					
Very Satisfied	33439	75.8	78.0	50.4	31.2
Quite Satisfied	9626	21.8	20.3	47.3	41.1
Quite Dissatisfied	771	1.7	1.1	2.3	23.1
Very Dissatisfied	193	0.4	0.3	0.0	4.6
PREVIOUS IMPROVEMENTS COMPLETED					
None	32316	73.2	72.9	75.7	80.6
Within last 3 years	7081	16.1	16.6	5.1	10.6
Within last 3-5 years	4396	10.0	10.1	12.4	2.9
Don't Know	339	0.8	0.4	6.9	6.0
FUTURE IMPROVEMENTS INTENDED					
None	36730	83.2	84.2	56.4	81.0
Within 1-2 years	5612	12.7	12.5	23.7	7.2
Within 3-5 years	45	0.1	0.1	0.0	0.0
Don't Know	1748	4.0	3.2	19.9	11.8
ALL HOUSEHOLDS	44135	100.0	100.0	100.0	100.0

10.7 No significant geographical variations in housing satisfaction exist. Households living in private-rented properties are however more dissatisfied with their accommodation as are younger, single-person households.

10.8 Rates of previous and projected home improvement among private sector households are low. 11816 households (27%) stated that they had completed repairs and/or improvements to their home within the last 5 years; 32316 households (73%) have made no repairs or improvements. Among households living in unfit housing conditions, 81% have completed no repairs/ improvements in the past 5 years. Rates of projected home repair/improvements are slightly higher than those historically but are still low. 81% of private households have no intention of completing works to their dwelling within the next five years.

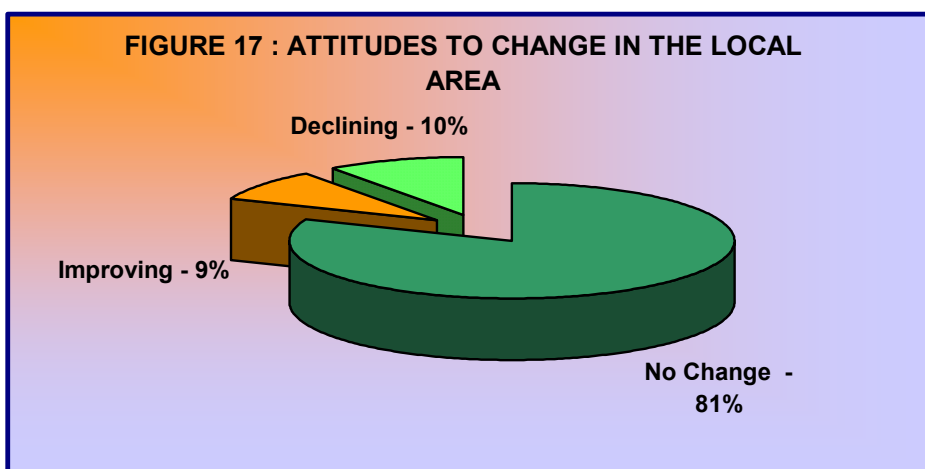
ATTITUDES TO THE LOCAL AREA

10.9 Household satisfaction with their local residential area is high. 72.8% of households are very satisfied with their local area; a further 24.8% of households are quite satisfied. Only 933 households expressed direct dissatisfaction with their local area (2.1%).

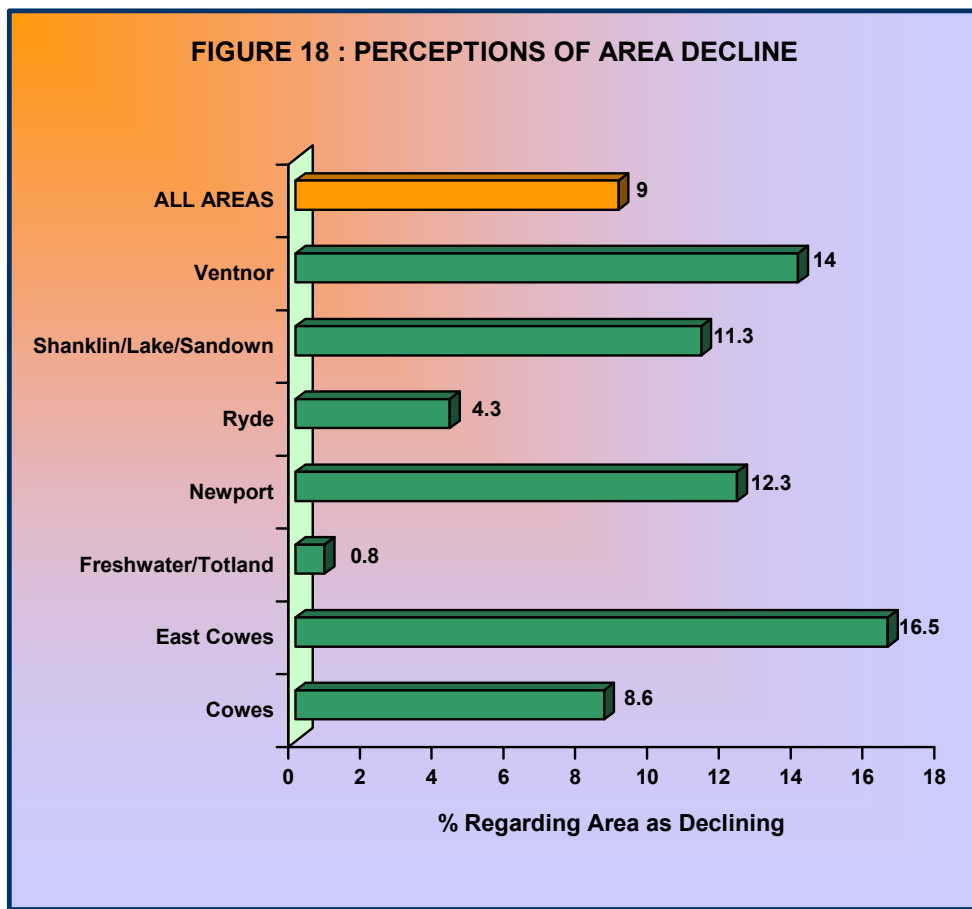


10.10 Variations in attitudes to the local area are minimal across the seven identified areas but do reflect slightly higher rates of dissatisfaction in East Cowes.

10.11 81% of households perceive no change, for better or worse, within their local area over the past five years. Remaining households are equally split between those perceiving a decline (3976 households; 9%) and those perceiving an improvement (4265 households; 9.7%).



10.12 Significant variations in attitudes to area change exist between the seven identified areas. The most positive attitudes to area change are held by residents in Cowes, Ryde and Freshwater/Totland. The most negative views were expressed in East Cowes, Newport, Ventnor and Shanklin/Lake/Sandown.



10.13 In addition to general attitudes to their area, households were asked their views on a range of issues which might represent problems in their area. The conclusions are represented in Table 9, with no major community/socio-environmental concerns identified.

TABLE 9: HOUSEHOLDS ATTITUDES TO LOCAL PROBLEMS

AREA ISSUE	HOUSEHOLD ATTITUDE			
	Not a Problem	Minor Problem	Major Problem	Don't Know
	%	%	%	%
Property Crime	91.9	6.9	0.7	0.4
Auto Crime	93.6	5.6	0.3	0.6
Personal Assault/Theft	99.1	0.3	0.0	0.6
Racial Harassment	99.2	0.2	0.0	0.6
Unsocial Behaviour	93.1	5.8	0.7	0.4
Groups of Youths	89.9	8.7	1.0	0.5
Graffiti	98.7	0.8	0.0	0.5
Drug Abuse/Dealing	99.0	0.4	0.0	0.6
Empty Properties	98.8	0.7	0.0	0.5
Public Drinking/Drunkenness	96.3	3.1	0.2	0.5

SPECIAL NEEDS

10.14 4308 households (9.8%) contain at least one person with a long-term illness and/or disability.

10.20 Long-term illness and disability are strongly age influenced. 87% of households with a long-term illness/disability are headed by a person aged 55 years or over, 69% are headed by a person aged 65 years and over. Primary physical difficulties encountered by these households include access to/from the home, climbing stairs/steps and using bathroom amenities.

