

# Rother District Council Resident Survey and Private Sector HCS

## Presentation of Survey Results

**Scott Lawrence**  
**Opinion Research Services**



## » **Social research company**

- Established in 1988 within University of Swansea
- Spin-out company 1998
- 55 full-time employees

## » **Social researchers and IT staff**

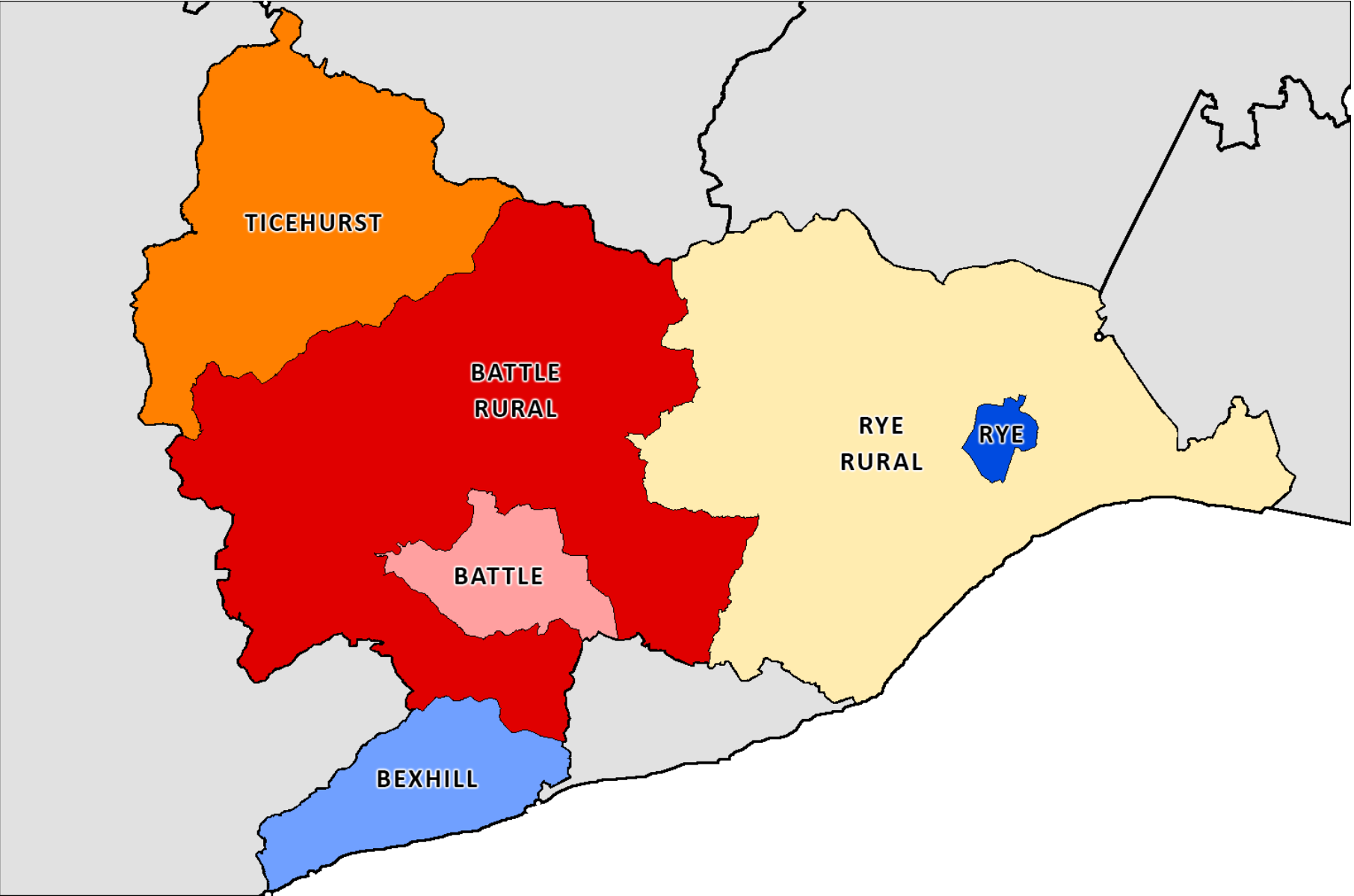
- Social Research Call Centre
- Swansea-based
- 95% public sector work

## » **Specialise in...**

- Health, housing, local government, policing, fire and rescue services
- Surveys and deliberative research

- » **Stock condition survey of the whole of Rother**
  
- » **ORS carried out surveys on 1,078 private dwellings (out of 38,800) across the district between January and May 2017.**
  
- » **Covering:**
  - general characteristics of the dwelling;
  - condition of the internal and external fabric;
  - provision of amenities;
  - compliance with housing health and safety standards;
  - age and type of elements;
  - energy efficiency measures;
  - compliance with the Decent Homes Standard;
  - socio-economic information about the household.

# Study area



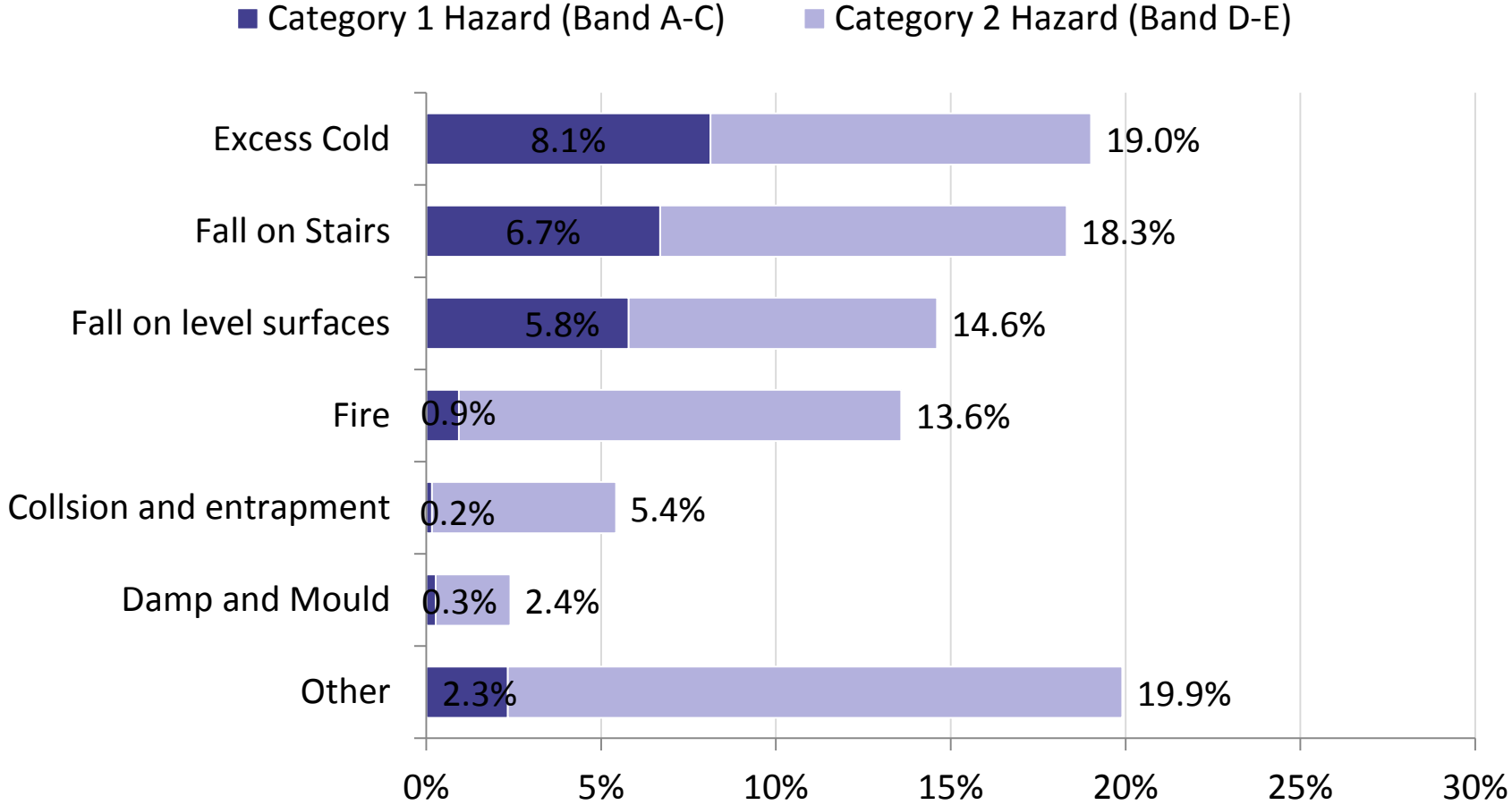


- » Above the national average for proportion of housing built before 1919, and similarly for 1965-80.
- » Nearly half of the private rented sector was constructed pre-1919, with a correspondingly smaller proportion of owner occupied of this age.
- » Exceptionally large proportion of bungalows in the area, alongside fewer terraced and semi-detached houses than the UK average, with more detached properties and flats.
- » Most owner occupation is in bungalows and detached properties, with a large proportion of sizeable properties (footprint over 110 sq. metres) in this sector.
- » Most private rent is flats, along with semi-detached properties, and the majority of rented properties are small, under 50 square metres.
- » Rother's overall level of private rent is slightly higher than the national average, and the areas with the highest proportions of private rent are Bexhill, Rye and Battle Rural.



- » **The legal minimum standard for housing is measured through a Hazard Rating System which covers 29 hazards across 4 main categories outlined below.**
  - » **Physiological Requirements (e.g. damp & mould growth, excess cold, asbestos, carbon monoxide, radon, etc.)**
  - » **Psychological Requirements (crowding and space, entry by intruders, lighting, noise)**
  - » **Protection Against Infection (domestic hygiene, food safety, personal hygiene, water supply)**
  - » **Protection Against Accidents (e.g. falls on the level, on stairs & steps & between levels, electrics, fire, collision).**

# Category 1 and Category 2 Hazards



- » **The most prevalent CAT 1 hazard is Excess Cold, followed by Falls on Stairs and Falls on level Surfaces.**
- » **CAT 1 hazards are more common in rural areas (particularly in Ticehurst), and older dwellings.**
- » **Highest incidence of CAT 1 hazards are found in converted flats, semi-detached and small terraced properties.**
- » **Notably higher CAT 1 hazard rates in the private rented sector, mostly Excess Cold.**



- » **Government policy that everyone should have the opportunity of living in a “decent home”. The Decent Homes Standard contains four broad criteria that a property should:**
  - » **A - be above the legal minimum standard for housing (free from category one hazards), and**
  - » **B - be in a reasonable state of repair, and**
  - » **C - have reasonably modern facilities (such as kitchens and bathrooms) and services, and**
  - » **D - provide a reasonable degree of thermal comfort (effective insulation and efficient heating).**
- » **If a dwelling fails any one of these criteria it is considered to be “non decent”.**

# Incidence of non decency



Reason	Dwellings	Per cent (of non-decent)	Per cent (of stock)	England per cent (EHS 2014)
Category 1 hazard dwellings	7,210	61.3%	18.5%	13.2%
In need of repair	1,860	15.6%	4.8%	4.9%
Lacking modern facilities	30	0.3%	0.1%	1.8%
Poor degree of thermal comfort	6,420	53.7%	16.5%	7.8%
<b><i>Total failures</i></b>	<b>15,520</b>	-	-	-
<b>Total dwellings failing the Decent Homes Standard</b>	<b>11,760</b>	<b>100.0%</b>	<b>30.2%</b>	<b>21.8%</b>

- » Higher incidence of Poor Thermal Comfort than the UK average.
- » Presence of Cat 1 hazards in almost two thirds of non-decent homes.

- » Higher rates of Non-Decency in rural areas (32% vs 29%), with the highest rates found in Ticehurst (42%).
- » Higher incidence of Non-Decency than national average (30% vs 22%).
- » Higher incidence of Poor Thermal Comfort than the UK average (16.5% vs 7.8%).
- » Presence of Cat 1 hazards in almost two thirds of non-decent homes.
- » Pre-1919 properties have very high levels of non-decency (44%).
- » Much higher rates of non-decency in the private rented sector (41% PR vs 28% OO).
- » Around half of all flats are non-decent.

Reason	Tenure – Owned		Tenure – Private Rent		Overall	
	Total Cost (£ million)	Cost per dwelling (£)	Total Cost (£ million)	Cost per dwelling (£)	Total Cost (£ million)	Cost per dwelling (£)
Category 1 hazard dwellings	22.3	4,090	8.7	4,910	30.9	4,290
In need of repair	6.7	5,170	1.7	3,080	8.5	4,540
Poor degree of thermal comfort	11.0	2,450	4.6	2,390	15.6	2,430
Lacking modern facilities	0.2	10,030	0.2	10,030	0.3	10,030
Total (and average per dwelling)	37.0	3,280	12.5	2,940	49.5	3,190

- » Note that there is some crossover between elements, e.g. improving poor degree of thermal comfort will often mitigate Cat 1 excess cold.
- » Improvements to thermal comfort are the cheapest (per property), and also the most commonly needed.

# Energy Efficiency (SAP rating)

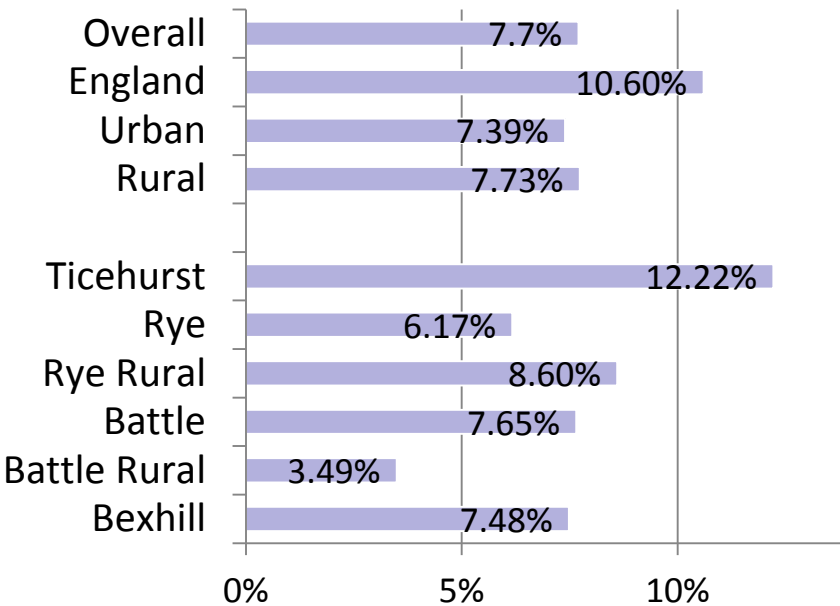


EPC SAP Range Banded	Owner occupied	Private rent	Overall	England (2013-14)
Band A (92-100)	0.1%	0.0%	0.1%	1.0%
Band B (81-91)	0.2%	0.0%	0.2%	
Band C (69-80)	31.9%	18.5%	29.3%	20.9%
Band D (55-68)	43.0%	46.4%	43.7%	52.6%
Band E (39-54)	16.1%	20.4%	16.9%	19.1%
Band F (21-38)	5.4%	6.8%	5.7%	5.0%
Band G (1-20)	3.2%	7.9%	4.1%	1.5%
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.0%</b>

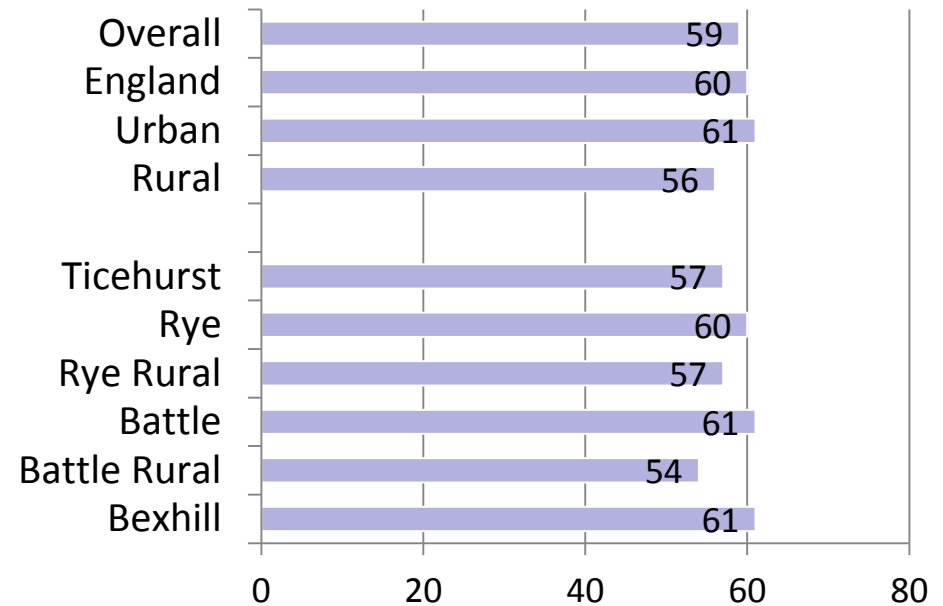
- » Overall SAP scores are close to the national average (Rother 59, England 60)
- » Higher incidence of poor Energy Efficiency in Rural Areas (56 vs 61 for urban).
- » There is a strong correlation between age of properties and poorer SAP scores, with particularly poor scores amongst those built pre-1919 (avg. 49).
- » Higher incidence of poor Energy Efficiency in Private Rented properties generally (avg. 55 vs 60 for OO) , and flats in particular (avg. 52 and 55 for converted and purpose built).

- » **The Low Income High Costs (LIHC) definition of fuel poverty was adopted by the government in 2013. Under the LIHC definition, a household is considered to be fuel poor if:**
  - » **Required fuel costs are above the median level;**
  - » **Spending this amount on fuel costs would leave the household with a residual income below the official poverty line.**

# Fuel poverty and Average SAP rating by area



Incidence of Fuel Poverty



Average SAP rating

- » **73.8% of households in fuel poverty have incomes under £15,000.**
- » **An estimated 7.7% of occupied, private sector dwellings are in fuel poverty within the study area.**
- » **Of all households in fuel poverty: 47% are aged over 65, 37% are over 70.**



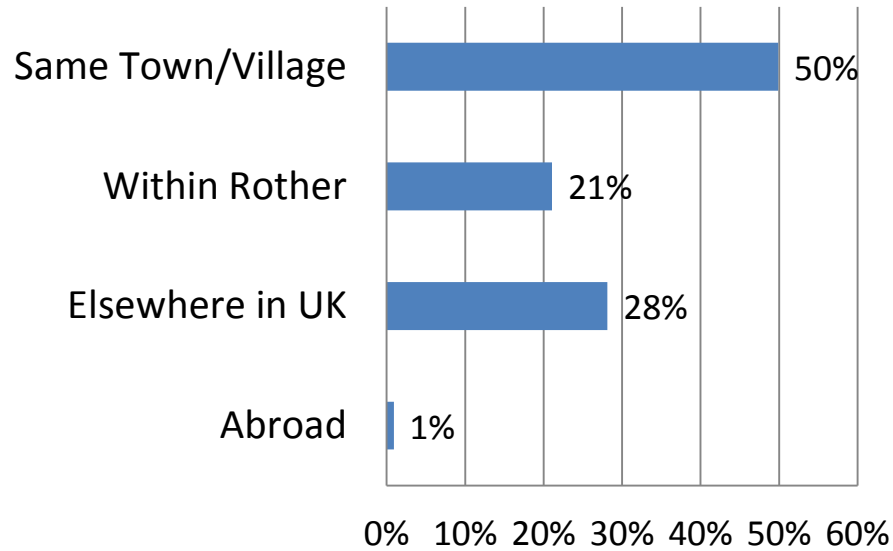


- » **Separate self-completion survey undertaken in tandem with the stock condition survey.**
- » **1,148 completed surveys (of 42,700 households) including responses from social rent.**
- » **Questions on current living situation, future plans to move, possible health needs and income.**

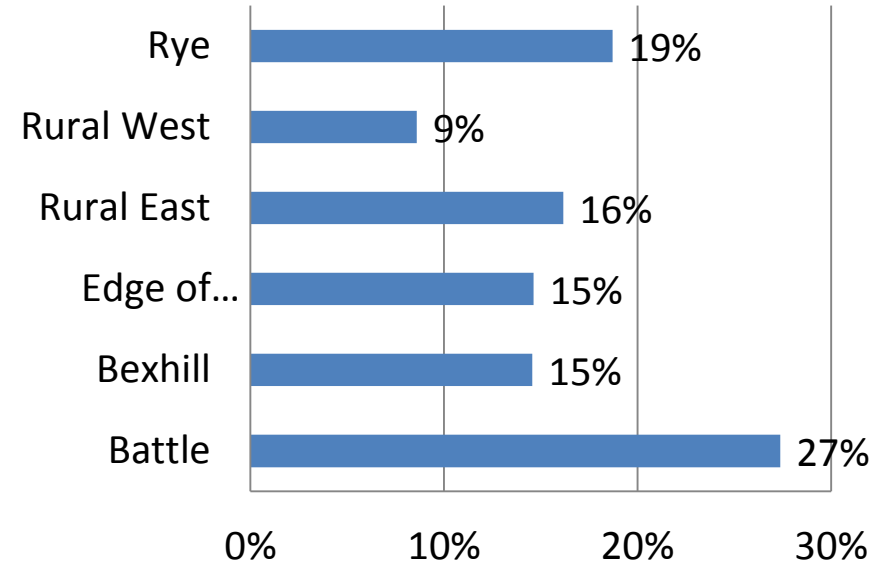
# Of those thinking of moving in the next 3 years



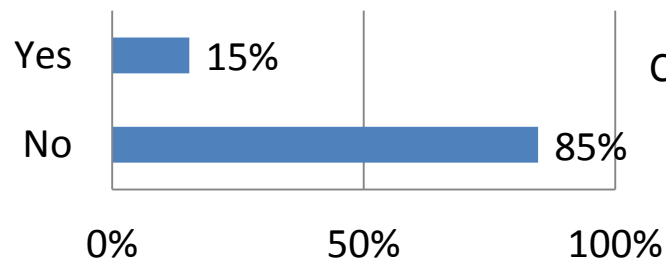
## Of those considering moving



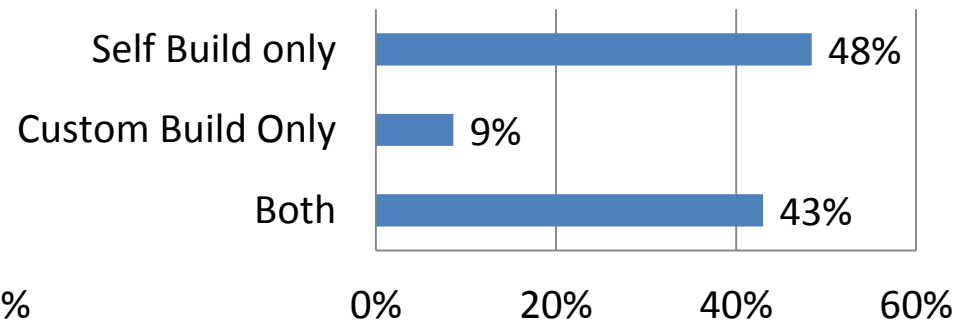
## Within Rother Respondents

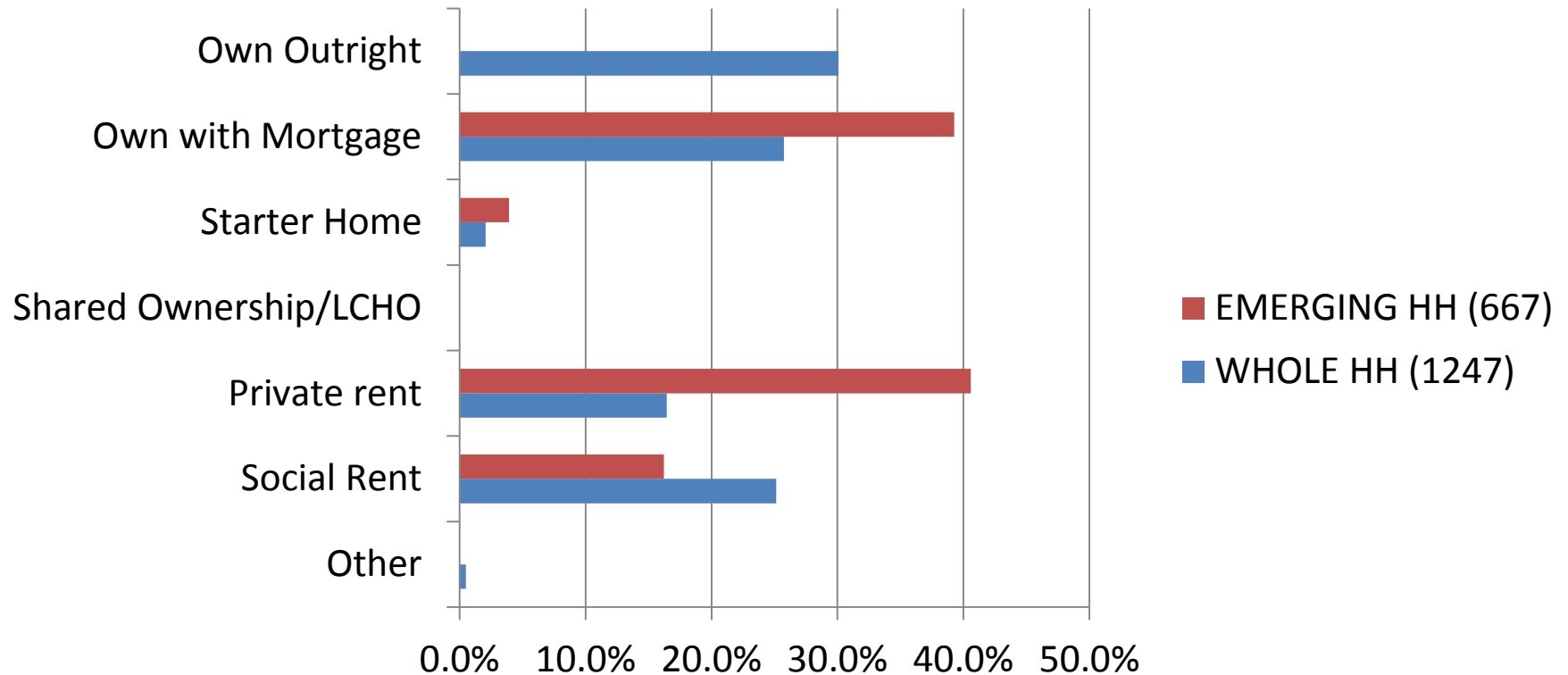


## Interest in Self/Custom Build



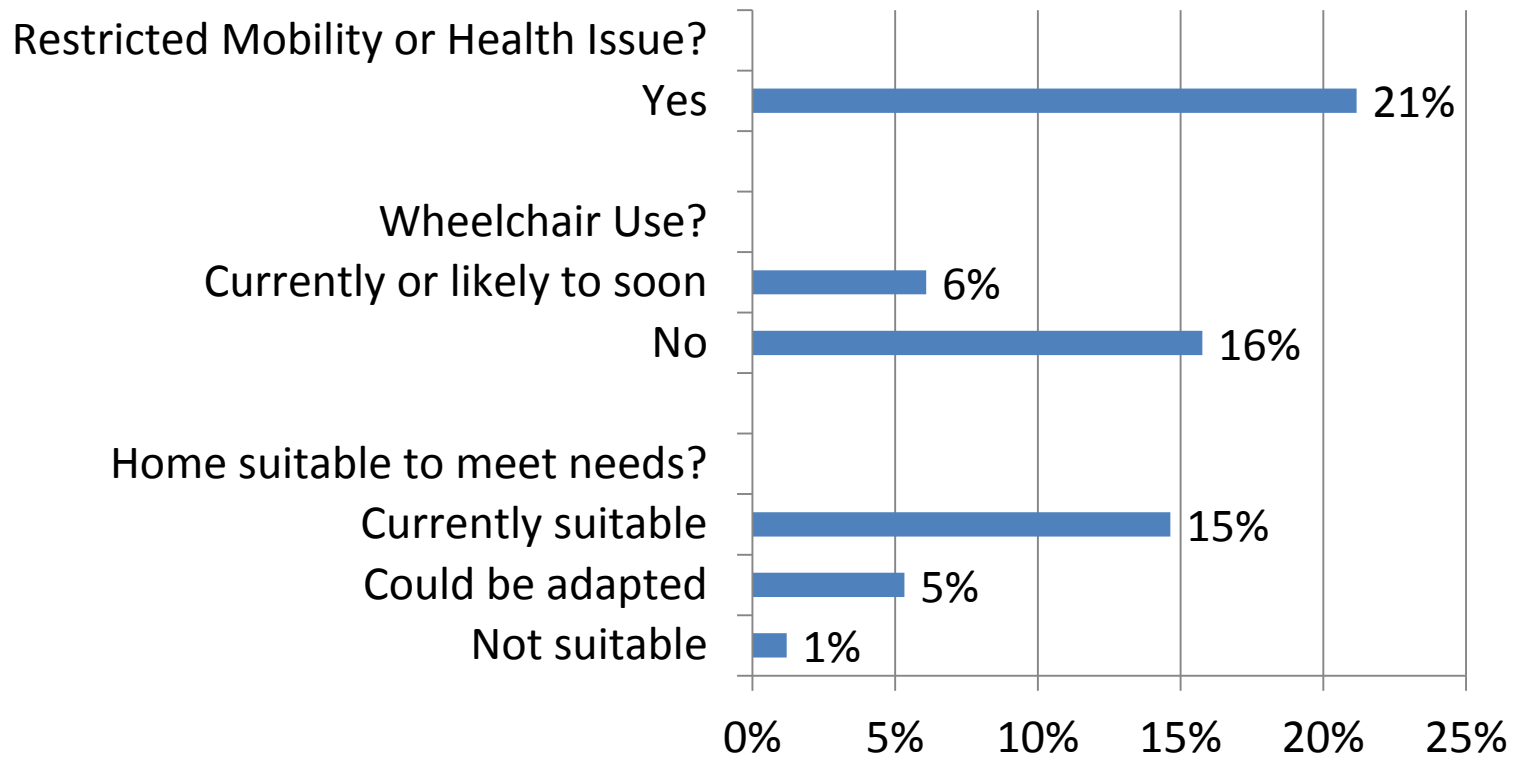
## % of those interested in self/custom





- » Of the 667 emerging households in Rother:
- » 62% are single person households
- » 31% are families
- » 7% other

# Restricted Mobility or Health Issue Affecting Housing Needs



» An estimated 2,600 persons in the area currently use a wheelchair or are likely to soon.

» Of these, almost 1,900 belong to households aged 65+.

# Summary of Resident Survey



- » The main reasons for moving to Rother are suitable housing at a manageable cost, or to be nearer family and friends.
- » Vast majority of households find their rent or mortgage affordable.
- » Of those considering moving, 50% are intending to stay in the same town, and of those considering moving elsewhere in Rother, Battle is the most popular choice.
- » 15% of prospective movers are interested in self/custom build, mostly self build.
- » Of those with health issues, the vast majority (around 95%) feel their current home is suitable or could be adapted.
- » 62% of households are in receipt of state income. Of these, 47% receive pensions, and a further 25% receive heating or housing benefit.
- » Almost half of households have a total income below £25,000 (49%), and 15% have income over £50,000.

- » **Assessment taken of current breakdown of affordable housing need (in handout).**
- » **Demographic modelling process to estimate the types of both affordable and market homes needed over the remainder of the Rother plan.**
- » **Further analysis of the affordable component versus income data suggests level of need for intermediate affordable products.**

# Modelled Housing Mix for Rother



ROTHER		Market	Affordable	TOTAL
Flats	1 bedroom	220	361	582
	2+ bedrooms	467	241	708
Houses	2 bedrooms	258	354	612
	3 bedrooms	1,914	293	2,208
	4 bedrooms	503	61	564
	5+ bedrooms	134	38	172
<b>TOTAL</b>		<b>3,496</b>	<b>1,349</b>	<b>4,845</b>

# Modelled Split of Affordable and Intermediate Housing



ROTHER		Unable to afford Target Rent	Can afford Target Rent	Can afford Affordable Rent (80% of market median)	TOTAL
<b>25% OF INCOME</b>					
Flat	1 bedroom	329	4	28	361
	2+ bedrooms	180	31	31	241
House	2 bedrooms	264	45	45	354
	3 bedrooms	219	52	24	294
	4 bedrooms	43	14	4	61
	5+ bedrooms	27	9	2	38
<b>TOTAL</b>		<b>1,061</b>	<b>154</b>	<b>134</b>	<b>1,349</b>
<b>35% OF INCOME</b>					
Flat	1 bedroom	313	14	34	361
	2+ bedrooms	158	29	54	241
House	2 bedrooms	232	43	80	354
	3 bedrooms	191	51	52	294
	4 bedrooms	36	16	9	61
	5+ bedrooms	23	10	5	38
<b>TOTAL</b>		<b>951</b>	<b>163</b>	<b>235</b>	<b>1,349</b>





**Thank You**

Any Questions?



# Appendix: Sample Size vs Confidence Interval



Expected result as per cent	Sample size									
	100	200	300	400	500	600	700	800	900	1,000
10	5.9	4.2	3.4	2.9	2.6	2.4	2.2	2.1	2.0	1.9
20	7.8	5.5	4.5	3.9	3.5	3.2	3.0	2.8	2.6	2.5
30	9.0	6.4	5.2	4.5	4.0	3.7	3.4	3.2	3.0	2.8
40	9.6	6.8	5.5	4.8	4.3	3.9	3.6	3.4	3.2	3.0
50	9.8	6.9	5.7	4.9	4.4	4.0	3.7	3.5	3.3	3.1
60	9.6	6.8	5.5	4.8	4.3	3.9	3.6	3.4	3.2	3.0
70	9.0	6.4	5.2	4.5	4.0	3.7	3.4	3.2	3.0	2.8
80	7.8	5.5	4.5	3.9	3.5	3.2	3.0	2.8	2.6	2.5
90	5.9	4.2	3.4	2.9	2.6	2.4	2.2	2.1	2.0	1.9