

Housing

House Condition

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Key Facts

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- 61.6% of Blackpool's housing stock was estimated to be built pre-1945 compared to 43.4% of stock in England; therefore Blackpool's private sector housing stock profile is older than that found in England as a whole. (Source: 2007 Private Sector House Condition Survey, Blackpool council and CPC, April 2008)
- It was estimated that there are higher levels of medium/large terraced private sector homes in Blackpool (26.7%) than in England (16.8%). There were also estimated to be higher levels of converted flats (11.5%) in Blackpool's private sector than in England (3.3%), and slightly higher levels of bungalows (10.3%) in Blackpool than in England (9.2%). (Source: 2007 Private Sector House Condition Survey, Blackpool council and CPC, April 2008)
- Nearly one third of private sector dwellings (32.9%) in Blackpool were estimated to be terraced when small, medium and large were added together compared to 28.9% in England. (Source: 2007 Private Sector House Condition Survey, Blackpool council and CPC, April 2008)
- The number of non-decent council homes was reduced by more than two thirds (68.4%) between the beginning of April 2002 and the end of March 2008. 9.31% of its domestic dwellings were classed as non-decent in April 2008. (Source: Blackpool Coastal Housing Limited)
- 38.7% (23,000) of private sector dwellings can be classed as non-decent compared to 27.1% in England. (Source: 2007 Private Sector House Condition Survey, Blackpool council and CPC, April 2008)
- The Private Sector House Condition Survey 2007 found that non-decent dwellings in Blackpool are most associated with pre 1919 properties, the private rented sector, converted flats, occupiers on the lowest incomes and those in receipt of benefit. It is also associated with heads of household aged 16 to 24 and those over 60. (Source: 2007 Private Sector House Condition Survey, Blackpool council and CPC, April 2008)
- 46.7% of private sector dwellings occupied by vulnerable residents are estimated to be non-decent; therefore Blackpool does not currently meet the target of 65%. (Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)
- The average SAP rating for local authority owned housing showed an improvement between 31st March 2006 when it was 70.4 and 31st March 2008 when it was 73.4. (Source: Blackpool Coastal Housing Limited)
- Blackpool Private Sector stock condition survey estimates that 7.7% of private sector dwellings are in fuel poverty compared to 6.1% in England. (Source: 2007 Private Sector House Condition Survey, Blackpool council and CPC, April 2008)

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Private Sector House Condition Survey 2007

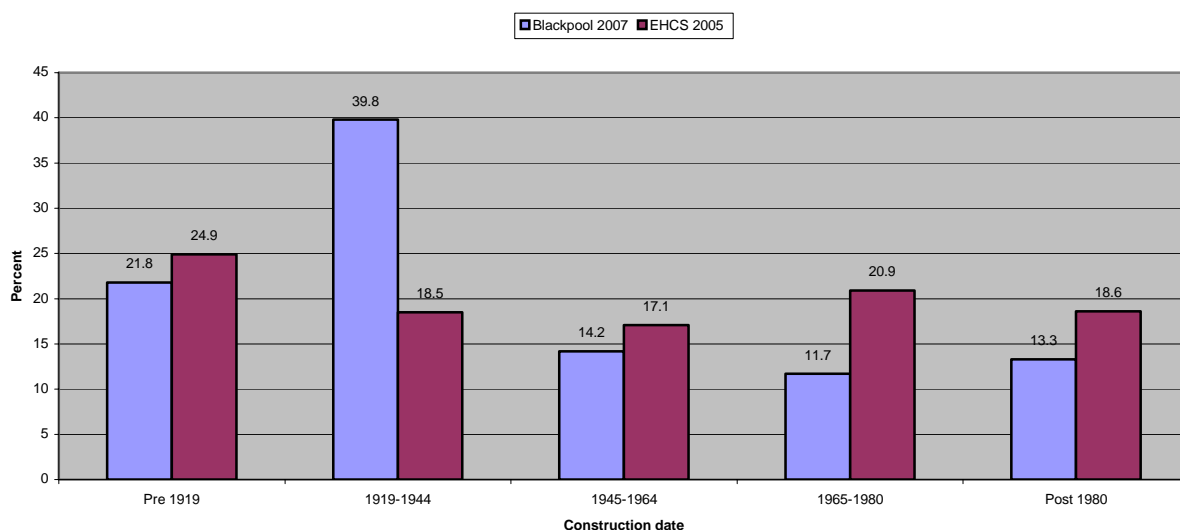
A Private Sector House Condition Survey took place in Blackpool in the latter part of 2007. It was a sample survey and the resulting figures are estimates.

Dwelling Age for Private Sector Dwellings

It was estimated that Blackpool has a much higher proportion of stock (39.8%) built between 1919 and 1944 compared to England (18.5%), and lower proportions of stock built in the other periods.

61.6% of Blackpool's housing stock was built pre-1945 compared to 43.4% of stock in England; therefore Blackpool's private sector housing stock profile is older than that found in England as a whole.

Chart 1: Dwelling Age Profile England and Blackpool



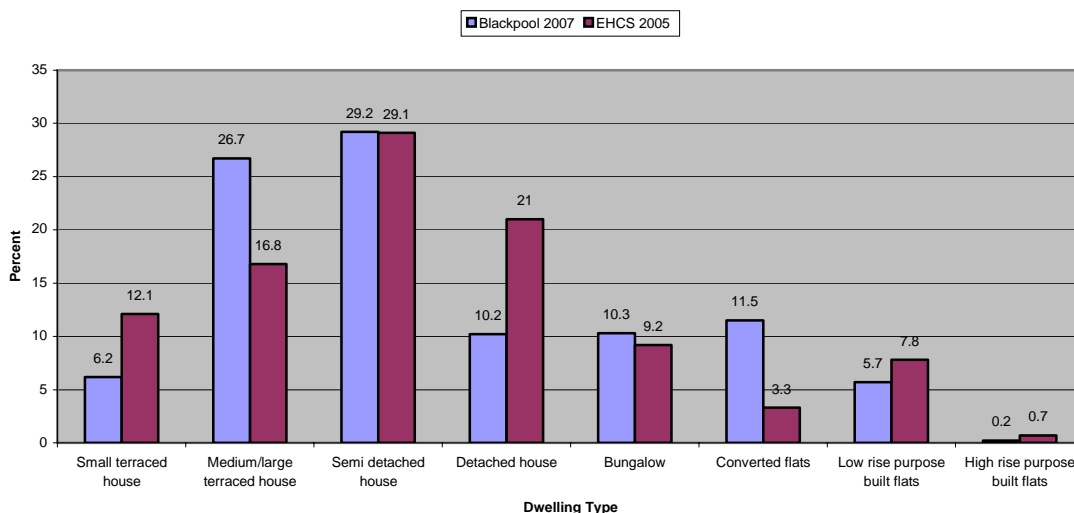
(Source: Blackpool Private Sector House Condition Survey 2007, Blackpool Council and CPC, April 2008)

Dwelling Types for Private Sector Dwellings

It was estimated that there were higher levels of medium/large-terraced homes in Blackpool (26.7%) than in England (16.8%). There were also higher levels of converted flats (11.5%) in Blackpool than in England (3.3%) and slightly higher levels of bungalows (10.3%) than in England (9.2%).

Nearly one third of private sector dwellings in Blackpool were terraced (32.9%) when the small, medium and large were added together. The next largest dwelling type in Blackpool was semi detached (29.2%).

Chart 2: Dwelling Type Profile Blackpool and England



(Source: Blackpool Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)

Decent Homes

It is 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:

- be above the legal minimum standard for housing, and
- be in a reasonable state of repair, and
- have reasonably modern facilities (such as kitchens and bathrooms) and services, and
- provide a reasonable degree of thermal comfort (effective insulation and efficient heating).

If a dwelling fails one of these criteria it is considered to be 'non-decent'.

(Source: Blackpool Private Sector House Condition Survey 2007, April 2008. Blackpool Council and CPC)

Decent Homes in the Private Sector

Prior to April 2006 the Housing Fitness standard was used to measure non decency whereas after that date the Housing Health and Safety Rating System (HHSRS) replaced this standard. The Blackpool Private Sector Housing survey compares data for Blackpool to the English House Condition Survey; however, the survey uses the new method and the EHCS uses the old fitness standard. The Private Sector House Condition Survey 2007 uses the new criterion of failing dwellings with a Category 1 hazard for calculating non-decent homes in Blackpool.

The survey estimates that 37.8% (23,000 dwellings) of private sector dwellings can be classed as non-decent compared to 27.1% in England.

(Source: Blackpool Private Sector House Condition Survey 2007, Blackpool Council and CPC, April 2008 and EHCS 2005)

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Dwellings may fail the decent homes standard on more than one criterion. In Blackpool, the hierarchy of reasons for failure follows that of the national profile. Poor degree of thermal comfort is the main reason for failure of the Decent Homes standard, as is the case in Blackpool. Category 1 hazards are also high.

(Source: Blackpool Private Sector House Condition Survey 2007, Blackpool Council and CPC, April 2008)

23.9% of dwellings are non-decent due to having a poor degree of thermal comfort compared to 19.8% nationally. The level of failures under the thermal comfort criterion relate to the age of the dwelling stock and the lack of mains gas supply to some of the dwellings.

18.5% of dwellings are non-decent due to Category 1 hazards. The figures for Category 1 Hazards are dominated by excess cold hazards, which overlaps with thermal comfort.

Reason	Dwellings	Percent (of non decent)	Percent (of stock)	Percent (EHCS 2005)
Category 1 hazard dwellings	11,300	49.0%	18.5%	-
In need of repair	4,700	20.4%	7.7%	8.1%
Lacking modern facilities	2,100	9.1%	3.4%	1.3%
Poor degree of thermal comfort	14,600	63.4%	23.9%	19.8%
(Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)				

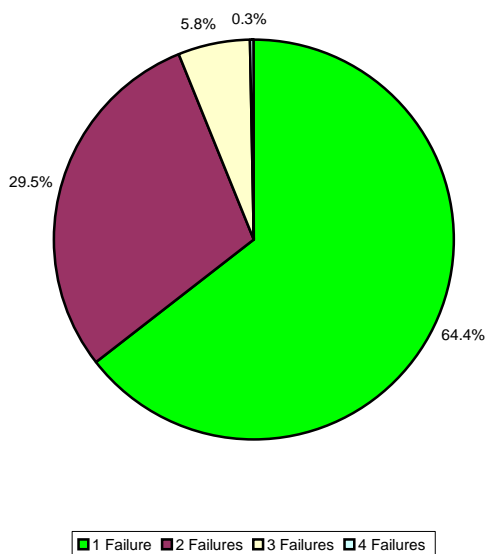
Note: Figures are not available for Category 1 hazard failures in 2005 EHCS

Figures are only included for comparative purposes and are not used as part of the calculation of the number of non decent homes

Almost two thirds (64.4%) of dwellings failed on one criterion only; however, 29.5% failed on two criterion, 5.8% on three criterion and 0.3% on 4 criterion. The total number of failures can give an indication of severity of problems in a dwelling.

(Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)

Chart 3: Degree of Failures of Decent Homes Standard



Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008

The Private Sector House Condition Survey 2007 found that non-decent dwellings in Blackpool are most associated with pre 1919 properties, the private rented sector, converted flats, occupiers on the lowest incomes and those in receipt of benefit. It is also associated with heads of household aged 16 to 24 and those over 60.

Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008

The government target set for achieving decency standards in the private sector is that set by Public Service Agreement (PSA 7), where 65% of all dwellings occupied by vulnerable residents should be made decent by 2006/07.

46.7% of private sector dwellings occupied by vulnerable residents are estimated to be non-decent; therefore Blackpool does not currently meet the target.

(Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)

Social housing “decent homes” standard

	Number non-decent at beginning of period	Non-decent units improved	Units receiving works to prevent non-decency	Number non-decent at end of period
April-March 2002/03	1,911	333	1,734	1,581
April-March 2003/04	1,581	741	1,334	841
April-March 2004/05	841	119	1116	722
April-March 2005/06	722	119	2369	603
April-March 2006/07	603	92	1,421	569*
April -March 2007/08	569	71	1,308	500

Source: – Blackpool Coastal Housing Ltd, Next update on release of 2008 data
 * Figures do not balance for 2006/2007 due to the addition of data from site inspections and a small change in the SAP calculation methodology

The number of non-decent Local Authority homes in Blackpool has been reduced by more than two thirds (68.4%) between the beginning of April 2002 and the end of March 2008. 9.31% of its domestic dwellings (5369 total) were classed as non-decent at April 2008 (Source: Blackpool Coastal Housing Ltd).

Energy Efficiency

SAP ratings

The Standard Assessment Procedure (SAP) is an index of the annual cost of heating a dwelling to achieve a standard heating regime and is normally described as running from one (highly inefficient) to 120 (highly efficient). As such, it is a measure of its overall energy efficiency and is dependent on both the heat loss from the dwelling and the performance of the heating system. This is a government rating for energy efficiency.

Private Sector SAP ratings

The average SAP rating for private sector dwellings in Blackpool is 49. This compares to an average SAP rating of 46 nationally, based on the findings of the 2005 EHCS. SAP ratings are based on a number of factors:

- heating system type
- fuel use
- exposure of dwelling
- construction method and age
- degree of insulation

(Source: Blackpool Private Sector House Condition Survey 2007, April 2008. Blackpool Council and CPC)

The age of the dwelling stock and above average proportion of privately rented dwellings (which tend to be older and with poorer heating systems) negatively effect SAP ratings; however, these factors are more than off-set by the fact that there is mains gas supplied to nearly all dwellings. There are very few detached houses and many terraced houses reducing average exposure. These factors explain a slightly above average SAP rating.

(Source: Blackpool Private Sector House Condition Survey 2007 April 2008. Blackpool Council and CPC)

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The target SAP rating is a minimum of 65 under the Home Energy Conservation Act (HECA) 1995. A SAP of less than 30 is considered unacceptably low and represents a difficult and expensive dwelling to heat. In Blackpool 6.6% (4,050 dwellings) have a SAP rating of less than 30, compared with the 2005 EHCS national average of 11.6%.

(Source: Blackpool Private Sector House Condition Survey 2007, April 2008. Blackpool Council and CPC)

23.7% of private sector dwellings in Blackpool have a SAP rating above 60 compared to 16.3% for England.

(Source: Blackpool Private Sector House Condition Survey 2007, April 2008. Blackpool Council and CPC)

Social Housing SAP rating

The SAP rating for local authority housing has shown an improvement between 2006 and 2008. (Source: Blackpool Coastal Housing Ltd).

31 st March 2006	70.4
31 st March 2007	72.2
31 st March 2008	73.4
Source: Blackpool Coastal Housing Ltd	

Fuel Poverty

Occupiers of a dwelling are considered to be in fuel poverty if more than 10% of their net household income would need to be spent on heating and hot water to give an adequate provision of warmth and hot water.

(Source: Blackpool Private Sector House Condition Survey 2007, April 2008. Blackpool Council and CPC)

It is estimated that 4,720 (7.7%) of dwellings in Blackpool are in fuel poverty compared to 6.1% in England based on the fuel poverty indicator issues by the Centre for Sustainable Energy (full income data).

(Source: Blackpool Private Sector House Condition Survey, April 2008. Blackpool Council and CPC)

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DCLG Department of Communities and Local Government

EHCS English House Condition Survey

HCS House Condition Survey

SAP Standard Assessment Procedure Energy Efficiency Rating

Vulnerable households Vulnerable households have been defined for the purposes of the Decent Homes standard as a whole as those in receipt of at least one of the principal means tested or disability related benefits. (Source: A Decent Home: Definition and Guidance for Implementation June 2006 – Update).

Where can I get further information on the issues covered in Blackpool Figures?

Blackpool Figures collects its summary information from a range of detailed reports and web sites. All sources are clearly acknowledged and referenced throughout the work. Much additional information is available within these original sources; a selection of the most frequently utilised web sites for this topic are presented below. This is not a definitive list but it does provide a useful starting point.

Selected Website Reference

[Department for Communities and Local Government](#)

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