

Northern Ireland House Condition Survey 2001 Main Report



**Housing
Executive**

The Regional Strategic Housing Authority

Decent Housing Builds a Stronger Community

Northern Ireland

House Condition Survey 2001

Main Report



The Regional Strategic Housing Authority

Decent Housing Builds a Stronger Community

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Foreword



I am pleased to introduce the main report of the 2001 House Condition Survey. This is the seventh, and indeed the most comprehensive of the House Condition Surveys that have been carried out in Northern Ireland since 1974. They are the key surveys that help us fulfil our statutory obligation to “regularly examine housing conditions and need” as set out in the Housing Order 1981. They have traced a remarkable transformation in the condition of Northern Ireland’s dwelling stock from an unfitness level of almost 20 per cent in 1974 to less than five per cent today. However, the survey also collects a wealth of demographic and socio economic information on the households living in the dwellings and relates this to the characteristics and condition of the stock as a whole.

The House Condition Survey is a vital tool in fulfilling our strategic housing role. The 2001 survey, too, provides a comprehensive up to date baseline on housing in Northern Ireland and a robust measure of the progress that has been made over the period 1996 to 2001. It will be a foundation stone for the next five years in relation to the strategic planning process, helping us to assess overall housing needs in Northern Ireland and to determine how funding priorities can be established between competing requirements.

The 2001 House Condition Survey estimated that there were 647,500 dwellings in Northern Ireland, a net increase of 45,000 dwellings over the previous five years. This reflects a significantly accelerated rate of new housing construction. More than two-thirds of this stock was in owner occupation, compared to only 63 per cent in 1996. Housing Executive dwellings sold to their tenants have contributed significantly to this growth with some 25,000 dwellings being sold over this five year period.

The private rented (and others) sector also grew considerably from some 38,000 dwellings in 1996 to 49,000 in 2001. Houses previously in Housing Executive ownership have contributed to this growth too, with more than 2000 properties that were owned by the Housing Executive in 1996, being sold and re-emerging in the private rented sector by 2001. The rapid growth in the private rented sector reinforces the importance of developing a strategy for this sector to promote good physical and management standards. This strategy has been circulated for consultation.

The most significant piece of information from House Condition Surveys is the headline unfitness rate. In 2001, 4.9 per cent of Northern Ireland’s housing stock (almost 32,000 dwellings) was statutorily unfit. This is a significant reduction compared to 1996 when the unfitness rate was 7.3 per cent (44,000 dwellings), and reflects not only the much greater confidence in the Northern Ireland economy and housing market, but also the substantial public resources that have been invested in both the social and private sectors over this five year period. However, this overall figure disguises areas where the unfitness rate is much higher: isolated rural areas and some inner city areas of Belfast. In addition it is important to remember that more than 3,000 dwellings are becoming unfit each year as a result of a process of deterioration that has not been reversed through repair and improvement.

A similar picture emerges in relation to the state of repair of the dwelling stock. There was considerable improvement between 1996, when 73 per cent of dwellings had at least one fault, and 2001 when the comparable figure was only 59 per cent. This was reflected in the reduction in the average cost of repairs: in 1996 the average repair cost per dwelling

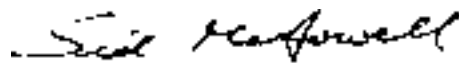
was £1,934, but by 2001 this had declined to £1,427 giving a total outstanding repairs bill of £928 million. As in the case of unfitness, there is also an ongoing deterioration in relation to the state of repair. The 2001 House Condition Survey shows that each year more than 5,000 dwellings undergo a marked deterioration in their state of repair, underlining the need for ongoing investment in the housing stock.

In 2001 a new Decent Home Standard was introduced in England and while it has not been introduced in Northern Ireland it is important that the House Condition Survey provides some comparative figures. In Northern Ireland more than 200,000 dwellings failed the Decent Home Standard. The Housing Executive has programmes underway to address this, but additional resources are required to accelerate these programmes not only in social housing but also in the private sector.

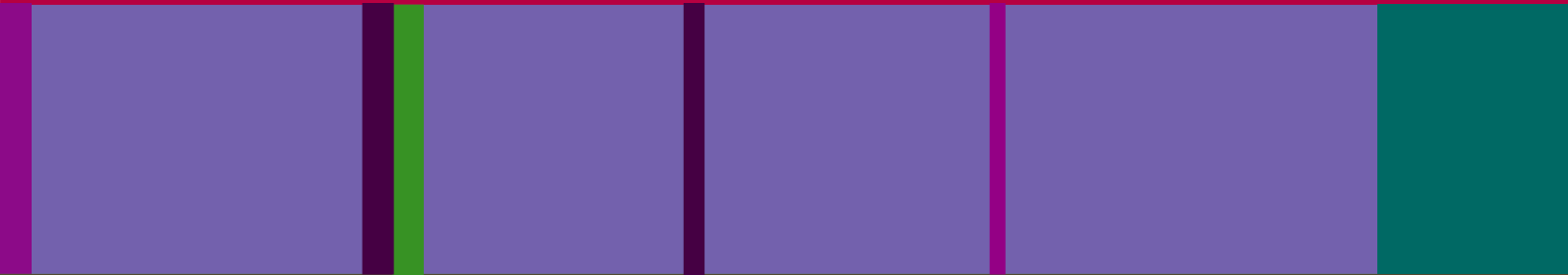
The 2001 House Condition Survey provides a wealth of information on households, but of particular importance are the figures that show again and again that it is the most vulnerable groups in society: the very elderly, the unemployed, those on low incomes and those who are permanently sick or have a disability, that live in the worst housing conditions; whether this is measured in terms of unfitness, disrepair or the Decent Home Standard, these groups stand out as living in significantly poorer housing than other sections of society.

In 1996 the Housing Executive became the Home Energy Conservation Authority for Northern Ireland with the primary aim of reducing the energy consumption of the stock by 34 per cent. Preliminary figures from the House Condition Survey released last year showed a 13 per cent reduction in energy consumption between 1996 and 2001. This report reinforces this by showing that the energy efficiency of the stock using the Government's Standard Assessment Procedure (SAP) rose from 41 in 1996 to 52 in 2001. Much of the improvement came about as a result of a significant change in the profile of Northern Ireland's domestic heating systems - the switch from solid fuel to oil and gas. However, it also reflects the major progress which has been made in relation to insulation standards and double glazing.

In conclusion, the 2001 House Condition Survey provides conclusive evidence to show that over a five year period, the condition of Northern Ireland's dwelling stock improved considerably; however, it also shows the ongoing deterioration of a proportion of the stock each year, reinforcing the need for continued and adequate investment in housing.



Sid McDowell
Chairman



Chapter I **Introduction**

THE HOUSING EXECUTIVE “SHALL REGULARLY EXAMINE HOUSING CONDITIONS AND NEED” AND “MAY CONDUCT OR PROMOTE RESEARCH INTO ANY MATTER RELATING TO ANY OF ITS FUNCTIONS”.

INTRODUCTION

1.1 Background

The Northern Ireland Housing Executive is the regional strategic housing authority for Northern Ireland. Its statutory responsibility in relation to housing research is set out in the Housing (NI) Order 1981. Article 6 states that the Housing Executive “shall regularly examine housing conditions and need” and “may conduct or promote research into any matter relating to any of its functions”. This legislation provides the statutory basis for the 2001 House Condition Survey. It is the seventh such survey to be carried out in Northern Ireland since 1974. Over this period the scope of the House Condition Surveys has increased considerably. They have increasingly played a key role in enabling the Housing Executive to meet its ever-strengthening strategic role.

The 2001 House Condition Survey will continue to support the Housing Executive in achieving its strategic goals by:

- Helping to make the case for additional resources for housing in Northern Ireland.
- Guiding the strategic planning and resource allocation process in the context of new TSN.
- Informing policy appraisals and decisions.
- Establishing baselines and targets for housing programmes.
- Monitoring progress against agreed targets.

The Housing Executive spends approximately £250 million annually on physical programmes and the House Condition Survey helps to ensure that scarce resources are targeted on dwellings and households in greatest need. The House Condition Survey is also the second largest household survey in Northern

Ireland after the Census and it provides a wealth of information which is readily available to and is regularly requested by not only other government departments but government agencies, the voluntary sector and many private sector interests.

1.2 Conduct of the Survey

Following the success of the 1996 House Condition Survey little was changed in relation to the broad approach to the survey. This approach was developed in consultation with the National House Condition Survey Working Group which comprised representatives from the Office of the Deputy Prime Minister (ODPM), the Building Research Establishment, Communities Scotland, the Welsh Assembly and the Northern Ireland Housing Executive. Where possible as in 1996, the survey form was aligned with the English House Condition Survey form not only to facilitate comparisons with England but also to enable economies of scale in relation to training and data preparation.

The project management, design, administration, quality assurance analysis and report writing were the responsibility of the Housing Executive's Research Unit. Data collection was carried out by qualified surveyors and data input and validation was subcontracted to MORI.

The fieldwork was undertaken by 30 fully qualified surveyors from a variety of professional backgrounds: Environmental Health Officers, Chartered Surveyors and Chartered Architects. More than half of the surveyors appointed in 2001 had taken part in the 1996 survey.

The thirty surveyors were supervised by three experienced Environmental Health Officers all of whom had been supervisors in 1996. Surveyors received ten days intensive training covering all aspects of the physical and household interview sections before commencing their fieldwork. In 2001 preparatory training in Northern Ireland required surveyors to carry out a survey of a sample dwelling under the supervision of one of the supervisors prior to the main training session in England. This proved a valuable innovation, allowing surveyors to make better use of the intensive six day joint course with English surveyors under the supervision of the Department of Transport, Local Government and Regions (DTLR) and the Building Research Establishment.

Fieldwork took place from the end of May to the end of October 2001 against the background of grave concern over the possible spread of Foot and Mouth Disease and surveyors adhered strictly to the guidance on visiting rural dwellings which were in place in the early months of the survey. Farmhouses in areas at risk were visited towards the end of the survey period when restrictions were eased. The effects of the Foot and Mouth crisis on the survey in Northern Ireland are therefore considered negligible.

1.3 Survey Objectives

The Objectives of the 2001 House Condition Survey were as follows:

1. To provide a comprehensive picture of the dwelling stock and its condition in 2001 at district council as well as Northern Ireland level.
2. To facilitate a comparative analysis of housing conditions in Northern Ireland with other parts of the United Kingdom.
3. To examine the association between dwelling conditions and the social and economic circumstances of the households.
4. To examine changes in the condition of the stock over time.
5. To examine the impact of renovation grants in reducing unfitness.
6. To provide a reliable assessment of fuel poverty in Northern Ireland as a whole on a comparable basis with the rest of the United Kingdom.

The first four objectives have remained constant during the past two House Condition Surveys. The fifth was introduced in 1996 and has again been included in 2001 to reflect the ongoing importance of renovation grants in tackling the problems of unfitness and disrepair, particularly in rural areas. The sixth objective has been included for the first time to reflect the commitment of the Governments in the United Kingdom and Northern Ireland to eradicating fuel poverty. This survey will provide the first reliable baseline for Northern Ireland which will assist the Northern Ireland Assembly, in consultation with government departments and agencies and the voluntary sector, to set targets for the reduction in fuel poverty.

1.4 The Survey Methodology

The methodology employed for the 2001 Northern Ireland House Condition Survey remained broadly the same as in 1996. This reflects both the success of the broad approach taken in 1996 and the added advantage that it facilitates a more accurate comparison of change over time.

The 30 page survey form (See Appendix B) comprised four main blocks of questions covering:

- The physical attributes of each dwelling.
- The physical aspects of flats and common areas - to be completed only in the case of blocks of flats.
- Demographic, socio economic and attitudinal information on households - completed for successfully surveyed occupied dwellings with the agreement of a member of the household.
- Information on the neighbourhood and area.

An additional survey form, as well as the main form, was completed for any dwelling found to be a house in multiple occupation (HMO).

Much of the content of the 2001 Survey form remained the same as in 1996 partly because of its comprehensiveness and once again to facilitate

comparisons. Based on the recommendation of researchers involved in the 1996 survey, however, a number of minor changes were made to the form in order to increase data accuracy and ease of analysis. Some minor changes were introduced to reflect additional data requirements, for example, in relation to energy, health and disability. Two major changes were also introduced: for the first time surveyors were asked:

- to gather information for the Housing Health and Safety Rating System (HHSRS). This system was devised by Warwick University and looks at the acceptability of dwellings from the standpoint of the risks to health and safety and their potential to cause harm to the occupants, visitors or neighbours. The Government has announced its intention to use the HHSRS to replace the current fitness standard, which merely looks at the physical condition of a dwelling and the presence or absence of amenities;
- to gather information relating to Housing Quality Indicators which take account of design features rather than the conditions of the property and plot areas and include characteristics such as location, visual impact, layout, landscaping and accessibility to key amenities.

1.5 The Sample - Response Rates

The 2001 Northern Ireland House Condition Survey was based on a stratified random disproportionate sample of 8002 dwellings comprising two main elements:

- A fresh sample of 4000 properties extracted by NISRA from a database which uses Valuation and Lands Agency as its source. Only properties with a Net Annual Valuation (NAV) of more than £18 were considered to be viable dwellings.
- A resample of 4002 dwellings drawn from the 1996 House Condition Survey database. This resample is a vital element which enables the measurement of change over time. It includes almost all dwellings which were deemed unfit in 1996 and a high proportion of those identified as defective.

The sample was drawn to reflect dwellings in need of improvement and/or repair. In the case of the fresh sample a greater proportion of dwellings with lower NAVs were selected, while in the case of the resample all dwellings deemed unfit in 1996 were included. In order to permit analysis at district council level a sample of 276 was drawn for each district council area outside Belfast and a further 1104 for Belfast (see Map 1.1). The aim was to have a minimum of 200 cases for each district outside Belfast and 800 for Belfast itself. The process of weighting and grossing ensured that the final figures corrected for the disproportionate stratification and reflected the actual housing stock in Northern Ireland in 2001.

The response rate for the 2001 House Condition Survey was very high:

- At the outset of the survey a target of 5,800 full surveys was set. This target was exceeded by 300 with 6,100 full surveys where external and internal inspections were successfully carried out giving an overall response rate of 76%.
- Of the 8002 addresses issued to surveyors some 170 were untraceable, derelict or demolished giving an actual response rate of 78% for the physical survey.
- Some 850 vacant dwellings, where no social survey was possible, were visited by surveyors. Taking these into account, some 5,550 interviews were achieved, giving a response rate of 80% for the social survey.

Further details of the sample, response rates and the sample errors associated with the figures contained in the text of the report are set out in Appendix D.

1.6 The Structure of the Report

This main report is designed to provide a comprehensive overview of Northern Ireland's dwelling stock and its occupants in 2001. It aims to provide key statistics and commentary in a readily digestible format, concentrating on issues and developments which are of particular importance in understanding the Northern Ireland housing market.



The statistical annex includes a range of tables containing information to support the description and analysis contained in the report and to provide a comprehensive reference for those requiring further details. The table numbers are pre-fixed with an A in the commentary to distinguish them from the tables included as part of the main body of the report.

The report is divided into a number of chapters. Following this introduction a short second chapter summarises the main findings. Chapter three analyses the distribution and characteristics of the dwelling stock in Northern Ireland and how this has changed in the past five years. Chapter four presents the socio-economic data and relates these to the physical characteristics. Chapter five analyses the dwelling stock in relation to unfit and chapter six gives the latest picture of disrepair. Chapter 7 looks at energy in the home and provides a comprehensive

insight into improving energy efficiency in Northern Ireland. Each chapter finishes with a summary and conclusion that draws out the key findings and indicates where housing policy and intervention in the housing market should concentrate.

A number of themes will not be addressed in this main report, primarily because of the need to ensure the most important information is published as quickly as possible. Analysis of information gathered in relation to Housing Health and Safety, Housing Quality Indicators and Fuel Poverty will be published as separate supplementary reports. In addition, a number of supplementary thematic reports will be produced over the next two years based on a more detailed analyses of the data and its implications for housing policy e.g. "The Private Rented Sector", "The Effectiveness of Grants" and "Sold Housing Executive Dwellings in the Open Market".



Chapter 2 Summary and Key Findings

Dwelling Type by Period of Original Construction

	Pre 1919	1919-1944	1945-1964	1965-1980	1981-90	Post 1990
Converted Flat						
Purpose Built Flat						
Bungalow						
Detached House						
Semi-Detached House						
Terraced House						

Definitions

Purpose Built Flat: includes living accommodation built over shops or other businesses where the business was part of the original construction.

Converted Flat: flat in a building whose sole original purpose had been a single family house or some non residential use. The date of construction refers to that of the building, not the construction.

Bungalow: a bungalow is a 'house' with no fixed internal staircase. It thus excludes a chalet bungalow (which is classified as a house). A loft conversion of a bungalow, without a permanent staircase makes such a converted property a two-storey house.

THE 2001 NORTHERN IRELAND HOUSE CONDITION SURVEY WAS THE SEVENTH SUCH SURVEY TO BE CARRIED OUT SINCE 1974. THE INFORMATION GATHERED BY THESE SURVEYS HAS GRADUALLY INCREASED AND THE 2001 SURVEY NOT ONLY PROVIDES DATA ON THE DWELLING STOCK, ITS OCCUPANTS, ITS CONDITION AND STATE OF REPAIR AND ITS ENERGY EFFICIENCY, BUT FOR THE FIRST TIME LOOKS AT THE STOCK IN THE LIGHT OF THE DECENT HOME STANDARD, THE NEW HOUSING HEALTH AND SAFETY RATING AND HOUSING QUALITY INDICATORS.

SUMMARY AND KEY FINDINGS

2.1 Background

The 2001 Northern Ireland House Condition Survey was the seventh such survey to be carried out since 1974. The information gathered by these surveys has gradually increased and the 2001 survey not only provides data on the dwelling stock, its occupants, its condition and state of repair and its energy efficiency, but for the first time looks at the stock in the light of the decent home standard, the new Housing Health and Safety Rating and Housing Quality Indicators.

The longitudinal element of the survey has allowed the Housing Executive to measure and analyse change over time and gain greater insight into the dynamics of the housing market, for example, the growing inter-tenure movement and the impact of policy-related issues such as energy efficiency and grants.

The House Condition Survey plays a key role in helping the Housing Executive to carry out its ever strengthening strategic role. The Housing Executive spends approximately £250 million annually on physical programmes and the House Condition Survey helps ensure that scarce resources are targeted to the dwellings and households where they are most needed. However, it provides a wealth of information that is regularly requested by elected representatives, government departments, government agencies, the voluntary sector and many private sector interests.

2.2 Objectives

1. To provide a comprehensive picture of the dwelling stock and its condition in 2001 at district council as well as Northern Ireland level.
2. To facilitate a comparative analysis of housing conditions in Northern Ireland with other parts of the United Kingdom.
3. To examine the association between dwelling conditions and the social and economic circumstances of the households.
4. To examine changes in the condition of the stock over time.
5. To examine the impact of renovation grants in reducing unfitness.
6. To provide a reliable assessment of fuel poverty in Northern Ireland as a whole on a comparable basis with the rest of the United Kingdom.

The first four objectives have remained constant during the past two House Condition Surveys. The fifth was introduced in 1996 and has again been included in 2001 to reflect the ongoing importance of renovation grants in tackling the problems of unfitness and disrepair, particularly in rural areas. The sixth objective has been included for the first time to reflect the commitment of the Governments in the United Kingdom and Northern Ireland to eradicating fuel poverty. This survey will provide the first reliable baseline for Northern Ireland which will assist the Northern Ireland Assembly, in consultation with government departments and agencies and the voluntary sector, to set targets for reducing fuel poverty.



Key Findings

2.3 Northern Ireland's Dwelling Stock

In 2001 there were an estimated 647,500 dwellings in Northern Ireland, a net increase in stock of 45,000 since 1996. This represents an annual net increase of 9,000 compared to only 5,600 per annum between 1991 and 1996.

- The net increase of 45,000 is the result of a combination of flows in and out of the stock:
 - Some 55,000 new houses were constructed and a further 2,500 created by conversion or change of use.
 - Some 12,500 dwellings were lost due to demolition, dereliction, change of use or conversion.
- The geographical distribution of the stock changed little since 1996: two-thirds (67%) was in urban areas and one-third (33%) in rural areas. However, the proportion of stock in isolated rural areas grew from 18 per cent in 1996 to 20 per cent in 2001.
- The overall growth in stock 1996 to 2001 did not occur evenly across all District Council areas. The largest growth in terms of absolute numbers (6,100) and percentage (20%) occurred in the Derry City Council area, but in a number of council areas the stock remained fairly static: Ballymena, Cookstown and North Down.
- The tenure pattern changed considerably between 1996 and 2001:
 - Owner occupation increased by over 50,000 to 432,300 (66.8%) mainly by means of new dwellings constructed and the ongoing sale of Housing Executive properties.
 - Housing Executive stock declined by 25,000 to 116,000 (17.9%), reflecting house sales and demolitions.
 - The private rented (and others) sector increased from 38,000 in 1996 to 49,400 (7.6%) in 2001.
 - The number of housing association properties grew rapidly from 13,000 in 1996 to almost 18,000 in 2001, but still represented only 2.8 per cent of the total stock.
- The number of vacant dwellings rose a little: from 29,100 to 31,900, but as a proportion of the stock (4.9%) it was approximately the same as in 1996. These vacant dwellings tended to be found in remoter rural locations, some inner city areas and in areas with new apartment/town house developments. One-half of all vacant properties had been built prior to 1919 and almost one-third (20%) had been vacant for at least three years.
- Some 487,500 (81%) dwellings had the same tenure in 2001 as in 1996. However, almost one-fifth of the stock changed tenure. The most significant movements were: Housing Executive to owner occupation (26,000), owner occupation to private rented (19,700) and private rented to owner occupation (nearly 9,000).
- Tenure composition of the stock varied by location:
 - Nearly two-thirds of urban stock was owner-occupied, but this rose to nearly four-fifths (75%) in rural areas.
 - The vacancy rate was much higher in rural areas (8%) than in urban areas where the proportion of vacant dwellings is only 3.5 per cent.
- The age profile of the dwelling stock changed gradually between 1996 and 2001 as a result of:
 - a small decline in the absolute number and proportion of dwellings in the older age categories, partly as a result of demolition: in 2001 18 per cent of the stock was built prior to 1919, compared to 20 per cent in 1996;
 - a substantial increase in the number and proportion of dwellings in the post-1980 category as a result of the accelerated rate of construction of new dwellings. More than one-quarter (27%) of all dwellings in 2001 were built after 1980. This is of particular importance for understanding energy efficiency improvements, as the early 1980s heralded the introduction of higher insulation standards for new dwellings and extensions.

- Northern Ireland's dwelling stock has traditionally been dominated by houses and bungalows (single-storey houses). The 2001 House Condition Survey confirms that there has been no real change in this:
 - Nearly one-quarter (24%) of all dwellings were single-storey houses.
 - Semi-detached and detached houses each accounted for nearly one-fifth of the stock (19% and 18% respectively).
 - Northern Ireland has very few high rise dwellings. Only six per cent of dwellings had three storeys and only one per cent had four or more storeys.
 - Between 1996 and 2001 there was a major increase in the proportion of dwellings with second water closets (from 20% to 29%) and a second bath or shower (from 10% to 18%).
 - The number of holiday homes increased from 3,200 in 1996 to 5,300 in 2001.
- #### 2.4 Households and their Homes
- The 2001 House Condition Survey estimated that there were 616,000 occupied properties (households) in Northern Ireland and a total non-institutional population of 1,685,300.
 - Other key demographic findings included:
 - the average household size was 2.62 - ranging from 1.55 for housing association stock to 2.80 for owner occupied stock;
 - approximately 23 per cent of the population were children under 16 and 17 per cent were of pensionable age.
 - More than one third (36%) of heads of household were aged 60 or older and 13 per cent were at least 75 years of age.
 - The most common household types were large adult (15%) and lone older (15%). Lone parent households formed six per cent and single person adults (below pensionable age) formed 12 per cent of all households. In all 27 per cent of all households were single person. The proportion of households with dependent children was 32 per cent.
 - Home ownership was lowest among lone parent (25%), lone adult (51%) and lone older (56%) households. Lone adults (19%) and lone parents (13%) were more likely to rent privately. Almost three-fifths (58%) of lone parents rented their accommodation from the Housing Executive and a further 11 per cent from housing associations.
 - One-half (50%) of heads of household were employed (mainly working full time - 36% of all heads of household) and eight per cent were unemployed. Over one-quarter (29%) of heads of household were retired and seven per cent were permanently sick or disabled.
 - Home ownership was highest among heads of household who were self-employed (93%) and working full time (87%). Approximately one-half of all households who were unemployed were housed by the Housing Executive.
 - Seven out of ten retired heads of household were home owners and 19 per cent lived in Housing Executive accommodation. Less than one-half (45%) of heads of household who were permanently sick or disabled were home owners and a further two-fifths (39%) rented their home from the Housing Executive.
 - More than one-fifth (22%) of all households had an annual income of less than £10,000 (compared to 42% in 1996) and 11 per cent had an annual income of more than £30,000 (compared to only 8% in 1996).
 - More than two-fifths (44%) of households with an annual income of less than £7,000 owned their homes, rising to 96 per cent for those with an annual income of £30,000 or more.
 - The proportion of households with an annual income of less than £7,000 in Housing Executive dwellings (39%) and in private rented dwellings (11%) was higher than the average. Whereas for those with annual incomes over £30,000 the reverse was true: only four per cent lived in these two sectors.
 - More than half (54%; 57% in 1996) of respondents designated their household religion as Protestant and 38 per cent as Catholic (36% in 1996).



- Similar proportions of Protestant and Catholic households owned their homes (71% and 69% respectively), but proportionately there had been a greater increase between 1996 and 2001 among Catholic households. Similar proportions of Protestant and Catholics also lived in the other three tenures .
- Households with at least one dependent child (32% of total households) tended to have higher annual incomes (39% over £20,000 compared to an average of 29%) and tended to occupy terraced, semi detached and detached houses.
- Lone parent households (6% of all households) were much more likely to be headed by a person aged 18-24 (20% compared to 3% for all households), almost one quarter (23%) of whom were unemployed. Almost, three-fifths (58%) lived in Housing Executive dwellings and 13 per cent in the private rented sector.
- There were more than 80,000 households (13%) with a head of household aged more than 75, some 50,000 of these were single person households. More than three fifths (61%) had an annual household income of less than £10,000. Over two-thirds (69%) described their household religion as Protestant and while most were owner occupiers (62%) there was a relatively high proportion (10%) in housing association accommodation.
- Lone adult households (12% of total households) were more likely to be unemployed (16%) or permanently sick or disabled (22%). Nearly one-half (45%) had an income of less than £10,000. Almost one-fifth (19%) of lone adult households lived in private rented accommodation compared to eight per cent of all households.
- There were some 90,000 (15%) households with heads of household who were unemployed or had a long-term illness or disability. Almost two-thirds (62%) had an annual household income of less than £10,000 and almost half (45%) lived in Housing Executive accommodation and a further 14 per cent in the private rented sector.
- Almost one-fifth (19%) of the population had a limiting long term illness. Less than one-tenth (6%) said they used a mobility aid and two per cent used a wheelchair.
- One-fifth of people with a long term illness were over the age of 75 and were more likely to live in a Housing Executive (26%; 16% overall) or housing association property (5%; 2% overall).
- People using mobility aids were also more likely to live in Housing Executive dwellings (30%; 16% overall) and housing association properties (8%; 2% overall).
- A growing proportion of dwellings have been adapted to suit the needs of the occupants, for example, some 54,000 dwellings had grab rails (compared to 34,000 in 1996) and 6,300 had a stair lift or other lift (compared to 3,700 in 1996). In 2001 more than 28,000 had major adaptations to the bathroom and 6,200 to the water-closet.
- The 2001 survey showed that there was a high level of respondent satisfaction with the condition of their homes; more than four-fifths (81%) thought it was "satisfactory" and a further 15 per cent "just acceptable". Levels of overall satisfaction with the home were even higher, with 91 per cent stating they were "satisfied".

2.5 Dwelling Unfitness

- The current nine-point Fitness Standard is set out in the Housing (NI) Order 1992. In 2001 there were an estimated 31,600 unfit dwellings in Northern Ireland, representing a headline rate of 4.9 per cent (compared to 7.3% in 1996).
- This marked decline in unfitness is to a considerable extent accounted for by the higher level of economic prosperity and confidence in the housing market, resulting in a higher rate of new dwelling construction and a greater interest in improving existing homes in the private sector (assisted by grants expenditure), as well as continued investment in social housing.
- The geographical pattern of unfitness in 2001 remained similar to that for 1996 with the highest rates of unfitness continuing to be located in the



more peripheral rural areas. In 2001 8.5 per cent of rural dwellings were unfit compared to 3.1 per cent of urban dwellings. In isolated rural areas the rate of unfitness rose to 11.1 per cent. Indeed more than two-fifths (44%) of all unfit dwellings in Northern Ireland were in isolated rural locations.

- The rates of unfitness by district council reflected this overall pattern with the lowest rates tending to be in council areas close to Belfast. As in 1996 Fermanagh still had the highest rate of unfitness in 2001 (12.9%) although this had fallen considerably since 1996 (17.5%).
- There was a clear association between unfitness and tenure. Nearly one-half (44%; 14,000) of all unfit properties were vacant, indeed a similar proportion of all vacant properties were unfit, whereas only 2.9 per cent of occupied properties were unfit. In the occupied stock the highest rate of unfitness was found in the private rented sector where nearly 9 per cent (4,300 dwellings) of the stock was unfit. Unfitness levels in the social sector were minimal. Some 12,000 unfit dwellings were owner occupied, nearly two fifths (38%) of all unfit properties.
- There was also a clear relationship between unfitness and dwelling age with almost two-thirds (62%; 19,300) of all unfit dwellings built before 1919.
- The household characteristics of those living in unfit dwellings tended to be age and income related. The average rate of unfitness for occupied dwellings was 2.9 per cent, but the following groups had rates above this average:
 - Elderly heads of household aged at least 75 (6.0% lived in unfit dwellings);
 - Lone older households (6.2% in unfit dwellings);
 - Heads of household who were unemployed (4.2%) and permanently sick or disabled (4.1%);
 - Households with an annual income of less than £7,000 (5.9%).
- There was no significant difference in the proportion of Protestant and Catholic households living in unfit dwellings.
- The main causes of unfitness were unsatisfactory facilities for the preparation and cooking of food (19,600 dwellings), disrepair (19,600 dwellings) and dampness (16,300 dwellings).
- Only a very small number of dwellings lacked the following basic amenities: kitchen sink (5,500 dwellings); no piped water (5,500 dwellings); no internal WC (8,400); no bath/shower (8,700); no wash hand basin (8,100). The majority of these were vacant dwellings.
- Between 1996 and 2001 the number of unfit dwellings was reduced by approximately 12,400. This was the result of a combination of flows:
 - Some 24,300 unfit dwellings became fit and a further 4,800 unfit dwellings were lost from stock;
 - Some 14,900 that were unfit in 1996 were still unfit in 2001 - approximately one-third of these were vacant in both years.
 - Some 16,700 fit properties were unfit by 2001
 - Nearly one-third of these had become vacant over the course of this five year period and 37 per cent were in the owner-occupied sector in both years.
- Grant aid continues to play an important role in reducing unfitness, particularly in rural areas. More than 24,000 dwellings that were unfit in 1996 were made fit by 2001. Almost one-fifth (18%; more than 4,000 dwellings) received a grant approximately four times the proportion for the stock as a whole.



2.6 The State of Repair and the Decent Home Standard

- Surveyors recorded faults in almost three-fifths (59%) of all dwellings. This is a considerable reduction since 1996 when the comparable figure was 73 per cent.
- Dwellings were much more likely to have faults to their exterior fabric (54%) than their interior fabric (22%) or to amenities and services (8%).
- Surveyors also had to record their estimate of the urgency of the treatment required for any exterior elements. In the case of roof features/ roof drainage some two-thirds of all faults were considered urgent. Overall some 213,000 (33%) dwellings had faults which required urgent attention.
- Disrepair was more prevalent in some tenures than others:
 - More than four fifths (83%) of vacant dwellings had faults.
 - Faults were recorded in 71 per cent of privately rented properties.
 - The proportion of occupied Housing Executive and owner occupied dwellings with faults was very similar (59% and 56% respectively).
 - Less than one-third of housing association properties had faults.
- There was a clear relationship between dwelling age and disrepair. More than three-quarters of dwellings built before 1945 had faults.
- The average cost of repairs has reduced since 1996, reflecting the overall improvement in the state of repair of the dwelling stock. The average cost of urgent repairs in 2001 for the dwelling stock as a whole was £1,124 (£1,296 in 1996) and the average basic repair cost was £1,427 (£1,934 in 1996).
- It is estimated that the total repairs bill in 2001 was £728 million for urgent repairs and £924 million for basic repairs. For comprehensive repairs (over a 10 year period) the estimated cost is much higher - £1.9 billion.
- Only a small proportion of dwellings (2%) required urgent repairs costing more than £12,000 and indeed only 10 per cent required urgent repairs costing at least £2,000.
- Average repair costs were particularly high for vacant dwellings (£9,763 for basic repairs) compared to only £996 for the occupied stock. The private rented sector had the highest average basic repair cost for the occupied stock (£1,657). The average basic repair costs for social dwellings were much lower (Housing Executive: £398 giving a total bill of £46 million and housing association £255 giving a total bill of £5 million).
- Grant aid played an important role in overcoming disrepair in the housing stock. In 1996 more than 60,000 dwellings were unfit or defective on the grounds of disrepair. Almost one-fifth (18%) of these dwellings received grant aid, almost four times the rate for the stock as a whole.
- Between 1996 and 2001 some 24,000 dwellings (almost 5,000 per year) underwent a marked deterioration in their standard of repair.
- Almost one third (32%; 206,000) of all dwellings failed the Decent Home Standard. Almost nine-tenths (88%) of these failed on the basis of the thermal comfort criterion, less than one-fifth on the basis of disrepair and 10 per cent on the basis of lacking modern facilities and sources.
- The rate of non-decency varied considerably by tenure:
 - It was highest among vacant dwellings (71%).
 - One half (50%) Housing Executive properties and almost one half of privately rented properties (47%) failed the Decent Home Standard.
- There was a clear association between failing the Decent Home Standard and dwelling age:
 - One-half of all dwellings built before 1919 were non decent.
 - This proportion fell steadily until it was minimal for dwellings built after 1980.

- The rate of non-decency was very consistent for all urban/rural locations. However, it varied considerably by district council: the lowest rate of non-decent homes was in Derry (20%); the highest rate was to be found in Craigavon (41%).
 - Elderly heads of household over the age of 75 were much more likely to live in non-decent homes (46% compared to an overall average of 30% for all households).
 - Almost half (48%) of all heads of household who were unemployed lived in homes that failed the Decent Home Standard.
 - There was a clear relationship between annual income and living in non-decent housing: 43 per cent of those households with an annual income of less than £7,000 lived in homes which failed the decency standard, but the figure fell to 16 per cent for households with £30,000 or more.
 - Protestant households (34%) were more likely to live in non-decent homes than Catholic households (25%). This is largely explained by the differing age profiles (see Chapter 4) and the fact that a greater percentage of Catholic households lived in dwellings built after 1980.
- ## 2.7 Energy
- The Home Energy Conservation Act (1995) designated the Housing Executive as Northern Ireland's Home Energy Conservation Authority (HECA). The Housing Executive's primary objective has been to reduce the energy consumption of dwellings existing on 1 April 1996 by 34 per cent. The energy efficiency of a dwelling is primarily a function of the type of heating and fuel source.
 - In 2001 95 per cent of all dwellings had central heating, compared to 87 per cent in 1996. The proportion was particularly high in Housing Executive stock (98%), housing association dwellings (almost 100%) and the owner occupied sector (97%). In the private rented sector it was below average (90%). However, only two thirds (67%) of vacant dwellings had central heating.
 - There was a clear association between dwelling age and central heating - the newer the dwelling, the more likely it was to have central heating. A little over four-fifths (84%) of pre-1919 stock had central heating. In contrast almost all dwellings built since 1965 had central heating.
 - Households with a head of household over 75 were more likely to have no central heating (10%; compared to 5% of all occupied stock); indeed almost two-fifths (37%) of all occupied homes without central heating had household heads aged 75 or more.
 - Between 1996 and 2001 the profile of Northern Ireland's dwelling stock in relation to the fuel used to drive heating systems, changed markedly:
 - There was a rapid decline in the use of solid fuel heating (from 41% in 1996 to 19% in 2001).
 - There was a marked increase in the dependency on fuel oil; (from 36% in 1996 to 58% in 2001).
 - The introduction of natural gas to Northern Ireland has enabled mains gas to capture a growing share of the residential market in and around Belfast (more than 20,000 properties (3%) were heated by mains gas in 2001).
 - Electric heating systems had declined in popularity (from 11% of dwellings in 1996 to 9% in 2001).
 - Analysis of fuel source by tenure indicates considerable variations:
 - In the owner occupied sector over 70 per cent had heating systems driven by fuel oil and a further 13 per cent had dual fuel systems.
 - In the private rented sector the majority (54%) of dwellings also had oil fired heating, but there were relatively high proportions of electric storage heaters and open fires.
 - Housing Executive dwellings tended to be heated by solid fuel (46%), fuel oil (21%) or electric heating (19%).



- Housing association dwellings were typically heated using fuel oil (42%) or electricity (39%).
- In 2001 one-half (50%) of the total stock had full cavity wall insulation and a further six per cent had partial cavity wall insulation. Nearly two-fifths (39%) had no wall insulation at all. This was a major improvement since 1996.
- The vast majority (94%) of dwellings (that had a loft) had loft insulation, but only four per cent of these had insulation of more than 150mm thick.
- In 2001 almost one-half (47%) of all dwellings had full double-glazing, a marked increase since 1996 when the proportion was only 24 per cent.
- The great majority (88%) of dwellings with hot water cylinders had them insulated with either foam insulation (22%) or an insulating jacket (66%).
- Almost one-third of households (32%) stated that low energy light bulbs were used in the dwelling, a three-fold increase since 1996 when the figure was only 10 per cent.
- The 2001 House Condition Survey provided the first overview of safety in relation to oil-fired central heating:
 - OFTEC recommends that the oil tank should be at least 1.8m from a point of access to the dwelling; in 2001 15 per cent of dwellings with an oil tank failed on this point - most of these (72%) were owner occupied.
 - There was a higher failure rate in relation to half hour fire resistant doors and weatherproofing to boiler houses (59%) and fire valves/fire detection elements (29%).
- The 2001 House Condition Survey confirmed that considerable progress had been made in relation to energy efficiency as measured by the Standard Assessment Procedure (SAP). This provides a standard means of estimating the energy efficiency of dwellings: the lower the score, the lower the energy efficiency, the higher the score - up to a maximum of 120 - the higher the efficiency. In 1996 Northern Ireland's dwelling stock had an efficiency rating (SAP) of 41. By 2001 using the SAP (NI) 2001 model this had increased to 52.
- Vacant dwellings continued to record the lowest average SAP at 35 (although even this had risen from 25 in 1996). The owner occupied and Housing Executive sectors showed increases of approximately 10 points, housing association stock moved from 41 in 1996 to 67 in 2001 and the private rented sector from 27 to 45.



Chapter 3 Northern Ireland's Dwelling Stock

TABLE 3.1: Northern Ireland's Dwelling Stock - Key Figures⁽¹⁾, 1974 - 2001

	1974	1991	1996	2001
Total	455,500	574,300	602,500	647,500
	100%	100%	100%	100%
Urban	269,400 (59%)	404,100 (70%)	402,100 (67%)	434,600 (67%)
Rural	186,100 (41%)	170,200 (30%)	200,400 (33%)	212,900 (33%)
Owner Occupied	212,200 (46.6%)	347,200 (60.5%)	381,200 (63.3%)	432,300 (66.8%)
Private Rented (and others)	72,200 (15.8%)	28,600 (5.0%)	38,000 (6.3%)	49,400 (7.6%)
Housing Executive	153,500 (33.7%)	158,200 (27.6%)	141,200 (23.4%)	116,000 (17.9%)
Housing Associations	-	10,000 (1.7%)	13,000 (2.1%)	17,900 (2.8%)
Vacant	17,600 (3.9%)	30,300 (5.3%)	29,100 (4.8%)	31,900 (4.9%)
Pre 1919	157,300 (34.5%)	121,500 (21.2%)	120,800 (20.0%)	116,400 (18.0%)
1919-44	75,200 (16.5%)	65,100 (11.3%)	69,400 (11.5%)	69,100 (10.7%)
1945-64	223,000 (49.0%)	129,800 (22.6%)	128,800 (21.4%)	127,800 (19.7%)
1965-80	Included in 1945-64	162,300 (28.3%)	158,400 (26.3%)	159,900 (24.7%)
Post 1980	-	95,600 (16.7%)	125,100 (20.8%)	174,300 (27.0%)
Bungalows	-	-	145,200 ⁽²⁾ (24.1%)	157,000 (24.2%)
Terraced House	199,000 (43.7%)	210,500 (36.7%)	201,900 (33.5%)	200,300 (30.9%)
Semi-detached House	91,000 (20.0%)	139,800 (30.9%)	110,400 (18.3%)	123,500 (19.1%)
Detached House	133,700 (29.4%)	177,300 (30.9%)	93,400 (15.5%)	115,000 (17.8%)
Purpose Built Flat	23,900 (5.2%)	38,500 (6.7%)	42,800 (7.1%)	43,700 (6.7%)
Converted Flat	3,200 ⁽³⁾ (0.7%)	8,100 (1.4%)	8,800 (1.5%)	8,000 (1.3%)

(1) Due to rounding columns may not always add to total stock.

(2) Bungalows were not counted separately until the 1996 Survey. The definition of a bungalow is a dwelling with "no fixed internal staircase". A loft conversion of a bungalow which then includes a permanent staircase becomes a "house".

(3) The 1974 House Condition Survey used a slightly different dwelling type classification.

THIS CHAPTER PRESENTS A PROFILE OF NORTHERN IRELAND'S DWELLING STOCK. IT CONTAINS AN ANALYSIS OF THE CHARACTERISTICS OF THE STOCK IN 2001, FOCUSING ON DISTRIBUTION, TENURE, AGE AND DWELLING TYPE AND THE INTERRELATIONSHIPS BETWEEN THEM. IT WILL ALSO PERMIT COMPARISONS TO BE DRAWN WITH FIGURES FROM THE 2001 ENGLISH HOUSE CONDITION SURVEY.

DWELLING STOCK

3.1 Introduction

This chapter presents a profile of Northern Ireland's dwelling stock. It contains an analysis of the characteristics of the stock in 2001, focusing on distribution, tenure, age and dwelling type and the interrelationships between them. It will also permit comparisons to be drawn with figures from the 2001 English House Condition Survey. Finally, it provides comparative figures from the 1996 and earlier House Condition Surveys, to illustrate important changes and trends and relates these to developments and factors driving the housing market in Northern Ireland.

Table 2.1 sets out the key statistics used in this chapter, but additional more detailed tables are contained in the Statistical Annex.

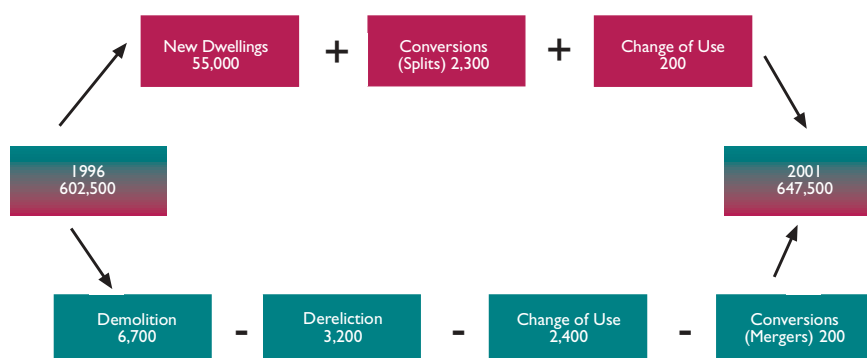
3.2 The Total Stock and its Distribution

Total Stock and the Components of Change

In 2001 (mid year) there were approximately 647,500 dwellings in Northern Ireland⁽⁴⁾. The first House Condition Survey in Northern Ireland in 1974 estimated that there were some 455,500 dwellings. Total stock has therefore increased since then by an average of nearly 7,000 per annum (see Table 3.1). When the last House Condition Survey was carried out in 1996 there were 602,500 dwellings. The net increase in stock between 1996 and 2001 of 45,000 means there has been an annual increase of 9,000 per annum, (compared to 5,600 p.a. 1991-96), reflecting a combination of greater economic prosperity and changing demography, including in particular the greater propensity for single living.

The net increase in the number of dwellings by 45,000 between 1996 and 2001 is the result of a combination of flows in and out of the stock (see Fig 3.1).

Figure 3.1
Flows into and out of the Residential Stock, 1996-2001



⁽⁴⁾ This compares with a figure of 649,000 for December 2000 produced by the Department for Social Development. This discrepancy is explained essentially by the exclusion of rateable "dwellings" with an NAV of less than £19 from the 2001 HCS.



- There were approximately 55,000 newly built dwellings and a further 2,500 dwellings newly created, mainly through conversion (2,300).
- Approximately 6,700 dwellings were demolished, a rate of 1,340 per annum (compared to 950 per annum, 1991-1996)
- A further 5,800 dwellings were lost from stock mainly through demolition (6,700), dereliction (3,200) and change of use (2,400).

Urban/Rural (Table A3.1)

The geographical distribution of the dwelling stock changed over the ten-year period 1991-2001. The key changes were as follows:

- The number of dwellings in urban areas⁽⁵⁾ rose by 30,000, but the percentage of urban dwellings declined from 70 per cent (1991) to 67 per cent in 1996 and continued to be this in 2001.
- The number of dwellings in the Belfast Urban Area grew and in 2001 stood at 204,600, but as a proportion remained constant over the five year period 1996-2001 at 32 per cent.
- The proportion of dwellings in towns remained constant between 1996 and 2001 (35%) although numerically it increased from 209,000 to 230,000 in 2001.
- The survey indicated that although there had been an increase in the proportion of rural dwellings over the period 1991-2001, from 30 per cent in 1991 to 33 per cent in 2001, the proportion had remained unchanged since 1996, although there were an additional 12,500 rural dwellings.
- The survey indicated, however, that between 1996 and 2001 there was an increase in the proportion of dwellings in isolated rural areas: from 18 per cent (107,400) in 1996 to 20 per cent (126,400) in 2001 and may reflect difficulties in gaining planning approval in some towns and smaller settlements.

District Council (Table A3.2)

Table A3.2 provides an estimate of the total housing stock in each district council. However, the overall growth over the period 1996-2001 (45,000 dwellings) did not occur evenly across all district councils:

- The largest growth occurred in Derry (6100) and Belfast (5500), although in relative terms this represented a much larger increase in Derry (nearly 20%) than in Belfast (5%).
- Other major increases occurred in Ards (3,500; 13%), Banbridge (2,000; 15%); Craigavon (3,100; 11%), Down (2,900; 14%), Fermanagh (2,100; 10%), Newry and Mourne (2,800; 10%) and Newtownabbey (2,400; 8%). There are a number of factors which account for this, including access to Belfast and greater reliance on the motor car.
- The stock of some district council areas, however, remained fairly static, notably Ballymena, Cookstown and North Down, where local factors have made new developments more difficult or less attractive, where demand for new housing has been lower or where there has been a higher rate of demolition.

Finally, it is interesting to note from this locational analysis that of the overall increase in dwelling stock of 45,000 between 1996 and 2001, two-thirds of it took place east of the Bann-Blackwater divide and only one-third west of it. However, this represents a larger relative growth in the west (10%) compared to the east (7%).

⁽⁵⁾ Urban areas are defined as the Belfast Urban Area, District Towns and "other" towns. In contrast rural areas are defined as small rural settlements and isolated rural areas.

3.3 Dwelling Tenure

The 2001 House Condition Survey collected information on dwelling tenure in four categories: owner occupied, private rented and others (including tied dwellings), Northern Ireland Housing Executive and housing association. In line with previous House Condition Surveys, however, vacant dwellings are generally treated as a separate category. Surveyors were also asked to classify vacant dwellings by the tenure of the dwelling when it was last occupied. In the case of NIHE and housing association dwellings this normally presented no difficulties. In the private sector, however, the decision between owner occupancy and private renting was more difficult, where for example, owner occupiers may have chosen to rent their home when moving house, rather than sell.

The 2001 House Condition Survey provided the following analysis by tenure (see Table 3.1):

Owner Occupied

- There were an estimated 432,300 owner occupied dwellings (66.8%) in 2001. This represented a growth of approximately 51,000 (13%) over the previous five years and reflected the growing dominance of owner occupation. The growth of home ownership has been achieved by high levels of new private sector construction as well as the ongoing sale of Housing Executive dwellings.

Housing Executive

- Conversely, between 1996 and 2001 there was a significant decline in the number and proportion of Housing Executive dwellings. In 2001 there were some 116,000 (17.9%) occupied dwellings owned and managed by the NIHE compared to 141,200 (23.4%) in 1996. This represents an annual average decline of over 5,000 dwellings, as house sales and demolitions took their toll and as a result of the Housing Executive's new build programme being transferred to the housing associations.

Housing Association

- The number of housing association dwellings⁽⁶⁾ has increased by more than fifty per cent from 13,000 (2.1%) in 1996 to over 18,000 (2.8%) in 2001, an average annual increase of some 1,000 dwellings.

Private Rented and Others

- The private rented (and others) sector in Northern Ireland has also seen significant growth over the past five years. In 1996 the private rented (and others) sector comprised some 38,000 dwellings (6.3%). This had grown by 11,400 to 49,400 (7.6%) in 2001, reflecting the growing interest in buy to let, the growth in student numbers and the re-emergence of sold Housing Executive dwellings in this sector, supported by a fairly generous Housing Benefit system.

Vacant

- The number and proportion of vacant properties increased only marginally in the five years to 2001. Of the total stock of 647,500, some 32,000 (4.9%) dwellings were vacant⁽⁷⁾. In 1996 there were some 29,000 (4.8%) vacant properties. A geographical analysis of these indicates that the highest levels of vacancy are to be found in:
 - some remoter rural locations
 - some inner city areas
 - areas with new apartment/town house developments
- The surveyors recorded the tenure of vacants when last occupied. Analysis reveals that more than half (17,900;56%) were owner occupied. Over one-quarter (8,200;26%) were privately rented; some 5,200 (16%) were owned by the Housing Executive and 700 (2%) by the housing associations.
- One-half (50%) of all vacant properties were constructed before 1919 and more than one-quarter (27%) between 1919 and 1964.
- The most common vacant dwelling type was the terraced house (28%), followed by single storey house (25%) and detached house (20%).

⁽⁶⁾ Individual bedspaces are not included as separate units of accommodation

⁽⁷⁾ This is a somewhat lower figure than the DSD figure and probably reflects the tendency for some owner-occupiers to postpone paying rates by not informing RCA of occupancy.

- Almost one third (29%) had been vacant for at least three years and 28 per cent for less than six months.

Inter-tenure Flows

The longitudinal element of the 2001 House Condition Survey provides an important insight into the dynamic nature of the housing market. Table 3.2 compares the tenure of the 602,500 dwellings existing in 1996 with the tenure of these dwellings in 2001. It should be noted that these figures are based on a sub-sample (the 2001 resample only) and reconciled with 1996 figures. The samples are not strictly comparable because of the different weighting and grossing procedures, but nevertheless do provide a sound indication of general patterns of inter-tenure movement.

Table 3.2: Inter-Tenure Movement, 1996-2001

Tenure in 2001	Tenure in 1996					Total
	Owner Occupied	Private Rented and Others	Housing Executive	Housing Association	Vacant	
Owner Occupied	340,700	8,900	26,200	700	7,800	384,300
Private Rented and Others	19,700	23,100	2,300	900	7,000	53,000
Housing Executive	6,400	700	105,900	400	2,400	115,800
Housing Association	500	600	400	10,300	700	12,500
Vacant	11,500	3,600	2,700	500	7,500	25,800
Derelict/Demolished etc	2,400	1,100	2,700	200	3,700	10,100
Total	381,200	38,000	141,200	13,000	29,100	602,500

- Some 487,500 (81%) dwellings had the same tenure in 2001 as in 1996.
- Some 26,000 dwellings owned by the Housing Executive in 1996 were in the owner occupied sector in 2001 and a further 2,300 were privately rented.
- There was considerable inter-tenure movement between the private rented and owner occupied sectors. Some 19,700 dwellings that were owner occupied in 1996 were privately rented in 2001. Conversely, nearly 9,000 dwellings that were privately rented in 1996 were owner occupied in 2001.
- Some 7,500 dwellings that were vacant in 1996, remained vacant in 2001. However, 7,800 dwellings that were vacant in 1996 were owner

occupied in 2001, a further 7,000 were privately rented, and 2,400 were occupied Housing Executive dwellings.

- Conversely, 11,500 dwellings that were vacant in 2001 had been owner occupied in 1996, a further 3,600 had been privately rented and 2,700 had been occupied Housing Executive dwellings.
- More than 10,000 dwellings⁽⁸⁾ had become derelict, had been demolished or changed their use between 1996 and 2001. More than one third of these had been vacant in 1996, a little over one quarter (27%) were occupied Housing Executive dwellings and a further 24 per cent had been owner occupied.

Further information on the inter-relationship of inter-tenure movement, condition and grants is contained in Chapter 5.

Dwelling Tenure - Urban/Rural Location (Table A3.3)

The tenure composition of the urban and rural stock varied:

- Nearly two thirds (63%) of urban stock was owner occupied but this rose to three-quarters (75%) in rural areas.
- Conversely, in the case of social housing 26 per cent of all urban dwellings belonged to housing associations or the Housing Executive, whereas in rural areas only 10% of dwellings were social housing.
- The private rented sector comprised approximately 7.6 per cent of the total stock, but the proportion was slightly higher in urban areas (8.2%) than in rural areas (6.6%).

⁽⁸⁾ The difference between this figure and the figure in Figure 3.1 is not considerable - it is largely for statistical reasons.



- The absolute numbers of vacant dwellings were divided fairly equally between urban areas (15,000; 49%) and rural areas (17,000; 53%), but the vacancy rate was much higher in rural areas (8%) than in urban areas where the proportion of vacant dwellings was only 3.5 per cent.
- Three quarters of vacant rural dwellings (78%; 13,200) were in the owner occupied sector when last occupied and a further 3,100 (19%) in the private rented sector.
- In urban areas the balance was very different. Of the 15,000 vacant properties nearly one-third were in the owner occupied sector (31%), one-third in the private rented sector (33%) and a little over one-third (35%) in the social sector.
- The vacancy rates are markedly different in urban and in rural areas; isolated rural areas have a much higher vacancy rate (9.4%) than any of the other locations (see Table 3.3).

Table 3.3: Vacant Dwellings and Vacancy Rate by Location, 2001

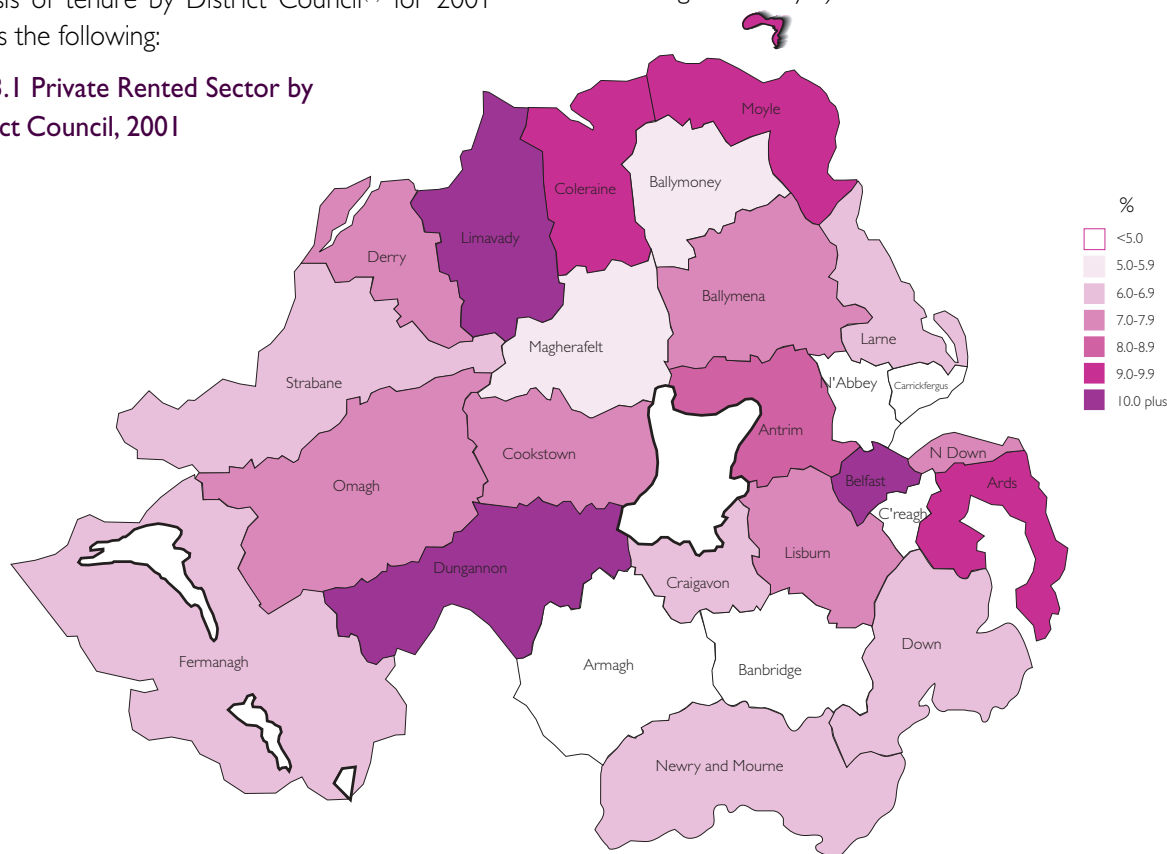
	Vacant Dwellings	Vacancy Rate
BUA	8,100	4.0%
District Town	6,000	3.1%
Other Town	900	2.4%
Small Rural Settlement	5,100	5.9%
Isolated Rural	11,800	9.4%
All Vacant Dwellings	31,900	4.9%

- The proportion of owner occupied stock by district council varies from 54 per cent in Belfast and 57 per cent in Derry to nearly 80 per cent in Banbridge and North Down.
- In most district councils owner occupancy has risen by up to 10 per cent. In a small number of council areas there are indications of a stagnation in the growth of owner occupancy. This may be correlated to areas of rapid growth in the private rented sector (see Ards, Ballymena, Cookstown, Fermanagh and Moyle).⁽¹⁰⁾

Dwelling Tenure - District Council (Table A3.2)

Analysis of tenure by District Council⁽⁹⁾ for 2001 reveals the following:

Map 3.1 Private Rented Sector by District Council, 2001



⁽⁹⁾ Some caution has to be exercised in the interpretation of these figures given the sample size (see Appendix D).

⁽¹⁰⁾ These figures are consistent with evidence from the analysis of NIHE Private Housing Benefit records and is broadly consistent with Census 2001 figures when allowance is made for sample error; differences of definition (others category) and the survey method.



- There is considerable variation in the number and proportion of privately rented properties by district council ranging from some 500 in Ballymoney to more than 2000 in Ards (9%), Coleraine (10%), Lisburn (7%), Derry (7%), Newry and Mourne (7%) and North Down (8%) while Belfast has 13,000 (11%) privately rented properties (see Map 3.1).
- The private rented sector is concentrated in and around the university areas - Belfast, Derry and Coleraine and areas within easy access to Belfast, for example Ards, Antrim, Ballymena, Down and Lisburn (See Map 3.1). These areas also have experienced some of the biggest increases in private rented sector. Some of the growth is linked to increasing numbers of second homes in district councils associated with the tourist industry - Moyle, Newry and Mourne and Fermanagh. However some of the increases may be linked to a more widespread preference for the private rented sector rather than owner occupancy or Housing Executive dwellings for a combination of local and individual reasons⁽¹⁰⁾
- The numbers and proportion of Housing Executive dwellings have continued to decline steadily with house sales and demolitions. The proportion ranged from 11 per cent in Fermanagh to 26 per cent in Derry, which continued to have the highest proportion of Housing Executive dwellings.
- Housing associations have expanded considerably in the vast majority of district council areas. District councils with an additional 300 housing association dwellings since 1996 include Ards, Larne, Lisburn, Derry, Newry and Mourne, North Down and Belfast. In Derry in particular more than 800 properties built since 1996 have brought the number of housing association dwellings there to nearly 2000 (5%), the highest number and proportion outside Belfast. In Belfast almost 1000 new housing association dwellings were built bringing the total to over 7,000.
- The distribution of vacant properties appears to be linked to two factors: firstly, remoter rural areas
 - all eight district councils with more than seven per cent of dwellings vacant contain substantial tracts of remote rural areas - Armagh, Ballymena, Cookstown, Fermanagh, Magherafelt, Moyle, Omagh and Strabane (see Map 3.2). Indeed, in Fermanagh some 13 per cent of dwellings were vacant. Secondly, areas of inner city decline and new apartment developments: 6,500 (20%) of the Northern Ireland total are in Belfast. It is interesting to note that the distribution of vacancy rates was much more evenly spread in 1996, with the vast majority of district councils having vacancy rates of between three and seven per cent. In 2001 the highest vacancy rates tended to be in more peripheral rural district councils with council areas in and around Belfast having lower rates providing evidence of ongoing rural depopulation between 1996 and 2001.

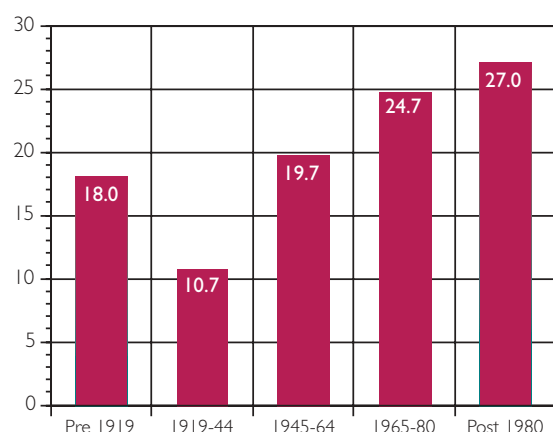
3.4 Dwelling Age

The 2001 House Condition Survey indicated a gradual change in the age profile of the housing stock as a result of:

- a small decline in both the absolute numbers and proportion of dwellings in the older age categories, mainly as a result of demolition;
- a substantial increase in the post-1980 category as a result of the accelerated rate of construction of new dwellings between 1996 and 2001.

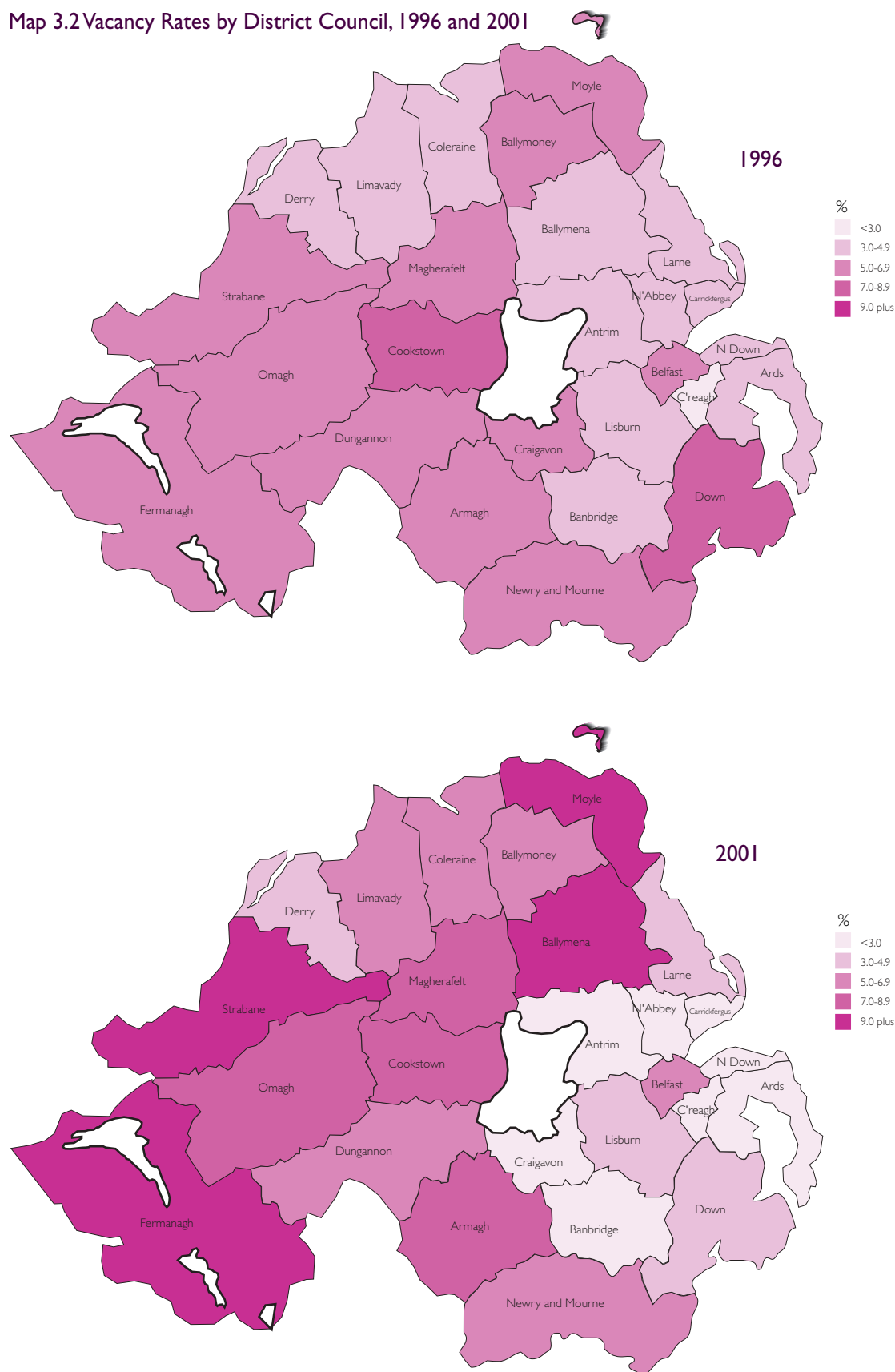
The key age related findings are as follows (See Table 3.1 and Figure 3.2):

Figure 3.2 Dwelling Age, 2001





Map 3.2 Vacancy Rates by District Council, 1996 and 2001





- More than a quarter (27%) of all dwellings were constructed after 1980, compared to just over one-fifth in 1996. Indeed nearly 15 per cent of all dwellings have been built since 1990, including more than 50,000 in the last five years. This change in age profile is an important factor in understanding the changes in condition and energy efficiency of the stock.⁽¹¹⁾
- A quarter of all dwellings were built between 1965 and 1980, a fifth between 1945 and 1964 and a little over 10 per cent in the period 1919-44. These numbers and percentages are all, as expected, a little lower than in 1996.
- Approximately 18 per cent of all dwellings were built prior to 1919 as compared to 20 per cent in 1996 reflecting the ongoing demolition of older stock, particularly in areas of Belfast subject to regeneration.
- Reflecting their relatively recent history. However, some 1,700 (9%) were built before 1919 reflecting the important role community based and other associations play in bringing older dwellings up to modern standards.
- Nearly half (15,800; 49.5%) of all dwellings vacant in 2001 had been constructed before 1919 (a similar proportion as in 1996). Indeed, 14 per cent of all dwellings built before 1919 were vacant (a 3% increase since 1996). This is twice as high as the 1919-44 age group with only 2-3 per cent of dwellings in the other three more recent age groups lying vacant.
- Some 2,500 vacant properties have been built since 1990. Closer examination indicates that a relatively high proportion are sheltered housing association properties or belong to the private rented sector.

Dwelling Age - Dwelling Tenure (Table A3.4)

Further analysis of dwelling age by tenure shows the following:

- Since 1996 there has been a considerable increase in the number (nearly 14,000) and percentage of 1965-80 properties in owner occupancy, reflecting ongoing Housing Executive house sales.
- Owner occupied stock comprises between 60 per cent and 75 per cent of properties in all age groups and nearly 30 per cent of the owner occupied sector was built after 1980 (compared to 22% in 1996).
- Nearly 40 per cent of private rented sector properties were built before 1919 (compared to 47% in 1996) and 21 per cent were built in the period 1919 to 1944. The age range of private rented dwellings reflects demolitions and newer former Housing Executive dwellings in the private rented sector and the growth in buy-to-let.
- The Housing Executive owned very few (less than 10%) pre 1945 dwellings. Almost 70 per cent of Housing Executive dwellings were constructed between 1945 and 1980.
- The great majority of housing association dwellings (81%; 14,600) were built after 1980,

Dwelling Age - Urban/Rural Location (Table A3.5)

Analysis of dwelling age by location reveals the following:

- A considerably higher proportion of rural dwellings were built before 1919 (32%), compared to urban areas where the comparable figure was only 11 per cent. Indeed of all such older dwellings 50,000 (43%) were in isolated rural areas.
- Around two-thirds (66%) of all dwellings built after 1980 were located in urban areas. However, rural areas have a slightly higher proportion of dwellings built since 1980 (28%) compared to urban areas (26%).
- In urban areas a considerably higher proportion of dwellings (63%) is in each of the middle age groups (1919-1980) compared to rural areas (40%).

Dwelling Age - District Council (Table A3.6)

Analysis of dwelling age by district council confirms this general pattern:

- District councils with at least 25 per cent of their housing stock in the oldest category (built before 1919) tend to be those with a District Town, surrounded by a large rural hinterland: Armagh,

⁽¹¹⁾ The Building Regulations (1977) required cavity walls to have a U value of 1.0 watts/m²°C. The 1985 Building Regulations became stricter and required a U value of 0.6 watts/ m²°C; this improvement in thermal efficiency was essentially achieved by means of cavity wall insulation.



Banbridge, Dungannon, Fermanagh, Larne, Magherafelt, Moyle and Omagh.

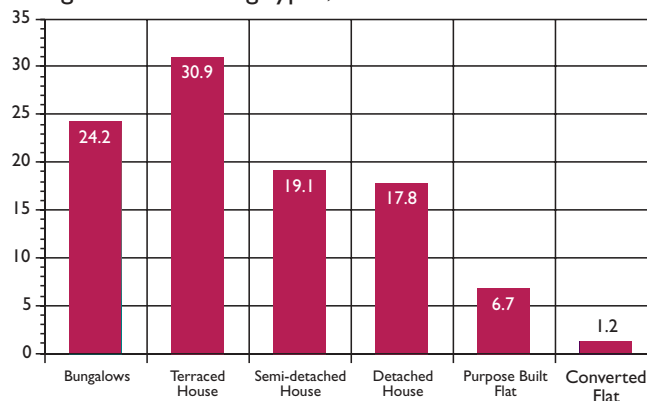
- The number and proportion of pre-1919 properties has dropped considerably in Belfast since 1996. In 2001 there were 20,700 (17%) compared with 27,800 (23%) in 1996, reflecting large scale urban regeneration work in the city over the previous five years.
- At the other end of the age scale, the following district councils had more than one-third of their stock built since 1980: Banbridge, Coleraine, Lisburn and Derry. Their relatively young housing stocks reflect high levels of new housing construction in these areas during the last ten years. In Banbridge, Fermanagh, Derry and Newry and Mourne more than one-fifth of the stock has been built since 1990.

3.5 Dwelling Type

Northern Ireland's dwelling stock has traditionally been dominated by houses and bungalows (single storey houses). The 2001 House Condition Survey confirms that there has been no overall change in this picture despite the greater number of flats/apartments being built in recent years (see Table 3.1 and Figure 3.3).

- Nearly a quarter of all dwellings were single storey houses (157,000; 24%), the same proportion as in 1996.
- Semi-detached houses and detached houses each accounted for nearly one-fifth of the stock: 123,500 (19%) and 115,000 (18%) respectively. There was little change from 1996 in respect of semi-detached houses and a two per cent growth in the proportion of detached houses.
- The proportion of terraced houses has declined by around two per cent.
- Flats accounted for eight per cent of the total stock (51,700) and of these only 8,000 (a little over 1% of the total stock) were converted flats. There has been no appreciable change in these proportions since 1996, although the number of purpose built flats has increased by over 4,000 reflecting growing interest in apartment living.

Figure 3.3 Dwelling Types, 2001



Dwelling Type - Dwelling Tenure (Table A3.7)

The survey showed major differences in the dwelling types associated with the main tenure groups.

- The overwhelming majority of detached (90%) and semi-detached houses (80%) were owner occupied, whereas only 55 per cent of terraced houses and a much smaller proportion of flats (17%) were owner occupied.
- Nearly 10 per cent of terraced houses were in the private rented sector; but they represented nearly 40 per cent of the overall private rented stock; flats only comprised 14 per cent of the private rented stock.
- Some 45% (19,600) of all purpose built flats belonged to the Housing Executive and a further 24 per cent (10,600) to the housing associations; only a little over one-fifth (22%) were in the private sector. The percentage of Housing Executive stock which is terraced housing dropped from 55 per cent in 1996 to 50 per cent in 2001, reflecting the ongoing sales programme. The proportion of Housing Executive purpose built flats remained constant at 17 per cent over the same five year period but the number has fallen by over 4,000: mainly reflecting demolitions.
- The profile of housing association stock also changed in the five years preceding 2001, with sizeable increases in the proportion of semi-detached houses and purpose built flats balanced by a considerable drop in the proportion of terraced housing association dwellings from 30 per cent in 1996 to 21 per cent in 2001.



- Vacant properties tended to be single storey houses (25%), terraced houses (28%) or detached houses (20%) with only 11 per cent of all vacant dwellings being purpose built flats. However, vacancy rates do differ quite markedly by dwelling type: in particular a much higher than average proportion of flats are vacant (10.5%; 4.9% of the total stock is vacant).

Dwelling Type - Dwelling Age (Table A3.8)

The relationship between dwelling type and age reflects the historical development of housing in Northern Ireland since the late nineteenth century.

- Most dwellings from the pre-1919 period were single storey houses, terraced houses or detached houses, in all accounting for 86 per cent of these oldest dwellings.
- Dwellings from the inter-war period tended to be terraced houses (40%) or semi-detached houses (30%) with much smaller proportions of single storey properties and detached houses.
- The period 1945-80 was dominated by the construction of terraced houses (nearly 40%), with far fewer detached houses being built. Nearly 40 per cent of the dwellings dating from that period were terraced houses.
- The period 1965-80 saw a rapid increase in the number of modern bungalows being built. Indeed during the post-1980 period, bungalows were the single most common type of dwelling constructed: 51,000 bungalows (nearly 30% of the total) were built.
- There were approximately 8,000 converted flats in Northern Ireland in 2001 and of these 83 per cent had been constructed before 1919. Purpose built flats have grown both absolutely and as a proportion of stock since 1945. Almost 19,000 (11%) purpose built flats have been built since 1980. These were roughly equally divided between the 1980s and 1990s as the decline in the number of new social flats was made up by the growing number of private apartments.

3.6 Additional Dwelling Characteristics

Construction Methods

The survey estimated that there were some 28,800 (less than 5%) dwellings of non traditional construction. Approximately 16,500 were in the owner occupied sector; 10,200 were occupied Housing Executive dwellings and most of the rest were vacant. The most common types of non-traditional construction were modern timber framed homes (10,800) and masonry cross wall dwellings (8,100).

Number of Floors

The vast majority of Northern Ireland's dwelling stock (70%; 450,000) had two floors. A further 151,200 dwellings had only one storey; less than one-tenth (6%; 40,000) had three storeys and almost one-half (47%) of these were built before 1919. Northern Ireland had very few dwellings with four or more storeys (1%; 5,800) and most of these were built either between 1965 and 1980 (43%) or prior to 1919 (34%).

Second Water Closet

In 2001 a total of 187,500 (29%) dwellings had a second WC (compared to only 20% in 1996):

- Nearly half (46%) of the dwellings built since 1980 had a second WC compared to 20 per cent or less for the remaining older age groups.
- More than four-fifths (81%) of dwellings with a second WC were in the owner occupied sector and indeed more than one-third (35%) of the total owner occupied sector had a second WC.
- Over two-fifths of second WCs were to be found in detached dwellings, while nearly 70 per cent of all detached dwellings had second WCs.

Second Bath or Shower

In 2001 a total of 119,400 (18%) dwellings were recorded as having a second bath or shower (compared to one in ten in 1996):

- More than half (51%) of these were in dwellings built since 1980; whereas the remaining four age groups accounted for less than one-fifth each.



- Nearly 90 per cent of the total was in the owner occupied sector and nearly one quarter (24%) of all owner occupied dwellings had a second bath/shower.
- Nearly one half (46%) were in detached dwellings and nearly half (49%) of all detached dwellings had a second bath/shower.

Conservatories

Some 35,000 (5%) of dwellings were recorded as having conservatories. The overwhelming majority (94%) of these were in the owner occupied sector and more than half (52%) of households who had a conservatory had a household income of at least £20,000.

Holiday Homes

The number of holiday homes in Northern Ireland rose rapidly between 1996 (3,200) and 2001 when there were some 5,300. This translates into an average rate of approximately 400 per year:

- Most of them were owner occupied (67%), i.e. used by the owners for themselves and their families for holidays/weekends. A further 10 per cent were considered to be privately rented on a commercial basis and the remainder were vacant.
- Most holiday homes were either built prior to 1919 (35%) or between 1991 and 2001 (36%).
- Two thirds of households (67%) owning and/or occupying second homes had an income of at least £20,000 per annum.

3.7 Summary and Conclusion

Northern Ireland's housing stock grew rapidly in the five years between 1996 and 2001. The annual net increase in housing stock accelerated from 5,600 (1991-1996) to 9,000 between 1996 and 2001, reflecting growing economic prosperity and confidence in the housing market. The rapid increase in the number of dwellings with second water closets, second bath/showers and holiday homes confirms this confidence. The broad geographical distribution has changed little, with the two-thirds to one-third split between urban and rural remaining unchanged. However, in certain district council areas such as Derry, the percentage increase was much higher, reflecting high demand in some local housing markets. A major change in tenure composition took place. The seemingly inexorable rise in owner occupation has continued not only as a result of new dwelling construction, but also the ongoing high level of sales of Housing Executive dwellings and the concomitant decline in the number of social dwellings. The private rented sector grew rapidly partly as a result of new buy to let construction, but also due to the re-emergence of sold Housing Executive dwellings in the private rented sector. Almost five per cent of dwellings were vacant in both 1996 and 2001. Finally, more than one-quarter of the stock was built after 1980, a fact that helps explain the improved dwelling standards in relation to energy in particular. Overall this chapter indicates that in 2001 Northern Ireland had a more modern and much improved dwelling stock compared to 1996, with an increasing proportion in the owner occupied sector and a growing number with second amenities.





Chapter 4 **Households and their Homes**

Table 4.1 Households - Key Figures, 2001

	Number and Percentage of Tenure					
	Owner Occupied	Private Rented and Others	Housing Executive	Housing Associations	All Households	% of all Households
Household Type						
Lone adult	37590 (51)	14360 (19)	19770 (27)	2140 (3)	73,860 (100%)	12
Two adults	58310 (77)	7190 (10)	9300 (12)	670 (1)	75,470 (100%)	12
Small family	62870 (80)	4740 (6)	10120 (13)	560 (1)	78,290 (100%)	13
Large family	64620 (83)	3960 (5)	8630 (11)	530 (1)	77,740 (100%)	13
Large adult	78120 (87)	4270 (5)	7500 (8)	180(<1)	90,070 (100%)	15
Two person older	66610 (79)	3770 (5)	12720 (15)	1430 (2)	84,530 (100%)	14
Lone older	52720 (56)	5610 (6)	25420 (27)	10480(11)	94,230 (100%)	15
Lone parent	9130 (25)	4750 (13)	21430 (58)	1730 (5)	37,040 (100%)	6
All Households	429970 (70)	48650 (8)	114890 (19)	17720 (3)	611,230 (100%)	100
Age of Head of Household (HOH)						
18 – 24	3220 (19)	6090 (37)	7030 (42)	380 (2)	16,720 (100%)	3
25 – 39	101000 (68)	17000 (11)	28570 (19)	2420 (2)	148,990 (100%)	24
40 – 59	171650 (76)	14780 (7)	35340 (16)	2850 (1)	224,620 (100%)	37
60 – 74	103500 (74)	5210 (4)	26520 (19)	4130 (3)	139,360 (100%)	23
75 plus	50600 (62)	5570 (7)	17430 (21)	7940(10)	81,540 (100%)	13
All Households	429970 (70)	48650 (8)	114890 (19)	17720 (3)	611,230 (100%)	100
Employment Status of HOH						
Employed	259310 (86)	22760 (8)	20110 (7)	1170(<1)	303,350 (100%)	50
Unemployed	13320 (29)	7780 (17)	22960 (51)	1310 (3)	45,370 (100%)	8
Retired from work	124190 (70)	8230 (5)	34360 (19)	11390 (6)	178,170 (100%)	29
Permanently sick/ disabled	20220 (45)	4810 (11)	17760 (39)	2420 (5)	45,210 (100%)	7
Looking after family/ home	12220 (35)	3030 (9)	18410 (53)	1300 (4)	34,960 (100%)	6
Other (including student/schoolchild)	710 (17)	2040 (49)	1290 (31)	130 (3)	4,170 (100%)	1
All Households	429970 (70)	48650 (8)	114890 (19)	17720 (3)	611,230 (100%)	100
Gross Annual Income						
Under £7,000	60450 (44)	15580 (11)	53530 (39)	6800 (5)	136,360 (100%)	22
£7,000 - £9,999	45460 (55)	6660 (8)	27140 (33)	3310 (4)	82,570 (100%)	14
£10,000 - £14,999	80750 (69)	10280 (9)	21850 (19)	4450 (4)	117,330 (100%)	19
£15,000 - £19,999	82380 (83)	6890 (7)	8280 (8)	2010 (2)	99,560 (100%)	16
£20,000 - £29,999	95790 (89)	6820 (6)	4090 (4)	1150 (1)	107,850 (100%)	18
£30,000 or more	65140 (96)	2430 (4)	-	-	67,560 (100%)	11
All Households	429970 (70)	48650 (8)	114890 (19)	17720 (3)	611,230 (100%)	100
Household Religion						
Protestant	233110 (71)	22060 (7)	63180 (19)	9760 (3)	328,110 (100%)	54
Catholic	159920 (69)	17800 (8)	47620 (21)	7410 (3)	232,750 (100%)	38
Mixed religion (Protestant/Catholic)	18500 (74)	3770 (15)	2440 (10)	190 (1)	24,900 (100%)	4
Other	5850 (67)	2420 (28)	460 (5)	-	8,730 (100%)	1
None	12590 (75)	2600 (16)	1190 (7)	360 (2)	16,740 (100%)	3
All Households	429970 (70)	48650 (8)	114890 (19)	17720 (3)	611,230 (100%)	100
Other Groups						
Households with children (0-15)	136620 (71)	13460 (7)	40190 (21)	2820 (2)	193,100 (100%)	32
Lone Parent Households	9120 (25)	4750 (13)	21440 (58)	1730 (5)	37,000 (100%)	6
Elderly Households (over 75)	50600 (62)	5570 (7)	17430 (21)	7940(10)	81,500 (100%)	13
Lone Adult Households	37590 (51)	14360 (19)	19770 (27)	2140 (3)	73,900 (100%)	12
Unemployed or Permanently Sick/disabled HOH	33550 (37)	12580 (14)	40720 (45)	3,730 (4)	90,600 (100%)	15
All Households	429,970 (70)	48,650 (8)	114,890 (19)	17,720 (3)	611,230 (100%)	

A KEY OBJECTIVE OF THE 2001 HOUSE CONDITION SURVEY WAS 'TO EXAMINE THE ASSOCIATION BETWEEN DWELLING CONDITIONS AND THE SOCIAL AND ECONOMIC CIRCUMSTANCES OF HOUSEHOLDS. THIS CHAPTER LAYS THE BASIS FOR ADDRESSING THIS OBJECTIVE USING DATA GATHERED IN THE HOUSEHOLD' QUESTION

HOUSEHOLDS

4.1 Introduction

A key objective of the 2001 House Condition Survey was 'to examine the association between dwelling conditions and the social and economic circumstances of households'. This chapter lays the basis for addressing this objective using data gathered in the household⁽¹⁾ questionnaire, which was completed as an integral part of the 2001 House Condition Survey. More detailed analysis of household information in relation to disrepair, unfitness and energy efficiency can be found in later chapters.

The surveyors conducted the household questionnaire with the head of household⁽²⁾ or partner (if applicable) as part of the inspection of the home. A total of 5,546 interviews were achieved out of a possible 5,597 (this figure takes account of the number of vacant properties). Overall, the response rate for the Household Survey was very high at 99 per cent.

Throughout this chapter sub-group results are compared with the occupied stock as a whole and any notable changes since the 1996 HCS are highlighted. Where possible, findings are compared with other sources e.g. the Northern Ireland Census 2001.

This chapter is divided into eight sections as follows:

- 4.1 Introduction
- 4.2 Demography and Housing
- 4.3 Social and Economic Profile of Households
- 4.4 Profiles of Household Sub-Groups
- 4.5 Housing and Health
- 4.6 Respondents' Attitudes to their Homes
- 4.7 Household Amenities
- 4.8 Summary and Conclusion

⁽¹⁾ A definition of household is included in Appendix E

⁽²⁾ A definition of head of household is included in Appendix E

⁽³⁾ Annex tables excludes those who refused to take part in the social survey (1%)

⁽⁴⁾ This figure excludes communal establishment residents.

4.2 Demography and Housing

The House Condition Survey estimated that in 2001 there were approximately 647,500 dwellings in Northern Ireland. The number of occupied properties (i.e. households) was 616,000⁽³⁾.

The Survey estimated that the total population in households of Northern Ireland was approximately 1,609,500⁽⁴⁾. This compares with a total population of around 1,685,300 in 2001⁽⁵⁾.

Other key demographic findings from the HCS include:

- The average household size for Northern Ireland was estimated at 2.62 (NI Census 2001 2.65) and this varied by tenure ranging from 1.55 for housing association stock to 2.80 for owner occupied stock.
- Approximately 23 per cent of the population were children under 16 (24% NI Census 2001⁽⁶⁾). Almost four-fifths (77%: 75% in 1996 HCS) were 16 or older and one-sixth were pensioners (17%: 16% NI Census 2001⁽⁷⁾).

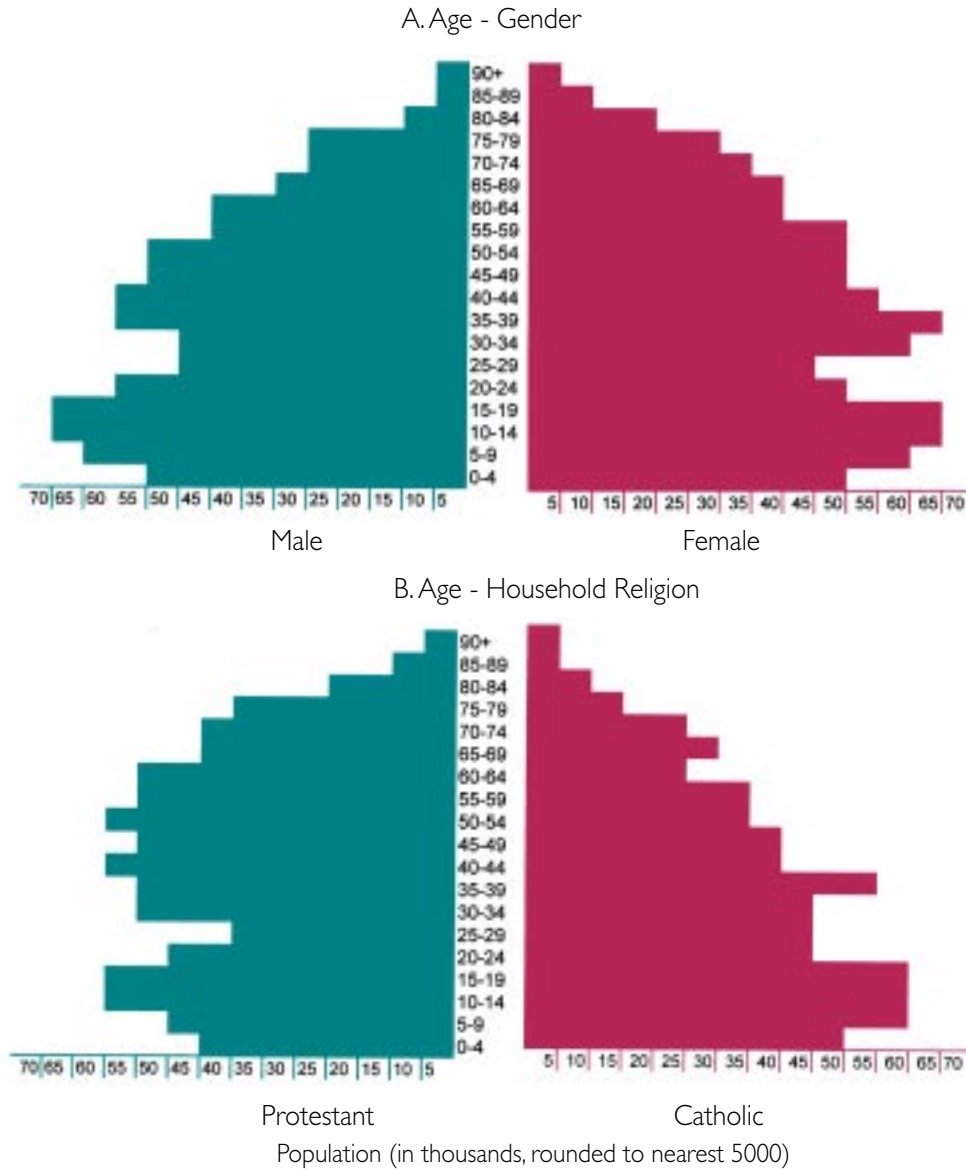
Figure 4.1 shows age-gender and age-religion pyramids for the population in households based on data from the 2001 HCS. The gender pyramid shows the longer life expectancy of females and the religion pyramid shows the younger age profile of the Catholic population and the older profile of the Protestant population. The proportion of household heads aged 60 or older who belonged to Protestant households (63%) was much greater than for household heads who belonged to Catholic households (34%). In addition, 42 per cent of all Protestant heads of household were 60 or older compared to only 32

⁽⁵⁾ Northern Ireland Census 2001

⁽⁶⁾ 24% Table KS02 Age Structure, Northern Ireland Census Key Statistics 2001

⁽⁷⁾ 16% Northern Ireland Census 2001 Key Statistics Report

Figure 4.1 Age-Gender and Age-Religion Pyramids, 2001



per cent of Catholic heads of household. These profiles are important in explaining some apparent differences in housing conditions in later chapters.

The Bedroom Standard

The 2001 House Condition Survey provided a sound estimate of the occupation density of households in Northern Ireland in 2001. The bedroom standard, as defined by the General Household Survey, is used to estimate the occupation density by allocating a standard number of bedrooms to each household in accordance with its age, gender and marital status composition and the relationship between members.

A separate bedroom is allocated to each married or cohabiting couple, any other person aged 21 or over; each pair of adolescents aged 10 to 20 of the same gender; and each pair of children, regardless of gender, less than 10 years old. Any unpaired person aged 10 to 20 is paired, if possible, with a child under 10 of the same gender, or given a separate bedroom, as is any unpaired child less than 10 years old. This standard number of bedrooms is then compared with the actual number of bedrooms available for sole use of the household and deficiencies or excesses are tabulated. The bedroom standard does not take account of bedroom size.

The Bedroom Standard - Religion

- The overall pattern noted by the 2001 HCS had changed little from 1996.
- Households designated as Catholic (6%) were more likely to be overcrowded than those designated as Protestant (2%). Less than one-tenth (8%) of mixed religion households were over-crowded. This may be explained by household size, more Catholic (18%) and mixed religion households (16%) had five or more people compared to Protestant households (8%).
- More Catholic (27%) than Protestant (20%) households met the standard.
- Proportions of Catholic and Protestant households having one bedroom above the standard were similar (35% and 36% respectively).
- Protestant households (41%) were more likely to have two or more bedrooms above the standard than Catholic (33%) households.

Age of Head of Household ⁽⁸⁾

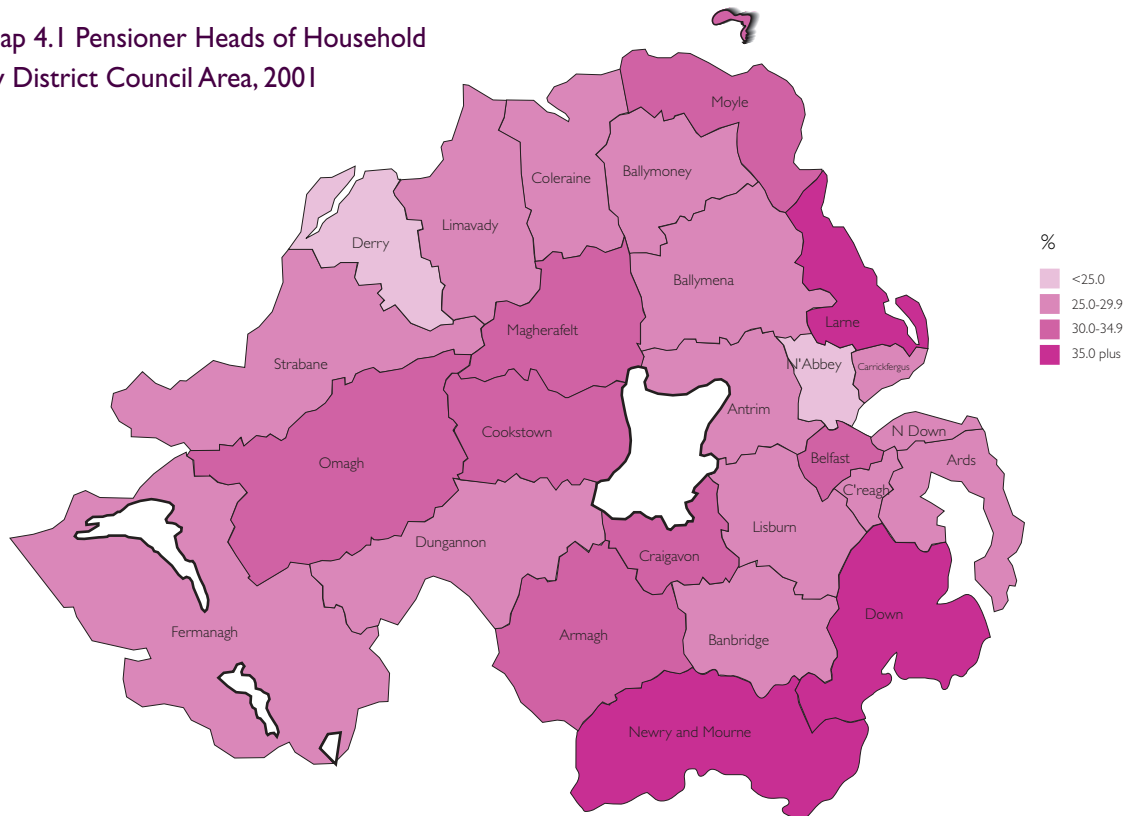
Key findings:

- The largest proportion of heads of household (61%) were aged between 25 and 59.
- More than one-third (36%) of heads of household were 60 or older (13% were 75 or older). This varied by district council - See Map 4.1.
- Only three per cent of heads of household were aged between 18 and 24.
- Proportions in the various age bands in 2001 were similar to those in 1996.

Table 4.3 Age Profile of the Head of Household, 1996-2001

Age band	2001 HCS %	1996 HCS %
18-24	3	3
25-39	24	26
40-59	37	37
60-74	23	23
75+	13	12
Total	100%	100%

Map 4.1 Pensioner Heads of Household by District Council Area, 2001



⁽⁸⁾ A definition of head of household is included in Appendix E

Variations in tenure, dwelling age, dwelling type and location were analysed by age of head of household.

Age of Head of Household - Tenure (Table A4.1)

- Figure 4.4 shows that the majority of heads of household in all but one age band owned their property, ranging from 62 per cent (58% in 1996) for heads of household in the oldest age band (75+) to 76 per cent (73% in 1996) for heads of household aged between 40 and 59.

Figure 4.4
Age of Head of Household - Tenure, 2001



- This pattern was reversed for the youngest heads of household (18 to 24). Only one-fifth (19%) of this group owned their home and 81 per cent lived in rented accommodation. The Survey indicates that the proportion of 18 to 24 year olds living in rented accommodation had increased since 1996.
- Overall 19 per cent of all households occupied dwellings belonging to the Housing Executive. With the exception of the youngest heads of household, there was little variation by age of household heads; ranging from 16 per cent for heads of household aged 40 to 59 to 21 per cent for heads of household aged 75 or older.
- A much higher than average proportion of heads of household aged 75 or older lived in housing association property (10% compared to 3% for all households).

Age of Head of Household - Dwelling Age (Table A4.2)

- Compared to all other age groups, heads of household aged between 25 and 39 were more likely to live in the newest stock (26% compared to 15% for all households). The oldest heads of household (75 plus) were least likely to live in the newest stock (7%).
- Above average proportions of heads of household who were 75 or older (21%), 18 to 24 (19%) and 60 to 74 (18%) lived in the oldest stock (compared to 16% of all households). Heads of household who were 25 to 39 were least likely to live in pre-1919 stock (13%).

Age of Head of Household - Dwelling Type (Table A4.3)

- Younger heads of household were more likely to live in terraced houses: 49 per cent of heads of household aged between 18 and 24 and 37 per cent of heads of household aged between 25 and 39, compared to only one-quarter (24%) of heads of household aged 75 or more.
- Conversely, older heads of household were more likely to live in single storey houses than younger heads of household: 34 per cent of heads of household aged 75 plus and 30 per cent of heads of household aged between 60 and 74 compared to 11 per cent of heads of household aged between 18 and 24 and 16 per cent of heads of household aged between 25 to 39.
- The three middle age-bands were more likely to occupy detached housing: 22 per cent of heads of household aged between 40 and 59, 17 per cent of heads of household aged between 25 and 39 and 16 per cent of heads of household aged between 60 and 74. Twelve per cent of heads of household aged 75 plus and only two per cent of heads of household aged between 18 and 24 occupied detached housing.
- The youngest (14%) and oldest (14%) heads of household were more likely to live in flats compared to household heads in the other age-bands (this compares with 8% for all households). The Survey indicates that the proportion of the youngest heads of household living in flats had

decreased since 1996 (14% compared to 21% in 1996) and increased for semi-detached houses (23% compared to 16% in 1996).

Age of Head of Household - Location (Table A4.4)

- As in 1996, for most age groups the urban/rural split was approximately two-thirds urban to one-third rural. Younger heads of household were more likely to live in urban areas than heads of household from other age bands: 18 to 24 (80%) and 25 to 39 (72%).
- Conversely, older heads of household were more likely to live in rural areas. The same proportion (34% each) of heads of household aged 75 plus and 40 to 59 lived in rural areas compared to only 20 per cent of heads of household aged 18 to 24 years. In addition, only five per cent of heads of household aged 18 to 24 lived in isolated rural areas compared to approximately one-fifth of heads of household aged 40 to 59 (21%), 75 plus (21%) and 60 to 74 (19%).
- The pattern noted by the 2001 HCS had changed little from 1996.

Household Type

Persons living in households were classified into eight types according to the number and ages of the members. A description of each household type and results from the 1991 and 1996 House Condition Survey are included in Table 4.4.

Table 4.4 Household Types, 1991 to 2001

	2001 HCS %	1996 HCS %	1991 HCS %
Lone Adult (lone person below pensionable age - 65 years for men, 60 years for women)	12	12	9
Two Adults (two people - related or unrelated - below pensionable age)	12	12	12
Lone Parent (sole adult living with dependent child(ren) under 16 years of age)	6	6	5
Small Family (any two adults - related or unrelated - living with 1 or 2 dependent children under 16 years of age)	13	12	14
Large Family (any two adults - related or unrelated - living with more than 2 dependent children under 16)	13	15	17
Large Adult (three or more adults - related or unrelated - and no dependent children under 16)	15	15	15
Two Person Older (two people - related or unrelated - at least one of whom is of pensionable age)	14	13	13
Lone Older (lone person of pensionable age - 65 years for men, 60 years for women)	15	15	15
Total	100	100	100

Key findings:

- The two most common household types in Northern Ireland in 2001 were large adult and lone older (15% each). The proportions of households in the following categories were similar; two person older (14%), small family (13%), large family (13%), two adults (12%) and lone adult (12%).
- Less than one-tenth of households were classified as lone parent households (6%) which equates to just over 37,000 households⁽⁹⁾. Approximately 71,000 children (less than 16 years old) belonged to households designated as lone parent. (See section 4.4 for more detailed sub-group analysis).
- Notable changes, over the period 1991 to 2001, are the decrease in the proportion of large family households and the increase in the proportion of lone adult households.

Variations in tenure, dwelling age, dwelling type, location were analysed by household type categories.

Household Type - Tenure (Table A4.5)

- Overall 70 per cent of all households owned their home. Home ownership was lowest among lone parent (25%), lone adult (51%) and lone older (56%) households. Across the other household types home ownership ranged from 77 per cent for two adult households rising to 87 per cent for large adult households. In addition, 31 per cent of all households owned their homes outright

⁽⁹⁾ This figure is considerably lower than the figure contained in the Northern Ireland Census 2001 (50,600) and may well be related to the method of data collection.



and above average proportions of two person older (64%), lone older (50%) and large adult (39%) households owned their homes outright.

- Compared to other household types, lone adults were more likely to rent privately (19% an increase from 14% in 1996) followed by lone parents (13% compared to 10% in 1996).
- Almost three-fifths (58%) of lone parents rented from the Housing Executive compared to eight per cent of large adult households. Above average proportions of lone older (11%) and lone parent (5%) households lived in housing association accommodation.
- As mentioned in chapter two there has been a considerable decline in the proportion of Housing Executive dwellings between 1996 and 2001. Analysis of Housing Executive stock, by household type, shows that the largest proportional decrease since 1996 has been for large family (a decrease of 9% from 20% in 1996) and lone older (a decrease of 8% from 35%). There has been a corresponding increase in the proportion of large family households in home ownership (83% compared to 76% in 1996) and lone older households renting from housing associations (11% compared to 7% in 1996).

Household Type - Dwelling Age (Table A4.6)

- Just under one-sixth (15%) of all dwellings were built in the period 1991 to 2001. Above average proportions of small family (28%), large family (21%) and lone parent households (19%) lived

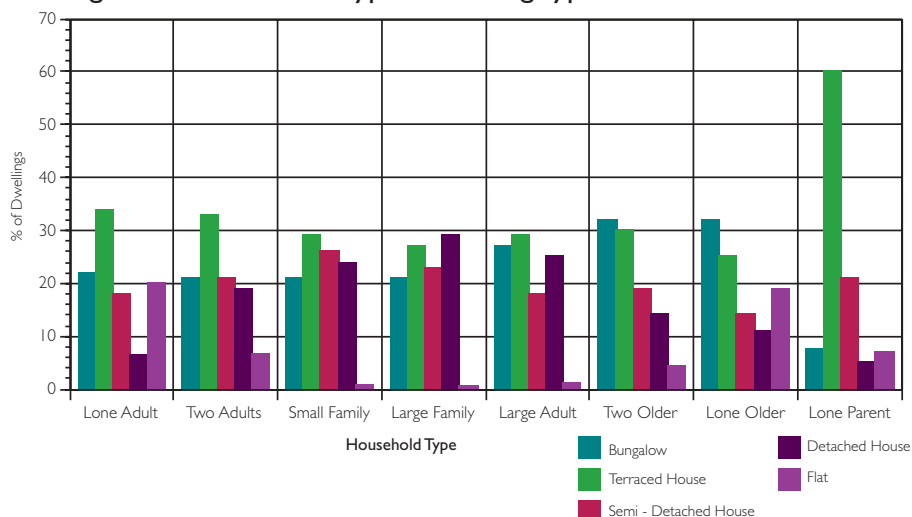
in the newest stock. Two person older households were least likely to live in the newest stock (7%).

- Above average proportions of lone adult (21%), two person older (19%), lone older (18%) and large adult (18%) lived in the oldest stock (16% of all households were pre-1919).
- Over the period 1996 to 2001 there was some indication of families moving into newer stock: small family, large family and lone parent households all show increases in proportions living in post 1980 dwellings since 1996 (small family 42% compared to 30% in 1996, large family 39% compared to 27% in 1996 and lone parent 34% compared to 25% in 1996).

Household Type - Dwelling Type (Table A4.7)

- Overall, 31 per cent of all households lived in terraced housing and above average proportions of lone parent (60%), lone adult (34%) and two person adult (33%) households lived in this dwelling type. The proportion of lone parent households living in terraced housing had decreased by six per cent since 1996 (66%). Correspondingly, the proportion of lone parent households living in semi-detached housing had increased to 21 per cent from 13 per cent in 1996, possibly reflecting movement into the new buy to let market.
- Two person older and lone older (32% each) were more likely than other household types to occupy single storey houses and lone parents (8%) were least likely to occupy single storey houses.

Figure 4.5 Household Type - Dwelling Type, 2001





- There has been a small increase in the proportion of households with dependent children occupying detached housing since 1996. Almost one-quarter (24%) of small family households occupied detached housing in 2001 compared to 17 per cent in 1996. Also, 29 per cent of large family households occupied detached housing in 2001 compared to 24 per cent in 1996.
- High proportions of lone adults (20%) and lone older (19%) households occupied flats, compared to other household types (8% of all households occupied flats). Very small proportions of families with children occupied flats (1% of small families and less than 1% of large families). Figure 4.5 summarises variations in dwelling type by household type.

Household Type - Location (Table A4.8)

- Compared to other household types, lone parent households (83%) were most likely to live in urban areas and large family households (58%) were least likely. This is consistent with the tenure of both household types (lone parent 58 per cent Housing Executive and large family 83 per cent home ownership). See also Table A3.1.
- Six per cent of all households were lone parent families. Above average proportions of lone parent families were found in Derry (15% compared to 13% NI Census 2001), Belfast (10% compared to 11% NI Census 2001), Craigavon (8% compared to 8% NI Census 2001), Lisburn (8% compared to 9% NI Census 2001) and Newtownabbey (7% compared to 7% NI Census 2001). Correspondingly, a higher than average proportion of lone parent families were located in urban areas (7%) compared to only three per cent in rural areas (Table A4.9).
- Large family and large adult households were more likely than other household types to live in rural areas (43% and 40% respectively; average percentage 32%).
- Almost one-third (32%) of all households lived in the Belfast Urban Area (BUA). Above average proportions of the following household types lived in the BUA: lone parent (46% compared to

40% in 1996), lone older (36%), lone adult (36% compared to 42% in 1996) and two adults (35%).

4.3 Social and Economic Profile of Northern Ireland Households

The key socio-economic characteristics examined are:

- the employment status of the head of household;
- the occupation of the head of household;
- household income;
- household religion.

Employment Status of Heads of Household

Key findings:

Analysis of the employment status of heads of household shows the following:

- Half (50%) of heads of household were employed (36% working full time, 5% working part-time and 9% self employed) and eight per cent were unemployed (4% seeking work and 4% not seeking work).
- Over one-quarter (29%) of heads of household were retired, seven per cent were permanently sick or disabled, six per cent were looking after the family home and one per cent were students.
- Overall proportions of heads of household in the different employment categories were very similar to the 1996 HCS. The only exceptions were working full time (36%: 33% in 1996) and not working seeking work (4%: 7% in 1996) reflecting the economic growth which has taken place in Northern Ireland during the five year period 1996 to 2001.

Variations in tenure, dwelling age, dwelling type and location were analysed by the employment status of household heads.

Employment Status of Head of Household - Tenure (Table A4.10)

- Home ownership was highest among heads of household who were self employed (93%) and working full time (87%).
- Heads of household who were looking after the family/home (53%), who were unemployed, either not working and not seeking work (52%) or not working but seeking work (50%) were most likely to be renting from the Housing Executive.

Table 4.5 Comparison of Employment Groups 1996 and 2001 and Population (16 to 74) 2001 HCS and 2001 NI Census

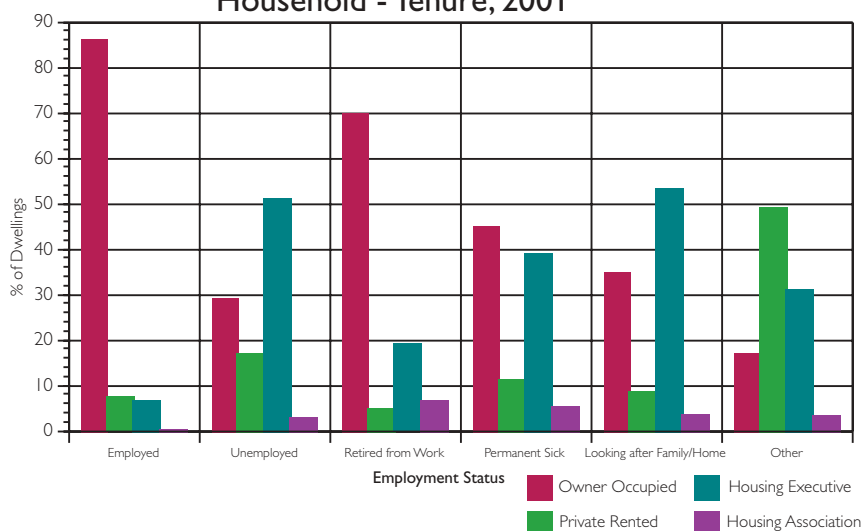
Employment category	Heads of Household (%)		Population aged 16 to 74 (%)	
	2001 HCS	1996 HCS	2001 HCS	2001 ⁽¹²⁾ NI Census
Self-employed	9	10	6	8
Working full-time	36	33	39	38
Working part-time	5	5	10	10
Not working but seeking work	4	7	4	
Not working and not seeking work	4	3	4	4 ⁽¹³⁾
Retired from work	29	29	14	11
Student	1 ⁽¹⁰⁾	1	6	8
Permanently sick or disabled	7	6	6	9
Looking after family home	6	5	10	7
Other	<1 ⁽¹¹⁾	1	2	4
Total	100	100	100	100

- Heads of household who were retired from work (6%) or who were permanently sick or disabled (5%) had the highest proportion of all household types living in housing association accommodation (3% for all households).
- As Figure 4.6 shows seven out of ten retired heads of household were home owners (70% compared to 64% in 1996) and almost one-fifth were living in Housing Executive dwellings (19% a decrease from 27% in 1996). Almost half (45%) of heads of household who were permanently sick or disabled were home owners and a considerable proportion were renting from the Housing Executive (39%).

Employment Status of Head of Household - Dwelling Age (Table A4.11)

- Overall, 16 per cent of all households lived in stock built before 1919. Above average proportions of heads of household who were self-employed (25%), retired (18%), or permanently sick or disabled (18%) lived in the oldest stock.
- Compared to other employment groups, heads of household who were self-employed (25%) and working full-time (21%) were more likely to occupy stock built between 1991 and 2001.

Figure 4.6 Employment Status of Head of Household - Tenure, 2001



⁽¹⁰⁾ Due to small numbers this category was excluded from further analysis.

⁽¹¹⁾ See footnote 10.

⁽¹²⁾ Northern Ireland Census 2001, Key Statistics, Table K509

⁽¹³⁾ Northern Ireland Census 2001, Category defined as 'Unemployed'

Employment Status of Head of Household - Dwelling Type (Table A4.1.2)

- Above average proportions of heads of household from the following groups occupied terraced housing; unemployed but seeking work (59% compared to 50% in 1996), unemployed and not seeking work (56%), looking after the family home (53%), part-time workers (41%) and permanently sick or disabled (39%).
- Above average proportions of retired (32%), permanently sick or disabled (26%) and self-employed (26%) heads of household lived in single storey houses (compared to 24% of all households).
- Compared to other employment groups, heads of household who were self-employed (41%) or working full-time (22%) were more likely to occupy detached housing.
- Only four per cent of heads of household who were in employment in any capacity lived in flats compared with 12 per cent each of those who were unemployed or permanently sick or disabled.

Employment Status of Head of Household - Location (Table A4.1.3)

- The rate of unemployment in urban areas (9%) was almost twice as high as in rural areas (5%).
- Compared to all other employment types, heads of household who were not working but seeking

work (45%) and working part-time (39%) were more likely to live in the Belfast Urban Area (BUA).

- Almost one-fifth (19%) of all households lived in isolated rural areas. Compared to all other employment types, self-employed heads of household were more likely to live in isolated rural areas (40%) reflecting the inclusion of farmers in this employment group.

Standard Occupational Classification (SOC) of Head of Household

The present or most recent job of the head of household was recorded and coded into one of nine categories of occupation. The categorisation used was the Standard Occupational Classification (2000) which was updated between 1996 and 2001 to take account of new occupations and to provide consistency with occupational classifications used in other European countries.

Some of the main revisions were in relation to the classification of the following occupations: managerial, information and communication technologies, culture, media, sports & leisure, customer service and caring and community work.

In addition to the nine SOC groups a further category was used for the HCS for those who had never worked (including those who had always kept house or had never worked due to illness or disability). As a result of the revision of the SOC no direct comparison with the 1996 HCS SOC groups was possible.

Table 4.6 Comparison of Occupational Groups 2001 HCS, and 2001 Labour Force Survey

Standard Occupational Classifications (Major Groups)	All Heads of Household		Heads of Household in employment
	2001 HCS (%)	HCS 2001 (%)	2001 Labour Force Survey (%) ⁽¹⁴⁾
Managers and Senior Officials	8	10	16
Professional Occupations	9	13	12
Associate Professional & Technical Occupations	7	10	10
Administrative and Secretarial Occupations	9	10	8
Skilled Trades Occupations	22	26	20
Personal Service Occupations	9	6	4
Sales & Customer Service Occupations	6	5	4
Process, Plant & Machine Operatives	12	11	15
Elementary Occupations	16	9	12
Never worked/Housewife/Permanent Sick	3	N/A	N/A
Total	100	100	100

⁽¹⁴⁾ Although not directly comparable with the HCS, figures provide a useful comparison.

Key findings:

- The three most common occupational groupings for heads of household were skilled trades (22%), elementary (16%) and process, plant and machine occupations (12%).
- The proportions of heads of household in the following categories were similar: professional (9%), administrative & secretarial (9%), personal service (9%), managers & senior officials (8%) and associate professional & technical occupations (7%).
- The least common grouping was sales & customer service (6%).

Variations in tenure, dwelling age, dwelling type and location were analysed by SOC categories.

SOC of Head of Household - Tenure (Table A4.14)

- Home ownership was highest among heads of household who were in managerial & senior official (90%), associate professional & technical (87%) and professional occupations (85%). In addition, above average proportions of heads of household who were in managerial & senior official (39%) and skilled trade occupations (35%) owned their home outright (the average was 31% for all households).
- Across the groups, private rental was highest among heads of household who were in sales and customer service (13%) and professional (12%) occupations (and this compares with 8% for all households).

- Heads of household who had never worked were more likely to live in Housing Executive dwellings (53%), followed by those in elementary (34%) and sales & customer service occupations (32%).

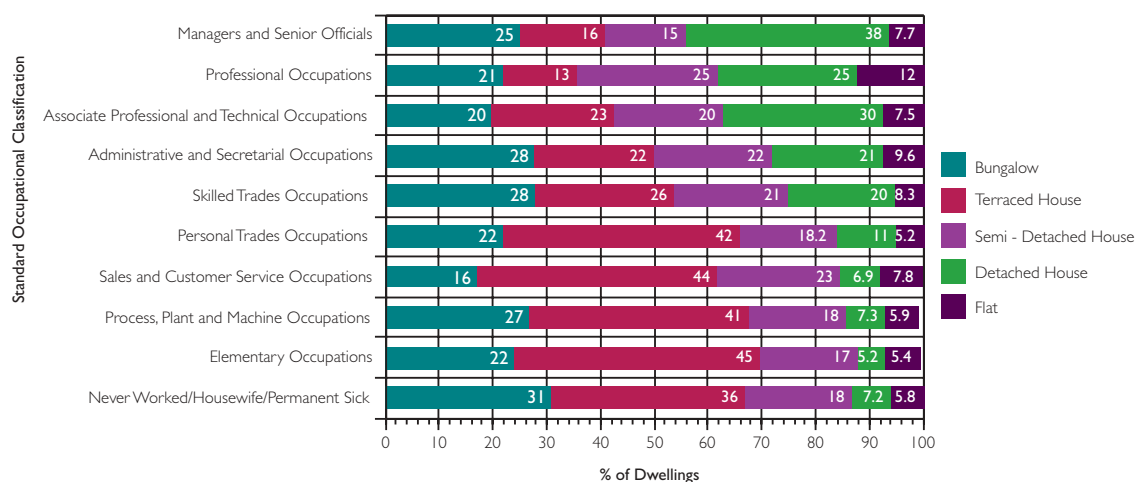
SOC of Head of Household - Dwelling Age (Table A4.15)

- Above average proportions of professional (24%), associate professional and technical (24%), managerial and senior official (21%), administrative and secretarial (18%) and skilled trade (16%) occupations lived in the newest stock (built between 1991 and 2001).
- Heads of household who were in skilled trade (20%), professional (19%), personal service (19%) and in managerial and senior official (17%) occupations were more likely than other SOC groups to live in the oldest stock (pre-1919).

SOC of Head of Household - Dwelling Type (Table A4.16)

- Figure 4.7 shows above average proportions of heads of household who worked in elementary (45%), sales and customer service (44%), personal service (42%) and process, plant and machine (41%) occupations were more likely to live in terraced housing and heads of household in professional occupations (13%) were least likely to live in this type of housing (the average for all households was 31%).
- Above average proportions of heads of household who had never worked (31%), or who were in administrative & secretarial (28%), skilled

Figure 4.7 Standard Occupational Classification (2000) - Dwelling Type, 2001



trades (28%), process, plant & machine (27%) or managerial and senior official (25%) occupations lived in single storey houses (the overall average was 24%).

- Heads of household who were in managerial & senior official (38%) and professional (35%) occupations were more likely to live in detached houses compared to heads of household in all other groups (overall 18% of all households lived in detached houses).
- Heads of household who worked in elementary and sales and customer service occupations were more likely to occupy flats (12% and 10% respectively) and those in professional and skilled trades occupations were least likely (5% for both groups). The average for all households was eight per cent.

SOC of Head of Household - Location (Table A4.17)

- Over three-quarters (77%) of heads of household in sales & customer service occupations lived in urban areas compared to almost three-fifths (57%) of heads of household who worked in skilled trades occupations.
- Occupations which had the highest proportions of heads of household living in the BUA were sales & customer service (40%), and associate professional & technical occupations (37%).

Annual Household Income

The HCS defines household income as the total annual income before tax for the respondent and partner (if applicable). This was to include all income from savings, employment, benefits, or other sources.

Income was recorded as one of ten income bands. However, these have been grouped together to allow comparisons between 1996 and 2001.

Key findings:

- The proportions of households with the following annual incomes were similar: £10,000-£14,999 (19%), £20,000-£29,999 (18%), £15,000-£19,999 (16%) and £7,000-£9,999 (14%).
- One-fifth (22%) of households had an annual income of less than £7,000. Analysis of this group shows that one-third (33%) were lone older households and similar proportions were lone adult (18%) and two person older (15%). More than half (55%) of heads of household were sixty or older.
- Small proportions of households had incomes of £30,000-£39,999 (6%), £40,000-£49,999 (2%) and £50,000 plus (3%).
- Generally, over the period 1996 to 2001, the proportions in the lower income bands have decreased and correspondingly the proportions in the middle income bands have increased, reflecting salary increases averaging three to five per cent per annum and the introduction of the minimum wage. The following table shows the changes in proportions of households in the various bands 1996 to 2001 and that results from the 2001 HCS are broadly in line with other Northern Ireland based surveys such as the Continuous Household Survey (CHS) and the Family Expenditure Survey (FES).

Table 4.7 Comparison of Annual Income Bands HCS (1996-2001), CHS (2001-02) and FES (2000-01)

Income band	HCS 2001 (%)	CHS ⁽¹⁵⁾ (2001-02) (%)	FES ⁽¹⁶⁾ (2000-01) (%)	HCS 1996 (%)
Under £3,000	2	2	3	6
£3,000-£6,999	20	22	18	36
£7,000-£9,999	14	16	14	13
£10,000-£14,999	19	13	18	15
£15,000-£19,999	16	12	12	11
£20,000-£29,999	18	14	17	10
£30,000-£39,999	6		8	5
£40,000-£49,999	2	20	3	2
£50,000 or more	3		6	1
Total	100	100	100	100

⁽¹⁵⁾ Source: Continuous Household Survey 2001-02. Although not directly comparable, figures provide a useful comparison (Base 2064).

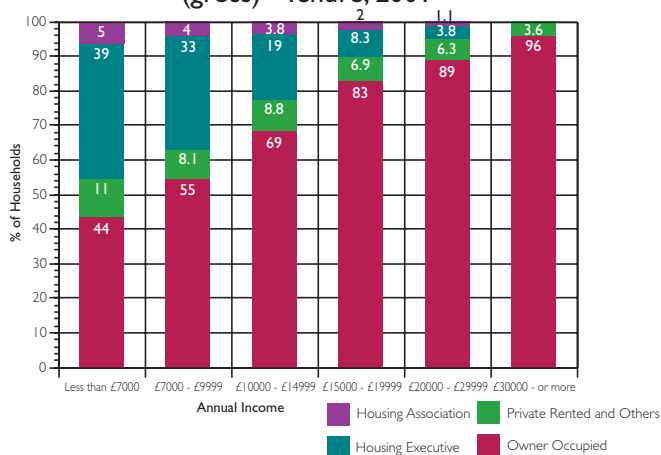
⁽¹⁶⁾ Source: Northern Ireland Family Expenditure Survey 2000-01. Although not directly comparable figures provide a useful comparison (Base 522).

Variations in tenure, dwelling age, dwelling type and location were analysed by annual household income.

Annual Household Income - Tenure (Table A4.18)

- As Figure 4.8 clearly shows the proportion of households in a given income bracket owning their home increased as annual income increased.

Figure 4.8 Annual Household Income (gross) - Tenure, 2001



More than two-fifths (44%) of households with an annual income of less than £7,000 owned their homes, rising to 96 per cent of households with an annual income of £30,000 or more. However, owner occupiers with an annual income of less than £7,000 were more likely to own their home outright (76%) compared to owner occupiers with an annual income of £30,000 or more (21%).

- Conversely, proportions of private renting decreased as annual income increased. More than one-tenth (11%) of households with less than £7,000 per annum rented privately compared to four per cent of households with annual income of £30,000 or more per annum.
- Also, proportions renting from the Housing Executive decreased as annual income increased. Almost two-fifths (39%) of households with less than £7,000 per annum lived in Housing Executive stock compared to four per cent of households with annual income of £20,000 or more per annum. Approximately, 70 per cent of Housing Executive households had an annual income of

less than £10,000, compared to 57 per cent of housing association households and 46 per cent of households who rented privately.

Annual Household Income - Dwelling Age (Table A4.19)

Chapter two noted an increase in the post 1980 stock as a result of an accelerated rate of construction between 1996 and 2001. These relatively new dwellings are more likely to be occupied by households with higher incomes.

- The proportion of households living in the newest stock (1991-2001) increased as annual income increased. Seven per cent of households with an annual income of less than £7,000 lived in 1991-2001 stock compared to 24 per cent of households with an annual income between £20,000 and £29,999 and 30 per cent of households with an annual income of £30,000 or more.
- Analysis of the oldest stock shows little variation across the income groups. Households with an annual income between £15,000 and £19,999 were most likely to live in the oldest stock (19%) and households with annual incomes of £30,000 or more were least likely to live in this stock (14%).

Annual Household Income - Dwelling Type (Table A4.20)

- Generally, as annual income increased the proportions of households occupying terraced type dwellings decreased: ranging from 42 per cent for households with annual income between £7,000 and £9,999 to nine per cent for households with £30,000 or more per annum.
- Households from the middle income bands were slightly more likely to occupy single storey houses: £10,000-£14,999 (27%), £15,000-£19,999 (26%), compared to households with less than £7,000 per annum and £30,000 or more per annum (23% and 21% respectively).
- The converse of the pattern for terraced housing applied for detached houses ranging from seven per cent for households with less than £7,000 to 48 per cent for households with £30,000 or more per annum.



- Lower income households were more likely to occupy flats: 14 per cent and nine per cent for households with less than £7,000 and between £10,000 and £14,999 per annum compared to one per cent of households with annual income of £30,000 or more.
- There was little change by dwelling type and income since 1996.

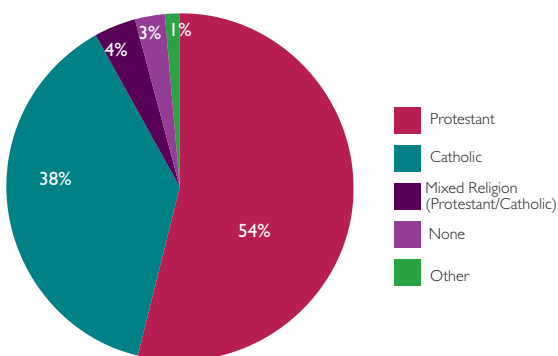
Annual Household Income - Location (Table A4.21)

- Around two-thirds of households lived in urban areas (68%). Analysis by income bands shows that there was little variation from the average with the exception of households with an annual income between £15,000 and £19,999; of whom only 59 per cent lived in urban areas.
- Households with an annual income of between £7,000 and £9,999 (37%) and £30,000 or more per annum (36%) were more likely to live in the BUA compared to households in the other income bands (overall average 32%).

Household Religion

The Survey gathered information on the religious make-up of the household and this is summarised in Figure 4.9.

Figure 4.9 Household Religion, 2001



Key findings:

- Fifty-four per cent (57% in 1996) of respondents designated their household religion as Protestant and 38 per cent (36% in 1996) as Catholic.
- Small proportions of respondents described their household religion as Mixed (Protestant & Catholic: 4%), None (3%) and Other (1%).

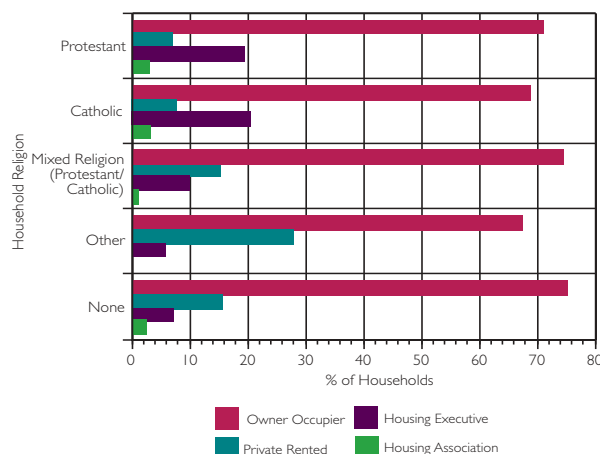
- Analysis of the population by religion shows that approximately 786,000 people (49%) belonged to households described as Protestant compared to 672,000 (42%) people in households described as Catholic.

Variations in tenure, dwelling age, dwelling type and location were analysed by household religion.

Household Religion - Tenure (Table A4.22)

- Figure 4.10 shows little variation by religion in 2001. However, there were some notable changes for Catholic households since 1996.

Figure 4.10 Household Religion - Tenure, 2001



- Similar proportions of Protestant (71%) and Catholic (69%) households owned their homes. The proportion of home ownership among Catholic households in 1996 was 63 per cent and the proportion of home ownership among Protestant households in 1996 was 68 per cent.
- Less than one-tenth of Catholics (8%) and Protestants (7%) lived in private rented accommodation. Similar proportions of mixed religion households and households with no religious affiliation lived in private rented accommodation (15% and 16% respectively).
- Around one-fifth of Catholics (21%) and Protestants (19%) lived in Housing Executive dwellings. The proportion of Catholic and Protestant households renting from the Housing Executive in 1996 was 28 per cent and 23 per cent, respectively.

- Similar proportions of Protestant and Catholic households lived in housing association dwellings (3% each).

Household Religion - Dwelling Age (Table A4.23)

- There was little variation in age of dwellings occupied by Catholic and Protestant households. Slightly more Catholic households (31%) than Protestant households (26%) lived in post 1980 stock.
- Equal proportions (16%) of Protestant and Catholic households lived in the oldest stock (pre-1919).

Household Religion - Dwelling Type (Table A4.24)

- There was little variation in the type of dwelling occupied by the main two religious groups and very little change since 1996. Mixed religion households were more likely to live in terraced houses (36%) and semi-detached houses (22%) than Protestant or Catholic households.
- The proportions of Protestant and Catholic households living in single storey houses (26% and 25%, respectively) and detached houses were similar (18% and 15%, respectively).
- Less than one-tenth of both Protestant households (8%) and Catholic households (7%) lived in flats.

Household Religion - Location (Table A4.25)

- Overall the pattern noted by the 2001 HCS had changed little from 1996.
- Above average and fairly similar proportions of households described as having no religious affiliation, mixed and other (all around 85%) lived in urban areas.
- Slightly more Protestant (33%) than Catholic (29%) households lived in the BUA and similar proportions of both Protestant and Catholic households lived in isolated rural areas (19% and 20%, respectively).

4.4 Profiles of Household Sub-Groups

As part of the planning process for future housing requirements, it is important to look at the changing structure of households over time. Demographic trends since 1981 show a decline in the traditional nuclear family and the rise of single person and lone parent households.

This next section provides a synoptic analysis of a number of household sub-groups which are of particular importance in understanding the housing market and estimating the need and demand for housing. A list of the sub-groups is provided in Table 4.8. The socio-economic circumstances, for each sub-group, along with tenure, age, location and dwelling type are compared with the occupied stock as a whole. In addition, any notable changes since 1996 are included.

Table 4.8 Household Sub-Groups, 1996-2001

Sub-Group	Of all households			
	2001		1996	
	%	No.	%	No.
Households (including lone parent households) with children	32	193,100	33	186,000
Lone Parent (sole adult living with dependent child(ren) under 16)	6	37,000	6	33,000
Elderly Heads of Household (75 and over)	13	81,500	12	69,000
Lone Adult Households (non-pensionable age - 65 for men, 60 for women)	12	73,900	12	70,000
Unemployed or Permanently Sick /Disabled head of household	15	90,600	17	97,000



Households with Children (0-15)

Key findings:

- As in 1996, approximately one-third (32%: 193,100) of all households had one or more children under the age of 16.
- Over half (51%) of heads of household who were aged between 25 and 39 had children and more than two-fifths (42%) of heads of household aged between 40 and 59 had children. Only five per cent of the youngest heads of household (18-24 years) had children.
- As expected, higher than average proportions of this sub-group were employed (72% compared to 50% overall) and unemployed (11% compared to 7% overall). The proportions of heads of household from this group who were employed had increased since 1996 (72% compared to 64% in 1996) and the proportions of unemployed heads of household had decreased since 1996 (11% compared to 17% in 1996).
- Similar to the overall findings, the most common occupational group was skilled trades (26%: 22% overall), followed by occupations described as elementary (13%: 16% overall).
- Almost two-fifths (39%) of households with children had annual incomes of £20,000 or more (29% overall). This was an increase of 14 per cent from 1996 (25%).
- Almost one-third (32%) of all households had children. Above average proportions of Catholic households had children (38%) compared to 26% of Protestant households.
- Below average proportions of households with children occupied single storey houses (18%: 24% overall) and flats (2%: 8% overall) and above average proportions occupied terraced, semi-detached and detached housing.

Table 4.9 All Households with Children, 2001

	% of Households		No of Households	
	in sub group	in whole survey	in sub group	in whole survey
by Age of Head of Household				
18-24	5	3	8840	16720
25-39	51	24	97990	148990
40-59	42	37	80850	224620
60-74	3	23	4930	139360
75+	<1	13	480	81540
by Employment Status of HOH				
Employed	72	50	139290	303350
Unemployed	11	7	20770	45370
Retired from work, excludes looking after family home	2	29	3860	178170
Permanently Sick or Disabled	5	7	8910	45210
Other (including keeping house, student)	11	6	20260	39130
by Standard Occupational Classification (2000)				
Managers & Senior Officials	8	8	14700	47760
Professional Occupations	11	9	20330	56380
Associate Professional & Technical Occupations	7	7	12700	41190
Administrative & Secretarial Occupations	7	9	14160	57090
Skilled Trades Occupations	26	22	49750	133780
Personal Service Occupations	9	9	16490	53320
Sales & Customer Service Occupations	7	6	12670	34380
Process, Plant & Machine Operatives	11	12	22030	72350
Elementary Occupations	13	16	24100	98130
Never worked/Housewife/Permanent Sick	3	3	6160	16850
by Annual Household Income				
<£3,000	3	2	4760	12390
£3,000-£4,999	4	8	7680	50190
£5,000-£9,999	19	26	37270	156350
£10,000-£19,999	36	36	68750	216890
£20,000+	39	29	74630	175410
by Religion				
Protestant	44	54	85810	328110
Catholic	45	38	87340	232750
Mixed	6	4	11740	24900
Other	2	1	3730	8730
None	2	3	4470	16740
by Tenure				
Owner Occupied	71	70	136620	429970
Private Rented	7	8	13460	48650
Housing Executive	21	19	40190	114890
Housing Association	2	3	2820	17720
by Construction Date				
Pre-1919	13	16	24250	99470
1919-1944	9	10	17990	63870
1945-1964	17	20	32370	123050
1965-1980	22	25	42900	154970
1981-1990	16	13	30270	79530
1991-2001	24	15	45310	90340
by Settlement Type				
Belfast Urban Area	29	32	56580	194700
District Town	32	31	62070	186830
Other Town	5	6	10200	35090
Small Rural Settlements	13	13	25600	81050
Isolated Rural	20	19	38640	113560
by Dwelling Type				
Single Storey House	18	24	35030	148210
Terraced House	34	31	65310	189660
Semi-detached House	24	20	45370	119890
Detached House	23	18	43650	107650
Flat	2	8	3730	45820
by Satisfaction with Home				
Satisfied	89	91	171510	557910
Neither satisfied nor dissatisfied	6	5	11980	31710
Dissatisfied	5	4	9600	21610



Lone Parent Households

Key findings:

- Overall, less than one-tenth (6%: 37,000) of households were lone parent households. Overall one-third (32%) of households had one or more children and of these 19 per cent belonged to lone parent families. The majority of lone parents were female (91%) and almost half (48%) were single. Generally lone parents had a much younger age profile compared to households overall; 62% of lone parents were aged between 25 and 39 compared to 24 per cent overall and 20 per cent were aged 18 to 24 compared to three per cent overall.
- Compared to all households, lone parents were less likely to be in employment (35% compared to 50%) and more likely to be unemployed (23% compared to 7%). However the proportions of heads of household from this group who were employed had increased since 1996 (by 6%) and the proportions of unemployed heads of household had decreased since 1996 (by 8%). Eleven per cent had never worked compared to three per cent for the Survey overall.
- As a result of differences in employment status, annual household income for lone parent households was lower than for households overall (only five per cent had an annual household income of £20,000 or more compared to 29 per cent overall).
- Lone parent households were more likely to rent than own their homes. Almost three-fifths (58%) lived in Housing Executive dwellings (compared to 19% overall), 13 per cent (8% overall) lived in private rented accommodation and five per cent (3% overall) lived in housing association accommodation.
- Almost half lived in the BUA (46% compared to 32% overall) and, partly reflecting tenure, almost twice the average lived in terraced housing (60% compared to 31% overall).
- Just over half (51%) of lone parent households were Catholic.

Table 4.10 Lone Parent Households, 2001

	% of Households		No. of Households	
	in sub-group	in whole survey	in sub-group	in whole survey
by Age of Head of Household				
18-24	20	3	7420	16720
25-39	62	24	22890	148990
40-59	18	37	6480	224620
60-74	<1	23	180	139360
75+	<1	13	70	81540
by Employment Status of HOH				
Employed	35	50	12820	303350
Unemployed	23	7	8600	45370
Retired from work, excludes looking after family home	<1	29	90	178170
Permanently Sick or Disabled	7	7	2450	45210
Other (including keeping house, student)	35	6	13080	39130
by Standard Occupational Classification (2000)				
Managers and Senior Officials	3	8	1080	47760
Professional Occupations	5	9	2000	56380
Associate Professional and Technical Occupations	3	7	1110	41190
Administrative and Secretarial Occupations	8	9	2770	57090
Skilled Trades Occupations	9	22	3260	133780
Personal Service Occupations	18	9	6520	53320
Sales and Customer Service Occupations	15	6	5660	34380
Process, Plant and Machine Operatives	12	12	4350	72350
Elementary Occupations	16	16	6090	98130
Never Worked/Housewife/Permanent Sick	11	3	4200	16850
by Annual Household Income				
£<3,000	9	2	3210	12390
£3,000-£4,999	14	8	5020	50190
£5,000-£9,999	49	26	18280	156350
£10,000-£19,999	23	36	8650	216890
£20,000+	5	29	1880	175410
by Religion				
Protestant	45	54	16630	328110
Catholic	51	38	18700	232750
Mixed	3	4	990	24900
Other	1	1	200	8730
None	1	3	520	16740
by Tenure				
Owner Occupied	25	70	9120	429970
Private Rented	13	8	4750	48650
Housing Executive	58	19	21440	114890
Housing Association	5	3	1730	17720
by Construction Date				
Pre-1919	11	16	4240	99470
1919-1944	8	10	3030	63870
1945-1964	20	20	7360	123050
1965-1980	27	25	9880	154970
1981-1990	15	13	5360	79530
1991-2001	19	15	7170	90340
by Settlement Type				
Belfast Urban Area	46	32	17020	194700
District Town	32	31	11930	186830
Other Town	5	6	1660	35090
Smaller Rural Settlements	12	13	4530	81050
Isolated Rural	5	19	1900	113560
by Dwelling Type				
Single Storey House	8	24	2760	148210
Terraced House	60	31	22100	189660
Semi-detached House	21	20	7620	119890
Detached House	5	18	1940	107650
Flat	7	8	2620	45820
by Satisfaction with Home				
Satisfied	84	91	31000	557910
Neither satisfied nor dissatisfied	10	5	3670	31710
Dissatisfied	6	4	2370	21610



Elderly Heads of Household (75 years or more)

Key findings:

- Thirteen per cent (81,500) of all households had heads of household aged 75 or older. More than half (54%) were females. There was a small increase in the proportion of lone person households for this age group in the period between 1996 and 2001 (62% compared to 58% in 1996).
- More than three-fifths (61%) of elderly heads of household had an annual household income of less than £10,000 compared to one-third (36%) for all households. Almost one-tenth (9%) of these heads of household had an annual household income of £20,000 or more compared with 29 per cent for all households.
- Consistent with the overall trend, the proportions in the lower income bands had decreased since 1996 and increased in the higher income bands: 59 per cent had an annual household income of between £3,000 and £9,999 compared to 83 per cent in 1996 and 30 per cent had an annual income of between £10,000 and £19,999 compared to six per cent in 1996.
- As expected, more than half (55%) of heads of household from this age group had a long-term illness or disability compared to 29% for all heads of household. Also, more than one-third (36%) of heads of household from this age group said they used a mobility aid compared to 11% for all heads of household.
- Over two-thirds (69%) of these heads of household described their household religion as Protestant, a similar proportion to that in 1996 (70%), whereas only 29 per cent described their household religion as Catholic. See also Figure 4.1.
- Higher than average proportions of this group lived in single storey houses (34% compared to 24% overall) and flats (14% compared to 8% for all households).
- A much higher than average percentage lived in housing association properties (10% compared to 3% overall), reflecting the historical origins of this sector.

Table 4.11 Elderly Head of Households (75 years or more), 2001

	% of Households		No of Households	
	in sub-group	in whole survey	in sub-group	in whole survey
by Household Size				
1	62	28	50600	168090
2	32	29	25990	176270
3	4	16	3560	96120
4	1	15	770	93110
5+	1	13	620	77640
by Employment Status of HOH				
Employed	1	50	960	303350
Unemployed	1	7	720	45370
Retired from work – excludes looking after family home	89	29	72910	178170
Permanently Sick or Disabled	2	7	1270	45210
Other (including keeping house)	7	6	5680	39130
by Standard Occupational Classification (2000)				
Managers & Senior Officials	5	8	4280	47760
Professional Occupations	6	9	5010	56380
Associate Professional & Technical Occupations	3	7	2700	41190
Administrative & Secretarial Occupations	9	9	7090	57090
Skilled Trades Occupations	20	22	16640	133780
Personal Service Occupations	15	9	12410	53320
Sales & Customer Service Occupations	4	6	3610	34380
Process, Plant & Machine Operatives	11	12	8710	72350
Elementary Occupations	22	16	17880	98130
Never Worked/Housewife/Permanent Sick	4	3	3210	16850
by Annual Household Income				
£<3,000	2	2	1520	12390
£3,000-£4,999	17	8	14040	50190
£5,000-£9,999	42	26	34190	156350
£10,000-£19,999	30	39	24130	216890
£20,000+	9	29	7660	175410
by Religion				
Protestant	69	54	56400	328110
Catholic	29	38	24000	232750
Mixed	<1	4	160	24900
Other	<1	1	350	8730
None	1	3	630	16740
by Tenure				
Owner Occupied	62	70	50600	429970
Private Rented	7	8	5570	48650
Housing Executive	21	19	17430	114890
Housing Association	10	3	7940	17720
by Construction Date				
Pre-1919	21	16	16710	99470
1919-1944	13	10	10720	63870
1945-1964	24	20	19250	123050
1965-1980	23	25	19100	154970
1981-1990	13	13	10240	79530
1991-2001	7	15	5520	90340
by Settlement Type				
Belfast Urban Area	34	32	28160	194700
District Town	26	31	21410	186830
Other Town	5	6	4250	35090
Smaller Rural Settlements	13	13	10680	81050
Isolated Rural	21	19	17040	113560
by Dwelling Type				
Single Storey House	33	24	27300	148210
Terraced House	24	31	19850	189660
Semi-detached House	16	20	13010	119890
Detached House	12	18	9720	107650
Flat	14	8	11660	45820
By Satisfaction with Home				
Satisfied	92	91	75150	557910
Neither satisfied nor dissatisfied	5	5	4110	31710
Dissatisfied	3	4	2280	21610

Lone Adult Households (under pensionable age)

This household type has increased in proportion over time.

Key findings:

- Twelve per cent of households (73,900) were lone adult households. More than half of lone adults were male (54%) and 60 per cent were single. More than half (55%) of these households were aged between 40 and 59 (compared to 37% for all households).
- Much higher than average proportions of lone adult households were unemployed (16% compared to 7% for all households) and permanently sick or disabled (22% compared to 7% overall).
- The proportion unemployed had decreased (16%) since 1996 (from 22%) but the proportion permanently sick or disabled (22%) had increased (from 15%) since 1996. The combined proportions have remained almost unchanged providing evidence to support the contention⁽¹⁷⁾ that a greater number of unemployed are now registered as sick or disabled.
- One-fifth (21%) of this group had an annual income of £20,000 or more, which is lower than the figure for all households (29%).
- More than half (52%) of lone adults described their household religion as Protestant and 38 per cent described their religion as Catholic. These are similar proportions to those for households as a whole and have remained fairly constant since 1996.
- Higher than average proportions of lone adult households lived in private rented accommodation (19% compared to 8% overall, an increase from 14% in 1996) and in Housing Executive dwellings (27% compared to 19% for all households).
- Below average proportions of lone adults lived in detached houses (6% compared to 18% for all households) and above average proportions lived in flats (20% compared to 8%), partially reflecting the tendency to live in social housing and the private rented sector.

⁽¹⁷⁾ See for example 'Employability and the Northern Ireland Economy'; A paper given by Dr Esmond Birnie at the annual NIEC 2002 and 'Northern Ireland at the end of the 1990's: Progress and Medium Term Prospects'; A paper given by Dr M. Anyadike-Danes at the annual NIEC 1999.

Table 4.12 Lone Adult Households (under pensionable age), 2001

	% of Households		No of Households	
	in sub-group	in whole survey	in sub-group	in whole survey
by Age of Head of Household				
18-24	5	3	3450	16720
25-39	34	24	25200	148990
40-59	55	37	40600	224620
60-74	6	23	4610	139360
by Employment Status of HOH				
Employed	54	50	40180	303350
Unemployed	16	7	12050	45370
Retired from work (excludes looking after family home)	5	29	3560	178170
Permanently Sick or Disabled	22	7	15940	45210
Other (including keeping house, student)	3	6	2130	39130
by Standard Occupational Classification (2000)				
Managers and Senior Officials	6	8	4700	47760
Professional Occupations	12	9	8870	56380
Associate Professional & Technical Occupations	10	7	7460	41190
Administrative & Secretarial Occupations	11	9	7960	57090
Skilled Trades Occupations	17	22	12840	133780
Personal Service Occupations	8	9	5630	53320
Sales & Customer Service Occupations	6	6	4590	34380
Process, Plant and Machine Operatives	9	12	6860	72350
Elementary Occupations	16	16	11580	98130
Never Worked/Housewife/Permanent Sick	5	3	3370	16850
by Annual Household Income				
£<3,000	5	2	3550	12390
£3,000-£4,999	16	8	11680	50190
£5,000-£9,999	24	26	17550	156350
£10,000-£19,999	35	36	25640	216890
£20,000+	21	29	15440	175410
by Religion				
Protestant	52	54	38670	328110
Catholic	38	38	28270	232750
Mixed	1	4	480	24900
Other	2	1	1690	8730
None	6	3	4750	16740
by Tenure				
Owner Occupied	51	70	37590	429970
Private Rented	19	8	14360	48650
Housing Executive	27	19	19770	114890
Housing Association	3	3	2140	17720
by Construction Date				
Pre-1919	21	16	15160	99470
1919-1944	13	10	9350	63870
1945-1964	17	20	12470	123050
1965-1980	26	25	19270	154970
1981-1990	11	13	8430	79530
1991-2001	12	15	9180	90340
by Settlement Type				
Belfast Urban Area	36	32	26230	194700
District Town	33	31	24140	186830
Other Town	5	6	3660	35090
Smaller Rural Settlements	15	13	10890	81050
Isolated Rural	12	19	8940	113560
by Dwelling Type				
Single Storey House	22	24	16510	148210
Terraced House	34	31	24900	189660
Semi-detached House	18	20	13270	119890
Detached House	6	18	4760	107650
Flat	20	8	14420	45820
by Satisfaction with Home				
Satisfied	88	91	65190	557910
Neither satisfied nor dissatisfied	8	5	6100	31710
Dissatisfied	3	4	2570	21610



Heads of Households who were Unemployed or Permanently Sick/Disabled

Key findings:

- Fifteen per cent (90,600) of households had heads of household who were unemployed or permanently sick or disabled. Almost two-thirds (62%) of these heads of household were male and 36 per cent were married, 30 per cent were single and 26 per cent were separated or divorced. More than half (54%) were aged between 40 and 59 compared to 37 per cent for the Survey as a whole. One-third (33%) of these households had dependent children.
- Half of this group were unemployed and half were permanently sick or disabled.
- Not surprisingly, the annual income for this group of households is lower than for all households; more than three-fifths (62%) had an annual household income of less than £10,000 compared to 36 per cent overall. Only five per cent had an annual household income of £20,000 or more compared to 29 per cent overall.
- Below average proportions of heads of household who were unemployed or permanently sick/disabled had had managerial, professional, administrative or secretarial occupations and above average proportions had had process, plant and machine, or elementary occupations. Also a higher than average proportion had never worked (7% compared to 3% overall).
- Similarly to the 1996 HCS, almost equal proportions of Protestants (45%) and Catholics (48%) belonged to this group of households.
- Above average proportions (45%) of this group lived in Housing Executive and private rented accommodation (14%). Reflecting this, higher than average proportions (49%) lived in terraced housing and flats (12%).

Table 4.13 Unemployed or Permanently Sick/Disabled, 2001

	% of Households		No of Households	
	in sub-group	in whole survey	in sub-group	in whole survey
by Age of Head of Household				
18-24	5	3	4580	16720
25-39	24	24	21790	148990
40-59	54	37	48500	224620
60-74	15	23	13720	139360
75+	2	13	1990	81540
by Employment Status of HOH				
Not working – seeking work	25	4	22870	22870
Not working – not seeking work	25	4	22500	22500
Permanent Sick/Disabled	50	7	45210	45210
by Standard Occupational Classification (2000)				
Managers and Senior Officials	3	8	2240	47760
Professional Occupations	4	9	3150	56380
Associate Professional & Technical Occupations	3	7	2400	41190
Administrative & Secretarial Occupations	5	9	4340	57090
Skilled Trades Occupations	22	22	20190	133780
Personal Service Occupations	9	9	8080	53320
Sales & Customer Service Occupations	7	6	6670	34380
Process, Plant and Machine Operatives	14	12	12560	72350
Elementary Occupations	27	16	24350	98130
Never Worked/Housewife/Permanent Sick	7	3	6600	16850
by Annual Household Income				
£<3,000	4	2	3970	12390
£3,000-£4,999	17	8	15380	50190
£5,000-£9,999	41	26	37190	156350
£10,000-£19,999	32	36	29220	216890
£20,000+	5	29	4820	175410
by Religion				
Protestant	45	54	40320	328110
Catholic	48	38	42990	232750
Mixed	4	4	3950	24900
Other	2	1	1380	8730
None	2	3	1940	16740
by Tenure				
Owner Occupied	37	70	33550	429970
Private Rented	14	8	12580	48650
Housing Executive	45	19	40720	114890
Housing Association	4	3	3730	17720
by Construction Date				
Pre-1919	15	16	13870	99470
1919-1944	10	10	9330	63870
1945-1964	22	20	19880	123050
1965-1980	32	25	28970	154970
1981-1990	11	13	9690	79530
1991-2001	10	15	8840	90340
by Settlement Type				
Belfast Urban Area	37	32	33020	194700
District Town	34	31	30420	186830
Other Town	5	6	4350	35090
Smaller Rural Settlements	12	13	10890	81050
Isolated Rural	13	19	11900	113560
by Dwelling Type				
Single Storey House	20	24	17710	148210
Terraced House	49	31	43890	189660
Semi-detached House	15	20	13800	119890
Detached House	5	18	4230	107650
Flat	12	8	10950	45820
by Satisfaction with Home				
Satisfied	85	91	76620	557910
Neither Satisfied nor Dissatisfied	9	5	8230	31710
Dissatisfied	6	4	5730	21610

4.5 Housing and Health

The relationship between housing and health has long been recognised, and although it is generally accepted that this relationship is a circular one there is no doubt that good housing helps people enjoy better health. With this in mind the 2001 Survey included some additional information particularly in relation to disability. This section looks first at health related issues by social and dwelling characteristics⁽¹⁸⁾ and then at adaptations and accessibility for the disabled⁽¹⁹⁾.

Key findings:

- At the time of the Survey, almost one-fifth (19%: 307,000 people) of the total population in households said they had a limiting long-term illness⁽²⁰⁾ (this compares with the NI Census 2001 figure of 20%).
- Less than one in ten (6%) of the population said they used a mobility aid (indoors or outdoors). Of these, 72 per cent used a walking stick, nine per cent used a Zimmer frame, and similar proportions used crutches and a wheel chair pushed by another person (7% each). Small proportions of the population said they used a self propelled wheel chair (2%), a trike or vehicle adapted for disabled use (2%) or were bedfast (1%).

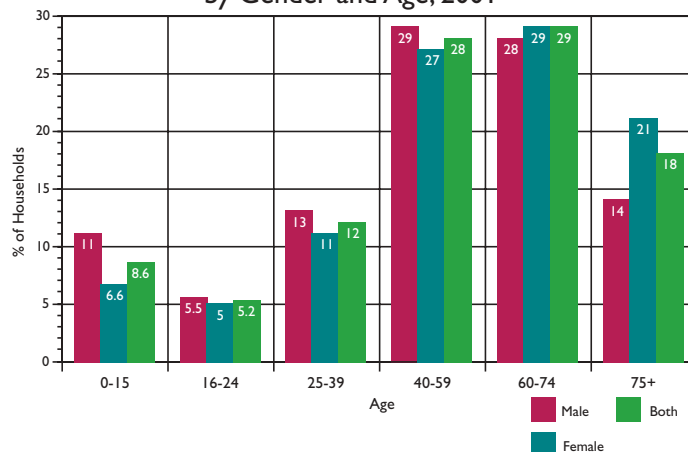
Profile of People with a Limiting Long-Term Illness

(Tables A 4.26 to A 4.28)

Members of the population who had a limiting long-term illness were analysed by age, gender, household type and religion.

- Almost half (46%) of people with a limiting long-term illness were aged 60 or more, 40 per cent were aged between 25 and 59 years old and 14 per cent were aged under 25. Figure 4.11 shows people with a limiting long-term illness by age and gender. As mentioned in section 4.4, more than half (54%) of people aged 75 or more had a limiting long-term illness, which was higher than for people aged between 60 and 74 (41%) and much higher than other age groups.

Figure 4.11 People with a Limiting Long Term Illness by Gender and Age, 2001



- Females were more likely to have a limiting long-term illness (55%) than males (45%), reflecting the greater life expectancy of females.
- The following table shows that members of the population with a limiting long-term illness were more likely to live in households described as two person older (21%), large adult (19%) and lone older (16%).

Table 4.14 Limiting Long-Term Illness by Household Type, 2001

Household Type	%
Two person older	21
Large adult	19
Lone older	16
Large family	13
Two adults	11
Lone adult	8
Small family	8
Lone parent	5
Total	100

- Of those members of the population with a limiting long-term illness 51 per cent were from Protestant households and 43 per cent were from Catholic households.

Limiting Long-Term Illness - Tenure, Dwelling Age, Dwelling Type and Location (Tables A4.29 to A4.32)

- As Figure 4.12 shows, people with a limiting long-term illness were less likely to live in owner

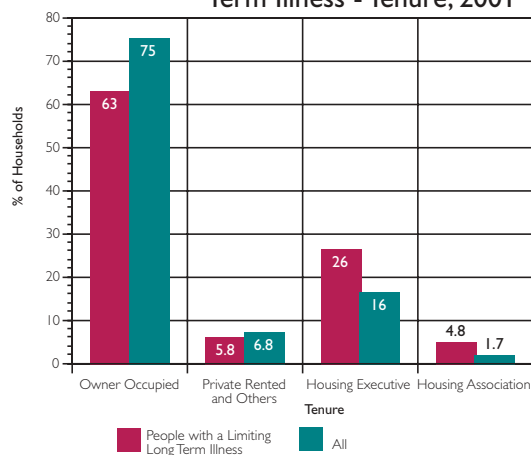
⁽¹⁸⁾ Please note that the HCS findings are reported on the basis of the total population in households (and excludes those resident in communal establishments).

⁽¹⁹⁾ Please note that findings for adaptations and accessibility are on the basis of households.

⁽²⁰⁾ Limiting long-term illness includes any long-term illness, health problem or disability which limits daily activities or work.

occupied dwellings (63% compared to 75% overall) and more likely to live in Housing Executive (26% compared to 16% overall) and housing association (5%: 2% overall) accommodation than the population as a whole. The proportion of people with a limiting long-term illness living in private rented accommodation was similar to the overall population (7% each).

Figure 4.12 People with a Limiting Long Term Illness - Tenure, 2001



- People with a limiting long-term illness were slightly less likely to live in the newest stock post 1991 (12% compared to 17% overall). Less than one-sixth (15%) of people with a long-term illness lived in the oldest stock, similar to overall figure (16%).
- Members of the population who had a limiting long-term illness were slightly more likely to live in terraced housing (35% compared to 31% overall) and single storey houses (26% compared to 23% overall) and less likely to live in detached housing (14%) than the population overall (22%).
- People with a limiting long-term illness were more likely to live in the Belfast Urban Area (38%) than the population as a whole (29%) and slightly less likely to live in isolated rural areas (17%) than the population as a whole (21%). The proportion of the urban population (21%) with a limiting long-term illness was higher than the corresponding figure for rural areas (16%).

Profile of People who use a Mobility Aid Indoors or Outdoors (Tables A4.33 to A4.35)

Those who used a mobility aid, at the time of the Survey, were analysed by age, gender, household type and religion.

- Of those who used a mobility aid (6% of the population) the majority were aged 60 or older (70%), 22 per cent were aged between 40 and 59 and five per cent were aged between 25 and 39. Less than one in twenty (3%) were aged under 25.
- More females than males used mobility aids (58% and 42% respectively), again reflecting the greater life expectancy of females.
- The following table shows members of the population who used mobility aids were more likely to come from households described as lone older (30%), two person older (28%) and large adult (18%).

Table 4.15 Mobility Aids by Household Type, 2001

Household type	%
Lone older	30
Two person older	28
Large adult	8
Two adults	7
Lone adult	6
Large family	5
Small family	3
Lone parent	3
Total	100

- Almost three-fifths (59%) of people who used aids came from Protestant households and 36 per cent came from Catholic households, reflecting differing age profiles. See Figure 4.1.

Use of Mobility Aids Indoors or Outdoors - Tenure, Dwelling Age, Dwelling Type and Location (Tables A4.36 to A4.39)

- People who used mobility aids were less likely to live in owner occupied property (56%) than the population as a whole (75%) and more likely to live in Housing Executive (30%) and housing association (8%) dwellings than the population as a whole (16% and 2% respectively).



- Generally, there was very little difference between mobility aid users and the population as a whole in relation to the age of dwellings. The only exception was that users were less likely to occupy more recent stock (9% compared to 17% for the population as a whole).
- Above average proportions of mobility aid users occupied single storey houses (31% compared to 23%) and purpose built flats (10% compared to 3%) than the population as a whole. Below average proportions occupied detached (10% compared to 22%) and semi-detached houses (16% compared to 20%) than the overall population.
- In terms of location, there was a higher than average proportion of mobility aid users located in the BUA (38% compared to the population average of 29%). Conversely, a lower than average proportion lived in isolated rural areas (17% compared to the population average of 21%). The proportion of the urban population (7%) who used mobility aids was slightly higher than the corresponding figure for rural areas (5%).

Adaptations

Adaptation is an important health related policy issue. The number of adaptations for people with a disability and the elderly increased rapidly between 1996 and 2001. This was partly in response to Care in the Community and the realisation that people should be supported in their homes as much as possible and the gradual ageing of the population. In response to this new policy emphasis, the 2001 HCS gathered information on adaptations, including any major or minor adaptations present in the kitchen, bathroom and WC. Information was also collected in relation to accessibility to and within the home.

Key findings:

Table 4.16 shows that the number of occupied dwellings with each type of adaptation had risen considerably since 1996; including some 20,000 extra homes with grab rails and nearly 3,000 with a stair or other lift.

Table 4.16 Type of Adaptation Present in Dwellings, 1996-2001

Adaptation	Present in dwelling (%)			
	2001		1996	
	%	No.	%	No.
Grab rails	9	54,000	6	34,200
Electrical modifications	3	15,300	2	13,500
Ramps	2	12,800	2	11,200
Stair lift/other lift	1	6,300	<1	3,700
Hoists	<1	2,400	<1	1,400

Overall, 11 per cent (64,500) of occupied homes had one or more of the above adaptations in their homes. Of these, almost three-quarters (73%) had one type of adaptation, 18 per cent had two types, five per cent had three and three per cent had four or more types of adaptations in the home.

Dwellings with one or more adaptations (see table 4.16) - Tenure, Dwelling Age, Dwelling Type and Location (Table A4.40)

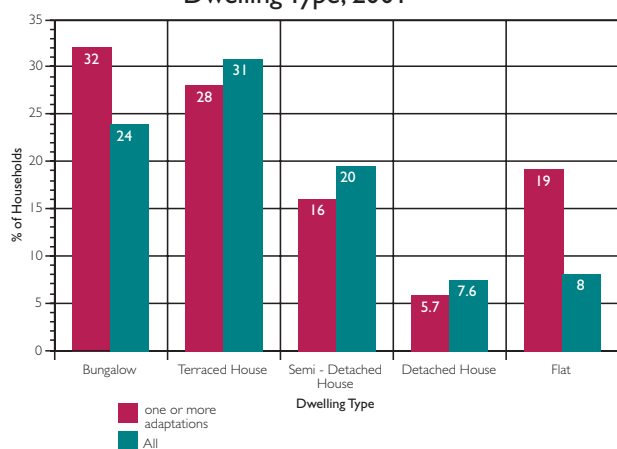
- Around two-fifths of homes with one or more adaptations were owner occupied (41%) or rented from the Housing Executive (37%). One-sixth (17%) of homes with adaptations were rented from housing associations. Sixty-two per cent of all housing association and 21 per cent of all Housing Executive properties had one or more adaptations.
- Table 4.17 shows dwellings with adaptations by year of construction. Around one-quarter of dwellings constructed between 1965 and 1980 (25%) and 1945 and 1964 (23%) had adaptations present.

Table 4.17 Dwellings with Adaptations by Year of Construction, 2001

Year of construction	%
Pre-1919	11
1919-1944	9
1945-1964	23
1965-1980	25
1981-1990	19
Post 1991	13
Total	100

- Almost one-third (32%) of homes with one or more adaptations were single storey houses, 28 per cent were terraced houses and 19 per cent were flats. Figure 4.13 shows variations from the overall population. More than one-quarter (26%) of all flats and 14 per cent of all single storey houses had one or more adaptations.

Figure 4.13 Homes with one or more adaptations - Dwelling Type, 2001



- Above average proportions of homes with one or more adaptations were located in the BUA (41%). Indeed 14 per cent of all homes in the BUA had one or more adaptation compared with only six per cent of all homes in isolated rural areas.

The surveyors gathered information on major and minor adaptations in the kitchen, bathroom and WC. Major adaptation work included: extensions, bath to shower or provision of a downstairs WC. Minor adaptation work included: provision of low level work tops, grab rails, low taps and high level WC plus grab/balance rails. Table 4.18 shows the proportions of major and minor adaptations for the interior amenities and illustrates the important role that bathroom related adaptations play in improving the health and well-being of the elderly and people with a disability.

Table 4.18 Major and Minor Adaptations Present in the Dwelling, 2001

Amenity	Adaptation present			
	Major		Minor	
	%	No.	%	No.
Bathroom	5	28,600	5	30,100
WC	1	6,200	4	21,600
Kitchen	<1	1,600	<1	3,900

Accessibility (Table A4.40)

The 2001 HCS also gathered information on accessibility to and within the home.

Key findings:

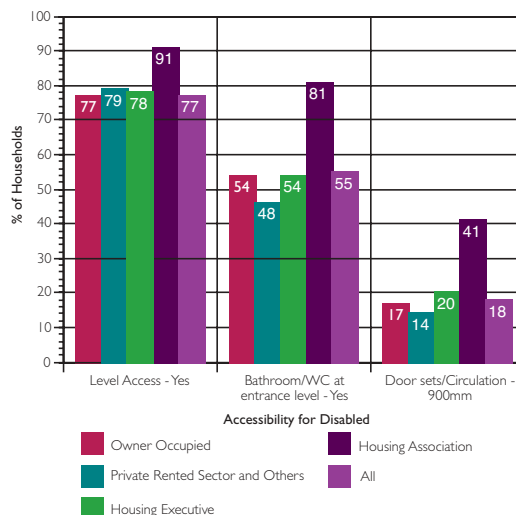
Table 4.19 shows the proportions of occupied dwellings with each of the access features which are important for people with mobility problems. More than three-quarters (77%) of homes had level access and 55 per cent had bathroom/WC at entrance level.

Table 4.19 Types of Access Features Present in Dwellings, 1996-2001

	Present in dwelling			
	2001		1996	
	%	No.	%	No.
Level access	77	473,400	65	370,600
Bathroom/WC at entrance level	55	333,600	47	270,450
Doorsets/ circulation >900mm	18	109,700	20	115,560
Flush threshold	6	95,500	15	82,900
Straight stairs with landings >900mm	16	96,700	14	77,400

Variations in level access, bathroom/WC at entrance level and doorsets/circulation >900mm were analysed by tenure and dwelling type. Figure 4.14 shows variations in accessibility by tenure.

Figure 4.14 Accessibility - Tenure, 2001





- An above average proportion (91%) of housing association dwellings had level access. Other tenures were similar to the overall average of 77 per cent; privately rented (79%), Housing Executive (78%) and owner occupied (77%). The proportions of level access by dwelling type was fairly similar; ranging from 73 per cent for flats to 80 per cent for terraced housing.
- Again, an above average proportion (81%) of housing association dwellings had bathroom/WC at entrance level. Owner occupied and Housing Executive properties had similar proportions to the overall average (54% each) and private rented accommodation had a below average proportion (48%) of properties with bathroom/WC at entrance level. Above average proportions of single storey houses (94%), flats (74%) and detached (64%) dwellings had bathroom/WC at entrance level. Terraced (28%) and semi-detached (32%) houses had below average proportions.
- More than two-fifths (41%) of housing association dwellings had doorsets and circulation more than 900mm (more than twice the overall average of 18%). Housing Executive (20%), owner occupied (17%) and privately rented (14%) properties had similar proportions to the overall average (18%). Above average proportions of flats (28%), single storey houses (25%) and detached houses (21%) had doorsets and circulation more than 900mm and conversely, terraced (12%) and semi-detached (13%) housing had below average proportions.

4.6 Respondents' Attitudes to their Homes

This section looks at how respondents perceived the condition of their homes and how this compares with the surveyors' measurements of the level of fitness. Linking to this is analysis of satisfaction with accommodation by key social and economic characteristics. Finally, it also provides analysis of satisfaction with various aspects of heating systems in the home by tenure and age of head of household.

Key findings:

- Respondents were asked to describe the overall condition of their home. Table 4.20 shows that the majority of respondents described the condition of their homes as satisfactory and only a small proportion described the condition of their home as defective (4%) or seriously defective (less than 1%).

Table 4.20 Perception of Overall Condition of Home, 2001

	%
Satisfactory	81
Just acceptable	15
Defective	4
Seriously defective	<1
Total	100

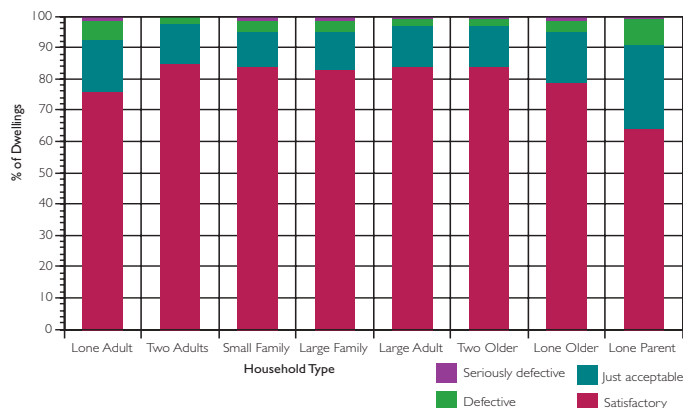
Perception of Condition - Level of Unfitness (Table A4.4.1)

- Occupied dwellings which were identified by the surveyor as unfit (3%) were analysed by respondents' perceptions of the condition of their homes. Almost two-thirds (63%) of occupants who lived in unfit housing described their home as satisfactory (34%) or acceptable (29%). One-quarter (24%) described their home as defective and only 13 per cent of respondents who lived in unfit housing described their home as seriously defective.
- Of all dwellings which were identified by the surveyors as defective (5%) more than four-fifths (82%) of respondents described their home as satisfactory (52%) or acceptable (30%). Almost one-sixth (15%) of respondents agreed with the surveyor and described their home as defective while a small proportion (3%) said their homes were seriously defective.
- Homes which had a satisfactory level of fitness (70%), had a high proportion of respondents perceiving their home as being in a satisfactory condition (89%), while one-tenth (10%) perceived the condition of their home as acceptable.

Perception of Condition, Unfitness - Household Type (Table A4.42)

- An above average proportion of lone older households occupied unfit housing (6% compared to 3% overall - see Table A5.7). However, eight out of ten (79%) lone older respondents described the condition of their home as satisfactory and only one per cent described their homes as seriously defective. Figure 4.15 shows perception of condition across the household types.

Figure 4.15 Household Type - Perception of Conditions, 2001



- Conversely, a below average proportion of lone parents lived in unfit housing (1% compared to 3% overall). See Table A5.7. However, lone parents were least likely to describe the condition of their home as satisfactory (64%: overall 81%).

Perception of Condition - Tenure (Table A4.43)

- Overall satisfaction (81%) with the condition of homes varied by tenure. Above average proportions of respondents who owned their home (87%) or rented from a housing association (86%) described the condition of their home as satisfactory. Conversely, below average proportions of respondents who rented privately (68%) or from the Housing Executive (66%) said they were satisfied with the condition of their homes. Less than one per cent of occupied Housing Executive homes were judged unfit by the surveyor compared to almost nine per cent of privately rented accommodation (overall unfitness for occupied dwellings was 3%).

Perception of Condition - Annual Household Income (Table A4.44)

- Overall satisfaction with the condition of homes increased as annual household income increased, ranging from 72 per cent for homes with an annual household income of less than £7,000 per annum to 90 per cent for homes with an annual household income of £30,000 or more. Six per cent of homes with annual incomes of less than £7,000 were judged unfit by the surveyor compared to two per cent (each) of homes in all other income bands.

Satisfaction with Accommodation

Key findings:

- Respondents were asked to describe overall satisfaction with their home. Table 4.21 shows that the majority of respondents said they were satisfied with their home and only a small proportion was dissatisfied with their home.

Table 4.21 Overall Satisfaction with Home, 2001

	%
Satisfied	91
Neither satisfied or dissatisfied	5
Dissatisfied	4
Total	100

Satisfaction with accommodation was analysed by age of head of household, household type, employment status, occupation of head of household, annual household income, religion and tenure.

Satisfaction with Accommodation - Age of Head of Household (Table A4.45)

- The majority of heads of household across all age bands were satisfied with their home ranging from 87 per cent for heads of household aged between 18 and 24 to 92 per cent for heads of household from each of the following three age bands 40 to 59, 60 to 74 and 75 plus.
- There was greater variation among heads of household who said they were very satisfied with their home (27% of those aged between 18 and 24 compared to 41% each for those aged between 60 and 74 and 75 plus.)



Satisfaction with Accommodation - Household Type (Table A4.46)

- Generally the levels of satisfaction with the home were high across all household types ranging from 84 per cent for lone parent households to 94 per cent each for two adults, large adult and two person older households.

Satisfaction with Accommodation - Employment Status (Table A4.47)

- Compared to all other employment types, heads of household who were unemployed were more likely to be dissatisfied with their home (9% compared to 4% overall).

Satisfaction with Accommodation - SOC of Head of Household (Table A4.48)

- Generally high proportions of heads of household across all SOC groups were satisfied with their home ranging from 83 per cent of heads of household who had never worked to 97 per cent of those who were in professional occupations.
- Managers & senior officials (53%) were most likely to be very satisfied with their home and heads of household who had never worked (27%) were least likely to report that they were very satisfied with their home.

Satisfaction with Accommodation - Annual Household Income (Table A4.49)

- Households with higher incomes were more satisfied with their homes. The proportion of respondents who said they were very satisfied with their home ranged from 31 per cent of households with an income of less than £7,000 to 50 per cent of households with an income of £30,000 or more per annum.

Satisfaction with Accommodation - Household Religion (Table A4.50)

- Proportions of satisfaction with accommodation were similar for Protestant (92%), mixed religion (92%) and Catholic (91%) households.

- Although satisfaction with accommodation was high across all groups, households with no religious affiliation or a religion other than the main two groups were less likely to be satisfied (87% and 85%, respectively).

Satisfaction with Accommodation - Tenure

- Satisfaction with accommodation was high across all tenures. It was highest for owner occupiers and for those who rented from a housing association (both 94%).
- Housing Executive and privately rented tenants were less likely to be satisfied (83% and 82%, respectively).

Satisfaction with Aspects of the Heating System

Key findings:

Table 4.22 shows high levels of satisfaction with various aspects of heating in the home, ranging from 73 per cent satisfaction with the cost of running the heating system to 87 per cent satisfaction with the ease of use of the heating system.

Table 4.22 Satisfaction with Various Aspects of Heating in the Home, 2001

Satisfaction	%
The type of heating	85
The cost of running your system	73
The amount of heat that you can get	86
The control over the level of heat	84
The ease of use of the system	87

Satisfaction with aspects of the heating system was analysed by age of head of household and tenure.

Satisfaction with Aspects of the Heating System - Age of Head of Household

- The majority of heads of household across all age bands were satisfied with each aspect of heating systems in the home. However, younger heads of household (18 to 39) were inclined to be less satisfied with each aspect than older heads of household.

Table 4.23 Satisfaction with Various Aspects of Heating in the Home - Age of Head of Household, 2001

	% Satisfaction				
	18-24	25-39	40-59	60-74	75 plus
The type of heating	70	82	88	86	86
The cost of running your system	60	68	75	74	76
The amount of heat that you can get	73	82	88	87	87
The control over the level of heat	68	81	87	86	84
The ease of use of the system	74	84	89	86	87

Satisfaction with Aspects of the Heating System - Tenure

- Table 4.24 shows that respondents who were owner occupiers or living in housing association accommodation had higher levels of satisfaction with the various aspects of heating in the home compared to those who lived in private rented or Housing Executive accommodation.

Amenities present in the home were analysed by age of head of household and tenure.

Amenities Present in the Home - Age of Head of Household

- Above average proportions of household heads in the older age-bands had battery operated

Table 4.24 Satisfaction with Various Aspects of Heating in the Home - Tenure, 2001

	% Satisfaction			
	Owner Occupied	Private Rented & Others	Housing Executive	Housing Association
The type of heating	91	75	68	89
The cost of running your system	76	61	64	79
The amount of heat that you can get	90	73	74	90
The control over the level of heat	90	71	68	84
The ease of use of the system	92	79	68	89

4.7 Household Amenities

This section provides information on amenities present in the home by tenure and age of head of household.

Key findings

Table 4.25 shows that almost three-quarters (72%: 63% in 1996) of respondents said they had battery operated smoke alarms present in the home and 21 per cent (compared to 5% in 1996) had smoke alarms connected to the main electricity supply. One-third (33%) of respondents had a home computer and overall 24 per cent had access to the Internet.

Table 4.25 Amenities in the Home, 2001

Present in the Home	%
Smoke alarms (battery operated)	72
Smoke alarms (connected to electricity supply)	21
Digital TV	26
Home computer	33
Access to the Internet	24

smoke alarms. However, above average proportions of heads of household in the younger age-bands had mains connected smoke alarms (18-24 and 25-39). Higher than average proportions of heads of household aged 25 to 39 and 40 to 59 had home computers and access to the Internet.

Table 4.26 Amenities Present in the Home - Age of Head of Household, 2001

	%				
	18-24	25-39	40-59	60-74	75+
Smoke alarms (battery operated)	54	67	74	74	73
Smoke alarms (connected to electricity supply)	33	27	18	17	19
Digital TV	30	36	32	15	7
Home computer	14	47	48	14	4
Access to the Internet	9	26	34	9	3

Amenities Present in the Home - Tenure

- Table 4.27 shows that higher than average proportions of owner occupiers had battery operated smoke alarms whereas higher than average proportions of housing association and Housing Executive tenants had mains connected smoke alarms.

Table 4.27 Amenities Present in the Home - Tenure, 2001

	%			
	Owner Occupied	Private Rented and Others	Housing Executive	Housing Association
Smoke alarms (battery operated)	78	68	55	33
Smoke alarms (connected to electricity supply)	15	16	36	68
Digital TV	28	20	24	9
Home computer	39	29	16	9
Access to the Internet	29	20	10	7

4.8 Summary and Conclusion

The 2001 House Condition Survey estimated that there were 616,000 occupied properties (households) and that the average household size had decreased from 2.8 in 1996 to 2.62 in 2001.

One-sixth (17%) of the population in households were pensioners and 13 per cent of heads of household were 75 or over. A much higher proportion of these heads of household said they had a long-term illness or disability (55%) compared to all heads of household (29%) and 61 per cent of these households had an annual income of less than £10,000 and a relatively high proportion lived in housing association accommodation.

Overall, four per cent of households in Northern Ireland were overcrowded compared to seven per cent in 1996.

Home ownership was lowest among lone parent (25%), lone adult (51%) and lone older households (56%).

There has been a significant decline in the proportion of Housing Executive dwellings over the last five years and analysis across the different household types shows that the largest decreases were for large family and lone older households. These households have shown increases in owner occupied stock (large families) and in housing association stock (lone older).

Overall more than one-third (36%) of all households had an annual income of less than £10,000 (compared to 56% in 1996). Approximately, 70 per cent of Housing Executive households had an annual income of less than £10,000, compared to 57 per cent of housing association households and 46 per cent of households who rented privately.

Similar proportions of Protestant and Catholic households owned their homes (71% and 69% respectively), but proportionately there had been a greater increase between 1996 and 2001 among Catholic households. Correspondingly, there had been a greater decrease among Catholic households renting from the Housing Executive 1996 (28%) to 2001 (21%).

Twelve per cent of households (74,000) were lone adult households. More than half of lone adults were male (54%) and 60 per cent were single. Much higher than average proportions of lone adult households were unemployed (16% compared to 7% for all households) and permanently sick or disabled (22% compared to 7% overall).

Fifteen per cent (90,500) of households had heads of household who were unemployed or permanently sick or disabled. More than three-fifths (62%) had an annual household income of less than £10,000



compared to 36 per cent overall. Above average proportions (45%) of this group lived in Housing Executive and private rented accommodation (14%). One-third (33%) of these households had dependent children.

Almost one-fifth (19%: 307,000 people) of the total population said they had a limiting long-term illness and six per cent said they used a mobility aid. A growing proportion of dwellings had been adapted to suit the needs of the occupants, including some 20,000 extra homes with grab rails and nearly 3,000 with a stair or other lift.

The household data from the 2001 House Condition Survey confirmed a number of important demographic and socio-economic trends, including:

- the declining household size and greater propensity towards single living;
- the growing number of elderly people and heads of household, particularly those aged 75 or more, with much lower levels of income and much more complex housing needs, in part related to the higher levels of disability;
- the older profile of the Protestant population: an important factor in understanding apparent small differences in housing conditions;
- the concentrations of deprivation on Housing Executive estates associated with higher levels of unemployment and those who were permanently sick or had a disability.





Chapter 5 **Unfitness**

TABLE 5.1: UNFITNESS - KEY FIGURES, 1991-2001

	1991		1996		2001	
Location						
BUA	11,200	(22%)	10,800	(25%)	7,800	(25%)
District Town	6,400	(13%)	8,000	(18%)	5,400	(17%)
Other Town	3,500	(7%)	2,200	(5%)	400	(1%)
All Urban	21,100	(42%)	21,000	(48%)	13,600	(43%)
Small Settlement	5,900	(12%)	6,400	(15%)	4,000	(13%)
Isolated Rural	23,400	(23%)	16,500	(38%)	14,000	(44%)
All Rural	29,300	(58%)	22,900	(52%)	18,000	(57%)
Tenure						
Owner Occupier	29,400	(58%)	22,100	(50%)	12,000	(38%)
Private Rented	8,000	(16%)	5,700	(13%)	4,300	(14%)
Housing Executive	3,100	(6%)	3,400	(8%)	900	(3%)
Housing Association	200	(<1%)	300	(1%)	400	(1%)
Vacants	9,700	(19%)	12,500	(29%)	14,000	(44%)
Age						
Pre 1919	35,800	(71%)	24,900	(57%)	19,300	(62%)
1919-44	7,400	(15%)	8,500	(19%)	5,000	(16%)
1945-64	5,100	(10%)	6,600	(15%)	2,800	(9%)
1965-80	2,000	(4%)	3,190	(7%)	2,300	(7%)
Post 1980	Incl. above	Incl. above	900	(2%)	2,200	(7%)
All Unfit Dwellings	50,400	(8.8%)	44,000	(7.3%)	31,600	(4.9%)

THE FITNESS STANDARD HAS TRADITIONALLY BEEN THE MOST IMPORTANT SINGLE COMPONENT OF HOUSE CONDITION SURVEYS. DECLINING UNFITNESS REMAINS THE HEADLINE INDICATOR OF IMPROVING HOUSING CONDITIONS IN NORTHERN IRELAND.

UNFITNESS

5.1 Introduction

The assessment of dwelling conditions against the statutory Fitness Standard has traditionally been the most important single component of House Condition Surveys in Northern Ireland since the first one was carried out in 1974. In the 2001 House Condition Survey the declining unfitness remains the headline indicator of improving housing conditions in Northern Ireland, but it is also recognised that as the number of unfit dwellings continues to fall and other measures such as the Decent Home Standard and the Housing Health and Safety Rating come to the fore, the relative importance of the traditional Fitness Standard will decline.

The Fitness Standard

The current Fitness Standard is set out in schedule 5 of the Housing (Northern Ireland) Order 1992. This schedule states that a dwelling is unfit for human habitation if it fails to meet one or more of the following requirements:

- It is structurally stable.
- It is free from serious disrepair.
- It is free from dampness prejudicial to the health of the occupants (if any).
- It has adequate provision for lighting, heating and ventilation.
- It has an adequate piped supply of wholesome water.
- There are satisfactory facilities in the house for the preparation and cooking of food, including a sink with a satisfactory supply of hot and cold water.

5.2 Profile of Unfitness

The 2001 House Condition Survey estimated that there were some 31,600 unfit dwellings in Northern Ireland. This represents a headline rate of 4.9 per cent (see Table 6.1). In 1974 almost one in five (19.6%) dwellings were statutorily unfit, a total of nearly 90,000 dwellings. By 1991, under the provisions of a much higher standard, the rate of unfitness had reduced to 8.8% (some 50,000 dwellings), and by 1996 unfitness had declined by a further 6,000 properties to 44,000 (7.3%). At first sight the reduction between 1996 and 2001 appears remarkable, but there are a number of important factors which account for this:

- It has a suitably located water-closet for the exclusive use of the occupants (if any).
- It has, for the exclusive use of the occupants (if any), 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 draining of foul, waste and surface water.

In addition, flats may be classified as unfit if the building or part of the building outside of the flat fails to meet any of the following requirements and by reason of that failure is not suitable for occupation:

- The building or part is structurally unstable.
- It is free from serious disrepair.
- It is free from dampness.
- It has adequate provision for ventilation.
- It has an effective system for the draining of foul, surface and waste water.



- The political progress towards peace which has been made in Northern Ireland since the last House Condition Survey was carried out in 1996 has promoted a higher level of economic prosperity and confidence in the housing market. This has in turn underpinned an accelerated rate of market renewal through a combination of:
 - a significant increase in the number of new dwellings constructed annually and
 - a much greater interest in improving existing homes in the private sector.
- Difficulties of obtaining appropriate sites for new dwellings in parts of Northern Ireland have encouraged home owners and developers to purchase older more dilapidated properties and either renovate them or demolish and replace them.
- The relatively high level of resources committed to the maintenance and improvement of social housing in Northern Ireland continues to bring benefits in terms of the low levels of unfit in both the Housing Executive and housing association sectors.
- The annual expenditure of over £40 million on home improvement and repair grants for the private sector over the last five years has undoubtedly accelerated the process of improving housing conditions. Replacement grants in particular are targeted at unfit dwellings.
- The ongoing regeneration activities particularly in Belfast, but also in other towns and rural areas, where demolitions and, where appropriate, redevelopment have both had a significant impact on reducing unfit.

Unfitness - Dwelling Location

Urban/Rural (Table A5.1)

In broad terms the geographical pattern of unfit has remained similar to that of 1996, with relatively higher rates of unfit continuing to be located in the more peripheral rural areas of Northern Ireland (see Map 5.1(a) and (b)).

Analysis of Table 5.1 (and Tables A5.1 and A5.2) shows the following:

- In 2001 the Belfast Urban Area (BUA) had a rate of unfit of 3.8% (7,800 dwellings). Most of these (7,000) were in Belfast itself which had an unfit rate of 5.9 per cent while the surrounding District Council areas all had unfit rates of less than 4 per cent.
- Northern Ireland's towns also have a very low rate of unfit. Some (5,800 dwellings) (2.5%) fail to meet the Fitness Standard.
- In rural areas, however, the rate of unfit was much higher: In 2001 a total of 18,000 (8.5%) rural dwellings were unfit compared with 13,600 (3.1%) in urban areas. This compares with 1996 figures of 22,900 (11%) for rural areas and 21,100 (5.2%) for urban areas and indicates a marked improvement in housing conditions in both urban and rural areas over this five year period.
- However, the condition of dwellings in isolated rural areas remained relatively poor. A total of 14,000 (11%) isolated rural dwellings failed to meet the Fitness Standard and although this has reduced since 1996 (16,470; 15%) it continues to be the primary location for unfit dwellings. Indeed over two-fifths (44%) of all unfit dwellings in Northern Ireland were in isolated rural locations.

District Council (Table A5.2)

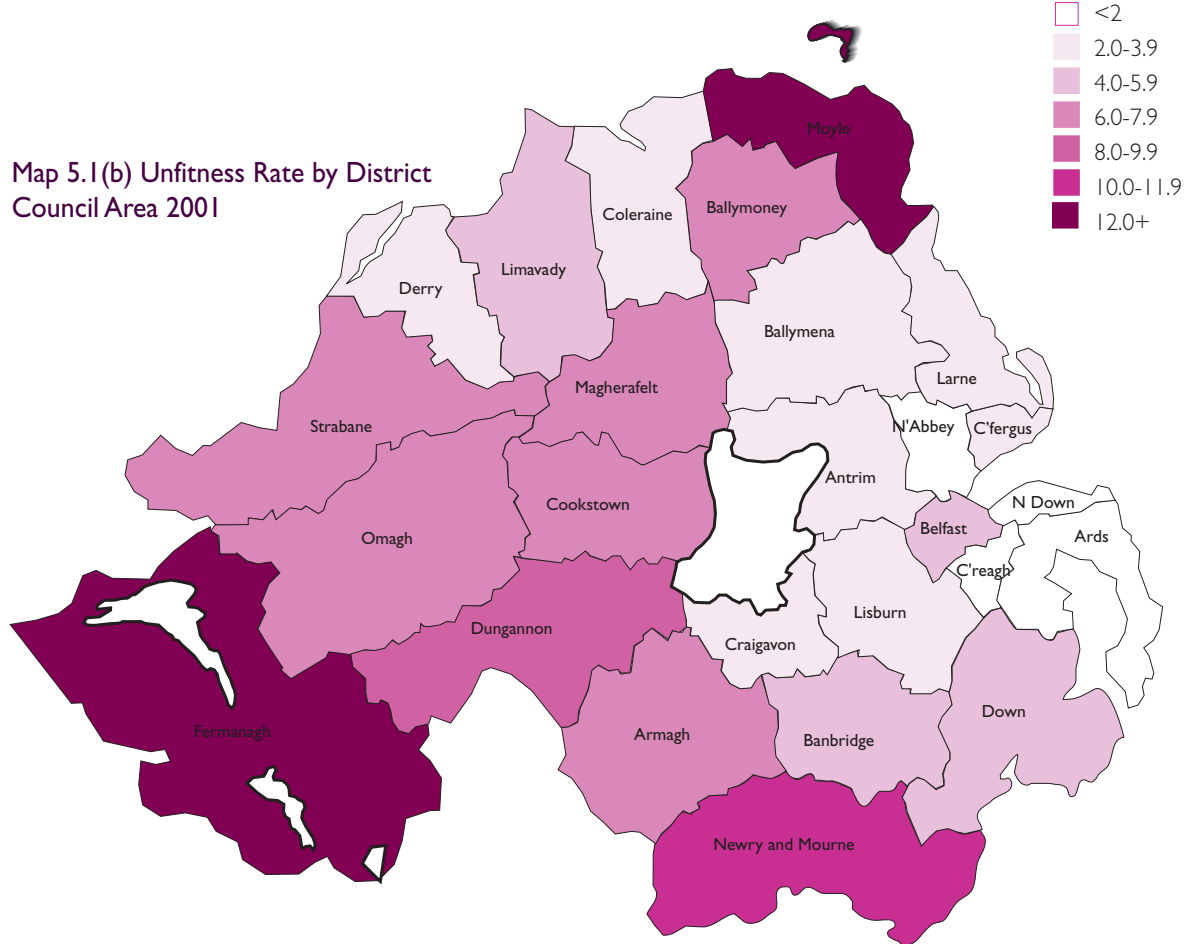
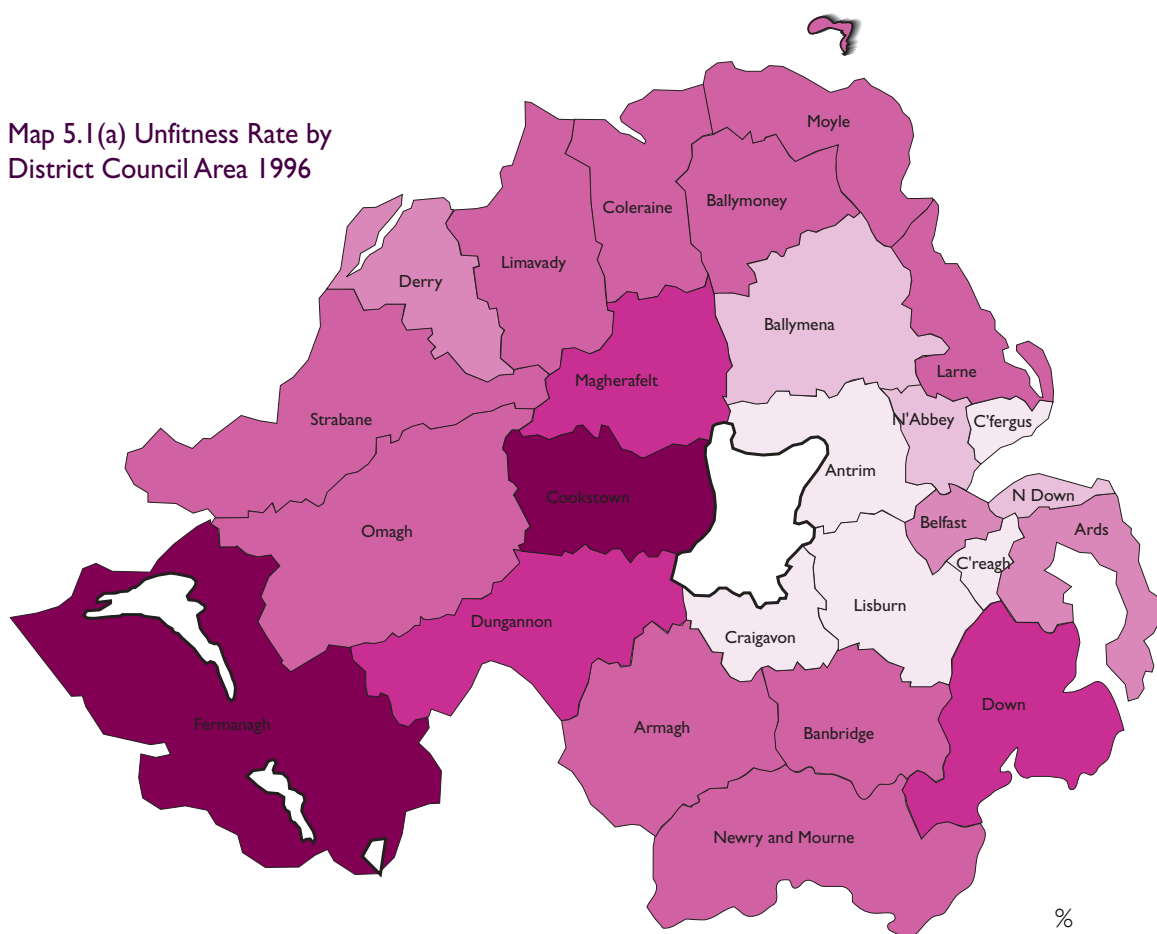
The unfit rates in the 26 district council areas have traditionally been one of the most eagerly awaited figures from successive house condition surveys. It is important to stress, however, that not too much weight should be attached to differences or changes of less than three per cent (see Appendix D). Any such differences or changes should rather be regarded as indicative.

As in the case of the urban/rural analysis the general pattern of unfit is the same as in 1996 with Maps 5.1(a) and (b) indicating a fairly clear positive association between unfit and peripherality:

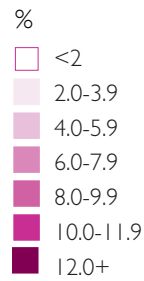
- Belfast City with its unfit rate of 5.9 per cent provided a core for a series of surrounding arcs of unfit.



Map 5.1(a) Unfitness Rate by District Council Area 1996



Map 5.1(b) Unfitness Rate by District Council Area 2001





- Immediately adjacent to Belfast City were ten district councils with unfitness rates of less than four per cent stretching from Ballymena and Larne in the North to Craigavon, Lisburn and Ards in the South. The relatively short distance to Belfast, as well as housing affordability and land availability issues in some parts of Belfast, have combined to form the background to the general improvement in housing conditions in these areas since 1996. The decline in the unfitness rate in these areas may not be large, but unfitness rates five years ago were already low.
- The third arc comprised nine district councils with unfitness rates of between four per cent and eight per cent, where the combination of District Town and large rural hinterland provided the context for relatively high rates of unfitness. Between 1996 and 2001 a combination of new construction, demolitions and improvements, often with the help of grant aid has led to quite considerable reductions in unfitness in these council areas.
- Derry and Coleraine have also experienced a considerable reduction in unfitness over this five year period reflecting the public and private resources which have been invested in these vibrant urban areas and their immediate hinterlands.
- Finally, there was an outer peripheral arc comprising Moyle, Fermanagh, Dungannon and Newry and Mourne which all had unfitness rates of over eight per cent and were typical of councils with a greater proportion of isolated rural areas, and high numbers of vacant pre-1919 dwellings. As in 1996 Fermanagh still had the highest level of unfitness in Northern Ireland. Nearly 13 per cent (almost 3,000 dwellings) of Fermanagh's stock failed to meet the Fitness Standard, although this represents a marked reduction from the 17.5 per cent rate in 1996 and to a considerable degree reflects the replacement grants provided in this council area. In the case of Moyle and Newry and Mourne there appeared to have been increases in unfitness since 1996. Closer analysis, however, reveals that this was closely linked to the growth of second (often mobile) homes in these tourist oriented districts.

Unfitness - Tenure (Table A5.3)

As in 1996 there was a clear association between unfitness and tenure (see Figure 5.1 a and b):

Figure 5.1 (a) Dwelling Tenure and Unfitness Rates, 1996

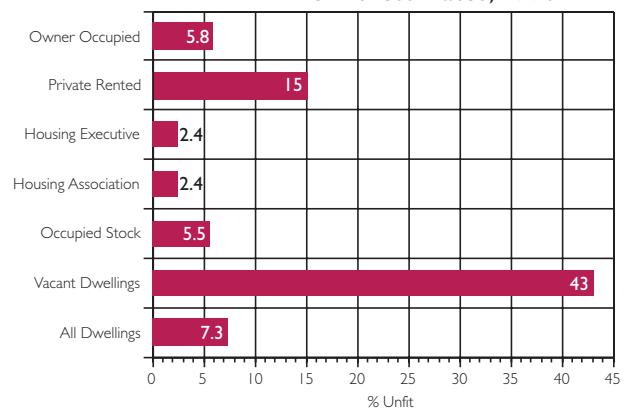
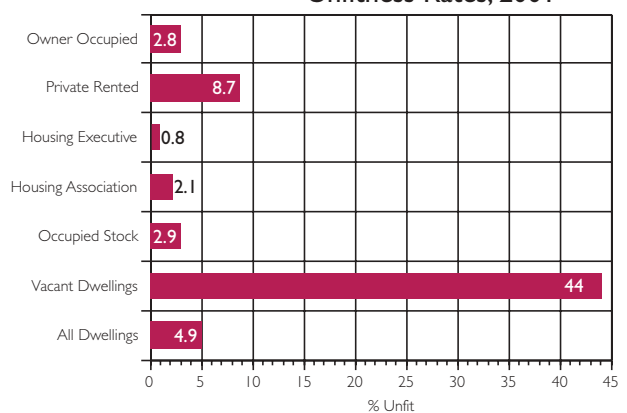


Figure 5.1 (b) Dwelling Tenure and Unfitness Rates, 2001

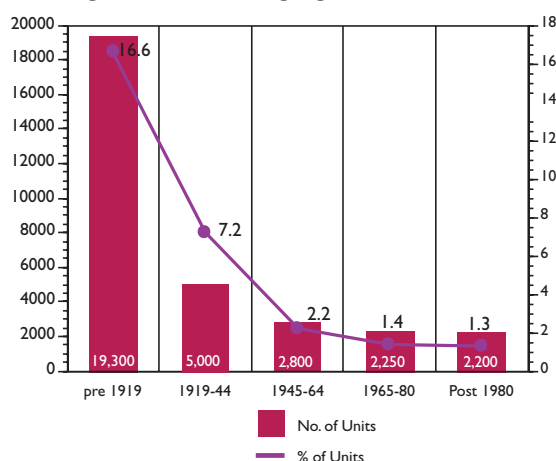


- Nearly one half (14,000; 44%) of all unfit properties were vacant, and indeed a similar percentage of all vacant properties were unfit (an unfitness rate of 44%). The high level of association between vacancy and unfitness is illustrated by the fact that in 2001 the rate of unfitness for the occupied stock was only 2.9 per cent. Moreover the importance of this association has grown since 1996; for although the rates of unfitness for vacant properties were almost exactly the same for both years, in 1996 vacant properties accounted for only 29 per cent (12,500 properties) of all unfit properties.
- Within the occupied stock, the highest rate of unfitness was found in the private rented (and

others) sector where nearly nine per cent of the stock (4,300 dwellings) was unfit. This represents a reduction since 1996 when 5,700 dwellings in this sector (15%) were unfit and to a certain extent at least reflects ongoing regeneration work and greater investment in the private rented sector.

- Some 12,000 unfit dwellings were owner occupied in 2001. This represents an unfitness rate of 2.8 per cent, but accounts for nearly two fifths (38%) of all unfit properties.
- Levels of unfitness in the social sector continue to be very low: in all some 1,300 occupied properties (less than 1%) were unfit, the majority of these were Housing Executive properties. This indicates a slight reduction in unfitness since 1996 when 2.4 per cent of social stock was deemed to be unfit.
- A slightly different picture emerges if vacant properties are included with occupied properties on the basis of their tenure when last occupied. In this case 70 per cent of unfit properties would be classified as "owner occupied" (an unfitness rate of 5%) and nearly one-fifth (19%) of unfit properties would be in the private rented sector (an unfitness rate of 13%).

Figure 5.2 Dwelling Age and Unfitness, 2001



Unfitness - Dwelling Age (Table A5.4)

As with tenure there was a clear relationship between unfitness and dwelling age: as age of dwellings increased so did the likelihood of unfitness (see Figure 5.2).

- Almost two-thirds (19,300; 62%) of all unfit dwellings were built before 1919. Conversely the rate of unfitness among pre 1919 dwellings (16%) was much higher than other age groups. This pattern had not changed very much since 1996 when some 24,900 unfit dwellings had been built before 1919. This had represented 57 per cent of all unfit dwellings and 21 per cent of all pre 1919 dwellings.
- Approximately 16 per cent of all unfit dwellings were built between 1919 and 1944 and 7 per cent of dwellings constructed between 1919 and 1944 were unfit.
- Dwellings built since 1945 accounted for the remaining 23 per cent of unfit dwellings. The apparently high number of unfit dwellings built since 1991 is essentially due to replacement dwelling or dwellings in the process of major improvement not having been completed at the time of survey.

Unfitness - Dwelling Type (Table A5.5)

Analysis of unfitness by dwelling type indicated an association, but closer analysis showed that this relationship was primarily a product of a combination of dwelling age and tenure:

- Almost one third (10,200; 32%) of all unfit dwellings were single storey houses - but this was mainly a reflection of the rate of unfitness for this type of dwelling which was typical of rural Ireland prior to the first world war. Some 5,000 (16%) unfit dwellings were one-storey vacant houses and most of these were in rural areas.
- Terraced and detached houses made up most of the rest of the unfit dwelling stock. Terraced houses (9,400; 30%) reflected the inner city location of these often Victorian houses, while unfit detached dwellings 8,600 (27%) reflected more traditional rural construction from before the first world war. The vast majority of these terraced and detached dwellings were in the owner occupied or private rented sectors or were vacant.



- Semi detached houses and flats together accounted for a little over ten per cent of the total and were usually in the private sector or lying vacant.

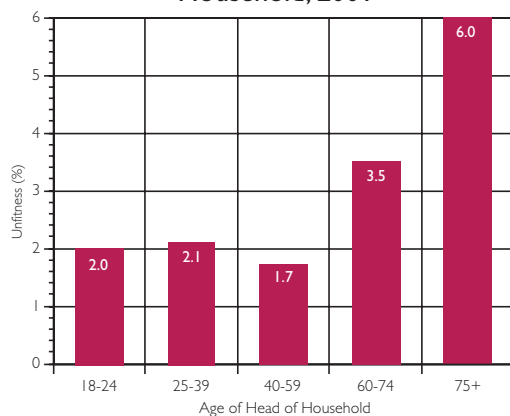
The most typical unfit dwelling (12,000; 38%) was a vacant, one storey dwelling or detached house in a rural location built prior to 1919.

Unfitness - Household Characteristics

The rate of unfitness for the occupied stock was 2.8 per cent⁽¹⁾ (compared to 5.5% in 1996). Analysis by household characteristics, however, shows a number of noteworthy deviations from this overall figure.

Age of Head of Household (Table A5.6)

Figure 5.3 Unfitness and Age of Head of Household, 2001



There was a close relationship between unfitness and age of head of household (see Figure 5.3). A much higher than average proportion of heads of household aged 75 years or more lived in unfit dwellings (6.0%; 12% in 1996). The percentage was also higher for heads of household aged 60-74 (3.5%; 6.1% in 1996). Indeed in 2001 heads of household from these two age groups occupied almost three-fifths (57%) of all occupied unfit dwellings (compared to 52% in 1996).

Household Type (Table A5.7)

The rate of unfitness was particularly high for lone older households (6.2%), reflecting to a large extent the influence of age and lowest for lone parent households (1.2%), reflecting the fact that a relatively high proportion live in social housing.

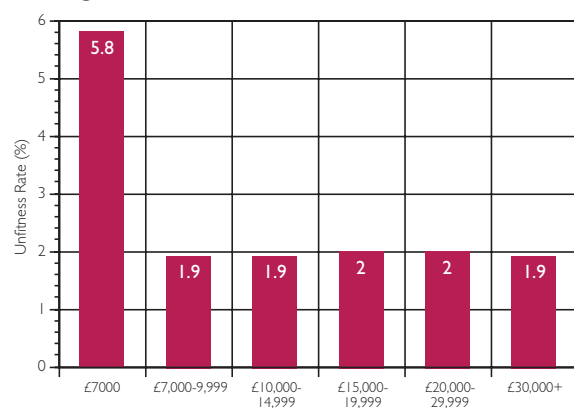
Employment Status (Table A5.8)

The rate of unfitness was higher in dwellings occupied by heads of household who were unemployed (4.2%), retired (4.1%) or permanently sick or disabled (4.1%). Indeed, more than two-fifths of all occupied unfit dwellings had retired heads of household.

Household Income (Table A5.9)

There was a clear relationship between household income and unfitness (see Figure 5.4). In the case of households with an income of less than £7,000 per annum six per cent lived in unfit dwellings. The comparable figure for households with an annual income of more than this was approximately two per cent.

Figure 5.4 Unfitness and Annual Income, 2001



Household Religion (Table A5.10)

There was only a statistically insignificant difference in the levels of unfitness of dwellings occupied by Protestant (2.5%) and Catholic (3.1%) households. Mixed religion households were less likely to live in unfit dwellings (1.5%).

5.3 The Scale of Unfitness

The Assessment

The 2001 House Condition Survey estimated that a total of 31,600 dwellings (4.9%) were unfit. In order to be classified as unfit a dwelling must fail on one or more of the eleven individual criteria set out in the Fitness Standard. Dwellings in need of some repair work may or may not be classified as unfit. In each case the surveyor using his or her professional expertise assessed the nature of any faults, their severity or scale and the risks associated with them

(1) The 0.1 per cent difference between this figure and the figure stated earlier in the chapter is explained by the different baseline figure: a household interview was completed in only 99% of occupied dwellings.

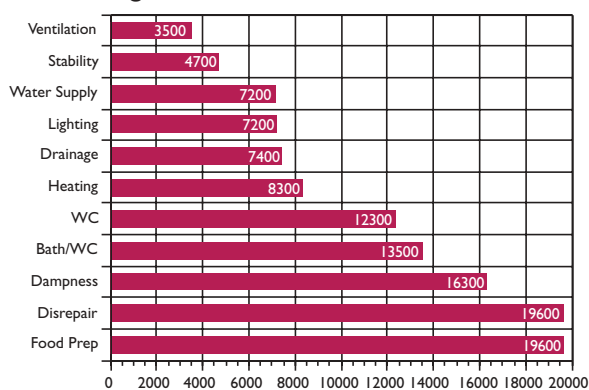
to determine whether or not a particular dwelling should be classified as unfit for human habitation. An important element of the House Condition Survey training programme was to maximise the consistency of surveyors' judgements.

The Causes of Unfitness

Figure 5.5 provides a graphic illustration of the relative importance of each of the eleven criteria in causing unfitness in the dwelling stock as a whole.

- The most common causes of unfitness were unsatisfactory facilities for the preparation and cooking of food and serious disrepair. In the case of each criterion almost 20,000 dwellings (63% of all unfits) failed the Fitness Standard.

Figure 5.5 The Causes of Unfitness, 2001



- The third most common reason was dampness which was recorded as a cause of unfitness in a total of 16,300 dwellings (52% of all unfits).
- The fourth and fifth most common problems were the lack of a suitably located bath or shower and wash hand basin (13,500; 43%) and the absence of a suitably located water closet 12,300 (39%).

Figure 5.5 shows that there were far fewer unfit dwellings which failed on the remaining six unfitness criteria.

The overall pattern of unfitness in 2001 analysed by its causes was very similar to the 1996 pattern in relation to the relative

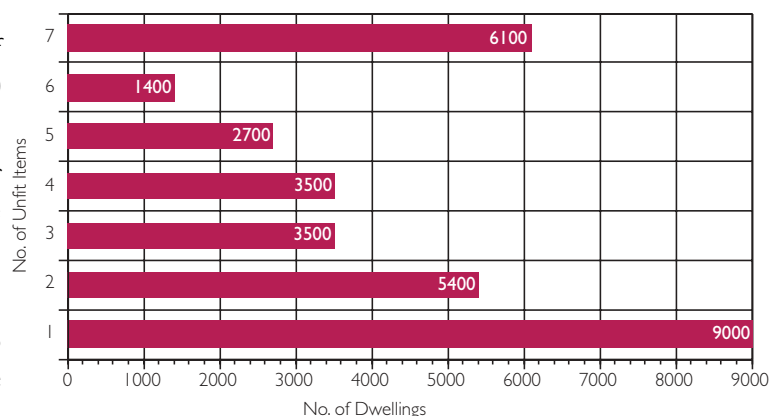
importance of each of the eleven criteria. In 1996 too, unsatisfactory facilities for food preparation and disrepair were the most common causes of unfitness. However, there were some notable differences in the rate of improvement over the five year period. At one end of the scale the incidence of dwellings failing for reasons of structural stability declined by 49 per cent, but at the other end the incidence of disrepair only declined by 12 per cent. In the case of two causes there appear to be small increases: lighting (mainly as a result of the growth of vegetation) and heating (mainly as a result of fires becoming no longer usable in vacant dwellings).

In order for a dwelling to be classified as unfit it must only fail the Fitness Standard on one of the 11 criteria. In all 9000 dwellings (29% of all unfits) failed the standard on a single item. The most common causes of single item unfitness were unsatisfactory facilities for food preparation (3600; 11% of all unfits), dampness (1400; 4%) and disrepair (1300; 4%). The survey showed that 5,400 (17%) dwellings failed on two items 3,500 (11%) on both 3 items and 4 items, smaller proportions on 5 and 6 items, but nearly one fifth of all unfit properties 6,100 (19%) failed on 7 or more items (see Figure 5.6).

5.4 The Nine Point Standard

A more detailed analysis of unfit dwellings on the basis of the nine point standard set out by the Housing Order (Northern Ireland) 1992 reveals the following:

Figure 5.6 Unfit Dwellings - Number of Unfit Items



“It is structurally stable.....”

The 2001 House Condition Survey showed that some 4,700 dwellings were unfit at least partly because they were not structurally stable. Analysis of these dwellings shows the following:

- Surveyors could record one or more of 20 structural defects. The most common types of defect were sagging roofs, unstable stairs, floors and ceilings, wet and dry rot and wood borer infestation (see Table 5.2). One fifth of these dwellings had only one structural defect, a further fifth had two structural defects. The remainder were recorded as having three or more such defects.

Table 5.2: Structural Defects in Unfit Dwellings, 2001

Unstable Floors, Stairs and Ceilings	2,700
Dry Rot/Wet Rot	2,700
Wood Borer Infestation	2,200
Roof Sagging	2,000
Wall Bulging	1,600
Lintel Failure	1,200
Total Unfits with Structural Defects	4,700

Table A5.11 shows that:

- Some 4,000 (83%) had masonry walls of solid wall construction with most of the rest having masonry cavity walls. No dwelling classified as unfit for structural reasons had concrete walls.
- Two-thirds (3,100; 66%) of these dwellings were vacant. A further 1400 (29%) were in the owner occupied sector.
- Almost two-thirds of (63%) were in isolated rural areas and almost one fifth (19%) were in the Belfast Urban Area.
- Almost one half (48%) were detached houses and a further 28 per cent were bungalows.
- The vast majority of structurally unstable dwellings (81%) were built prior to 1919.

Typically a dwelling with structural defects of sufficient severity to warrant it being classified as unfit on this basis was built before 1919, was in a rural area, was either vacant or in owner occupancy and was either a one storey dwelling or a detached house.

“It is free from serious disrepair”

Almost 20,000 dwellings (63% of all unfits) failed the Fitness Standard on the basis of serious disrepair. An indication of the level of seriousness of disrepair in these dwellings is given by Table 5.3 which compares their average repair costs with those of all dwellings, fit dwellings and unfit dwellings in general.

Table 5.3: Repair Costs and Unfitness, 2001

% Dwellings	Unfit on Disrepair (£)	All Unfits (£)	All Dwellings (£)
5	2,266	652	0
10	4,160	1,312	0
25	7,499	3,670	0
50	15,615	8,175	84
75	30,899	20,214	933
90	45,746	40,077	2,994
95	57,447	46,564	5,619
Av Basic Repair Cost	20,885	14,737	1,427
Av Urgent Repair Cost	18,977	13,279	1,123

Average basic repair cost for all dwellings was £1,427, but this rose rapidly for unfit dwellings to £14,737 and to £20,885 for those unfit on disrepair, 15 times higher than the average.

One half of all dwellings required basic repair costs of at least £84. However, for all unfit dwellings this figure rose to £8,175 and for those dwellings unfit on disrepair the figure rose to £15,615. These figures reinforce the view that disrepair is concentrated in the unfit stock. A similar picture emerges when the repair costs for the five per cent of dwellings most in need of repair for each of the three categories are compared: the average basic repair cost for the worst five per cent is £5,619, but this increases to more than ten fold to £57,447 for dwellings unfit on the basis of disrepair.

Further analysis of the 19,600 dwellings which failed the Fitness Standard on grounds of disrepair indicates the following: (See Table A5.12)

- More than half (51%) are vacants and nearly one third are in the owner occupied sector.
- More than half (53%) are located in isolated rural areas, 16 per cent in Belfast Urban Area and a further 17 per cent in district and other towns.

- Over one third (35%) are detached houses and a further 30 per cent are one storey dwellings.
- Almost three quarters (73%) were built prior to 1919 and a further 13 per cent between 1919 and 1944.

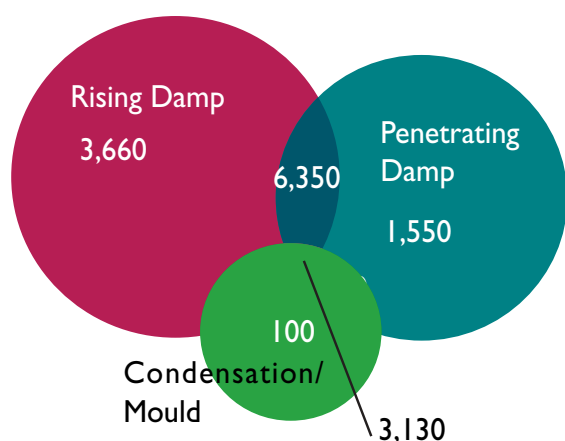
Typically unfit on the basis of disrepair was found in pre-1919 rural dwellings and these were usually vacant or in the owner occupied sector:

“It is free from dampness prejudicial to the health”

In 2001 there were approximately 16,300 dwellings that were unfit on the grounds of dampness. Surveyors classified dampness on the grounds of rising damp (13,700; 84%), penetrating damp (10,900; 67%) and serious condensation and/or mould growth (4,200; 25%). Figure 5.7 (a) shows how these three forms occurred both singly and in combination with one another; and that in these unfit dwellings there was a strong tendency for at least two of these forms to occur simultaneously; in all nearly 11,000 (66%) had at least two forms, the most common combination being rising and penetrating damp.

Figure 5.7(b) confirms how a combination of the three forms of dampness is much more prevalent in unfit dwellings. Taking the stock as a whole some 56,200 dwellings have recorded dampness, but in this case two thirds of these (67%) have only one of the three forms. In all cases where a dwelling simultaneously had rising damp, penetrating damp and condensation/mould it was deemed to be unfit.

Figure 5.7(a) Number of Dwellings Unfit on Grounds of Dampness, 2001



Further analysis of dwellings classified unfit on the grounds of dampness (See Table A5.13) shows the following:

- Over half (53%) were vacant and most of the remainder (38%) were owner occupied.
- Nearly three-fifths (58%) were in isolated rural areas and a further 15 per cent in smaller settlements.
- More than two-thirds were either detached houses (37%) or bungalows (34%).
- The vast majority (82%) were built before 1919.

Typically dwellings classified as unfit on the basis of dampness were built prior to 1919, were vacant or owner occupied and were located in rural areas.

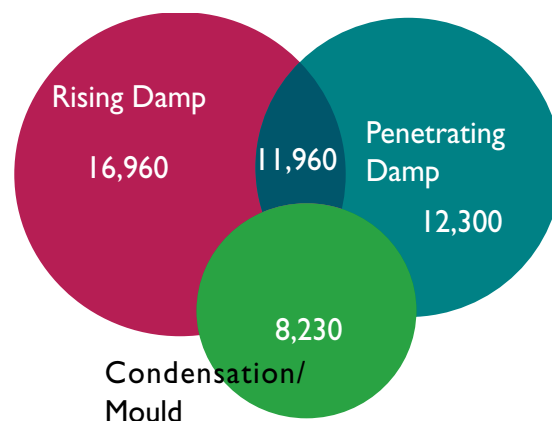
“It has adequate provision for lighting, heating and ventilation...”

A total of 11,200 dwellings were deemed unfit on the basis of inadequate lighting, heating or ventilation. Table A5.14 shows that:

- Three-quarters (75%) were vacant properties.
- More than one-half (56%) were in isolated rural areas.
- Nearly two fifths (38%) were one-storey houses and nearly one-third were detached houses (31%).
- Almost two-thirds (62%) were built prior to 1919.

More detail is contained in Tables A5.15 - A5.17.

Figure 5.7(b) Total Number of Dwellings with Dampness, 2001



Additional analysis of each of the three elements reveals the following:

Lighting

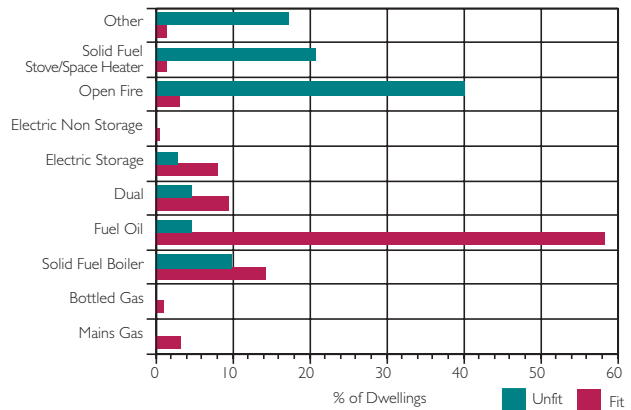
The majority of the 7,200 dwellings classified as unfit on the basis of lighting had inadequate artificial light (5,100; 70%). Of these 5,100 most (3,500; 69%) had no mains supply of electricity. Other contributory factors to a dwelling being classified as unfit on the grounds of lighting included windows which were too small (1,900; 27%) and being over-shadowed (1,600; 13%).

Heating

Most of the 8300 dwellings classified as unfit on the grounds of heating were heated by an open fire (3,300; 40%) or solid fuel stove/space heater (1,700; 21%); Table 5.3 and Figure 5.8 illustrate the contrast with the dwelling stock as a whole where only 2.9 per cent of the stock had an open fire as its primary heat source and only 1.3 per cent a solid fuel stove/space heater:

Inadequate heating provision was the main cause of unfit on the grounds of heating: 5700 dwellings (68%). Ill fitting doors or windows contributed to inadequate heating in 4,200 (51%) dwellings classified as unfit on the grounds of heating.

Figure 5.8 Heating Systems and Unfitness, 2001



Ventilation

An estimated 3,500 dwellings were deemed unfit on the basis of ventilation; the most common reasons for this were sealed window openings (1,900; 55%) or window openings too small (600; 18%).

“It has an adequate piped supply of wholesome water”

In 2001 approximately 7,100 dwellings failed the Fitness Standard on the basis of lacking an adequate piped supply of wholesome water:

Table 5.4: Heating Systems and Unfitness, 2001

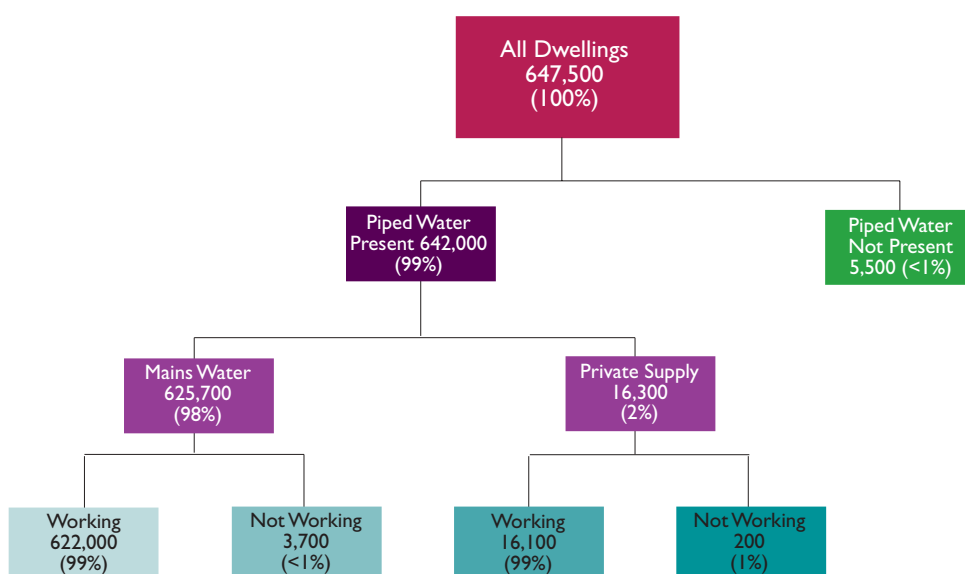
	Unfit Dwellings	(%)	All Dwellings	(%)
Mains Gas	-	-	20,300	(3.1)
Bottled Gas	-	-	5,700	(0.9)
Solid Fuel Boiler	800	(9.8)	92,300	(14.3)
Fuel Oil	400	(4.7)	377,800	(58.3)
Dual	1 400	(4.6)	61,500	(9.5)
Electric Storage	200	(2.8)	51,200	(7.9)
Electric Non Storage	-	-	2,600	(0.4)
Open Fire	3300	(40.1)	18,700	(2.9)
Solid Fuel/Space Heater	1700	(20.8)	8,600	(1.3)
Other	1400	(17.1)	8,700	(1.3)
Total	8300	(100)	647,500	(100)

Figure 5.9 shows that the vast majority of dwellings in Northern Ireland (99%) had a piped cold-water drinking supply leaving just 5,500 (1%) dwellings without this basic amenity, a figure that is very similar to that recorded for 1996. Further analysis shows that of those dwellings with a piped cold water drinking supply:

on this point. This is one of the most complex aspects of the Fitness Standard and when judging a dwelling a surveyor must take into account:

- the presence of a fixed kitchen sink with a drainer and a piped hot and cold water supply, worktop or worktops and cooker points;

Figure 5.9 The Provision of a Piped Water Supply, 2001



- The overwhelming majority (99%) had a mains supply and in the vast majority of cases (98%) this was working. However, some 3,700 dwellings had a mains supply which was not working.
- Some 16,100 dwellings had a private supply and in an estimated 200 dwellings this supply was not working.

Appendix Table A5.18 shows that dwellings deemed unfit on the grounds of water supply were typically vacant (83%), in isolated rural areas (71%) and built before 1919 (68%).

“There are satisfactory facilities in the house for the preparation and cooking of food ...”

Together with disrepair, unsatisfactory facilities for the preparation and cooking of food was the most common reason for a dwelling failing to meet the Fitness Standard. An estimated 19,600 dwellings failed

- the suitability of the sink and worktops for cleaning;
- the adequacy of the hot water supply;
- the size of the sink worktops and cooker space;
- the dimensions and layout of the kitchen or kitchen area.

Kitchen Amenities

Surveyors were asked to note how many of eight specified amenities were present in the kitchen and if so whether they were working.

Table 5.4 sets out the findings for the 19,600 dwellings deemed unfit on the basis of unsatisfactory facilities for the preparation and cooking of food. It shows that the vast majority of these dwellings had no extractor fan (16,600; 85%); nearly half lacked worktops (8,700; 44%) and nearly two-fifths lacked a hot water supply (7,700; 39%).

Table 5.5: Presence of Kitchen Amenities in Unfit Dwellings, 2001

	Not Present		Present (Not working)	
CW Drinking Supply	4,800	(24%)	2,600	(18%)
Hot Water	7,700	(39%)	2,400	(21%)
Sink	5,500	(28%)	1,700	(12%)
Fixed Waste	5,400	(27%)	1,400	(10%)
Cooking Provision	6,300	(32%)	1,900	(14%)
Cupboards	7,000	(36%)	2,000	(16%)
Work Top	8,700	(44%)	1,800	(17%)
Extractor Fan	16,600	(85%)	500	(17%)
Total Unfits	19,600	(100%)	19,600	(100%)

In addition, in many cases where the kitchen amenity was present it was not working. For example, in the case of hot water although the amenity was present in almost 12,000 of these unfit dwellings it was not working in 2,400 (21%) of these.

Table 5.6: Dwellings Lacking Kitchen Amenities, 2001

	Unfit Dwellings		All Dwellings	
0	2,500	(13%)	385,300	(60%)
1	5,400	(28%)	248,300	(38%)
2	2,700	(14%)	4,600	(<1%)
3	2,000	(10%)	2,100	(<1%)
4+	6,900	(35%)	7,100	(<1%)
Total	19,600	(100%)	647,500	(100%)

Table 5.6 shows that the number of kitchen amenities lacking in a dwelling is a good indicator of unfitness on the grounds of preparation and cooking of food. Where a dwelling is lacking two or more of these it is unfit in the vast majority of cases (84%).

Safety and Hygiene

Surveyors were asked to assess safety and hygiene in kitchens on the basis of space, layout and cleanability. The guidance note to surveyors drew their attention to the following:

- The dimensions of the kitchen should be sufficient for the safe provision of the necessary facilities.

- The location of the cooker space should be safe, particularly in relation to doorways and there should be sufficient floor space for retrieving items from the oven and for the safe circulation of occupants generally.
- The work surface or surfaces and adjacent walls, floors and ceilings should be generally non-porous and reasonably smooth, such that they can be cleaned effectively.

Analysis of the 19,600 dwellings classified unfit on the basis of unsatisfactory facilities for the preparation and cooking of food (see Table A5.19) revealed that:

- More than one-fifth (4,100; 21%) were seriously defective in relation to space.
- Almost one-half (46%) were seriously defective in relation to layout.
- Over one-half (53%) were seriously defective in relation to cleanability.

The 2001 House Condition Survey showed that kitchen size was an important indicator of unfitness. The average size of all kitchens in the dwelling stock was 12.5m². For unfit dwellings, however, it was only 9.9m².

Table 5.7: Kitchen Size and Fitness, 2001

Kitchen Size	Unfit Dwellings		All Dwellings	
0-5.00m ²	3,200	(16%)	18,000	(3%)
5.01-10.00m ²	8,600	(44%)	227,800	(35%)
10.01-15.00m ²	3,300	(17%)	212,000	(33%)
15.01-20.00m ²	1,700	(9%)	126,700	(20%)
Over 20m ²	1,300	(7%)	55,800	(9%)
(Missing Data)	1,500	(8%)	7,300	(1%)
Total	19,600	(100%)	647,500	(100%)

Table 5.7 shows this relationship more clearly:

Sixteen per cent of kitchens in dwellings deemed unfit on the grounds of preparation and cooking of food had kitchens of 5m² or less compared to only 3 per cent for all dwellings. Forty-four per cent of these unfit dwellings had kitchens of between 5m² and 10m² compared to 35 per cent for the stock as a whole. Conversely, unfit dwellings were less likely to have kitchens of at least 10m² than the dwelling stock as a whole.

Further analysis of dwellings unfit on the grounds of the preparation and cooking of food (see Table A5.20) shows the following:

- Over half (54%) were vacant and a further third (34%) were owner occupied.
- Nearly one-half (49%) were in isolated rural areas, although a further 20 per cent were located in the Belfast Urban Area.
- Nearly one third were one storey dwellings (32%) or detached houses (30%), but almost a quarter (23%) were terraced housing.
- Almost two-thirds (64%) were built before 1919 and a further 14 per cent between 1919 and 1944.

Typically again these dwellings were vacant or owner occupied and located in isolated rural areas, but in the case of the preparation and cooking of food, older terraced dwellings in the BUA were a much more important component than with other elements of unfitness.

“It has a suitably located water-closet”

A suitably located water-closet for the exclusive use of the occupants of the dwelling has traditionally been regarded as a key indicator of housing standards. Normally the WC has to be located inside the habitable part of the dwelling house to meet this criteria, but if it is outside this, but can be reached

under cover without entering the outside air; it is considered to be an internal WC.

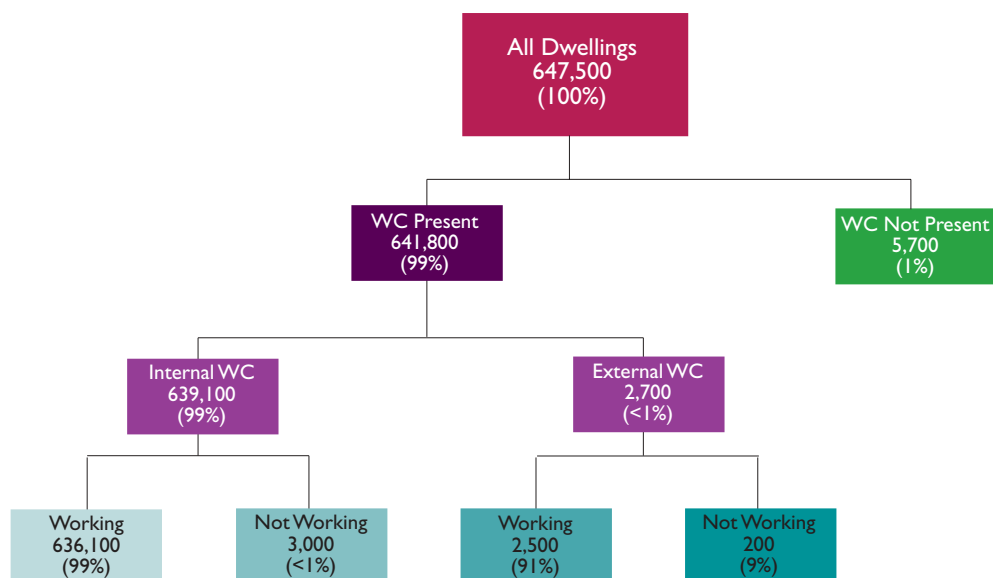
The 2001 House Condition Survey estimated that 5,700 (1%) dwellings had no WC provision at all, a figure that has declined since 1996 (6060; 1%). An additional 2,700 (<1%) dwellings only had an external WC which could not be reached without “entering the outside air”. Figure 5.10 shows that in all 636,100 (98% of the total stock) had a working, internal WC, representing a small percentage increase since 1996.

Safety and Hygiene

Surveyors were asked to assess safety and hygiene in relation to water-closets on the basis of space, layout, cleanability and location. The attention of surveyors had been drawn in particular to the fact that handwashing is a crucial factor in reducing the spread of infection and that the two most important factors in the location of a water-closet are the necessity of handwashing and the potential risk of overflow.

Table A5.21 shows that where there was a WC in a dwelling and it was considered “seriously defective” in relation to safety and hygiene, it was almost always classified as unfit: space (80%), layout (89%), cleanability (94%) or location (88%). In addition, in at least one-quarter of cases where it was classified as “defective” on one of these standards, the dwelling was unfit.

Figure 5.10 The Provision of a Water Closet, 2001



Analysis of 12,300 dwellings classified as unfit on the basis of the water closet (See Table A5.22) shows that where the WC existed (6600; 54%) only a small proportion were seriously defective in relation to space (8%) and layout (13%), but much larger proportions on cleanability (31%) or location (29%).

Further analysis of the 12,300 dwellings classified as unfit because they lacked a suitably located water closet shows (see Table A5.22):

- Over three-fifths (61%) were vacant and a further quarter (26%) were owner occupied.
- Nearly three-fifths (59%) were in isolated rural areas and a further 15 per cent in the Belfast Urban Area.
- Most were either single storey houses (38%), terraced houses (25%) or detached houses (31%).
- Two-thirds were built before 1919.

Typically these dwellings, therefore, were vacant, located in isolated rural areas and built before 1919.

“It has a suitably located fixed bath or shower and wash-hand basin.....”

In 2001 an estimated 13,500 dwellings did not have a suitably located fixed bath or shower and wash-hand basin, each of which was provided with a satisfactory supply of hot and cold water. Figures 5.11 and 5.12 provide more details in relation to baths/showers and wash-hand basins.

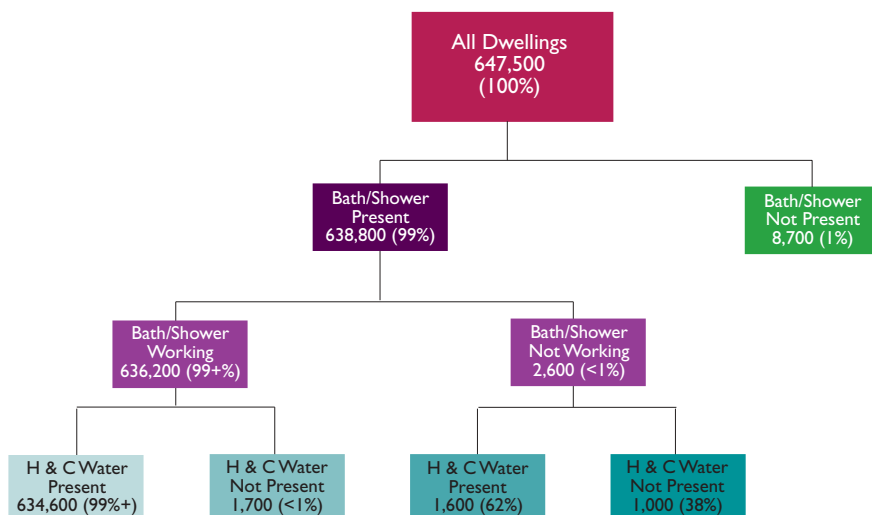
Some 8,700 (1%) dwellings did not have a bath/shower at all compared to 13,300 (2%) in 1996. In the vast majority of dwellings where a bath/shower was present, they were also working and there was hot and cold water. In all 634,600 dwellings (98% of total stock) had a bath/shower with functioning hot and cold running water (an increase from 97% in 1996).

Approximately 8,100 (1%) dwellings did not have a wash hand basin at all, compared to 12,400 (2%) in 1996. Where there was a wash-hand basin, the vast majority worked and had hot and cold running water which functioned adequately (634,700; 98% compared with 97% in 1996).

In determining the suitability of bathroom amenities under the Fitness Standard surveyors were asked to rate them in terms of safety and hygiene on the basis of space, layout and cleanability. Some 5,800 of the 13,500 dwellings declared unfit on the grounds of bathroom amenities, had at least one of these facilities. Some 500 (9%) were considered seriously defective or defective in terms of space; for cleanability and layout the figures were 900 (15%) and 2,900 (50%) respectively (See Table A5.23).

Where any dwelling with bath, shower or wash-hand basin is considered seriously defective on the basis of safety and hygiene it is almost always considered unfit in relation to cleanability (88%), space (81%), layout (88%).

Figure 5.11 The Provision of Baths/Showers, 2001



Further analysis of the 13,500 dwellings declared unfit on the basis of bathroom amenities (See Table A5.24) shows the following:

- Nearly two-thirds (63%) are in vacant dwellings and nearly one quarter are in the owner occupied sector;
- Three-fifths (60%) are in isolated rural areas.
- More are either single storey houses (37%) or detached houses (33%).
- The vast majority (70%) were built prior to 1919.

Typically again, dwellings that failed to meet the Fitness Standard on the grounds of bathroom amenities were vacant, built before 1919 and located in isolated rural areas.

“It has an effective system for the draining of foul, waste and surface water...”

The potential hazard from foul and waste water drainage is considerable, particularly from the parts of the system located above the ground. It is therefore important that drainage pipes should neither leak nor easily block. Inadequate or leaking surface water drainage can easily result in penetrating damp and rapidly accelerate the deterioration of the building fabric.

In 2001 approximately 7,400 dwellings were declared unfit on the basis of lacking an effective system of drainage. Of these 80 per cent had roof drainage defects, 68 per cent had defective or seriously defective internal drainage, 32 per cent had defective underground drainage, one-half (50%) required a gully to be installed and 21 per cent had inadequate or reverse falls.

Further analysis of dwellings with an ineffective drainage system shows that: (See Table A5.25)

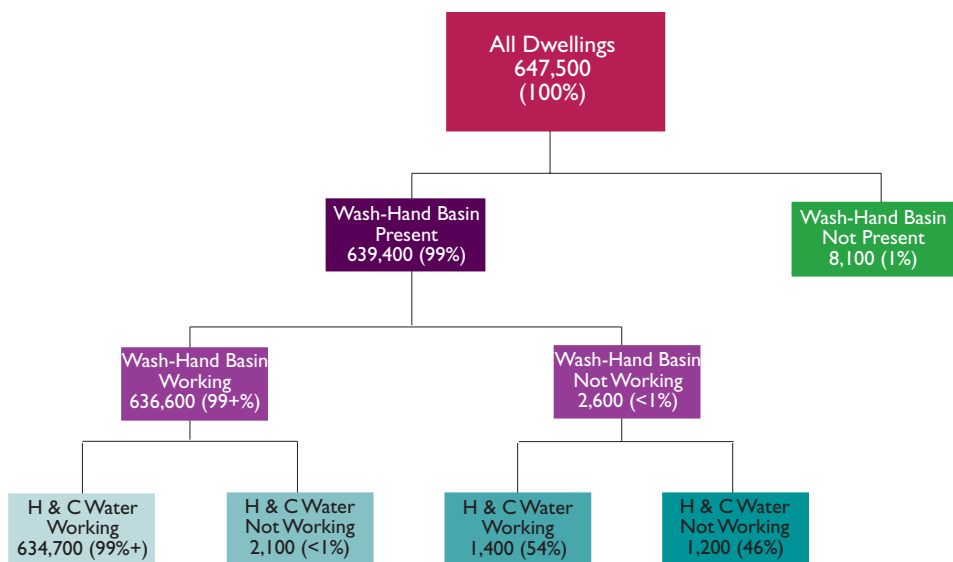
- Around two-thirds (69%) were vacant.
- Two-thirds (67%) were in isolated rural areas.
- Two-thirds were either single storey houses (38%) or detached houses (38%).
- Almost 70 per cent were built prior to 1919.

Typically again, dwellings declared unfit on the basis of drainage were built before 1919 in isolated rural areas and were vacant in 2001.

5.5 The Dynamics of Unfitness 1996-2001

During the five year period 1996-2001 the overall rate of unfitness in Northern Ireland fell from 7.3% (44,000 dwellings) to 4.9% (31,600 dwellings). These basic figures, however, disguise a complex inter-play

Figure 5.12 The Provision of Wash-Hand Basins, 2001



of factors, the total result of which is that the rate of unfitness declined by 2.4 percentage points and the number of unfit dwellings by 12,400. By focusing analysis on the longitudinal sample, by tracing the history of all the resampled properties from 1996 to 2001 and in particular their status and condition, it is possible to shed light on the dynamics of the process of change in unfitness.

Components of Change

Chapter 3 has already set out the components of change for the stock as a whole. Two of these components are fundamental to understanding the dynamics of unfitness as well: additions to the stock, primarily through the construction of new dwellings and losses from stock through demolition, dereliction and change of use.

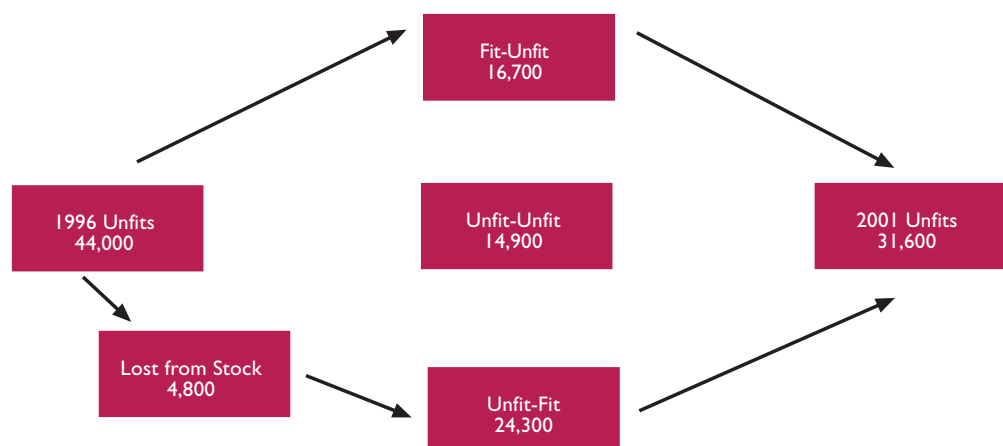
Figure 5.13 and Table A5.26 show that:

- Between 1996 and 2001 the stock grew by 45,000 to 647,500, but this net increase disguises the fact that during these five years some 55,000 new dwellings have been constructed.
- A total of 16,700 (3.0%) properties which were fit in 1996 became unfit in 2001, a slightly lower proportion than that revealed by the 1996 House Condition Survey for the five year period 1991-96 (4.4%) and is indicative of an overall slower rate of deterioration than in the previous five years. It is important to note that as the rate of

deterioration has declined, the rate of new dwelling construction has increased from 6.6%, (between 1991 and 1996) to 9.1% in the years 1996-2001. The 1996 House Condition Survey correctly predicted that given the gap that existed in 1996 between the rate of deterioration and the rate of new dwelling construction the rate of unfitness should continue to reduce. On the basis of current trends, if investment in the housing stock continues at the level of the past five years, the rate of unfitness will continue to reduce.

- Analysis of the 16,700 properties that were fit in 1996, but were unfit in 2001 reveals that:
 - a little over one-third (37%) had been in the owner occupied sector in 1996 and remained there in 2001;
 - a further 11 per cent had been privately rented in 1996 and 2001;
 - nearly one-third (29%) were vacant in 2001, but of these 39 per cent had been owner occupied, and 26 per cent occupied by Housing Executive tenants in 1996.
 - Less than one-half (45%) were built prior to 1919 and a further 22 per cent between 1945 and 1964.
- A total of 14,900 properties (34% of all 1996 unfits) which were unfit in 1996 remained unfit in 2001, again a lower figure than in 1996 (41%).

Figure 5.13
Flows into and out of Unfitness, 1996-2001





- Analysis of the 14,900 properties which were classified as unfit in both 1996 and 2001 shows that:
 - almost one-third (31%) were vacant both in 1996 and 2001, a similar percentage (29%) were owner occupied and 12 per cent were privately rented;
 - in addition a small percentage moved from owner occupancy to vacancy (7%) and from vacancy to owner occupancy (7%);
 - almost four-fifths (79%) were built prior to 1919.
- The rate of improvement was somewhat higher between 1996-2001 compared to the previous five year period. Some 24,300 properties which were unfit in 1996 were made fit by 2001, a very similar absolute number to those made fit between 1991 and 1996, but as a proportion of unfits (54% of those unfit in 1996) it was a little higher than the proportion made fit between 1991 and 1996 (47%).
- Analysis of the 24,300 properties that moved from unfitness to fitness between 1996 and 2001 shows that:
 - one-third (32%) had been vacant in 1996; but of these a little over one-half (54%) were owner occupied and a further 25 per cent privately rented by 2001;
 - most of the rest were in owner occupation (37%), were privately rented (9%) or Housing Executive (8%) both in 1996 and 2001;
 - almost one-half (46%) were built prior to 1919 and a further 16 per cent between 1919 and 1944.
- Finally, a total of 4,800 (11%) unfit properties were lost from stock over the five-year period 1996-2001 through demolitions, dereliction and dwellings which changed their use. This "improvement" rate was approximately the same as during the period 1991-1996 when the comparable figure was 5,650 (11%).

- More than two-thirds (68%) of these were vacant in 1996; most of the remainder had been owner occupied (15%) or privately rented (15%). Almost four fifths (79%) were built prior to 1919.

This analysis of the components of change in unfitness reflects the effects of the socio-economic and other factors outlined earlier in this chapter, which combined to explain the considerable fall in the rate of unfitness between 1996 and 2001. It is important, however, at this stage to assess the role of grant aid in supporting and accelerating this process.

5.6 The Role of Grant Aid in Reducing Unfitness

As in 1996, the 2001 House Condition Survey was designed to provide some assessment of the importance of grant aid: its impact on improving the stock in general and improving unfit dwellings in particular. Between 1996 and 2001 the Housing Executive paid out over £200m in grant aid, mainly to owner occupiers, but also to private landlords. The preliminary analysis below confirms the importance of grant aid in improving the stock and in particular the important role it plays in tackling unfitness.

Analysis of the 2001 House Condition Survey shows that between 1996 and 2001 some 31,500 dwellings received grant aid. More than half (52%) received repair grants and almost one-quarter (24%) renovation grants. Smaller proportions had replacement grants (2%) minor works (8%) and disabled facilities grants (13%).⁽²⁾

Tenure

Table 5.8 shows the tenure of these grant aided dwellings in 1996 and 2001. The overwhelming majority of grants were for the owner-occupied sector. In 2001 87 per cent (27,500) of these dwellings given grant aid were owner occupied, 11 per cent were privately rented and only two per cent were vacant.

In 1996 however, the tenure pattern of the 31,500 grant aided dwellings was different. Again the great majority were in owner occupation (25,100; 79%) and the number of privately rented dwellings was a

⁽²⁾ Analysis was carried out on the basis of dwellings receiving grant aid rather than the number of grants completed. Some dwellings received two or even three grants over the five year period. In these cases the replacement or renovation grants were recorded as the primary grant, followed by repair and then minor works. Disabled facilities grants and minor works grants were seen as the least important in terms of improving housing conditions: there is therefore an undercount of these two types of grant aid in the analysis.

Table 5.8 : The Tenure of Grant Aided Dwellings, 1996 and 2001

	1996	2001
Owner Occupied	25,100 (79%)	27,500 (87%)
Private Rented	3,200 (10%)	3,300 (11%)
Housing Executive	900 (3%)	-
Housing Association	-	-
Vacant	2,300 (7%)	700 (2%)
All Grant Aided Dwellings	31,500	31,500 (100%)

little smaller 3,200 (10%). Some 900 dwellings were owned by the Housing Executive; these were sold prior to receiving grant aid. However, the big change was in the number of vacant dwellings: in 1996, 2,300 grant aided dwellings were vacant. By 2001, 1,500 of these had become owner occupied, a further 600 had entered the private rented sector and only 200 remained vacant; a further 500 private sector grant aided dwellings became vacant by 2001.

Dwelling Age

For obvious reasons grant aid was directed towards older dwellings. Dwellings built before 1919 accounted for almost one-third (32%) of all grant aided dwellings and more than half of all renovation grants. Most of the rest (43% of the total) were built between 1919 and 1964; and more than half of these received repair grants). Approximately one-quarter (25%) were built after 1965; some of these dwellings were new and had been built with the aid of replacement grants and some had received disabled facilities grants, but the majority had received repair grants.

Dwelling Type

Grant aided dwellings were much more likely to be houses (98%) rather than flats (2%). Terraced houses were more likely to receive grant aid than any other type of dwellings; 38 per cent of all grant aided dwellings were terraced houses (31 per cent of the total stock).

Dwelling Location

Grant aided dwellings were more likely to be in the BUA or in rural areas. More than one-third (37%) of all grant aided dwellings were in the Belfast Urban Area (compared to 32% of the stock as a whole). This represents a major change from 1991 and 1996

when BUA was underrepresented. A further two-fifths (40%) were in rural areas (compared to 33% of the stock as a whole) continuing to help reduce the rural-urban unfit differential. More than one-quarter of all grant aided dwellings (26%) were in isolated rural areas (compared to only 20% of total stock) indicating that in the five years 1996-2001 grants have tended to be directed to those rural areas with the highest unfit levels.

Table 5.9: Grant Aided Dwellings - Basic Characteristics, 2001

Dwelling Age	Grant Aided Dwellings	% of Total Stock
Pre 1919	10,100 (32%)	18%
1919-45	7,000 (22%)	11%
1945-65	6,600 (21%)	20%
1965-80	5,600 (18%)	25%
Post 80	2,200 (7%)	27%
Dwelling Type		
Bungalow	7,500 (24%)	24%
Terraced House	11,800 (38%)	31%
Semi Detached House	7,300 (23%)	19%
Detached House	4,300 (14%)	18%
Flats	600 (2%)	8%
Dwelling Location		
BUA	11,700 (37%)	32%
District Town	5,800 (19%)	30%
Other Town	1,600 (5%)	6%
Small Settlement	4,300 (14%)	13%
Isolated Rural	8,100 (26%)	20%
Total Grant Aided Dwellings	31,500 (100%)	5%

Unfitness

An indication of the important role played by grant aid in helping to reduce unfit can be gauged by examining the change in the condition of grant aided dwellings (31,500) in 1996 and 2001 and the condition of all dwellings unfit in 1996 (44,000) at the end of this five year period.

- More than four-fifths (84%) of the 31,500 grant aided dwellings were fit in 1996; by 2001 this had risen to 94 per cent. Conversely, 16 per cent of grant aided dwellings were unfit in 1996 compared to less than 6 per cent in 2001. Grant aid was

therefore an important factor in making more than 4,000 dwellings that were unfit in 1996, fit by 2001. Approximately 700 properties, most of which had received repair grants, remained unfit.

- In 1996 some 44,000 dwellings were identified as unfit. The House Condition Survey estimated that by 2001 some 5,000 (11%) of these had been grant aided. Grant aided unfit dwellings received the following grants:
 - 11 per cent received a replacement grant;
 - 46 per cent received an renovation grant;
 - 32 per cent received a repair grant.
- The key grants in tackling unfitness are replacement and renovation grants. The 2001 House Condition Survey and administrative records indicate that between 1996 and 2001 more than 7,000 dwellings received such grants. All these dwellings would have been unfit at the time of grant approval.
- The grant profile of dwellings that had been fit in 1996 was very different. Only five per cent of properties that had been fit in 1996 received grant aid in the following five year period. Almost half of these grants were repair grants.

The 2001 House Condition Survey confirmed the important role grant aid played specifically in improving unfit dwellings to a point where they met the Fitness Standard:

- More than 24,000 dwellings that were unfit in 1996 were made fit by 2001. Almost one-fifth of these (18%) received a grant, approximately four times the proportion for the stock as a whole (5%).
- In assessing the role of grant aid it is also important to take into account the degree of unfitness. Unfit dwellings improved without grant aid (82% of the total) were almost twice as likely to have failed the Fitness Standard on a single item. Similarly only 16 per cent of dwellings that moved from unfitness to fitness between 1996 and 2001 without the help of grant aid had failed on five or more items compared to 30 per cent of dwellings improved with grant aid.

This analysis therefore confirmed the view that grant aided dwellings were generally in a much worse condition than those improved without such aid.

However, the issue of why four-fifths of the dwellings made fit between 1996-2001 did not receive grant aid needs further analysis. One possible explanation is a lack of awareness of the availability of grants. As part of the household survey owner occupiers were asked about their awareness of the Grants Scheme, whether they had applied and the outcome of such an application. However, the 2001 House Condition Survey does not indicate that a lack of grant uptake was due to lack of awareness.

- The households living in the 18 per cent of dwellings that moved from unfit to fitness with the help of grant aid were obviously all aware of the availability of grants, but even where no grant aided work was completed, nearly two-thirds (64%) were aware of the availability of grants, indeed approximately one-quarter (26%) of these households had applied for grant aid.

For those who had not applied for a grant further analysis showed that:

- more than one quarter (28%) thought no major work was required;
- a similar proportion (28%) thought the required work would not qualify for grant aid;
- only very small numbers indicated that they thought approval took too long or the cost would be too high.

The above analysis has focused on the role that grant aid has played in improving the condition of the stock over the period 1996 and 2001. The relationship between grant aid, stock condition and household characteristics is much more complex and will be addressed in a special thematic report to be published at a later date.

5.7 Future Action

Surveyors were not only required to assess whether a dwelling was unfit, but if so what was the most appropriate course of action. Recommended actions were divided into those suitable for dwellings where the surveyor recommended retention (71%) and those recommended for demolition (29%). This is a marked change from 1996 when surveyors recommended that 86 per cent of unfit dwellings should be retained. For those dwellings to be retained the vast majority (89%) were recommended for repair or improvement on a single unit basis (63% of all unfit dwellings), for a further 2,500 (8%) dwellings the survey indicated that the best course of action was area based repair or improvement. The survey estimated that demolition and/or replacement was the most suitable action for (9,200) 29% of all unfit dwellings.

Table 5.8 shows how this contrasts with the recommendations for the dwelling stock as a whole, where for 85 per cent there was no action recommended.

Recommended actions for unfit dwellings varied considerably by tenure which in turn reflected the rate of unfit in each of the five tenures.

- For vacant stock (44% of all unfit dwellings) surveyors recommended demolition for 45 per cent and repair or improvement for the remainder.
- For the occupied stock demolition was recommended for only 16 per cent of unfit occupied dwellings.
- In the owner occupied stock repair or improvement was recommended for 83 per cent of unfit dwellings.

- In the private rented sector the figure was even higher at 89 per cent with the remaining 11 per cent being recommended for demolition.

5.8 Summary and Conclusion

Between 1996 and 2001 there was a marked improvement in the condition of Northern Ireland's housing stock. The headline unfit rate fell from 7.3 per cent in 1996 to 4.9 per cent in 2001 in response both to the greater economic prosperity and confidence in the housing market which was encouraging ongoing investment in the private sector and to the continuing investment in social housing.

Nevertheless in 2001 there remained nearly 32,000 dwellings that were statutorily unfit. The most common reasons for this were unsatisfactory facilities for the preparation and cooking of food, disrepair and dampness. These unfit dwellings were more likely to be in the private sector, in rural areas (and in particular in isolated rural areas) and to have been built before 1919. More than two-fifths of them were vacant. The most vulnerable sections of society - the elderly and particularly those aged at least 75, the unemployed, people who were sick or had a disability and households on low incomes were all over represented in unfit dwellings.

Grant aid has played an important role in improving the condition of the private sector stock and in particular in bringing unfit dwellings up to the Fitness Standard. However, more than 3,000 dwellings became unfit each year, reinforcing the need for sufficient investment to ensure that the overall condition of the stock continues to improve.

Table 5.10: Recommended Future Action for Unfit Dwellings, 2001

	Unfit Dwellings		All Dwellings	
None	-	-	552,100	(85%)
Repair/Improve Single Dwelling	19,900	(63%)	74,400	(12%)
Repair/Improve Block/Group of Dwellings	2,500	(8%)	7,800	(1%)
Demolish/Replace Single Dwelling	6,900	(22%)	7,000	(1%)
Demolish/Replace Block/Group of Dwellings	2,300	(7%)	2,300	(1%)
Total	31,600	(100%)	647,500	100%



Chapter 6 The State of Repair and the Decent Home Standard

TABLE 6.1: The State of Repair – Key Figures, 1996-2001

	Dwellings in Disrepair				Average Basic	Repair Cost
	1996		2001		1996(£)	2001(£)
Tenure						
Owner Occupied	268,700	(70%)	243,500	(56%)	1848	1107
Private Rented and Others	33,100	(87%)	35,000	(71%)	2,910	1675
Housing Executive	105,300	(75%)	68,800	(59%)	696	398
Housing Association	6,000	(46%)	5,200	(29%)	303	255
Vacant	27,000	(93%)	26,400	(83%)	8,522	9763
Dwelling Age						
Pre 1919	103,900	(86%)	90,600	(78%)	4802	4810
1919-1944	59,900	(83%)	54,300	(79%)	2889	1757
1945-1954	100,300	(78%)	81,800	(64%)	1451	693
1965-1980	115,800	(73%)	91,700	(57%)	905	603
Post 1980	61,900	(49%)	60,400	(35%)	439	331
Dwelling Type						
Bungalows	100,700	(69%)	86,200	(55%)	2412	1738
Terraced House	154,300	(76%)	130,300	(65%)	1374	82
Semi-Detached House	77,700	(70%)	75,500	(61%)	1326	849
Detached House	68,100	(73%)	63,000	(55%)	3741	3017
Flats	39,000	(76%)	23,900	(46%)	815	547
Dwelling Location						
Belfast Urban Area	140,700	(73%)	133,300	(65%)	1201	795
District Town	128,600	(72%)	100,800	(52%)	1258	710
Other Town	20,900	(71%)	18,200	(51%)	1531	926
Total Urban	290,200	(72%)	252,300	(58%)	1251	768
Small Settlement	65,800	(71%)	44,700	(52%)	2077	1387
Isolated Rural	83,900	(78%)	81,900	(65%)	4372	3719
Total Rural	149,700	(75%)	126,600	(60%)	3307	2771
All Dwellings in Disrepair	439,800	(73%)	378,900	(59%)	1935	1427



ASSESSING THE STATE OF THE DWELLING STOCK AND THE ASSOCIATED REPAIR COSTS HAVE BEEN KEY ELEMENTS OF THE NORTHERN IRELAND HOUSE CONDITION SURVEY SINCE 1974.

STATE OF REPAIR

6.1 Introduction

Assessing the state of the dwelling stock and the associated repair costs have been key elements of the Northern Ireland House Condition Survey since 1974.

The method of assessing and modelling repair costs has been refined and has become more complex in more recent surveys, but the basic approach to disrepair has remained essentially the same:

- Surveyors were trained to observe and record the presence of defects.
- The extent of the defects was recorded on the survey form.
- Particular treatments were specified by the surveyor and recorded.
- The cost of the required works was then estimated.

For the 2001 survey, as in 1996, the estimation of the repair costs was carried out by the Building Research Establishment using its most up to date computer-based model. These repair costs provided a sound estimate of the aggregate cost of the remedial work required. The costs were those required to bring the dwelling into good repair using a high standard of professional workmanship and good quality materials and components. The scale of the treatment as determined by the surveyor is the most critical factor in assessing repair costs. In order to negate the influence of dwelling size on repair costs, the model also produced standardised costings based on £ per m².

This model was exactly the same as that used for the 2001 English House Condition Survey and will therefore permit direct comparisons with England. There have been slight modifications to the model since 1996 and for the 1996 Northern Ireland House Condition Survey a modified version of the 1996 English model was used. Despite this the figures for Northern Ireland for 1996 and 2001 are broadly comparable.

For the 2001 survey, repairs were classified into urgent repairs, basic repairs and comprehensive repairs:

Urgent Repairs - work which needs to be undertaken to prevent further significant deterioration to the external fabric of the dwelling in the short term.

Basic Repairs - urgent repairs to the exterior fabric plus additional visible work required to be carried out to the internal and external fabric of the dwelling in the medium term.

Comprehensive Repairs - basic repairs plus any replacements the surveyor has assessed as being needed in the next 10 years.

The state of repair of a dwelling is also a key element of the "Decent Home" standard which has already been introduced into England. In order for a dwelling to be considered "decent" it must be in a "reasonable state of repair". This chapter also looks at the decent home standard (including the state of repair) in more detail at a later stage.

6.2 Dwelling Faults

Surveyors observed and recorded faults in almost three-fifths (59%; 378,900) of all dwellings. This is a considerable reduction since 1996 when the comparable figure was 73 per cent (see Table 6.1) and is to be explained by similar factors to those explaining the fall in the proportion of dwellings failing the Fitness Standard (see Chapter 5): in summary, the increase in the number of new dwellings being built annually and the much greater level of improvement to existing stock has resulted in an accelerated rate of market renewal between 1996 and 2001.

Dwelling Faults - Element (Table A6.1)

Dwellings were much more likely to have faults in their exterior fabric (54%; 350,200) than their interior fabric (22%; 143,300). In 1996, also the proportion of dwellings with faults to their exterior fabric (57%) was considerably higher than to their interior fabric (39%), but the most marked improvement between 1996 and 2001 took place in relation to the interior fabric. This trend towards a more rapid improvement in the state of repair of dwelling interiors is confirmed by looking at amenities and services: in 1996 more than one-third (35%; 211,000) of all dwellings had faults with amenities (bath/shower, WC, kitchen sink, worktops etc.) and services (electricity, gas, water); by 2001 this proportion had dropped to eight per cent (52,700 dwellings). This is a considerable reduction and not only reflects the improvement in stock generally, but may well be the direct result of the greater interest in home improvement, facilitated by the falling real price of new kitchens and bathrooms and the switch from solid fuel heating to gas or oil fired central heating.

Further analysis of faults to exterior elements shows:

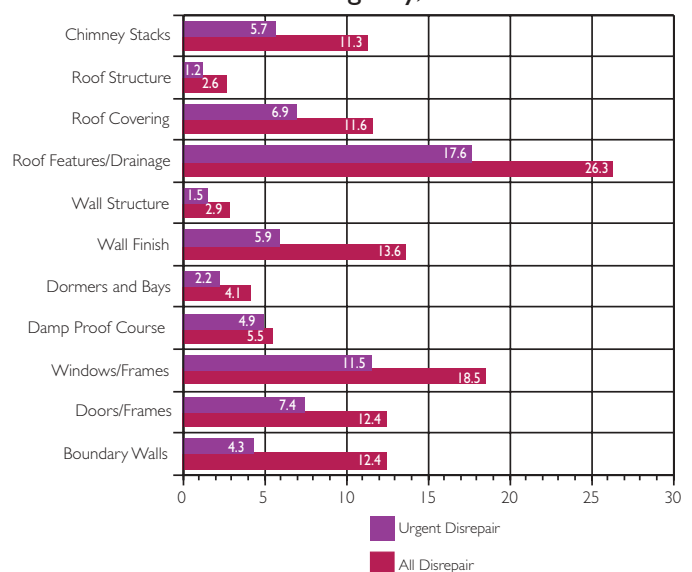
- Faults to roof elements were the most common type recorded (35%; 227,900); this affected in particular roof features such as fascias, valleys, gutters (26%; 170,300).
- Faults to windows or doors were recorded in almost one-quarter of all dwellings (24%; 157,700).

- Smaller proportions of dwellings had faults in wall elements (17%) and boundaries and plots (21%);
- Serious structural faults to roofs (3%) or walls (3%) were relatively rare.

In the case of interior disrepair faults were most commonly recorded to ceilings (17%, 107,600) and walls (13%; 82,800). Smaller proportions of dwellings had faults to interior doors (7%), floors (6%) and windows/frames (8%).

Surveyors also had to record their estimate of the urgency of the treatment required for any faulty exterior elements. Figure 6.1 illustrates the relationship between the existence of external faults and the urgency of these faults. The overall pattern was not dissimilar to that for all disrepair, with urgent repairs required to between 40 and 60 per cent of all faults to external dwellings elements. However, where there were faults recorded to roof features/roof drainage or the damp proof course the figures were much higher (67% and 89% respectively) reflecting the damage that penetrating or rising damp can do to the fabric of a dwelling. Overall some 213,000 (33%) dwellings had faults which required urgent attention.

Figure 6.1 External Faults and their Urgency, 2001

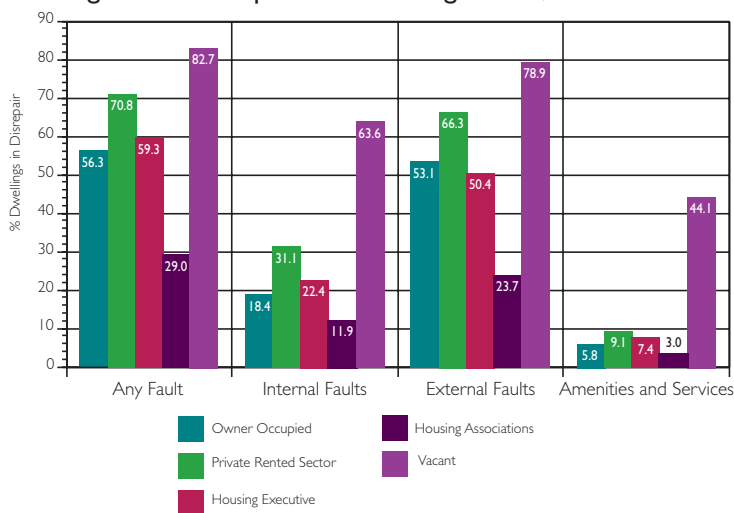


Disrepair - Tenure (Table A6.2)

Disrepair to the internal or external fabric or to amenities and services was clearly associated more with some tenures than others:

- More than four-fifths (83%) of vacant dwellings had faults. The likelihood of disrepair was clearly associated with the length of time a dwelling had been vacant. Almost three-quarters of all dwellings which had been vacant for less than a year had at least one fault, whereas for dwellings vacant for more than one year the figure rose to 93 per cent. In the case of urgent faults the difference was even greater; 51 per cent of dwellings vacant for less than one year required at least one urgent repair compared to 81 per cent for dwellings vacant for more than one year.
- Faults were recorded in 71 per cent of privately rented dwellings.
- The proportion of occupied Housing Executive and owner-occupied dwellings with faults was similar (59% and 56% respectively);
- Less than one-third of housing association properties had faults.
- In the case of internal disrepair there is a similar pattern to that for all disrepair. Nearly two-thirds (64%) of all vacant properties and 31 per cent of privately rented properties required repair to the internal fabric. In the case of the other tenures the percentages were much lower.

Figure 6.2 Disrepair and Dwelling Tenure, 2001



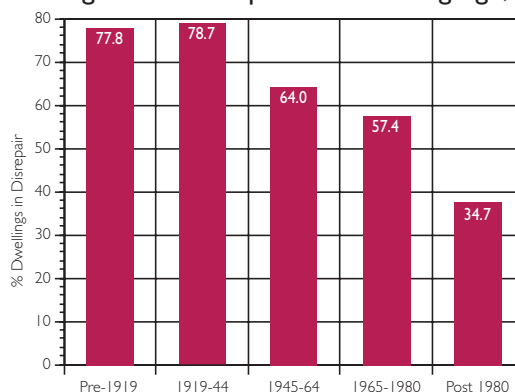
- Once again, a similar pattern emerges for external repairs. Almost four-fifths (79%) of all vacant properties, 66 per cent of privately rented and one-half of occupied Housing Executive properties required external repairs.

For amenities and services the pattern was somewhat different: vacant properties (44%) once again recorded the highest proportion with disrepair to these dwelling elements, but the proportions for all the other tenures were much lower (less than 10%).

Disrepair - Dwelling Age (Table A6.3)

There is a clear relationship between dwelling age and disrepair: the older the dwelling, the more likely it was to have a fault with its internal or external fabric or its amenities and services (see Figure 6.3).

Figure 6.3 Disrepair and Dwelling Age, 2001



- Dwellings built before 1919 and those built between 1919 and 1944 were most likely to have faults (78% and 79% respectively). This proportion declined steadily the more modern the age group. More modern dwellings showed far fewer faults; only 28 per cent of those built since 1990 showed faults.
- This pattern is repeated for internal disrepair - proportions of dwellings with faults in their internal fabric declined from 44 per cent for dwellings built prior to 1919 to eight per cent for those built after 1990.
- For external disrepair the proportion was slightly higher for dwellings built between 1919 and 1944 (75%) than for those built prior to 1919 (73%), but then the percentage declined steadily to 24 per cent for post-1990 dwellings.

- In the case of amenities and services there again was an increase in the incidence of disrepair as dwelling age increased: almost one-fifth (19%) of all pre-1919 dwellings had faults to these elements.
- Figure 6.4 illustrates the association between disrepair and dwelling age and tenure. Urgent disrepair in particular was associated with
 - owner-occupied, privately rented and vacant properties built before 1919;
 - privately rented, Housing Executive and vacant dwellings built between 1919 and 1944;
 - vacant dwellings built between 1945 and 1980.

At least half of all dwellings in all these categories required urgent repairs.

Disrepair - Dwelling Type (Table A6.4)

There is little discernible relationship between disrepair and dwelling type. Terraced houses (65%) had the highest incidence of disrepair and flats the

lowest (46%). This pattern is broadly similar for internal and external disrepair, but in the case of amenities and services single storey houses and flats had the highest proportions of stock with amenities and services that required attention. This is partly a function of the above-average vacancy rates in single storey houses (5.1%) and flats (11%).

Disrepair - Dwelling Location (Table A6.5)

There was no meaningful difference between the rate of disrepair for the urban (58%) and rural (59%) dwelling stock. However, it was higher in isolated rural areas (65%) and the BUA (65%). Interior disrepair was much higher in isolated rural areas (31%) compared to the other four locations, whereas in the case of external disrepair it was dwellings in the BUA (61%) and isolated rural areas (59%) that required the most attention. In the case of amenities and services the rate of disrepair was almost three times as high in rural areas (14%) than in urban areas (5%) and in isolated rural areas the rate was particularly high (18%).

Figure 6.4
Disrepair by Dwelling Age and Tenure, 2001



6.3 Repair Costs

Urgent, Basic and Comprehensive Repair Costs

The BRE model provided a sound estimate of the actual costs⁽¹⁾ of any remedial work specified by the surveyors. The key figures from this model were as follows:

- The average cost per dwelling of urgent repairs for the housing stock as a whole in 2001 was £1,124. This equated to £16.88 per m². (The comparable figures for 1996 were £1,296 and £16.35 per m²).
- The average basic repair cost was £1,427 which was equivalent to £20.39 per m². (The comparable figures for 1996 were £1,934 and £23.78 per m²).
- The average cost for comprehensive repairs was £2,938 or £45.99 m².

Total Repair Costs

The model estimates therefore that the resources required to remedy the urgent repairs required to Northern Ireland's dwelling stock as a whole would cost approximately £728 million; for basic repairs the figure was £924 million and for comprehensive repairs over a 10 year period, £1.9 billion. The previous section already indicated in physical terms how the standard of repair improved between 1996 and 2001. This improvement was also reflected in the financial estimates. Even in nominal terms the total resources required to remedy urgent and basic disrepair has reduced (by £53 million and £241 million respectively). However, in real terms this reduction is considerably higher.

Nevertheless the estimated repair costs indicate that substantial resources are required on an ongoing basis to ensure that Northern Ireland's dwelling stock does not deteriorate.

Distribution of Repair Costs

Closer analysis of the modelled figures shows that a relatively small proportion of dwellings in a very poor state of repair skewed the distribution of repair costs (see Table 6.2).

Table 6.2 The Distribution of Repair Costs, 2001

Actual Repairs Required Costing at Least (£)		
% of Dwelling Stock	Urgent	Basic
1	22,637	26,859
2	11,925	13,933
5	4,373	5,619
10	2,168	2,994
25	594	933
50	0	84
Mean (£)	1,123	1,427
Median (£)	0	84
Mean per m ² (£)	16.88	20.39
Median per m ² (£)	0	0.79

This is reflected in the considerable disparities between the means and medians for both urgent and basic repairs. It is also reflected in the fact that in the case of urgent repairs only one per cent of dwellings required repairs costing more than approximately £22,600, only five per cent required costs of more than approximately £4,400 and at least 50 per cent required no urgent repairs at all.

A similar pattern existed for basic repairs. One-half of the stock required repairs costing less than £84, and only five per cent required repairs costing more than approximately £5,600.

Repair Costs by Dwelling Element

Section 6.2 illustrated the major difference between repairs required to the interior fabric and amenities and services on the one hand and to the exterior fabric on the other. This difference is reflected in the repair costs (see Table 6.3).

Table 6.3: Average Repair Costs by Dwelling Element, 2001

	Urgent (£)		Basic (£)	
Interior	212		212	
Amenities and Services	155		155	
Shared Facilities	3		3	
Structural	29		29	
Roofs	206		321	
Walls	60		84	
Windows/Doors	93		131	
Plots	-		6	
All Exterior	359	359	542	542
Preliminaries, Access, Uplifts		365		486
Total Repair Costs	1124		1427	

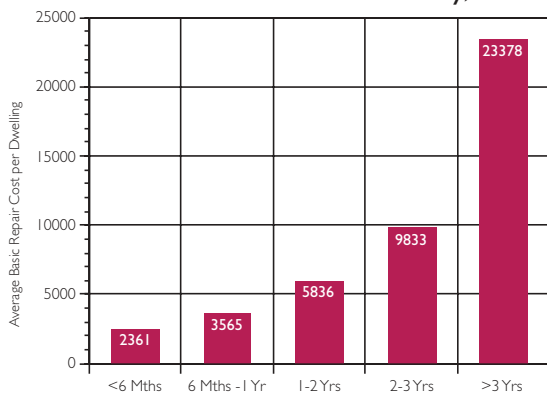
(1) This included costs of preliminary work, access and any relevant uplifts - these amount on average to one-third of actual repair costs.

Repair Costs - Tenure (Table A6.6)

There was a clear association between estimated repair costs and tenure.

- The average urgent repair cost for vacant dwellings was much higher than for any occupied tenure. At £8,891 it was approximately twelve times higher than for the occupied stock as a whole (£706). A similar concentration is apparent for basic repair costs, where the figure for vacant stock was £9,763 compared to only £980 for occupied dwellings. Indeed approximately one-third of the total basic repair costs was needed for vacant properties.
- The length of time a vacant dwelling had been vacant was an important factor in determining the cost required to remedy the repairs (see Figure 6.5). For example, the average basic repair cost increased from £2,361 for dwellings that had been vacant less than 6 months to £23,378 for those that had been vacant at least 3 years, a ten fold increase.

Figure 6.5 Repair Costs of Vacant Dwellings and Period of Vacancy, 2001



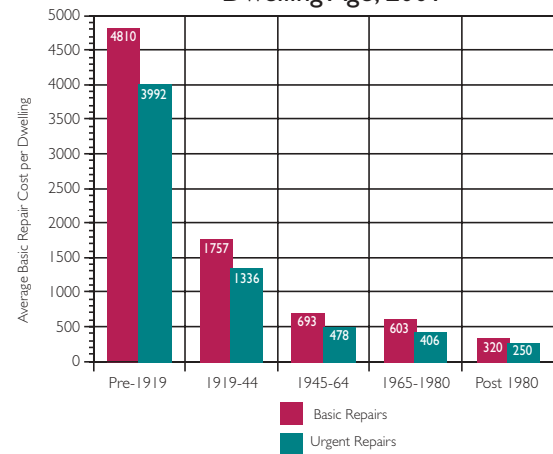
- The private rented sector had the next highest average urgent repair cost (£1,292) and average basic repair cost (£1,675). In all nearly £83m was required to remedy basic repair costs in this sector.
- Owner occupied dwellings required an average of £788 for urgent and £1,107 for basic repairs. This amounted to a total bill of nearly £480 million (52% of the total) for basic repairs.

- The average repair costs for social housing were much lower. The average basic repair cost for Housing Executive dwellings was £398 (a total basic repairs bill of £46 million) and £255 for housing association homes (a total basic repairs bill of nearly £5 million).

Repair Costs - Dwelling Age (Table A6.7)

Figure 6.6 shows that there was a clear positive relationship between dwelling age and the cost of disrepair:

Figure 6.6 Repair Costs and Dwelling Age, 2001



The pre-1919 stock had by far the highest average basic and urgent repair costs (£4,810 and £3,992 respectively). As the age of dwelling declined this fell away to only £320 for basic repairs and £250 for urgent repairs for dwellings built since 1980.

Repair Costs - Dwelling Type (Table A6.8)

There were some considerable differences in the average repair costs for different dwelling types. In the case of basic repair costs these ranged from £3,017 for detached dwellings to only £547 for flats. However, this difference was partly a function of the different size of these dwelling types. Using standardised costs the picture is somewhat different. In this case the costs per m² for detached houses (£30) and flats (£15) were proportionately much closer; indeed the figure for single storey houses (£32) was actually higher than for detached dwellings. However, there is little doubt that the higher level of vacancy in single storey houses was a major determinant of this pattern.



The figures for urgent repairs show a similar picture with the average costs per dwelling being highest for detached houses (£2,448) and lowest for flats (£507) but the relative difference again reduced considerably for costs per m² (£25 and £15 respectively). Indeed in the case of urgent costs per m² it was single storey houses which had the highest figure (£28) and semi-detached houses which had the lowest (£7).

Repair Costs - Dwelling Location (Table A6.9)

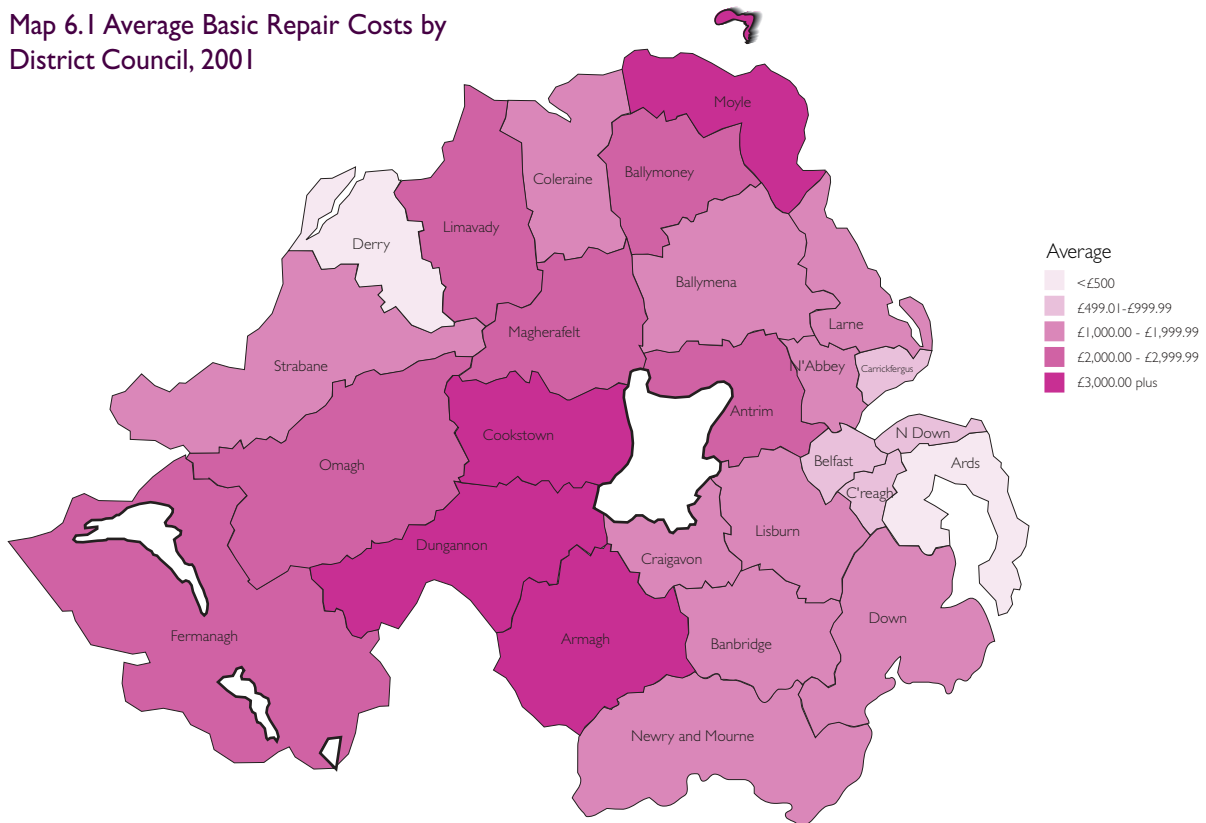
There was a major difference in the average repair costs for urban and rural dwellings. Rural dwellings had an average basic repair cost (£2,771), almost four times the corresponding figure for urban dwellings (£768). This considerable difference is not a function of dwelling size; basic repair costs per square metre were £39 for rural dwellings and £12 for urban dwellings. A similar picture emerged for urgent repair costs: £2,226 for rural and £584 for urban dwellings.

Indeed in the case of isolated rural dwellings the average basic repair costs rose to £3,719 (£52 m²) compared to only £1,387 (£19 per m²) for small rural settlements. The much higher vacancy rate in isolated rural areas (see Chapter 3) was an important factor in this difference.

Repair Costs - District Council (Table A6.10)

Average basic repair costs for all dwellings in 2001 by District Council area showed a wide variation (see Map 6.1), but the pattern was not dissimilar to the pattern of disrepair costs for 1996 and of unfitness in 2001. The lowest average repair costs per dwelling (£500) were mostly found in district council areas close to Belfast. However the Derry City Council area had the lowest average basic repair cost of £444. Districts with the highest average basic repair costs tended to be located in the west of Northern Ireland. Those with repair costs averaging more than £2,000 were mostly located in a South West - North West chain stretching from Fermanagh to Moyle. Four districts had basic repair costs which averaged more than £3,000 per dwelling: Armagh, Cookstown, Dungannon and Moyle.

Map 6.1 Average Basic Repair Costs by District Council, 2001



Repair Costs - Household Characteristics

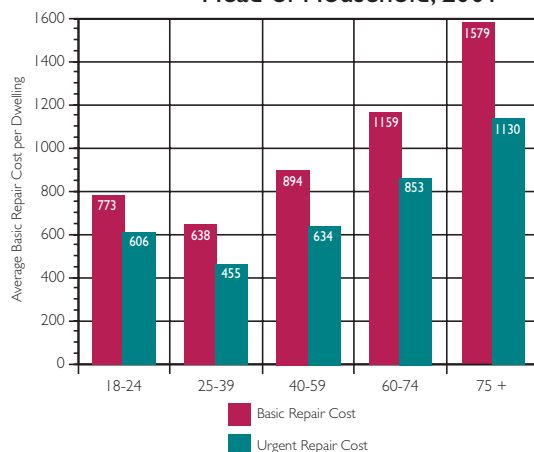
(Table A6.11)

There were considerable variations in the repair costs required to the dwellings occupied by households with different characteristics.

Age of Head of Household

Dwellings occupied by an elderly head of household (and particularly one aged at least 75) had a much higher average repair cost than the comparable figure for the occupied stock as a whole. For example, for dwellings with heads of household aged at least 75, the basic repair cost was £1,579 and for those aged 60-74 it was £1,159 (see Figure 6.7) compared to an average of £980.

Figure 6.7 Repair Costs and Age of Head of Household, 2001



Household Type

Small family and lone parent households lived in dwellings with the lowest average average basic repair costs (both less than £700). In the case of lone parents this reflected their greater propensity to live in social housing where repair costs are lower.

By far the highest average basic repair costs were found in dwellings occupied by lone older households (£1,621); the next highest was for large adult households (£1,012). Evidence for the size of this gap was reinforced when repair costs per m² were examined. Here too lone older households lived in dwellings with much higher average basic repair costs (£23.24 per m²) compared to all other household types.

Employment Status

Self-employed heads of household were more likely to live in dwellings with higher repair costs (average basic repair costs of £1,450). Further analysis indicated that these tended to be in isolated rural areas and associated with the farming community. Dwellings with household heads who worked full time had the lowest average basic repair costs (£713). (Students and others were discounted due to the small sample size).

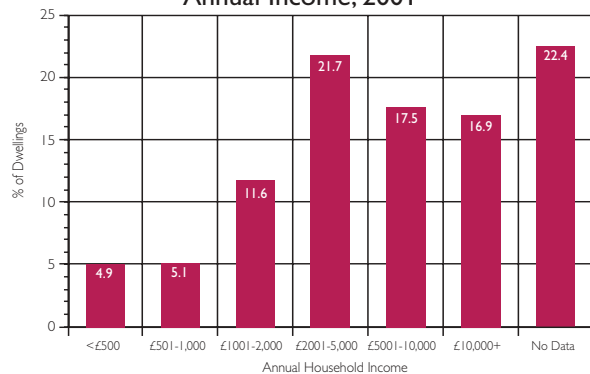
Annual Income

The relationship between average repair costs and annual income is somewhat complex. Figure 6.8 illustrates the importance of looking at both total repair costs and costs per m². Heads of household with the lowest incomes tended to live in dwellings with the highest basic repair costs. Average costs fell as income rose for those earning up to £30,000. However, for households earning over this amount, average basic repair costs rose again. The explanation lies in the fact that households earning over £30,000 were more likely to live in larger dwellings: this is clear from examining costs per m² which declined steadily as income rose.

Household Religion

Protestant households lived in dwellings with an average basic repair costs of £1,051, compared to Catholic households where the comparable figure was only £898. However, this was essentially a function of the different age profiles: a higher proportion of Protestant households are elderly (see Chapter 4).

Figure 6.8 Basic Repair Costs and Annual Income, 2001



6.4 Repairs and Improvements 1996-2001

As part of the household survey, respondents were asked about repairs and improvements carried out to their dwellings during the previous five years. This provided an invaluable insight into the resources committed to the existing dwelling stock by occupiers and landlords. Indeed, it is most likely an underestimate, not only because respondents sometimes forget, but because with a recent change of occupancy, the full five year repair/improvement history of the dwelling will be unknown.

Overall some 337,200 dwellings had some form of repair or improvement work carried out between 1996 and 2001. This represented more than half (55%) of the total occupied stock. The 1996 House Condition Survey found that some 370,600 dwellings had been repaired or improved during the previous five years. This represented almost two-thirds (65%) of the stock at that time. The lower percentage reflected both the growing proportion of new dwellings in the stock and the steadily improving conditions of the existing stock as a whole.

- The highest rates of repair and improvement were among the Housing Executive (62%) and owner occupied (57%) stock, reflecting the ongoing commitments of the Housing Executive to maintain and improve the standard of housing in Northern Ireland and of owner occupiers wishing to improve their homes.

- In the housing association and private rented sectors, the figures were much lower. Only 30 per cent of housing association dwellings had been repaired or improved in the previous five years, reflecting the very modern age profile of the stock. Only 33 per cent of privately rented dwellings had been repaired or improved, possibly reflecting a lack of investment incentives for private landlords. The high turnover of occupants of privately rented dwellings, however, also resulted in limited knowledge among interviewees of the extent of repair within previous years, hence the high proportion of "don't know" responses in Table 6.4.
- The proportion of dwellings with repair or improvement work carried out in the period 1996-2001 also varied by age. The highest proportions, however, were for dwellings built between 1965 and 1980 (70%) and between 1945 and 1964 (62%), not as might be assumed for dwellings built prior to 1919 (52%).

Table 6.5 shows that the most common repair/improvement work carried out over the five year period 1996-2001 was replacing windows (159,400; 25% of the stock), installing or replacing central heating (135,300; 21% of the stock), replacing doors (133,600; 21% of the stock) providing/refitting kitchen (131,500; 20% of the stock) and providing/refitting bathroom (113,500; 18% of the stock). For all other work the number of dwellings affected was much lower:

Table 6.4: Repairs and Improvement Work by Tenure, 2001

Tenure	Repair/ Improvement		No Work		Don't Know		Total Occupied Dwellings	
Owner Occupied	244,100	(57%)	181,500	(42%)	4,400	(1%)	430,000	(100%)
Private Rented	16,000	(33%)	23,400	(48%)	9,200	(19%)	48,600	(100%)
Housing Executive	71,700	(62%)	37,100	(32%)	6,100	(5%)	114,900	(100%)
Housing Association	5,300	(30%)	11,200	(63%)	1,200	(7%)	17,700	(100%)
Total Occupied Dwellings	337,200	(55%)	253,100	(41%)	20,900	(3%)	611,200	(100%)

Table 6.5 Repairs and Improvement Work, 2001

Repair/Improvement Work	Total Dwellings	% of Total Stock
Re-Roofing/Roof Structure	33,400	5.2
Structural Repairs	23,300	3.6
Repointing/Rendering	21,700	3.4
Replacing Windows	159,400	24.6
Replacing Doors	133,600	20.6
Inserting/Replacing DPC	16,700	2.6
Internal Plastering	47,900	7.4
New Floors	46,000	7.1
Electrical Wiring	58,000	9.0
Providing/Refitting Kitchen	131,500	20.3
Providing/Refitting Bathroom	113,500	17.5
Installing/Replacing Central heating	135,300	20.9
Rearranging Internal Space/Flat Conversion	24,400	3.8
Roof Insulation	37,700	5.8
Cavity Wall Insulation	22,200	3.4
Garage Added	6,300	1.0
Conservatory Added	13,500	2.1
Extension	25,700	4.0
Combining Two or More Rooms	9,700	1.5
Other Work	35,000	5.4
All Dwellings	647,500	100

Figure 6.9 illustrates the cost breakdown of repair and improvements carried out in the 337,200 dwellings that had work carried out between 1996-2001. In more than one-fifth (22%) of dwellings the work cost between £2001 and £5000, in 18 per cent of dwellings the cost was £5001 and £10,000. However, in 17 per cent of dwellings the cost was more than £10,000. The vast majority of respondents (208,500; 80%) stated that they had paid all of this themselves and the remainder had contributed some of the expenditure (11%) or none of it (10%). In the case of those households who had contributed to

the cost of the work (27,900 households), the most common contribution (26%) was £2001-5000.

6.5 Change in Disrepair 1996-2001

Section 6.2 noted that between 1996 and 2001 there had been a marked reduction in the proportion of dwellings with faults. This section indicates the complex nature of this reduction in more detail by examining the disrepair categorisation of dwellings in 1996, looking at how this categorisation of disrepair changed over the next five years, and the role that grants played in this.

For the purpose of analysis the 590,000 dwellings that were in existence in 1996 and were still viable dwellings in 2001 were placed into one of four categories on the basis of their fitness on disrepair classification:

- Unfit/Defective in 1996 - Acceptable/Satisfactory in 2001
- Unfit/Defective in 1996 - Unfit/Defective in 2001
- Acceptable/Satisfactory in 1996 - Unfit/Defective in 2001
- Acceptable/Satisfactory in 1996 - Acceptable/Satisfactory in 2001

Each of these categories is examined in Table 6.6.

Figure 6.9 Repair and Improvement Work - Total Cost



Table 6.6: Role of Grant Aid in Addressing Disrepair, 1996-2001

	Grant Aided		All Dwellings	
Unfit/Defective 1996 to Acceptable/Satisfactory 2001	7300	(18%)	40,100	(100%)
	(23%)		(7%)	
Unfit/Defective 1996 to Unfit/Defective 2001	900	(4%)	20,700	(100%)
	(3%)		(4%)	
Acceptable/Satisfactory 1996 to Unfit/Defective 2001	900	(4%)	24,200	(100%)
	(3%)		(4%)	
Acceptable/Satisfactory 1996 to Acceptable/Satisfactory 2001	22,400	(4%)	505,000	(86%)
	(71%)		(86%)	(100%)
Total Dwellings	31,500	(5%)	590,000	(100%)
	(100%)		(100%)	

Acceptable/Satisfactory to Acceptable/Satisfactory

Table 6.6 shows that the vast majority of the 590,000 dwellings in existence in both 1996 and 2001⁽²⁾ were acceptable or satisfactory in terms of disrepair in both 1996 and 2001. The age profile of these dwellings was broadly representative of the stock as a whole, although there was a lower proportion of dwellings built before 1919. Their location was also broadly in line with the overall dwelling stock although there was a lower proportion in isolated rural areas. Both these findings are consistent with the general pattern of unfitness and disrepair: higher proportions of unfitness and disrepair in older dwellings in isolated rural areas. As would be expected only a small proportion of these dwellings were grant aided (4%). And similarly, the proportion of grant aided dwellings in this category was lower (71%) than for the 1996-2001 dwelling stock as a whole (86%).

Unfit/Defective to Acceptable/Satisfactory

In 1996 more than 60,000 dwellings were unfit or defective on the grounds of disrepair. By 2001 two-thirds of these had become either satisfactory or acceptable. More than one-third (36%) of these were dwellings built before 1919 (compared to a figure of 22 per cent for the 1996-2001 stock as a whole) and more than one-quarter were in isolated rural areas (compared to 21% for this stock as a whole). Again both these findings are consistent with the overall pattern of unfitness and disrepair.

Almost one-fifth (18%) of all dwellings in this category received grant aid: approximately four times the rate for the 1996-2001 stock as a whole. Similarly the proportion of grant-aided dwellings in this category was 23 per cent compared to seven per cent for all 1996-2001 dwellings. Most of these grant aided dwellings (66%) were owner occupied in 1996, 27 per cent were vacant and seven per cent were privately rented. By 2001, 82 per cent were owner-occupied, twelve per cent privately rented and only five per cent vacant, confirming the important role grants can play not only in improving conditions but in bringing vacant stock back into occupancy. The most common type of grant paid to these dwellings was renovation grant (50%) of all grants paid out, followed by repair grant (35%) and replacement grant (9%).

Unfit/Defective to Unfit/Defective

Some 20,000 dwellings that were considered unfit or defective in 1996 remained unfit or defective in 2001. These were overwhelming (80%) dwellings that were built prior to 1919 and almost half (48%) were vacant. More than half (52%) were in isolated rural areas and almost two-thirds were either single storey houses or detached houses. Grant aid was only paid to a very small proportion (4%) of these dwellings and took the form mainly of repair grants; no replacement or renovation grants were paid to these dwellings.

(2) The term 1996-2001 stock will be used as a short hand way of referring to these 590,000 dwellings.

Acceptable/Satisfactory to Unfit/Defective

Some 24,000 dwellings (almost 5,000 per year) underwent a marked deterioration in terms of their standard of repair between 1996 and 2001. One-half of these were owner occupied and one-quarter vacant. More than two-fifths were built before 1919, one-third (33%) were in isolated rural areas (compared to 20% of the total stock) and almost one-third in the Belfast Urban Area. Almost one-quarter were detached houses (compared to 13% of the total stock). Once again very few (4%) had received grants.

6.6 Decent Homes

In April 2000 the Government published a Housing Green Paper entitled "Quality and Choice: A Decent Home for All". It was the first comprehensive review of housing for 23 years and committed the Government to ensuring that "all social housing is of a decent standard within 10 years".

This goal was reinforced in July 2000 following the Comprehensive Spending Review, that envisaged a significant increase in resources for housing, and especially social housing.

In July 2001 the Department for Transport, Local Government and the Regions (DTLR) published detailed guidance on what is meant by a "decent home". Following a period of consultation as well as some clarification of detail and amendments to the thermal comfort criterion, the current definition was published by DTLR (now Office of the Deputy Prime Minister - ODPM) in April 2002.

The Decent Home Standard - A Summary

A decent home is one which is wind and weather tight, warm and has modern facilities. A decent home meets the following four criteria:

Criterion a: It meets the current statutory minimum standard for housing.

This current minimum standard in England is the Fitness Standard (s604 of the Housing Act 1985 amended by Schedule 9 of the 1989 Local Government and Housing Act). Dwellings unfit under this legislation fail this criterion. The standard is the

same as the one set out in schedule 5 of the Housing (Northern Ireland) Order 1992 (see Chapter 5).

Criterion b: It is in a reasonable state of repair.

A dwelling satisfies this criterion unless:

- one or more key building components are old and, because of their condition need replacing or major repair; or
- two or more of the other building components are old and, because of their condition, need replacing or major repair.

Criterion c: It has reasonably modern facilities and services.

Dwellings which fail to meet this criterion are those which lack three or more of the following:

- a reasonably modern kitchen (20 years old or less);
- a kitchen with adequate space and layout;
- a reasonably modern bathroom (30 years old or less);
- an appropriately located bathroom and WC.
- adequate insulation against external noise (where external noise is a problem).
- adequate size and layout of common areas for blocks of flats.

Criterion d: It provides a reasonable degree of thermal comfort.

This criterion requires dwellings to have both effective insulation and efficient heating.

Efficient heating is defined as any gas or oil programmable central heating or electric storage heaters or programmable LPG/solid fuel central heating or similarly efficient heating systems which are developed in the future. Heating sources which provide less energy efficient options fail the decent home standard.

Because of the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation that is appropriate also differs:



- For dwellings with gas/oil programmable heating, cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm loft insulation (if there is loft space) is an effective package of insulation.
- For dwellings heated by electric storage heaters/ LPG/programmable solid fuel central heating a higher specification of insulation is required: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavity walls that can be insulated effectively).

For the purposes of analysis all dwellings built since 1980 are assumed to meet the thermal comfort criterion.

It should be noted that the Decent Home Standard has now been officially adopted in England. It is also to apply to Wales, while in Scotland there is some discussion regarding the introduction of an Index of Housing Quality, which is a similar type of measure. In Northern Ireland the Decent Home Standard has so far not been adopted. One of the stated objectives of the 2001 House Condition Survey, however, is to facilitate a comparative analysis of housing conditions in Northern Ireland with other parts of the UK. The following analysis of housing conditions is thus on a basis comparable to the 2001 English House Condition Survey. It is hoped that the analysis will also help to decide whether the Decent Home Standard should be adopted in Northern Ireland.

Profile of Decent and Non Decent Homes

In Northern Ireland in 2001 almost one-third (32%; 206,000) of all dwellings failed the Decent Home Standard. Of these 206,000 almost nine-tenths (88%; (182,000 dwellings) failed on the basis of the thermal comfort criterion. Less than one-fifth (17%; 35,200) failed on the basis of disrepair and 10 per cent (20,600) on the basis of lacking modern facilities and services.

However, this average figure for the stock as a whole varied according to dwelling tenure, type, age and location:

Decent Homes - Tenure (Table A6.1.2)

- Approximately one-half (49%) of all dwellings that failed the Decent Home Standard were owner occupied and a further 28 per cent were occupied Housing Executive dwellings.
- The rate of non-decency varied considerably by tenure:
 - it was highest among vacant dwellings (71%);
 - one half (50%) of Housing Executive and almost one-half of privately rented properties (47%) failed the Decent Home Standard;
 - in the owner occupied sector less than one-quarter were non decent; - and in the housing association sector the failure rate was very low (7%); reflecting the age profile of this sector.
- The great majority (86%) of owner occupied dwellings that failed the Decent Home Standard did so on the thermal comfort criterion. Less than one-fifth (18%) failed on disrepair and only 10 per cent on modern facilities and services.
- A similar picture emerged in the private rented sector: 84 per cent failed on the thermal comfort criterion; almost one quarter (23%) on the basis of disrepair and nine per cent on modern facilities and services.
- For Housing Executive dwellings the picture is somewhat different: almost all dwellings (97%) that failed the Decent Home Standard, failed on the thermal comfort criterion; whereas only minimal proportions failed on disrepair (3%) and on modern facilities and services (2%).
- The vast majority of housing association dwellings that failed did so on the basis of the thermal comfort criterion (97%) with minimal numbers failing the disrepair and facilities/services criteria.
- Vacant dwellings displayed a pattern similar to that for the owner occupied and private rented sectors, with more than four-fifths (81%) failing on the basis of the thermal comfort criterion, 45 per cent on the basis of disrepair and nearly one-third (30%) on the basis of facilities and services.

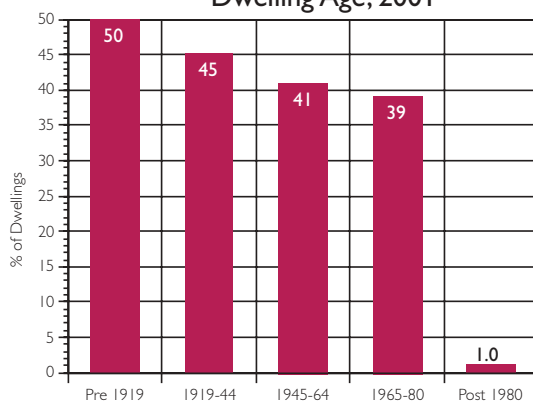


Decent Homes - Dwelling Age (Table A6.13)

As with unfitness, there was a clear association between dwelling age and failing the Decent Home Standard: the older the dwelling the more likely it was to fail the Standard (see Figure 6.10).

- One-half of all dwellings that had been built before 1919 were non-decent.
- This proportion fell gradually to 45 per cent (1919-44), 41 per cent (1945-64) and 39 per cent (1965-80), before dropping sharply for the post-1980 category where the figure was minimal.
- The dwelling age group with the most non-Decent Homes was 1965-1980 (61,700, 30% of all non-Decent Homes)

Figure 6.10 Decent Homes and Dwelling Age, 2001



- More than four-fifths (86%) of pre-1919 homes that failed the Decent Home Standard did so on the basis of the thermal comfort criterion; a little over one third (36%) on the basis of disrepair and almost one-fifth (18%) on the basis of facilities and services.
- A similar picture emerges for dwellings in the three age categories between 1919 and 1980. The vast majority failed on the basis of the thermal comfort criterion, and this proportion failing on the thermal comfort criterion rather than disrepair or modern facilities increased as the age group became more modern. Much smaller proportions failed on the basis of disrepair: 24 per cent for dwellings aged 1919-44 falling to five per cent for those aged 1965-80. Less than 10

per cent of dwellings that failed the Decent Home Standard in all three of these age groups, failed on the basis of facilities and services.

Decent Homes - Dwelling Type (Table A6.14)

More than two fifths (42%) of all non-Decent Homes were terraced houses and another fifth (20%) were single storey houses. The highest rates of non-decency were found in terraced housing (43%) and in flats (34%). Detached houses had the lowest proportion (25%) of non-Decent Homes.

- For all dwelling types more than three-quarters of those properties that failed the Decent Home Standard did so on the basis of the thermal comfort criterion.
- Detached houses (35%) were much more likely to fail the Decent Home Standard on the basis of disrepair than other dwelling types.
- Much smaller proportions of each dwelling type failed on the basis of modern facilities and services, but single storey houses and detached houses had considerably higher proportions (both 18%) that failed for this reason.

Decent Homes - Dwelling Location (Table A6.15)

A little over two-thirds (68%) of all non-decent dwellings were located in urban areas and the remainder (32%) in rural areas. This was broadly in line with the distribution of the dwelling stock as a whole. Indeed, when the more detailed urban-rural classification is applied there are again only small deviations from the overall distribution of the stock. The rates of non-decency were slightly higher in the Belfast Urban Area (35%) and in isolated rural areas (33%).

- In all locations a consistently high proportion of dwellings (83% to 91%) that failed the Decent Home Standard did so on the basis of the thermal comfort criterion.
- Much smaller proportions failed on the basis of the disrepair criterion; although in rural areas (27%) it was higher than in urban areas (12%). Indeed, in isolated rural areas this percentage was much higher (33%) than in the other four locations.

- Even lower proportions failed on the basis of modern facilities and services, although again the rate was considerably higher in isolated rural areas (22%) and indeed it was three times higher for rural areas (19%) than for urban areas (6%).

Decent Homes - District Council (Table A.16)

Analysis of the Decent Home Standard by district council (See Map 6.2) shows that one-half of the council areas have non-decency rates that approximate to the Northern Ireland average of 32 per cent. However, there are a number of noteworthy deviations from this. Derry City Council has the lowest rate of non-decency (20%), partly reflecting the fact that it is the council with the highest percentage of stock built since 1980. A number of district councils have below average non-decency rates of between 25 and 29 per cent: Newry and Mourne, Magherafelt, Lisburn, Limavady, Fermanagh, Castlereagh, Coleraine and Cookstown. Strabane and Newtownabbey and Belfast all have above average non-decency rates of 35-39 per cent. Craigavon has the highest level of non-decent dwellings (41%).

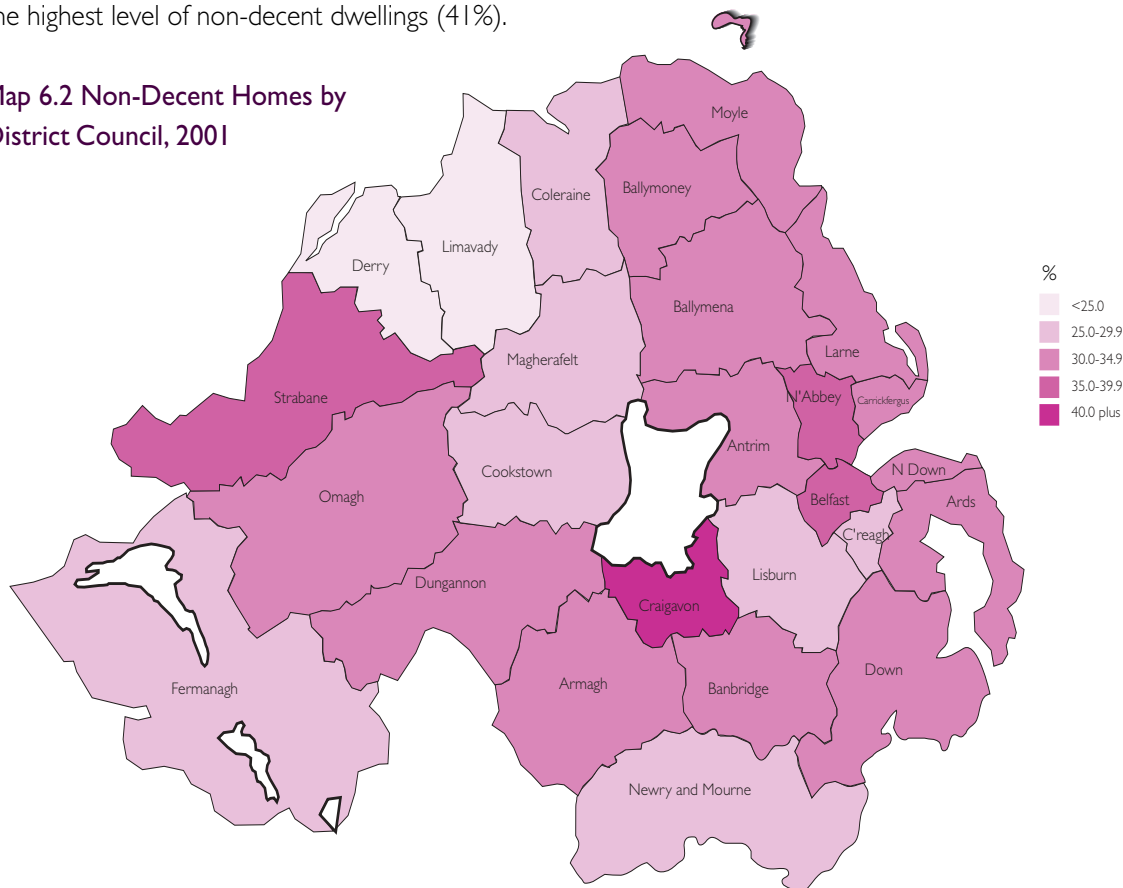
Decent Homes - Household Characteristics (Table A6.17)

Almost one-third (30%; 181,300) of all occupied dwellings failed the Decent Home Standard. The vast majority (89%) of these failed on the basis of the thermal comfort criterion, but only 14 per cent on the basis of disrepair, and seven per cent on the basis of modern facilities and services. These average figures varied by age of head of household, household type, employment status, annual income and household religion.

Age of Head of Household

Heads of household over the age of 75 were much more likely to live in non-decent homes than other age groups. Almost one-half (46%) of all of household heads aged 75 or more lived in a non-decent dwelling. Heads of households aged 25-39 (24%) were least likely to live in a non-decent home. Other age groups were fairly close to the overall average of 30 per cent.

Map 6.2 Non-Decent Homes by District Council, 2001





There was little variation by household type from the overall average in relation to thermal comfort. A slightly higher percentage of dwellings occupied by heads of household aged at least 75 and 18-24 failed on the basis of disrepair (17% and 14% respectively). Higher than average proportions of non-decent homes occupied by the elderly (60-74 and 75 or over) failed the Standard on the basis of facilities and services (10% and 15% respectively).

Household Type

Lone older (44%) and lone adult (35%) households were more likely to live in non-decent homes than other household types. An estimated 68,700 elderly households lived in non-decent homes. Small families (18%) were least likely to live in dwellings that had failed this Standard. The overwhelming majority of dwellings failing the Decent Home Standard in all household types did so on the basis of the thermal comfort criterion; varying from 85 per cent for large families to 94 per cent for lone parents. The proportion of non-decent homes in disrepair also varied by household type: from 17 per cent for lone older to five per cent for small family. There was also considerable variation in relation to those dwellings failing on the basis of facilities and services: the lone older household type had the highest proportion (13%), two older persons had the next highest (12%), while lone parent households had the lowest proportion (2%).

Employment Status

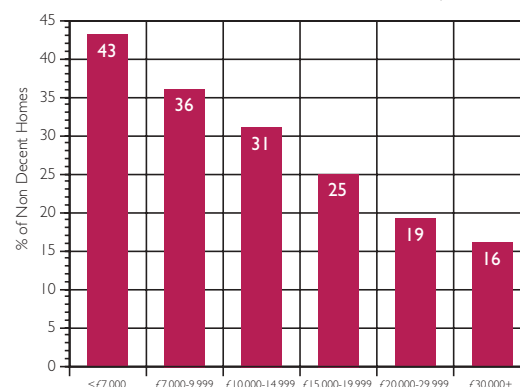
Almost half (48%) of heads of household who were unemployed lived in non-decent homes. This was much higher than the overall average of 30 per cent for occupied dwellings. Much lower percentages were recorded for the self-employed (21%) and those working full time (21%). Consistently high percentages of non-decent homes occupied by household heads in all employment status categories failed on the basis of the thermal comfort criterion; the working part-time, unemployed and permanently sick or disabled categories recorded the highest proportions⁽³⁾.

There were some noteworthy differences in relation to the disrepair criterion of the Decent Home Standard. Self employed, working full time and retired heads of household were more likely to live in non-decent dwellings that failed the disrepair criterion (19%, 15% and 16% respectively; overall average 13%). Retired household heads in non-decent homes were much more likely to live in accommodation that had failed this Standard on the basis of facilities and services (13%; average 7%).

Annual Income

The 2001 House Condition Survey showed that there was a clear relationship between annual income and the likelihood of living in a decent home. The lower the annual income the greater the likelihood of living in a non-decent home (see Figure 6.11).

Figure 6.11 The Decent Home Standard and Annual Income, 2001



More than two-fifths of households with an annual income of less than £7,000 lived in non-decent homes; this declined steadily to 16 per cent for those with an income of £30,000 or more. Indeed, one-third (33%) of all occupied homes that are non-decent have households with an annual income of less than £7,000.

The highest proportions of non-decent homes failing on the thermal comfort criterion are found in the lower income brackets (less than £15,000), where the percentage figures were all over 90 per cent. In the highest income brackets this falls to 82 per cent (£20,000 - £29,999) and 76 per cent (£30,000 plus). There seems to be little relationship between income

⁽³⁾ Students and "others" have been discounted due to the small sample size.



and the proportion of non-decent homes failing on the disrepair criterion, although it was higher for the lowest (<£7,000) and higher income (£15,000 or more) brackets.

There appears to be no relationship between income and the percentage of non-decent homes failing on facilities and services.

Household Religion

Households describing themselves as Catholic (25%) were less likely to live in non-decent homes than those describing themselves as Protestant (33%). This variation is largely explained by differing age profiles (see Chapter 4) and by the fact that a greater percentage of Catholic households live in the newest (post-1980) dwellings.

High proportions of non-decent homes failed on the thermal comfort criterion for both Protestant (92%) and Catholic households (85%). Much smaller proportions failed on the basis of disrepair (Protestant: 13%, Catholic: 14%). Even smaller percentages failed on the basis of facilities and services (8% for both Protestant and Catholic households).

6.7 Summary and Conclusion

There was a marked improvement in the state of repair of Northern Ireland's dwelling stock between 1996 and 2001. In 1996, 73 per cent of the stock had at least one fault, but by 2001 this proportion had fallen to 59 per cent.

Disrepair was particularly prevalent in vacant dwellings (83%), but it was also higher than average in the private rented sector (71%). There was a clear relationship between age of dwelling and disrepair with more than three-quarters of all dwellings before 1945 having faults.

The average basic repair cost for the stock as a whole was £1,427 giving a total repairs bill of £924 million. Average repair costs were particularly high in vacant dwellings and, in the case of the occupied stock, in the private rented sector.

Grant aid played an important role in overcoming disrepair in the housing stock, but it is important to remember that almost 5,000 dwellings a year underwent a marked deterioration in their state of repair.





Chapter 7 Energy

Table 7.1: Energy - Key Figures, 1991-2001

	1991		1996		2001	
Fuel/Main Heat Source						
Mains Gas	-		-		20,600	(3%)
LPG Bottled Gas	3,200	(<1%)	7,900	(1%)	5,600	(1%)
Solid Fuel Boiler	255,400	(47%)	183,900	(31%)	92,300	(14%)
Fuel Oil	112,400	(21%)	215,300	(36%)	377,800	(58%)
Dual	25,800	(5%)	56,200	(9%)	61,500	(10%)
Electric	50,000	(9%)	52,400	(9%)	54,000	(8%)
Other	4,300	(<1%)	8,100	(1%)	3,600	(<1%)
All Central Heating	451,100	(83%)	523,800	(87%)	615,400	(95%)
Open Fire	57,900	(10%)	46,600	(8%)	18,700	(3%)
Solid Fuel Stove/Space Heater	19,700	(4%)	13,500	(2%)	8,600	(1%)
Other	15,300	(3%)	18,800	(3%)	4,900	(1%)
Non Central Heating	92,900	(17%)	78,700	(13%)	32,300	(5%)
All Dwellings	544,000⁽¹⁾	(100%)	602,500	(100%)	647,500	(100%)
Wall Insulation						
Full Cavity Wall Insulation	n/a	n/a	219,600 ⁽²⁾	(36%)	324,300	(50%)
Partial Cavity Wall Insulation	n/a	n/a	n/a	n/a	37,900	(6%)
Drylining/External Insulation	n/a	n/a	62,800	(10%)	29,700	(5%)
No Wall Insulation	n/a	n/a	320,100	(53%)	255,600	(39%)
Loft Insulation						
Less than 100mm	n/a	n/a	132,000	(22%)	135,900	(21%)
100-150mm	n/a	n/a	328,300	(55%)	343,500	(53%)
150+mm	n/a	n/a	-	-	22,500	(4%)
Thickness Unknown	n/a	n/a	n/a	n/a	25,000	(4%)
No Insulation	n/a	n/a	70,000	(12%)	34,700	(5%)
No Loft	n/a	n/a	72,200	(12%)	86,000	(13%)
Double Glazing						
None	445,300	(78%)	360,500	(60%)	202,400	(47%)
Part	46,700	(8%)	95,400	(16%)	142,800	(22%)
Full	82,300	(14%)	146,600	(24%)	302,300	(31%)
All Dwellings	574,300	(100%)	602,500	(100%)	647,500	(100%)

(1) 1991 figures were published on the basis of occupied dwellings

(2) This includes some dwellings with partial cavity wall insulation and excludes other modern dwellings where insulation was included in the original construction.

THE HOUSING EXECUTIVE'S PRIMARY OBJECTIVE IN THIS SPHERE HAS BEEN TO REDUCE ENERGY CONSUMPTION BY 34 PER CENT, A HIGHER TARGET THAN IN GREAT BRITAIN, WHERE THE TARGET IS ONLY 30 PER CENT.

ENERGY

7.1 Introduction

Improving the energy efficiency of the United Kingdom's dwelling stock has been a key strategic goal of successive governments. The Home Energy Conservation Act (1995) designated the Housing Executive as Northern Ireland's Home Energy Conservation Authority (HECA). In assuming this role the Housing Executive took responsibility for identifying practicable, cost-effective measures to increase the energy efficiency of Northern Ireland's dwelling stock as measured by energy consumption. The Housing Executive's primary objective in this sphere has been to improve energy efficiency, measured as a reduction in fuel consumption, by 34 per cent, a higher target than in Great Britain, where the target is only 30 per cent. The higher target reflects the greater scope in Northern Ireland for fuel switching from solid fuel heating to oil or gas driven systems. The target of reducing energy consumption by 34 per cent applies to dwellings existing on 1 April 1996 and although no deadline has been set by government for its achievement, the Department for Social Development expects substantial progress by 2006.

The primary data source for assessing progress towards this key strategic goal is the Northern Ireland House Condition Survey. A comprehensive assessment of the energy efficiency of Northern Ireland's stock was developed on the basis of data from the 1996 House Condition Survey. In the following sections the findings from the 2001 House Condition Survey are therefore compared where possible to those from 1996 to provide an insight into progress over this five year period.

The energy efficiency of a dwelling is primarily determined by the type of fuel and the type of heating which provide heat and hot water for its occupants. Other factors such as insulation and double glazing are also important. Before turning to specific measures of energy efficiency therefore, this chapter looks at key energy-related features of a dwelling, analyses them by tenure, age of dwelling, type of dwelling, location, and the household characteristics of the occupants, and highlights noteworthy changes since 1996.

7.2 Central Heating

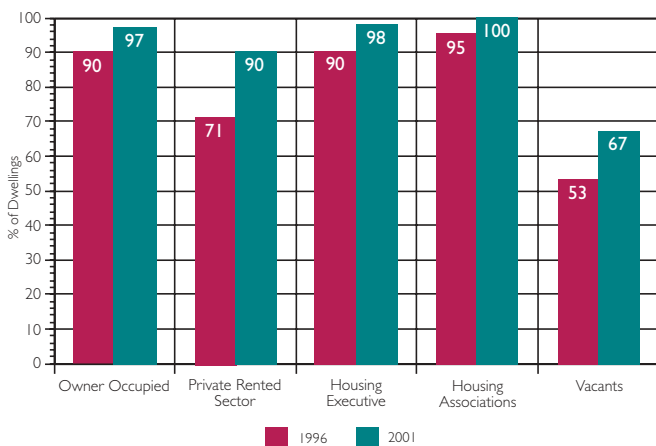
Central heating is traditionally seen as a key indicator of the standard of housing. For the purposes of the 2001 House Condition Survey "central heating" was defined as a heating system with a distribution system sufficient to provide heat in at least two rooms. In addition, in dwellings where there was no boiler; but there was a heating system with some means of controlling temperature and timing, (for example, electric storage heaters) and at least two rooms were heated, this system was counted as central heating. This approach is consistent with the surveys carried out in 1996 and 1991.

In 1996 a total of 523,800 (87%) dwellings were recorded as having central heating. By 2001 this figure had risen to 615,400 (95%) (See Table 7.1) indicating a major improvement in the heating standard of dwellings in Northern Ireland.

Central Heating - Tenure (Table A7.1)

Figure 7.1 shows the proportions of dwellings with central heating by tenure for the years 1996 and 2001.

Figure 7.1: Central Heating and Tenure, 1996-2001



All tenures showed increases in the proportion of dwellings with central heating.

- In 2001 97 per cent of owner occupied dwellings had central heating compared to 90 per cent in 1996.
- The private rented sector saw a much larger increase in the proportion of dwellings with central heating: it was installed in 90 per cent of privately rented dwellings (compared to only 71% in 1996). This will to a large extent reflect the changing profile of the private rented sector with its growing proportion of newer dwellings.
- Ongoing improvement programmes have resulted in 98 per cent of Housing Executive dwellings now having central heating compared to 90 per cent in 1996.
- In 2001 almost all housing association dwellings had central heating compared to 95 per cent in 1996.
- Vacant dwellings had the lowest percentage: In 2001 only two thirds (67%) had central heating, but even this had risen markedly since 1996 (53%). Most dwellings without central heating (in all 32,200) were in the owner occupied sector (13,500; 42%) or were vacant (10,700; 33%).

Central Heating - Age (Table A7.2)

There was a clear association between age of dwelling and central heating. The newer the dwelling, the more likely it was to have central heating: More than four-fifths (84%) of dwellings built before 1919 had central heating, compared to 92 per cent of those built between 1919 and 1944 and 97 per cent of those built between 1945 and 1964. For dwellings built from 1965 onwards only a negligible number of dwellings lacked central heating - usually because they were undergoing improvement or construction.

In all, almost two-thirds (18,800; 59%) of dwellings without central heating had been built before 1919.

Central Heating - Dwelling Type (Table A7.3)

Dwellings without central heating (32,300) were most commonly found in single storey houses (7,700; 24%), terraced houses (10,400; 33%) or detached houses (8,000; 24%); reflecting other factors such as age of dwelling and tenure.

Central Heating - Dwelling Location (Table A7.4)

In terms of dwelling location a higher proportion of urban dwellings (97%) had central heating compared to rural areas (91%). Indeed, more than two fifths (13,300; 41%) of all dwellings without central heating were located in isolated rural areas.

Central Heating and Household Characteristics (Table A7.5)

In the case of the occupied stock as well, five per cent did not have central heating, but this figure varied considerably depending on the household characteristics of the occupants:

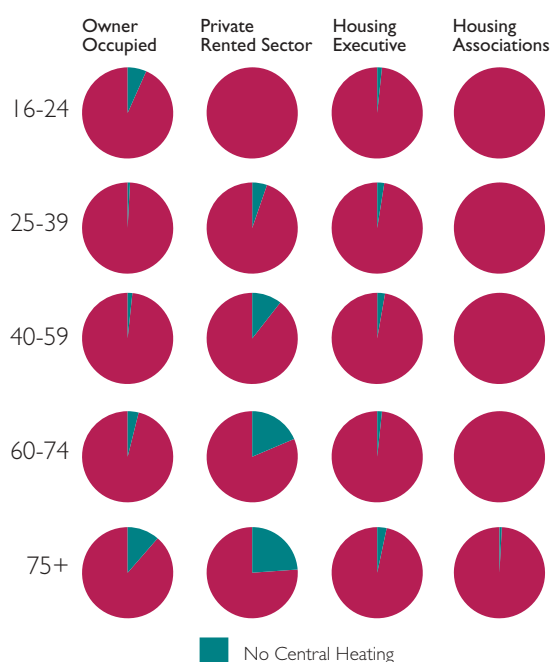
Age of Head of Household

- In dwellings where the head of household was aged between 18 and 60, a very high proportion had central heating (98%).
- Having no central heating tended to be associated with elderly heads of household; four per cent of household heads aged 60-74 had no central heating and this more than doubled to 10 per cent for household heads aged 75 or more; although this latter proportion had fallen from 24 per cent in 1996. Indeed almost two-fifths

(37%) of all occupied houses without central heating had heads of household aged 75 or more.

- Figure 7.2 illustrates how these elderly heads of household with no central heating were concentrated in the owner occupied and private rented sectors.

Figure 7.2
Central Heating by Age of Head of Household and Tenure 2001



Household Type

- The overwhelming majority of families with children lived in dwellings with central heating (99% compared to 95% in 1996).
- Older people who lived alone or lone adult households were more likely to be without central heating (7,900 (8%) and 3,600 (5%) respectively).
- Almost two fifths of all occupied dwellings without central heating were occupied by lone older households.

Figure 7.2 shows that these were concentrated in the private rented sector.

Employment Status

There was a clear link between retirement and absence of central heating. One-half of all occupied dwellings without central heating had a head of household who had retired, confirming the findings

on heads of household set out above. In all, six per cent of all retired heads of household lived in homes without central heating. The absence of central heating also tended to be higher in dwellings where the head of household was unemployed (5%) or permanently sick/disabled (5%).

Annual Income

There is also a self-evident link between household income and central heating. The proportion of households with incomes of less than £7,000 living in homes with no central heating is seven per cent, compared to around three per cent in the middle income brackets (£7000-29,999) and negligible proportions in the higher income brackets (£30,000+).

Household Religion

The rate of absence of central heating is higher among Protestant households (13,600; 4.2%) than Catholic households (5,900; 2.5%), reflecting the more elderly profile of the Protestant population (see Chapter 4).

7.3 Fuel Sources and Heating Systems

The source of fuel for heating (solid fuel, oil, electricity or gas) is a key determinant of the energy efficiency of a dwelling. Between 1996 and 2001 the profile of Northern Ireland's dwellings stock in relation to the fuel used to drive its heating systems changed markedly:

- There has been a rapid decline in the use of solid fuel heating systems, both absolutely and as a proportion of the stock.
- There has been a marked increase in the use of fuel oil.
- The introduction into Northern Ireland of natural gas, has enabled mains gas to capture a growing share of the residential market in and around Belfast.
- Electric heating systems have declined in popularity.

These trends are known to have been taking place in Northern Ireland's housing market over the period 1996-2001. Comparison of the 1996 and the 2001 House Condition Surveys provides robust, comprehensive figures which confirm the true extent of these trends.



Figure 7.3 The Changing Profile of Heating, 1996-2001

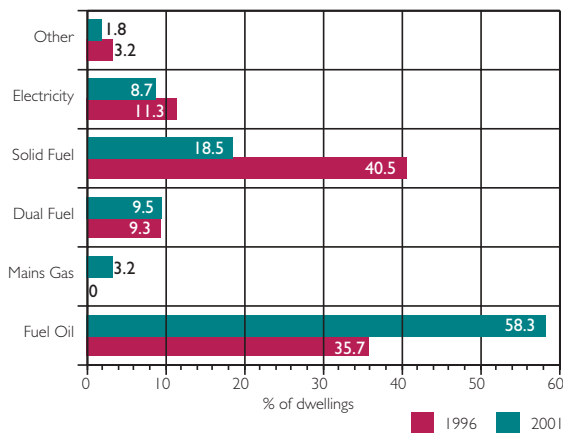


Figure 7.3 illustrates the key changes.

- In 2001 nearly three-fifths (377,800; 58%) of all dwellings were heated by fuel oil, a marked increase from 215,300 (36%) in 1996. In addition almost 10 per cent of dwellings (61,500) had dual systems, where in the overwhelming majority of cases oil was the primary fuel.
- In 1996 two-fifths (243,700; 41%) of all dwellings had been heated using solid fuel as the primary source of heat. By 2001 this proportion had more than halved to 19 per cent (119,700).
- The number of dwellings using electricity as their primary source of heat fell from 67,900 (11%) in 1996 to 56,200 (8.7%) in 2001;
- In 2001 more than 20,000 (3.2%) dwellings were heated by main gas appliances.

Looking in more detail at the specific appliances used there are a number of additional trends which are of interest:

- The “other” category (see Table 7.1) includes a total of 5,700 dwellings heated by LPG bottled gas; this figure has reduced since 1996 (7,900).
- The vast majority of solid fuel heating systems in 2001 were either driven by a glass fronted fire (45,900) or an open fire with high output back boiler (43,700). These figures have both declined since 1996 when there was a combined total of 177,400 of these heating systems. In 2001

approximately 32,300 dwellings did not have central heating. Some 27,400 of these (4.2% of the total stock) were heated primarily by an open fire or other solid fuel stove/space heater; this figure too has decreased markedly since 1996 (59,900; 9.9%).

In the following sub sections fuel source and associated heating system are analysed by a number of key variables: tenure, age of dwelling, type of dwelling and dwelling location as well as a series of household characteristics. Only the more important associations are highlighted with further details contained in the Annex Tables.

Fuel Source - Tenure (Table A7.6)

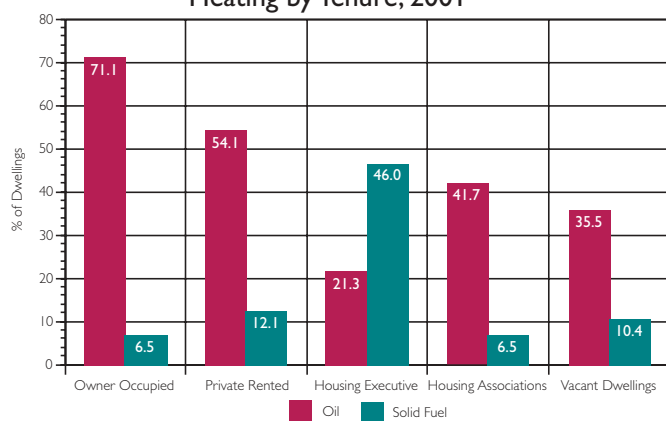
Analysis of fuel source by tenure shows that the balance between oil fired and solid fuel heating varied by tenure (see Figure 7.4)

- Over 70 per cent of owner occupied dwellings had heating systems driven by fuel oil (compared to only 51% in 1996) and a further 10 per cent had dual fuel systems.
- In the private rented (and other) sector the dominant fuel source was also oil (54%) compared to only 30 per cent in 1996, but there were relatively high proportions of electric storage heaters and open fires.
- Housing Executive dwellings were heated mainly by solid fuel (53,300; 46%), fuel oil (24,700; 21%) or electric central heating (21,600; 19%), although natural gas is rapidly increasing its share of this sector of the market.
- Housing association dwellings were typically heated by fuel oil (7,500; 42%) or electric heating (6,900; 39%) reflecting the housing association's more traditional role of providing homes for the elderly or people with a disability.
- The most common fuel source in vacant dwellings was fuel oil (11,300; 36%) reflecting the fact that many of their last occupants had been owner occupiers, but many had an open fire (6,000; 19%), particularly those in an isolated rural location.
- Mains gas was found predominantly in Housing Executive dwellings which represented almost half

(47%) of all dwellings with mains gas. Most of the remainder (37%) were owner occupied.

- Dwellings heated by oil tended to be associated with the owner occupied sector: 81 per cent of all such dwellings were owner occupied.
- Electric heating systems tended to be found in the owner-occupied (29%) or Housing Executive sectors (38%).

Figure 7.4 Oil Fired and Solid Fuel Central Heating by Tenure, 2001



- Dwellings with solid fuel central heating were found predominantly in Housing Executive dwellings (53,300; 58%) or in the owner occupied sector (28,600; 31%).
- Dwellings with open fires but no central heating were usually owner occupied (7,600; 41%) or vacant (6,000; 32%).

Fuel Source - Age of Dwelling (Table A7.7)

There was little association between fuel source and age of dwelling reflecting the propensity of owner occupants and landlords to replace heating systems on a regular basis. However, it is clear that for the most modern dwellings (those built between 1991 and 2001) by far the preferred fuel source was oil (75% of all dwellings, built during this ten year period). For obvious reasons open fires and solid fuel stoves/space heaters are usually found in pre-1919 dwellings (60% of dwellings heated in this way are in these oldest dwellings).

Fuel Source - Type of Dwelling (Table A7.8)

- Oil heating was by far the most common type of heating in four out of five types of dwellings (single storey houses, terraced houses, semi detached houses and detached houses). However, it was only present in 20 per cent of flats.
- In contrast electric storage heaters were essentially associated with flats: more than half (54%) of all electrical storage heaters were to be found in flats and indeed more than half of all flats (53%) had electric storage heaters.
- Mains gas was to be found primarily in terraced housing (55%) partly reflecting Housing Executive conversion programmes in the Belfast area.
- Solid fuel central heating was associated predominantly with terraced housing (60% of dwellings with this form of heating are terraced houses) reflecting the fact that they tended to be Housing Executive dwellings.
- Open fires tended to be in single storey houses (26%) terraced houses (35%) or detached houses (20%) reflecting age, location and tenure patterns.

Fuel Source - Dwelling Location (Table A7.9)

- Mains gas was found almost totally (95%) in the Belfast Urban Area reflecting the extent of the gas network. Even so, only 10 per cent of dwellings in the BUA have mains gas.
- Solid fuel central heating (glass fronted fires, gravity fed boilers and open fires with back boiler) were overwhelmingly, located in urban areas (BUA 27,800; 30%; and in district and "other" towns 40,900; 44%). This to a considerable extent reflected the location of dwellings generally, but also the concentration of Housing Executive stock in urban areas and the Clean Air Orders issued for urban areas since the 1980s. The proportion of all urban dwellings with this type of central heating was much higher (16%) than in rural areas (11%).
- The distribution of heating systems fired by fuel oil almost exactly matched the locational pattern of dwellings generally.



- Dwellings with electric storage heaters tended to be concentrated in the Belfast Urban Area (22,900; 45% of all such dwellings) reflecting to a considerable extent the fact that they tended to be found in social housing.
- Open fires, not surprisingly, tended to be located in rural areas (58% of all dwellings with open fires) and particularly in isolated rural areas (39% of all dwellings heated by open fires), indeed the proportion of dwellings in isolated rural areas heated primarily by open fires (6%) was, as would be expected, higher than in any other location.

Fuel Source and Household Characteristics (Table A7.10)

This section looks solely at the 611,200 occupied dwellings and analyses their heating systems by key household variables.

Age of Head of Household

In most cases there was little association between the fuel source and the age of the head of household: in the case of mains gas and fuel oil, for example, the proportions of household heads in dwellings with these fuel sources broadly reflected the proportions of these household heads in the overall population. There were only a few exceptions.

- The youngest heads of household (18-24) tended to be more likely to live in dwellings with a solid fuel central heating (30%; compared to 15 per cent for the occupied stock as a whole) and less likely to live in a dwelling with fuel oil (47%; compared to 60% for the occupied stock as a whole).
- The homes of heads of household who were at least 60 years of age were more likely to have electric storage heaters (26,200; 12% compared to only 8% for all households) and less likely to have oil fired central heating (54% compared to 60% for all occupied dwellings).
- Two-fifths (40%) of all occupied dwellings heated primarily by an open fire were occupied by household heads who were 75 or more. This compares to only 13 per cent of households overall being headed by someone who was 75 or more.
- The oldest heads of household (75+) were twice as likely to live in dwellings with electric storage heaters (16% of all such households compared to 8% for the occupied stock as a whole). They were three times more likely to live in a house with an open fire (6% of all these households compared to 2% for the occupied stock as a whole). They were less likely to live in dwellings with fuel oil (50% compared to 60% for the occupied stock as a whole).
- In the case of the two middle head of household age groups (25-39 and 40-59), there were few noteworthy differences between the heating source for their dwellings and the proportion of the occupied stock having any particular fuel source/ heating system.

Household Type

- Lone parent families were much more likely to live in dwellings with solid fuel central heating: 42 per cent of all such families, compared to 14 per cent for households generally. Conversely they were much less likely to have oil fired central heating (39% compared to 60% for all households) reflecting the tenure of their dwellings.
- Lone older households were also less likely to have oil fired heating (45% compared to 60% overall). They were however, much more likely to live in dwellings with electric storage heaters (19% compared to 8% overall) and more than twice as likely to have houses heated by open fires (5% compared to 2% generally).
- Lone adults were more likely to have electric storage heaters (15% of all such families compared to 8% overall) and less likely to have oil fired central heating (48% compared to 60% generally).
- Small families were most likely to have oil fired central heating (73% compared to 60% overall), while large families were most likely to have a dual fuel system.

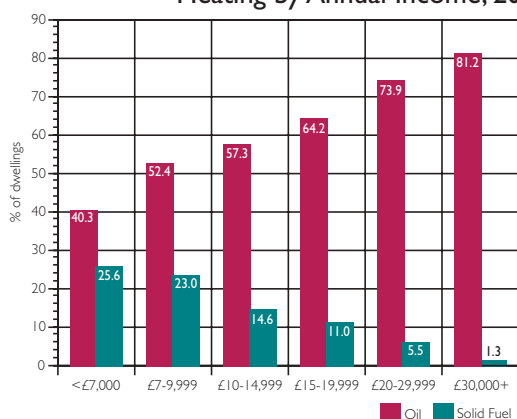
Employment Status

- Households where the head of household was self employed or in full time employment tended to be more likely to have oil fired central heating (75% and 71% respectively; 60% overall) and less likely to have solid fuel central heating (5.4% and 8.8% respectively; 15% overall).
- In contrast unemployed people and those who were permanently sick or had a disability were less likely to have oil fired central heating (38% and 44% respectively compared to 60% overall) and more likely to have solid fuel central heating (34% and 28% respectively compared to 14.5% overall).

Annual Income

- There was a clear correlation between household income and the likelihood of a household living in a dwelling with oil fired central heating. For those households with incomes of less than £7,000 only 40 per cent lived in dwellings with oil fired heating compared to 81 per cent for those with an income of at least £30,000.

Figure 7.5 Oil Fired and Solid Fuel Central Heating by Annual Income, 2001



- Conversely, households with incomes of less than £7,000 were much more likely to live in dwellings with solid fuel central heating (26%) compared to around 1 per cent of those with incomes of at least £30,000.

Household Religion

Table A7.10 shows there were few noteworthy differences between Protestant and Catholic

households in terms of their fuel source and heating system. There were only small differences in relation to dual fuel systems and electric storage heaters, the latter most likely reflecting the older age profile of the Protestant population (see Chapter 4). Mixed religion households tended to be more likely to have oil fired central heating and less likely to have solid fuel central heating reflecting the fact that they were less likely to live in Housing Executive dwellings.

7.4 Wall Insulation

Energy efficiency models recognise that up to 33 per cent of energy produced in dwellings is typically lost through the walls. The 2001 House Condition Survey provides ample evidence that wall insulation standards have improved markedly over the previous five years, both in newly built stock and by means of improvements to older stock.

The analysis of the housing stock in terms of walls insulation is complex, primarily due to the fact that many older dwellings (often with solid walls) now have modern extensions with insulated cavity walls. This results in a whole array of dwellings with partial cavity wall insulation, the extent of which may be difficult to estimate.

For the purposes of this analysis the following classification has been adopted:

Full Cavity Wall Insulation:

Dwellings constructed with cavity walls where all walls contain cavity wall insulation.

Partial Cavity Wall Insulation:

Dwellings of cavity wall construction or partly of solid wall and partly of cavity wall construction, where at least one cavity wall contains insulation. A small number of dwellings (8,000) are recorded as having no cavity walls but have cavity wall insulation. These dwellings have insulated concrete or timber panels and are classified as partial cavity wall insulation.

Dry Lining/External Insulation:

Dwellings originally built with solid wall construction, not included in the above category, but which have at least one wall with external insulation or dry lining.

No Wall Insulation:

The remaining dwellings (of cavity wall or solid construction or both) where there is no evidence of insulation.

It should be noted that this is not directly comparable with the 1996 survey, when surveyors were asked to focus on wall insulation which had been added after construction was completed. Some comparisons have been drawn, but due caution should be taken when analysing trends; rather the 2001 figures should be seen as setting a new baseline for future reference.

- Nearly one-half (49%) of all owner occupied dwellings had full cavity wall insulation.
- The private rented sector and vacant dwellings showed the lowest rates of full cavity wall insulation (22% and 20% respectively) and conversely the highest rates of no wall insulation at all (65% and 60% respectively) reflecting a variety of other factors including age profile and construction type.

Table 7.2: Wall Insulation, 1996-2001

	1996		2001	
Cavity Wall Insulation	219,600	(36%)	324,300	(50%)
Partial Cavity Wall Insulation	N/A	-	37,900	(6%)
Dry Lining/External Insulation	62,800	(10%)	29,800	(5%)
No Wall Insulation	320,100	(53%)	255,600	(39%)
All Dwellings	602,500	(100%)	647,500	(100%)

Table 7.2 summarises the key data in relation to wall insulation. Even allowing for methodological discrepancies the above figures show that there was considerable improvement in the insulation standards of the dwelling stock.

In 2001 some 324,300 (50%) dwellings in Northern Ireland had full cavity wall insulation and a further 37,900 (6%) had partial cavity wall insulation. The remaining 285,300 (44%) had no cavity insulation, but of these nearly 30,000 (5% of the overall stock) had either dry lining or external insulation.

Wall Insulation - Tenure (Table A7.11)

- The highest rates of cavity wall insulation were to be found in social housing. More than two-thirds (69%) of Housing Executive dwellings and almost four-fifths (79%) of housing association dwellings had full cavity wall insulation, reflecting, in the case of housing association stock, its age profile, and in the case of Housing Executive dwellings, primarily the large scale wall cavity insulation programmes which have been undertaken since the 1980s.

Wall Insulation - Dwelling Age (Table A7.12)

There was a clear correlation between the age of dwelling and wall insulation.

- The highest rates of full cavity wall insulation were in dwellings built since 1980 (88%). This declined steadily by age group to two per cent for pre-1919 dwellings, reflecting the solid wall construction which predominated during this period.
- More than two-thirds (73%) of all dwellings built prior to 1919 had no wall insulation, and indeed the figure for dwellings constructed between 1919 and 1944 was almost as high (72%). Again there was a clear correlation with age. In the case of dwellings built since 1980, only eight per cent had no insulation.
- Dwellings with dry lining or external insulation tended to be built prior to 1919, again as a result of the predominant form of construction at this time. Nearly three-fifths (59%) of all dwellings with one of these features were built prior to 1919 and 15 per cent of all pre-1919 dwellings had dry lining or external insulation.

Wall Insulation - Dwelling Type (Table A7.13)

Table A7.14 indicates there was little correlation between wall insulation and dwelling type although there were slightly higher rates of full cavity wall insulation in single storey dwellings and flats and conversely slightly lower rates of no insulation at all in these types of dwelling.

Wall Insulation - Dwelling Location (Table A7.14)

Table A7.15 indicates some evidence of a link between dwelling location and the level of wall insulation. Dwellings located in isolated rural areas and in the Belfast Urban Area have the lowest rates of full cavity wall insulation (39% and 41%; compared to an average of 50% for the stock as a whole). This is mirrored in the relatively high rates of dwellings with no insulation at all (45% and 51% respectively) and is to a considerable extent a reflection of age profile.

Wall Insulation - Household Characteristics (Table 7.15)

More than half (52%) of all occupied houses had full cavity wall insulation. Again this average varied considerably when the data was analysed by household variables.

Age of Head of Household

Dwellings occupied by heads of household who were 18-24 (45%) or at least 75 years of age (42%) were less likely to have full cavity wall insulation. Conversely, heads of household in these age groups were more likely to have no wall insulation.

Household Type

Households with children (small and large families and lone parent families) all had above average rates of full cavity wall insulation. The highest rates of having no wall insulation were to be found among the elderly (46% for two older and 42% for lone older), compared to 38 per cent for the occupied stock as a whole.

Employment Status

Households where the head of household was working full time were most likely to live in dwellings with full cavity wall insulation (57%) of all such household heads; retired and student heads of household were least likely (46% and 29% respectively). Conversely retired and student heads of household were most likely to live in dwellings with no insulation at all (43% and 50% respectively). In the case of students this clearly reflected the profile of the stock in which they lived - often older and privately rented.

Annual Income

There was only a weak association between household income and wall insulation because of the high levels of wall insulation in social housing. Less than half (48%) of households with an annual income of less than £7,000 had full cavity wall insulation. For those with an income of £30,000 or more the corresponding figure was 56 per cent.

Household Religion

In terms of religion there was little difference between Protestant and Catholic households: 54 per cent of Catholic households had full cavity wall insulation (and 35% had no insulation at all); whereas 51 per cent of Protestant households had full cavity wall insulation and 40 per cent had no insulation at all. Once again this difference is essentially explained by the different age profiles (see Chapter 4).

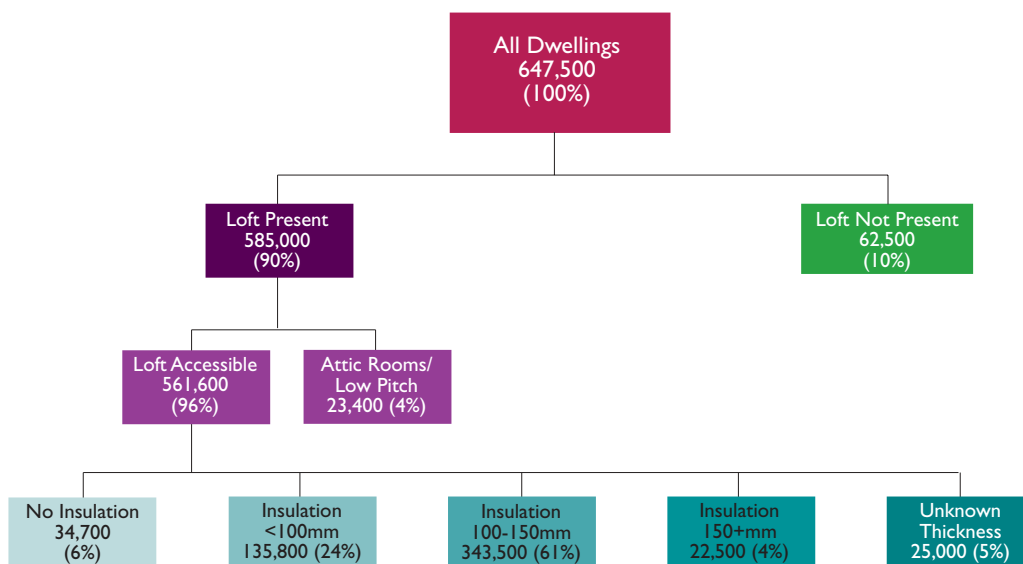
7.5 Loft Insulation

The 2001 House Condition Survey collected information on the presence and thickness of loft insulation in all dwellings which had lofts (flats were therefore often excluded), where access was available and in occupied dwellings, where permission was granted by the householder. The survey estimated that some 585,000 (90%) dwellings had lofts (see Figure 7.6). In a further 23,400 dwellings the loft had been converted to a room(s) with permanent stairs or the pitch of the roof was too shallow to permit access or insulation to be laid.

Loft Insulation - Tenure (Table 7.16)

- Almost all (99%) of both Housing Executive and housing association dwellings had loft insulation, reflecting improvement programmes (in the case of Housing Executive dwellings) and the profile of the stock (in the case of housing association dwellings).
- One-quarter of dwellings which were vacant had no loft insulation and 14 per cent of those in the private rented sector, compared to 6 per cent for the stock as a whole.

Figure 7.6 Lofts and Loft Insulation, 2001



This left a total of 561,600 dwellings (87% of the total stock) where there was potential for loft insulation:

- Less than one-tenth of these dwellings (34,700; 6%) had no insulation at all.
- Nearly a quarter (135,800; 24%) had insulation of less than 100mm.
- Almost two thirds (366,000; 65%) had insulation of at least 100mm.
- The remaining 25,000 (5%) of dwellings had insulation, but the surveyor was unable to determine the thickness.

- The housing association sector had a much greater proportion of its dwellings with loft insulation to the highest standard (more than 150mm): 17 per cent of all housing association dwellings compared to 4 per cent of the stock as a whole.
- Housing Executive dwellings tended to have between 100 and 150mm of loft insulation (69%) reflecting the standards which were in operation when loft insulation programmes were being carried out on a large scale, and when the Housing Executive was still building new dwellings.

Loft Insulation - Dwelling Age (Table A7.17)

There was a tendency for the most modern dwellings to have the highest standards of loft insulation:

- More than four-fifths (83%) of dwellings built since 1980 had loft insulation of at least 100mm thick.
- Only a little over one-half (54%) of dwellings built before 1919 had roof spaces where the insulation was more than 100mm; whereas nearly one fifth (18%) had no loft insulation at all.

Loft Insulation - Dwelling Type (Table A7.18)

There appears to be very little correlation between the presence of loft insulation and dwelling type.

Loft Insulation - Location (Table A7.19)

Association between loft insulation and location appears limited, although dwellings in isolated rural areas were more likely to have no insulation (11% compared to an average of 6% for all dwellings with lofts). In the Belfast Urban Area, while the proportion of dwellings with loft insulation was very similar to the figure for Northern Ireland as a whole, there was a disproportionately higher number of dwellings with less than 100mm and conversely a disproportionately lower number with 100-150mm of insulation. This may be a reflection of timescales - with owner occupiers/landlords in Belfast laying the insulation earlier, when standards were lower.

Loft Insulation - Household Characteristics (Table A7.20)

Overall approximately five per cent of occupied dwellings with a loft had no loft insulation.

Age of Head of Household

The proportion of dwellings with no loft insulation was highest for those occupied by heads of household aged 18-24 (8%) and 75 plus (11%).

Household Type

The proportion of dwellings without loft insulation was highest for those occupied by two older (9%) and lone older (9%) families. Indeed almost half (45%) of all dwellings with no loft insulation were occupied by these two household types.

Employment Status

Households where the head of household was retired, permanently sick or disabled or a student were more likely to live in dwellings with no loft insulation (7%, 7% and 14% respectively).

Annual Income

There was little or no association between income and loft insulation, essentially because of the high levels of insulation in Housing Executive and housing associations dwellings.

Household Religion

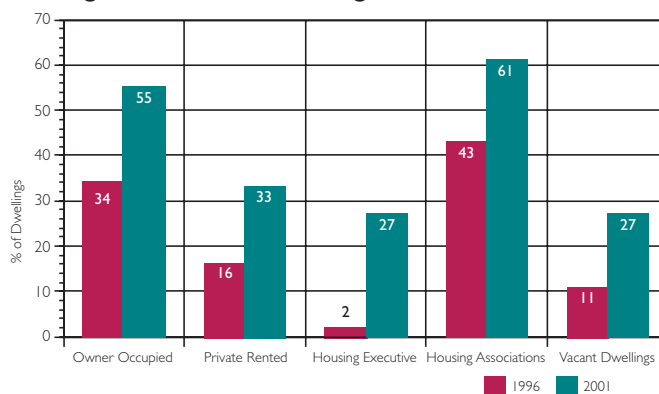
A slightly higher proportion of Protestant households (6%) lived in dwellings with no loft insulation compared to Catholic households (4%). Once again this was to a large extent a reflection of the more elderly age profile of the Protestant population (see Chapter 4).

7.6 Double Glazing

The 2001 House Condition Survey estimated that nearly one-half (47%) of all dwellings had full double glazing; this represents a marked increase from 1996 when this proportion was only 24 per cent. A further 22 per cent had partial double glazing leaving less than a third (31%) of all dwellings without any double glazing (compared to 60% in 1996). Again these figures demonstrate the considerable improvement made with this aspect of energy efficiency between 1996 and 2001.

Figure 7.7 illustrates how this overall improvement has changed by tenure:

Figure 7.7 Double Glazing and Tenure, 1996 -2001



Between 1996 and 2001 the incidence of full double glazing increased rapidly across all tenures (see Figure 7.7). The increase was most marked in Housing Executive dwellings where the proportion of homes with full double glazing jumped from two per cent to 27 per cent reflecting the Housing Executive's increased commitment to energy efficiency; although in the private rented sector too there was a marked increase from 16 per cent to 33 per cent. Housing association dwellings continued to have the highest rate of full double glazing (61%) reflecting their relatively young age profile and the concomitant higher energy efficiency standards to which they were more likely to have been built.

Double Glazing - Dwelling Age (Table A7.22)

There was a fairly clear association between age of construction and the presence of double glazing. For homes built before 1919 only 30 per cent had full double glazing and 42 per cent had none at all. Whereas for dwellings built between 1991 and 2001 the picture was very different: 78 per cent had full double glazing and only 11 per cent had none. For dwellings in the four age groups spanning the period between 1919 and 1990 the average percentage with double glazing rose from one-third (1919-44), to one-half (1981-90).

Double Glazing - Dwelling Type (Table A7.23)

There was little variation in the proportion of dwellings with full double glazing by dwelling type: terraced houses (40%) showed the largest deviation from the average of 47 per cent for all dwellings. There was more variation in relation to dwellings with no double glazing at all. More than two-fifths of both terraced houses (42%) and flats (41%) had none compared to an average of 31 per cent for all dwellings. These deviations from the average were to a large extent a reflection of tenure.

Double Glazing - Dwelling Location (Table A7.24)

Table A7.24 shows that there was no major variation by dwelling location. It was most marked in the Belfast Urban Area where the proportion of dwellings with full double glazing was five per cent lower (42%) than the overall average and conversely the proportion

of dwellings without any form of double glazing was five per cent higher (36%).

Double Glazing - Household Characteristics (Table A7.25)

The proportion of occupied dwellings with full double glazing was slightly higher (48%) and the percentage with no double glazing at all slightly lower (30%) than for the dwelling stock as a whole.

There were some noteworthy variations from these averages by household characteristics:

Age of Head of Household

The proportions of dwellings with full double glazing occupied by heads of household who were 18-24 and 75 or over were much lower than the overall average (34% and 36% respectively). Conversely heads of household in these two age groups were much more likely to live in dwellings with no double glazing at all (45% and 39% respectively).

Household Type

The proportion of lone older (34%) and lone parent (35%) households living in dwellings with full double glazing was much lower than the overall average. In the case of lone parents in particular, almost one-half (50%) lived in dwellings with no double glazing at all.

Employment Status

There was a clear difference in the proportion of heads of households working full time (58%) or self employed (53%) living in dwellings with full double glazing compared to those with a head of household that was unemployed (35%) or permanently sick or disabled (43%).

Annual Income

The proportion of heads of households living in fully double glazed houses was considerably higher for the higher income (£30,000+; 65%) than for low income (less than £7,000) heads of household (36%).

Household Religion

There was no difference in the proportion of Protestant households (47%) with full double glazing and Catholic households (47%), although the

proportion of Catholic households with no double glazing was marginally higher (32% compared to 30%).

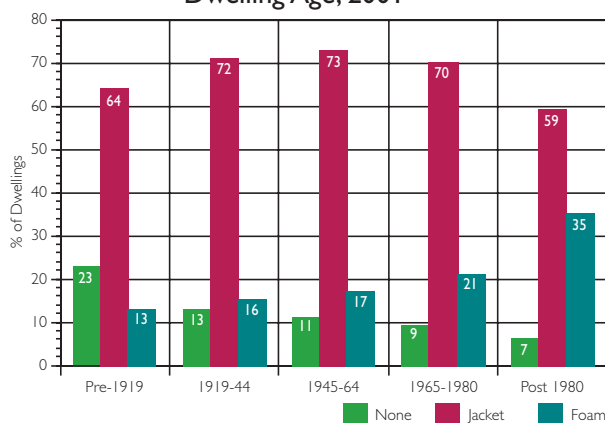
7.7 Hot Water Cylinder Insulation

The overwhelming majority of Northern Ireland's dwellings had hot water cylinders, 627,300 (97%), the same proportion as in 1996, and of these 88 per cent had either foam insulation (22%) or an insulating jacket (66%) compared to 85 per cent with cylinder insulation in 1996. Dwellings without hot water cylinders included those with communal heating and vacant dwellings where it had been removed.

Hot Water Cylinder Insulation - Tenure (Table A7.26)

- Vacant dwellings had by far the biggest proportion of hot water cylinders without insulation (27%), compared to 12 per cent for all dwellings with hot water cylinders.
- The private rented sector also had an above average level of hot water cylinders without insulation (16%).
- The highest rates of insulated hot water cylinders were to be found in the social sector: only five per cent of housing association and Housing Executive dwellings had hot water cylinders without insulation.
- Housing association dwellings were much more likely to have foam insulation (59%) than other tenures, reflecting the age profile and therefore the more modern standards to which a higher proportion of dwellings in this tenure have been built.

Figure 7.8 Hot Water Cylinder Insulation and Dwelling Age, 2001



Hot Water Cylinder Insulation - Dwelling Age (Table A7.27)

There was a clear relationship between hot water cylinder insulation and dwelling age: the older the dwelling the less likely it was to have such insulation (see Figure 7.8). Almost one-quarter of all pre-1919 dwellings had no insulation on their hot water cylinders; this proportion fell steadily to reach seven per cent for those built after 1980. More than one-third (35%) of dwellings built during this period had foam insulation.

Hot Water Cylinder Insulation - Dwelling Type (Table A7.28)

There was little obvious association between hot water cylinder insulation and dwelling type. However, terraced houses, semi-detached houses and flats tended to have lower than average proportions with no such insulation, probably a reflection of tenure (Housing Executive and housing association dwellings). While flats had by far the highest rate of foam insulation (51%), reflecting tenure and age (more modern housing association flats or private sector apartments).

Hot Water Cylinder Insulation - Dwelling Location (Table A7.29)

Rural dwellings were less likely to have hot water cylinder insulation (82%) than urban dwellings (92%). However, in isolated rural dwellings only 78 per cent of dwellings had their hot water cylinders insulated, partly a reflection of the higher vacancy rates in these areas.

Hot Water Cylinder Insulation - Household Characteristics (Table A7.30)

Hot water cylinders were present in 98 per cent of occupied dwellings. In these dwellings only 11 per cent had no cylinder insulation at all, a slightly lower percentage than for the dwelling stock as a whole. Two-thirds (67%) had jacket insulation and a little over one-fifth (22%) had foam insulated cylinders.

Age of Head of Household

There was a little sign of a relationship between age of head of household and cylinder insulation. Younger

household heads (18-24 and 25-39) were less likely to live in dwellings with no cylinder insulation (both 8%, compared to 11% for all households), with the converse being true in the case of the remaining three age groups (40-59, 60-74 and 75 plus).

Household Type

Lone parent and lone adult households were most likely to live in dwellings with cylinder insulation (both 92%) and large adult families the least likely (86%).

Employment Status

Heads of household who were unemployed were most likely to occupy dwellings with cylinder insulation (94%). Student heads of household were least likely to live in dwellings with an insulated hot water cylinder (84%).

Annual Income

There was no discernible relationship between hot water cylinder insulation and household income, at least partly because of the high proportion of social dwellings with this form of insulation.

7.8 Draught Stripping

As part of the household survey, respondents were asked whether they had draught stripping on external doors or on the windows. However, given the high proportion of households with at least partial double glazing and given that double glazing usually includes integral seals, this analysis focuses on external doors.

In 2001 two-thirds (67%) of households stated that they had draught proofing on external doors. This represents a major increase compared to 1996 when less than half (48%) of all households had this energy efficiency feature.

Draught Stripping - Tenure (Table A7.31)

Owner occupied and Housing Executive dwellings had higher than average percentages of dwellings with draught proofed doors (69% and 70% respectively). Private rented and housing association dwellings had lower than average proportions with this feature (50% and 52% respectively).

Draught Stripping - Location (Table A7.32)

All locations outside the BUA had a higher than average proportion with draught stripping to external doors (between 71 and 72 per cent). In the Belfast Urban Area, however, the corresponding percentage was only 58 per cent.

Draught Stripping - Household Characteristics (Table A7.33)

Annual Income

There appeared to be little relationship between draught proofing of external doors and income, although households with incomes between £15,000 and £40,000 were more likely to have this form of draught proofing.

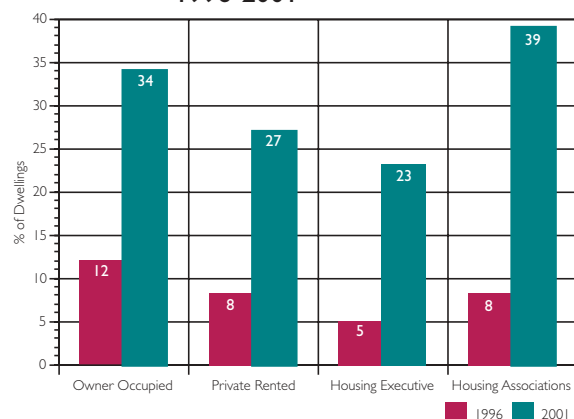
Age of Head of Household

Dwellings occupied by households with the youngest (18-24) and oldest (75 or more) heads of household were least likely to have draught proofed external doors (49% and 60% respectively). The other head of household age groups had an average or a little above average rate for this feature.

7.9 Low Energy Light Bulbs

As part of the household questionnaire, respondents were asked whether the dwelling had any low energy light bulbs. Almost one-third of households (32%) stated that low energy light bulbs were used in the dwelling. This represents a threefold increase since 1996 when the figure was only 10 per cent.

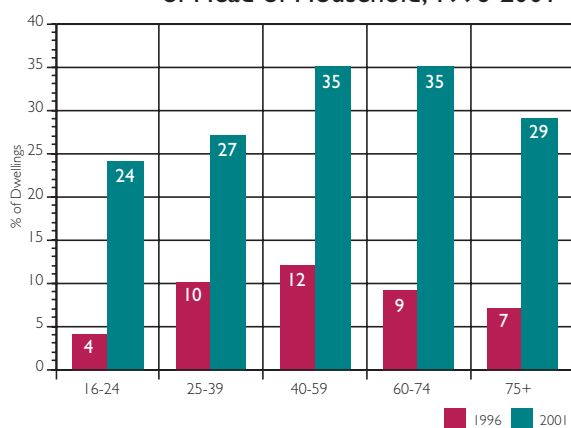
Figure 7.9 Low Energy Light Bulbs and Tenure, 1996-2001



Low Energy Light Bulbs - Tenure (Table (A7.34))

Figure 7.9 illustrates how the percentage of households using low energy light bulbs has increased rapidly in all tenures. This increase is particularly marked in housing association properties, partly reflecting the efforts of housing associations to minimise service charges to tenants. Households living in isolated rural areas (38%) were more likely to use low energy light bulbs than in other locations.

Figure 7.10 Low Energy Light Bulbs by Age of Head of Household, 1996-2001



Age of Head of Household (Table A7.35)

Figure 7.10 indicates an association between the use of low energy light bulbs and age of head of household, although this became less clear between 1996 and 2001. In 1996 younger heads of household and older heads of household were less likely to live in dwellings with these energy efficient bulbs. By 2001 there were still indications of this pattern but the 40-59 and 60-74 age groups had the highest rates of low energy light bulb use.

Household Income (Table A7.36)

There was little association between level of household income and the use of these bulbs, with the exception that households in the highest income brackets £40,000 - 49,999 and £50,000 or more were much more likely to use them (43% and 49% respectively).

7.10 Oil Fired Central Heating - Safety

The 2001 House Condition Survey estimated that nearly three-fifths of all dwellings in Northern Ireland had oil fired central heating as their primary heat source. The installation of mains gas central heating and electric heating is governed by stringent regulations and work must be carried out by tradesmen who are registered with the Council of Registered Gas Installers (CORGI) or the National Inspection Council for Electrical Installation Contracting (NICEIC). However, no such comprehensive regulations govern the installation of oil-fired central heating systems. Building regulations exist for boiler houses in relation to half hour fire resistant doors and weather proofing, flues and ventilation, but are difficult to enforce and many households install oil fired heating systems unaware that they require building control approval. In addition the Oil Firing Technical Association for the Petroleum Industry (OFTEC) has produced recommendations in relation to access to the oil tank, distance from the dwelling and guidelines in relation to associated electrics, fire valves and pipework.

The 2001 House Condition Survey provides the first comprehensive information on the extent to which Northern Ireland's housing stock meets these regulations and guidelines.

Access to Fuel Tank

OFTEC recommends that access to the fuel tank for the purpose of filling it should not be through the dwelling. In 2001 only two per cent of dwellings failed on this recommendation; four-fifths of these were owner occupied, 90 per cent were in dwellings built prior to 1964 and 89 per cent were terraced houses.

Distance from Dwelling

OFTEC recommends that the oil tank should be at least 1.8m from a point of access to the dwelling. In 2001, 15 per cent (55,700) of dwellings with an oil tank failed on this point. Most of these were owner occupied (72%). One fifth of BUA dwellings with oil fired central heating failed on this point. More than one-fifth of pre-1919 dwellings (23%) and dwellings built between 1919 and 1944 (24%) had oil tanks

closer than 1.8 metres. Terraced houses were much more likely than other dwelling types (28% of all terraced houses with oil fired central heating) to fail on this point.

Boiler House - Building Regulations and OFTEC Guidelines

Almost four-fifths (78%) of dwellings with boiler houses for the oil burner failed to meet all building regulations and OFTEC Guidelines. Dwellings were particularly prone to fail on building regulations in relation to:

- a half hour fire resistant door and weatherproofing;
- a fire valve fitted externally and a fire detection element fitted.

Approximately 222,000 dwellings (59% of all dwellings with oil fired heating) failed on the former issue and 111,000 dwellings (29%) failed on the latter issue.

Dwellings which failed on these standards were:

- overwhelmingly in the owner occupied sector 242,200 (83%);
- in the BUA (33%) or district towns (29%).

In the owner occupied sector four fifths (80%) of all oil fired centrally heated dwellings failed. A similar percentage (81%) failed in the private rented sector. In the social sector the percentage failure is much lower (NIHE 65%; Housing Associations 35%).

7.11 The Standard Assessment Procedure

The Standard Assessment Procedure (SAP) is the Government's standard method for rating the energy efficiency of a dwelling. The current model has been developed by the Building Research Establishment on behalf of the Government. At the request of the Housing Executive the Building Research Establishment developed a modified SAP 2001 model to take account of the much greater prevalence of solid fuel and electric heating in Northern Ireland compared to England. This BRE model is the SAP (NI) 2001 and is comparable to the English model in all other aspects⁽³⁾. The figures for Northern Ireland used in the section below are all based on SAP (NI) 2001.

The SAP rating is on a logarithmic scale and provides a comparative measure of the energy efficiency of dwellings; the lower the score the lower the energy efficiency, the higher the score - up to a maximum of 120 - the higher the efficiency. In 2001 Northern Ireland's total dwelling stock had an average SAP rating of 52, this compares to a figure of 41 in 1996. This confirms previous estimates that there has been a considerable improvement in the energy efficiency of the stock as a whole over the five years prior to the 2001 House Condition Survey, primarily as a result of dwellings being converted from solid fuel heating (an inefficient form of heating) to oil and to a lesser extent gas (see section 7.3 and Figure 7.3). The considerable increase in the number of dwellings with double glazing, loft insulation and cavity wall insulation have all played their part too. However, the energy efficiency of dwellings varied considerably according to both the physical characteristics of the dwelling and the socio-demographic characteristics of the households who occupied them.

SAP Rating - Tenure (Table A7.37)

Figure 7.11 SAP Rating and Tenure, 1996 and 2001



Figure 7.11 shows that while average SAP ratings had increased for all tenures, there remained considerable tenure differences in energy efficiency:

- Housing association stock remained the most energy efficient and had also increased the most (by 26 points from 41 in 1996 to 67 in 2001) reflecting the growing proportion of relatively new housing association dwellings being built. It also had a negligible proportion of dwellings with a SAP rating of less than 20.

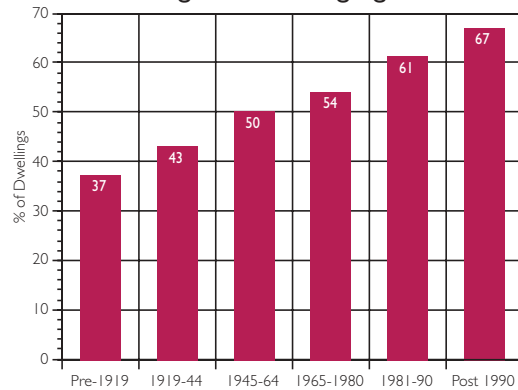
(3) The SAP (NI) 2001 model used an Energy Cost Deflator (ECD) of 0.88 calculated on the basis of the fuel mix in Northern Ireland in 2001. The ECD was developed primarily to allow direct comparison with the published 1996 figures.

- The owner occupied stock increased from a SAP rating of 44 in 1996 to 54 in 2001. Nearly five per cent of dwellings (20,000) had a SAP rating of less than 20.
- Housing Executive dwellings also increased by an average of 10 points from 39 to 49. Almost five per cent of Housing Executive dwellings (5,300) had a SAP rating of less than 20.
- The private rented sector also showed a considerable increase in energy efficiency, moving from an average SAP rating of 27 points in 1996 to 45 in 2001, partly reflecting the growing number of new dwellings entering this sector. Eleven per cent of privately rented dwellings (5,400) had SAP ratings of less than 20.
- Vacant dwellings had the lowest average SAP rating in both 1996 and 2001, but these too had shown a considerable increase in energy efficiency (from 25 to 35). This is reflected in the high proportion of vacant dwellings (25%; 10,300) with a SAP rating of less than 20.

SAP Rating - Dwelling Age (Table A7.38)

There was a clear inverse relationship between SAP rating and dwelling age: the older the dwelling the

Figure 7.12
SAP Rating and Dwelling Age, 2001

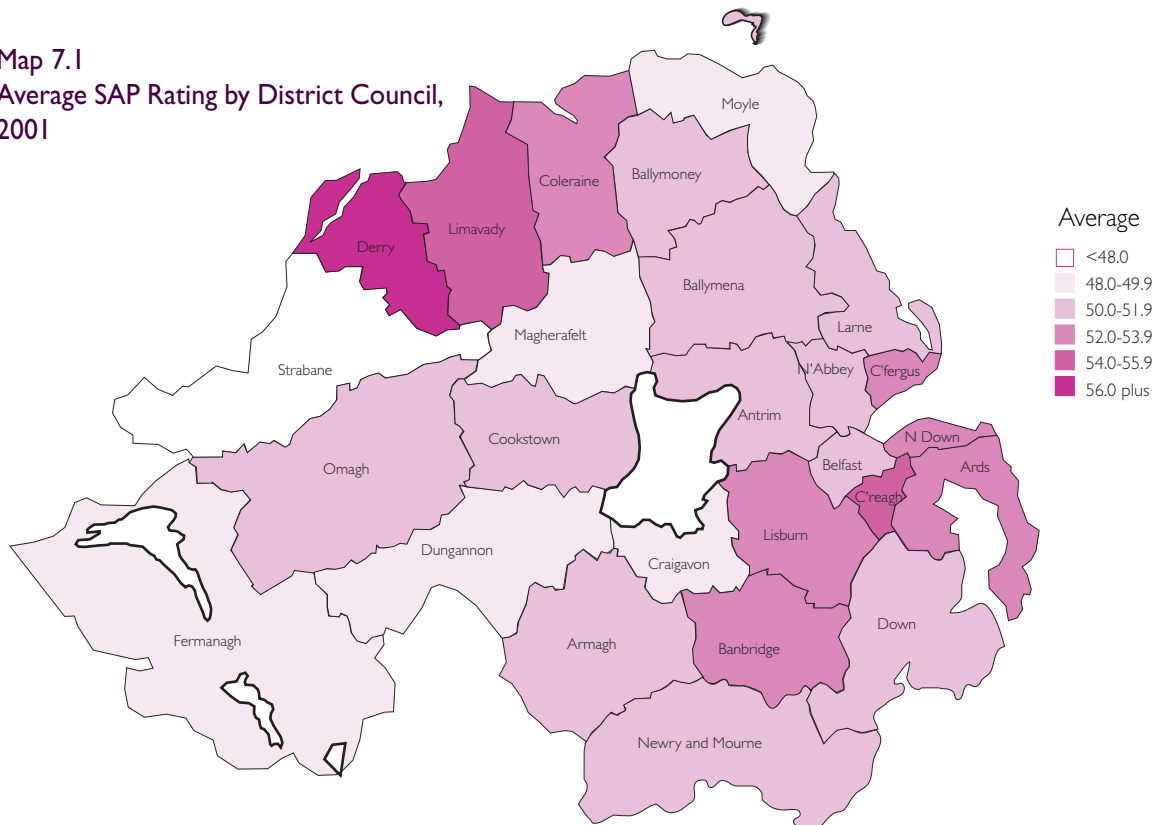


lower the SAP rating (see Figure 7.12). The average SAP rating was lowest for dwellings built before 1919 (37) and rose steadily to 67 for the most modern homes (those built after 1990). More than one-fifth of dwellings built prior to 1919 (23,900) had a SAP rating of less than 20.

SAP Rating - Dwelling Type (Table A7.39)

There was little variation in the average SAP ratings for the five dwelling types: single-storey houses had the lowest rating (48) and flats the highest (55).

Map 7.1
Average SAP Rating by District Council, 2001



SAP Rating - Dwelling Location (Table 7.40)

The variation in average SAP rating by dwelling location was minimal, with the exception of isolated rural areas where the figure was only 44 compared to BUA (52), district towns (55), other towns (56) and smaller rural settlements (53). Isolated rural areas had the highest proportion of dwellings (14%; 17,000) with a SAP of less than 20.

The low average energy efficiency of isolated rural dwellings reflects both the high vacancy rate and the greater proportion of dwellings with open fires.

SAP Rating - District Councils

Map 7.1 shows that district councils west of the Bann tended to have a less energy efficient dwelling stock.

Average SAP rating by district council (see Map 7.1) varied from a low point in Craigavon and Strabane (both 48) to a high point in Derry (58), which is the council area with the highest proportion of its stock (41%) built since 1980.

SAP Rating - Household Characteristics (Table A7.41)

Average SAP ratings varied by household characteristics, which in turn themselves were often associated with the variations in dwelling age and tenure that explain the different levels of energy efficiency.

Age of Head of Household

- Heads of household aged at least 75 were most likely to live in the least energy efficient dwellings (average SAP rating 47);
- Youngest household heads (aged 18-24) and elderly households (aged 60-74) lived in dwellings with average SAP ratings of 52 and 51 respectively.
- Household heads aged 25-39 lived in the most energy efficiency dwellings (average SAP rating 56).
- Elderly heads of household (75+ or more) were twice as likely (10% compared to 5% for all households) to live in dwellings with a SAP rating of less than 20.

Household Type

Analysis by household type reveals a similar picture. Lone older (average SAP rating 49), two older (average SAP rating 51) tended to live in the most energy inefficient dwellings together with lone adults (average SAP rating 51). Small families were more likely to live in the most energy efficient dwellings (average SAP rating 57).

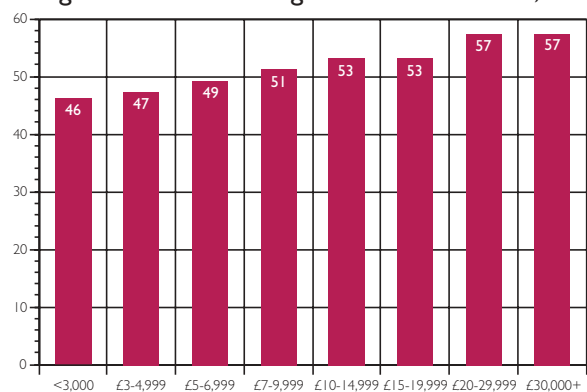
Employment Status

Heads of household in full time employment were more likely to live in the most energy efficient homes (average SAP rating 56) while household heads who were unemployed (average SAP rating 49) or retired (average SAP rating 50) tended to live in the least energy efficient homes.

Annual Income

Figure 7.13 shows the clear positive relationship between average SAP rating and annual income - rising from 46 for households on an annual income of under £3,000 to 57 for households in the highest income brackets (£20,000 - £29,999 and at least £30,000). There is also clear inverse relationship between income and the proportion of households living in dwellings with a SAP of less than 20. For those households with an income of less than £7,000 per annum the figure is eight per cent, but this falls to two per cent for those households with incomes over £30,000.

Figure 7.13 SAP Rating and Annual Income, 2001





Household Religion

There was some difference in the average energy efficiency of dwellings occupied by Protestant (SAP rating 51) and Catholic households (SAP Rating 55) and reflected both the age profile of the population (see Chapter 4) and the tendency for Catholic households to live in newer dwellings.

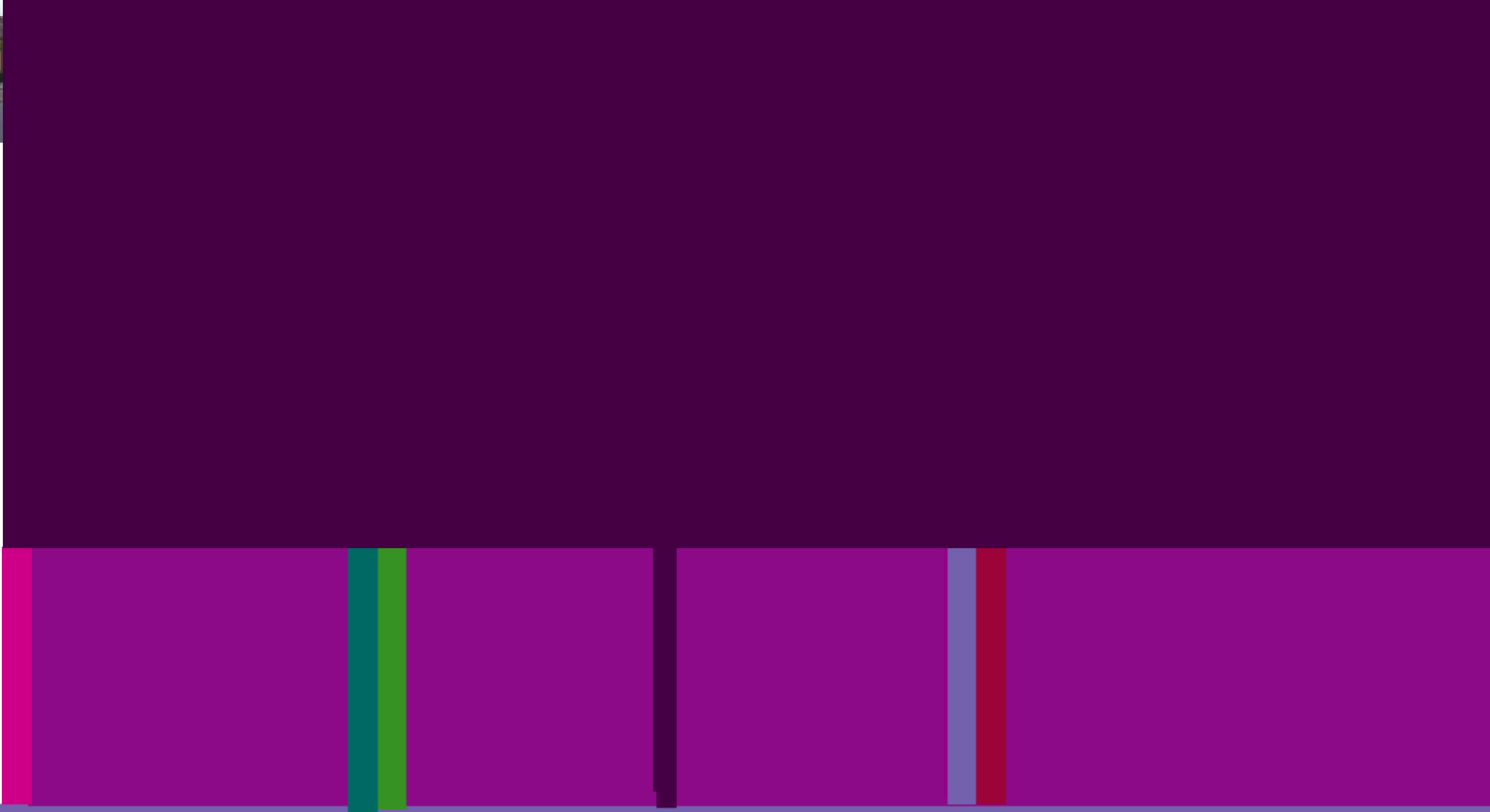
7.12 Summary and Conclusion

The 2001 House Condition Survey showed that during the previous five years considerable progress was made in improving the energy efficiency of Northern Ireland's dwelling stock. An important contributor to this process was fuel switching: from solid fuel to oil or gas. The proportion of dwellings with solid fuel heating declined rapidly from 41 per cent in 1996 to 19 per cent in 2001. Conversely, the proportion of dwellings relying on fuel oil rose from 36 per cent in 1996 to 58 per cent in 2001. In 2001, 20,000 (3%) properties had gas fired heating.

However, energy efficiency also increased as a result of major increases in the proportion of the dwelling stock with cavity wall insulation, loft insulation and double glazing. These changes in the energy profile of the stock combined to produce a considerable improvement in its SAP rating: from 41 in 1996 to 52 in 2001.

Nevertheless it is important to remember that this improvement did not affect all households equally: some 30,000 households still lived in dwellings with a SAP rating of less than 20 and once again these tended to be the most vulnerable groups in society: where the head of household was elderly, unemployed or on a low income.





Appendices

APPENDIX A

THE CONDUCT OF THE SURVEY

Surveyor Training

A total of 30 professional surveyors were employed to work on the 2001 House Condition Survey. Ten surveyors were Environmental Health Officers on secondment from district councils throughout Northern Ireland. The remainder were architects or chartered surveyors from the private sector. Seventeen of the thirty surveyors had already worked on at least one previous House Condition Survey.

Three experienced supervisors who had already carried out this role for the 1996 survey were re-appointed. Each supervisor was responsible for advising surveyors and ensuring their work was of a consistent and satisfactory quality.

All surveyors attended a two-day pre-briefing training on 23/24 April 2001 held at the Bushtown Hotel, Coleraine. The purpose of this training was the completing of the physical and social sections of the survey form and also to provide training in access and interviewing techniques.

Following the initial training, surveyors were required to complete a sample of 4 dwellings of their choice. In addition each surveyor carried out an inspection on a test-house located in Lurgan, guided by one of the supervisors.

Surveyors then attended a one-day de-briefing session to discuss general and more specific problems which had arisen from their initial training and survey work.

This was followed by six days of intensive training in Warwick University Conference Centre in England. This training took place at the same time as the training of English Surveyors ensuring comparability of results and was carried out by staff from Department of Transport, Local Government and Regions (DTLR) now Office of the Deputy First Minister and (ODPM) and the Building Research Establishment.

Training involved a series of lectures and video based training sessions in the morning and assisted inspections of actual dwellings in the afternoon. De-briefing was carried out each evening and results compared by computer against the 'model' answers. Comparison of results showed that the surveyors' inspections became more consistent as the training progressed.

Fieldwork

Each team of surveyors commenced fieldwork on return from Warwick with a target completion date of the end of September 2002. Most of the work was completed by then, although in some districts work continued to the end of October 2001.

Each surveyor was responsible for up to 260 full inspections and they were required to work in at least two districts to reduce the likelihood of differences between council areas being the result of surveyor variability.

In 2001, a system of 'payment by result' was used and there were four different rates of payment;

- Full physical inspection and household survey
- Full physical inspection but no household survey
- Full physical inspection of vacant dwellings
- Refusal/non-response

A property could be classified as a non-response only after a minimum of four visits. Surveyors were required to complete the first two pages and take at least one photograph for all dwellings.

These photographs were to be an important part of the data quality assurance.

Each surveyor issued a letter and a leaflet to each household selected explaining the purpose of the survey 1-2 weeks prior to calling out.

Surveyors returned their completed forms on a weekly basis. Initial quality assurance checks were carried out both by the Housing Executive Research Unit to complete any obvious omissions of a non technical nature. This was followed by supervisors checking key technical data and completing and correcting as appropriate in consultation with the surveyor.

Each survey form was registered on the Housing Executive SMS (survey management system) and this recorded such details as the address, basic dwelling characteristics, and condition and the surveyor code, as well as the photographic record. The SMS was used to provide initial summary data and as a check on forms passing through the data preparation and validation stage.

Data Preparation and Validation

The possibility of using electronic data capture using hand held computers had been investigated in parallel with the English and Scottish House Condition Survey Teams, but was rejected primarily due to the complexity of the form and the problem of data storage.

Data preparation and validation was carried out by MORI (UK) Ltd in parallel with the preparation and validation of data for the 2001 English Housing Condition Survey. The same suite of validation programmes was used for the physical section of the form although these had been modified a little to allow for slight differences in the Northern Ireland form.

Further post-validation checks and analysis by the Research Unit indicated that following input and validation data quality was high.

Please Affix Address Label Here

Surveyor Name

Surveyor Number

1. Survey record

Notes	Date		Start time		Finish time		Internal inspection			External inspection			Household Interview			
	Day	Mth	Hrs	Mins	Hrs	Mins	Full	Partial	None	Full	Partial	None	Full	Partial	None	
							1	2	3	1	2	3	1	2	3	
							1	2	3	1	2	3	1	2	3	
							1	2	3	1	2	3	1	2	3	
							1	2	3	1	2	3	1	2	3	
							1	2	3	1	2	3	1	2	3	
							1	2	3	1	2	3	1	2	3	
Total number of visits				Inspection outcome				1	2	3	1	2	3	1	2	3

Fitness outcome (from section 22)

Is the dwelling unfit?

Unfit	Defective	Acceptable	Satisfactory
1	2	3	4

Is this a clear cut decision?

Y	N
---	---

Survey Outcome

Full survey 1	Problems of access			Other problems				
	No contact made 2	Access refused to surveyor 3	Access refused at NIHE 4	Address untraceable 5	Dwelling derelict 6	Dwelling demolished 7	No longer usable as a dwelling 8	Other 9

Number of photographs taken

0	1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---	---

2. First impression of condition/NAV

Seriously defective	Defective		Acceptable		Satisfactory	
1	2	3	4	5	6	7

NAV

Is the dwelling in accord with the NAV?

Yes	1
No	2

Inspect this dwelling

Is there another dwelling on the plot that better matches the NAV?

Yes	1
No	2

Is this a viable dwelling?

Yes	1
No	2

Inspect this dwelling

Inspect original dwelling

Inspect original dwelling

3. Dwelling description and occupancy

Dwelling type

House						Flat		
End terrace 1	Mid terrace 2	Mid terrace with passage 3	Semi detached 4	Detached 5	Temporary 6	Purpose built 7	Converted 8	Non residential plus flat 9
Bungalow						Y	N	

Tenure (clarify with household)

Owner occupied 1	Private rented 2	Housing Executive 3	Housing association 4
---------------------	---------------------	------------------------	--------------------------

Construction date (clarify with household)

Pre 1919 1	1919-1944 2	1945-1964 3	1965-1974 4	1975-1980 5	1981-1990 6	1991-2001 7	If Post 1990 specify year
---------------	----------------	----------------	----------------	----------------	----------------	----------------	-------------------------------

Source of information

Occupancy (ask where possible)

Occupied 1	Vacant						
	Awaiting another owner 2	Awaiting another tenant 3	Awaiting demolition 4	Being modernised 5	New never occupied 6	Being used for other purpose 7	Other (specify) 8

If occupied: how long have the current occupants lived here?

Years	Months

If vacant: how long has the dwelling been vacant?

Years	Months

Is the dwelling boarded up/secured?

Y	N
---	---

Permanent residence?

Yes 1	No - Second Home 2	No - Holiday Home 3
----------	-----------------------	------------------------

Source of information on tenure and occupancy

Occupant 1	Neighbour 2	Caretaker/warden/agent 3	Estimate/appearance 4	Other (specify): 5
---------------	----------------	-----------------------------	--------------------------	-----------------------

Type of occupancy

Single family dwelling 1	Shared house 2	Household with lodgers 3	Bedsits or flatlets 4	Purpose built with shared amenities 5	Hostel/B&B 6
Complete HMO form					

4. Is address one dwelling?

YES 1 ↓ Continue	Split	Merger
	NO - dwelling is part of one address 2	NO - address is part of one dwelling 3
	no. dwellings at address <input type="text"/>	no. addresses at dwelling <input type="text"/>
Consult Supervisor if in doubt		

5. Interior – amenities

Drinking water supply pipework

Before stopcock?

Pipework seen	Lead present	Mains?
Y N	Y N	Y N
Y N	Y N	

After stopcock?

Kitchen amenities

Cold water drinking supply?

Hot water?

Sink?

Fixed waste?

Cooking provision?

Cupboards?

Worktop?

Extractor fan?

	Present Working		Action				
	Y	N	None	Minor repair	Major repair	Replace	Install
Cold water drinking supply?	Y	N	1	2	3	4	5
Hot water?	Y	N	1	2	3	4	5
Sink?	Y	N	1	2		4	5
Fixed waste?	Y	N	1	2		4	5
Cooking provision?	Y	N	1	2	3	4	5
Cupboards?	Y	N	1	2	3	4	5
Worktop?	Y	N	1	2	3	4	5
Extractor fan?	Y	N					

Final fitness assessment

	Unfit	Defective	Acceptable	Satisfactory
Cold water supply	1	2	3	4
Clear cut?	Y	N		

Adequate cooker space?

Y	N
---	---

Adequate cupboard units?

Y	N
---	---

Worktop (metres)

Under 1.5m	1.5-3m	Over 3m
1	2	3

Safety and Hygiene

	Seriously defective	Defective	Acceptable	Satisfactory
Space	1	2	3	4
Layout	1	2	3	4
Cleanability	1	2	3	4

Final fitness assessment

	Unfit	Defective	Acceptable	Satisfactory
Food preparation	1	2	3	4
Clear cut?	Y	N		

Amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990s+	In progress
7	1	2	3	4	5	6

Actual date of refurbishment (if known)

--	--	--

	Major	Minor	No
Adapted for disabled use?	1	2	3

Bathroom amenities

Bath/shower?

Wash hand basin?

Extractor fan?

	Present Working		Hot & cold water	Action					Floor		Badly located?	No. of external surfaces		
	Y	N		None	Minor repair	Major repair	Replace	Install	B	G				
Bath/shower?	Y	N	Y	1	2		4	5	B	B	G	G		
Wash hand basin?	Y	N	Y	1	2		4	5	B	B	G	G		
Extractor fan?	Y	N												

Safety and Hygiene

	Seriously defective	Defective	Acceptable	Satisfactory	Superior
Space	1	2	3	4	5
Layout	1	2	3	4	
Cleanability	1	2	3	4	

Final fitness assessment

	Unfit	Defective	Acceptable	Satisfactory
Bath/shower and wash hand basin	1	2	3	4
Clear cut?	Y	N		

Amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990s+	In progress
7	1	2	3	4	5	6

Actual date of refurbishment (if known)

--	--	--

	Major	Minor	No
Adapted for disabled use?	1	2	3

W.C. amenities

W.C.?

Safety and Hygiene

	Present Working		Action					Floor		Internal?	Close to whb?	In bathroom?	If WC not in bathroom: Extractor fan?			
	Y	N	None	Minor repair	Major repair	Replace	Install	B	G							
W.C.?	Y	N	1	2	3	4	5	B	B	G	G		Y	N	Y	N
Safety and Hygiene																
Space			1	2	3	4	5									
Layout			1	2	3	4										
Cleanability			1	2	3	4										
Location			1	2	3	4										

Final fitness assessment

	Unfit	Defective	Acceptable	Satisfactory
W.C.	1	2	3	4
Clear cut?	Y	N		

Amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990s+	In progress
7	1	2	3	4	5	6

Actual date of refurbishment (if known)

--	--	--

	Major	Minor	No
Adapted for disabled use?	1	2	3

5. Interior – amenities continued

Secondary amenities

	Present		Hot & cold water	None	Action			Floor			In bedroom/en-suite	Internal	Seriously defective	Defective	Acceptable	Satisfactory
	Working				Minor repair	Major repair	Replace	B	G							
Second kitchen?	Y	N	Y	N	1	2	3	4	B	B	G	G				
Second bath/shower?	Y	N	Y	N	1	2	3	4	B	B	G	G				
Second wash hand basin?	Y	N	Y	N	1	2	3	4	B	B	G	G				
Second WC?	Y	N	Y	N	1	2	3	4	B	B	G	G				
Third bath/shower?	Y	N														
Third wash hand basin?	Y	N														
Third WC?	Y	N														

Summary of internal drainage			
Seriously defective	Defective	Acceptable	Satisfactory
1	2	3	4

5. Interior – heating and services

Primary services

	Present?		Mains supply?	None	Action				Age	Modern consumer unit	PVC wiring	Modern sockets	Modern light fittings		
	Working				Minor repair	Major repair	Replace	Install							
Electrical system	Y	N	Y	N	1	2	3	4	5	Y	N	Y	N	Y	N
Gas supply	Y	N	Y	N	1	2	3	4							
Off-peak electricity	Y	N	Separate electric generator		Y	N									

SPACE HEATING

Central heating

Present?	Primary heat source in winter? (Ask household)	Location of system				If communal, number of dwellings served
Y	N	Individual	Communal system			
Y	N	1	Estate	Block	Group of dwellings	
			2	3	4	

If present:	Type of system										If dual write in fuel codes	Primary	Secondary
	Mains gas	LPG Bottled Gas	Solid fuel single purpose boiler	Solid fuel glass fronted fire	Solid fuel non-glass fronted fire	Fuel oil	Other boiler system	Electric floor/ceiling	Communal	Dual			
	1	2	3	4	5	6	7	8	9	10			

If boiler driven system:

Boiler	Manufacturer name:	code	Action				Age (Clarify with household)
			None	Minor repair	Major repair	Replace	
	Model name/number:		1	2	3	4	
Describe central heating boiler if unable to provide code above		CH Distribution	1	2	3	4	

Central heating controls

	Present?		Present?		
Overall on/off	Y	N	Room thermostat	Y	N
Boiler thermostat	Y	N	Radiator controls (manual)	Y	N
Central timer	Y	N	Radiator controls (TRVs)	Y	N
Manual override on timer	Y	N	Other	Y	N

If type of central heating system present is 'Fuel oil' RECORD the following:

Access to oil tank for filling	From road	Through house	If N, insert all letters that apply (see surveyor notes)
	1	2	
Distance of oil tank from dwelling	1.8m or more	Less than 1.8m	
	1	2	
Does boiler house meet Building Control and OFTEC Regulations?	Y	N	

Programmable heating

Present?	Primary heat source in winter? (Ask household)	If present?	Type of system			Action				
			Programmable gas convector	Electric storage heater	Electric (non storage)	None	Minor repair	Major repair	Replace	Age
Y	N	Y	1	2	3	1	2	3	4	

Programmable heating controls

	Present?		Present?		
Overall on/off	Y	N	Heat output control	Y	N
Central timer	Y	N	Other	Y	N
Overnight charge control	Y	N			

Other heating

If present:	Present?	Primary heat source in winter? (Ask household)	Type of system								Action				
			Mains gas	Other fixed gas	Electric fires fixed	Electric portable	Solid fuel open fire	Solid fuel stove/space heater	Portable paraffin/LPG	Other	None	Minor repair	Major repair	Replace	Age
	Y	N	1	2	3	4	5	6	7	8	1	2	3	4	

5. Interior – water heating

Hot water system Present?
Y N

(If present indicate all systems available)

	Present?	Type/Fuel	Points		Action				Age
					None	Minor repair	Major repair	Replace	
Boiler with central heating	Y N	Cylinder 1 Combi 2							
Boiler (water heating only)	Y N	Gas 1 Oil 2 Solid 3			1	2	3	4	
Back boiler (water heating only)	Y N	Gas 1 Oil 2 Solid 3			1	2	3	4	
Immersion heater	Y N	On peak 1 With off-peak 2			1	2	3	4	
Separate instantaneous heater	Y N	Gas 1 Electric 2	Single P 1 Multi P 2		1	2	3	4	

Cylinder present? Y N

If cylinder:

Size/volume	450 x 900mm (120 l) 1	450 x 1050mm (140 l) 2	450 x 1500mm (210 l) 3
Cylinder insulation	Foam 1	Jacket 2	None 3
Thickness:	mm		

Water heating controls

With/as central heating Present?
Y N
Cylinder thermostat Y N

6. Loft inspection

(Complete for all dwellings)

Loft	Yes 1	No 2
GO TO NEXT SECTION		

Type of loft	Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	No loft - flat or very shallow pitch 4
GO TO NEXT SECTION				

Roof insulation above living space?	Yes 1	No 2	Don't know 9
-------------------------------------	----------	---------	-----------------

Approximate thickness of insulation between joists/rafters	No insulation 8	50mm or under 1	75mm 2	100mm 3	150mm 4	over 150mm 5	Don't know thickness 9
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Cold water tank	Present?	Material	Correctly insulated?
	Y N	Plastic 1 Metal 2	Y N

Loft information from:	Inspection 1	Occupant 2	No information 9
------------------------	-----------------	---------------	---------------------

Any roof structure problems seen?	Yes 1	No 2	No inspection 9
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If yes, describe and transfer to section 21

7. Household questionnaire

I would now like to ask you some questions about your home and the people who live in it.

Cooperated 1	Refused 7	Reason(s)
-----------------	--------------	-----------

Q1 Is this accommodation your household's only residence?

Yes	<input type="text" value="1"/>	Go to Q3
No	<input type="text" value="2"/>	Go to Q2
Don't know	<input type="text" value="9"/>	Go to Q3

Q2 Is this accommodation

Your household's main residence	<input type="text" value="1"/>	All go to Q3
A home used for holidays/weekends	<input type="text" value="2"/>	
A home used as an alternative to your main residence in connection with your job but not for holidays/weekends	<input type="text" value="3"/>	
A home used by a student of a university or college	<input type="text" value="4"/>	
Don't know	<input type="text" value="9"/>	

(ASK ALL)

Q3 Do you (or your family) own this dwelling or do you rent it?

Own property outright	<input type="text" value="1"/>	Go to Q4
Buying with mortgage or loan	<input type="text" value="2"/>	Go to Q4
Co-Ownership	<input type="text" value="3"/>	Go to Q4
Housing Executive tenant	<input type="text" value="4"/>	Go to Q6
Private tenant	<input type="text" value="5"/>	Go to Q6
Housing Association tenant	<input type="text" value="6"/>	Go to Q6
Goes with job	<input type="text" value="7"/>	Go to Q6
Other (Please specify)	<input type="text" value="8"/>	Go to Q6

(ASK ALL OWNERS)

Q4 From whom did you buy this dwelling?

Bought from the Housing Executive	<input type="text" value="1"/>	All go to Q5
Bought from previous private owner	<input type="text" value="2"/>	
Bought new from builder/developer	<input type="text" value="3"/>	
Other (Please specify)	<input type="text" value="4"/>	

(ASK ALL OWNERS)

Q5a Did you (or your family) rent this dwelling before buying it?

Yes	<input type="text" value="1"/>	Go to Q5b
No	<input type="text" value="2"/>	Go to Q5c

Q5b When did you (or your family) first rent this dwelling?

Year

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------

Q5c When did you (or your family) buy this dwelling?

Year

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------

Go to Q7

(ASK ALL TENANTS - HE, HA and Private Rented Sector)

Q6 When did you (or your family) first rent this dwelling?

Year

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------

The next questions are about repairs and improvements to your home.

Q7a Have any repairs or improvements been carried out to your home in the past 5 years by you or a landlord (if applicable)?

Yes	1	Go to Q7b
No	2	Go to Q10
Don't know	3	Go to Q10

Q7b Which of the following repairs and/or improvements have been carried out by you or a landlord in the past 5 years?
(Read out list and ring all that apply)

Re-roofing/roof structure work	Y	N	DK	Providing or refitting bathroom	Y	N	DK
Structural repairs to walls, chimneys, foundations	Y	N	DK	Installing/replacing central heating	Y	N	DK
Repointing/rendering	Y	N	DK	Rearranging internal space/flat conversion	Y	N	DK
Replacing windows	Y	N	DK	Roof insulation	Y	N	DK
Replacing doors	Y	N	DK	Cavity wall insulation	Y	N	DK
Inserting/replacing damp proof course	Y	N	DK	Garage added	Y	N	DK
Internal plastering	Y	N	DK	Conservatory added	Y	N	DK
Putting in new floors	Y	N	DK	Extension (adding one or more rooms)	Y	N	DK
Electrical wiring	Y	N	DK	Combining two or more rooms	Y	N	DK
Providing or refitting kitchen	Y	N	DK	Other (please specify)	Y	N	DK

Q8 Approximately how much did this work cost in total? (include VAT)

Less than £500	1	£5001-£10000	5	
£501-£1000	2	Over £10000	6	
£1001-£2000	3	DK	7	Go to Q10
£2001-£5000	4	Refused	8	Go to Q10

Q9a How much of the total cost of the work did you or your household pay?

All	1	Go to Q10
Some	2	Go to Q9b
None	3	Go to Q10

Q9b Approximately how much did this work cost your household (ie your contribution to the overall cost?)

Less than £500	1	£5001-£10000	5
£501-£1000	2	over £10000	6
£1001-£2000	3	DK	7
£2001-£5000	4	Refused	8

OWNERS GO TO Q10 RENTERS GO TO Q15

(ASK OWNERS)

Q10 Are you aware that grants may be available from the Housing Executive towards the cost of carrying out work to your property?

Yes	1	Go To Q11
No	2	Go To Q15

(ASK IF YES)

Q11 Have you applied for a grant from the Housing Executive in the last 5 years?

Yes	1	Go To Q12
No	2	Go To Q14
Don't know/Can't remember	9	Go To Q15

(ASK IF YES)

Q12 When did you apply?

Year

Q13 What was the outcome?

Still awaiting outcome	1	All go to Q15
Executive refused	2	
Didn't pursue grant	3	
Awarded grant and still doing work	4	
Awarded grant and work now completed	5	
Other (please specify)	6	

ASK IF RESPONDENT HAS NOT APPLIED FOR GRANT (Ring all that apply)

Q14 Why not?... any other reasons?

Reason(s)

- No major work was required on the house
- Didn't think the type of work which was required on the house would be grant-aided
- Didn't want the inconvenience
- Heard that approval took too long
- Thought the cost of work would be too high relative to grant
- Previous grant - more than five years
- Other (please specify)

Y	N
Y	N
Y	N
Y	N
Y	N
Y	N
Y	N

All
Go to
Q15

(ASK ALL)

Q15 Would you say that your home is: (Ring one only)

Too big	About the right size	Too small	Don't know
1	2	3	4

Q16 Overall, how would you describe the condition of your home? (Ring one only)

Satisfactory	Just acceptable	Defective	Seriously defective
1	2	3	4

Q17 Overall, how satisfied are you with your home? (Ring one only)

Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Dissatisfied	Very dissatisfied
1	2	3	4	5

Q18 Rats and Mice

(a) Have you had problems with rats or mice over the last 12 months?
 IF NO TO BOTH GO TO Q19.

IF YES to either:

(b) Do you still have a problem with rats or mice?

(c) Where is/was the problem located? *(Ring all that apply)*

	(a) Problem		(b) Current Problem			(c) Location of problem			
	Y	N	Current	Not current	Unknown	Home	Garden	Common areas	
Mice	Y	N	1	2	9	Y	N	Y	N
Rats	Y	N	1	2	9	Y	N	Y	N

If **current** problem with **rats** or **mice**, ask to see evidence and record on form.

Note: (Section 5: Rats and Mice, Section 9: Rats and Mice, Section 19: Rats and Mice outside house/module)

Q18d Has anyone treated the rats/mice problem? Y N

Q18e If yes, how was it treated and by whom?

Non-professional (eg occupier or private landlord)

Professional (eg local council or pest control company)

	Poison	Traps	Other	
Non-professional	Y	N	Y	N
Professional	Y	N	Y	N

Q18f Is anything currently being done to stop or control the rats/mice problem? Y N

(ASK ALL)

Q19 Which of the following do you have in your home?

(Read out list and ring all that apply)

Cavity wall insulation	Y	N	DK	N/A	SURVEYOR DOUBLE CHECK DWELLING FOR CAVITY WALL INSULATION
Loft insulation	Y	N	DK	N/A	
Double glazing	Y	N	DK		
Draught stripping on external doors	Y	N	DK		
Draught stripping on windows	Y	N	DK		
Low energy light bulbs	Y	N	DK		If YES , HOW MANY
Smoke alarm (battery)	Y	N	DK		If YES , HOW MANY
Smoke alarm (mains)	Y	N	DK		If YES , HOW MANY
Lead water pipes	Y	N	DK		
Mains drainage	Y	N	DK		If NO , ask TYPE
Digital TV	Y	N	DK		
Home computer	Y	N	DK		
Access to the internet	Y	N	DK		If YES , the Housing Executive may want to contact you again in the future using email. Would this be alright? Y N
					If YES , record email address:

The next question asks about satisfaction with the heating you have in your home.

Q20a How satisfied are you with each of the following aspects of your heating system?

	Very Satisfied	Satisfied	Neither satisfied nor dissatisfied	Dissatisfied	Very dissatisfied
The type of heating	1	2	3	4	5
The cost of running your system	1	2	3	4	5
The amount of heat that you can get	1	2	3	4	5
The control over the level of heat	1	2	3	4	5
The ease of use of the system	1	2	3	4	5

REFER BACK TO SECTION 5 HEATING. ONLY ASK QUESTION 20b IF PRIMARY HEATING SERVICE IS AN ELECTRICAL SYSTEM

Q20b What is your electricity tariff? (Ring one only)

E7	Home Energy	Other	Don't know
1	2	3	4

ASK ALL

Q20c SHOWCARD

Which of these methods do you mainly use to pay for your electricity? (Ring one only)

Direct debit	1	Key pad meters (Home Energy Direct)	6
Budget payment	2	Fuel direct	7
Easysaver card	3	Standing order	8
Power card meter	4	Don't know	9
Cash or cheque	5		

REFER BACK TO SECTION 5 HEATING. ONLY ASK QUESTION 20d IF PRIMARY HEATING SERVICE IS MAINS GAS

Q20d SHOWCARD

Which of these methods do you mainly use to pay for your mains gas? (Ring one only)

Direct debit	1	Other (please specify)	5
Quarterly bill	2	-----	
Prepayment (key) meter	3	Not applicable	6
Budget payment system	4	Don't know	7

Q20e SHOWCARD

Generally speaking, during winter when heating needs are greatest, at which of these times are you or someone else in your household regularly at home? (For each line ring one only)

	Yes	No		Yes	No
All day/all the time	1	2	Weekday evenings	1	2
Weekday morning (9am-12pm)	1	2	Weekend daytimes	1	2
Weekday lunchtime (12pm-2pm)	1	2	Weekend evenings	1	2
Weekday afternoon (2pm-5pm)	1	2	Don't know	1	

Q20f When you are in at these times in winter, do you have your heating on: READ OUT: IF RESPONDENT REFERS TO TIMER. Do you set the timer for the heating to be on usually or sometimes during these times? (Ring one only)

Always	1	Sometimes	3
Usually	2	Rarely	4

Q21 The next questions ask about the people who live in your home. I do not require names. I will start with the Head of Household.

Person	HOH	2	3	4	5	6	7	8	9	10
Age last birthday										
Gender	Male	1	1	1	1	1	1	1	1	1
	Female	2	2	2	2	2	2	2	2	2
Relationship to HOH	HOH	1								
	Partner (married)		2	2	2	2	2	2	2	2
	Partner (cohabiting)		3	3	3	3	3	3	3	3
	Child		4	4	4	4	4	4	4	4
	Parent		5	5	5	5	5	5	5	5
	Other Relative		6	6	6	6	6	6	6	6
	Lodger		7	7	7	7	7	7	7	7
	Other non-relative		8	8	8	8	8	8	8	8
Marital Status	Single (never married)	1	1	1	1	1	1	1	1	1
	Married (first marriage)	2	2	2	2	2	2	2	2	2
	Remarried	3	3	3	3	3	3	3	3	3
	Separated (but still legally married)	4	4	4	4	4	4	4	4	4
	Divorced (but not legally remarried)	5	5	5	5	5	5	5	5	5
	Widowed (but not legally remarried)	6	6	6	6	6	6	6	6	6
Family Unit (See Surveyor Notes above)		1								
PERSONS AGED 16+ ONLY										
Employment Status:	Self-Employed	01	01	01	01	01	01	01	01	01
	Working Full Time	02	02	02	02	02	02	02	02	02
	Working Part Time	03	03	03	03	03	03	03	03	03
	Not working - seeking work	04	04	04	04	04	04	04	04	04
	Not working - not seeking work	05	05	05	05	05	05	05	05	05
	Retired from work - excludes looking after family home	06	06	06	06	06	06	06	06	06
	Student (Further/Higher Education)	07	07	07	07	07	07	07	07	07
	Perm Sick/Disabled	08	08	08	08	08	08	08	08	08
	Looking after family/home	09	09	09	09	09	09	09	09	09
	Other (including schoolchild)	10	10	10	10	10	10	10	10	10
How does the person usually travel to work? (Tick one box for the longest part, by distance, of the usual journey to work)										
	Work mainly at or from home	01	01	01	01	01	01	01	01	01
	Train	02	02	02	02	02	02	02	02	02
	Bus, minibus or coach (public or private)	03	03	03	03	03	03	03	03	03
	Motorcycle, scooter or moped	04	04	04	04	04	04	04	04	04
	Driving a car or van	05	05	05	05	05	05	05	05	05
	Passenger in car or van (Include sharing driving)	06	06	06	06	06	06	06	06	06
	On foot	07	07	07	07	07	07	07	07	07
	Other	08	08	08	08	08	08	08	08	08
	Not applicable (does not work)	09	09	09	09	09	09	09	09	09
Does the person have any long-term illness, health problem or disability which limits his/her daily activities or the work he/she can do? (Include problems which are due to old age.)										
	Yes, has a health problem which limits activities	1	1	1	1	1	1	1	1	1
	Has no such health problems	2	2	2	2	2	2	2	2	2
Does anyone in the household use the following aids indoors or outdoors? (For each person code the highest number used by that person)										
	No aids	01	01	01	01	01	01	01	01	01
	Stick	02	02	02	02	02	02	02	02	02
	Crutches	03	03	03	03	03	03	03	03	03
	Zimmer Frame	04	04	04	04	04	04	04	04	04
	Self-propelled wheel chair	05	05	05	05	05	05	05	05	05
	Wheel chair pushed by another person	06	06	06	06	06	06	06	06	06
	Battery powered trike	07	07	07	07	07	07	07	07	07
	Vehicle adapted for disabled use	08	08	08	08	08	08	08	08	08
	Bedfast (bedridden)	09	09	09	09	09	09	09	09	09
To which of these ethnic groups does the person belong?										
	White	01	01	01	01	01	01	01	01	01
	Chinese	02	02	02	02	02	02	02	02	02
	Irish Traveller	03	03	03	03	03	03	03	03	03
	Indian	04	04	04	04	04	04	04	04	04
	Pakistani	05	05	05	05	05	05	05	05	05
	Bangladeshi	06	06	06	06	06	06	06	06	06
	Black Carribean	07	07	07	07	07	07	07	07	07
	Black African	08	08	08	08	08	08	08	08	08
	Black Other	09	09	09	09	09	09	09	09	09
	Mixed ethnic group (please specify)	10	10	10	10	10	10	10	10	10
	Any other ethnic group (please specify)	11	11	11	11	11	11	11	11	11

Enter person number of respondent	
Enter total number of people in the household	
Enter total number of adults (16 or over) in the household	
Enter number of family units in the household	
Enter number of children in the household	

OCCUPATION

Q22 What is the HOH's present/most recent job? (Probe if necessary)

Q23 Now I would like to ask you some questions about your income. None of your answers will be disclosed to anyone outside the Housing Executive's Research Unit. [SHOW CARD]. What is the total income before tax of yourself and your partner (if you have one)? Please include all income from savings, employment, benefits (including Housing Benefit), or other sources. (Ring one only)

Under £3,000 per annum	01	£20,000 - £29,999 per annum	07
£3,000 - £4,999 per annum	02	£30,000 - £39,999 per annum	08
£5,000 - £6,999 per annum	03	£40,000 - £49,999 per annum	09
£7,000 - £9,999 per annum	04	£50,000 or more	10
£10,000 - £14,999 per annum	05	Refused	88
£15,000 - £19,999 per annum	06	Don't know	99

Q24a Does the head of household or partner (if applicable) receive any of the following benefits? (If no partner code N/A). (Read out list and ring all that apply)

BENEFITS/TAX CREDITS

	Head of household				Partner				
	Yes	No	Ref	D/K	Yes	No	Refuse	N/A	D/K
Child Benefit	1	2	7	9	1	2	7	0	9
A Disability Benefit	1	2	7	9	1	2	7	0	9
Housing Benefit	1	2	7	9	1	2	7	0	9
Income Support	1	2	7	9	1	2	7	0	9
Jobseeker's Allowance	1	2	7	9	1	2	7	0	9
Retirement Pension (inc works pension)	1	2	7	9	1	2	7	0	9
Working Families Tax Credit	1	2	7	9	1	2	7	0	9
Children's Tax Relief	1	2	7	9	1	2	7	0	9
Any others	1	2	7	9	1	2	7	0	9

If Yes, complete Q24b

Q24b Can I just check, how much does the head of household or partner (if applicable) receive from Housing benefit each week? Code exact amount to nearest £, if possible. If not known, probe and code estimate. Probe for weekly period, if other period given, calculate as weekly.

£				
Estimate	1			
Don't know	2			
Refused	3			

Q25 How would you describe the religious make-up of this household? (Ring one only)

Protestant	Catholic (RC)	Mixed Religion (Protestant/Catholic)	Other	None	D/K	Refused
1	2	3	4	5	9	7

Q26 How would you describe the religious make-up of this estate/area? (Ring one only)

Totally Protestant	Mainly Protestant	Mixed Protestant/Catholic	Mainly Catholic (RC)	Totally Catholic (RC)	D/K	Refused
1	2	3	4	5	9	7

Q30a In the past 12 months have you or has any household member aged 16 or over needed to have an X-ray as result of a fall? (Ring one only)

Yes	1	Go to Q30b
No	2	Go to Q31

INTERVIEWER INSTRUCTION: IF MORE THAN ONE OCCURRENCE TAKE THE MOST SEVERE

Q30b If Yes, did the fall occur within your property (include garden) or elsewhere? (Ring one only)

Within your property	1
Elsewhere	2

Q30c Which age group do you or the household member belong to? (Ring one only)

16-24	1
25-39	2
40-59	3
60-74	4
75+	5

Q31 Construction date (clarify with household)

Pre 1919	1919-1944	1945-1964	1965-1980	1981-1995	Post 1995	Unknown
1	2	3	4	5	6	7

Specify year

--	--	--

Q32 That's the end of the interview. May I just check . . . The Housing Executive may want to contact you again in the future, would this be alright? *(Ring one only)*

Yes	1	If Yes, go to Q33
Yes (in certain circumstances)	2	
No	3	Thank respondent and go to Surveyor checks

INTERVIEWER INSTRUCTION

If YES, in certain circumstances code main conditions to any follow-up survey.

Contact household beforehand	Y
Only at a convenient time	Y
Someone else (eg carer) needs to be there	Y
Other <i>(please specify)</i>	Y

N/A	0

Q33 May I have a telephone number, so the Housing Executive can contact you. *(Ring one only)*

Yes	1
No	2
No phone	3
N/A	0

IF YES, RECORD TELEPHONE NUMBER

Code	Telephone number

Q34 It is helpful to have a contact name to ask for or to address letters to:
Record as much of this as respondent will allow (Refusal enter 0)

NAME OF RESPONDENT	Title	Forename	Surname

Surveyor check

Have you clarified with the household:

Page 2	Tenure of dwelling	Y N
Page 2	Age of dwelling/length of residence	Y N
Page 4	Date of refurbishment of kitchen, bathroom and WC	Y N
Page 5	Age of boiler and heating systems, primary heat source in winter?	Y N
Page 22	Date of improvements/alterations to dwelling	Y N

8. Details of flat

IDENTIFY MODULE NOW

Plan of flat

Draw plan of flat within module and show if measurements have been rectangularised

Locate flat in module	Back
Left	Right
Front	

Tenths of wall exposed

(Columns add up to 10)

To outside air

To internal accessways

To other flats

Front face	Back face	Left face	Right face

Entry floor to dwelling proper

Basement B B	Ground G G	Specify <input style="width: 20px; height: 15px;" type="text"/>	Unknown 99
-----------------	---------------	--	---------------

Private entry stair

None 1	Up 2	Down 3
-----------	---------	-----------

Dimensions of flat (rectangularised)

No. of floors in flat

Dimensions same as module

 Y N

If Y, record at section 13

Level (B, G, 1, 2 etc)

Main floor

 B B G G |

Next floor

 N N B B G G |

Width (metres)

 | .
 S S S | .

Depth (metres)

 | .
 S S S | .

9. Common parts of flat surveyed: external to dwelling but within/attached to module

	Accessway		
	Main horizontal of typical/upper level	Stairway on typical/upper level	Main entrance to module
Does access/area exist?	Y N	Y N	Y N
Balcony/Deck/Corridor/Lobby			
Spacious/Average/Tight			
Enclosed?	Y N	Y N	Y N
In module?	Y N	Y N	Y N
Working?			

Floors/ treads (answer in sq m)

	Y N	Y N	Y N
Faults?			
Modify structure			
Renew surface			
Repair surface			

Walls (answer in sq m)

	Y N	Y N	Y N
Faults?			
Modify structure			
Renew surface			
Repair surface			
Repaint surface			

Ceilings/soffits (answer in sq m)

	Y N	Y N	Y N
Faults?			
Modify structure			
Renew surface			
Repair surface			
Repaint surface			

Access doors/screens (answer in numbers)

	Y N	Y N	Y N
Faults?			
Replace			
Repair/rehang			
Repaint			

Accessway windows (answer in numbers)

	Y N	Y N	Y N
Faults?			
Replace			
Repair			
Repaint			

Accessway lighting (answer in numbers)

	Y N	Y N	Y N
Faults?			
Replace light fittings			
Replace light switches			

Balustrades (answer in metre lengths)

	Y N	Y N	Y N
Faults?			
Replace			
Repair			

Defects

Ventilation	Y	Y	Y
-------------	---	---	---

Disrepair	Y	Y	Y
Structural stability	Y	Y	Y
Damp	Y	Y	Y
Drainage	Y	Y	Y
Artificial lighting	Y	Y	Y

Rats and Mice

Evidence of mice	Y	Y	Y
Evidence of rats	Y	Y	Y

Lifts	Refuse chutes
Y N	Y N
Y N	Y N
Y N	Y N

Security of module

Type of access	Multiple access	Single access	Restricted access
	1	2	3

	Present?	Working?	In module?
Concierge system	Y N	Y N	Y N
Door entry system	Y N	Y N	Y N

Fire safety of flat surveyed

Escape route from flat surveyed to final exit from building	Flat is final exit	Through another flat	Through flat and common areas	Through common areas	Not known
	1	2	3	4	9

Fire precautions

	Present	Action			
		None	Minor	Major	Renew/Install
Protection to stairs/lobbies?	Y N	1	2	3	4
Self closing fire doors?	Y N	1	2	3	4
Fire extinguishers?	Y N	1	2	3	4
Emergency lighting?	Y N	1	2	3	4
Sign posting?	Y N				4
Safe practices?	Y N				
Alternative route?	Y N				
Alarm system?	Y N	1	2	3	4

Health and Safety (of common areas)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs	1	2	3
Falls on the level	1	2	3
Falls between levels	1	2	3
Fire	1	2	3
Hot surfaces	1	2	3

Contribution to problems (within survey module)

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Final fitness assessment (of common parts affecting flat surveyed)

	Unfit	Defective	Acceptable	Satisfactory
Ventilation	1	2	3	4
Clear cut?	Y	N		

Summary of condition of common parts (affecting flat surveyed)

	Seriously defective	Defective	Acceptable	Satisfactory
Repair	1	2	3	4
Stability	1	2	3	4
Dampness	1	2	3	4
Drainage	1	2	3	4
Lighting	1	2	3	4

Type of evidence: Traps seen?	Y N	Chemicals seen?	Y N
Other visual evidence?	Y N	Told about it?	Y N

10. Number of flats in module

This section is critical. Make every attempt to record correct number of flats in module

Number of flats in module

Specify	Unknown
<input type="text"/>	999

Obtained from

Counting	Door numbers	Estimate	Warden/household
Y	Y	Y	Y

Double check the number of flats against what you have defined as your module in Section 8 before continuing.

Level of lowest flat

Basement	Ground floor	Floor	Unknown
B	G	<input type="text"/>	9

Use of ground floor/basement

Use of ground floor

Dwelling only	Dwelling and services	Services only	Dwelling and non residential	Non residential only	Dwelling and void	Other
1	2	3	4	5	6	7

Use of basement

No basement	Dwelling only	Dwelling and services	Services only	Dwelling and non residential	Non residential only	Dwelling and void	Other
8	1	2	3	4	5	6	7

IF non residential: percentage of total floor area of module in non residential use

No non residential	Specify %	Unknown
88	<input type="text"/>	99

IF 'dwelling with non residential': non residential use

Not 'dwelling with non residential'	Shop/business	Office	Industrial	Surgery	Public house	Hotel	Other	Specify:
8	1	2	3	4	5	6	7	_____

If 'dwelling with non-residential':

Does the non-residential use include the handling/processing of food for commercial purposes?

Y N U

Other flats in module

Are they?

Mostly same as survey dwelling	Mostly small flats	Mostly large flats	Mixture of small/large flats	Mixture of flats/maisonettes	Unknown
1	2	3	4	5	9

Approximate % of vacant flats in module

None (0%)	1-5%	6-10%	11-25%	26-50%	51-99%	100%
1	2	3	4	5	6	7

Location of flat

Top floor	Mid-floor	Ground floor	Heat loss floor (not ground floor)
1	2	3	4

11. Shared facilities and services

Do shared facilities/services exist? Y N **IF NO, GO TO SECTION 12**

Stores and common rooms	Present?	Location			Action		
		Integral	Not Integral	None	Minor	Major	
Tenant stores	Y N	1	2	1	2	3	
Bin stores	Y N	1	2	1	2	3	
Paladin stores	Y N	1	2	1	2	3	
Laundry	Y N	1	2	1	2	3	
Drying room	Y N	1	2	1	2	3	
Community room	Y N	1	2	1	2	3	
Warden/caretaker office	Y N	1	2	1	2	3	

Common/electrical services	Present?	Action		
		None	Minor	Major
CCTV	Y N	1	2	3
TV reception	Y N	1	2	3
Lightning conductors	Y N	1	2	3
Communal heating	Y N	1	2	3
Burglar alarm system	Y N	1	2	3
External lighting	Y N	1	2	3

Communal parking facilities	Present?	Location			Action		
		Integral	Not Integral	None	Minor	Major	
Garages	Y N	1	2	1	2	3	
Multi storey parking	Y N	1	2	1	2	3	
Underground parking	Y N	1	2	1	2	3	
Roof parking	Y N	1	2	1	2	3	
Other covered parking	Y N	1	2	1	2	3	
Open air parking bays	Y N			1	2	3	

Surfaces and fences	Present?	Action		
		None	Minor	Major
Drying areas	Y N	1	2	3
Children's play areas	Y N	1	2	3
Unadopted estate roads	Y N	1	2	3

Landscaping	Present?	Action		
		None	Minor	Major
Paths	Y N	1	2	3
Walls/fences	Y N	1	2	3
Hard landscaping	Y N	1	2	3
Grass/planting	Y N	1	2	3

Contribution to problems in condition (outside survey module)

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Design of landscaping

Answer if any shared landscaping present (Y in any of 4 boxes above)

Paths

	Yes	No	N/A
At least 900mm wide?	1	2	
Gradients gentler than 1 in 12?	1	2	
Protected from adjacent drops?	1	2	8

Walls/fences

	Yes	No	N/A
Screen bins and/or parking?	1	2	8

Hard landscaping

	Yes	No	N/A
Varied?	1	2	
Screen bins and/or parking?	1	2	8
Cost effective to maintain?	1	2	

Grass/planting

	Yes	No	N/A
Varied?	1	2	
Screen bins and/or parking?	1	2	8
Cost effective to maintain?	1	2	
Includes trees?	1	2	

Distance from front/back door to grassy area	no grassy area	within 10m	further than 10m
	8	1	2

Health and Safety of shared areas

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs/steps	1	2	3
Falls on the level	1	2	3
Falls between levels	1	2	3

Size of grassy area	no grassy area	< 5 sqm	5-200sqm	200-600sqm	> 600sqm
	8	1	2	3	4

12. House/module shape

	Draw plan	Back				
	Left	Right				
	Front					
Location of additional part	No additional part	Front elevation	Back elevation	Left elevation	Right elevation	Unknown
	77	Left Centre Right 01 02 03	Left Centre Right 04 05 06	Front Centre Back 07 08 09	Front Centre Back 10 11 12	99
Attic/basement in house/module		Attic only 1	Basement only 2	Both 3	Neither 4	Unknown 9
Entry floor to house/module		Basement B	Ground G	Specify <input type="checkbox"/>	Unknown 9	
Compass reading		<input style="width: 100%;" type="text"/>				

13. External dimensions of house/module

	No. of floors	Level (B, G, 1, 2 etc)	Width (metres)	Depth (metres)
Main structure	<input style="width: 20px;" type="text"/>	<input style="width: 20px;" type="text"/> B <input style="width: 20px;" type="text"/> B <input style="width: 20px;" type="text"/> G <input style="width: 20px;" type="text"/> G <input style="width: 20px;" type="text"/>	<input style="width: 20px;" type="text"/> . <input style="width: 20px;" type="text"/>	<input style="width: 20px;" type="text"/> . <input style="width: 20px;" type="text"/>
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Additional part	<input style="width: 20px;" type="text"/> N <input style="width: 20px;" type="text"/>	<input style="width: 20px;" type="text"/> N <input style="width: 20px;" type="text"/> N <input style="width: 20px;" type="text"/> B <input style="width: 20px;" type="text"/> B <input style="width: 20px;" type="text"/> G <input style="width: 20px;" type="text"/> G <input style="width: 20px;" type="text"/>	<input style="width: 20px;" type="text"/> . <input style="width: 20px;" type="text"/>	<input style="width: 20px;" type="text"/> . <input style="width: 20px;" type="text"/>
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14. Material and construction of house/module (code one type only)

Code	Material	Construction	Type
01	Masonry	Boxwall	Solid
02	Masonry	Boxwall	Cavity
03	Masonry	Crosswall	
04	Concrete	Boxwall	In-situ
05	Concrete	Boxwall	Precast panel <1m wide
06	Concrete	Boxwall	Precast panel >1m wide
07	Concrete	Crosswall	In-situ
08	Concrete	Crosswall	Precast panel
09	Concrete	Frame	In-situ
10	Concrete	Frame	Precast
11	Timber	Frame	Pre 1919
12	Timber	Frame	Post 1919
13	Metal	Frame	
14	Unknown		

Proprietary system?

If Yes, name: _____

15. Improvements/alterations

(to the house/module since original construction) clarify with household

	None	Pre 1945	1945-64	1965-84	1985-1990	1991-1995	1996-2001	In progress
Conversion to more than one dwelling	1	2	3	4	5	6	7	8
Conversion to HMO use	1	2	3	4	5	6	7	8
Conversion from non-residential use	1	2	3	4	5	6	7	8
Two or more dwellings combined	1	2	3	4	5	6	7	8
Complete refurbishment/modernisation	1	2	3	4	5	6	7	8
Rearrangement of internal space	1	2	3	4	5	6	7	8
Extension added for amenities	1	2	3	4	5	6	7	8
Extension added for living space	1	2	3	4	5	6	7	8
Alteration of external appearance	1	2	3	4	5	6	7	8
Over-roofing	1	2	3	4	5	6	7	8
Over-cladding	1	2	3	4	5	6	7	8
Structure replaced	1	2	3	4	5	6	7	8
Loft conversion	1	2	3	4	5	6	7	8

16. Elevation features

<p>Front face</p> <table border="1" style="margin: auto;"> <tr><td>Y</td><td>N</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Y</td><td>N</td></tr> <tr><td>Y</td><td>N</td></tr> </table> <p style="text-align: center;">window void wall</p> <table border="1" style="margin: auto; width: 100%;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	Y	N																			Y	N	Y	N					<p>Left face</p> <table border="1" style="margin: auto;"> <tr><td>Y</td><td>N</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Y</td><td>N</td></tr> <tr><td>Y</td><td>N</td></tr> </table> <p style="text-align: center;">window void wall</p> <table border="1" style="margin: auto; width: 100%;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	Y	N																			Y	N	Y	N					<p>Is face exposed?</p> <p>Solar panels (number)</p> <p>Valley gutters (number)</p> <p>Gables (tenths)</p> <p>Parapets (tenths)</p> <p>Mono supporting walls (tenths)</p> <p>Base walls (tenths)</p> <p>Cavity wall insulation?</p> <p>External insulation?</p> <p>Fenestration (tenths)</p>	<p>Right face</p> <table border="1" style="margin: auto;"> <tr><td>Y</td><td>N</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Y</td><td>N</td></tr> <tr><td>Y</td><td>N</td></tr> </table> <p style="text-align: center;">window void wall</p> <table border="1" style="margin: auto; width: 100%;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	Y	N																			Y	N	Y	N					<p>Back face</p> <table border="1" style="margin: auto;"> <tr><td>Y</td><td>N</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>Y</td><td>N</td></tr> <tr><td>Y</td><td>N</td></tr> </table> <p style="text-align: center;">window void wall</p> <table border="1" style="margin: auto; width: 100%;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	Y	N																			Y	N	Y	N				
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17. Specification of views

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18. Exterior – of house/module

FRONT VIEW

BACK VIEW

Chimney stacks

(Number)

Masonry	Other		Masonry	Other
Y N	Y N	Present?	Y N	Y N
		Number		
		Age		
Y N	Y N	Faults?	Y N	Y N
		Rebuild		
		Part rebuild		
		Repoint/refix pot		
		Leave		
Y N	Y N	Urgent?	Y N	Y N
		Replacement period		

FRONT VIEW

Roof structure

(Tenths of area)

BACK VIEW

Pitched	Mansard	Flat	Chalet		Pitched	Mansard	Flat	Chalet
				Tenths of area				
				Age				
Y N U	Y N U	Y N U	Y N U	Faults?	Y N U	Y N U	Y N U	Y N U
				Replace				
				Strengthen				
				Leave				
Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N
				Replacement period				

FRONT VIEW

Roof covering

(Tenths of area)

BACK VIEW

Natural slate/stone/shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/metal/laminate	Thatch		Natural slate/stone/shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/metal/laminate	Thatch
								Tenths of area								
								Age								
Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Faults?	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U
								Renew								
								Isolated repairs								
								Leave								
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
								Replacement period								

FRONT VIEW

Roof features and drainage

(Tenths of lengths)

BACK VIEW

Fascias	Valley gutters/flashings	Gutters/down-pipes	Stacks/wastes	Party parapets		Fascias	Valley gutters/flashings	Gutters/down-pipes	Stacks/wastes	Party parapets
Y N	Y N	Y N	Y N	Y N	Present?	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Faults?	Y N	Y N	Y N	Y N	Y N
					Replace/relay					
					Repair/repaint					
					Leave					
Y N	Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N	Y N
					Replacement period					

18. Exterior – of house/module (continued)

FRONT VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N

BACK VIEW

Wall structure

(Tenths of area)

- Net tenths of area
- Age
- Faults?
- Rebuild/renew
- Repair
- Leave
- Urgent?
- Replacement period

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N

FRONT VIEW

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels
Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N

Wall finish

(Tenths of area)

- Net tenths of area
- Age
- Faults?
- Render
- Renew/repoint
- Isolated repairs
- Paint
- Leave
- Urgent?
- Replacement period

BACK VIEW

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels
Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N

FRONT VIEW

Bays		Dormers	Porches	Conservatories	Balconies
Single storey	Multi storey	Standard	Roof extension	(Survey dwelling)	(Survey dwelling)
Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N

Dormers and bays

(Number)

- Present?
- Number
- Age
- Faults?
- Rebuild roof and walls
- Rebuild roof only
- Rebuild wall only
- Major repairs
- Minor repairs
- Demolish
- Leave
- Urgent?
- Replacement period

BACK VIEW

Bays		Dormers	Porches	Conservatories	Balconies
Single storey	Multi storey	Standard	Roof extension	(Survey dwelling)	(Survey dwelling)
Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N

FRONT VIEW

Physical barrier	Injection DPC	None
Y N U	Y N U	Y N U
Y N	Y N	Y N

Damp proof course

(Tenths of length)

- Tenths of length
- Faults?
- Replace/Install
- Leave
- Urgent?
- Replacement period

BACK VIEW

Physical barrier	Injection DPC	None
Y N U	Y N U	Y N U
Y N	Y N	Y N

18. Exterior – of survey dwelling

FRONT VIEW							BACK VIEW						
Single-glazed				Double-glazed			Single-glazed				Double-glazed		
Wood casement	Wood sash	UPVC	Metal	Wood	UPVC	Metal	Wood casement	Wood sash	UPVC	Metal	Wood	UPVC	Metal
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Number
Age
Faults?
Replace
Repair/replace sash/member
Ease sashes etc/reglaze
Repaint/reputty
Leave
Urgent?
Replacement period

FRONT VIEW			BACK VIEW		
Wood	UPVC	Metal	Wood	UPVC	Metal
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Number
Age
Faults?
Replace
Repair/glaze
Ease/replace/adjust ironmongery
Paint
Leave
Urgent?
Replacement period

18. Exterior – plot of survey dwelling (not shared plots)

Front plot exists? Y N **IF NO, Go to rear plot**
 Depth (m)

Width of plot Width same as (m) house/module **88**

Rear plot exists? Y N **IF NO, Go to Section 19**
 Depth (m)

Boundary walls				
Wall (high)	Wall (low)	Fence (wood)	Fence (metal)	Hedge
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(Length)
Present?
Faults?
Replace (m)
Repair (m)
Demolish (m)
Urgent?
Replacement period

FRONT VIEW

<input type="checkbox"/>
<input type="checkbox"/>
Y N
<input type="checkbox"/>
<input type="checkbox"/>
Y N
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
Y N

Design of path to front door

Is path at least 900mm wide? Y N

Is gradient less than 1:12? Y N

Is front entrance adequately lit? Y N

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
Y N

Plot levels and falls

Tenths hard
Tenths soft
Faults?
Bridged DPC
Inadequate/reverse falls

<input type="checkbox"/>
<input type="checkbox"/>
Y N
<input type="checkbox"/>
Y
Y
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
Y N

Excavation (m³)
Internal tanking (m²)
Repair/renew paving (m²)
Repair/renew retaining wall (m)
Repair/renew steps (no.)
Install gully?

BACK VIEW

Health and Safety (of plot)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs/steps	1	2	3
Falls on the level	1	2	3
Falls between levels	1	2	3

19. Around the house/module

Underground drainage

Drainage system	Mains 1	Septic tank 2	Cess pool 3	Private sewage system 4	Unknown 9
-----------------	------------	------------------	----------------	----------------------------	--------------

Faults?	Y N
Blockage	Y
Other (specify)	Y

	Unfit	Defective	Acceptable	Satisfactory
Drainage (interior & exterior)	1	2	3	4
Clear cut?	Y	N		
Disrepair (interior and exterior)	1	2	3	4
Clear cut?	Y	N		
Dampness (interior & exterior)	1	2	3	4
Clear cut?	Y	N		

Final fitness assessments

(Refer back to relevant sections for interim assessments including common parts for flats)

Rats and mice outside house/module

Evidence of mice?	Y N	Type of evidence:	Traps seen?	Chemicals?	Other visual evidence?	Told about it?
Evidence of rats?	Y N		Y N	Y N	Y N	Y N
Pets/livestock kept outside?	Y N	Litter/rubbish on plot	None	Minor	Major	
			1	2	3	

Parking provision of survey dwelling

Ask Household

	Action							
	Present?	On plot?	Car spaces	None	Minor	Major	Renew	Demolish
Integral garage	Y N	Y N		1	2	3	4	
Attached garage	Y N	Y N		1	2	3	4	5
Detached garage	Y N	Y N		1	2	3	4	5
Carport	Y N	Y N		1	2	3	4	5
Designated parking space(s)	Y N	Y N		1	2	3	4	5

Street parking	Adequate	Inadequate	None
	1	2	3

Exposure

Is the dwelling in an exposed position?	Not exposed	Slightly exposed	Exposed	Very exposed
	1	2	3	4

20. Block

Number of houses/modules in block	Detached house/module 01	Semi detached house/module 02	Specify number <input type="text"/>	More than 50 75
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Approximate % of seriously defective houses/modules in block	House/module is block 8	None (0%) 1	1-5% 2	6-10% 3	11-25% 4	26-50% 5	51-99% 6	100% 7
--	----------------------------	----------------	-----------	------------	-------------	-------------	-------------	-----------

Survey block/building in context with surroundings	Y N
--	-----

Situation of block	Major trunk road 1	Main road 2	Side road 3	Cul de sac/crescent 4	Private road 5	Unmade/no road 6
--------------------	-----------------------	----------------	----------------	--------------------------	-------------------	---------------------

Road has traffic calming measures?	Y N
------------------------------------	-----

21. Structural defects

Any structural defects present? Y N **IF YES, DESCRIBE BELOW**

IF NO, GO TO FINAL FITNESS ASSESSMENT AT BOTTOM OF PAGE

	Defect	Action required?	Monitor/examine further?	Action required on assumption problem is progressive															
				Action described elsewhere on form?	Any additional action required that is not accounted for elsewhere														
					Treatment?	Extent													
Roof sagging	Y	Y N	Y N	Y N															
Roof humping	Y	Y N	Y N	Y N															
Roof spreading	Y	Y N	Y N	Y N	Tie-ing	Y N	Number: <input type="text"/>												
					Other	Y N	Specify _____												
Sulphate attack	Y	Y N	Y N	Y N	Chimney-liner	Y N	Linear Metres: <input type="text"/> m												
					Other	Y N	Specify _____												
Unstable parapets	Y	Y N	Y N	Y N															
Wall bulging	Y	Y N	Y N	Y N	Tie rods	Y N	Number: <input type="text"/>												
					Strapping	Y N	Number: <input type="text"/>												
					Other	Y N	Specify _____												
Differential Movement	Y	Y N	Y N	Y N	Movement-joint	Y N	Linear Metres: <input type="text"/> m												
					Other	Y N	Specify _____												
Lintel failure	Y	Y N	Y N	Y N	Replace lintels	Y N	Number: <input type="text"/>												
Wall tie failure	Y	Y N	Y N	Y N	Insert wall ties	Y N	Wall area <input type="text"/> m ²												
Unstable floors, stairs or ceilings	Y	Y N	Y N	Y N															
Dry rot/wet rot	Y	Y N	Y N	Y N	Wall & timber treatment	Y N	Basement 1	One room 2	One floor 3	Loft 4	Most Building 5								
Wood-borer infestation	Y	Y N	Y N	Y N	Timber treatment	Y N	Basement 1	One room 2	One floor 3	Loft 4	Most Building 5								
Adequacy of balconies/projections	Y	Y N	Y N	Y N	Replace fixings	Y N	Total number: <input type="text"/>												
					Other	Y N	Specify _____												
Foundation settlement	Y	Y N	Y N	Y N	Underpin	Y N	Linear Metres: <input type="text"/> m												
					Other	Y N	Specify _____												
Integrity of structural frame	Y	Y N	Y N	Y N	Making-good	Y N	Wall area: <input type="text"/> m ²												
					Replace	Y N	Number: <input type="text"/>												
Integrity of wall panels	Y	Y N	Y N	Y N	Replace fixings	Y N	Total number: <input type="text"/>												
					Other	Y N	Specify _____												
Boundary wall - unsafe height	Y	Y N	Y N	Y N															
Boundary wall - out of plumb	Y	Y N	Y N	Y N															
Boundary wall - horizontal cracking	Y	Y N	Y N	Y N															
Unstable retaining wall	Y	Y N	Y N	Y N															
Any other problems	Y	Y N	Y N	Y N	Specify _____		Specify _____												

Final fitness assessment

	Unfit	Defective	Acceptable	Satisfactory
Structural stability	1	2	3	4
Clear cut?	Y	N		

22. Summary of fitness

Refer back to all final fitness assessments and confirm

	Unfit	Defective	Acceptable	Satisfactory
Is the dwelling unfit?	1	2	3	4
Is this a clear cut decision?	Y	N		

If not clear cut, give reasons why:

If dwelling is unfit, what are the reasons?

Ring grounds for unfitness and describe problems below in detail:

Structural stability	Disrepair	Dampness	Lighting	Heating	Ventilation
Water supply	Food preparation	WC	Bath/Shower/WHB		Drainage

If unfit:

Are there any mitigating circumstances for unfitness decision?

None	Short-term refurbishment	Being made fit
1	3	4

If unfit or fit:

What is the most appropriate course of action?

RETAIN			DO NOT RETAIN	
No action	Repair/improve single dwelling	Repair/improve block/group of dwellings	Demolish/replace individual dwelling	Demolish/replace block/group of dwellings
1	2	3	4	5

23. Health and safety rating

Y N

Are any of the following 5 health and safety hazards significantly worse than those found in average dwellings of their age?

If yes, complete the relevant section(s) below. If more than one problem under any hazard, start with the worst.

Note: If one of the dark blue boxes is ringed a score of over 1,000 will be generated. For further permutations, see the tables on the facing page. Light blue boxes represent the average for the whole stock.

Falls on stairs

Worse than average

Y N

Post 1980 average Pre 1919

		M	N	P	Q	R	S	T	U	W	X	Y	Z
Likelihood		1800	1000	560	320	180	100	56	32	18	<10		
% Outcomes	Class 1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 4 Moderate												57.4

Falls on the level

Worse than average

Y N

Post 1980 average Pre 1919

		M	N	P	Q	R	S	T	U	W	X	Y	Z
Likelihood		1000	560	320		100	56	32	18	<10			
% Outcomes	Class 1 Extreme	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
	Class 2 Severe												
	Class 3 Serious												
	Class 4 Moderate												

Falls between levels

Worse than average

Y N

average Pre 1919

		M	N	P	Q	R	S	T	U	W	X	Y	Z
Likelihood		5600	3200	1800	1000	560	320	180	100	56	32	18	<10
% Outcomes	Class 1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 4 Moderate												58.3

Fire

Worse than average

Post 1980 average Pre 1919

		M	N	P	Q	R	S	T	U	W	X	Y	Z
Likelihood		5600		1800	1000	560	320	180	100	56	32	18	<10
% Outcomes	Class 1 Extreme												
	Class 2 Severe												
	Class 3 Serious												
	Class 4 Moderate												

Hot surfaces

Worse than average

Y N

average Pre 1919

		M	N	P	Q	R	S	T	U	W	X	Y	Z
Likelihood		1000	560	320	180	100	56	32	18	<10			
% Outcomes	Class 1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 4 Moderate												73.8

Justification

Describe any significant health and safety hazards identified above

Continue on separate page if space needed

24. Local area

Nature of area

Urban			Rural		
City Centre	Urban	Suburban residential	Rural residential	Village centre	Rural
1	2	3	4	5	6

Predominant land use of area

Residential only 1	Mixed residential and other land use 2	Non-residential 3	Rural 4	Working farm 5
-----------------------	---	----------------------	------------	-------------------

Number of dwellings in area

Under 25 1	25-49 2	50-99 3	100-299 4	300-499 5	500+ 6	Isolated 7	If isolated go to visual quality
---------------	------------	------------	--------------	--------------	-----------	---------------	----------------------------------

Predominant age

Pre 1919 1	1919-1944 2	1945-1964 3	1965-1980 4	1981-1990 5	1991-2001 6	None 7
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Predominant residential building type

Houses/Bungalows				Flats				Mixed houses and flats 9
Terraced	Semi	Detached	Mixed	Low rise	High rise	With commercial	Mixed	
1	2	3	4	5	6	7	8	

Predominant tenure

Privately built 1	Public Authority 2	Housing association built 3	Mixed tenure 4	Impossible to ascertain 9
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Number of dwellings on estate

Not on estate 8	Same as area 1	Under 25 2	25-49 3	50-99 4	100-299 5	300-499 6	500+ 7
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Repair and improvement activity in area

Not needed 8	None 1	A little 2	Some 3	Extensive 4	With redevelopment 5	Redevelopment only 6
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Approximate % of seriously defective dwellings in area

None (0%) 1	1-5% 2	6-10% 3	11-25% 4	26-50% 5	51-99% 6	100% 7
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Visual quality of local area

Best							Worst
1	2	3	4	5	6	7	
1	2	3	4	5	6	7	

Problems in local area

	No problems			Major problems	
	1	2	3	4	5
Litter/rubbish/dumping	1	2	3	4	5
Graffiti (non-sectarian)	1	2	3	4	5
Vandalism	1	2	3	4	5
Dog/other excrement	1	2	3	4	5
Vacant sites	1	2	3	4	5
Intrusive industry	1	2	3	4	5
Non-conforming uses	1	2	3	4	5
Vacant/boarded up buildings	1	2	3	4	5
Ambient air quality	1	2	3	4	5
Heavy traffic	1	2	3	4	5
Intrusion from motorways/arterial roads	1	2	3	4	5
Railway/aircraft noise	1	2	3	4	5
Nuisance from street parking	1	2	3	4	5
Scruffy gardens/landscaping	1	2	3	4	5
Scruffy/neglected buildings	1	2	3	4	5
Painted kerbs	1	2	3	4	5
Graffiti (sectarian)	1	2	3	4	5

25. Survey Monitoring Information

Please attach copy of the address label for this dwelling

Surveyor Number

Number of Visits

Date of Last Visit

Office Use Week No.

Summary of Survey Response

Full survey	No contact made	Access refused to surveyor	Access refused at NIHE	Address untraceable	Dwelling derelict	Dwelling demolished	No longer usable as a dwelling	Other
1	2	3	4	5	6	7	8	9

Individual Response Details (COMPLETE ALL 6 CATEGORIES)

	Full	Part	None		Yes	No	
External Dwelling Inspection	1	2	3	Loft Inspection?	1	2	
Internal Dwelling Inspection	1	2	3	Photographs Taken?	1	2	No.
Household Interview Survey	1	2	3	HMO Form Completed?	1	2	

Dwelling Characteristics (CIRCLE APPROPRIATE DESCRIPTIONS)

Dwelling Tenure	Owner Occupied	Private Rented	Housing Executive	Housing Assoc.	Settlement Type	Urban	Rural
	1	2	3	4		1	2
Occupancy	Occupied	Vacant					
	1	2					
Construction Date	Pre 1919	1919-44	1945-64	1965-74	1975-1980	1981-1990	1991-2001
	1	2	3	4	5	6	7
Type of Occupancy	Single Family Dwelling	Shared House	Hhold & Lodgers	Bedsits or Flatlets	PB & Shared Amenities	Hostel/ B & B	
	1	2	3	4	5	6	

Dwelling Condition (COMPLETE FIRST IMPRESSION, FITNESS DETAILS AND ACTION REQUIRED)

First Impression						
1	2	3	4	5	6	7

FITNESS

Fit	Unfit	Reason for Unfitness	Unfit	Reason for Unfitness	Unfit
Clear Cut Decision?		Structural Stability	Y N	Water Supply	Y N
Yes	No	Disrepair	Y N	Food Preparation	Y N
		Dampness	Y N	WC	Y N
		Lighting	Y N	Bath/shower/WSB	Y N
		Heating	Y N	Drainage	Y N
		Ventilation	Y N	Any Mitigation?	Y N

ACTION

None	Repair/improve single dwelling	Repair/improve block/group dwellings	Demolish/replace individual dwelling	Demolish/replace block/group dwellings
1	2	3	4	5

OFFICE USE ONLY

Date Received	Action	DP	Complete	NO DP	Return Surv	Ref Supervisor	Other
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21. Structural defects

Any structural defects present? Y N **IF YES, DESCRIBE BELOW**
IF NO, GO TO FINAL FITNESS ASSESSMENT AT BOTTOM OF PAGE

Defect	Action required?	Monitor/ examine further?	Action required on assumption problem is progressive								
			Action described elsewhere on form?	Any additional action required that is not accounted for elsewhere							
				Treatment?		Extent					
Roof sagging	Y	Y N	Y N	Y N							
Roof humping	Y	Y N	Y N	Y N							
Roof spreading	Y	Y N	Y N	Y N	Tie-ing	Y N	Number:	<input type="text"/>			
					Other	Y N	Specify	_____			
Sulphate attack	Y	Y N	Y N	Y N	Chimney-liner	Y N	Linear Metres:	<input type="text"/> m			
					Other	Y N	Specify	_____			
Unstable parapets	Y	Y N	Y N	Y N							
Wall bulging	Y	Y N	Y N	Y N	Tie rods	Y N	Number:	<input type="text"/>			
					Strapping	Y N	Number:	<input type="text"/>			
					Other	Y N	Specify	_____			
Differential Movement	Y	Y N	Y N	Y N	Movement-joint	Y N	Linear Metres:	<input type="text"/> m			
					Other	Y N	Specify	_____			
Lintel failure	Y	Y N	Y N	Y N	Replace lintels	Y N	Number:	<input type="text"/>			
Wall tie failure	Y	Y N	Y N	Y N	Insert wall ties	Y N	Wall area	<input type="text"/> m ²			
Unstable floors, stairs or ceilings	Y	Y N	Y N	Y N							
Dry rot/wet rot	Y	Y N	Y N	Y N	Wall & timber treatment	Y N	Basement 1	One room 2	One floor 3	Loft 4	Most Building 5
Wood-borer infestation	Y	Y N	Y N	Y N	Timber treatment	Y N	Basement 1	One room 2	One floor 3	Loft 4	Most Building 5
Adequacy of balconies/ projections	Y	Y N	Y N	Y N	Replace fixings	Y N	Total number:	<input type="text"/>			
					Other	Y N	Specify	_____			
Foundation settlement	Y	Y N	Y N	Y N	Underpin	Y N	Linear Metres:	<input type="text"/> m			
					Other	Y N	Specify	_____			
Integrity of structural frame	Y	Y N	Y N	Y N	Making-good	Y N	Wall area:	<input type="text"/> m ²			
					Replace	Y N	Number:	<input type="text"/>			
Integrity of wall panels	Y	Y N	Y N	Y N	Replace fixings	Y N	Total number:	<input type="text"/>			
					Other	Y N	Specify	_____			
Boundary wall - unsafe height	Y	Y N	Y N	Y N							
Boundary wall - out of plumb	Y	Y N	Y N	Y N							
Boundary wall - horizontal cracking	Y	Y N	Y N	Y N							
Unstable retaining wall	Y	Y N	Y N	Y N							
Any other problems	Y	Y N	Y N	Y N	Specify _____		Specify _____				

Final fitness assessment

	Unfit	Defective	Acceptable	Satisfactory
Structural stability	1	2	3	4
Clear cut?	Y	N		

APPENDIX C

ESTIMATING REPAIR COSTS

Introduction

1. This appendix briefly outlines the methodology used to produce the repair costs quoted in the main report. It looks at how the primary data was collected by surveyors and its interpretation by the Building Research Establishment's repair cost model to produce the final estimates.

Primary Data

2. Four types of information were used to calculate base repair costs:

- The surveyors' assessments of the types of internal repair needed and their extent. Much of this information was collected on the basis of how many tenths of a specific element required repair or replacement.
- External elements and items were assessed on the basis of materials and forms. Appropriate treatments were recommended. In both cases the information was entered on to the survey form in tenths.
- Building dimensions and forms were measured and entered in the survey form in meters.
- Unit prices for different types of jobs were taken from the 2001 National Schedule of Rates with a cost factor of 0.63 for Northern Ireland.

3. Normally the interior was surveyed first, then the exterior:

- A number of rooms were selected to give a representative view of the dwelling as a whole: living room, kitchen, bedroom and bathroom.
- The total number of rooms present was noted and the overall estimates for the dwelling increased accordingly.
- All the internal facilities and services, bath, WC, wash hand basin, sink etc were surveyed individually.

4. For the common area of flats, only representative portions were surveyed and these were scaled up as appropriate.

5. Dwellings were assessed externally from two viewpoints, chosen so that, taken together, the whole of the exterior was seen.

6. Surveyors were instructed to make their assessments based on several assumptions:

- Dwellings were assumed to have an indefinite life span.
- Replacement or major work was to be delayed if reasonable repairs could be carried out in the interim.
- It was assumed that repairs rather than replacements would be carried out unless: (i) this was impossible or (ii) replacement would still be necessary within five years or (iii) the element would need replacement in any case e.g. because it was unsuitable for its intended purpose.
- Functionality was the criterion i.e. not modernisation, upgrading, fashion or cosmetic improvement.
- Economies of scale were not to be a criterion, e.g. if total replacement would cost little more than, say, 80 per cent of replacement, cost was nevertheless based on partial replacement.

7. The assessment was based on:

- Proportional area where appropriate e.g. roofs, walls etc.
- Number of units, e.g. doors, windows etc.
- Linear amount for those for which area was inappropriate, e.g. gutters.

8. For linear elements the quantity was multiplied by unit cost, e.g. for gutters per metre, for discrete elements, e.g. doors, by unit cost (£) and for area-based elements by cost per square metre.

- Replacement was on a like-for-like basis, e.g. slate roof for slate roof, wooden window frame for wooden window frame where practical.

9. All the costs were calculated for individual dwellings

- For flats, the common areas and exterior costs were divided by the number of flats and added to the individual costs of the interiors.
- Where the surveyor recommended repairs which would have cost more than replacements the replacement cost was used.

Missing Data

10. Surveyors may have omitted some data or entered incorrect data.

Where appropriate, this was referred back to the surveyor, but otherwise imputation was applied on the following basis:

- (i) Dimensions, where implausible or missing, were corrected by reference to similar dwellings with the help of photographs, where available.
 - (ii) Where data on components were missing, e.g. where a roof had a pitched and flat section, and only the pitched section had its repair needs recorded, the same proportion needing repair was entered for the flat section.
 - (iii) When an element, for which there was data on one view, was missing on the other view, it was assumed that both needed the same treatment.
 - (iv) If whole elements were missing, e.g. windows the average for all other elements was used.
- Add-ons, up-lifts and preliminaries were used to modify base costs, e.g. preliminary work before the specified work could begin, accessing equipment such as scaffolding and economies of scale. Economies of scale take account of the amount of work being done to one dwelling, say a call-out and whether more than one dwelling was likely to be included in one contract.

Repair Costs

11. The two main types of costs measures were:

- a. The extent of disrepair in terms of elements or unit costs.
 - b. Overall cost per dwelling so that aggregated costs could be assessed.
- Standardised (unit) costs were based on £ per square metre on the assumption that a contract contained five dwellings.
 - Required expenditure was total costs per dwelling based on single dwellings in the private sector. Unless a dwelling was specifically noted as a stand alone in the public sector the costs were based on a five dwelling contract. For flats the basis was always the complete block.
 - Comparisons of cost may only be valid as an indication of relative condition if care is taken to ensure that all other factors are equal e.g. size and form.

12. The BRE model processed this detailed information to provide repair costs for each dwelling as a whole and for each of its main elements. The results were then aggregated and are presented in tabular form in the Statistical Annex or in the text of the Main Report.

13. In statistical terms, the distribution of repair costs per dwelling was not normal:

- Most dwellings required relatively little or no expenditure, but a few required a great deal.
- Thus the mean level of expenditure gave a less accurate indication of the typical level of expenditure required than the median.
- The median cost could not be used for grossing up to total expenditure requirements - the mean was used for this purpose.

Appendix D Technical Issues

SAMPLE DESIGN

- 1 The sample was based on a combination of a new sample and a similarly sized resample of dwellings surveyed in 1996.
- 2 The total target sample was 276 dwellings from each of the District Council Areas outside Belfast and the same number for each of the four areas - North, South, East and West - of Belfast. The main report only provides results for Belfast overall, results for the four areas of Belfast will be produced on request at a later date.
- 3 The resample of the 1996 HCS consisted of 138 (50%) of the total sample in each district outside Belfast, and 138 for each of the four areas in Belfast.
- 4 The sample frame for the resample was the database containing the 1996 Survey records. In each district all unfit and defective properties were selected for resurvey. The numbers were made up to 138 in each district by a random sample of properties, divided equally on the basis of those which had been acceptable and those which had been satisfactory. In the case of Belfast the same principle applied although the sample was drawn on the basis of the four-way split. The resample was extracted by the Research Unit.
- 5 The fresh sample formed 138 (50%) of the total sample in each district outside Belfast, and 138 for each of the four areas in Belfast.
- 6 The sample frame for the fresh sample, in 2001, was the new survey sampling database held at the Northern Ireland Statistics and Research Agency (NISRA), which contained a subset of the computerised records for domestic residential property maintained by the Valuation and Lands Agency. Within each district the sample was stratified on the basis of NAV. Properties with an NAV of less than £19 were excluded on the basis that they were normally in ruins or detached garages.
- 7 The sample frame was split into properties with a NAV of more than £150 (the approximate median for Northern Ireland as a whole) and those with a NAV of £19-£150. Two-thirds of the properties were drawn from the £19-£150 band and the remaining one-third from the above £150 band. This was to allow attention to be directed to properties in poorer condition given the clear association between NAV and condition. The disproportionate increase in the number of Housing Executive properties was counteracted by further stratification and substitution using an iterative process.
- 8 A fresh sample of 4000 and a reserve sample of 1000 selected on the same basis as the 4000 (to allow the iterative process to be completed) was extracted by the Department of Finance and Personnel (DFP), for the Central Survey Unit of NISRA, on behalf of the Housing Executive.

- 9 The Survey used a Stratified Random Disproportionate sample design.
 - (i) It was stratified in that the sample was chosen to have approximately even numbers in each District Council Area or Belfast area. Each of these areas constituted a stratum. This had the benefit that sample errors were similar in each District Council Area and Belfast Area, which facilitated comparisons during analyses.
 - (ii) Within each of these areas addresses were chosen at random, but in the case of the fresh sample, the sample frame was first split into properties with NAV above and below £150.
 - (iii) A higher proportion of those in the lower band was chosen at random than would have occurred had the random selection extended across the whole address listing taken as one unit. This, along with the use of the sample size for Districts with widely differing numbers of dwellings, made the sample disproportionate.

WEIGHTING AND GROSSING

- 1 Weighting and grossing is the process whereby the information gathered by means of a sample survey is translated into figures that reflect the real world. The process has a number of stages reflecting the separate stages of the sampling process and the survey process itself. In the case of the 2001 HCS it also had to take account of the need to allow for new build and demolitions and to control the survey-based statistics to external totals (District Council by tenure).
- 2 In the case of the 2001 House Condition Survey the two strands of this process (weighting and grossing) were merged into a single 'weight' and applied to each sampled dwelling and the data held for it.
- 3 Non response is a potential source of error which can be difficult to correct. However, an initial adjustment was made for non response on the basis of tenure. Non response was higher in private sector dwellings than in the social sector. An adjustment was made to correct this imbalance.
- 4 An analysis of the VLA-based sample frame as a whole showed that 52% of the dwellings in Northern Ireland had NAVs between £19 and £150, with the remaining 48% having NAVs of greater than £150. The fresh sample however was drawn on the basis that two-thirds of the sample had NAVs of £19-£150. Surveyed properties therefore which have NAVs of £150 or less had a disproportion factor of 52/67. Conversely surveyed properties with NAVs of more than £150 had a disproportion factor of 48/33. This imbalance was corrected by multiplying the results by 52/67 and 48/33 respectively.

- 5 The disproportionate nature of the re-sample was also rectified by applying appropriate factors. Primarily in order to facilitate the longitudinal study of unfit and disrepair all 1996 unfit and defective dwellings outside Belfast and 50% of those within Belfast (due to revision of Belfast into four areas for analysis) were included. Proportions were corrected appropriately with allowances made for new build and demolitions.

SAMPLE ERROR

- 1 It has become normal practice to estimate the sample errors at the 95% confidence level i.e. the results would be replicated nineteen times out of twenty if the survey was repeated.

The formula for sample error is:

$$\pm 1.96 \sqrt{\frac{P(100-P)}{N-1}}$$

where P is the percentage in question and N is the sample size in question. Where N is large, for convenience this 1 is ignored. The result of application of this formula is that the percentage error increases as the sample size is reduced and the relative error increases when the percentage is very low or very high eg. less than 10% or higher than 90%.

- 2 Taking an example of a sample size of 100 and where the percentage in question is 10

Sample error =

$$\pm 1.96 \sqrt{\frac{10 \times 90}{99}}$$

= +/- 5.91%

Thus the percentage (10%) should be read as 10% +/- 5.91% i.e. one can only be sure that the percentage is between 4.09% and 15.91%. For 50% and a sample size of 100 the sample error would be +/- 9.85% i.e. the range would be from 41.15% to 59.85%.

- 3 The table of sample errors below has been calculated for an approximate achieved sample, after allowance for non response, for a district outside Belfast (200) and for Belfast as a whole (800).
- 4 It is most important, when comparisons are being made between Districts or between Northern Ireland and other parts of the UK, or between results of this Survey and previous Surveys, that potential sample errors are calculated, even approximately, to determine whether there are real differences.

- 5 The sample issued consisted of the following components.

Fresh sample:

Housing Executive main sample substitution	474
Non Housing Executive reserve substitution	454
Non Housing Executive main	3074
Total Fresh sample	4002
Total Resample	4000
Total Sample	8002

Approximate Sample Size	Percentage									
	5 or 90	10 or 90	15 or 85	20 or 80	25 or 75	30 or 70	35 or 65	40 or 60	45 or 55	50
100	4.29	5.91	7.03	7.88	8.53	9.03	9.40	9.65	9.80	9.85
200 (District)	3.03	4.17	4.96	5.56	6.02	6.37	6.63	6.81	6.91	6.95
300 (housing association)	2.47	3.40	4.04	4.53	4.90	5.19	5.99	5.54	5.63	5.66
500	1.91	2.63	3.13	3.51	3.80	4.02	4.19	4.30	4.37	4.39
800 (Belfast or Private rented)	1.51	2.08	2.48	2.77	3.00	3.18	3.31	3.40	3.45	3.47
1000 (Housing Executive)	1.35	1.86	2.21	2.48	2.69	2.84	2.96	3.04	3.09	3.10
1500	1.10	1.52	1.81	2.02	2.19	2.32	2.41	2.48	2.52	2.53
2000	0.96	1.32	1.57	1.75	1.90	2.01	2.09	2.15	2.18	2.19
3000 (Resample)	0.78	1.07	1.28	1.43	1.55	1.64	1.71	1.75	1.78	1.79
4000 (Owner Occupied)	0.68	0.93	1.11	1.24	1.34	1.42	1.48	1.52	1.54	1.55
6000 (Northern Ireland)	0.55	0.76	0.90	1.01	1.10	1.16	1.20	1.21	1.26	1.27

RESPONSE RATE

The following table summarises the Survey outcome.

	No.	%
Full Survey	6099	76
No contact made	583	7
Access refused to Surveyor	733	9
Access refused at NIHE	279	4
Address untraceable	22	0.3
Dwelling derelict	74	1
Dwelling demolished	79	1
No longer usable as a dwelling	50	0.6
Other	83	1
Total	8002	100

- Of the 8,002 addresses issued to surveyors, full surveys were completed for 6,099 properties giving a gross response rate of 76%. However, the potential response was 7,827 (excluding not traced, derelict and demolished), giving a response rate for the physical survey of 78% (6,099 out of 7,827).
- The response rate for the household survey was higher. Overall, 5,596 inspected dwellings were occupied and of these 5,546 household interviews were achieved, a response rate of 99%.
- The number of vacant dwellings visited during the Survey was 851. Therefore the total number of dwellings in which a household interview would have been possible was 7,827-851=6,976. This gives a social survey response rate of 80% (5,546 interviews out of 6,976).

The following table summarises the response rates:

Full surveys as a % of sample	76%
Full physical surveys as a % of existing dwellings	78%
Full social surveys as a % of inspected occupied dwellings	99%
Full social surveys as a % of existing occupied dwellings	80%

ROUNDING

- In the statistical annex grossed numbers in the tables are rounded to the nearest 10 and percentages to the nearest 0.1.
- In the main text grossed numbers are rounded to the nearest 100 in an attempt to prevent readers gaining an impression of spurious accuracy. Percentages are normally rounded to the nearest whole number. Where percentages are lower than 10 per cent figures may include the first decimal place, as this can make up a considerable proportion of the absolute number. Percentages were rounded up if the percentage was .5 or more (e.g. 10.5% was rounded up to 11%).
- In both the tables in the statistical annex and the main text rounding may result in the column totals adding to a little more or a little less than 100%. However, the total column in the table will still be shown as 100%.

APPENDIX E

GLOSSARY

Basic Amenities:

There are five basic amenities:

- kitchen sink
- bath or shower in a bathroom
- a wash hand basin
- hot and cold water to the above
- inside WC

Bedroom Standard

- The bedroom standard is calculated as follows:
- A separate bedroom is allocated to each co-habiting couple, any other person aged 21 or over, each pair of young persons aged 10-20 of the same sex and each pair of children under 10 (regardless of sex).
- Unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom.
- Any remaining unpaired children under 10 are also allocated a separate bedroom.
- The calculated standard for the household is then compared with the actual number of bedrooms available for its sole use to indicate deficiencies or excesses.
- Bedrooms include bed-sits, boxrooms and bedrooms which are identified as such by interviewees even though they may not be in use as such.

Central Heating System

A heating system with a distribution system sufficient to provide heat in at least two rooms. One of these may be to the room or space containing the boiler. For the purpose of this report, the definition also includes electric storage heaters which run on off-peak electricity.

Dwelling Age

The age of the dwelling refers to the date of construction of the oldest part of the building.

Double Glazing

Factory made sealed window units. This does not include windows with secondary glazing or external doors with double or secondary glazing (other than double glazed patio doors which count as 2 windows).

Dwelling Location

See Settlement Type (below)

Dwelling

A dwelling is a self contained unit of accommodation where all rooms and facilities available for the use of the occupants are behind a front door. For the most part a dwelling will contain one household, but may contain none (vacant dwelling), or may contain more than one household in which case it is a House in Multiple Occupation (HMO).

Floorspace

The usable internal floor area of the dwelling as measured by the surveyor, rounded to the nearest square metre. The area under partition walls has been excluded, as has that for integral garages and stores accessed from the outside only.

Head of Household

The head of household is the member of the household who owns or pays the rent or mortgage on the property. Where two people have equal claim (e.g. husband and wife jointly owns the property) the head of household is the person with the highest annual income. This definition is for analysis purposes and does not imply any authoritative relationship within the households.

Household

A single person living alone or a group of people living at the same address as their only or main residence either sharing a living room or sharing at least one meal a day or sharing a substantial proportion of domestic shopping arrangements (e.g. food shopping). There should therefore be a degree of interaction between household members.

Household Types

Married couples with no dependent children: includes married and cohabiting couples with no children or with non-dependent children only.

Married couple with dependent children: includes married and cohabiting couples with dependent children.

Lone parent households: includes one parent with dependent children.

Repair Costs

Faults

A fault is any problem which is not of a purely cosmetic nature and which either represents a health or safety hazard, or threatens further deterioration to the specific element or any other part of the building.

Faults requiring urgent treatment

Where surveyors recorded work to be carried out to an exterior building element, they indicated whether the work specified was urgent; defined as that needed to be undertaken immediately to remove threats to the health, safety, security and comfort of the occupants and to forestall further rapid deterioration of the building.

Urgent Repair Costs

These are any works specified to deal with an external fault where its treatment was specified as urgent (see above), plus all recorded work to internal elements.

Basic Repair Costs

These are all urgent repairs plus all other repairs/replacements to external elements where the surveyor indicated a fault, but where the work was not specified as urgent.

Comprehensive Repair Costs

This includes all basic repairs together with any replacements the surveyor assessed as falling due over the next 10 years. For all exterior elements, whether work was specified or not, the replacement period of that element was recorded i.e. the number of years before it would need replacing.

Standardised Costs

These are costs in £ per square metre (£/sqm_) based on prices for Northern Ireland. It is assumed that all work is undertaken by contractors on a block contract basis. For flats, the size of the contract is assumed to be the whole block and for houses it is taken as a group of 5 dwellings. As such, the costs are more closely associated with those which may be incurred by a landlord organising the work on a planned programme basis. By reducing costs to a £sq/m basis the effect of the size of buildings on the amount of disrepair recorded is needed, otherwise the extent of the disrepair measured is substantially driven by the size of the building.

Second Home

A second home is a dwelling which is occupied by a household but not as their preliminary residence. In Northern Ireland these are primarily holiday homes. The 2001 House Condition Survey came across very few second homes for business purposes. A third category was introduced - abandoned often rural dwellings that belonged to a parent or grandparent or other relative and has now passed to a younger family member who lives elsewhere.

Settlement Types

In the interests of consistency, the same settlement types used for the 1996 House Condition Survey were used for analysing the 2001 data too. In contrast to 1996, this information was not gathered by surveyors but added to the database afterwards using the Geographical Information System and quality assurance involving checking Ordnance Survey maps and the photographs of the dwelling and surroundings taken by the surveyor.

The hierarchy of settlement types is as follows:

1. Belfast Urban Area (BUA)

The margins of this are defined by the inner boundary of the Green Belt. It includes Lisburn, Dunmurry, Lambeg, Holwood, Castlereagh and Newtownabbey.

2. District Towns

As a general rule the district council, meets in the district town e.g. Newry, Omagh, Ballymena. There are however, some exceptions, for example, Castlereagh, and Newtownabbey. Portadown, Lurgan and Brownlow are collectively classed as the district town of Craigavon.

3. Other Towns

In the 1996 House Condition Survey these were known as other DOE towns, because of their original classification by the Department of the Environment for planning and monitoring. The following 15 settlements were classified as other (DOE) towns: Ballynahinch, Carryduff, Coalisland, Comber, Donaghadee, Dromore, Dungiven, Kilkeel, Newcastle, Portrush, Portstewart, Randalstown, Rathfriland, Tandragee, Warrenpoint.

4. Smaller Settlements

These are essentially rural settlements with a defined centre and are separated by undeveloped land from the three urban settlement types (see above). In 1996 surveyors allocated a particular dwelling to the smaller settlement category or to the isolated rural category using whether a dwelling was served by street lights as a rule of thumb. The 2001 survey used maps and photographs to decide this in the light of the agreed 1996 listing.

5. Isolated Rural

These are more scattered dwellings in rural areas which lie outside the boundaries of smaller settlements.

Tenure

Four categories are used for most reporting purposes:

Owner occupied: dwellings occupied by households who own their own homes outright or are buying them with a mortgage/loan. It includes houses part owned by Northern Ireland Co-ownership Housing Association.

Private rented (and others): occupied dwellings rented from private landlords. Includes households living rent free, or in tied homes or as wardens of for example housing association property.

Housing Executive: all occupied dwellings owned and managed by the Northern Ireland Housing Executive.

Housing Association: all occupied dwellings owned and managed by housing associations (registered and unregistered) with the exception of NI Co-ownership Housing Association.

Vacant Dwellings: are classified as a separate "tenure". They were vacant on the day the surveyor carried out the survey.

Type of Dwelling

Dwellings are classified on the basis of the surveyors inspection into the following categories:

Terraced house - a house forming part of a block where at least one house is attached to two or more other houses.

Semi-detached house - a house that is attached to one other house.

Detached house - a house where none of the habitable structure is joined to another building (other than garages, outhouses etc).

Purpose built flat - a flat in a purpose built block. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes.

Converted flat - a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

Bungalow - a house with all of the habitable accommodation on the ground floor; Excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses. In the interests of clarity bungalows are usually referred to as single storey houses in the text of the main report.

Vacant Dwellings

The assessment of whether or not a dwelling was vacant was made at the time of the survey. Clarification of vacancy was sought from neighbours. Surveyors were required to gain access to vacant dwellings and undertake full inspections. The tenure when last occupied was noted for analysis purposes. However, in the private sector in particular, this does not mean it will be in this tenure when next occupied. Vacant dwellings are therefore normally analysed as a separate "tenure".



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