

## 1.0 INTRODUCTION

- 1.1 This report presents the findings of a comprehensive survey of housing conditions in the private housing sector in seven identified areas across the Isle of Wight. Survey information applies to dwellings from all private tenure sectors including those which are owner-occupied, rented privately, tied to a persons employment and registered social landlords. The study has been conducted on behalf of The Isle of Wight Council by DAP Consultancy; a division of David Adamson & Partners Ltd.
- 1.2 The study has involved a sample of 1400 private sector dwellings; representing 3% of all private dwellings in the seven identified areas. The aim of this report is to provide a concise synopsis of the main findings of the survey programme and to review the issues emerging as they impact on private housing strategy.
- 1.3 The views expressed in this report are those of the Consultants and do not necessarily reflect the official views of The Isle of Wight Council.

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**Director**  
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## 2.0 SURVEY METHOD AND RESPONSE

- 2.1 The survey programme was designed to meet the following objectives:
- ▶ *To measure the current condition of private sector housing as an up-to-date and objective guide to housing strategy development over the next five years.*
  - ▶ *To measure and compare housing conditions for seven identified sub-areas, permitting objective decisions on resource allocation based on identified need.*
  - ▶ *To compare local housing conditions with national and regional findings from the English House Condition Survey programme.*
- 2.2 The survey was designed and implemented within national guidelines recommended by ODPM for local house condition surveys. This has involved the physical inspection of a sample of 1400 private sector dwellings and the completion of a short interview with occupying households. Copies of the survey questionnaire are attached at Appendix C. The physical house condition survey has embraced housing conditions and statutory housing standards, home energy efficiency and potential changes to national housing standards embodied within the Housing Health and Safety Rating System. Household interviews have included information on the socio-economic circumstances of private sector households, special housing needs with regard to illness and/or disability and household attitudes to housing and local community issues.
- 2.3 The sample of dwellings included in the House Condition Survey was selected at random from the computerised Council Tax address listing. A sample of 2200 addresses was selected with the aim of achieving survey information at 1400 addresses. The completed sample size of 1400 represents 3% of a total of 45770 private dwellings in the seven identified areas. In recognition of local objectives the sample was extracted geographically permitting reporting across the seven identified areas.
- 2.4 Response rates within the issued sample were high. Full survey information was obtained in 1378 dwellings representing an effective survey rate of 63%. 240 households (10.9%) refused to participate in the survey programme with access unachievable in an additional 564 dwellings (25.6%). 18 addresses were excluded from the survey as they were no longer effective dwellings.
- 2.5 The completed sample represents a broad cross-spectrum of private sector housing and generates a high level of accuracy and statistical confidence. Sampling errors associated with survey estimates are presented in Appendix B.

2.6 Study areas for the survey were defined in association with Council officers to reflect suspected variations in housing composition, quality and condition. Using ward boundaries, seven areas were identified, comprising:

- **Cowes**
- **East Cowes**
- **Freshwater/Totland**
- **Newport**
- **Ryde**
- **Shanklin/Lake/Sandown**
- **Ventnor**

## 3.0 MEASUREMENT OF HOUSING CONDITIONS

3.1. In house condition surveys it is traditional to describe the physical condition of the private sector housing stock in terms of two basic indicators: Dwelling Unfitness and Disrepair.

3.2. **UNFITNESS:** For the purpose of the survey the standard of fitness applied was that defined in Section 604 of the Housing Act 1985 as amended by Schedule 9, Local Government and Housing Act 1989. A dwelling house is fit for human habitation unless, in the opinion of the local Housing Authority, it fails to meet one or more of the following requirements and by reason of that failure, is not reasonably suitable for occupation:

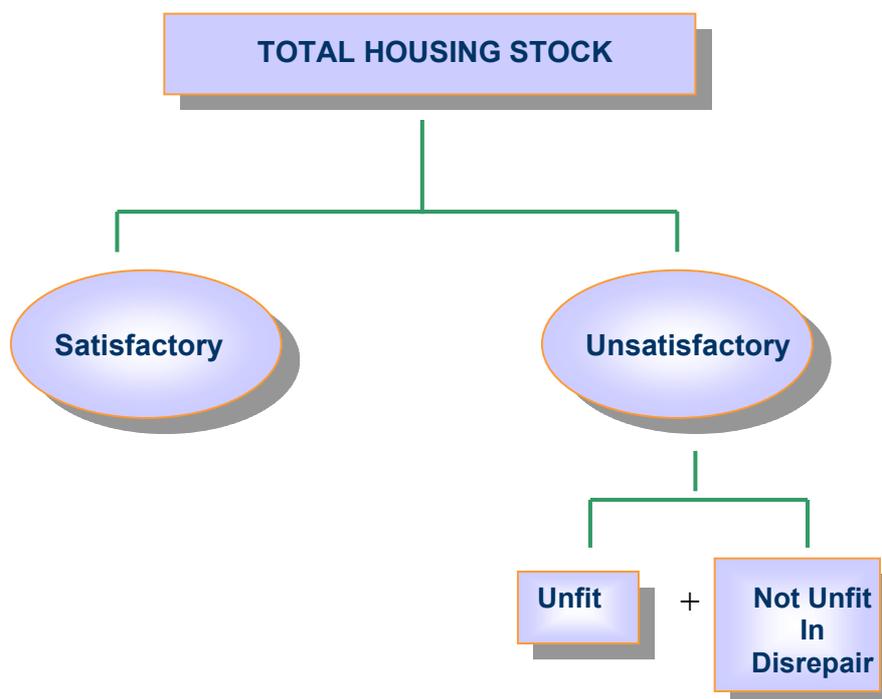
- **it is structurally stable;**
- **it is free from serious disrepair;**
- **it is free from dampness prejudicial to the health of occupants;**
- **it has adequate provision for lighting, heating and ventilation;**
- **it has an adequate piped supply of wholesome water;**
- **there are satisfactory facilities in the dwelling house for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water;**
- **it has a suitably located water closet for the exclusive use of the occupants;**
- **it has, for the exclusive use of the occupants, a suitably located fixed bath or shower and wash hand basin each of which is provided with a satisfactory supply of hot and cold water;**
- **it has an effective system for the drainage of foul, waste and surface water.**

3.3. **DISREPAIR:** Disrepair in fit dwellings can be dealt with under Section 190 of the Housing Act 1985 and also for unfit dwellings under Section 189. In the English House Condition Survey 1991 a single measure to summarise the extent of disrepair was created. This places dwellings into bands according to their condition, and is based on a combination of both cost to make fit and the cost to bring properties up to a reasonable standard of repair.

Based on this approach, and on subsequent developments within the national house condition survey programme dwellings in disrepair for the purposes of this survey have been defined as those dwellings requiring comprehensive repairs costing over £10,000.

3.4 These indicators provide the following framework for house condition analysis.

FIGURE 1: THE FRAMEWORK FOR HOUSE CONDITION MEASUREMENT



3.5 Using the indicators of housing condition outlined above the survey examines housing problems in a number of different ways. These include:

1. **UNFIT DWELLINGS** - The number, or percentage of dwellings failing the Fitness Standard. These dwellings may also be in disrepair.
2. **DWELLINGS LACKING AMENITIES** - The number, or percentage of dwellings lacking at least one of the five standard amenities. These comprise a fixed bath or shower in a bathroom, an internal W.C., a wash-hand basin, a kitchen sink and a permanent supply of hot and cold water to a bath, wash-hand basin and kitchen sink. These dwellings are also unfit under the Fitness Standard. The survey also examines a range of new and alternative amenities including home safety and security, insulation and central heating.
3. **DWELLINGS IN DISREPAIR** - The number, or percentage of dwellings requiring comprehensive repairs costing over £10,000.
4. **REPAIR COSTS** - Dwellings are also described according to the actual costs (£'s) to make fit and to return to a reasonable standard of repair.
5. **UNSATISFACTORY DWELLINGS** - The number, or percentage of dwellings that are unfit and/or in disrepair.

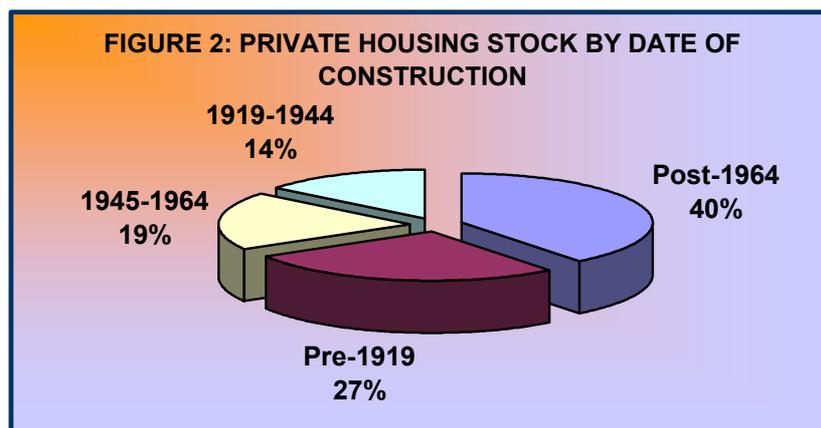
- 3.6 To maximise the value of the survey programme for future Council Planning the survey has also addressed the performance of the private sector housing stock against the 'Decent Homes' Standard and within the Housing Health and Safety Rating System.

## 4.0 PRIVATE SECTOR HOUSING STOCK

- 4.1 The seven identified areas contain an estimated 45770 private dwellings. At the time of survey, 44133 dwellings were occupied (96.4%), the remaining 1637 dwellings (3.6%) were vacant. Private housing offers a diverse profile by age, type and tenure.

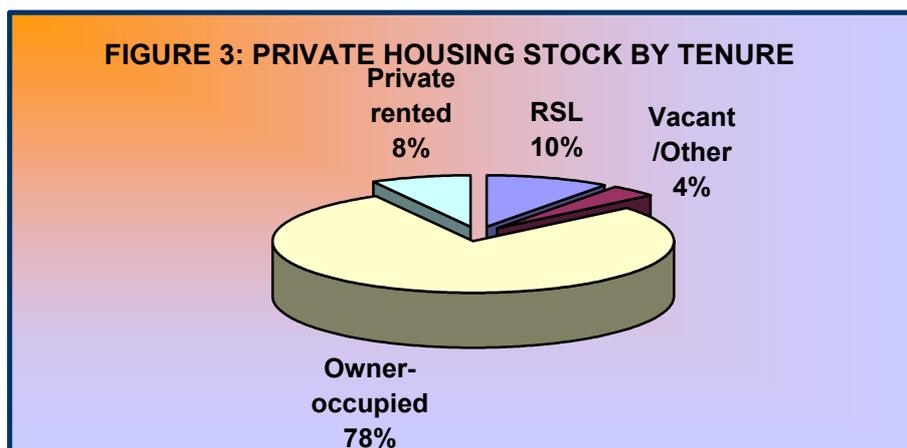
### DATE OF CONSTRUCTION

- 4.2 Private sector housing is almost equally split between pre and post second world war construction. 12240 dwellings (26.7%) were constructed pre-1919 with a further 6604 dwellings (14.4%) constructed in the inter-war period (1919-1944). 26925 dwellings (58.9%) were constructed post-1945. Within this group 10489 dwellings, or 39% were constructed post-1976.



### DWELLING TENURE

- 4.3 Owner-occupation is the predominant form of private tenure accounting for 35638 dwellings (77.9%). Dwellings rented from a private landlord account for 3784 dwellings (8.3%) with those rented from Registered Social Landlords (RSL's) accounting for an additional 4670 dwellings, or 10.2%. 1637 dwellings (3.6%) were vacant at time of survey while tenure was unobtainable in 42 dwellings (0.1%).



**DWELLING TYPE**

4.4 Private housing is typically of low-rise traditional design. 10087 dwellings (22.1%) are terraced in configuration with a further 26799 dwellings semi-detached or detached (58.6%). Flats represent 8749 dwellings or 19.1%. The majority of these are purpose built.

**VARIATIONS IN HOUSING COMPOSITION**

4.5 National research has firmly established that the poorest housing conditions in the private sector are concentrated in the oldest housing stock and in the private rented sector. Variations in the distribution of private housing by age and tenure may therefore prove significant in determining differential needs for private housing investment.

4.6 Pre-1919 housing, which averages 27% of total private housing stock across the seven identified areas, is above average in the Cowes and Ryde survey areas where it exceeds 30% of total housing stock, and in the Ventnor area where 52% of private housing is of pre-1919 construction. Inter-war housing is above average in the Ryde and Shanklin/Lake/Sandown areas. Private rented housing is fairly evenly distributed across the seven identified areas but has the highest numerical concentration in Ryde and in Shanklin/Lake/Sandown.

TABLE 1: TENURE AND HOUSING AGE VARIATIONS BY SURVEY AREA						
SURVEY AREA	Pre 1919 Housing Stock		Inter War Housing Stock		Private-rented Housing Stock	
	No	%	No	%	No	%
Cowes	1653	34.2	452	9.4	325	6.7
East Cowes	780	26.9	104	3.6	135	4.7
Freshwater/Totland	299	7.0	501	11.7	272	6.4
Newport	2791	28.8	1235	12.8	635	6.6
Ryde	3495	31.0	2116	18.8	907	8.0
Shanklin/Lake/Sandown	1484	15.7	1924	20.3	1153	12.2
Ventnor	1738	52.0	271	8.1	357	10.7
<b>ALL AREAS</b>	<b>12240</b>	<b>26.7</b>	<b>6604</b>	<b>14.4</b>	<b>3784</b>	<b>8.3</b>

4.7 Dwelling occupancy was assessed across the occupied housing stock. 43739 occupied dwellings (99%) are in single family occupation; the remaining 395 dwellings (1%) are in shared or multiple occupation. Against the small incidence of multiple occupation survey estimates should be treated with caution. Ventnor contains the largest number of dwellings in multiple occupation – estimated at 121 dwellings or 31% of the total. Higher concentrations are also found in Cowes and Newport, which together account for 39% of dwellings in multiple occupation.

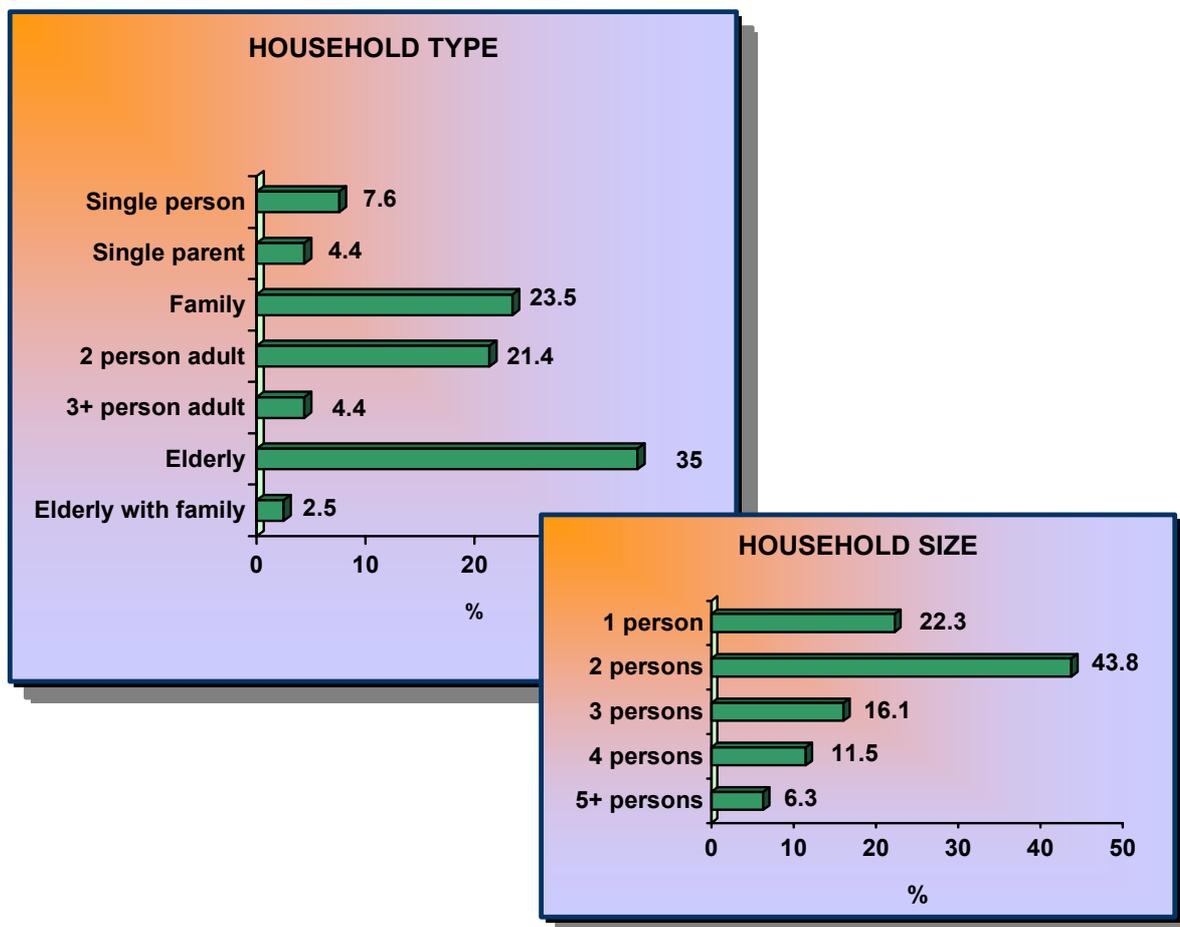
## 5.0 PRIVATE SECTOR HOUSEHOLDS AND POPULATION

### HOUSEHOLD TYPE AND SIZE

5.1 The effective housing stock of 45770 dwellings contains an estimated 44134 households and a private household population of 105172 persons. Average household size is estimated at 2.38 persons. Small households predominate. 9843 households (22.3%) are single person in size, an additional 19313 households (43.8%) are two person in size. Only 2774 households (6.3%) contain five or more persons. The most common household types are:

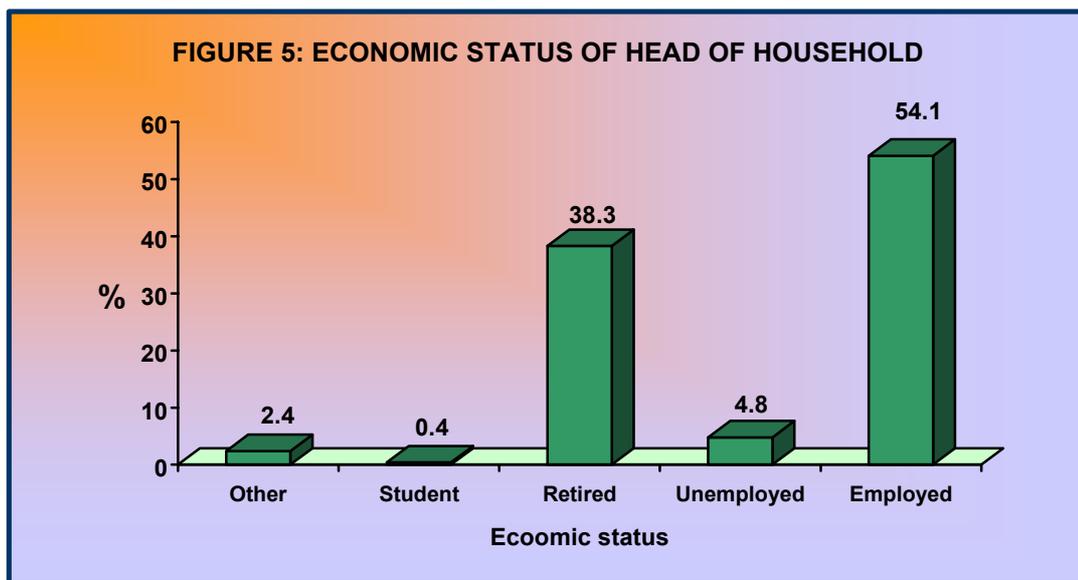
- ▼ **Elderly** : **16560 households (37.5%)**
- ▼ **Small Family** : **8393 households (19.0%)**
- ▼ **Two Person Adult** : **9465 households (21.4%)**

FIGURE 4: PRIVATE HOUSEHOLDS BY SIZE AND TYPE



### ECONOMIC CIRCUMSTANCES

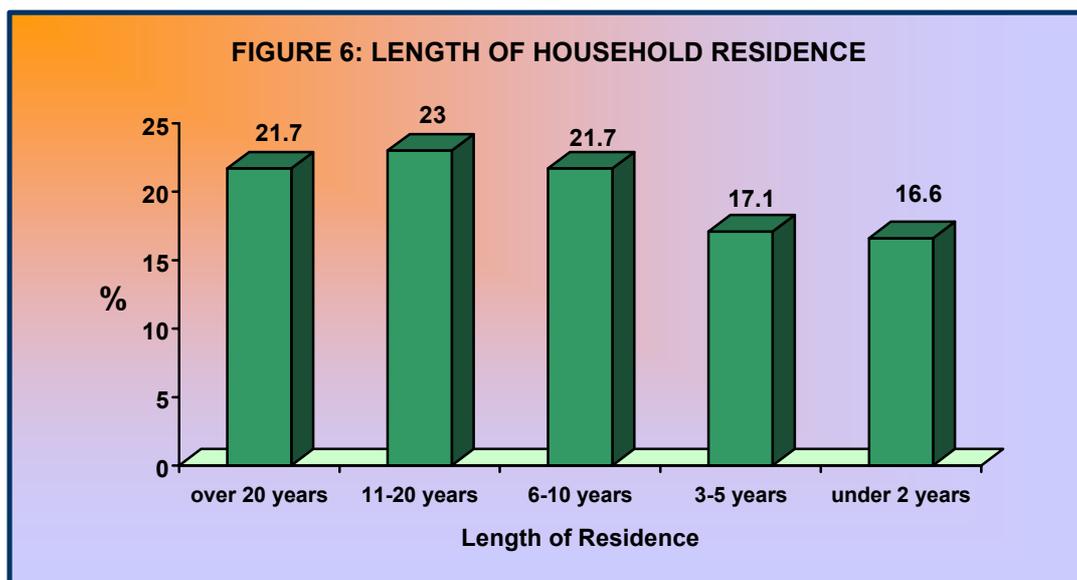
5.2 Rates of economic activity within the private housing sector are mixed and influenced by the demographic profile of private households. 23887 households (54.1%) are headed by a head of household in full or part-time employment. In 2103 households (4.8%) the head of household is unemployed and in 16899 households (38.3%) the head of household is economically retired.



5.3 7377 households (16.7%) are in receipt of some form of means tested benefit; 7878 working households (17.9%) have an annual head of household income of under £8,000.

**RESIDENTIAL STABILITY**

5.4 Private households exhibit a high degree of residential stability. 19683 households (44.7%) have been resident in their current dwelling over 10 years. Of these households, 9552 households, or 48% have been resident over 20 years. 37691 households (85.4%) have no intention to move within the next two years, only 2252 households (5.1%) expressed a definite intention to move.



**HOUSEHOLD VARIATIONS**

- 5.5 Significant variations in socio-economic conditions exist between the main tenure groups and identified survey areas. Such variations will again impact on future investment decisions within the private housing sector.
  
- 5.6 Within tenures, the private-rented and RSL sectors score above average on the majority of indicators of socio-economic stress. The private-rented sector is characterised by a younger, single person household structure with above average unemployment and low incomes. The Rsl sector exhibits an older household structure and higher rates of economic retirement. The private-rented sector exhibits a high level of residential instability.
  
- 5.7 Variations in socio-economic conditions are more diverse between areas. Economically the Ryde area exhibits the worst relative profile with 32% of households on incomes below £8000, and 23% in receipt of means tested benefit.

# PRIVATE SECTOR HOUSE CONDITION SURVEY 2002

**TABLE 2: SOCIO-ECONOMIC INDICATORS BY SURVEY AREA**

SOCIO-ECONOMIC INDICATORS	ALL HOUSEHOLDS	SURVEY AREA.....						
		Cowes	East Cowes	Freshwater /Totland	Newport	Ryde	Shanklin/ Lake/ Sandown	Ventnor
	%	%	%	%	%	%	%	
HOH Aged under 25	1.7	0.8	0.0	1.4	0.8	2.0	1.4	6.6
HOH Aged over 65	33.5	32.9	31.0	47.3	25.0	34.1	34.9	37.4
Single Person household	7.6	6.4	12.2	2.2	7.4	7.4	8.3	11.1
Single Parent Family	4.4	5.2	3.9	5.0	5.9	2.9	4.5	2.8
Elderly household	35.0	40.0	29.4	47.3	23.4	37.8	37.1	35.5
HOH Unemployed	4.8	3.8	5.5	3.5	4.4	6.9	3.4	4.6
HOH Retired	38.3	42.6	36.5	48.8	31.8	35.8	39.3	44.9
HOH Income under £8,000	17.9	6.4	1.5	7.3	19.0	31.7	20.7	2.8
Household on means tested benefit	16.7	11.7	17.2	18.3	14.5	22.6	12.6	18.7
Household resident under 3 years	16.6	23.9	32.8	7.2	13.2	12.9	21.1	15.0
Household intends to move	5.1	14.7	6.0	2.9	4.6	1.4	4.8	9.3

TABLE 3: SOCIO-ECONOMIC INDICATORS BY TENURE GROUP				
SOCIO-ECONOMIC INDICATORS	ALL HOUSEHOLDS	TENURE SECTOR .....		
		Owner-Occupied	Private-Rented	RSL
	%	%	%	%
HOH Aged under 25	1.7	0.5	6.9	6.5
HOH Aged over 65	33.5	33.3	24.9	42.3
Single Person household	7.6	5.5	19.5	13.6
Single Parent Family	4.4	2.3	14.0	12.0
Elderly household	35.0	34.9	27.5	42.2
HOH Unemployed	4.8	1.4	13.3	23.7
HOH Retired	38.3	38.6	27.5	45.1
HOH Income under £8,000	17.9	14.1	26.2	39.9
Household on means tested benefit	16.7	8.8	40.1	58.3
Household resident under 3 years	16.6	12.6	41.7	26.6
Household intends to move	5.1	4.2	13.0	6.0