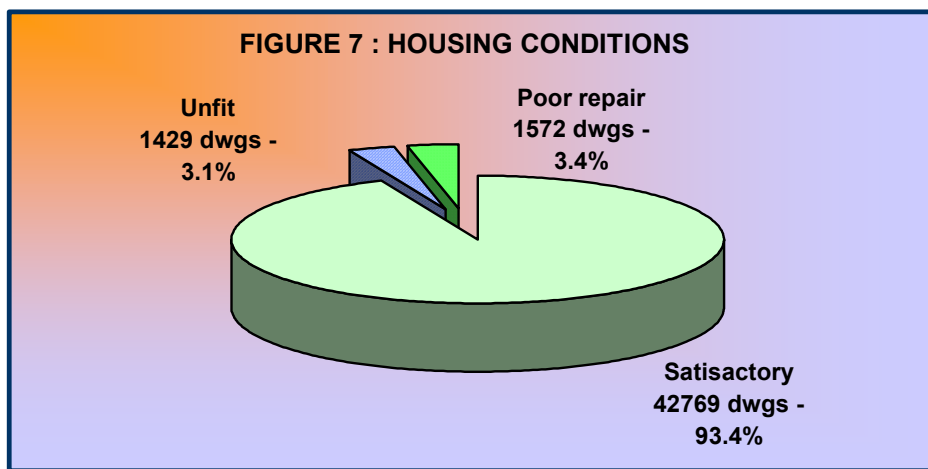


6.0 HOUSING CONDITIONS – AN OVERVIEW

- 6.1 Housing conditions within the private housing sector are typically described with recourse to two indicators – Dwelling unfitness and disrepair. Dwelling unfitness has a statutory basis as laid down in Section 604 of the Housing Act 1985 (as amended). With the exception of Local Authority powers to serve a Repairs Notice (Section 190) disrepair has no firm statutory foundation. In the context of the current survey, dwellings in disrepair have been defined according to ongoing developments on the national English House Condition Survey programme. In this respect such dwellings are defined as those requiring comprehensive repairs in excess of £10,000.
- 6.2 Using unfitness and disrepair dwellings may be classified as in a satisfactory or unsatisfactory condition as follows:

SATISFACTORY:	UNSATISFACTORY:
DWELLINGS WHICH ARE NOT UNFIT AND DO NOT REQUIRE COMPREHENSIVE REPAIRS COSTING OVER £10,000.	DWELLINGS WHICH ARE UNFIT AND/OR REQUIRE COMPREHENSIVE REPAIRS COSTING OVER £10,000.

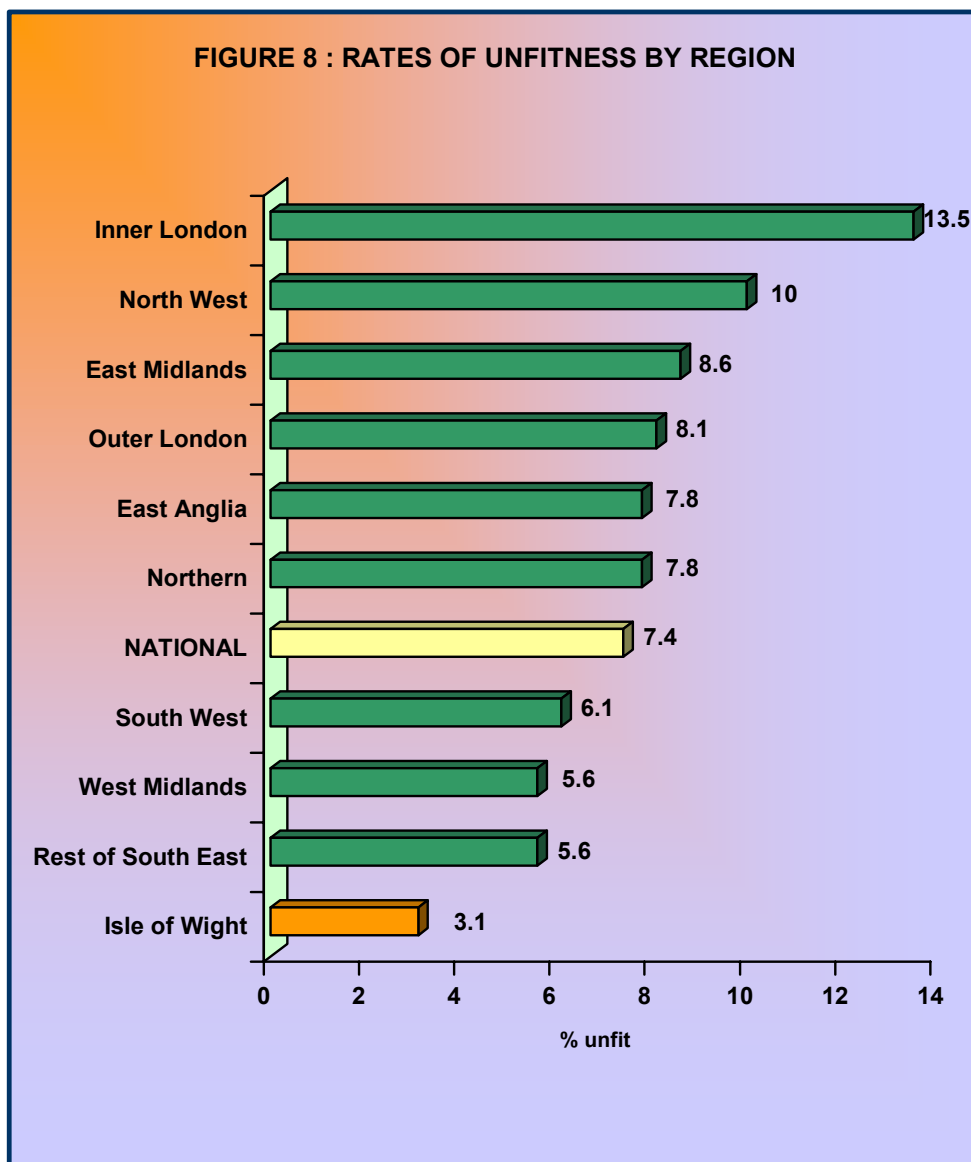
- 6.3 Within these definitions, 42769 dwellings (93.4%) can be regarded as in satisfactory condition. The remaining 3001 dwellings (6.6%) are in unsatisfactory condition due to unfitness and/or disrepair.
- 6.4 Within the unsatisfactory housing stock, 1429 dwellings or 48% were assessed as unfit. The remaining 1572 dwellings or 52% while not unfit were unsatisfactory due to disrepair. These figures equate to an overall rate of unfitness of 3.1% and a rate of disrepair outside of unfitness of 3.4%.



Private housing problems are therefore in two discernable components. The first is a remaining core of older unfit housing; the second is a pool of dwellings, which while not unfit experience

disrepair. Preventative action will be required to reduce the high risk of such dwellings falling into unfitness.

- 6.5 A rate of 3.1% for unfit housing is lower than the national average of 7.4% and lower than the comparable average for South-East England of 5.6%.



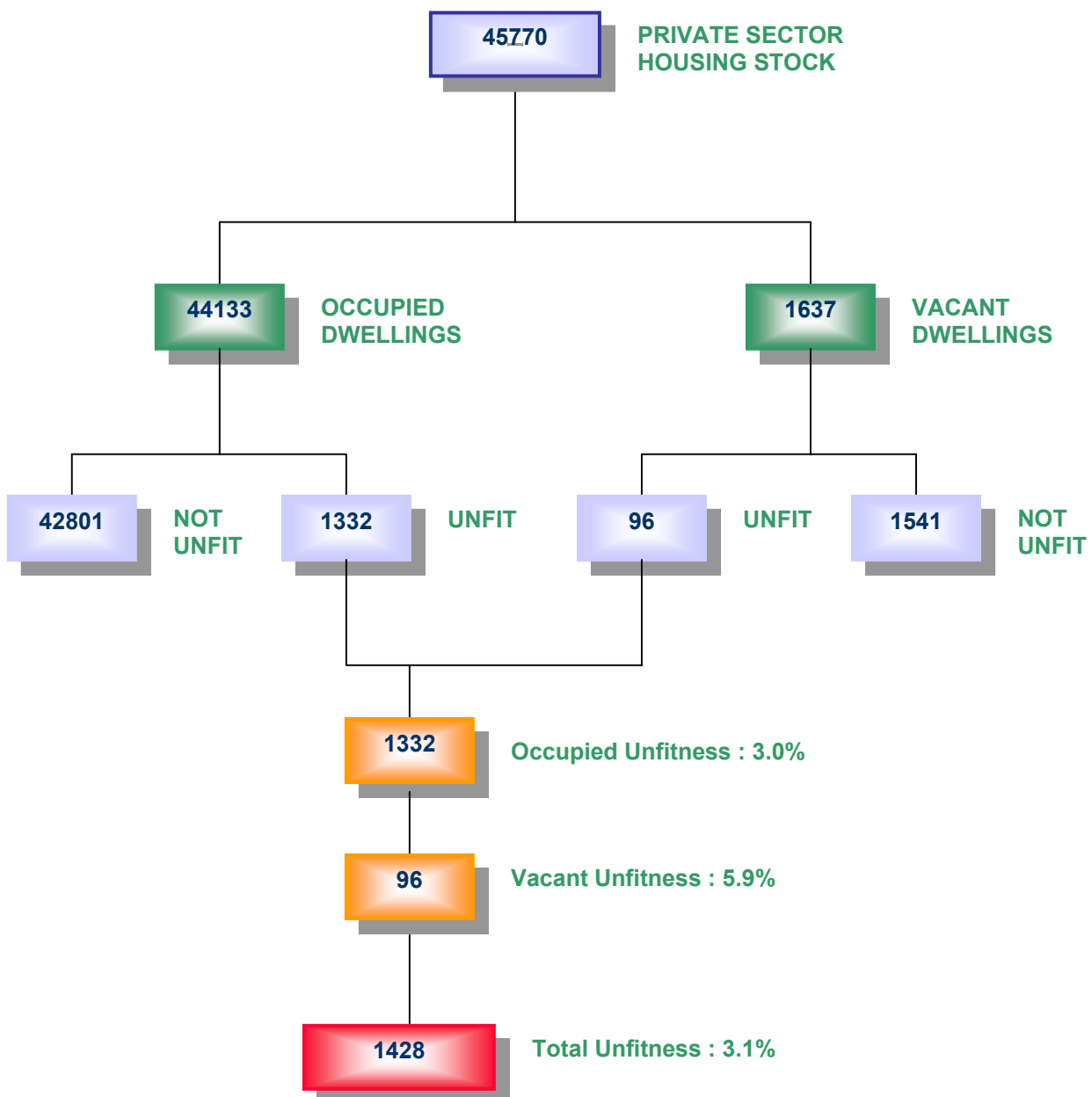
Source: *Isle of Wight House Condition Survey 2002*
English House Condition Survey 1996

- 6.6 Comparisons above relate to national survey data collected in 1996. Evidence from our own research nationally over the past 5 years would indicate a consistent downward movement in Regional and National unfitness levels. For example, recent surveys in the cities of Liverpool and Salford indicate rates of unfitness of 8.6% and 6.8% respectively against a North-West regional average of 10% in 1996. Information will shortly become available from the 2001 English National House Condition Survey. This will permit a more accurate benchmarking of the Isle of Wight survey.
- 6.7 The remainder of this report examines the extent and nature of local housing problems in more detail.

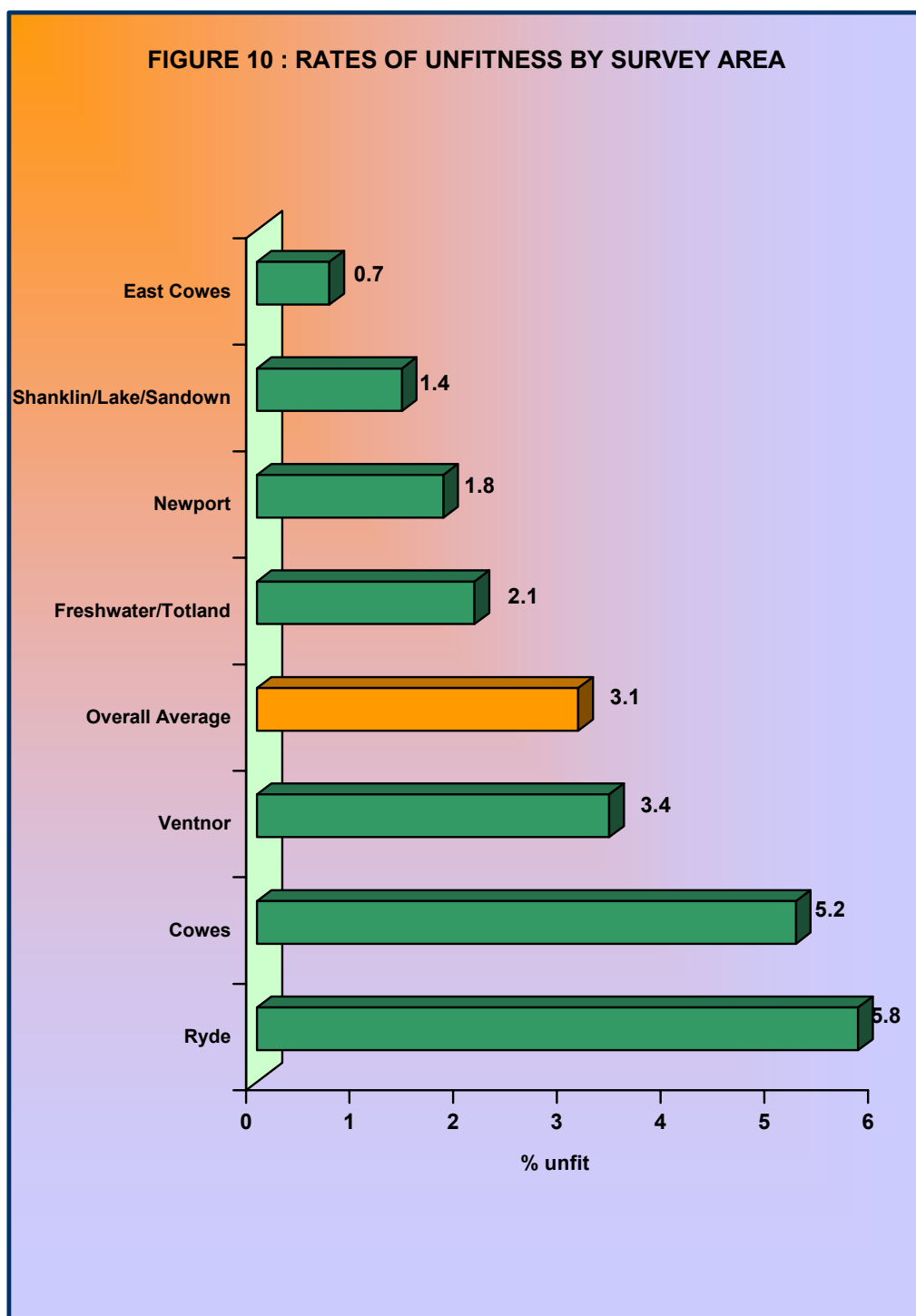
7.0 HOUSING UNFITNESS

7.1 The survey estimates that 1428 private sector dwellings fail the standard of Fitness for Habitation representing 3.1% of all private dwellings across the seven identified areas. 1332 unfit dwellings (93.2%) were occupied at the time of survey; the remaining 96 unfit dwellings were vacant (6.8%).

FIGURE 9 : PRIVATE SECTOR HOUSING – FITNESS FRAMEWORK



7.2 Rates of unfitness vary significantly across the seven identified areas ranging from 0.7% in East Cowes to 5.8% in Ryde. Unfitness rates are also above average in Cowes (5.2%) and Ventnor (3.4%).



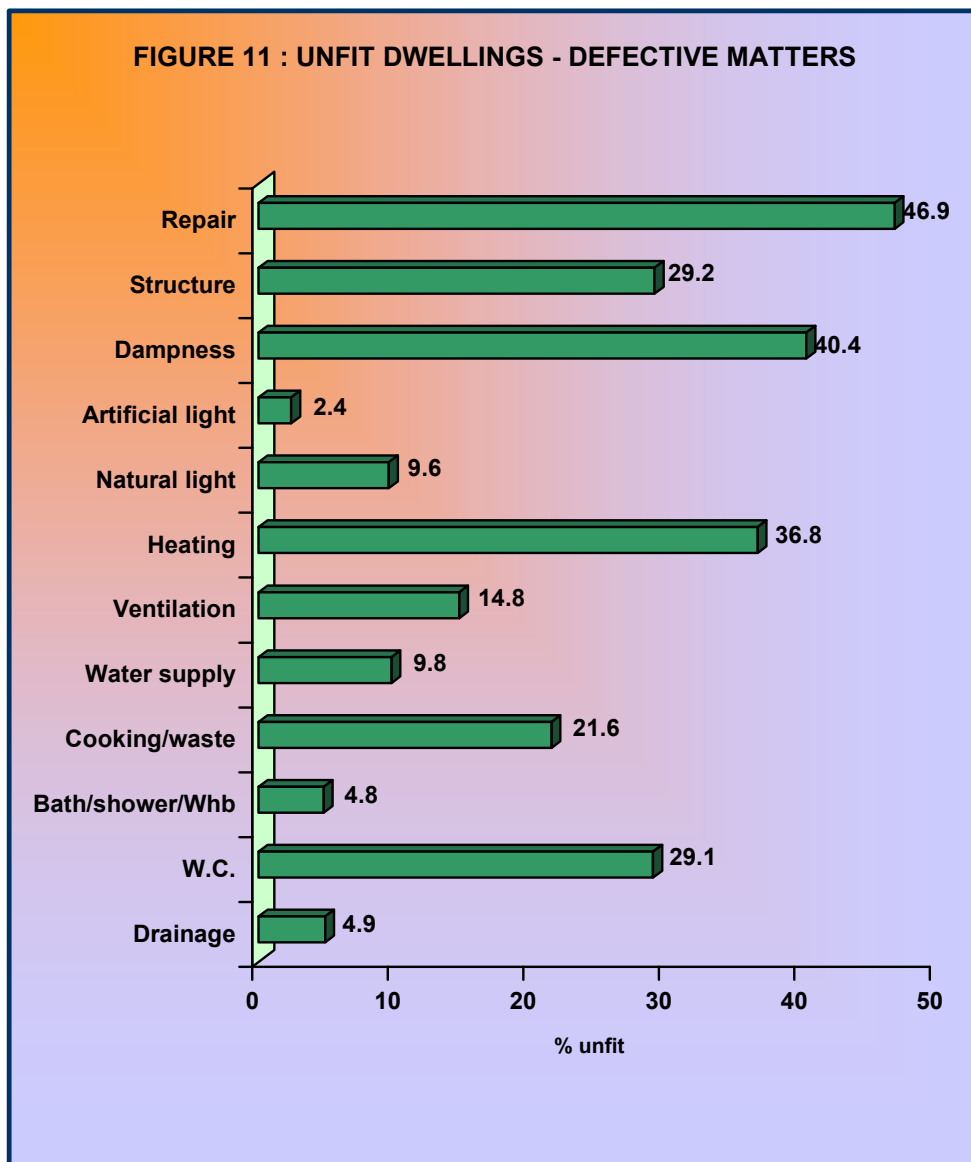
7.3 Unfit dwellings are not evenly distributed across the housing stock but are concentrated in particular sectors:

- ***The majority of unfit dwellings are occupied (1332 dwellings – 93.2%) although the highest relative rates of unfitness are associated with the vacant housing stock. 96 vacant dwellings were assessed as unfit representing 5.9% of all vacant dwellings.***
- ***795 owner-occupied dwellings are unfit representing 55.6% of all unfit dwellings and a rate of unfitness for the sector of 2.2%. The private-rented sector exhibits the highest relative problems with a rate of unfitness of 11.0%.***
- ***Unfitness is strongly related to dwelling age and in particular dwellings constructed pre-1919. 932 dwellings constructed pre-1919 were assessed as unfit representing 65% of all unfit dwellings and 7.6% of all dwellings constructed pre-1919. Rates of unfitness are also above average for inter-war housing at 4.7%.***
- ***Rates of unfitness are higher for converted flats and older traditional terraced houses.***

7.4 The majority of unfit dwellings, 720 dwellings (50.4%) are defective on one item of the Fitness Standard. An additional 292 unfit dwellings (20.4%) are defective on two items of the Standard with the remaining 417 unfit dwellings (29.2%) exhibiting three or more defects.

TABLE 4 : RATES OF UNFITNESS BY HOUSING SECTOR				
HOUSING SECTOR	TOTAL HOUSING STOCK	UNFIT DWELLINGS.....		
		NUMBER	% OF ALL UNFIT DWELLINGS	% RATE OF UNFITNESS
	<i>Dwgs</i>	<i>Dwgs</i>	<i>%</i>	<i>%</i>
DWELLING OCCUPANCY				
Occupied	44133	1332	93.2	3.0
Vacant	1637	96	6.8	5.9
DWELLING TENURE				
Owner-Occupied	35638	795	55.7	2.2
Private-Rented	3784	417	29.2	11.0
RSL	4670	120	8.4	2.6
Vacant	1637	96	6.8	5.9
Unobtainable/Other	42	0	0.0	0.0
DATE OF CONSTRUCTION				
Pre-1919	12240	932	65.2	7.6
1919-1944	6604	314	22.0	4.7
1945-1964	8492	97	6.8	1.1
Post-1964	18434	86	6.0	0.5
DWELLING TYPE				
Terraced House	10086	392	27.4	3.9
Semi Detached House	12900	485	33.9	3.7
Detached House	13898	297	20.8	2.1
Converted Flat	2673	227	15.9	8.5
Purpose-Built Flat	5870	28	2.0	0.5
Non residential + dwelling	206	0	0.0	0.0
ALL SECTORS	45770	1428	100.0	3.1

7.5 The primary reasons for unfitness are repair and dampness affecting 47% and 40% of all unfit dwellings respectively. This is not surprising where 87% of all unfit dwellings were constructed pre-1945. Other factors are significant locally including heating (37%) , structural stability (29%) and unsatisfactory w.c. provision (29%).



7.6 The costs to remedy unfitness can vary depending upon the extent of the solution and can range from minimum patch and mend approaches to longer term dwelling retention within the housing stock over 10 year and 30 year periods. Minimum costs to repair and make fit, unfit dwellings are estimated at £6.29M at an average cost of £4400 per dwelling. To make unfit dwellings fit and to retain within the housing stock in good condition over a 10 year period will incur total costs of £17.41M, averaging £12,187 per dwelling.

7.7 Basic costs to make fit vary within the housing stock. These indicate higher average costs in owner-occupied dwellings (£5,178) and in the pre-1919 housing stock (£5,729). Geographically, 56% of outstanding expenditure on unfit dwellings is associated with the Ryde area. Within the housing

stock, investment patterns are dominated by:

- **Occupied dwellings:** £6.04M (96% of total costs)
- **Owner-Occupied dwellings:** £4.11M (65% of total costs)
- **Pre-1919 housing:** £4.78M (76% of total costs)
- **Ryde:** £3.51M (56% of total costs)

TABLE 5: UNFIT DWELLINGS – COST TO MAKE FIT WITH SHORT LIFE RETENTION BY SECTOR

HOUSING SECTOR	UNFIT DWELLINGS	AVERAGE COST	TOTAL COST	% OF TOTAL COST	COMPREHENSIVE REPAIR COST
	<i>Dwgs</i>	£	£ M	%	£M
DWELLING OCCUPANCY					
Occupied	1332	4537	6.04	96.0	16.13
Vacant	96	2578	0.25	4.0	1.28
DWELLING TENURE					
Owner-Occupied	793	5176	4.11	65.3	10.47
Private-Rented	417	3407	1.42	22.6	4.60
RSL	120	4230	0.51	8.1	1.08
Vacant	96	2558	0.25	4.0	1.28
Unobtainable/Other	0	0	0	0.0	0.00
DATE OF CONSTRUCTION					
Pre-1919	932	5129	1.78	76.0	12.22
1919-1944	314	2515	0.79	12.6	3.29
1945-1964	97	4770	0.46	7.3	0.97
Post-1964	86	3025	0.26	4.1	0.93
SURVEY AREA					
Cowes	251	3142	0.79	12.6	3.65
East Cowes	21	5410	0.11	1.7	0.26
Freshwater/Totland	91	4387	0.40	6.3	1.21
Newport	171	4028	0.69	11.0	1.37
Ryde	653	5378	3.51	55.8	8.27
Shanklin/Lake/Sandown	129	3827	0.49	7.8	1.78
Ventnor	112	2607	0.29	4.6	0.87
ALL SECTORS	1428	4403	6.29	100	17.41