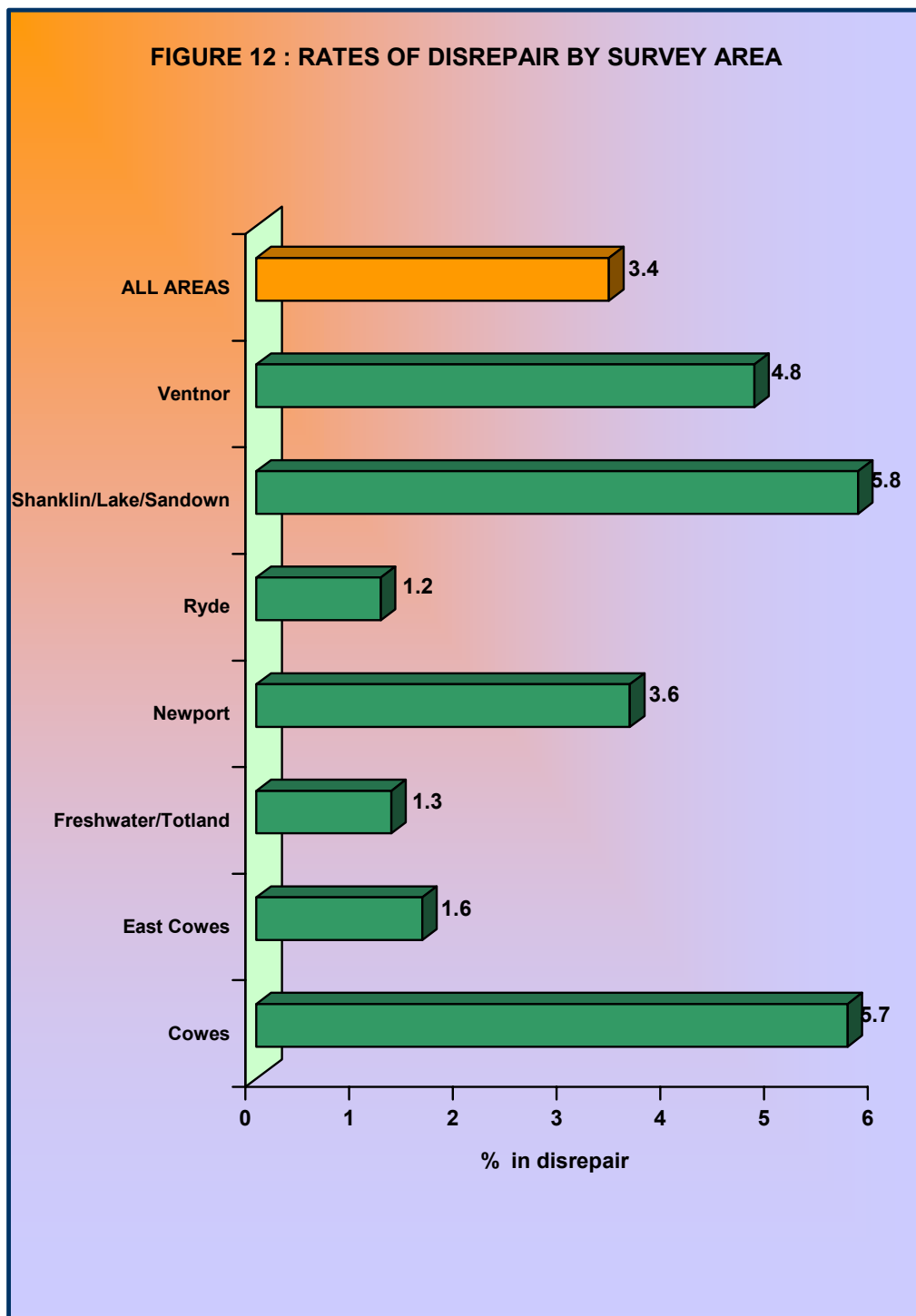


8.0 HOUSING DISREPAIR

- 8.1 In addition to unfitness, 1572 dwellings while not unfit experience disrepair. These represent 3.4% of private housing stock across the seven identified areas. Given the strong relationship between unfitness and disrepair these dwellings must be regarded as 'at risk' of future deterioration in condition.
- 8.2 Dwelling disrepair is typically associated with pre-war owner-occupied housing and is over-represented in the Cowes, Newport, Shanklin/Lake/Sandown areas:
- ▶ **Owner-occupied dwellings comprise 1162 dwellings in disrepair representing 74% of all such dwellings.**
 - ▶ **Pre-war housing comprises 60% of all dwellings in disrepair, representing 947 dwellings.**
 - ▶ **Cowes, Newport, Shanklin/Lake/Sandown account for 75% of all dwellings in disrepair.**
- 8.3 The average minimum cost to repair a dwelling in disrepair is estimated at £3307 resulting in a total expenditure requirement of £5.20M.

TABLE 6: RATES OF DISREPAIR BY HOUSING SECTOR				
HOUSING SECTOR	TOTAL HOUSING STOCK	DWELLINGS IN DISREPAIR.....		
		NUMBER	% OF ALL DWELLINGS IN DISREPAIR	% RATE OF DISREPAIR
	<i>Dwgs</i>	<i>Dwgs</i>	<i>%</i>	<i>%</i>
DWELLING OCCUPANCY				
Occupied	44133	1474	93.8	3.3
Vacant	1637	98	6.2	6.0
DWELLING TENURE				
Owner-Occupied	35638	1162	73.9	3.3
Private-Rented	3784	131	8.3	3.5
RSL	4070	181	11.5	3.9
Vacant	1637	98	6.2	6.0
Unobtainable/Other	42	0	0.0	0.0
DATE OF CONSTRUCTION				
Pre-1919	12240	619	39.4	5.1
1919-1944	6604	328	20.9	5.0
1945-1964	8492	262	16.7	3.1
Post-1964	18433	364	23.0	2.0
LOCATION				
Cowes	4833	276	17.6	5.7
East Cowes	2896	46	2.9	1.6
Freshwater/Totland	4270	56	3.6	1.3
Newport	9676	351	22.3	3.6
Ryde	11283	135	8.6	1.2
Shanklin/Lake/Sandown	9470	549	34.9	5.8
Ventnor	3342	160	10.2	4.8
ALL SECTORS	45770	1572	100.0	3.4



9.1 To illustrate investment requirements within the private housing sector the housing stock can be sub-divided into three categories.

CATEGORY 1: UNFIT DWELLINGS	CATEGORY 2: DWELLINGS IN DISREPAIR	CATEGORY 3: GOOD CONDITION
These dwellings can be addressed through a range of statutory action and grant / loan mechanisms at both individual dwelling and area based scales.	These dwellings while not unfit are at risk of deterioration into unfitness. Statutory mechanisms are limited to Repairs Notice (Section 190) but normal support action is through Home Repairs Assistance.	These dwellings are not unfit and not in disrepair. While generally in good condition some minor works of routine maintenance may be required.
Dwellings : 1429 Average Cost : £4420 Total Cost : £6.29M	Dwellings : 1572 Average Cost : £3307 Total Cost : £5.20M	Dwellings : 42769 Average Cost : £1848 Total Cost : £79.07M

9.2 Combined investment requirements across all condition categories are estimated at £90.56M.

Figure 13: Repair Costs by Condition Category

