NORTHERN IRELAND HOUSING EXECUTIVE

2004

Interim **House Condition Survey**

Housing Executive

The Regional Strategic Housing Authority

Acknowledgements

The Housing Executive would like to express its gratitude to all those involved in the 2004 Interim House Condition Survey and in particular to the following:

To the residents of Northern Ireland who permitted their dwellings to be surveyed and without whose co-operation the survey could not have been undertaken.

To the members of the 2004 Interim House Condition Survey Steering Group who provided invaluable advice, guidance and support throughout.

To the supervisors (Keith Russell and Ian Giboney) who played such an important role in ensuring the quality of the data, to the surveyors who carried out the surveys and to the staff in the Research Unit for all their patient administrative support and data quality assurance.

To Simon Nicol and his team from the Building Research Establishment for the ongoing technical advice and modelling work.

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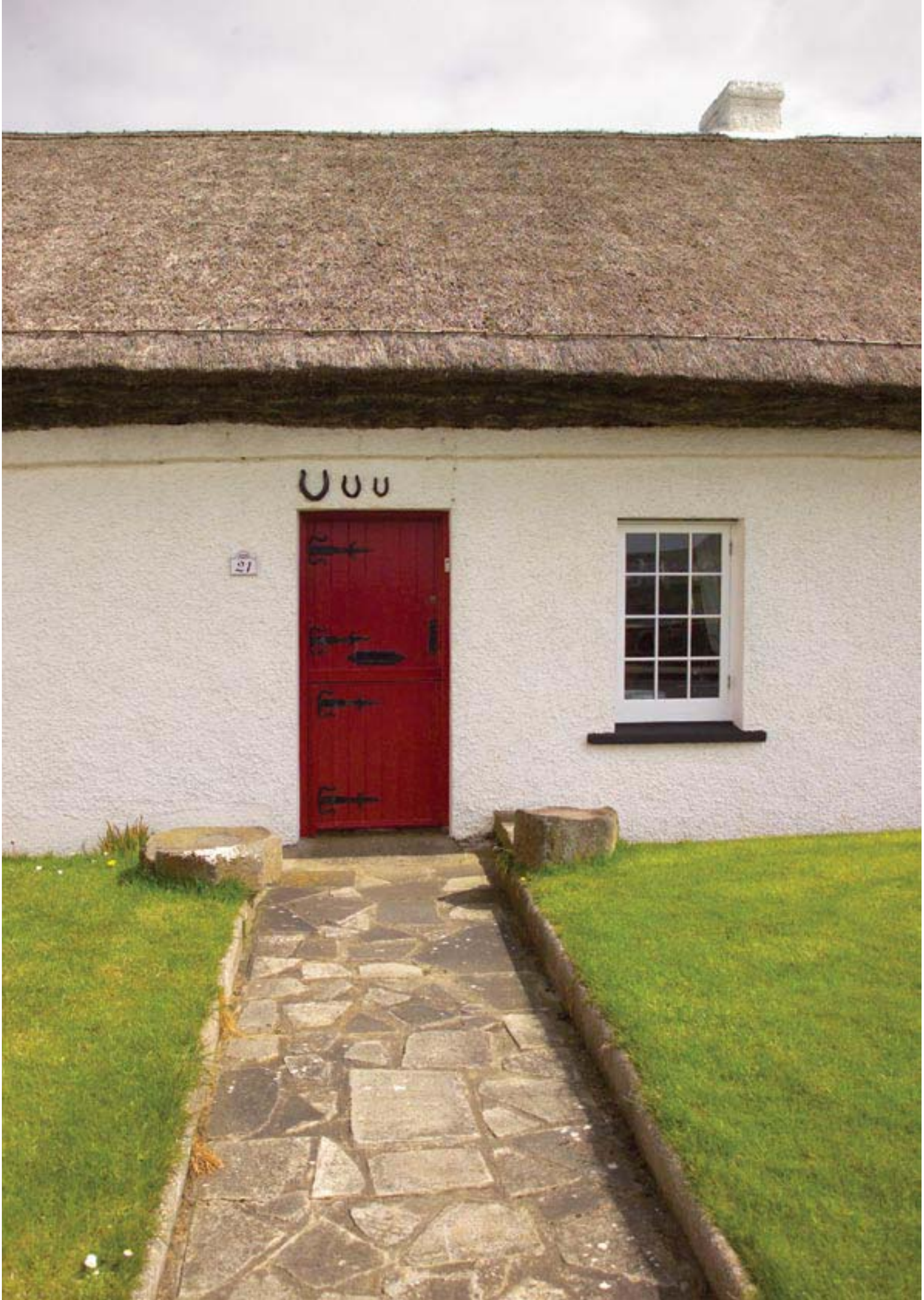
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Chairman's Foreword

I am very pleased to introduce the Final Report of the 2004 Northern Ireland Interim House Condition Survey. While this is an interim survey and smaller in scale to previous surveys, it provides a vital update on the condition of housing in Northern Ireland.

This is the eighth House Condition Survey carried out in 30 years. It shows a remarkable improvement in the condition of homes in Northern Ireland: a reduction in the rate of unfitness from almost 20% in 1974 to 3.8% in 2004.

The House Condition Survey is the most comprehensive insight into housing in Northern Ireland, providing key information which helps develop housing policy and target resources where they are most needed.

The Survey covers all tenures and types of housing including owner occupied and rented housing, vacant dwellings, houses in multiple occupation, flats and sheltered accommodation. It provides an update on key information such as levels of unfitness; disrepair; fuel poverty and energy efficiency. In addition, it relates these to the nature and circumstances of the residents, using socio-economic data collected at the same time as the physical inspections.

The Housing Executive will use the results of the Survey to help guide housing strategy in the province and assist us fulfill our statutory obligation to "regularly examine housing conditions and needs".

The Interim Survey points to an overall increase of 32,500 houses from 2001 to 2004 and brings the total stock to 680,000. This means there has been an average rate of increase of 11,000 dwellings a year – a higher rate that at any time over the previous five years. The "urbanisation" of Northern Ireland's housing stock continues with the number and proportion of dwellings located in urban areas increasing from 434,600 in 2001 to 480,700 in 2005.

As I have mentioned the unfitness rate stands at 3.8%, though unfitness remained higher in rural areas (6.8%) than in urban areas (2.5%). It is also higher in the private rented sector (5.4%) than in the owner occupied sector (1.6%). In 2001 almost one-third (32% 206,000) of all dwellings failed the Decent Home Standard. The picture had improved considerably by 2004 when only (21%) failed the Decent Home Standard. The vast majority of those homes that fail to meet the standard did so under the thermal comfort criterion.

As the Home Energy Conservation Authority for Northern Ireland, the Housing Executive is continuing to make good progress towards its target of reducing energy efficiency by 34%. The Interim House Condition Survey found that between 1996 and 2004 energy efficiency for the pre-1996 stock improved by 17%. This has been largely down to the growth of gas and oil central heating in homes in Northern Ireland.

The survey is particularly important in assessing the level of spending required on grants for improvements to privately owned homes. The condition of the owner-occupied stock has improved markedly in the last decade and home improvement grants have played an important role in this.

Work is underway for the 2006 House Condition Survey. This will provide an updated comprehensive picture of the dwelling stock and its condition as well as a comparative analysis of housing conditions in Northern Ireland with other parts of the United Kingdom. It will once again provide a reliable assessment of fuel poverty in Northern Ireland as a whole on a comparable basis with the rest of the United Kingdom. It is expected that all the fieldwork will be completed by the end of November 2006.

Brian Rowntree

Chairman

Chapter 1
Introduction

The aim of the 2004 Interim House Condition Survey Report is to provide a comprehensive overview of Northern Ireland's dwelling stock and its occupants in 2004, ...

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 2004 Interim House Condition Survey. It is the eighth such survey to be carried out in Northern Ireland since 1974 and the first interim survey. In line with the move to more continuous monitoring of government policies in the United Kingdom, an interim survey was considered the more cost effective approach given the size of Northern Ireland's dwelling stock. The next House Condition Survey will be conducted in 2006.

The House Condition Survey provides a wealth of information, which is readily available to and is regularly requested by government departments, government agencies, the voluntary sector and many private sector interests.

1.2 Conduct of the Survey

Following the success of the 2001 House Condition Survey little has been changed in relation to the broad approach to the survey. 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.

Nineteen fully qualified surveyors from a variety of professional backgrounds undertook the fieldwork: Environmental Health Officers, Chartered Surveyors and Chartered Architects. All of the surveyors had worked on the 2001 Survey. Two Environmental Health Officers supervised the nineteen surveyors, both of whom had been supervisors on the 2001 Survey.

In April 2004 training for the Interim House Condition Survey was conducted by staff from the Housing Executive's Research Unit, supervisors and members of staff from the Building Research Establishment (BRE). Training covered the key aspects of the physical and household interview sections and surveyors were required to carry out surveys of a range of sample dwellings under the supervision of a supervisor. Fieldwork commenced after the training through to the end of September 2004.

1.3 Survey Objectives

The objectives of the 2004 Interim House Condition Survey were to provide a robust interim assessment of:

- unfitness
- disrepair
- decent homes
- fuel poverty
- energy efficiency measures including the SAP rating

The Survey was also to provide information at Northern Ireland level and for those Districts (or sectors in Belfast) where important housing strategies are being undertaken.

Another important objective of the survey was to provide updated profiles of key sub sectors of the market, in particular the private rented sector and sold Housing Executive dwellings, as well as providing robust housing and demographic information for use in the assessment of future housing needs.

1.4 The Survey Methodology

The methodology employed for the 2004 Northern Ireland Interim House Condition Survey remained broadly the same as in 2001.

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 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 2004 Survey form remained the same as in 2001 partly because of its comprehensiveness and once again to facilitate comparisons. The main area of change on the physical form was in relation to heating. This section was redesigned incorporating programmable heating under primary heating. Also, due to ongoing revisions of the Housing Health and Safety Rating System (HHSRS), in England, it was decided to omit these questions from the Interim Survey with the intention of re-introducing them back into the 2006 Survey.

In addition, changes were made to the social questionnaire, in relation to the layout and question order. The aim of this was to improve the flow of the questions and data accuracy. These modifications were based on the recommendation of the surveyors involved in the 2001 survey. Finally, a small number of new questions were introduced to reflect additional data requirements, including questions on first time buyers, people's perceptions of living in high density urbanised areas and journey to work patterns, consequently a number of questions had to be omitted.

1.5 The Sample - Response Rates

The 2004 Northern Ireland Interim House Condition Survey was based on a stratified random disproportionate sample of 3,000 (300 properties were selected for 10 different areas across Northern Ireland). These areas were North Belfast, South Belfast, West Belfast, East Belfast, BMA, Lisburn, Derry, East NUTS[1], North NUTS, West and South NUTS. Appendix E defines the NUTS area by district councils.

The sample was drawn from the sampling database held at the Northern Ireland Statistics and Research Agency (NISRA) and was stratified by NAV, to reflect the fact that properties in poor condition tend to be concentrated in lower NAV bands.

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 2004.

The response rate for the 2004 Interim House Condition Survey was very high.

- Almost 2,300 inspections were successfully carried out giving an overall response rate of 76%. The response rate for the 2001 House Condition Survey was also 76%.
- The response rate for the social survey was very high at 99%.

Due to the smaller sample size in 2004 (3,000 in 2004: 8,000 in 2001) disaggregation is not appropriate below the level of the ten sample areas, outlined above. Therefore in most cases District Council figures will not be available from the interim report.

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

The aim of the 2004 Interim House Condition Survey Report is to provide a comprehensive overview of Northern Ireland's dwelling stock and its occupants in 2004, in a readily digestible format. The report concentrates on issues and developments that 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.

1 NUTS Nomenclature of Units for Territorial Statistics created by the European Office for Statistics (Eurostat) as a single hierarchical classification of spatial units for statistical production across the European Union.

Chapter 2

Summary & Key Findings

House Condition Surveys have provided evidence for the rapid increase in the private rented sector in Northern Ireland since 1991 and the 2004 Survey gives some insight of how household characteristics have changed over the last three years: ...

Dwelling Type by Period of Original Construction

Pre 1919	1919-1944	1945-1964	1965-1980	1981-1990	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.

Summary and Key Findings

2.1 Background

The 2004 Northern Ireland Interim House Condition Survey was the eighth such survey to be carried out since 1974 and was the first interim Survey. The 2004 survey provides an update of key figures in relation to the Decent Homes Standard, fuel poverty and energy measures including SAP ratings.

It 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 house sales.

2.2 Objectives

The overall objective of the 2004 Interim House Condition Survey was to provide a robust interim assessment of the following key housing indicators:

- unfitness;
- disrepair;
- decent homes;
- fuel poverty;
- energy efficiency measures including SAP rating.

The Survey will also provide information at Northern Ireland level and for those Districts (or sectors in Belfast) where important housing strategies are being undertaken.

Another important objective of the survey is to provide updated profiles of key sub sectors of the market, in particular the private rented sector and sold Housing Executive dwellings, as well as providing robust housing and demographic information for use in the assessment of future housing needs.

Key Findings

2.3 Northern Ireland's Dwelling Stock

- The 2004 Interim House Condition Survey showed that in 2004 there were a total of 680,000 dwellings in Northern Ireland, a net increase of 32,500 since 2001.
- The "urbanisation" of Northern Ireland has continued: the number and proportion of dwellings located in urban areas has grown from 434,600 (67.2%) to 480,700 (70.7%).
- The number of dwellings in District and "Other" Towns has continued to grow rapidly, from 230,000 (35.5%) to 283,300 (41.7%).

- The total number of rural dwellings has declined from 213,000 (32.9%) in 2001 to 199,300 (29.3%) in 2004.
- However, while the number in small rural settlements increased a little the Interim House Condition Survey recorded a considerable decline in what were considered to be isolated rural dwellings (from 126,400, 19.5%, to 110,400, 16.2%).
- In 2004 there were an estimated total of 462,200 occupied dwellings in the owner occupied sector, 68.0 per cent of the total stock. This represents an increase of 30,000 (10,000 per annum) since 2001, mainly as a result of the continued high level of new private sector construction and the sale of Housing Executive homes to sitting tenants.
- The most significant development has taken place in the private rented sector. In 2004 there were 62,500 occupied privately rented dwellings in Northern Ireland, 9.2 per cent of the total stock. However, in 2001 there had been only 49,400 (7.6%) privately rented dwellings. This represents an average annual growth of nearly 4,400 each year between 2001 and 2004, undoubtedly reflecting the growing interest in the buy-to-let market.
- The number and proportion of Housing Executive dwellings has continued to decline mainly as a result of the house sales scheme. In 2001 there were116,000 (17.9%) occupied Housing Executive properties, by 2004 this had fallen to 99,600 (14.6%).
- The number of housing association properties has grown from 17,900 (2.8%) in 2001 to 19,500 (2.9%).

2.4 Households and their Homes

The 2004 House Condition Survey household data confirmed a number of important demographic and socio-economic trends, including:

- The proportion of households with children has remained fairly similar since 1996 (around one-third).
- The overall proportion of lone parent households has remained steady since 1996 (around 6%).
- Analysis of elderly households shows that there has been an increase in the proportion of those aged 75 or older living in the youngest stock (11%: 7% in 2001).
- Around one-tenth of households were lone adult (12%), the same proportion as that in 2001 and 1996. The main changes 2001-2004 for these households were a lower proportion in isolated rural areas (7%: 12% in 2001) and a lower proportion in single storey dwellings (14%: 22% in 2001).
- The proportion of households with an unemployed or permanently sick/disabled household reference person has also remained the same as in 2001 (15%). There has been an increase in the proportion of this group in the private rented sector (21%: compared to 14% in 2001).

House Condition Surveys have provided evidence for the rapid increase in the private rented sector in Northern Ireland since 1991 and the 2004 Survey gives some insight of how household characteristics have changed over the last three years:

- There has been an increase in the proportions of young household reference persons entering this sector. The proportion of 17 and 24 year olds has increased from 37% in 2001 to 46 per cent in 2004.
- There has been an increasing proportion of unemployed household reference persons entering the private rented sector (from 16% in 2001 to 22% in 2004) and consequently employed household reference persons leaving (47% in 2001 reducing to 35% in 2004).
- The proportions of permanently sick/disabled household reference persons in the private rented sector have increased from 11 per cent in 2001 to 19% in 2004.
- The 2004 Survey shows a considerable increase in the proportion of lone parents renting privately (27% compared to 13% in 2001 and 10% in 1996).
- Almost one sixth (14%: 11% in 2001) of households with less than £7,000 per annum rented privately.

2.5 Dwelling Unfitness and the State of Repair

The 2004 Interim House Condition Survey consolidates a number of key housing condition trends:

- Unfitness has declined from 4.9 per cent (31,600 dwellings) to 3.8 per cent in 2004 (25,600 properties).
- Higher rates of unfitness in rural areas (6.8% compared to 2.5% in urban areas). Isolated rural areas in particular still showed a high rate of unfitness (10.1%). Rural unfitness is associated with the more peripheral areas of Northern Ireland. Although there was no difference in the rate of disrepair between urban and rural areas, repair costs were almost three times higher in rural areas than in urban areas.
- The highest levels of unfitness, disrepair and repairs costs were found in the vacant stock.
- The second highest rate of unfitness was found in the private rented sector (5.4%). However, this rate has fallen from nine per cent in 2001. Rates of disrepair in this sector remained unchanged since 2001 but repair costs continued to be the highest of all the occupied sectors.
- Higher rates of unfitness (16.5% of pre 1919 stock unfit), disrepair and subsequently higher repair costs were clearly associated with older stock.
- Analysis of the types of households occupying dwellings which were either unfit and/or in disrepair showed that they continued to be headed by older people, the self employed and low income households (unfitness rates were 3.8% for 75 plus, 6.7%

for households headed by a self employed person and 2.5% for households with an annual income of less than £7,000. The overall unfitness rate for occupied households was 1.7%).

- Disrepair and unsatisfactory facilities for the preparation and cooking of food continued to be the most common causes of unfitness.
- The level of disrepair remained unchanged since 2001, at approximately 58 per cent. The stock continues to have more exterior faults (50%) than interior faults (27%).
- The repair cost bill for urgent repairs to the stock in Northern Ireland in 2004 was estimated to be £911 million, with basic repairs estimated to be £1.15 billion. However, a small proportion of dwellings in very poor conditions have skewed the distribution of repair costs per dwelling. There were noteworthy high average repair costs in the private rented sector.

2.6 The Decent Homes Standard

Findings from the 2004 Interim House Condition Survey show the considerable progress made in relation to the Decent Homes Standard.

- In 2004 there were 64,500 fewer non-decent homes. Overall, 21% of dwellings in 2004 failed the Standard; a reduction from 32% in 2001. Most of this decrease has been on the thermal comfort criterion.
- The proportion of dwellings failing the Decent Homes Standard on the basis of thermal comfort has declined from 88 per cent in 2001 to 81 per cent in 2004 (this equates to 66,800 fewer properties failing on this basis). There were fewer dwellings failing in the private sector largely due to people upgrading their home heating systems to gas or oil, but Government initiatives such as the Warm Homes scheme have also contributed to this.
- The proportion of dwellings failing on the basis of lacking modern facilities and services has remained broadly in line with 2001 findings (12%; 10% in 2001). However, there has been an increase in the proportion of homes failing on the basis of disrepair (from 17% in 2001 to 28% in 2004), although this only represents an increase of 4,000 dwellings.
- Consistent with 2001 findings, the vacant stock had the highest rate of non-decency across all the tenures (58%). However, this represents a reduction since 2001 when the figure was 71 per cent. Vacant stock also had the highest rates of failure on the disrepair (58%) and lacking modern facilities and services (31%) criteria.
- Housing Executive and privately rented dwellings show considerable improvement in the rates of non-decency since 2001. The non-decency rate for Housing Executive properties has declined from 50% in 2001 to 31% in 2004 and the rate for privately rented dwellings has declined from 47% to 28%.

- Housing Executive properties continued to have the highest rate failing the Standard on the basis of thermal comfort compared to other tenures (97%), in 2004. Further analysis of the reason why Housing Executive dwellings were failing on thermal comfort shows that a high proportion 95% failed on a combination of insulation and no programmable heating; most were solid fuel systems. However, a small proportion of Housing Executive properties failed on the basis of disrepair (3%) compared to other tenure groups (28% overall).
- The private rented stock had a high proportion failing Decent Homes on the basis of disrepair (40%).
- The association between the age of the dwelling and the rate of non decency continued in 2004. Older properties had higher rates of non decency and were more likely to fail on the basis of disrepair and modernisation compared to other age groups.
- Lone older households were more likely to fail the Decent Homes Standard compared to all other household types (29% compared to 19% overall). Lone older households also had the highest rate failing on the basis of disrepair (33%) and modernisation (18%).
- As in 2001, households with less than £7,000 per annum had the highest non-decency rate; 29% compared to 19% overall. This group also had above average rates failing on the basis of disrepair (32%) and modernisation (13%). However, it had a below average proportion failing on the basis of thermal comfort (75% compared to 81% overall). This again is consistent with the fact that these households tended to have household reference persons who were older and retired. In 2001 the rate of failure on the basis of thermal comfort for households with less than £7,000 per annum was 91 per cent.

2.7 Fuel Poverty in Northern Ireland in 2004

Analysis of households in fuel poverty in 2004 shows:

- The considerable progress that has been made in reducing fuel poverty in Northern Ireland between 2001 and 2004 (from 33% to 24%). This reduction in fuel poverty reflects the significant upgrading of domestic heating to the more efficient oil and gas systems in the pre-existing stock. It also reflects the use of oil (and to a lesser extent gas) for heating in new housing which in turn has seen significant growth between 2001 and 2004;
- Low income has been clearly shown to be a very significant cause of fuel poverty in Northern Ireland in 2004 (68% of households with an annual income of less than £7,000 were in fuel poverty);
- Almost half (47%) of households living in older dwellings (pre 1919) were in fuel poverty;
- Also almost half (48%) of households living in isolated rural areas were in fuel poverty.
- Older people were much more likely to be living in fuel poverty (75 plus 42%);

- There is still considerable scope to alleviate fuel poverty through fuel switching or cavity/loft insulation.

However, it must be emphasized that even if the dwelling is given an efficient heating system and is insulated to the highest standards it does not mean that the household will automatically be brought out of fuel poverty. Low income will remain a primary determinant of whether a household is still in fuel poverty.

2.8 Energy

The 2004 Interim House Condition Survey highlights the ongoing progress being made in the energy efficiency of the housing stock in Northern Ireland. An important contribution has been the switching of domestic central heating fuel from solid fuel to oil or gas:

- Overall 97% of dwellings in 2004 had central heating (95% in 2001);
- Oil was the preferred fuel for domestic heating - increasing by seven percentage points since 2001 (65% from 58% in 2001);
- The use of solid fuel for heating fell from 14% in 2001 to 6% in 2004;
- The use of gas steadily increased from 3% in 2001 to 8% in 2004. All gas-heated dwellings were located in urban areas and were concentrated in the Belfast Urban Area (86%) reflecting the extent of the gas network. In 2004, almost one-quarter (24%: 47,000) of all dwellings in the BUA had gas central heating, a rise from ten per cent in 2001 (19,600 dwellings).

Another important contribution to the improvement in the energy efficiency of the stock has been made by improvements to wall insulation, loft insulation and double-glazing:

- Full cavity wall insulation has increased by ten percentage points over the period 2001 to 2004 (from 50% to 60%);
- Consequently the proportion of dwellings with no wall insulation has fallen dramatically between 2001 and 2004 (from 39% to 22%);
- Overall the presence of loft insulation remained similar to 2001 95%: 94% in 2001. However there were some changes in the thickness of loft insulation between 2001 and 2004. 100mm to 150mm and more than 150mm increased by around four percentage points (61% to 64% and 4% to 8% respectively). Consequently, the lower standard (less than 100mm) decreased from 24 per cent to 20% 2001-2004;
- Double-glazing has increased by 14 percentage points from 47% in 2001 to 61% in 2004. Dwellings without double-glazing have fallen from 31% in 2001 to 20% in 2004.

These changes in the energy profile of the stock combined to produce a considerable improvement in the overall SAP rating - rising from 52 to 57 between 2001 and 2004.

Chapter 3

Northern Ireland's Dwelling Stock

Comparison with the findings from 2001 indicates that little has changed in the owner occupied sector, ...

TABLE 3.1: NORTHERN IRELAND'S DWELLING STOCK KEY FIGURES [1], 1974 - 2004

	1974	1991	1996	2001	2004
Total	455,500	574,300	602,500	647,500	680,000
	100%	100%	100%	100%	100%
Urban	269,400	404,100	402,100	434,600	480,730
	59%	70%	67%	67%	70.70%
Rural	186,100	170,200	200,400	212,900	199,270
	41%	30%	33%	33%	29.30%
Owner Occupied	212,200	347,200	381,200	432,300	432,180
	46.6%	60.5%	63.3%	67%	68.00%
Private Rented (and Others)	72,200	28,600	38,000	49,400	62,510
	15.8%	5.0%	6.3%	7.60%	9.2%
Housing Executive	153,500	158,200	141,200	116,000	99,580
	33.7%	27.6%	23.4%	17.9%	14.6%
Housing Association	-	10,000	13,000	17,900	19,450
		1.7%	2.1%	2.8%	2.9%
Vacant	17,600	30,300	29,100	31,900	36,280
	3.9%	5.3%	4.8%	4.9%	5.3%
Pre 1919	157,300	121,500	120,800	116,400	110,250
	34.5%	21.2%	20.0%	18.0%	16.2%
1919 44	75,200	65,100	69,400	69,100	69,920
	16.5%	11.3%	11.5%	10.7%	10.3%
1945 64	223,000	129,800	128,800	127,800	125,410
	49.0%	22.6%	21.4%	19.7%	18.4%
1965 80	Included in	162,300	158,400	159,900	106,170
	1945 64	28.3%	26.3%	24.7%	15.6%
Post 1980	-	95,600	125,100	174,300	121,270
		16.7%	20.8%	27.0%	17.8
Bungalows	-	-	145,200	157,000	138,730
			24.1%	24.2%	20.4%
Terraced House	199,000	210,500	201,900	200,300	200,560
	43.7%	36.7%	33.5%	30.9%	29.5%
Semidetached House	91,000	139,800	110,400	123,500	143,160
	20.0%	30.9%	18.3%	19.1%	21.1%
Detached House	133,700	177,300	93,400	115,000	140,140
	29.4%	30.9%	15.5%	17.8%	20.6%
Purpose Built Flat	23,900	38,500	42,800	43,700	43,520
	5.2%	6.7%	7.1%	6.7%	6.4%
Converted Flat	3,200	8,100	8,800	8,000	13,890
	0.7%	1.4%	1.5%	1.3%	2.0%

(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.
Some dwellings are not included in Table 3.1

Northern Ireland's Dwelling Stock

3.1 Introduction

This chapter presents a profile of Northern Ireland's dwelling stock in 2004. It focuses on the characteristics of the stock - its distribution, tenure, age and dwelling type and compares them to the findings from 2001.

Table 3.1 sets out the key statistics used in this chapter. Additional tables are contained in the Statistical Annex.

3.2 The Total Stock and its Distribution

The 2004 Interim House Condition Survey showed that in 2004 there were a total of 680,000 dwellings in Northern Ireland, a net increase of 32,500 (11,000 per annum) since 2001. This represents a significantly higher rate of growth than the 9,000 per annum recorded between 1996 and 2001 and reflects continuing economic prosperity, a growing population and the rising number of single person households and second homes.

The geographic distribution of the housing stock has continued to change in the three year period since 2001:

- The "urbanisation" of Northern Ireland has continued: the number and proportion of dwellings located in urban areas has grown from 434,600 (67.2%) to 480,700 (70.7%).
- However, in contrast to the period 1996-2001, the number of dwellings in the Belfast Urban Area declined a little from 204,600 (31.6%) to 197,400 (29.0). The number of dwellings in Belfast itself grew slightly from 119,200 to 121,500 and the number of dwellings in the Belfast Metropolitan Area, the now more usual measure of Belfast and its hinterland grew from 263,900 (40.8%) to 272,000 (40.0%).
- The number of dwellings in District and "Other" Towns has continued to grow rapidly, from 230,000 (35.5%) to 283,300 (41.7%).
- The total number of rural dwellings has declined from 213,000 (32.9%) in 2001 to 199,300 (29.3%) in 2004.
- However, while the number in small rural settlements increased a little the Interim House Condition Survey recorded a considerable decline in what were considered to be isolated rural dwellings (from 126,400, 19.5%, to 110,400, 16.2%).

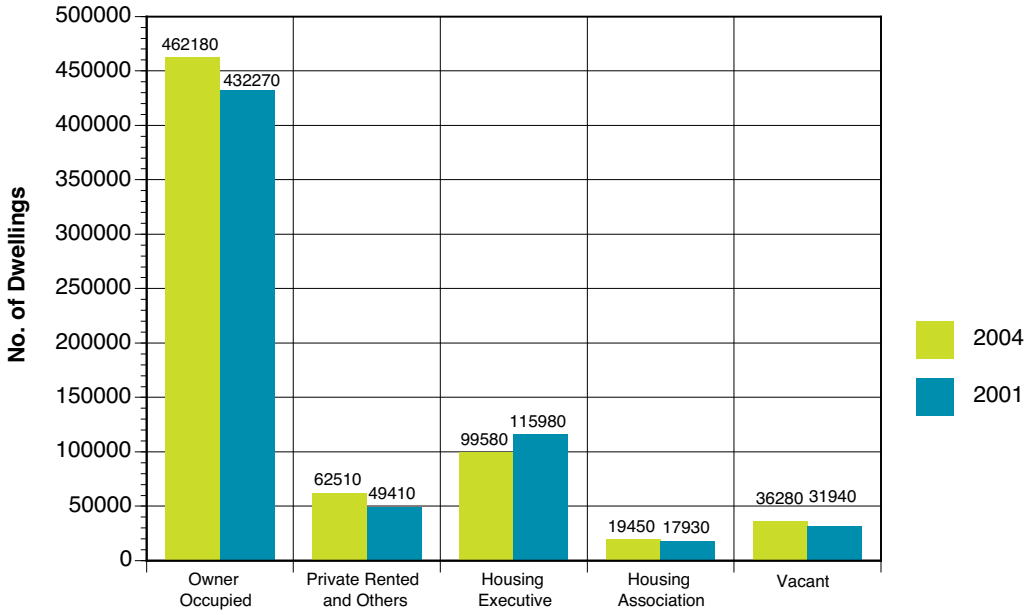
3.3 Dwelling Tenure

The 2004 Interim House Condition Survey collected information on dwelling tenure in five categories: owner occupied, private rented and others (including tied dwellings), Housing Executive, housing association and vacant. In addition vacant dwellings were classified on the basis of tenure when last occupied.

The following tenure profile emerged:

- In 2004 there were an estimated total of 462,200 occupied dwellings in the owner occupied sector, 68.0 per cent of the total stock. This represents an increase of 30,000 (10,000 per annum) since 2001, mainly as a result of the continued high level of new private sector construction and the sale of Housing Executive homes to sitting tenants.
- The most significant development has taken place in the private rented sector. In 2004 there were 62,500 occupied privately rented dwellings in Northern Ireland, 9.2 per cent of the total stock. However, in 2001 there had been only 49,400 (7.6%) privately rented dwellings. This represents an average annual growth of nearly 4,400 each year between 2001 and 2004, undoubtedly reflecting the growing interest in the buy-to-let market.
- The number and proportion of Housing Executive dwellings has continued to decline mainly as a result of the house sales scheme. In 2001 there were 116,000 (17.9%) occupied Housing Executive properties, by 2004 this had fallen to 99,600 (14.6%).
- The number of housing association properties has grown from 17,900 (2.8%) in 2001 to 19,500 (2.9%).

Figure 3.1 Number of dwellings by tenure 2001 and 2004



Vacant properties (*Tables A3.2 and A3.3*)

In 2004 the number of vacant properties stood at 36,300 (5.3%). This represents both an absolute and proportionate increase since 2001 when the comparable figures were 31,900 (4.9%). An insight into the reasons for this can be gained by a closer look at their geographical location[5] and tenure when last occupied:

5 See Appendix E for note on change of data collection for location between 2001 and 2004

- The vacancy rate remains highest in the West & South NUTS area (8.1%; 11,400) and reflects the relatively higher number of vacant properties in remoter rural areas. The vacancy rate in Belfast (4.0%; 4,900) is lower than the Northern Ireland average but within Belfast itself it is much higher in South Belfast (7.7%; 2,400), reflecting the growing buy-to-let market in this area.

Table 3.2 Vacant Dwellings and Vacancy Rate by Location, 2004

	Vacant Dwellings	Vacancy Rate (%)
Belfast Urban Area	8,410	4.3
District & "Other" Towns	12,550	4.4
Total Urban	20,960	4.4
Small Rural Settlement	5,330	6
Isolated Rural	9,990	9
Total Rural	15,320	7.7
All Vacant Dwellings	36,300	5.3

- Table 3.2 shows that while a higher number of vacant dwellings were located in urban areas (21,000) than in rural areas (15,300), the vacancy rate was much higher in rural areas (7.7% compared to 4.4%) and in particular in isolated rural areas (9.0%). This pattern of distribution had remained broadly the same since 2001, except in the case of District and "other" towns where the vacancy rate had increased from 3.0 per cent to 4.4 per cent.
- In absolute terms the number of vacant dwellings previously in the owner occupied sector was the highest - 17,500. This is slightly lower than the figure for 2001 and accounts for 48 per cent of all vacant properties. The comparable figure in 2001 was 56 per cent. The owner occupied sector as a whole had a vacancy rate of 3.6 per cent; a slight fall since 2001 when the comparable figure was 4 per cent, reflecting the growing demand for owner occupation.
- However, in relative terms the private rented sector accounts for by far the highest proportion of vacant properties. Approximately one third (33.2%; 12,000) of all vacant properties in 2004 were privately rented when last occupied. This is a sharp increase from the position in 2001 when the comparable figures were 8,200 and 26 per cent. The rate of vacancy in the private rented sector as a whole has also increased. In 2001 the vacancy rate was 14 per cent; by 2004 this had risen to 16 per cent, reflecting a tendency towards oversupply in some parts of Northern Ireland. Indeed one-third (33%) where located in the BMA and a further 24 per cent in the West and South NUTS area.
- The proportion of vacant properties in the ownership of the Housing Executive has fallen a little from 16 per cent in 2001 to 12.5 per cent in 2004. The number of vacant properties (4,500) has declined a little and the rate of vacancy (4.3%) has remained constant.

- In the case of the housing associations the picture has changed since 2001. At that time there were approximately 700 vacant housing association properties, a vacancy rate of 3.8 per cent. By 2004, however, the number of vacant properties had risen to 2,300, a vacancy rate of 10.4 per cent.

More than two-fifths (41%) of all vacant properties were constructed before 1919 and one quarter (25%) between 1919 and 1964.

The most common vacant dwelling type was the terraced house (28%) followed by flats (27%), and the bungalow (single storey house including rural cottages) (22%).

Dwelling Tenure - Urban/Rural Location

Nearly two-thirds (63.6%) of the urban stock was owner occupied, a figure which remained almost unchanged since 2001. In rural areas this proportion rose to 78.6%, an increase of nearly 4 percentage points since 2001.

Conversely, while 22.5 per cent of urban dwellings were owned by the Housing Executive or housing associations, only 5.5 per cent of rural dwellings were in the social sector. Both of these figures had fallen since 2001 when the comparable percentages were 25.7 and 10.3.

The proportion of Northern Ireland's total stock which was being privately rented in 2004 was 9.2 per cent. The proportion was slightly higher in urban areas (9.6%) than in rural areas (8.3%). This proportion has increased more rapidly in rural areas (6.6% in 2001) than in urban areas (8.2% in 2001).

3.4 Dwelling Age

The 2001 House Condition Survey had already indicated a gradual change in the age profile on Northern Ireland's housing stock as a result of:

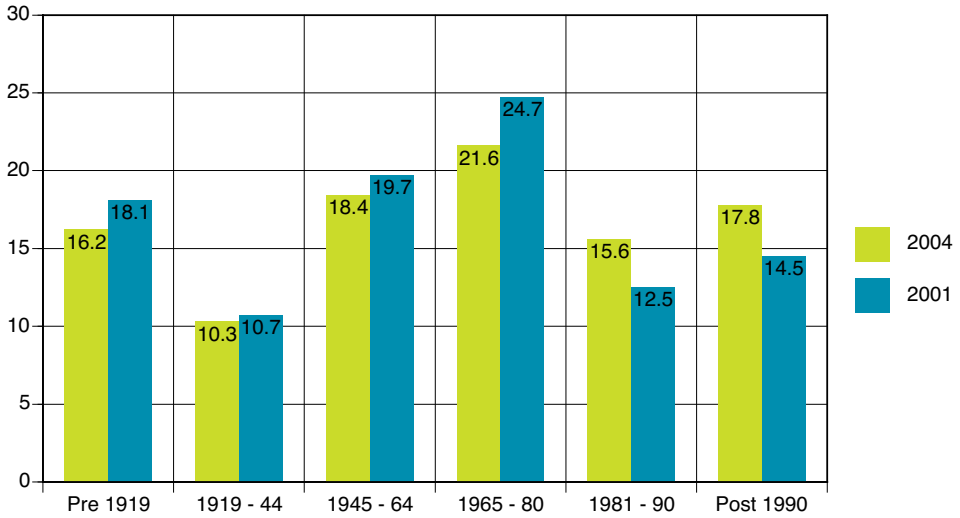
- A small decline in the absolute number and proportion of dwellings in the older age categories, mainly as a result of demolition.
- A substantial increase in the post-1980 category as a result of the accelerated rate of construction of new dwellings between 1996 and 2001.

These trends have been confirmed by analysis of the 2004 Interim House Condition Survey:

- Approximately one third (33.4%; 27.0% in 2001) of all dwellings were built after 1980. Indeed almost one fifth (17.8%; 14.5% in 2001) were built after 1990.
- Conversely, only 16.2 per cent of dwellings were built before 1919 compared to 18.1 per cent in 2001.

Dwelling Age - Dwelling Tenure (Table A3.4)

Figure 3.2: Dwelling Age, 2001 - 2004



Analysis of age by tenure reflects these overall trends - except in the case of the Housing Executive where there are no new dwellings being built:

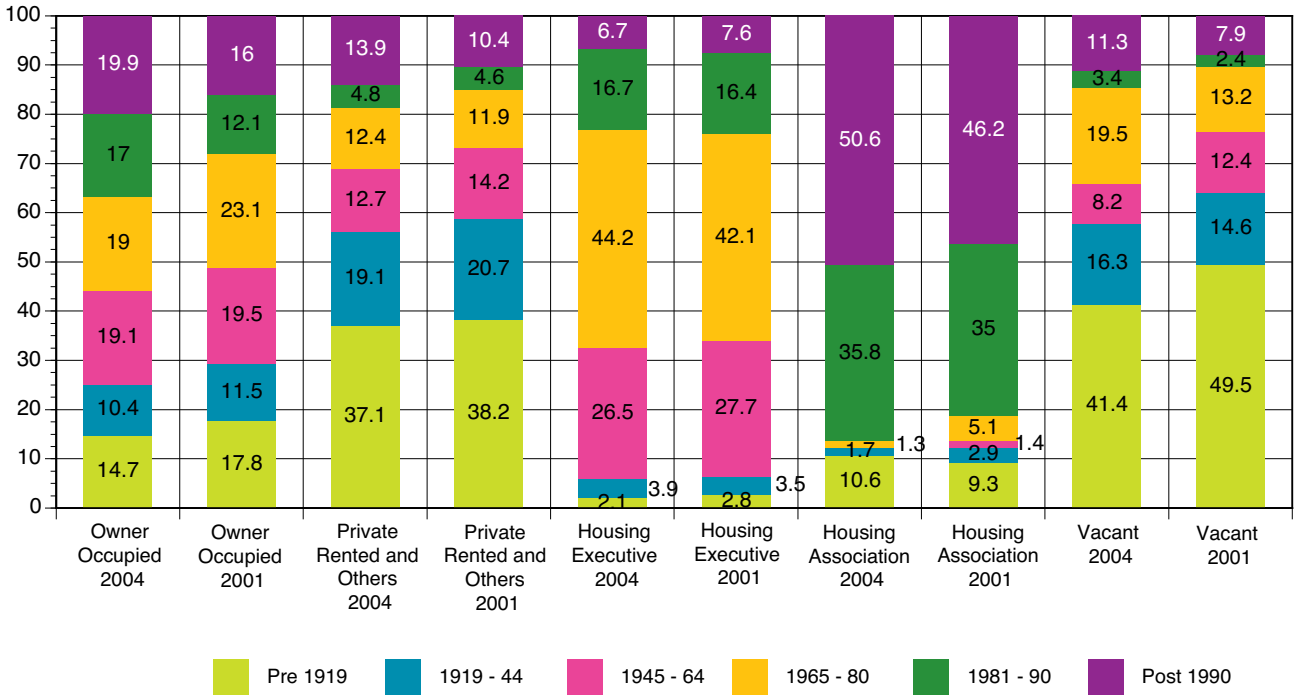
In the owner occupied sector the proportion of dwellings built since 1980 has increased from 28.1 per cent in 2001 to 36.9 per cent in 2004. The proportion of dwelling built prior to 1919 has fallen from 17.8 per cent in 2001 to 14.7 per cent in 2004.

In the private rented sector, which traditionally had a much older stock profile than other tenures, the trend towards youthfulness continues. In 2001 38.2 per cent of dwellings were built prior to 1919, whereas this had fallen further to 37.1 per cent by 2004. Likewise the proportion built after 1980 continued to grow, from 15 per cent in 2001 to 18.7 per cent in 2004. Indeed nearly 14 per cent (8,700 dwellings) have been built since 1990, reflecting the growth of the buy-to-let market.

The number and proportion of Housing Executive and housing association houses built before 1919 remains small. Each had around 2000 properties of this age, although as a proportion of stock it was obviously much higher in the case of the housing associations (10.6%). Approximately 86 per cent of housing association stock was built after 1980 and indeed more than half (50.6%) since 1990.

In the case of vacant properties the age profile has changed significantly since 2001. At that time nearly half (49.5%; 15,800) of all vacant properties were built before 1919. By 2004 only two-fifths (41.4%; 15,000) had been built before 1919 although the absolute number remained similar. However there has been a substantial increase in the vacancy rate among properties aged 1965-80, from 4,200 (13.2%) in 2001 to 7,100 (19.5%) in 2004 and in those built since 1990, from 2,500 (7.9%) to 4,100 (11.3%) in 2004.

Figure 3.3 Dwelling Age and Tenure 2001-2004



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

Analysis of dwelling age by location indicates that in 2004:

The proportion of Northern Ireland's total stock which was built before 1919 was 16.2 per cent. However a much higher proportion of the rural stock (30.3%) than urban stock (10.4%) was built during this period. Indeed almost half (44.8%) of all dwellings built before 1919 were in isolated rural areas.

Almost one fifth (17.8%; 121,200) of all dwellings in Northern Ireland were built after 1990. A slightly higher percentage in rural areas (19.4%) than in urban areas (17.2%). However these figures mask the fact that in Belfast Urban Area (11.4%) and in isolated rural areas (11.5%) the proportion of newer stock is much lower than other areas. The proportion in small rural settlements is particularly high (29.2%), reflecting ongoing new construction in these settlements.

3.5 Dwelling Type

Northern Ireland's housing stock has traditionally been dominated by houses and bungalows (single storey houses, including cottages). The 2004 House Condition Survey indicates that this is slowly changing, with a gradual decline in the proportion of bungalows and small increases in the proportions of other dwelling types

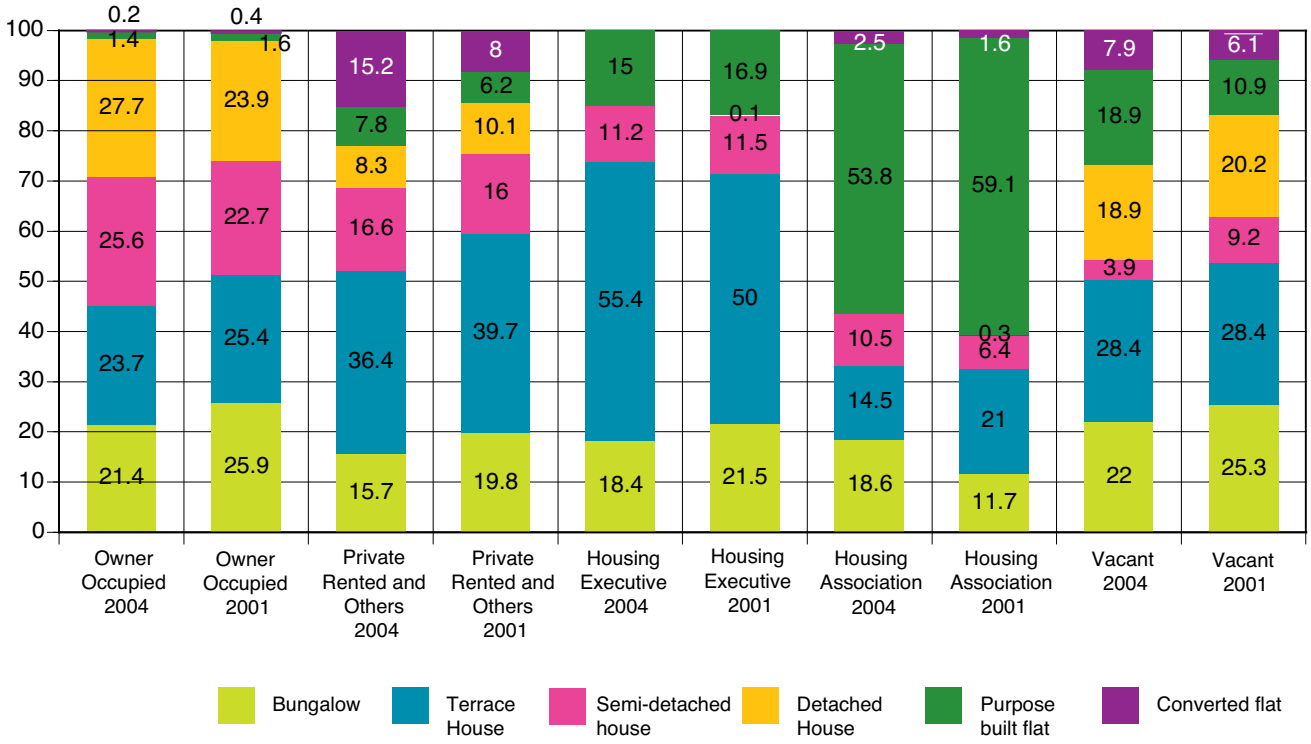
- The proportion of bungalows (single storey houses) has fallen from 24.2 per cent in 2001 to 20.4 per cent in 2004.
- The proportion of terraced houses has remained fairly constant at 29.5 per cent.
- Semi-detached houses and detached houses each accounted for approximately one fifth of the stock (21.1% and 20.6% respectively).
- Apartments/flats accounted for 8.4 per cent of the stock, compared to 7.9 per cent in 2001.

Dwelling Type - Tenure

Comparison with the findings from 2001 indicates that little has changed in the owner occupied sector, although there is evidence of a decline in the number of bungalows.

However in the private rented sector there are indications of more significant changes, with a considerable growth in the number of purpose built and converted flats/ apartments. In 2001 there were a total of approximately 7,000 privately rented flats/ apartments of which around 57 per cent were converted. By 2004 there were some 14,400 privately rented flats/apartments, of which 66 per cent were converted. Many of these were in South Belfast (where one quarter 24% (21% including vacants) of the total stock is now in the private rented sector) and reflect the investment opportunities in older properties in close proximity to the university.

Figure 3.4 Dwelling type and Tenure 2001-2004



Chapter 4

Households and their Homes

The Survey provides robust demographic information for use in the assessment of future housing needs ...

TABLE 4.1 HOUSEHOLDS AND THEIR HOMES KEY FIGURES, 2004

Number and Percentage of Tenure											
	Owner Occupied		Private Rented and Others		Housing Executive		Housing Association		All Households		% of all House-holds
Household Type											
Lone adult	41940	53	13660	17	21760	27	2130	3	79,490	100%	12
Two adults	63350	78	7300	9	10250	13	760	1	81,660	100%	13
Small family	84790	85	5740	6	8970	9	260	<1	99,760	100%	16
Large family	71790	84	6220	7	7070	8	250	<1	85,330	100%	13
Large adult	77610	85	7160	8	5690	6	890	1	91,350	100%	14
Two person older	68180	79	4880	6	11360	13	2420	3	86,840	100%	14
Lone older	44880	55	7460	9	20000	24	10010	12	82,350	100%	13
Lone parent	9640	26	10090	27	14480	39	2730	7	36,940	100%	6
All Households	**462180**	**72**	**62510**	**10**	**99580**	**16**	**19450**	**3**	**643,720**	**100%**	**100**
Age of Household Reference Person											
17 - 24	3510	17	9400	46	6540	32	990	5	20,440	100%	3
25 - 39	107700	69	23090	15	21700	14	3060	2	155,550	100%	24
40 - 59	211000	81	14220	5	33740	13	2400	1	261,360	100%	41
60 - 74	95660	71	9670	7	22820	17	6220	5	134,370	100%	21
75 plus	44310	62	6130	9	14780	21	6780	9	72,000	100%	11
All Households	**462180**	**72**	**62510**	**10**	**99580**	**16**	**19450**	**3**	**643,720**	**100%**	**100**
Employment Status of HRP											
Employed	298940	87	21580	6	20370	6	2930	<1	343,820	100%	53
Unemployed	19430	32	13960	23	25480	42	2400	4	61,270	100%	10
Retired from work	112830	68	12200	7	28120	17	12680	8	165,830	100%	26
Permanently sick/disabled	12020	33	6780	19	17280	47	580	2	36,660	100%	6
Looking after family home	16600	57	4180	14	7500	26	640	2	28,920	100%	5
Other (including student/schoolchild)	2360	33	3810	53	830	12	220	3	7,220	100%	1
All Households	**462180**	**72**	**62510**	**10**	**99580**	**16**	**19450**	**3**	**643,720**	**100%**	**100**
Gross Annual Income											
Under £7000	48860	50	13330	14	27740	29	7530	8	97,460	100%	15
£7,000 - £9,999	64480	53	15790	13	37550	31	4190	3	122,010	100%	19
£10,000 - £14,999	74410	61	18100	15	25010	20	4900	4	122,420	100%	19
£15,000 - £19,999	88040	88	5820	6	5500	6	1230	1	100,590	100%	16
£20,000 - £29,999	61800	87	4330	6	3490	5	1360	2	70,980	100%	11
£30,000 or more	124590	94	5140	6	290	<1	240	<1	130,260	100%	20
All Households	**462180**	**72**	**62510**	**10**	**99580**	**16**	**19450**	**3**	**643,720**	**100%**	**100**
Household Religion											
Protestant	259530	74	28550	8	54030	15	10580	3	352,690	100%	55
Catholic	164740	70	24280	10	38980	17	7540	3	235,540	100%	37
Mixed Religion	23250	81	3110	11	2390	8	60	<1	28,810	100%	5
Other	4750	53	2540	28	1100	12	540	6	8,930	100%	1
None	9910	56	4030	23	3080	17	730	4	17,750	100%	3
All Households	**462180**	**72**	**62510**	**10**	**99580**	**16**	**19450**	**3**	**643,720**	**100%**	**100**
Other Groups											
Households with children (0 - 15)	166210	75	22060	10	30520	14	3240	1	222,030	100%	34
Lone Parent Households	9640	26	10090	27	14480	39	2730	7	36,940	100%	6
Elderly Households (over 75)	44310	65	6130	9	14780	21	6780	9	72,000	100%	11
Lone Adult Households	41940	53	13660	17	21760	27	2130	3	79,490	100%	12
Unemployed or Permanently sick/disabled HRP	31440	32	20760	21	42760	44	2980	3	97,940	100%	15
All Households	**462180**	**72**	**62510**	**10**	**99580**	**16**	**19450**	**3**	**643,720**	**100%**	**100**

Households and their Homes

4.1 Introduction

Northern Ireland House Condition Surveys have a household[6] questionnaire section. This is a key area allowing in-depth examination of the relationships between dwelling condition and the social and economic circumstances of households. The 2004 Interim House Condition Survey (IHCS) provides an update of the key household figures, including 2004 estimates of the number of households in fuel poverty. The Survey also provides robust demographic information for use in the assessment of future housing needs for those Districts (or sectors in Belfast) where important housing strategies are being undertaken.

After the 2001 Survey, surveyors were asked for suggestions on how to improve the layout, order and/or wording of the household questionnaire. Their comments guided a number of changes to this section for the 2004 Survey. In addition, a number of new questions were inserted on emerging housing topics.

The surveyors conducted the household questionnaire with the household reference person[7] (previously known as the head of household) or partner (if applicable) as part of the inspection of the home. A total of 2,150 interviews were achieved out of a possible 2,165 (excludes vacant dwellings). Overall, the response rate (as a percentage of all completed physical surveys) for the Household Survey was very high at 99 per cent. This is the same response rate as that achieved in the 2001 Survey.

Analysis by age of the household reference person indicates some notable changes between 2001 and 2004. However, some of these counter intuitive changes may be more apparent than real and reflect sample design issues. Comparison between 2001 and 2004 should therefore be treated with some caution.

4.2 Demography and Housing

The Interim House Condition Survey estimated that in 2004 there were approximately 680,000 dwellings in Northern Ireland. The number of occupied properties (i.e. households) was 643,700. This was an increase of approximately 27,700 since 2001.

The Survey estimated that the total population in households in 2004 was approximately 1,729,500[8]. This was similar to the Northern Ireland Statistics and Research Agency (NISRA) 2004 mid year estimate of 1,710,000.

Other key demographic findings from the 2004 IHCS include:

The average household size for Northern Ireland was estimated at 2.69 (2.62 in 2001). Household size varied by tenure ranging from 1.62 for occupied housing association properties to 2.89 for owner occupied properties.

6 A definition of household is included in Appendix E
7 A definition of household reference person is included in Appendix E
8 This figure excludes communal establishment residents

Almost one-quarter of the population (23%) were children less than 16 and almost three-fifths (59%) were aged between 16 and 59 years old. Approximately one-sixth (15%) of the population were pensioners[9] in 2004.

The Bedroom Standard

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.

Key findings:

- Four per cent of households in Northern Ireland fell below the bedroom standard, i.e. were overcrowded in 2004. This proportion has remained unchanged since 2001 but has declined from seven per cent in 1996.
- One-fifth (20%) of households met the bedroom standard (23% in 2001 and 25% in 1996).
- House Condition Surveys have shown an increase in under-occupation over time, in terms of available bedrooms (76 per cent in 2004, 74 per cent in 2001 and 68 per cent in 1996).

Variations in density of occupation has been analysed by tenure, household size and religion. Overcrowding is defined as falling below the bedroom standard by one or more bedrooms.

The Bedroom Standard – Tenure, household size and religion

The following analysis of the Bedroom Standard outlines overcrowding (falling below the Bedroom Standard), meeting the Bedroom Standard and then a profile of properties two or more bedrooms above the Standard. Overall, patterns were similar to findings in 2001.

- In general, there was little variation in overcrowding from the overall average (4%) across the different tenures. Housing association stock was least likely to be overcrowded (less than 1%). As expected, the larger the household the more likely it was to be overcrowded. Three per cent of three person households were overcrowded compared to 13 per cent of five person households. Catholic households (6%) were more likely to be overcrowded than Protestant households (3%) but this is largely due to household size and the age structures of both groups.

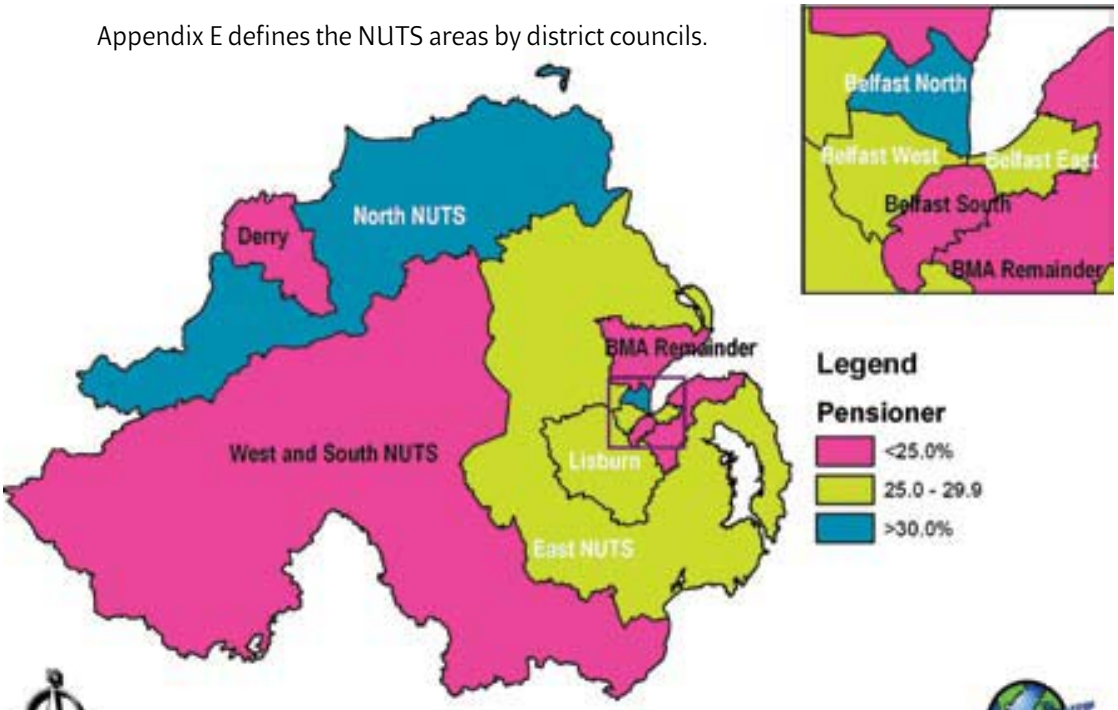
9 Defined as aged 60 or older for females and 65 or older for males

- There has been some variation by tenure in relation to households meeting the bedroom standard. Less than one-fifth (14%) of owner occupied households met the standard compared to 67 per cent of housing association households. Almost one-quarter (24%) of Catholic households met the standard compared to 17 per cent of Protestant households.
- In the case of two or more bedrooms above the standard, almost half (47%) of owner occupied households were under-occupied compared to one-quarter of private rented (25%) and housing executive (24%) households and eight per cent of housing association households. As expected, as household size increased the proportions under-occupying decreased. Finally, in terms of religion almost half (46%) of Protestant households fell below the bedroom standard by two or more bedrooms compared to 36 per cent of Catholic households.

Age of Household Reference Person

MAP 4.1: Pensioner Household Reference Persons by Area, 2004

Appendix E defines the NUTS areas by district councils.



Key findings:

- Almost two-thirds (65%) of household reference persons were aged between 25 and 59 and one-third (32%) were 60 or older (11% were 75 or older).
- Overall, more than one-quarter (26%) of household reference persons were pensioners[10]. Map 4.1 shows how the proportions of pensioners varied by location.
- Only three per cent of household reference persons were aged between 17 and 24.

10 This figure is based on age and gender (aged 65 or older for males and aged 60 or older for females)

- In 2004 there was an increase in the proportion of household reference persons aged between 40 and 59 and a corresponding decrease in proportion of household reference persons aged 60 plus. This slight change will also be reflected in the household type and employment status analysis which will be outlined later in this chapter (see last paragraph under 4.1 Introduction page 23).

Table 4.2 Age Profile of the Household Reference Person 1996-2004

Age band	2004 HCS %	2001 HCS %	1996 HCS %
18-24	3	3	3
25-39	24	24	26
40-59	41	37	37
60-74	21	23	23
75+	11	13	12
Total	**100%**	**100%**	**100%**

Variations in tenure, dwelling age, dwelling type and location were analysed by age of the household reference person.

Age of Household Reference Person - Dwelling Tenure (Table A4.1)

- Figure 4.1 shows that the majority of household reference persons in four out of five age bands were owner occupiers. Household reference persons aged between 40 and 59 had the highest proportion of owner occupation (81%), followed by 60 to 74 year olds (71%), 25 to 39 year olds (69%) and then those aged 75 or more (61%). This pattern has remained unchanged since 2001.

Figure 4.1: Age of Household Reference Person and Tenure 2001-2004

- Figure 4.1 also shows that above average proportions of the younger age groups occupied privately rented dwellings. This was similar in 2001. Although a small group (3% overall), the youngest household reference persons (17 to 24) have increased in the private rented sector; from 37 per cent in 2001 to 46 per cent in 2004.
- Much higher than average proportions of household reference persons aged between 17 and 24 (32%) and 75 or older (21%) lived in Housing Executive property (16% overall). The 2001 HCS showed a similar pattern. As expected a much higher proportion of household reference persons aged 75 or older lived in housing association property (9% compared to 3% overall).

Age of Household Reference Person - Dwelling Age (Table A4.2)

Overall there have been a number of noteworthy changes in the post 1990 and pre 1919 dwellings:

- The overall proportion of new stock (post 1990) continued to increase in 2004 (18% compared to 15% in 2001). A much higher than average proportion of household reference persons aged between 25 and 39 lived in the newest stock (31%). This was similar to 2001 when 26% lived in the newest stock compared to 15% overall.
- Although a small group overall (3%), it is interesting to note that the proportion of 17 to 24 year olds living in the newest stock has declined rapidly since 2001. In 2004 only four per cent of 17 to 24 year olds lived in stock built after 1990 compared to 19 per cent in 2001. This may reflect a certain change in living patterns but more likely it reflects the higher numbers of HMO's successfully surveyed in areas such as South Belfast in 2004.
- Conversely, there has been an increase in the proportion of the oldest household reference persons (75 plus) living in the newest stock (11% compared to 7% in 2001).
- In 2004 approximately one-sixth (15%) of occupied properties had been built before 1919. In general, there was little variation from this average by age of the household reference person, except for the youngest group (17 to 24 year olds; 23%).
- The proportion of household reference persons aged 75 or more living in pre 1919 dwellings had decreased over three years (from 21% in 2001 to 16% in 2004).

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

- As in 2001, younger household reference persons were more likely to live in terraced houses: 58 per cent of those aged between 17 and 24 and 33 per cent of those aged between 25 and 39 (overall 30%).
- An above average proportion of household reference persons aged between 40 and 59 lived in detached (28%) housing (21% overall).
- The older age groups were more likely to live in single storey dwellings (34% of the 60 to 74 age group and 28 per cent of the 75 plus age group, the overall average was 20%).

- As in 2001, the youngest (27%) and oldest (17%) household reference persons were more likely to live in flats compared to other age groups (this compares with 7% for all households).

Age of Household Reference Person - Location[11] *(Table A4.4)*

- Household reference persons aged between 17 and 24 were more likely to live in urban areas than reference persons from other age groups (90% compared to 71% for all age groups). Thus only 10 per cent of household reference persons aged between 17 and 24 lived in rural areas (29% overall).
- Household reference persons aged between 40 and 59 (31%) and 60 and 74 (30%) were more likely, than other age groups, to live in rural areas (29% overall).
- Overall 16 per cent of all households lived in isolated rural areas. This increased to 19% for households headed by 60 to 74 year olds and 18 per cent for households headed by people aged 75 or older.
- Analysis of the BUA by age groups shows little variation by age group, except for the youngest age group (45% compared to 29% overall).

Household Type

People living in the households were classified into eight types according to the number and ages of the members. A description of each household type and results from earlier House Condition Surveys are included in Table 4.3.

Key findings:

- Table 4.3 shows that with the exception of lone parent and small family proportions of each household type were fairly similar in 2004. The most common household type in Northern Ireland in 2004 was small family (16%).
- Lone parent households have remained around six per cent since 1991. In 2004 this equated to approximately 37,000 households[12]. Approximately 63,000 children (less than 16 years old) belonged to households designated as lone parent. (See table 4.10 for more detailed sub-group analysis).
- Notable changes, since 2001, were the increase in the proportion of small family households and the decrease in the proportion of lone older households (see last paragraph under Introduction page 23).

11 See Appendix E for note on location change between 2001 and 2004

12 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.

Table 4.3 Household Types 1991 to 2004

	2004 HCS %	2001 HCS %	1996 HCS %	1991 HCS %
Lone Adult (one adult below pensionable age - 65 for men, 60 for women)	12	12	12	9
Two Adult (two people, related or unrelated, below pensionable age - 65 for men, 60 for women)	13	12	12	12
Lone Parent (one adult living with one or more dependent children aged under 16)	6	6	6	5
Small Family (two adults, related or unrelated, living with one or two dependent children aged under 16)	16	13	12	14
Large Family (two adults, related or unrelated, living with three or more dependent children aged under 16; OR three or more adults living with one or more dependent children aged under 16)	13	13	15	17
Large Adult (three or more adults, related or unrelated, and no dependent children aged under 16)	14	15	15	15
Two Person Older (two people, related or unrelated, at least one of whom is of pensionable age – 65+ for men, and 60+ for women)	14	14	13	13
Lone Older (one person of pensionable age or older, 65+ for men, 60+ for women)	13	15	15	15
Total	**100**	**100**	**100**	**100**

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

Household Type - Tenure (Table A4.5)

- Overall 72 per cent of all households owned their home. Figure 4.2 shows that home ownership was lowest among lone parent (26%), lone adult (53%) and lone older (55%) households and highest among large adult, small and large family households (around 85%).

Figure 4.2 Household Types and Tenure, 2004

- The 2004 Survey shows a considerable increase in the proportion of lone parents renting privately (27% compared to 13% in 2001 and 10% in 1996) and a corresponding decrease in the proportion living in Housing Executive property (39% in 2004 compared to 58% in 2001). This trend also emerges from recent research undertaken by the University of Ulster into the Private Rented Sector.
- Higher than average proportions of lone adults rented privately 17 per cent (compared to 10% overall).
- Typically, Housing Executive properties were occupied by households with one or two members (64% compared to 51% overall). Above average proportions of lone parents (39%), lone adults (27%) and lone older (24%) households occupied Housing Executive dwellings (16% overall). Conversely, only six per cent of large adult households lived in Housing Executive properties. This pattern has remained unchanged since 2001.
- Above average proportions of lone older (12%) and lone parent (7%) households lived in housing association accommodation. Again, this pattern has remained unchanged since 2001.

Household Type - Dwelling Age (Table A4.6)

Overall, findings were consistent with 2001:

- More than one-sixth (18%) of all dwellings were built in the period 1991 to 2004. Above average proportions of small family (32%), large family (25%) and lone parent households (22%) lived in the newest stock. Two person older households were least likely to live in the newest stock (9%).

- There was little variation in the proportion of the oldest stock (pre 1919) by household type.

Household Type - Dwelling Type (Table A4.7)

Again, findings were consistent with 2001 and show links with tenure:

- Overall, 30 per cent of all households occupied terraced housing. The most common household types in this dwelling type were lone parent (58%) and lone adult (37%).
- Two person older and lone older (32% each) were more likely than other household types to occupy single storey houses.
- The most common household types living in detached housing were large and small families and large adult (37%, 36% and 23% respectively).
- High proportions of lone adult (22%) and lone older (20%) households occupied flats (7% overall).

Household Type - Location (Table A4.8)

- Overall, 71 per cent lived in urban areas. Lone parent (84%) and lone adult households (83%) were disproportionately represented in urban areas. Large family (54%) and large adult (62%) households were under represented in urban areas.
- Six per cent of all households were lone parent families. Above average proportions of lone parent families were found in West Belfast (13%) and Derry (14%). Analysis of all lone parent households shows that almost half were located in the BMA (47%) and 17 per cent were located in the East NUTS area (Table A4.9).
- As in 2001, large family and large adult households were more likely than other household types to live in rural areas (46% and 38% respectively; overall 29%).
- Smaller size household groups such as lone adult (37%) and two adults (35%) were more likely to live in built up areas such as the BUA (29% overall). Larger household groups such as large family (25%) and large adult (24%) were more likely to live in isolated rural areas (16% overall).

4.3 Social and Economic Profile of Northern Ireland Households

The key socio-economic characteristics examined are:

- The employment status of the household reference person;
- Household income;
- Household religion.

Employment Status of the Household Reference Person

Key findings:

Analysis of the employment status of household reference persons shows the following:

- More than half (54%) of household reference persons were employed (38% working full time, 6% working part-time and 10% self employed) and nine per cent were unemployed (3% seeking work and 6% not seeking work).
- More than one-quarter (26%: 29% in 2001) of household reference persons were retired[13], six per cent were permanently sick or disabled, five per cent were looking after the family home and one per cent were students.
- Overall proportions of household reference persons in the different employment categories were broadly in line with findings from the 2001 HCS. Proportions in employment have continued to increase (54% in 2004 compared to 50% in 2001).

Table 4.4 Comparisons of Employment Groups 1996 - 2004 and Population (16 to 74) 2004 HCS and 2001 NI Census

Employment category	Household Reference Persons (%)			Population aged 16 to 74 (%)	
	2004 IHCS	2001 HCS	1996 HCS	2004 HCS	2001[16] NI Census
Self-employed	10	9	10	6	8
Working full-time	38	36	33	41	38
Working part-time	6	5	5	9	10
Not working but seeking work	3	4	7	3	4[17]
Not working and not seeking work	6	4	3	5	
Retired from work	26	29	29	14	11
Student	1[14]	1	1	6	8
Permanently sick or disabled	6	7	6	5	9
Looking after family home	5	6	5	7	7
Other	<1[15]	<1	1	4	4
Total	**100**	**100**	**100**	**100**	**100**

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

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

13 See last paragraph under introduction page 23.
14 Due to small numbers this category has been excluded from further analysis.
15 See footnote 14.
16 Northern Ireland Census 2001, Key Statistics, Table K509.
17 Northern Ireland Census 2001, Catrgory defined as 'Unemployed'.

- As in 2001, home ownership was highest among household reference persons who were self employed (95%) and working full time (89%).
- Above average proportions of household reference persons categorised as not working and not seeking work (48%), permanently sick/disabled (47%), not working but seeking work (30%), looking after the family home (26%), working part time (25%) and retired (17%) occupied Housing Executive dwellings (16% overall). Since 2001, the proportions of two groups in particular have decreased fairly considerably within the Housing Executive sector; looking after the family/home (26% from 53% in 2001) and the unemployed, not working but seeking work (30% from 50% in 2001).
- Above average proportions of household reference persons who were unemployed (22%), permanently sick or disabled (19%) or looking after the family home (14%) lived in privately rented accommodation (10% overall). Figure 4.3 shows some noteworthy changes in the private rented sector as a whole since 2001 including the declining proportion of employed household heads (from 47% in 2001 to 35% in 2004) and the increase in the unemployed (22% from 16% in 2001).
- Figure 4.3 shows tenure by employment status of the household reference person and changes since 2001.

Figure 4.3 Employment Status of Household Reference Person and Tenure 2001 to 2004

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

Generally, findings were consistent with 2001 and noteworthy differences in proportions are included in the brackets:

- Overall, 15 per cent of all households lived in stock built before 1919. Above average proportions of household reference persons who were, self-employed (35%: 25% in 2001), or not working but seeking work (22%: 12% in 2001) lived in the oldest stock.
- Compared to other employment groups, household reference persons who were self-employed (22%) and working full-time (25%) were more likely to occupy new dwellings built between 1991 and 2004.

Employment Status of Household Reference Person - Dwelling Type (Table A4.12)

Noteworthy differences in proportion since 2001 are given:

- Above average proportions of household reference persons from the following groups occupied terraced housing; unemployed but seeking work (57%), permanently sick or disabled (45%), part-time workers (44%), looking after the family home (41%: 53% in 2001) and unemployed and not seeking work (40%: 56% in 2001). This is linked with tenure where more than half (55%) of all housing executive properties were terraces.
- As in 2001, above average proportions of retired (32%), self employed (25%) or permanently sick or disabled (23%) household reference persons lived in single storey houses (compared to 20% of all households).
- Self-employed (48%) or working full-time (27%: from 22% in 2001) household reference persons were more likely to occupy detached housing. Again this is consistent with findings in 2001.
- Above average proportions of households with heads who were unemployed (18%), retired (12%) or permanently sick or disabled (10%) lived in flats (7% overall).

Employment Status of Household Reference Person - Location (Table A4.13)

- The rate of unemployment in urban areas (11%) was higher than in rural areas (7%).
- Household reference persons who were unemployed (37%), retired (33%) and permanently sick or disabled (32%) were more likely to live in the Belfast Urban Area (BUA).
- One-sixth (16%) of all households lived in isolated rural areas. As in 2001, self-employed household reference persons were more likely to live in isolated rural areas (41%) reflecting the inclusion of farmers in this employment group.

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 in bands. However, these have been grouped together to allow comparisons between 2001 and 2004.

Key findings:

- Overall, the proportions of households with the following annual incomes were similar: £7,000-£9,999 (19%), £10,000-£14,999 (19%), £15,000-£19,999 (16%).
- Almost one-sixth (15%) of households had an annual income of less than £7,000. Analysis of this group shows that more than one-third (36%) were lone older households and 21 per cent were lone adult households. In addition, almost three-fifths (57%) of the household reference persons were aged sixty or older.
- One in ten households had incomes of £30,000-£39,999 (10%: 2001 6%) and fewer had incomes of £40,000-£49,999 (5%) and £50,000 plus (6%).
- The following table shows changes by income band 1996 to 2004 from the House Condition Survey and compares 2004 results with the Northern Ireland Continuous Household Survey 2003/4 (CHS)[18].

Table 4.5 Comparison of Annual Income Bands HCS (1996 - 2004) and CHS (2003-04)

Income Band	HCS 2004 (%)	CHS (2003/4) (%)	HCS 2001 (%)	HCS (1996) (%)
Under £3,000	<1	3	2	6
£3,000 - £6,999	15	17	20	36
£7,000 - £9,999	19	14	14	13
£10,000 - £14,999	19	14	19	15
£15,000 - £19,999	16	12	16	11
£20,000 - £29,999	11	16	18	10
£30,000 - £39,999	10	24	6	5
£40,000 - £49,999	5		2	2
£50,000 or more	6		3	1
Total	100	100	100	100

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

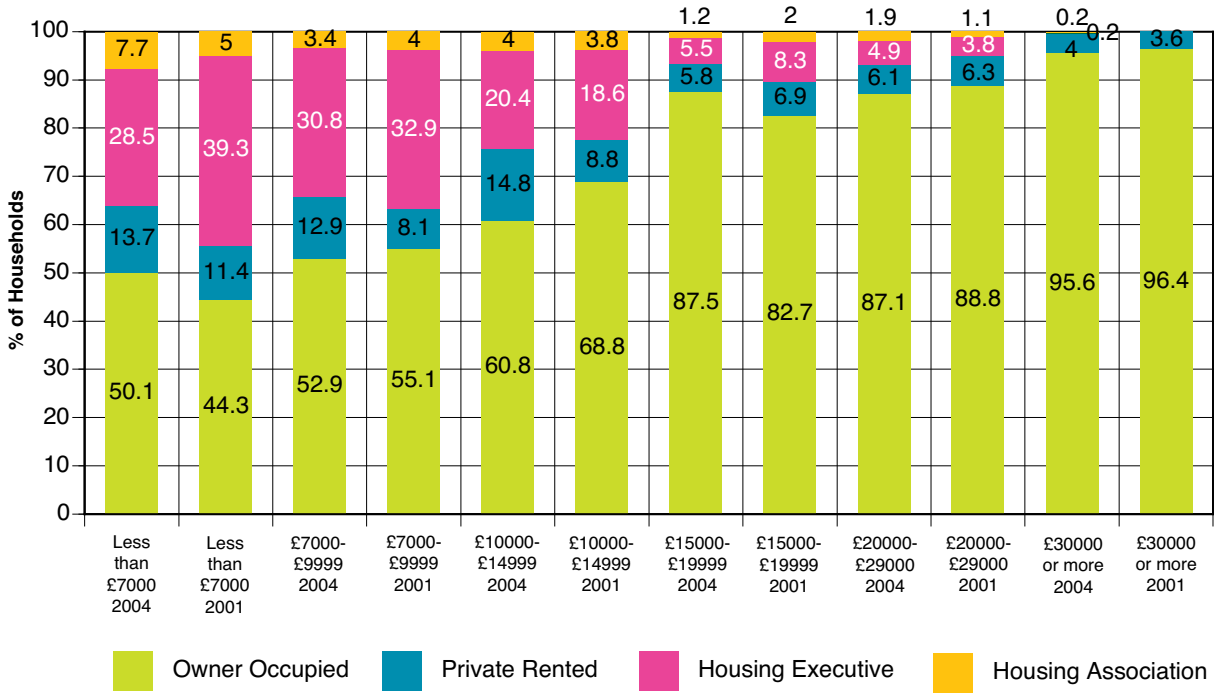
Annual Household Income - Tenure (Table A4.14)

Figure 4.4 clearly shows that as household income increased so did the likelihood of owner occupation.

- Half (50%: 44% in 2001) 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%: 76% in 2001) compared to owner-occupiers with an annual income of £30,000 or more (17%: 21% in 2001). This is largely due to the older age profile of lower income households.

18 Although the survey methodologies are not directly comparable, findings provide a useful contrast. There were some overlaps in the bands of the CHS. The sample size of the CHS was 1,965.

Figure 4.4 Annual Household Income (gross) and Tenure 2001 and 2004



- Conversely, proportions of private renting decreased as annual income increased. Almost one-sixth (14%: 11% in 2001) 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.
- As in 2001, proportions renting from the Housing Executive decreased as annual income increased. Almost one in three (28%: 39% in 2001) households with less than £7,000 per annum lived in Executive stock compared to five per cent of households with annual income of £20,000 or more per annum. Approximately, two-thirds (66%) of Housing Executive households had an annual income of less than £10,000, compared to 60 per cent of housing association households and 47 per cent of households who rented privately. These proportions have not changed much since 2001.

Annual Household Income - Dwelling Age (Table A4.15)

The 2001 HCS report noted that relatively new dwellings were more likely to be occupied by households with higher incomes.

- This trend continues in 2004. Nine per cent of households with an annual income of less than £7,000 lived in dwellings built between 1991 and 2004 compared to 33 per cent of households with an annual income of £30,000 or more.
- As in 2001, analysis of the oldest stock shows little variation across the income groups.

Annual Household Income - Dwelling Type (Table A4.16)

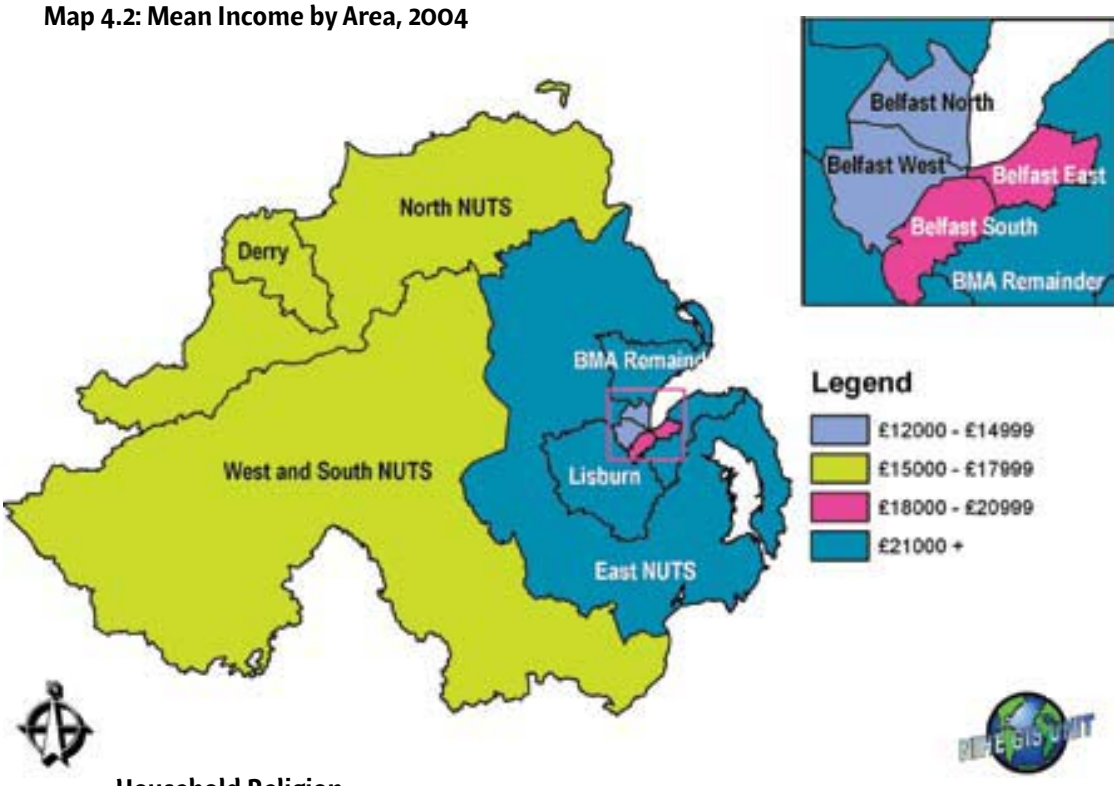
Overall, there has been little change in findings of dwelling type by income since 1996.

- Generally, higher income groups were more likely to live in detached (48%) and semi detached (24%) housing.
- Lower income groups were more likely to live in terraced housing (32%), single storey dwellings (27%) and flats (19%).

Annual Household Income - Location (Table A4.17)

- Households with incomes between £15,000 and £19,000 and £30,000 or more were least likely to live in urban areas and more likely to live in rural areas. Households with incomes of £30,000 or more were more likely to be living in small rural settlements (19% compared to 13% overall).
- Above average proportions of households with an annual income of less than £7,000 lived in isolated rural areas (18%), consistent with the fact that these tended to be older households.

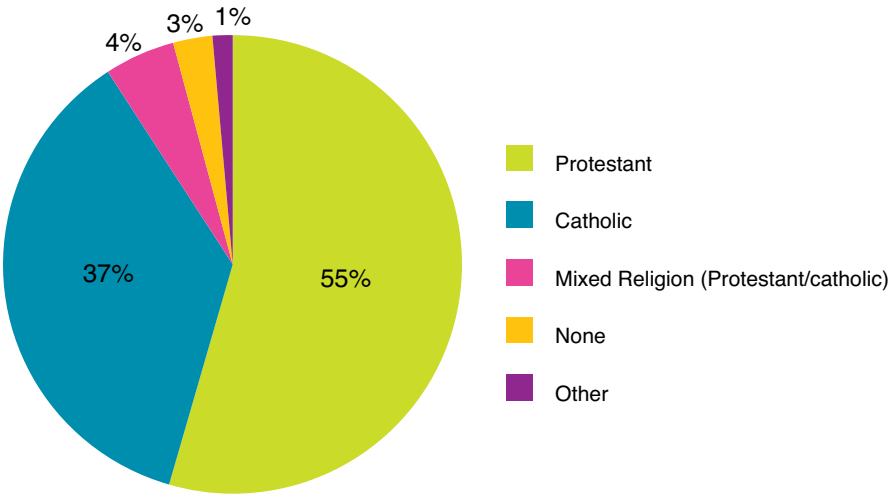
Map 4.2: Mean Income by Area, 2004



Household Religion

The Survey gathered information on the religious make-up of the household and this is summarised in Figure 4.5. Respondents were asked for the religion of the household.

Figure 4.5 Household Religion, 2004



Key findings:

- Fifty-five per cent (54% in 2001) of respondents designated their household religion as Protestant and 37 per cent (38% in 2001) as Catholic.
- Small proportions of respondents described their household religion as Mixed (Protestant & Catholic: 5%), None (3%) and Other (1%).
- Analysis of the population by religion shows that approximately 886,000 people (51%) belonged to households described as Protestant compared to 675,000 (39%) people in households described as Catholic.

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

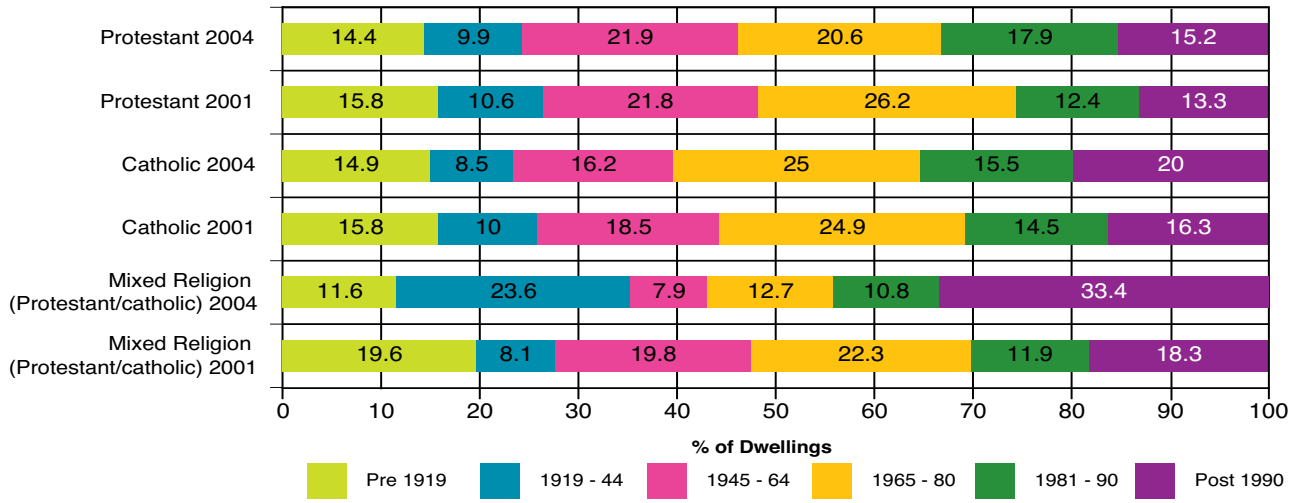
Household Religion - Tenure (Table A4.18)

Overall, patterns remain similar to 2001 with little variation by religion:

- Similar proportions of Protestant (74%) and Catholic (70%) households owned their homes. The proportions in 2001 were 71 per cent and 69 per cent respectively.
- Around one-tenth of Catholics (10%) and Protestants (8%) lived in private rented accommodation. High proportions of households described as 'Other' (28%) and households with no religious affiliation lived in private rented accommodation (23%).
- Variation by religion in Housing Executive dwellings has converged over time. In 1996 28 per cent of Catholic households occupied Housing Executive this decreased to 21 per cent in 2001 and to 17 per cent in 2004. The comparative figures for Protestant households were 23 per cent in 1996, 19 per cent in 2001 and 15 per cent in 2004.
- As in 2001, similar proportions of Protestant and Catholic households lived in Housing Association dwellings (3% each).

Household Religion - Dwelling Age (Table A4.19)

Figure 4.6 Household Religion and Year of Construction, 2001 - 2004



- The 2001 Survey noted that proportionately more Catholic than Protestant households lived in new dwellings. This trend continues in 2004. A higher proportion of Catholic households (20%) compared to Protestant households (15%) lived in newer stock (post 1990). Figure 4.6 provides 2001 figures for comparison.
- Similar proportions of Catholic (15%) and Protestant (14%) households lived in the oldest stock (pre-1919). Again there has been little change since 2001.

Household Religion - Dwelling Type (Table A4.20)

- A higher proportion of Protestant (25%) households lived in detached housing compared to Catholic households (15%).
- A higher proportion of Catholic households lived in single storey and terraced houses (23% and 33% respectively) compared to Protestant households (19% and 29% respectively).
- Less than one-tenth of both Protestant households (8%) and Catholic households (6%) lived in flats.

Household Religion - Location (Table A4.21)

- There was little variation by the main two religious groups from the overall proportions of occupied households living in urban (71%) and rural (29%) areas.
- Further analysis by location shows that more Protestant (31%) than Catholic (24%) households lived in the BUA and more Catholic than Protestant households lived in district towns (35% compared to 30%) and other towns (11% compared to 9%).

- As in 2001, similar proportions of both Protestant and Catholic households lived in isolated rural areas (17% and 16%, 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 the 1981 census show a decline in the traditional nuclear family and the rise of single person households.

This next section provides a synoptic analysis of a number of household sub-groups that 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 4.6. The socio-economic circumstances, for each sub-group, along with key variables such as tenure, age, location and dwelling type are compared with the occupied stock as a whole in tables 4.7 to 4.11.

Table 4.6 Household Sub-Groups 1996-2004

Sub-Groups	2004		2001		1996	
	%	No	%	No	%	No
Households with children (includes lone parent households)	34	222,000	32	193,100	33	186,000
Lone Parent Households (sole adult living with dependent child(ren) under 16)	6	36,940	6	37,000	6	33,000
Households headed by a person aged 75 years or older[19]	11	72,000	13	81,500	12	69,000
Lone Adult Households (non-pensionable, under 65 for men and under 60 for women)	12	79,490	12	73,900	12	70,000
Households headed by person who is unemployed or permanently sick/disabled	15	97,940	15	90,600	17	97,000

19 See last paragraph under introduction page 23.

TABLE 4.7 ALL HOUSEHOLDS WITH CHILDREN, 2004

	% of Households		No of Households	
	in sub group	in whole survey	in sub group	in whole survey
by Age of Household Reference Person				
17-24	4	3	8750	20440
25-39	46	24	102010	155550
40-59	48	41	107170	261360
60-74	2	21	3540	134370
75+	<1	11	560	72000
by Employment Status of HRP				
Employed	75	53	165870	343820
Unemployed	13	10	29700	61270
Retired from work	2	26	4000	165830
Permanently sick/disabled	2	6	5230	36660
Other (including keeping house, student)	8	6	17230	36140
by Gross Annual Income				
Under £7,000	5	15	11160	97460
£7,000 - £9,999	10	19	22760	122010
£10,000 - £14,999	17	19	38410	122420
£15,000 - £19,999	19	16	42620	100590
£20,000 - £29,999	15	11	32160	70980
£30,000 or more	34	20	74920	130260
by Household Religion				
Protestant	45	55	100440	352690
Catholic	41	37	90100	235540
Mixed Religion	8	5	18660	28810
Other/None	6	4	12830	26680
by Tenure				
Owner occupied	75	72	166210	462180
Private Rented	10	10	22060	62510
Housing Executive	14	16	30520	99580
Housing Association	2	3	3240	19450
by Construction Date				
Pre 1919	13	15	29840	95220
1919 - 1944	9	10	20920	64020
1945 - 1964	15	19	32730	122440
1965 - 1980	18	22	40310	139910
1981 - 1990	17	16	37070	104940
Post 1990	28	18	61160	117190
by Settlement Type				
Belfast Urban Area	27	29	58810	189020
District Town	33	32	72690	208360
Other Town	10	10	21580	62390
Small Rural Settlement	15	13	33590	83520
Isolated Rural	16	16	35360	100430
by Dwelling Type				
Single Story House	12	20	27160	130750
Terraced House	28	30	62270	190270
Semi-detached House	27	22	60320	141740
Detached House	31	21	69290	133290
Flat	1	7	2990	47670

TABLE 4.8 LONE PARENT HOUSEHOLDS, 2004

	% of Households		No of Households	
	in sub group	in whole survey	in sub group	in whole survey
by Age of Household Reference Person				
17 - 24	17	3	6080	20440
25 - 39	59	24	21790	155550
40 - 59	24	41	8990	261360
60 - 74	<1	21	80	134370
75 plus	-	11	-	72000
by Employment Status of HRP				
Employed	48	53	17810	343820
Unemployed	27	10	10080	61270
Retired from work	<1	26	80	165830
Permanently sick/disabled	6	6	2320	36660
Other (including keeping house, student)	18	6	6650	36140
by Gross Annual Income				
Under £7,000	14	15	5140	97460
£7,000 - £9,999	36	19	13270	122010
£10,000 - £14,999	28	19	10180	122420
£15,000 - £19,999	16	16	6020	100590
£20,000 - £29,999	3	11	1090	70980
£30,000 or more	3	20	1240	130260
by Household Religion				
Protestant	42	55	15580	352690
Catholic	48	37	17720	235540
Mixed Religion	2	5	690	28810
Other/None	8	4	2950	26680
by Tenure				
Owner occupied	26	72	9640	462180
Private Rented	27	10	10090	62510
Housing Executive	39	16	14480	99580
Housing Association	7	3	2730	19450
by Construction Date				
Pre 1919	11	15	4200	95220
1919 - 1944	10	10	3600	64020
1945 - 1964	16	19	5970	122440
1965 - 1980	27	22	10140	139910
1981 - 1990	13	16	4880	104940
Post 1990	22	18	8150	117190
by Settlement Type				
Belfast Urban Area	35	29	127410	189020
District Town	43	32	15960	208360
Other Town	6	10	2350	62390
Small Rural Settlement	13	13	4900	83520
Isolated Rural	3	16	990	100430
by Dwelling Type				
Single Story House	8	20	3030	130750
Terraced House	58	30	21340	190270
Semi-detached House	23	22	8370	141740
Detached House	6	21	2020	133290
Flat	6	7	2180	47670

TABLE 4.9 ELDERLY HOUSEHOLD REFERENCE PERSONS (AGED 75 OR OLDER), 2004

	% of Households		No of Households	
	in sub group	in whole survey	in sub group	in whole survey
by Household Size				
1	57	25	40740	161840
2	36	29	25670	186940
3	5	17	3450	106470
4	2	17	1600	107570
5+	1	13	540	80900
by Employment Status of HRP				
Employed	3	53	2170	343820
Unemployed	<1	10	680	61270
Retired from work	85	26	61370	165830
Permanently sick/disabled	3	6	1960	36660
Other (including keeping house, student)	8	6	5820	36140
by Gross Annual Income				
Under £7,000	36	15	26230	97460
£7,000 - £9,999	36	19	26120	122010
£10,000 - £14,999	22	19	16050	122420
£15,000 - £19,999	5	16	3260	100590
£20,000 - £29,999	<1	11	340	70980
£30,000 or more	-	20	-	130260
by Religion				
Protestant	75	55	53540	352690
Catholic	25	37	18310	235540
Mixed Religion	-	5	-	28810
Other/None	<1	4	150	26680
by Tenure				
Owner occupied	62	72	44310	462180
Private Rented	9	10	6130	62510
Housing Executive	21	16	14780	99580
Housing Association	9	3	6780	19450
by Construction Date				
Pre 1919	16	15	11580	95220
1919 - 1944	11	10	7630	64020
1945 - 1964	32	19	22820	122440
1965 - 1980	17	22	12030	139910
1981 - 1990	14	16	10020	104940
Post 1990	11	18	7920	117190
by Settlement Type				
Belfast Urban Area	31	29	22130	189020
District Town	30	32	21560	208360
Other Town	12	10	8860	62390
Small Rural Settlement	9	13	6180	83520
Isolated Rural	18	16	13270	100430
by Dwelling Type				
Single Story House	28	20	20240	130750
Terraced House	24	30	17120	190270
Semi-detached House	18	22	13240	141740
Detached House	13	21	9030	133290
Flat	17	7	12370	47670

TABLE 4.10 LONE ADULT HOUSEHOLDS (UNDER PENSION AGE), 2004

	% of Households		No of Households	
	in sub group	in whole survey	in sub group	in whole survey
by Age of Household Reference Person				
17 - 24	5	3	4090	20440
25 - 39	35	24	28100	155550
40 - 59	53	41	41730	261360
60 - 74	7	21	5570	134370
75 plus	-	11	-	72000
by Employment Status of HRP				
Employed	57	53	45650	343820
Unemployed	22	10	17630	61270
Retired from work	4	26	3000	165830
Permanently sick/disabled	15	6	12240	36660
Other (including keeping house, student)	1	6	970	36140
by Gross Annual Income				
Under £7,000	26	15	20390	97460
£7,000 - £9,999	21	19	16360	122010
£10,000 - £14,999	19	19	14970	122420
£15,000 - £19,999	18	16	14050	100590
£20,000 - £29,999	13	11	9980	70980
£30,000 or more	5	20	3740	130260
by Household Religion				
Protestant	53	55	42160	352690
Catholic	39	37	30890	235540
Mixed Religion	<1	5	210	28810
Other/None	8	4	6230	26680
by Tenure				
Owner occupied	53	72	41940	462180
Private Rented	17	10	13660	62510
Housing Executive	27	16	21760	99580
Housing Association	3	3	2130	19450
by Construction Date				
Pre 1919	17	15	13670	95220
1919 - 1944	15	10	11520	64020
1945 - 1964	17	19	13700	122440
1965 - 1980	24	22	18810	139910
1981 - 1990	15	16	11920	104940
Post 1990	12	18	9870	117190
by Settlement Type				
Belfast Urban Area	37	29	29000	189020
District Town	37	32	29210	208360
Other Town	9	10	7480	62390
Small Rural Settlement	11	13	8610	83520
Isolated Rural	7	16	5190	100430
by Dwelling Type				
Single Story House	14	20	11330	130750
Terraced House	37	30	29330	190270
Semi-detached House	22	22	17530	141740
Detached House	5	21	4020	133290
Flat	22	7	17280	47670

TABLE 4.11 UNEMPLOYED OR PERMANENTLY SICK/DISABLED, 2004

	% of Households		No of Households	
	in sub group	in whole survey	in sub group	in whole survey
by Age of Household Reference Person				
17 - 24	6	3	6310	20440
25 - 39	26	24	25900	155550
40 - 59	50	41	48980	261360
60 - 74	14	21	14100	134370
75 plus	3	11	2650	72000
by Employment Status of HRP				
Not working - seeking work	22	3	21770	21770
Not Working - not seeking work	40	6	39500	39500
Permanently Sick/ Disabled	37	6	36670	36670
by Gross Annual Income				
Under £7,000	31	15	30130	97460
£7,000 - £9,999	32	19	31610	122010
£10,000 - £14,999	24	19	23600	122420
£15,000 - £19,999	8	16	7710	100590
£20,000 - £29,999	4	11	3490	70890
£30,000 or more	1	20	1400	130260
by Household Religion				
Protestant	40	55	39120	352690
Catholic	53	37	51740	235540
Mixed Religion	2	5	2140	28810
Other/None	5	4	4940	26680
by Tenure				
Owner occupied	32	72	31440	462180
Private Rented	21	10	20760	62510
Housing Executive	44	16	42760	99580
Housing Association	3	3	2980	19450
by Construction Date				
Pre 1919	15	15	14260	95220
1919 - 1944	9	10	8620	64020
1945 - 1964	19	19	18090	122440
1965 - 1980	31	22	30620	139910
1981 - 1990	14	16	13280	104940
Post 1990	13	18	13070	117190
by Settlement Type				
Belfast Urban Area	35	29	34410	189020
District Town	35	32	34550	208360
Other Town	7	10	7240	62390
Small Rural Settlement	11	13	10300	83520
Isolated Rural	12	16	11440	100430
by Dwelling Type				
Single Story House	17	20	16140	130750
Terraced House	46	30	44640	190270
Semi-detached House	16	22	16100	141740
Detached House	6	21	6290	133290
Flat	15	7	14770	47670

4.5 Summary

The 2004 House Condition Survey household data confirmed a number of important demographic and socio-economic trends, including:

- The proportion of households with children has remained fairly similar since 1996 (around one-third). Analysis of these households shows there has been a decrease in the proportion of households headed by 25 to 39 year olds (46%: 51% in 2001) and an increase in the proportion of households headed by 40 to 59 year olds (48%: 42% in 2001). There has been a sharp decrease of these households in Housing Executive properties from 21 per cent in 2001 to 14 per cent in 2004. There has been an increase in the proportion of these households living in detached housing (31%: 23% in 2001).
- The overall proportion of lone parent households has remained steady since 1996 (around 6%). Analysis of these households shows some noteworthy changes since 2001: a higher proportion of lone parents in employment (48%: 35% in 2001); a higher proportion living in the private rented sector (27%: 13% in 2001); and a lower proportion living in Housing Executive properties (39%: 58% in 2001); a lower proportion living in the BUA (35%: 46% in 2001) and finally a higher proportion living in district towns (43%: 32% in 2001).
- Analysis of elderly households shows that there has been an increase in the proportion of those aged 75 or older living in the youngest stock (11%: 7% in 2001).
- Around one-tenth of households were lone adult (12%), the same proportion as that in 2001 and 1996. The main changes 2001-2004 for these households were a lower proportion in isolated rural areas (7%: 12% in 2001) and a lower proportion in single storey dwellings (14%: 22% in 2001).
- The proportion of households with an unemployed or permanently sick/disabled household reference person has also remained the same as in 2001 (15%). Analysis of this group shows a reclassification in that 40 per cent of this group were described as not working, not seeking work in 2004 compared to 25 per cent in 2001 and 37 per cent were described as permanently sick/disabled in 2004 compared to 50 per cent in 2001. There has been an increase in the proportion of this group in the private rented sector (21%: compared to 14% in 2001).

Chapter 5

Dwelling Unfitness & the state of Disrepair

As in previous surveys, within the occupied stock, the highest rate of unfitness was found in the private rented (and others) sector ...

TABLE 5.1: UNFITNESS - KEY FIGURES, 1996-2004

	1996		2001		2004	
Location						
Belfast Urban Area	10,800	(25%)	7,800	(25%)	5700	(22%)
District Town	8,000	(18%)	5,400	(17%)	4800	(19%)
Other Town	2,200	(5%)	400	(1%)	1600	(6%)
All Urban	**21,000**	**(48%)**	**13,600**	**(43%)**	**12100**	**(47%)**
Small Rural Settlement	6,400	(15%)	4,000	(13%)	2300	(9%)
Isolated Rural	16,500	(38%)	14,000	(44%)	11200	(44%)
All Rural	**22,900**	**(52%)**	**18,000**	**(57%)**	**13500**	**(53%)**
Tenure						
Owner Occupied	22,100	(50%)	12,000	(38%)	7300	(29%)
Private Rented and Others	5,700	(13%)	4,300	(14%)	3300	(13%)
Housing Executive	3,400	(8%)	900	(3%)	600	(2%)
Housing Association	300	(1%)	400	(1%)	0	(0%)
Vacant	12,500	(29%)	14,000	(44%)	14400	(56%)
Dwelling Age						
Pre 1919	24,900	(57%)	19,300	(62%)	18200	(71%)
1919 - 1944	8,500	(19%)	5,000	(16%)	3700	(14%)
1945 - 1964	6,600	(15%)	2,800	(9%)	1800	(7%)
1965 - 1980	3,190	(7%)	2,300	(7%)	1800	(7%)
Post 1980	900	(2%)	2,200	(7%)	100	(<1%)
All Unfit Dwellings	**44,000**	**(7.3%)**	**31,600**	**(4.9%)**	**25600**	**(3. %)**

TABLE 5.2: THE STATE OF REPAIR – KEY FIGURES, 2004

	Dwellings in Disrepair 2004		Average Basic Mean Repair Cost 2004 (£)
Tenure			
Owner Occupied	252,700	(55%)	1090
Private Rented and Others	44,200	(71%)	2179
Housing Executive	61,300	(62%)	534
Housing Association	7,300	(38%)	153
Vacant	27,400	(76%)	12571
Dwelling Age			
Pre 1919	86,100	(78%)	5976
1919 - 1944	56,600	(81%)	2649
1945 - 1964	87,600	(70%)	1107
1965 - 1980	86,400	(59%)	788
Post 1980	76,200	(34%)	237
Dwelling Type			
Bungalow	77,200	(56%)	2272
Terraced House	141,000	(70%)	1289
Semi-Detached House	79,100	(55%)	801
Detached House	65,900	(47%)	2802
Flat	29,700	(52%)	1242
Location			
Belfast Urban Area	136,700	(69%)	1361
District Town	110,700	(51%)	781
Other Town	35,700	(54%)	1289
All Urban	**286,100**	**(59%)**	**1089**
Small Rural Settlement	45,000	(51%)	4989
Isolated Rural	64,800	(59%)	881
All Rural	**109,800**	**(55%)**	**3157**
All Dwellings in Disrepair	**392,900**	**(58%)**	**1695**

Dwelling Unfitness and the State of Repair

5.1 Unfitness - Introduction

House Condition Surveys have measured dwellings in Northern Ireland against the statutory Fitness Standard since 1974. The 2004 House Condition Survey shows that the number of unfit dwellings continues to fall in Northern Ireland. The relative importance of the traditional Fitness Standard is in decline as new government measures such as the Housing Health and Safety Rating System (HHSRS) and the "Decent Homes" standard come to the fore. This chapter is divided into two sections: The Fitness Standard and State of Repair.

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.
- 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.

5.2 Profile of Unfitness

The 2004 Interim House Condition Survey estimated that there were some 25,600 unfit dwellings in Northern Ireland. This represents a headline rate of 3.8 per cent (see Table 5.1). In 1996, 44, 000 dwellings (7.3%) were unfit and by 2001 this had declined to 31,600 dwellings (4.9%). This reduction in unfitness was directly related to the political progress towards peace in Northern Ireland and wider economic growth that combined to boost the economy and promote confidence in the housing market. These underlying factors continued to operate between 2001 and 2004 and have stimulated ongoing market renewal through a combination of new build and improving existing homes in the private sector, often with the help of home improvement grants. In the social sector continued maintenance and improvement and the construction of new housing associations dwellings have all played their part.

Unfitness – Location

Urban/Rural (Table A5.1)

In broad terms the geographical pattern of unfitness has remained similar since 1996, with relatively higher rates of unfitness continuing to be located in the more peripheral rural areas of Northern Ireland (see Maps 5.1 & 5.2).

- In 2004 the Belfast Metropolitan Area had a rate of unfitness of 2.8 per cent (7,600 dwellings). Most of these (4,400) were in Belfast, which had an unfitness rate of 3.6 per cent, while South Belfast had an unfitness rate of five per cent.
- As in 2001, Northern Ireland's district towns have a very low rate of unfitness. Only 2.2 per cent (4,800 dwellings) fail to meet the Fitness Standard.
- Rural areas continue to have higher rates of unfitness. In 2004 a total of 13,500 (6.8%) rural dwellings were unfit compared with 12,100 (2.5%) in urban areas. This compares with 2001 figures of 18,000 (8.5%) for rural areas and 13,600 (3.1%) for urban areas.
- The condition of dwellings in isolated rural areas remained relatively poor. A total of 11,200 (10%) isolated rural dwellings failed to meet the Fitness Standard and although this has reduced a little since 2001 (14,000; 11%) it continues to be the primary location for unfit dwellings. As in 2001, two-fifths (44%) of all unfit dwellings in Northern Ireland were in isolated rural locations.

Areas (Table A5.2)

As mentioned in the introduction to the report the 2004 sample size does not permit analysis below area level. However, the 2006 House Condition Survey will provide unfitness patterns again at district council level.

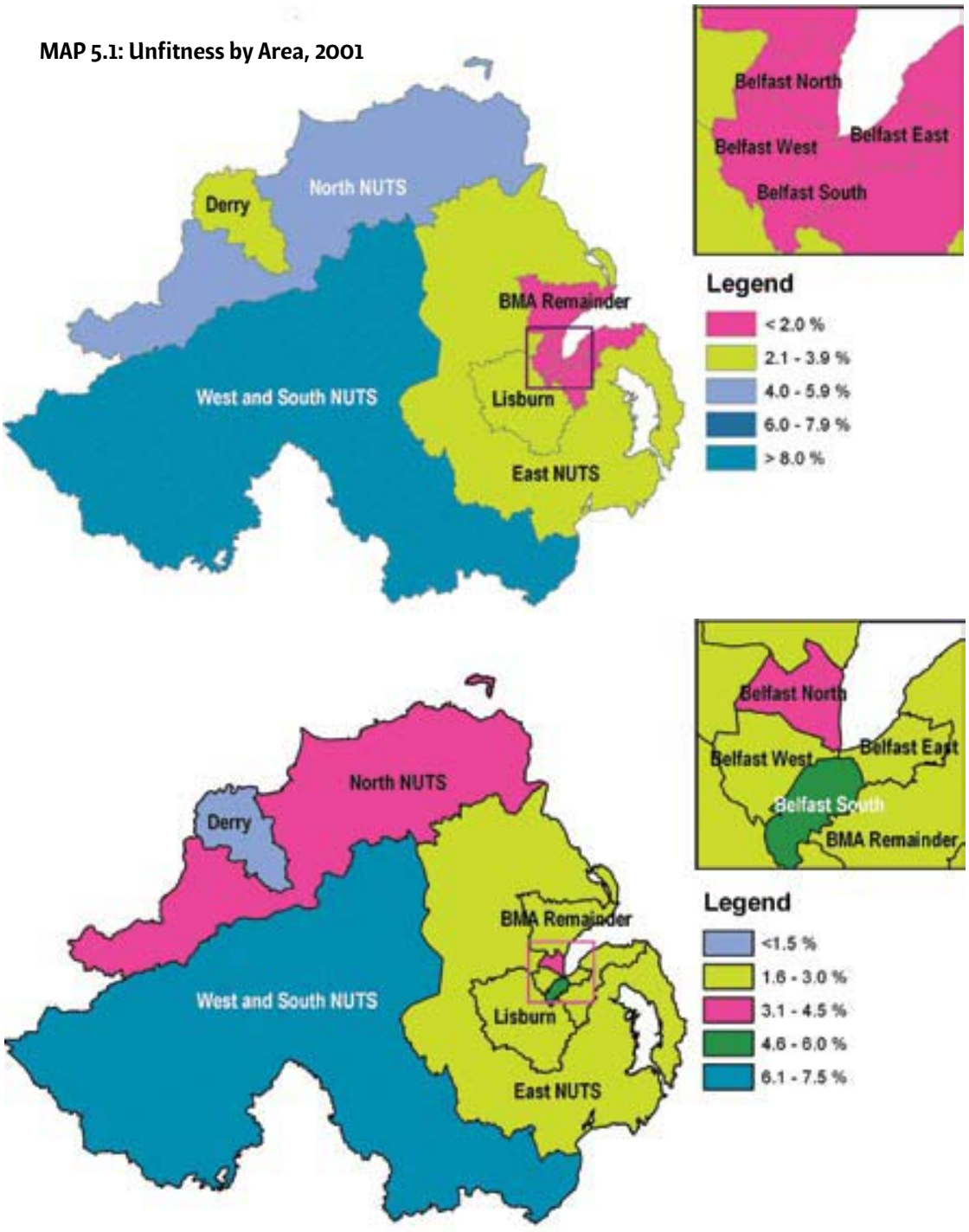
Maps 5.1 and 5.2 indicate the fairly clear association between unfitness and peripherality. Appendix E outlines the NUTS area by district councils.

- Above average rates of unfitness were found in the West and South NUTS (7.5%) and North NUTS (4.2%). It is also interesting to note the above average rate of unfitness in

South Belfast (5.1%) associated with the concentration of older stock much of which is now in the private rented sector. The unfitness rate for South Belfast in 2001 was 2.7 per cent.

- The lowest rates of unfitness were found in Derry (1.3%) and the BMA (excluding Belfast and Lisburn (1.8%).

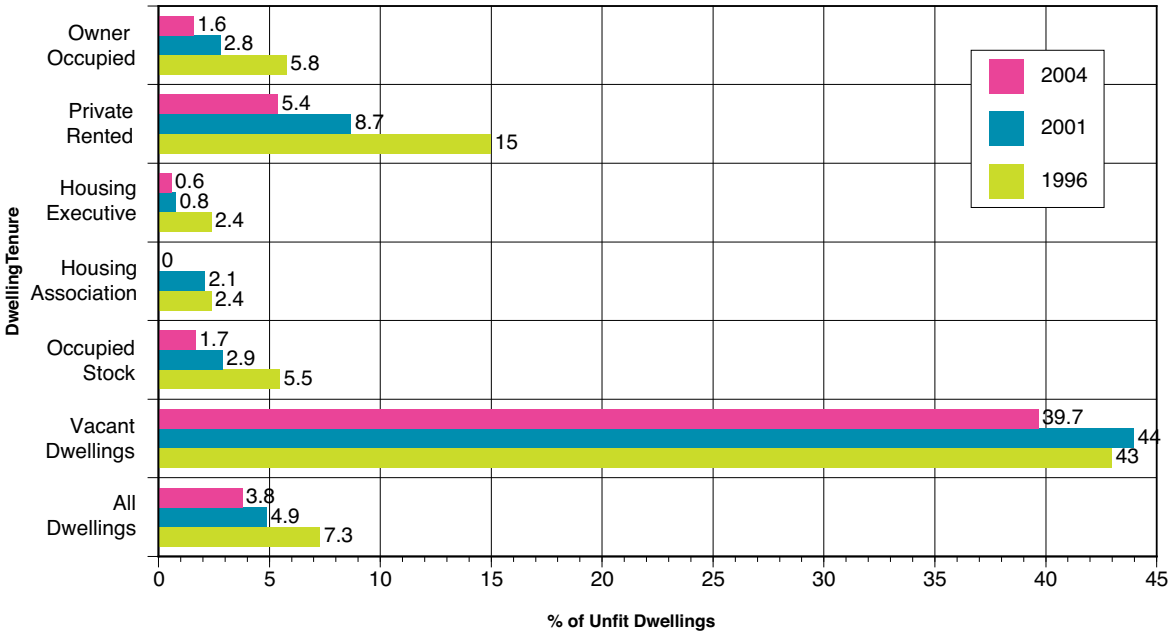
MAP 5.1: Unfitness by Area, 2001



Unfitness - Tenure (Table A5.3)

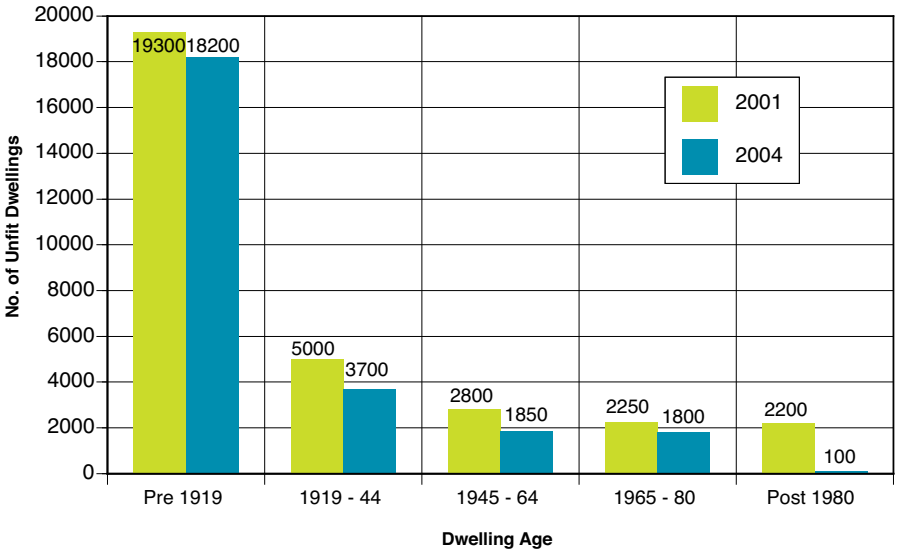
Figure 5.1 shows the clear association between unfitness and tenure over time (1996 to 2004)

Figure 5.1 Dwelling Tenure and Unfitness Rates, 1996-2004



- The 2004 Interim House Condition Survey shows the ongoing association between vacancy and unfitness. More than half (56%; 14,400) of all unfit properties were vacant, while two-fifths of all vacant properties were unfit (an unfitness rate of 40%). In 2004 the rate of unfitness for the occupied stock was only 1.7 per cent (2.9% in 2001).
- As in previous surveys, within the occupied stock, the highest rate of unfitness was found in the private rented (and others) sector where over five per cent of the stock (3,400 dwellings; 5.4%) was unfit. This proportion has reduced from 8.7 per cent in 2001 (4,300 dwellings) and from 15 per cent in 1996 (5,700 dwellings). This reflects sustained regeneration work and greater investment in the private rented sector.
- Between 2001 and 2004 unfitness continued to decline in the owner occupied sector; 7,300 (1.6%) owner occupied dwellings were unfit in 2004 compared to 12,000 (2.8%) in 2001. Almost three out of ten (29%) of all unfit properties were owner occupied in 2004.
- Levels of unfitness in the Housing Executive and housing association stock in 2004 were almost negligible (both less than 1%).
- As in 2001, a slightly different picture emerges if vacant properties are included with occupied properties on the basis of their tenure when last occupied. In 2004 69 per cent of unfit properties would be classified as "owner occupied" (an unfitness rate of 4%) and almost one-quarter (23%: 19% in 2001) of unfit properties would be in the private rented sector (an unfitness rate of 8%: 13% in 2001).

Figure 5.2: Unfitness and Dwelling Age, 2001-2004



Unfitness - Dwelling Age (Table A5.4)

The clear relationship between unfitness and dwelling age continued in 2004; as age of dwellings increased so did the likelihood of unfitness (see Figure 5.2).

- Almost three-quarters (71%; 18,200) of all unfit dwellings were built before 1919. Conversely the rate of unfitness among pre 1919 dwellings (17%) was much higher than other age groups. This pattern had not changed very much since 1996.
- Approximately 14 per cent of all unfit dwellings were built between 1919 and 1944 and five per cent of dwellings constructed between 1919 and 1944 were unfit.
- Dwellings built since 1945 accounted for the remaining 15 per cent of unfit dwellings. Rates of unfitness were almost negligible for stock built after 1980.

Unfitness - Dwelling Type (Table A5.5)

Analysis of unfitness by dwelling type indicated an association. This was similar to findings in 2001, but again this was the effect of a combination of dwelling age and tenure:

- More than one-quarter (29%; 7,340) of all unfit dwellings were single storey houses; these dwellings were more commonly older vacant dwellings in rural areas. Some 4,300 of these unfit dwellings were vacant pre 1945 stock and of the total 7,340 approximately 6,000 were located in rural areas.
- Detached and terraced houses made up most of the rest of the unfit dwelling stock. Detached dwellings 7,000 (27%) reflect older rural stock, while unfit terraced houses (26%; 6,660) reflecting older urban stock. The vast majority of these terraced and detached dwellings were in the owner occupied sector.

- Semi detached houses and flats together accounted for eighteen per cent of the total and were usually older, urban stock in the private sector.

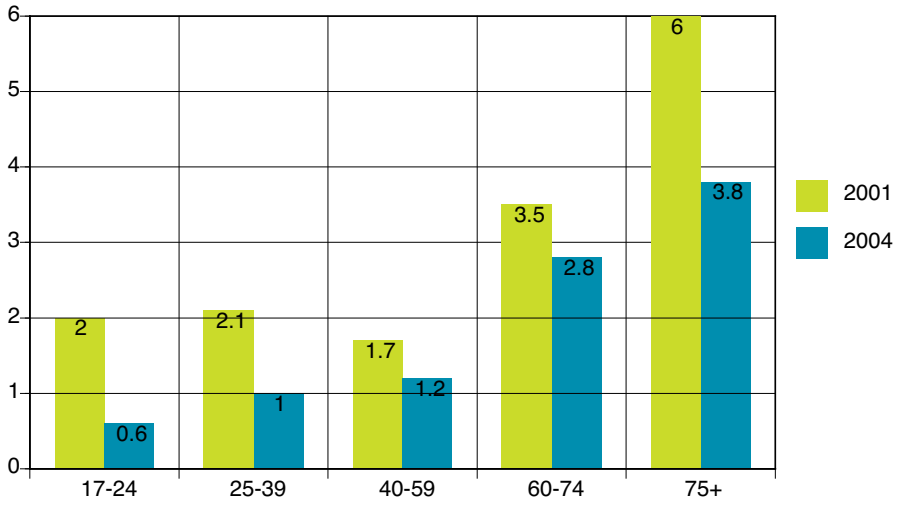
The most typical unfit dwelling (5,100; 20%) is a vacant, one storey dwelling or detached house in a rural location built prior to 1919.

Unfitness - Household Characteristics

The rate of unfitness for the occupied stock was 1.7 per cent (compared to 2.9% in 2001). Analysis by household characteristics shows a number of important disparities from this overall figure.

Age of Household Reference Person (Table A5.6)

Figure 5.3: Unfitness and Age of Household Reference Person, 2001-2004



As in 2001, there was a close relationship between unfitness and the age of the household reference person (see Figure 5.3). Dwellings occupied by the oldest group of household reference persons (75 plus) had the highest rate of unfitness (4%). The next highest rate of unfitness (2.8%) was for dwellings headed by those aged 60 to 74. Household reference persons from these two age groups accounted for almost three-fifths (58%) of all occupied unfit dwellings (57% in 2001).

Household Type (Table A5.7)

The rate of unfitness was particularly high for two adults (3.9%), lone older (3.3%) and two older (2.3%) households and lowest for small and large family households (both less than 1%).

Employment Status (Table A5.8)

The rate of unfitness was higher in dwellings occupied by household reference persons who were self employed (6.7%). This group tended to live in older, private stock. Indeed, almost two-fifths (38%) of all occupied unfit dwellings were headed by self employed people and 25 per cent were headed by retired people.

Household Income (Table A5.9)

The relationship between household income and unfitness that had been apparent in 2001 was somewhat less clear by 2004 (see Figure 5.4). In the case of households with an income of less than £7,000 per annum only 2.5 per cent lived in unfit dwellings, compared to 5.8 per cent in 2001. However, generally, as income increased unfitness declined more rapidly in 2004, than in 2001.

Figure 5.4: Unfitness and Annual Income, 2001-2004

Household Religion (Table A5.10)

There was no difference in the rates of unfitness of dwellings occupied by Protestant (1.8%) and Catholic (1.7%) households. More than half (56%) of all unfit properties were occupied by Protestant households, a figure which broadly reflects their proportion of the total households in Northern Ireland.

5.3 The Scale of Unfitness

The Assessment

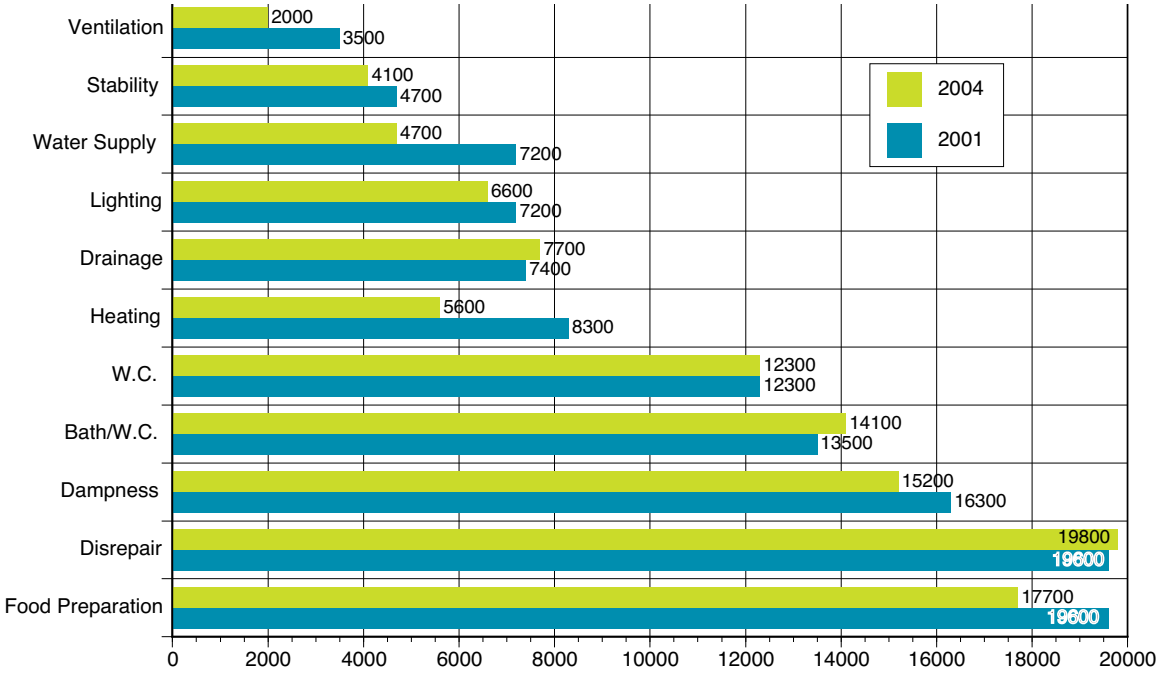
In order to be classified as unfit a dwelling must fail the standard on one or more of the eleven individual criteria set out in the Fitness Standard. In each case the surveyor using his or her professional expertise assesses the nature of any faults, their severity or scale and the risks associated with them to determine whether or not a particular dwelling can be classified as unfit for human habitation.

The Causes of Unfitness

Figure 5.5 shows the comparative significance of each of the eleven criteria in causing unfitness in the dwelling stock in 2004 and in 2001. The most common causes of unfitness have remained unchanged since 1996.

- In 2004 the most common causes of unfitness were serious disrepair and unsatisfactory facilities for the preparation and cooking of food. In the case of each criterion approximately 20,000 dwellings (78% and 69% of all unfits) failed the Fitness Standard.

Figure 5.5: The Causes of Unfitness, 2001-2004



- The third most common reason was dampness - which was recorded as a cause of unfitness in a total of 15,200 dwellings (59% of all unfits).
- The fourth and fifth most common problems were the lack of a suitably located bath or shower and wash hand basin (14,100; 55%) and the absence of a suitably located water closet 12,300 (48%).

Less than 10,000 unfit dwellings failed on the remaining six unfitness criteria.

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 5,700 dwellings (22% of all unfits) failed the standard on a single item and 5,500 (21%) dwellings failed on two items. Smaller proportions failed on 3 to 6 items, but more than one-quarter of all unfit properties 7,100 (28%) failed on 7 or more items.

5.4 Common Causes of Unfitness

This section will analyse the two most common causes of unfitness in a little more detail: disrepair and food preparation.

"It is free from serious disrepair ….."

Almost 20,000 dwellings (78% 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, and unfit dwellings in general.

Table 5.3 – Repair Costs and Unfitness, 2004

% Dwellings	Unfit on Disrepair (£)	All Unfits (£)	All Dwellings (£)
50	21,780	16,530	45
95	53,280	53,280	6,850
Av Repair Cost	26,760	22,130	1,695
Av Urgent Repair Cost	23,710	19,450	1,340

The average basic repair cost for all dwellings was £1,695 (£1,427 in 2001), but this rose rapidly for unfit dwellings to £22,130 (£14,737 in 2001) and to £26,760 (£20,885 in 2001) for those unfit on disrepair, almost 16 times higher than the average. The 2001 figures given in the brackets should be treated with some caution (see Appendix E – Repair Costs).

One half of all dwellings required basic repair costs of at least £45. However, for all unfit dwellings this figure rose to £16,530 and for those dwellings unfit on disrepair the figure rose to £21,780. 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 £6,850, but this increases to eight fold to £53,280 for dwellings unfit on the basis of disrepair. This pattern was similar in 2001.

Further analysis of the 19,800 dwellings that failed the Fitness Standard on grounds of disrepair indicates the following: (See Table A5.11)

- More than two-thirds (68%) were vacant dwellings and overall seven out of ten were in the owner occupied sector (this figure includes the vacant dwellings).
- More than three-quarters (77%) were built prior to 1919 and a further 13 per cent between 1919 and 1944.
- More than half (53%) were located in isolated rural areas, 18 per cent in Belfast Urban Area and a further 19 per cent in district and other towns.

As in 2001, typically unfitness on the basis of disrepair was found in pre-1919 rural dwellings and these were usually vacant and in the owner occupied sector.

"There are satisfactory facilities in the house for the preparation and cooking of food …"

The second most common reason for dwellings failing to meet the Fitness Standard in 2004 was their unsatisfactory facilities for the preparation and cooking of food. An estimated 17,700 dwellings failed on this criterion. 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;
- 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 5.5 sets out the findings for the 17,700 dwellings deemed unfit on the basis of unsatisfactory facilities for the preparation and cooking of food. Consistent with 2001 findings, it shows that the vast majority of these dwellings had no extractor fan 15,500 (88%); more than half lacked work tops 9,100 (41%) and nearly half lacked a hot water supply (8,400; 47%).

Table 5.4: Presence of Kitchen Amenities in Unfit Dwellings, 2004

	Not Present	Present (Not working)
Cold Water Drinking Supply	3,600 (21%)	1,600 (12%)
Hot Water	8,400 (47%)	2,600 (28%)
Sink	7,000 (40%)	300 (3%)
Fixed Waste	7,100 (40%)	1,000 (9%)
Cooking Provision	6,900 (39%)	2,300 (21%)
Cupboards	7,200 (41%)	3,300 (31%)
Work Top	9,100 (51%)	1,700 (20%)
Extractor Fan	15,500 (88%)	700 (31%)
Total Unfits	**17,700 (100%)**	**17,700 (100%)**

Safety and Hygiene

Surveyors were asked to assess safety and hygiene in kitchens on the basis of space, layout and cleanability. Table A5.13 shows that:

- More than two-thirds (68%; 12,000) were seriously defective in relation to cleanability.
- Almost one-third (30%) were seriously defective in relation to layout.
- More than one-fifth (21%) were defective in relation to space.

Further analysis of dwellings unfit on the grounds of the preparation and cooking of food (see Table A5.12) shows the following:

- More than two-thirds (68%) were vacant and overall 72 per cent were in the owner occupied sector (this figure includes vacant dwellings).
- The vast majority were pre 1945 (75% pre 1919 and 16% 1919-1944).
- More than two-fifths (43%) were in isolated rural areas, although a further 21 per cent were located in the Belfast Urban Area.

Typically again these dwellings were vacant in the owner occupied sector and located in isolated rural areas.

5.5 Future Action

In addition to the fitness assessment, surveyors were also required to record the most appropriate course of action for the dwelling. For unfit stock, the surveyor recommended retention for almost two-thirds of the dwellings (63%; 16,300) and demolition and/or replacement for more than one-third of the dwellings (35%; 9,000). The comparable figures for 2001 were 71 per cent and 29 per cent respectively.

Table 5.5 shows recommendations for unfit as well as for all dwellings, where for 86 per cent there was no action recommended.

Table 5.5: Recommended Future Action for Unfit Dwellings, 2004

	Unfit		All Dwellings	
None	-	(-)	587,500	86%
Repair/Improve Single Dwelling	13,200	(51%)	75,700	11%
Repair/Improve Block/Group of Dwellings	3,100	(12%)	5,600	<1%
Demolish/Replace Single Dwelling	8,400	(33%)	8,500	1%
Demolish/Replace Block/Group of Dwellings	500	(2%)	500	<1%
Unknown	400	(2%)	2,200	<1%
Total	**25,600**	**(100%)**	**680,000**	**100%**

The State of Repair

5.6 The State of Repair - Introduction

A key element of the House Condition Survey has been assessing the state of repair of the dwelling stock and the associated repair costs. The method of assessing and modelling repair costs has been refined over time, 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 2004 Survey, as in 2001 and 1996, the Building Research Establishment using its most up to date computer-based model has carried out the estimation of the repair costs. 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 costs based on £ per m^2.

This model was exactly the same as that used for the English House Condition Survey and will therefore permit direct comparisons with England.

For the 2004 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 (See Chapter 6).

5.7 Dwellings Faults

Surveyors observed and recorded faults in almost three-fifths (58%; 392,900) of all dwellings. This is similar to 2001 when the comparable figure was 59 per cent (see Table A5.14).

Dwellings were almost twice as likely to have faults in their exterior fabric (50%; 340,700) than their interior fabric (27%; 184,500). In 2001 the proportions were 54% and 22% respectively. More improvement between 2001 and 2004 took place in relation to the exterior fabric.

Analysis of faults to exterior elements shows a similar pattern to 2001 in that:

- Faults to roof elements were the most common type recorded (32%; 220,700); this affected in particular roof features such as fascias, valleys, gutters (25%; 170,200);
- Faults to windows or doors were recorded in more than one-fifth of all dwellings (22%; 148,500);
- Less than one-fifth of dwellings had faults in wall elements (18%) and boundaries and plots (19%);
- Serious structural faults to roofs (3%) or walls (3%) were relatively rare.

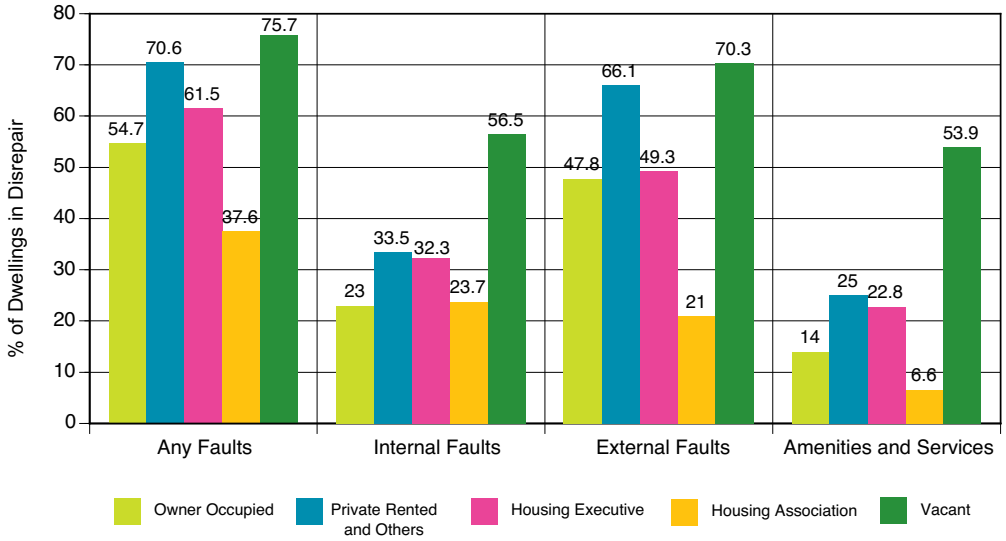
Analysis of faults to interior elements also shows a similar pattern to 2001. Interior disrepair faults were most commonly recorded to ceilings (14%, 96,700) and walls (13%; 91,300). Smaller proportions of dwellings had faults to interior doors (8%) and floors (7%) and windows/frames (7%).

Disrepair – Tenure (Table A5.15)

As with unfitness, disrepair was clearly associated with vacant and private rented dwellings:

- More than three-quarters (76%) of vacant dwellings had faults;
- As in 2001, faults were recorded in 71 per cent of privately rented dwellings;
- The proportion of occupied Housing Executive dwellings with faults was 62 per cent;
- More than half (55%) of owner occupied dwellings had faults;
- Almost two-fifths (38%) of housing association properties had faults.

Figure 5.6: Disrepair and Dwelling Tenure, 2004

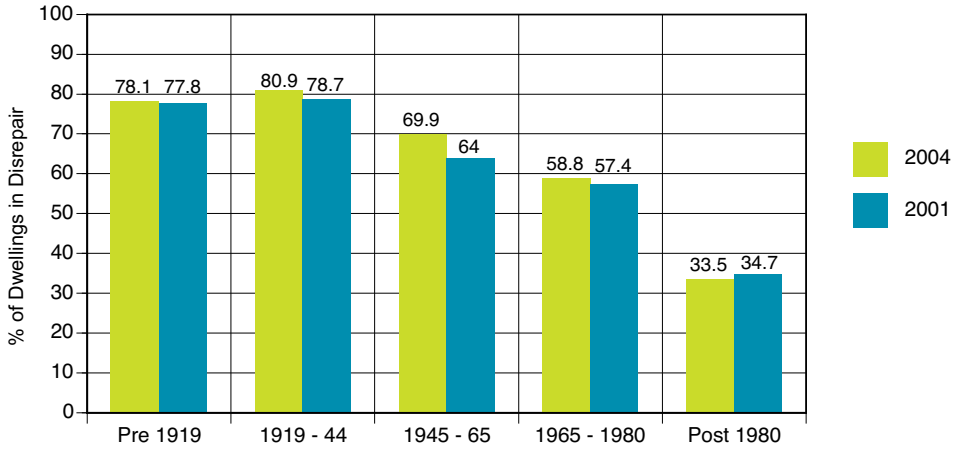


- In the case of internal disrepair above average proportions of disrepair occurred in vacant (57%), private rented (34%) and Housing Executive properties (32%).
- A similar pattern emerges for external repairs. Almost three-quarters (70%) of all vacant properties and 66 per cent of privately rented required external repairs.
- For services and amenities the pattern was again similar: above average proportions of vacant (54%), private rented (25%) and Housing Executive (23%) properties had faults.

Disrepair – Dwelling Age (Table A5.16)

The 2004 Interim House Condition Survey confirmed the expected relationship between dwelling age and disrepair: in general, the older the dwelling the more likely it was to have a fault with its internal or external fabric or its services and amenities. Figure 5.7 shows that this pattern was similar in 2001.

Figure 5.7: Disrepair and Dwelling Age, 2001-2004



- Dwellings built prior to 1919 and those built between 1919 and 1944 were most likely to have faults (78% and 81% respectively). This proportion declined steadily the more modern the stock. For the most modern dwellings (post 1990) the figure was only 24 per cent.
- This pattern is repeated for internal disrepair - proportions of dwellings with faults in their internal fabric declined from 50 per cent for dwellings built prior to 1919 to five per cent for those built after 1990.
- As in 2001, for external disrepair the proportion was slightly higher for dwellings built between 1919 and 1944 (77%) than for those built prior to 1919 (72%), but then the percentage declined steadily to 19 per cent for post 1990 dwellings.
- In the case of services and amenities proportions of dwellings with faults declined from 35 per cent for dwellings built prior to 1919 to only four per cent for those built after 1990.

Disrepair - Dwelling Type (Table A5.17)

Terraced houses (70%) had the highest incidence of disrepair. Generally, this pattern is similar for internal and external disrepair, but in the case of services and amenities flats (22%) and terraced houses (21%) had the highest proportions of faults.

Disrepair – Urban/Rural Location (Table A5.18)

As in 2001, the rate of disrepair was similar for both the urban (59%) and rural (55%) dwelling stock. However, it was higher in the BUA (69%). Again interior and exterior disrepair was much higher in the BUA (38% and 58% respectively) compared to the other four locations. In the case of amenities and services the rate of disrepair was higher in isolated rural areas (26%) and in other towns (24%).

5.8 Repair Costs

Urgent, Basic and Comprehensive Repair Costs (Table A5.19)

The BRE model provided an estimate of the actual costs[20] of any remedial work specified by the surveyors. Costs of work to the plot were calculated differently in the 2001 NIHCS. As a result real costs for 2001 were higher than reported. Comparisons with 2001 should therefore be treated with some caution. For more information see Appendix C. The key figures from the 2004 model were as follows:

- The average cost per dwelling of urgent repairs for the housing stock as a whole in 2004 was £1,340. This equated to £16.89 per m².
- The average basic repair cost was £1,695, which was equivalent to £21.29 per m².
- The average cost for comprehensive repairs was £4,106 or £55.63 per m².

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

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 £911 million. For basic repairs the figure was £1.15 billion and for comprehensive repairs over a 10 year period, £2.79 billion. The total resources required to remedy urgent and basic disrepair has increased since 2001 (by £183 million and £229 million respectively). However, in real terms this increase is considerably less due to 2001 figures having been under estimated (See Appendix E – Repair Costs 2001-2004).

Distribution of Repair Costs

As in 2001, a relatively small proportion of dwellings in a very poor state of repair skewed the distribution of repair costs (see Table 5.6).

Table 5.6: The Distribution of Repair Costs, 2004

Actual Repairs Required Costing at Least (£)		
% of Dwelling Stock	Urgent	Basic
1%	26,960	31,900
2%	12,720	17,130
5%	5,370	6,850
10%	2,700	3,650
25%	650	1,060
50%	0	45
Mean (£)	1,340	1,695
Median (£)	0	45
Mean per m^2 (£)	16.89	21.29
Median per m^2 (£)	0	0.50

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 £26,960, only five per cent required costs of more than approximately £5,300 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 £45, and only five per cent required repairs costing more than approximately £6,800.

Repair Costs – Tenure (Table A5.19)

The clear association between estimated repair costs and tenure continued in 2004. See note in Appendix E Repair Costs 2001-2004.

- The average urgent repair cost for vacant dwellings was much higher than for any occupied tenure. At £11,300 this compares to only £130 for housing association and £350 for Housing Executive stock. The pattern was similar in 2001, £8,891 for vacant dwellings,

£226 for housing association and £304 for Housing Executive stock. In the case of basic repair costs, the figure for vacant stock was £12,570 (£9,763 in 2001) compared to only £1,080 for occupied dwellings (£980 in 2001). Indeed, in 2004, approximately two-fifths of the total basic repair costs were needed for vacant properties.

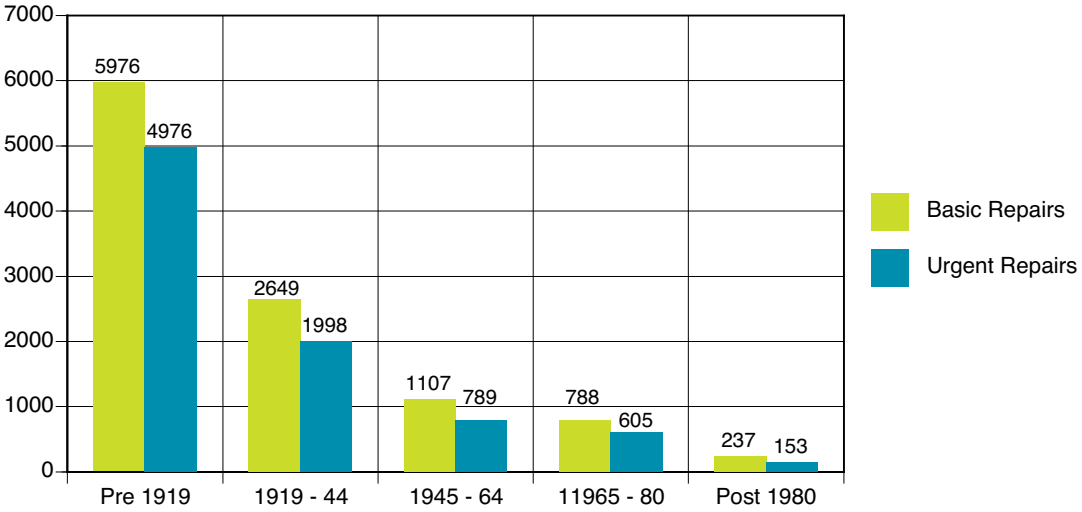
- The private rented sector had the next highest average urgent repair cost (£1,877) and average basic repair cost (£2,179). In all approximately £136m was required to remedy basic repair costs and approximately £117m to remedy urgent repair costs in this sector. The comparative figures for 2001 were £83m and £64m respectively.
- Owner occupied dwellings required an average of £749 for urgent (this figure was slightly less than that for 2001 £788) and £1090 (£1,107 in 2001) for basic repairs. This amounted to a total bill of nearly £504 million (44% of the total) for basic repairs. The figure in 2001 was £480m for basic repairs in owner occupied dwellings.
- The average repair costs for social housing were much lower. The average basic repair cost for Housing Executive dwellings was £534 (a total basic repairs bill of approximately £53 million) and £153 for housing association homes (a total basic repairs bill of nearly £3 million). The comparative figures in 2001 were a total basic repair bill of £46 million for Housing Executive dwellings and £5 million for housing association dwellings.

Repair Costs – Dwelling Age (Table A5.20)

The clear positive relationship between dwelling age and the cost of disrepair continued in 2004.

Figure 5.8: Repair Costs and Dwelling Age, 2004

The pre-1919 stock had by far the highest average basic and urgent repair costs (£5,976 and £4,976 respectively). Younger dwellings (post 1990) had average repairs costs of only £143 for basic repairs and £78 for urgent repairs.



Repair Costs – Dwelling Type (Table A5.21)

There were some considerable differences in the average repair costs for different dwelling types but this can be linked to tenure and age.

- Detached houses and single storey dwellings had the highest average repair costs. In the case of basic repair costs these were £2,802 for detached dwellings and £2,272 for single storey dwellings.
- Standardised costs take account of the size of the dwellings and shows that basic costs per m^2 for single storey dwellings was £34 compared to £25 for detached houses and only £10 for semi-detached houses. 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 (£2,316) and lowest for semi-detached housing (£560). Indeed in the case of urgent costs per m^2 it was single-storey houses which had the highest figure (£27) and semi-detached houses which had the lowest (£7).

Repair Costs – Dwelling Location (Table A5.22)

There was a major difference in the average repair costs for urban and rural dwellings.

- Rural dwellings had an average basic repair cost (£3,157), almost three times the corresponding figure for urban dwellings (£1,089). This considerable difference is not a function of dwelling size; basic repair costs per square metre were £38 for rural dwellings and £14 for urban dwellings. A similar picture emerged for urgent repair costs: £2,640 for rural and £801 for urban dwellings.
- Indeed in the case of isolated rural dwellings the average basic repair costs rose to £4,989 (£59 m^2) compared to only £781 (£10 m^2) for district towns. The much higher vacancy rate in isolated rural areas (see Chapter 3) was an important factor in this difference.

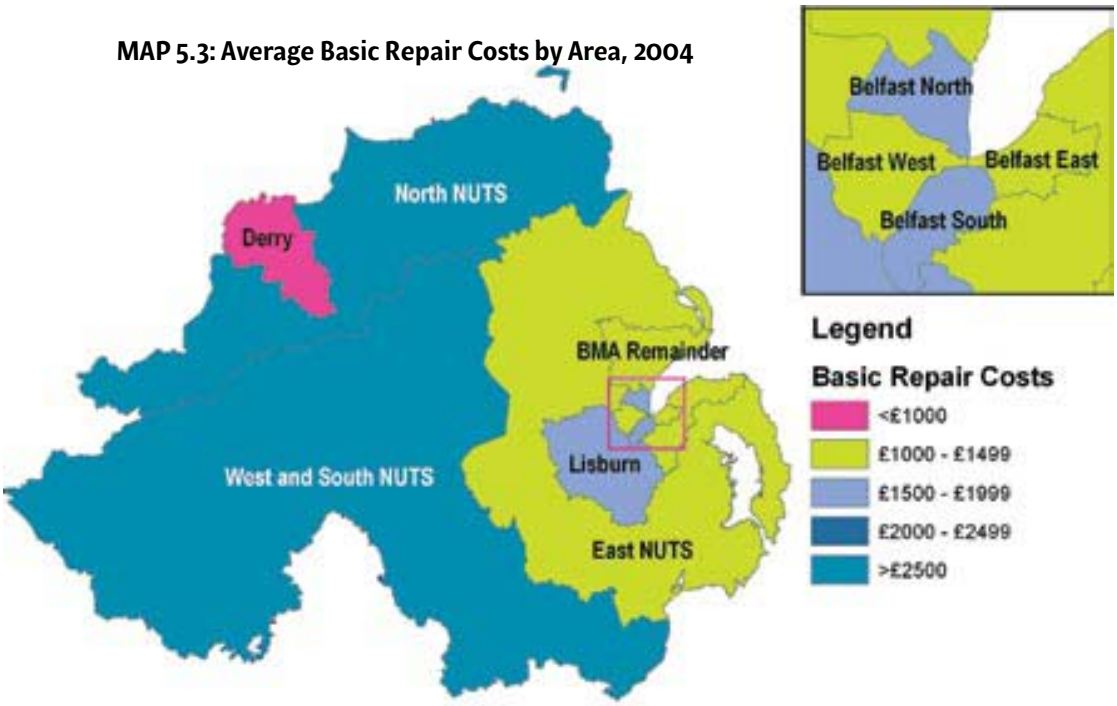
Repair Costs – Area (Table A5.23)

Average basic repair costs for all dwellings in 2004 examined by area typically showed a similar pattern to dwelling location (see Map 5.3) and showed consistency with patterns in unfitness.

The highest average basic repair costs per dwelling were found in more rural areas; West and South NUTS (£2,752) and North NUTS (£2,537). Above average basic repair costs were also found in Lisburn District Council area (£1,920) and South Belfast (£1,710). Following on from findings in 2001, the Derry City Council area had the lowest average basic repair cost of £836; this is consistent with a low rate of unfitness (See unfitness by area).

Urgent repair costs followed a similar pattern to basic repair costs. Highest average urgent repair costs per dwelling were found in West and South NUTS (£2,471), North NUTS (£2,027), followed by South Belfast (£1,376).

MAP 5.3: Average Basic Repair Costs by Area, 2004



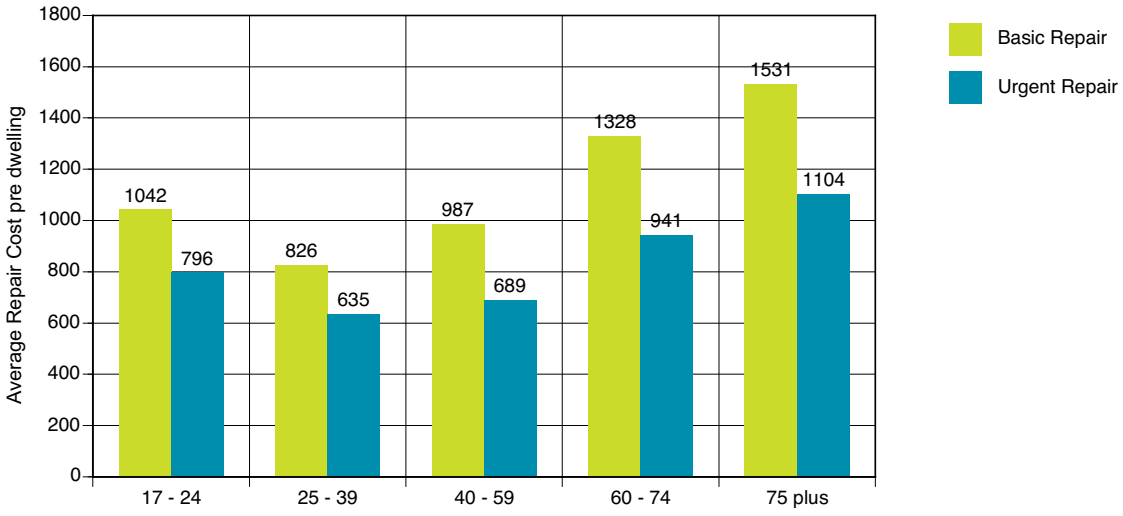
Repair Costs – Household Characteristics (Table A5.24)

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

Age of Household Reference Person

Dwellings occupied by an elderly household reference person (aged 75 or more) had higher than average repair costs. For example, the average basic repair cost for this type of household was £1,531 compared to the occupied stock average of £1,082. Similarly for urgent repairs, this type of household had average costs of £1,104 compared to £778 for the occupied stock as a whole.

Figure 5.9: Repair Costs and Age of Household Reference Person, 2004



Household Type

Lone older (£1,381), lone parent (£1,336), two persons older (£1,267) and large adult (£1,197) households lived in dwellings with above average basic repair costs.

Lone older households lived in dwellings with much higher average standardised basic repair costs (£16 per m^2) compared to other household types.

Employment Status

As in 2001, households headed by self-employed people had higher repair costs (average basic repair costs of £1,771 compared to £1,082 overall). Further analysis indicated that these tended to be in isolated rural areas and associated with the farming community. These households also had the highest average urgent repair costs (£1,359 compared to £778 overall).

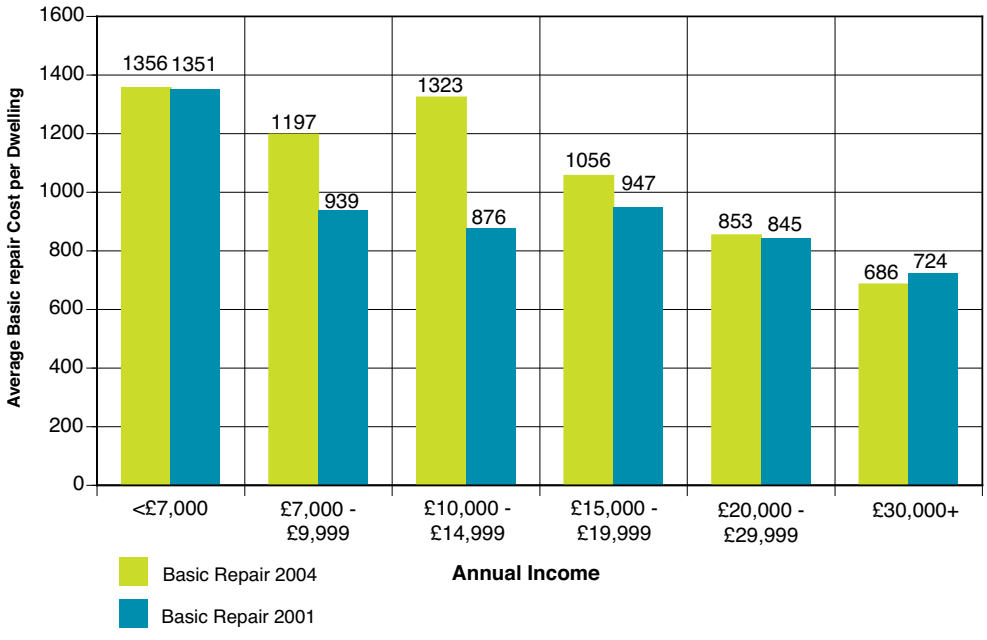
Annual Income

In 2004 households with the lowest incomes tended to live in dwellings with the highest repair costs. Generally, average costs fell as income rose. However for households earning £50,000 or more, average repair costs rose a little again. The explanation lies in the fact that households earning over £50,000 were more likely to live in larger dwellings.

Household Religion

Protestant households lived in dwellings with above average basic and urgent repair costs (£1,188 and £878 respectively). However, this was a function of the different age profiles and the higher proportion of elderly Protestant households (see Chapter 4).

Figure 5.10: Basic Repair Costs and Annual Income, 2001-2004



5.9 Summary

The 2004 Interim House Condition Survey consolidates a number of key housing condition trends:

- Declining unfitness to 3.8 per cent in 2004 (25,600 properties).
- Higher rates of unfitness in rural areas (6.8% compared to 2.5% in urban areas). Isolated rural areas in particular showed a high rate of unfitness (10.1%). Rural unfitness is associated with the more peripheral areas of Northern Ireland. Although there was no difference in the rate of disrepair between urban and rural areas, repair costs were almost three times higher in rural areas than in urban areas.
- The highest levels of unfitness, disrepair and repairs costs were found in the vacant stock.
- The second highest rate of unfitness was found in the private rented sector (5.4%). However, this rate has fallen from nine per cent in 2001. Rates of disrepair in this sector remained unchanged since 2001 but repair costs continued to be the highest of all the occupied sectors.
- Higher rates of unfitness (16.5% of pre 1919 stock unfit), disrepair and subsequently higher repair costs were clearly associated with older stock.
- Higher rates of unfitness and higher repair costs were also more common in detached and single storey dwellings. However, this is linked to age and tenure of these dwellings.
- Analysis of the types of households occupying dwellings which were either unfit and/or in disrepair showed that they continued to be headed by older people, the self employed and low income households (unfitness rates were 3.8% for 75 plus, 6.7% for households headed by a self employed person and 2.5% for households with an annual income of less than £7,000. The overall unfitness rate for occupied households was 1.7%).
- Disrepair and unsatisfactory facilities for the preparation and cooking of food continued to be the most common causes of unfitness.
- The level of disrepair remained unchanged since 2001, at approximately 58 per cent. The stock continues to have more exterior faults (50%) than interior faults (27%).
- The repair cost bill for urgent repairs to the stock in Northern Ireland in 2004 was estimated to be £911 million, with basic repairs estimated to be £1.15 billion. However, a small proportion of dwellings in very poor conditions have skewed the distribution of repair costs per dwelling. There were noteworthy high average repair costs in the private rented sector.

Table 6.1 Decent Homes – Key Figures, 2001-2004

	Non Decent Homes		Non Decent Homes		Non Decency Rate	
	2001		2004		2001	2004
	No	%	No	%	%	%
Tenure						
Owner Occupied	101080	49.1	70870	50.1	23.4	15.3
Private Rented and Others	23350	11.3	17750	12.5	47.3	28.4
Housing Executive	57450	27.9	30470	21.5	49.5	30.6
Housing Association	1330	0.6	1390	1.0	7.4	7.2
Vacant	22580	11.0	20990	14.8	70.7	57.9
Dwelling Age						
Pre 1919	58340	28.4	42760	30.2	50.1	38.8
1919 - 1944	31090	15.1	23050	16.3	45.0	33.0
1945 - 1964	52700	25.6	32980	23.3	41.2	26.3
1965 - 1980	61670	30.0	33810	23.9	38.6	23.0
Post 1980	1990	1.0	8870	6.3	1.1	3.9
Dwelling Type						
Bungalow	42050	20.4	22500	15.9	26.8	16.2
Terraced House	86090	41.8	54280	38.4	43.0	27.1
Semi-Detached House	31680	15.4	21220	15.0	25.7	14.8
Detached House	28430	13.8	23150	16.4	24.7	16.5
Flat	17540	8.5	20320	14.4	34.0	35.4
Location						
Belfast Urban Area	70730	34.4	46390	32.8	34.6	23.5
District Town	61150	29.7	45570	32.2	31.5	20.9
Other Town	8680	4.2	9240	6.5	24.1	14.1
All Urban	**140560**	**68.3**	**101200**	**71.5**	**32.3**	**21.1**
Small Rural Settlement	24050	11.7	14610	10.3	27.8	16.4
Isolated Rural	41180	20.0	25660	18.1	32.6	23.2
All Rural	**65230**	**31.7**	**40270**	**28.5**	**30.6**	**20.2**
All Dwellings	**205790**	**100.0**	**141470**	**100.0**	**31.8**	**20.8**

Table 6.2 Fuel Poverty – Key Figures, 2001-2004

	Homes in Fuel Poverty 2001		Homes in Fuel Poverty 2004	
	No	%	No	%
Tenure				
Owner Occupied	104710	24.4	109110	23.6
Private Rented and Others	23290	48.2	17210	27.5
Housing Executive	70480	61.4	25260	25.4
Housing Association	4780	27.1	1950	10.0
Dwelling Age				
Pre 1919	46090	46.3	44610	46.8
1919 - 1944	26620	41.7	17480	27.3
1945 - 1964	45210	36.7	35970	29.4
1965 - 1980	53940	34.8	32760	23.4
Post 1980	31400	18.6	22710	10.2
Dwelling Type				
Bungalow	48680	33.0	39180	30.0
Terraced House	77470	40.8	42480	22.3
Semi-Detached House	33990	28.4	24850	17.5
Detached House	25620	23.8	38200	28.7
Flat	17500	38.2	8820	18.5
Location				
Belfast Urban Area	66030	33.9	40060	21.2
District Town	60570	32.4	37870	18.2
Other Town	8840	25.2	14130	22.7
All Urban	**135440**	**32.5**	**92060**	**20.0**
Small Rural Settlement	25260	31.2	13100	15.7
Isolated Rural	42560	37.7	48370	48.2
All Rural	**67820**	**34.9**	**61470**	**33.4**
All Dwellings in Fuel Poverty	**203260**	**33.3**	**153530**	**23.9**

Chapter 6

Key Government Measures - Decent Homes and Fuel Poverty

A decent home is one which is wind and weather tight, warm and has modern facilities.

6.1 Decent Homes - Introduction

Decent Homes was launched in a Housing Green Paper entitled "Quality and Choice: A Decent Home for All" published by the Government in April 2000. 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".

In Northern Ireland the Decent Homes Standard was adopted in June 2004 and was introduced to promote measurable improvements to the housing in Northern Ireland. All social housing is to meet the Standard by 2010.

The Standard applicable to Northern Ireland is the same as that in England. A definition of Decent Homes was published by DTLR (now Office of the Deputy Prime Minister - ODPM) in April 2002. A more detailed outline of this definition can be found in Appendix E.

The Decent Homes 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.
(See Chapter 5)

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

Criterion c: It has reasonably modern facilities and services.

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

The Decent Homes Standard applies in England and Wales, while in Scotland there is a similar measure known as the Index of Housing Quality.

The Decent Homes Standard was measured, for the first time, through the 2001 House Condition Survey and this facilitated a comparative analysis with other parts of the UK. Now that it has been adopted here it is important to measure progress and indeed this is one of the stated objectives of the 2004 Interim House Condition Survey (See paragraph 1.3 Chapter one).

6.2 Profile of Decent and Non Decent Homes

The 2004 Interim House Condition Survey estimated that 21 per cent of Northern Ireland's housing stock failed the Decent Homes Standard, this equates to approximately 141, 500 dwellings. Overall, there has been considerable improvement since 2001 when almost one-third (32%; 206,000) of all dwellings failed the Decent Homes Standard.

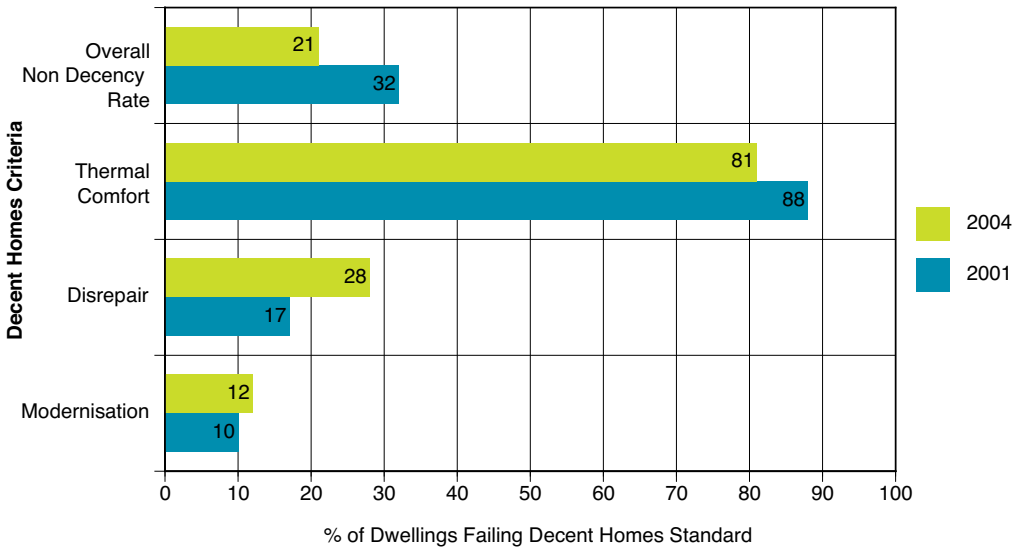
Further analysis indicates that of the 21 per cent that failed the Standard, 81 per cent failed on the basis of the thermal comfort criterion, 28 per cent failed on the basis of disrepair and 12 per cent on the basis of lacking modern facilities and services. Dwellings could fail on more than one criterion.

Figure 6.1 shows that of each of the three criteria, thermal comfort has shown the greatest improvement over the three years, 2001 to 2004. Approximately 67,000 fewer households failed the Decent Homes Standard on the basis of thermal comfort in 2004. Overall 115,000 households (81%) failed on thermal comfort in 2004 compared to 182,000 households (88%) in 2001. Most of the decrease has been in the private sector and is mainly due to people upgrading their home heating systems to gas or oil (see chapter 7), sometimes with assistance from the Warm Homes scheme.

The proportion of dwellings failing on the basis of lacking modern facilities and services remained fairly similar to 2001 (12%: 10% in 2001). In the case of disrepair, it is interesting to note that the proportion of the stock failing had increased since 2001 by 11 percentage points (28%: 17% in 2001). However, analysis of the numbers behind the proportions shows that this only equates to 4,000 more properties failing on the basis of disrepair (39,000 compared to 35,000 in 2001).

The disrepair element of the Decent Homes Standard is modelled in a different way to disrepair in Chapter 5. The main difference is that the Decent Homes Standard looks at the need for either replacing or undertaking major repair on one or more key building components or in two or more other building components.

Figure 6.1 Proportions failing the Decent Homes Standard by Criteria 2001-2004



6.3 Decent Homes by key dwelling characteristics

The next section analyses the 21 per cent of the stock that failed to meet the standard by dwelling tenure, type, age and location. The Decent Homes criteria are also examined:

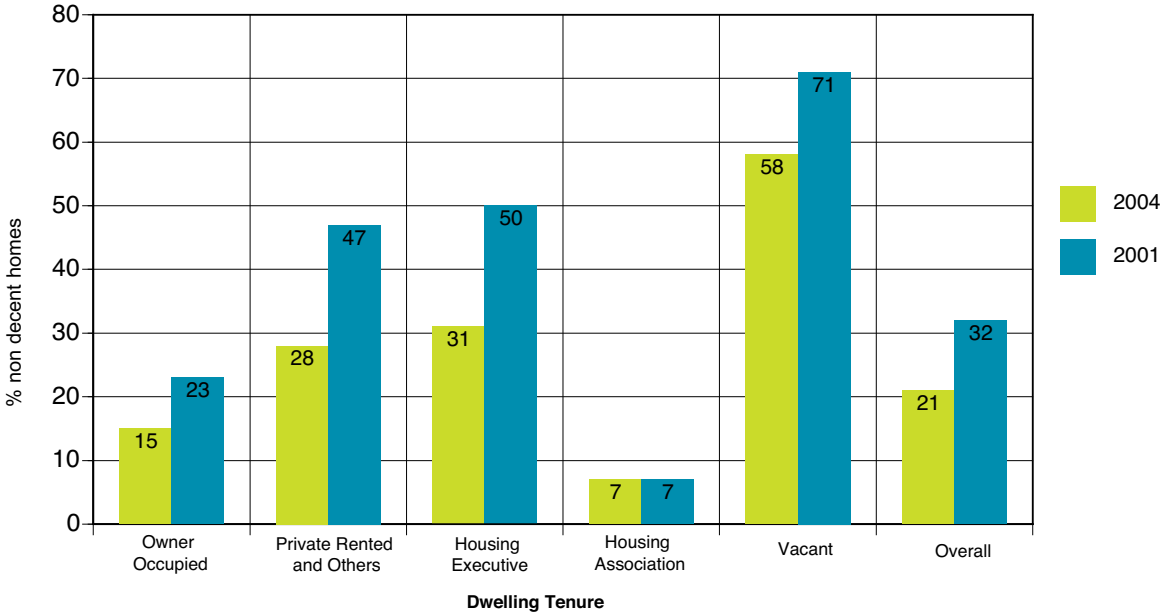
Decent Homes – Dwelling Tenure (Table A6.1)

- Half (50%) of all dwellings that failed the Decent Homes Standard were owner occupied and a further 22 per cent were occupied Housing Executive dwellings. The comparable figures for 2001 were 49 per cent and 28 per cent.

- The rate of non-decency varied by tenure with Housing Executive and privately rented properties showing considerable improvement since 2001:
  - it was highest among vacant dwellings (58%; 71% in 2001);
  - Almost one-third (31%) of Housing Executive stock failed to meet the standard. However, this is a reduction from 50 per cent in 2001;
  - More than one-quarter (28%) of privately rented properties failed, a reduction from 47% in 2001;
  - The non decency rate had also declined in the owner occupied sector since 2001 (15% from 23% in 2001);
  - Housing association properties had the lowest non decency rate (only 7% in 2004 and in 2001). Due to small numbers these properties have been excluded from further analysis.

- In the case of the thermal comfort criterion, Housing Executive properties had the highest rate failing (97%: compared to 81% overall). This is the same proportion as in 2001. Further analysis of the reason why Housing Executive dwellings were failing on thermal comfort shows that a high proportion 95% failed on a combination of insulation and no programmable heating. Of these the majority (73%) were solid fuel systems.

Figure 6.2 Non-Decent Homes and Dwelling Tenure 2001-2004



- Overall, 28 per cent of properties failing the Decent Homes Standard failed on disrepair, this rose to 58 per cent for vacant properties, 40 per cent for privately rented properties and 27 per cent for owner occupied properties. Only three per cent of Housing Executive properties failed on the basis of disrepair.

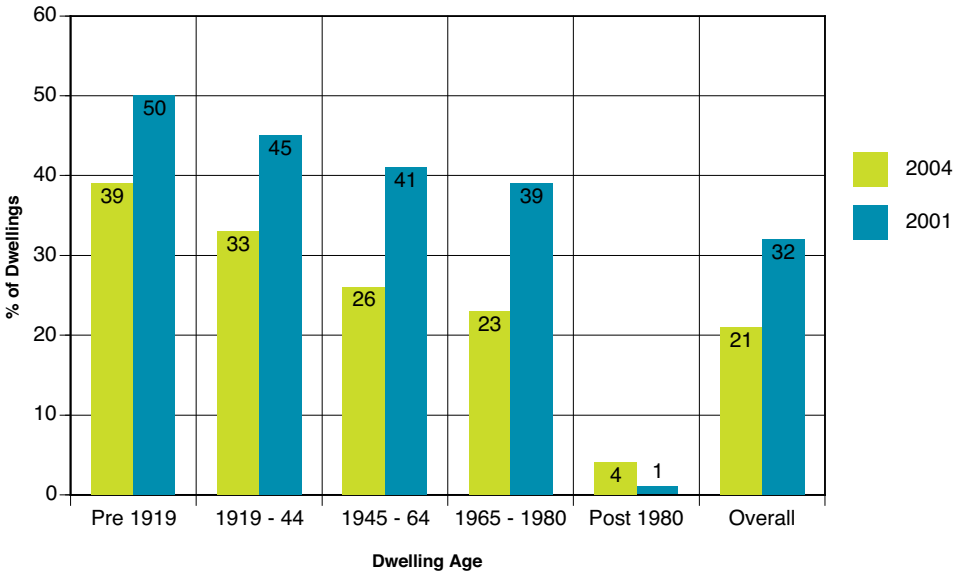
- More than one-tenth of non decent properties (12%) failed on the basis of lacking modern facilities and services. The failure rate on this criterion was highest for the vacant stock (31%) and was almost negligible for Housing Executive stock (less than 1 per cent). More than one-tenth of privately rented and owner occupied properties failed on this basis (12% for both).

Decent Homes – Dwelling Age (Table A6.2)

As with unfitness and disrepair there was a clear association between dwelling age and failing the Decent Homes Standard: the older the dwelling the more likely it was to fail. Figure 6.3 shows the same pattern in 2001.

- Almost two-fifths (39%) of all dwellings that had been built before 1919 were non-decent, this reduced to 33 per cent for those built in the period 1919 to 1944.
- Only four per cent of post 1980 properties were non decent.

Figure 6.3: Non-Decent Homes and Dwelling Age, 2001-2004



- Above average proportions of newer dwellings failed the Decent Homes Standard on the thermal comfort criterion. This was consistent with findings in 2001. The reason for this is due to the level of insulation in the younger stock (1965-1990) and the fact that older dwellings are more likely to have solid walls.
- In terms of failing on the basis of disrepair, the older the property the more likely it was to fail. Approximately, half of properties built before 1919 (50%) and 38 per cent of properties built between 1919 and 1944 failed, compared to only five per cent of properties built between 1965 and 1980 and none after 1980.
- Similarly, in terms of failing on the basis of lacking modern facilities and services, the older the property the more likely it was to fail. One-quarter (25%) of pre 1919 dwellings failed on this criterion compared to only four per cent of dwellings built between 1965 and 1980 and none after 1980.

Decent Homes – Dwelling Type (Table A6.3)

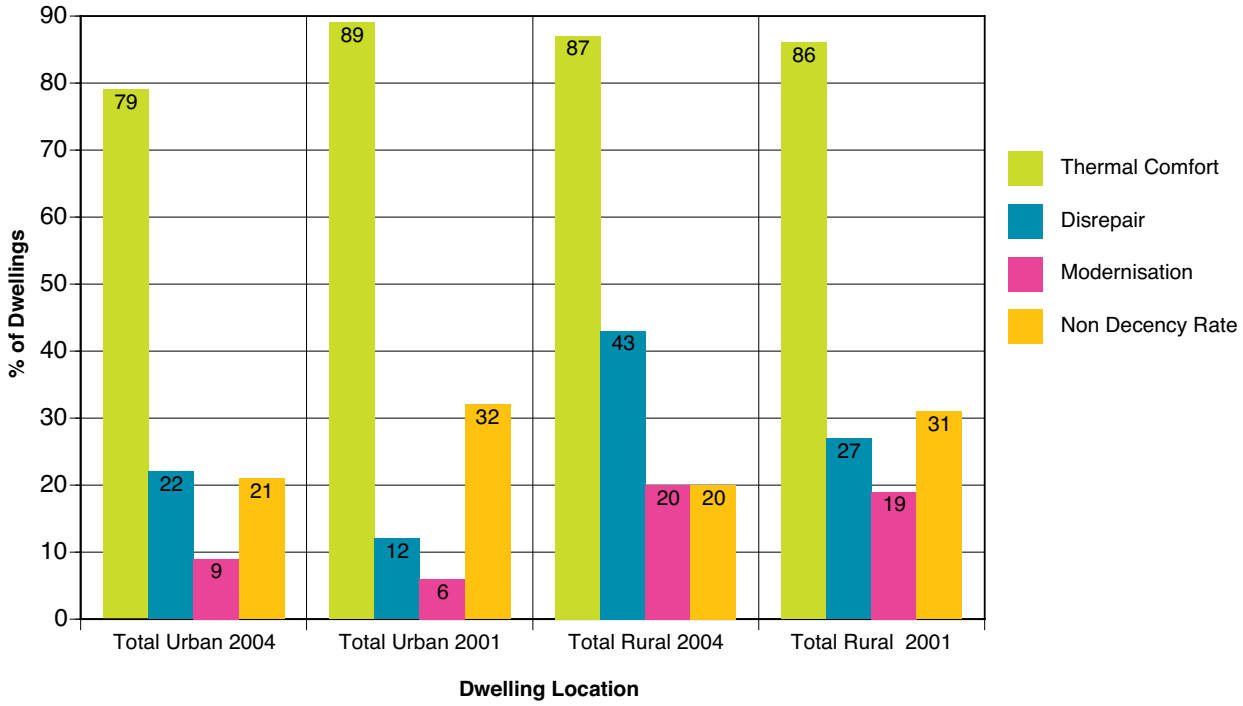
Almost two-fifths (38%) of all non-decent homes were terraced houses. The highest rates of non-decency were found in flats (35%) and terraces (27%). This was consistent with 2001 findings. Semi detached houses had the lowest rate of non-decency (15%) in 2004.

- There was some variation by dwelling type failing on the thermal comfort criterion. Terraced housing had the highest rate (86%) of failure and semi detached houses the lowest (68%).
- In the case of failing on disrepair, single storey dwellings (38%) were much more likely to fail than other dwelling types.
- Terraced houses had the lowest rate of failure (6%) on the basis of modern facilities and services. This compares with approximately 18 per cent for single storey dwellings, 17 per cent for semi detached and 16 per cent for detached housing.

Decent Homes – Dwelling Location (Table A6.4)

As in 2001, the majority (72%) of all non-decent dwellings were located in urban areas and the remainder (29%) in rural areas. This was broadly in line with the distribution of the dwelling stock as a whole. The highest rates of non-decency were found in the BUA (24%) and in isolated rural areas (23%) and the lowest rates were found in 'other towns' (14%) and small rural settlements (16%).

Figure 6.4 Non-Decent Homes and Dwelling Location, 2001-2004

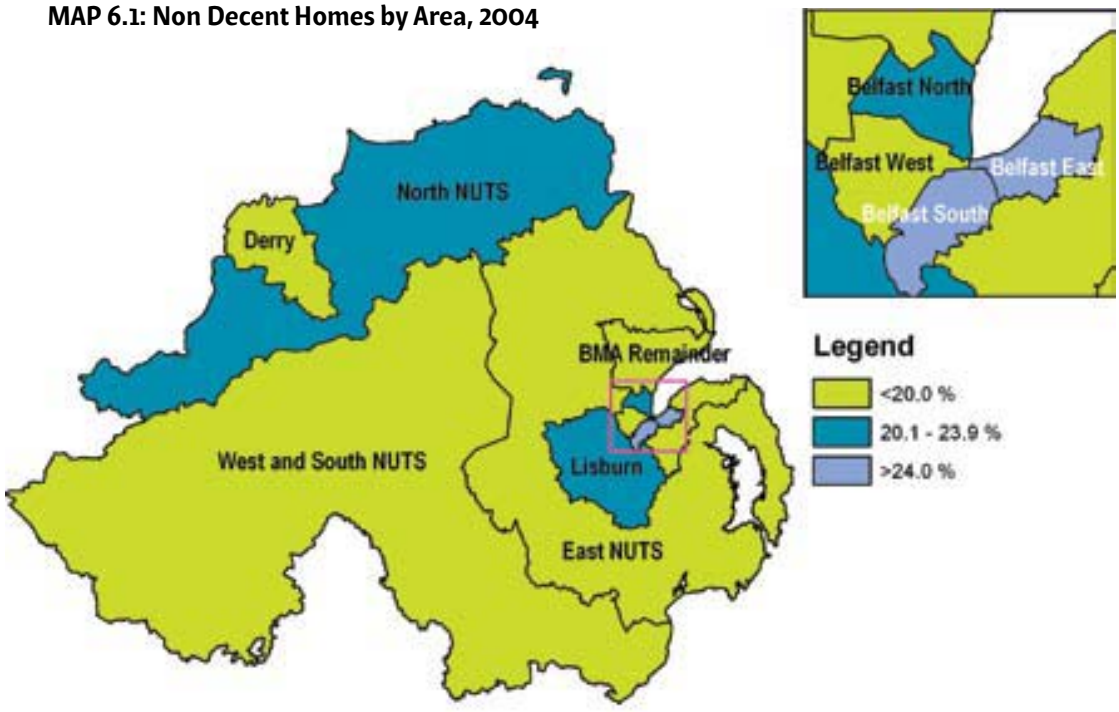


- Overall, 81 per cent of dwellings failed the Decent Homes Standard on the basis of the thermal comfort criterion. A very high rate failed on this criterion in small rural settlements (96%). This compares with a lower rate failing in the BUA (76%).
- Above average rates of dwellings in isolated rural areas (54%) and in the BUA (30%) failed the Decent Homes Standard on the basis of the disrepair criterion. This compares with only 14 per cent in district towns.
- The category 'other towns' had the highest rate failing on the basis of modern facilities and services (26%), closely followed by isolated rural areas (25%). District towns had the lowest rate failing on this criterion (only 6%).

Decent Homes – Area (Table A6.5)

- Analysis of the Decent Homes Standard by area shows above average rates failing in South Belfast (29%), East Belfast (26%), North Belfast (24%), North NUTS (23%) and Lisburn (22%). The lowest rates of non-decency were found in Derry (17%) and in West Belfast (18%). See Map 6.1. Appendix E outlines the NUTS area by district councils.

MAP 6.1: Non Decent Homes by Area, 2004



6.4 Decent Homes by key household characteristics *(Table A6.6)*

Almost one-fifth (19%; 120,500) of all occupied dwellings failed the Decent Homes Standard. The vast majority (81%) of these failed on the basis of the thermal comfort criterion, but only 22 per cent on the basis of disrepair, and nine per cent on the basis of modern facilities and services. These average figures varied by age of the household reference person, household type, employment status, annual income and household religion as follows:

Age of Household Reference Person

There was no clear relationship between the overall rates of non decency and the age of the household reference person. It was noted that, although a small group (3% overall), almost one-third (32%) of 17 to 24 year olds lived in non decent housing in 2004. Rates were below average for the next two age groups (25 to 39 and 40 to 59), but above average for the two oldest age groups (28% for household reference persons aged 75 or older and 23% for those aged between 60 and 74).

- Analysis of the households failing the thermal comfort criterion by age of the household reference person shows no clear pattern. Above average proportions of households headed by reference persons aged 60 to 74 (89%) and 17 to 24 (86%) failed on this basis. The lowest rate was found in households headed by people aged 75 or older (70%). This was much lower than the overall average of 81 per cent. Comparison of central heating in dwellings occupied by households headed by those aged 75 or older, between 2001 and 2004, shows an increase in gas and oil systems and consequently a decrease in solid fuel systems (See Chapter 7).
- Older age groups were more likely to fail on the basis of disrepair (75 plus 32% and 60 to 74 27%). This compares to around 17 per cent each for the middle age groups (25 to 39 and 40 to 59 year olds).
- As age increased so did the likelihood of failing on the basis of modern facilities and services. For the youngest age groups the rates failing were almost negligible but increased to 20 per cent for the 75 plus age group. This was much higher than the overall average of nine per cent.

Household Type

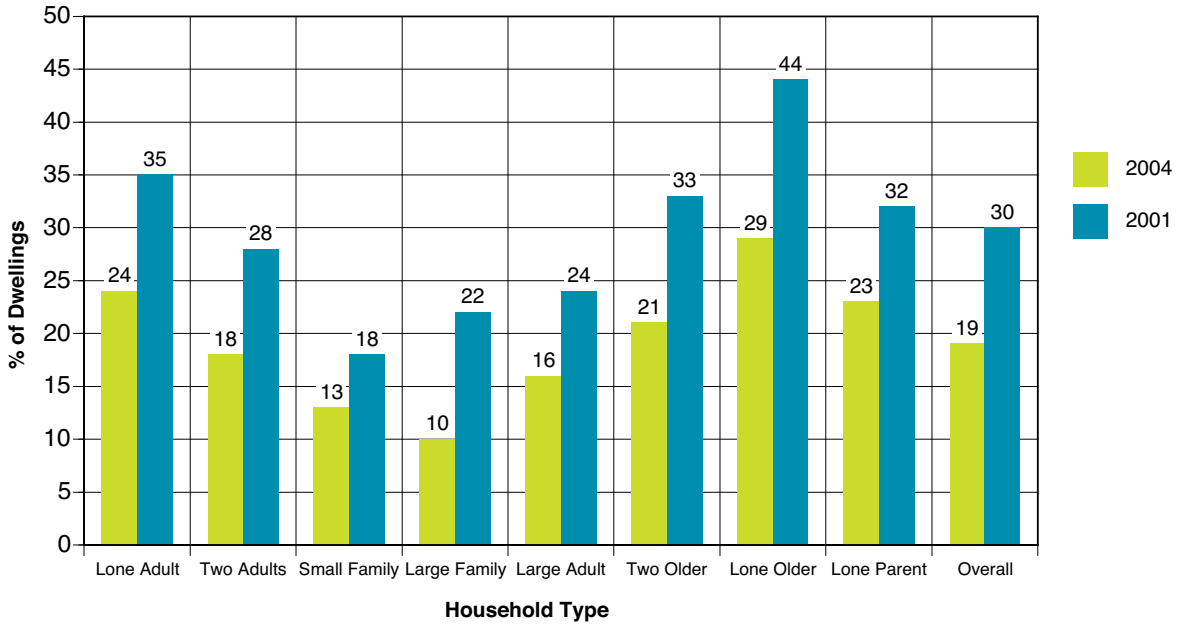
Figure 6.5 shows that lone older (29%), lone adult (24%), lone parent (23%) and two older (21%) households were more likely to be living in non decent homes. An estimated 33,200 elderly households lived in non-decent homes. The comparable figure for 2001 was 68,700. The reduction in the numbers of elderly households living in non decent housing is largely due to fewer failing on the basis of the thermal comfort criterion which in turn is related to upgrades of heating systems to gas or oil (See Chapter 7).

Families, large and small, were least likely to live in dwellings that had failed the standard (10% and 13% respectively). Figure 6.5 shows that findings in 2004 were broadly in line with 2001.

Analysis of the Decent Homes criteria by household type shows considerable variation.

- Overall, 81 per cent of households failing the Decent Homes Standard failed on the basis of the thermal comfort criterion. In 2004, large adult (87%), two adult (86%) and two person older (84%) households had above average rates failing on this basis. Lone parent (78%) and lone older (76%: 90% in 2001) households were least likely to fail on thermal comfort.

Figure 6.5 Non-Decent Homes and Household Type, 2001- 2004



- In the case of disrepair, results were the reverse of that found for the thermal comfort criterion. Lone older (33%) and lone parent (25%) households were most likely to fail on this basis. This compares with only 13 per cent for small family households (22% overall).
- There was considerable variation in proportions failing on the basis of modern facilities and services by household type. As with disrepair, lone older households had the highest proportion (18%) failing. Very few two adult households failed on this basis (less than 1%), and small proportions of family household types failed (lone parent 2%, small family 4% and large family 4%). Findings were consistent with age in that the older age groups were more likely to fail.

Employment Status

Approximately one-quarter of all unemployed (26%) and retired (25%) household reference persons lived in non-decent homes. This was higher than the overall average of 19 per cent for occupied dwellings. Much lower percentages were recorded for household reference persons who were employed (13%) or categorised as something 'other' than the main groups (15%) (This group included students and persons looking after family home).

- Analysis of the proportions failing on the basis of the thermal comfort criterion shows little variation by employment status. Most employment groups were close to the overall average of 81 per cent. Exceptions to this were the permanently sick or disabled group (90%) and the 'other' group (66%).

- There was some variation from the overall average failing on disrepair by employment status. The 'other' and self employed groups who lived in non-decent dwellings were more likely to fail on the disrepair criterion (38% and 26% respectively) and households with reference persons who were permanently sick or disabled were least likely to fail (13%). The overall average was 22 per cent.
- As in 2001, retired household reference persons in non-decent homes were much more likely to live in accommodation that had failed on the basis of lacking modern facilities and services (16%; average 9%). Again, this is consistent with age and household type.

Annual Income

The clear relationship between annual income and the likelihood of living in a decent home, identified in the 2001 Survey, continued in 2004. Figure 6.6 shows that the lower the annual income the greater the likelihood of living in a non-decent home.

Figure 6.6: Non-Decent Homes and Annual Income, 2001-2004

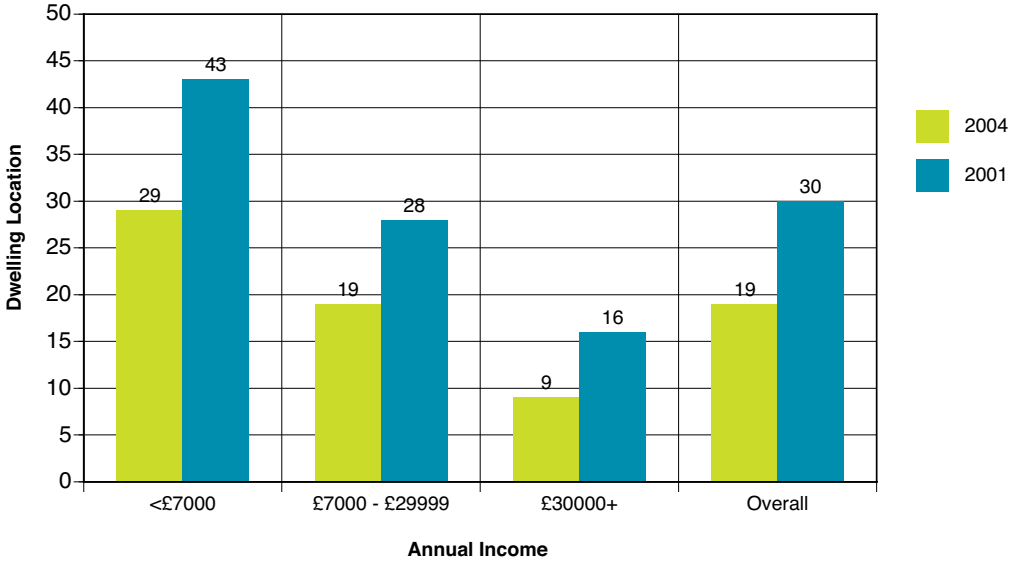


Figure 6.6 shows that one-third (29%) of households with an annual gross income of less than £7,000 lived in non-decent homes; this declined steadily to 9 per cent for those with an annual income of £30,000 or more. Analysis of all non-decent households shows that in 2001 one-third (33%) had an annual income of less than £7,000; by 2004 this proportion had decreased to 24 per cent.

- In 2001, above average proportions of non decent homes failing on the thermal comfort criterion were found in the lower income brackets (less than £15,000). However, by 2004 the lowest income group had a below average proportion failing on this basis (75% £7,000 or less compared to 81% overall).
- Households with lower incomes were more likely to fail on the basis of the disrepair criterion, (32% of households with less than £7,000 per annum). This compares to 14 per cent for households with an annual income of £30,000 or more.

- Similarly, households with lower incomes were more likely to fail on the basis of lacking modern facilities and services. More than one-tenth (13%) of households with an annual income of less than £7,000 failed the decent homes for this reason; this steadily declined to six per cent for those with an income of £30,000 or more.

Household Religion

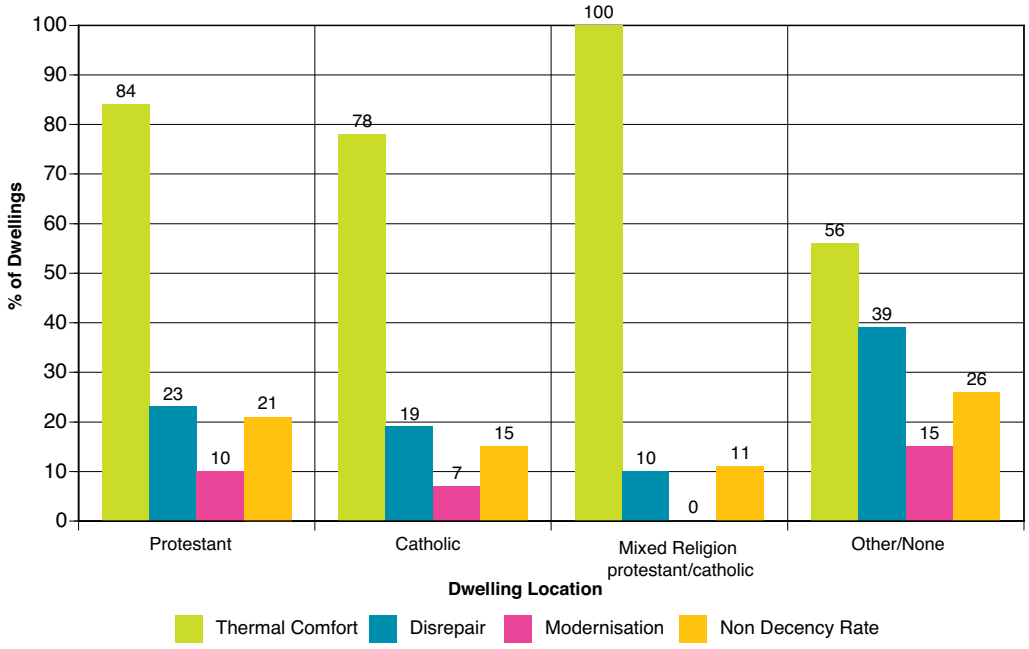
In 2004 analysis of the Decent Homes Standard by household religion shows some variation from the overall rate of non-decency (19%). More than one-fifth (21%) of all Protestant and 15 per cent of all Catholic households were living in non decent homes. This was similar to the pattern in 2001 (34% Protestant and 25% Catholic). In 2004, more than three-fifths (63%) of all non decent housing was occupied by households described as Protestant. This 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.

More than one-quarter (26%) of households described as 'other religion or no religion' and 11 per cent of mixed religion households lived in non-decent housing.

There was little variation from the overall rates failing the Standard on the basis of each of the three criteria and between the two main religious groups. Smaller groups have been excluded from the analysis.

- More Protestant (84%) than Catholic (78%) households living in non-decent homes failed on the thermal comfort criterion (overall 81%).
- Much smaller proportions failed on the basis of disrepair (Protestant: 23%, Catholic: 19%).
- Even smaller percentages failed on the basis of facilities and services (10% for Protestant and 7% for Catholic households).

Figure 6.7 Non-Decent Homes and Religion, 2004



6.5 Decent Homes - Summary

- Findings from the 2004 Interim House Condition Survey have shown the considerable progress made in relation to the Decent Homes Standard. In 2004 there were 64,500 fewer non decent homes. Overall, 21% of dwellings in 2004 failed the Standard; a reduction from 32% in 2001. Most of this decrease has been on the thermal comfort criterion.

  The proportion of dwellings failing the Decent Homes Standard on the basis of thermal comfort has declined from 88 per cent in 2001 to 81 per cent in 2004 (this equates to 66,800 fewer properties failing on this basis). There were fewer dwellings failing in the private sector largely due to people upgrading their home heating systems to gas or oil, but Government initiatives such as the Warm Homes scheme have also contributed to this.

- The proportion of dwellings failing on the basis of lacking modern facilities and services has remained broadly in line with 2001 findings (12%; 10% in 2001). However, there has been an increase in the proportion of homes failing on the basis of disrepair (from 17% in 2001 to 28% in 2004), although this only represents an increase of 4,000 dwellings.

- Consistent with 2001 findings, the vacant stock had the highest rate of non-decency across all the tenures (58%). However, this represents a reduction since 2001 when the figure was 71 per cent. Vacant stock also had the highest rates of failure on the disrepair (58%) and lacking modern facilities and services (31%) criteria.

- Housing Executive and privately rented dwellings show considerable improvement in the rates of non-decency since 2001. The non-decency rate for Housing Executive properties has declined from 50 per cent in 2001 to 31 per cent in 2004 and the rate for privately rented dwellings has declined from 47 per cent to 28 per cent.

- Housing Executive properties continued to have the highest rate failing the Standard on the basis of thermal comfort compared to other tenures (97%), in 2004. Further analysis of the reason why Housing Executive dwellings were failing on thermal comfort shows that a high proportion 95 per cent failed on a combination of insulation and no programmable heating; most were solid fuel systems. However, a small proportion of Housing Executive properties failed on the basis of disrepair (3%) compared to other tenure groups (28% overall).

- Consistent with findings in unfitness and general disrepair (chapter 5), the private rented stock had a high proportion failing Decent Homes on the basis of disrepair (40%).

- The association between the age of the dwelling and the rate of non decency continued in 2004. Older properties had higher rates of non decency and were more likely to fail on the basis of disrepair and modernisation compared to other age groups. It was interesting to note that younger properties (1965-1990) were more likely to fail on the basis of thermal comfort owing to the level of insulation and the fact that older properties were more likely to have solid walls or partial cavity walls.

- Analysis by location showed little variation above the 21 per cent failing the Standard. However, examination of the Decent Homes criteria shows that isolated rural areas had a much higher than average rate failing on the basis of disrepair (54% compared to 28% overall) and lacking modern facilities and services (25% compared to 12% overall). It was interesting to note that the highest rate failing on the basis of thermal comfort was found in small rural settlements (96% compared to 81% overall).
- Lone older households were more likely to fail the Decent Homes Standard compared to all other household types (29% compared to 19% overall). Lone older households also had the highest rate failing on the basis of disrepair (33%) and modernisation (18%).
- Households headed by retired or unemployed persons were more likely to fail the Decent Homes Standard (around 25% compared to 19%). The retired group had the highest rate failing on modernisation (16% compared to 9% overall), consistent with findings by age and household type. It was interesting to note that households headed by self-employed people had a high proportion failing on the basis of disrepair (26%). This is consistent with findings on unfitness and general disrepair.
- As in 2001, households with less than £7,000 per annum had the highest non-decency rate; 29 per cent compared to 19 per cent overall. This group also had above average rates failing on the basis of disrepair (32%) and modernisation (13%). However, it had a below average proportion failing on the basis of thermal comfort (75% compared to 81% overall). This again is consistent with the fact that these households tended to have household reference persons who were older and retired. In 2001 the rate of failure on the basis of thermal comfort for households with less that £7,000 per annum was 91 per cent.

6.6 Fuel Poverty - Introduction

One of the key objectives of the 2004 Interim Northern Ireland House Condition Survey (IHCS) was to provide an assessment of fuel poverty in Northern Ireland, which would measure progress in reducing the incidence of fuel poverty since 2001.

The definition of a fuel poor household is one needing to spend in excess of 10 per cent of its household income on all fuel use to achieve a satisfactory standard of warmth (21°C in the living room and 18°C in other occupied rooms). Fuel poverty assesses the ability to meet all domestic energy costs including space and water heating, cooking, lights and appliances.

Figures for fuel poverty are derived from a model constructed by the Building Research Establishment (BRE) in Watford. The fuel poverty model calculates energy costs required by a household to maintain a satisfactory standard of warmth in the home using the fuel price model, the fuel cost model and the fuel poverty heating regime (the household requirements model). This is compared to whole household income to produce a fuel poverty indicator. See Appendix F.

All of the component models, with the exception of the fuel price model, use data from the 2004 Northern Ireland Interim House Condition Survey.

6.7 Profile of Fuel Poverty

The 2001 House Condition Survey estimated that approximately 203,300 (33%) households in Northern Ireland were in fuel poverty. The comparative figure for England at that time was 9 per cent. Using the same methodology as in 2001, the Interim House Condition Survey estimated that in Northern Ireland in 2004 there were 153,500 (24%) households in fuel poverty, representing a considerable reduction of 49,800 fuel poor households (almost 25% of the equivalent number in 2001).

6.8 Fuel Poverty by key dwelling characteristics

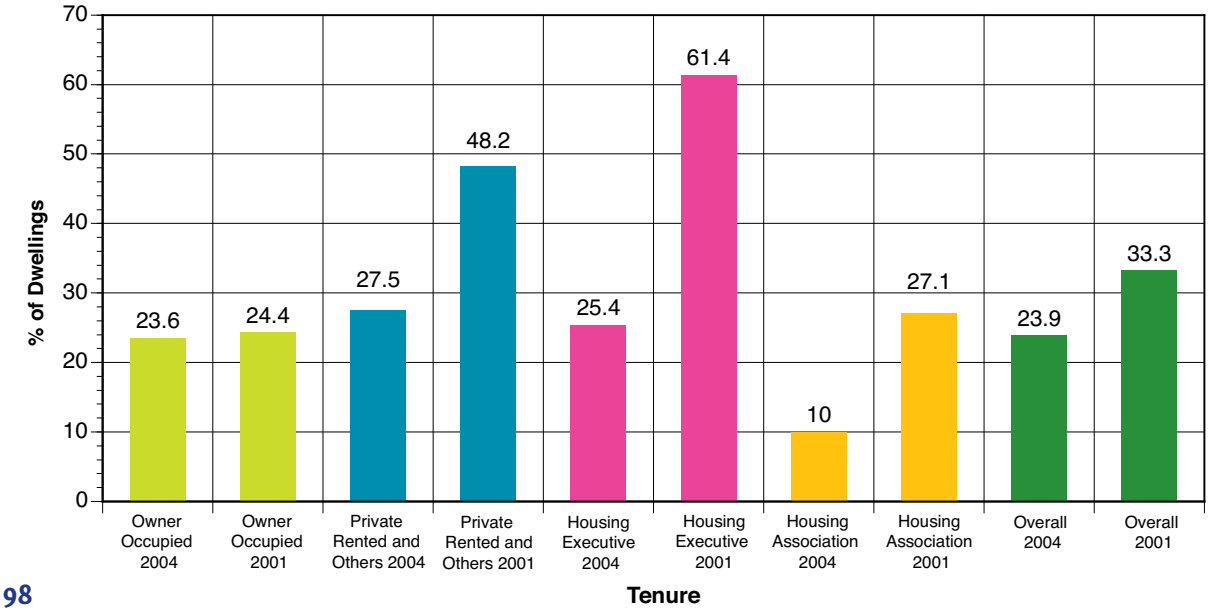
Fuel Poverty – Dwelling Tenure (Table A6.7)

The rate of fuel poverty has continued to vary considerably by tenure. However, whereas in 2001, the Housing Executive had the highest proportion of households in fuel poverty (61%; 70,500), in 2004 this was no longer the case.

- In 2004 only one-quarter (25%: 25,260) of Housing Executive households were in fuel poverty reflecting primarily the considerable progress made in terms of introducing new, more efficient heating systems (See Chapter 7).
- The tenure with the highest proportion in fuel poverty in 2004 was the private rented sector (28%; 17,200).
- In the owner occupied sector 24% (109,100) were in fuel poverty.
- The lowest rate of fuel poverty was found in housing association households (10%; 2000 households) reflecting the much newer stock.

It is important to note that nearly three-quarters (71%) of all households that were fuel poor lived in owner occupied dwellings. Figure 6.8 summarizes the changing profile of fuel poverty by tenure.

Figure 6.8 Households in Fuel Poverty and Tenure, 2001-2004



Fuel Poverty – Dwelling Age (Table A6.8)

As with unfitness and the Decent Homes Standard, there was an association between dwelling age and fuel poverty. Households living in older dwellings had higher rates of fuel poverty.

- Almost one-half (47%) of households living in dwellings built before 1919 were fuel poor.
- The rate of fuel poverty was less for households living in dwellings built between 1919 and 1980 (ranging between 20% and 30%).
- However, the rate of fuel poverty for households living in new post 1980 stock was only 10 per cent.

Of all households living in fuel poverty 29 per cent lived in dwellings constructed prior to 1919.

Fuel Poverty – Dwelling Type (Table A6.9)

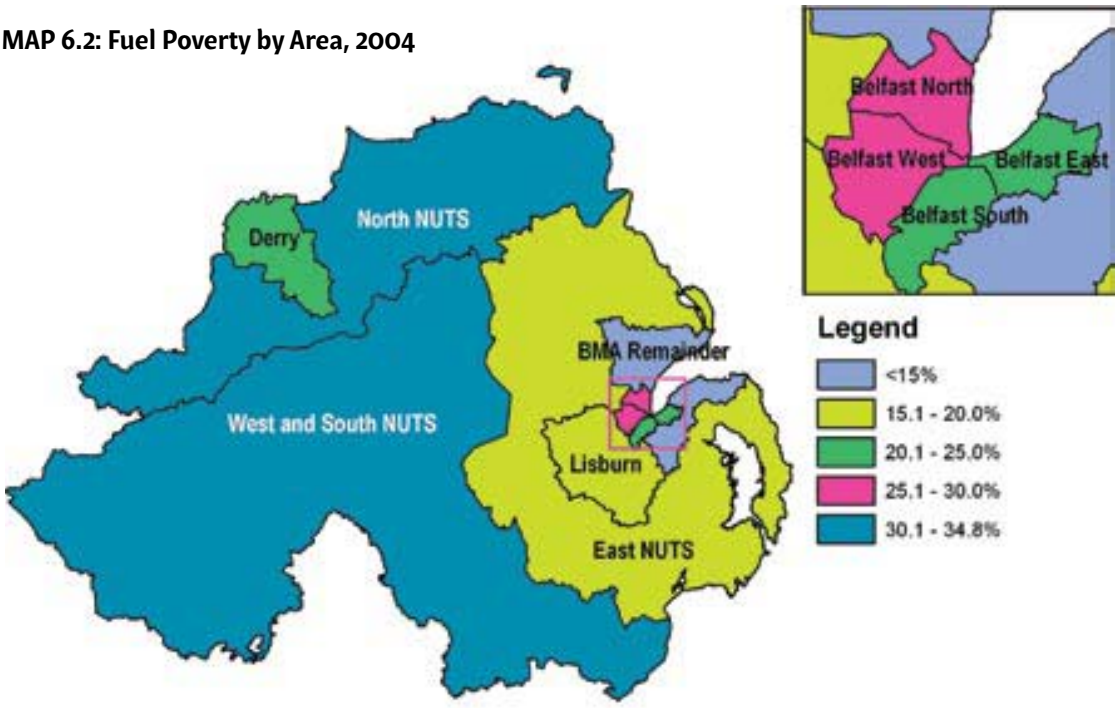
There were smaller differences in the rates of fuel poverty when analyzed by dwelling type. The rates of fuel poverty were highest in households living in single storey (30%) and detached (29%) properties and lowest for households in semi-detached (18%) houses and flats (19%).

Fuel Poverty – Dwelling Location (Table A6.10-A6.11)

In 2001, there was little evidence of an urban/rural dichotomy in relation to fuel poor households, with rates similar at 35 per cent and 33 per cent (respectively). The highest rate of fuel poverty was found in households living in isolated rural areas (38%).

However, by 2004, this pattern had changed considerably primarily due to the large reduction in fuel poor households in Housing Executive dwellings: which tend to be

MAP 6.2: Fuel Poverty by Area, 2004



disproportionately represented in urban areas. In 2004 only 20 per cent of households in urban areas were in fuel poverty compared to one-third (33%) in rural areas. The rate of fuel poverty remained highest in isolated rural households (48%). It was lowest in households in small rural settlements (16%) in 2004. Map 6.2 confirms the higher rates of fuel poverty in more peripheral rural areas.

Fuel Source

There was considerable variation in the rate of fuel poverty by fuel used for heating. Households with solid fuel (49%) or electric (44%) central heating were more likely to be in fuel poverty than households with oil (19%) or mains gas (22%) central heating. This already indicates the benefits of changing to gas or oil heating in helping to alleviate fuel poverty. This was consistent with findings in 2001.

Cavity Wall Insulation

Households living in dwellings with full cavity wall insulation (16%) were less likely to be in fuel poverty than households living in dwellings with partial (26%) or dry lining or external (32%) insulation. Households living in dwellings without any type of wall insulation (43%) had the highest rate of fuel poverty.

Loft Insulation

Households with loft insulation (23%) were less likely to be in fuel poverty than households with no loft insulation (64%).

6.9 Fuel Poverty by key household characteristics (Table A6.12)

Fuel Poverty - Age of Household Reference Person

In 2004 households headed by older people were much more likely to be living in fuel poverty.

- Household reference persons aged between 60 and 74 (39%) and 75 plus (42%) were more likely to be living in fuel poverty, compared to only 11 per cent of household reference persons aged between 25 and 39 and 17 per cent of those aged between 17 and 24.
- The pattern had changed somewhat since 2001. At that time there had been a high rate of fuel poverty among households headed by 17 to 24 year olds (57%). However, this group is small and figures should be treated with caution.

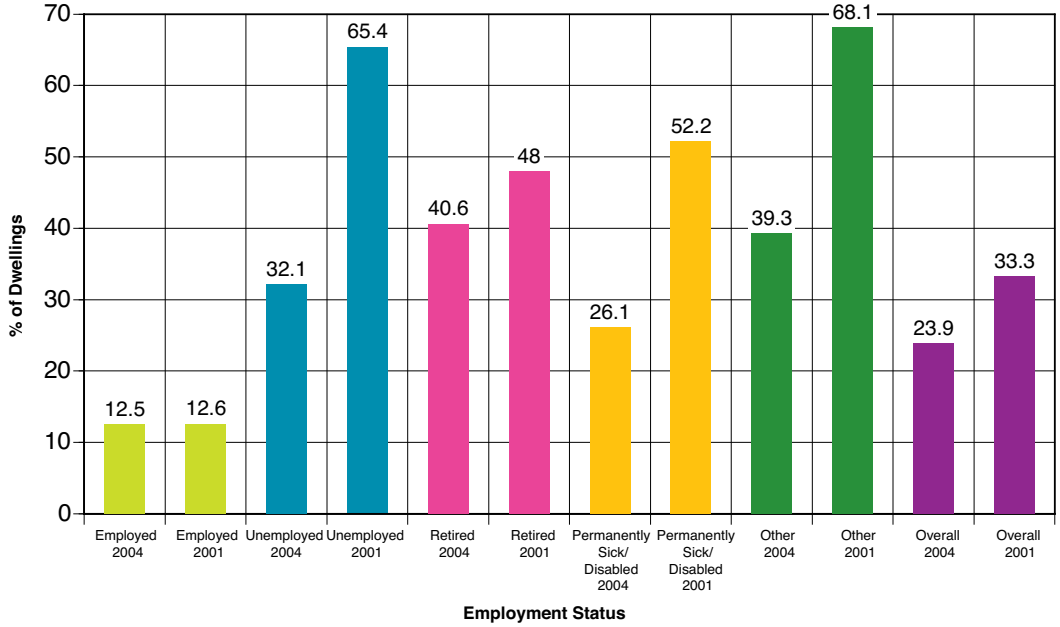
Fuel Poverty - Household type

The rate of fuel poverty varied by household type and was consistent with findings by age.

- High proportions of lone older (43%) and two older (43%) households were in fuel poverty.
- Large family (12%) and small family (9%) households were least likely to be in fuel poverty. These households had above average proportions living in the newest stock (see Chapter 3).

Fuel Poverty - Employment of Household Reference Person

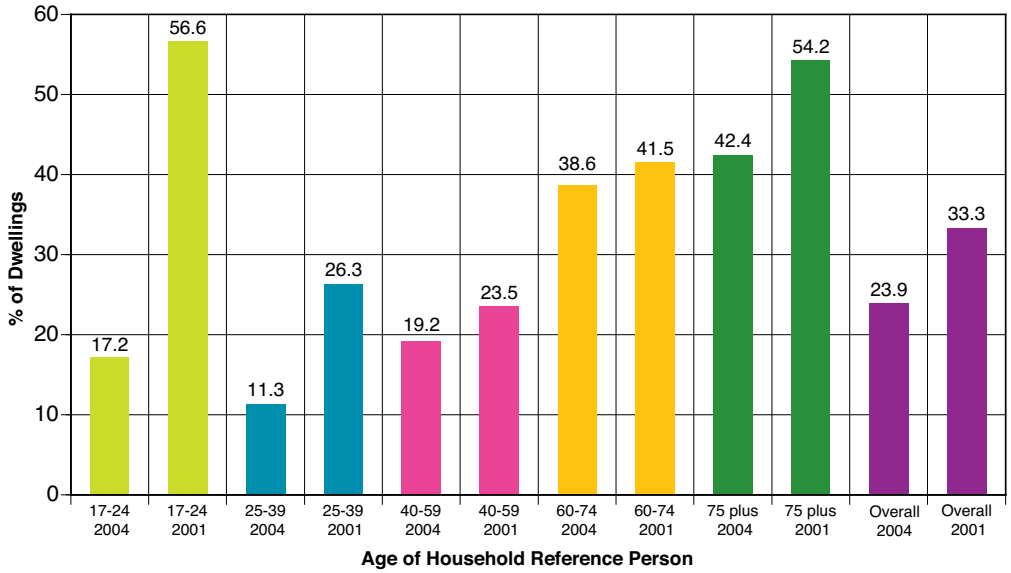
Figure 6.9 Households in Fuel Poverty and Age of Household Reference Person, 2001 - 2004



There was considerable variation in fuel poverty by employment status.

- Again consistent with age and household type, households headed by retired (41%) persons were more likely to be living in fuel poverty. Almost two-fifths (39%) of households categorized as 'Other' which included reference persons who were looking after the family/home were living in fuel poverty in 2004.
- In addition, Figure 6.10 shows that households with unemployed (32%), self employed (30%) and permanently sick or disabled (26%) reference persons had above average rates of fuel poverty.

Figure 6. 10 Households in Fuel Poverty and Employment Status of Household Reference Person, 2001 - 2004



- The lowest rate of fuel poverty was found in households headed by employed persons (only 9%).

Fuel Poverty - Income

In 2004 the clear relationship between income and fuel poverty continued. Low income households were much more likely to be living in fuel poverty, supporting the hypothesis that the most important underlying cause of fuel poverty is a low income.

- In 2001, 95 per cent of households with an annual income of less than £7,000 per annum were in fuel poverty. By 2004, this had decreased to 68 per cent.
- As income increased the proportion of households in fuel poverty declined. The rate of fuel poverty for households with an annual income of between £15,000 and £19,999 was ten per cent and was negligible for those with an annual income of £30,000 or more. This pattern was consistent with 2001 findings as shown in Table 6.3.

Table 6.3: Fuel Poverty by Annual Household Income, 2001-2004

Annual Household Income	Percentage in fuel poverty	
	2001	2004
Less than £7,000	95%	68%
£7,000 and £9,999	58%	41%
£10,000 and £14,000	17%	21%
£15,000 and £19,999	6%	10%
£20,000 and £29,999	1%	1%
£30,000 or more	Less than 1%	Less than 1%
Overall Rate	33%	24%

Fuel Poverty - Religion

As in 2001, there was little variation in the rate of fuel poverty by the two main religious groups. Around one-quarter of households designated as Protestant (24%) and Catholic (27%) were in fuel poverty.

6.10 Fuel Poverty - Summary

Analysis of households in fuel poverty in 2004 shows:

- The considerable progress that has been made in reducing fuel poverty in Northern Ireland between 2001 and 2004 (from 33% to 24%). This reduction in fuel poverty reflects the significant upgrading of domestic heating to the more efficient oil and gas systems in the pre-existing stock (highlighted in Chapter 7). It also reflects the use of oil (and to a lesser extent gas) for heating in new housing which in turn has seen significant growth between 2001 and 2004;
- Low income has been clearly shown to be a very significant cause of fuel poverty in Northern Ireland in 2004 (68% of households with an annual income of less than £7,000 were in fuel poverty);
- Almost half (47%) of households living in older dwellings (pre 1919) were in fuel poverty;
- Also almost half (48%) of households living in isolated rural areas were in fuel poverty;
- Older people were much more likely to be living in fuel poverty (75 plus 42%);
- There is still considerable scope to alleviate fuel poverty through fuel switching or cavity/loft insulation.

However, it must be emphasized that even if the dwelling is given an efficient heating system and is insulated to the highest standards it does not mean that the household will automatically be brought out of fuel poverty. Low income will remain a primary determinant of whether a household is still in fuel poverty.

Table 7.1 Dwelling Tenure - Central Heating

	CH Mains Gas		CH Oil		CH Solid Fuel		CH Electric		CH Dual		CH Other		yes - central heating		Non CH Solid Fuel		Non CH Other		No central heating		Total	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
Owner Occupied	19920	4.3	352230	76.2	12900	2.8	11430	2.5	57850	12.5	1910	0.4	456240	98.7	4870	1.1	1070	0.2	5940	1.3	462180	100.0
	36.8		79.4		30.1		24.5		87.3		24.0		69.0		33.9		27.0		32.4		68.0	
Private Rented	7090	11.3	34060	54.5	2330	3.7	9120	14.6	6640	10.6	420	0.7	59660	95.4	2410	3.9	440	0.7	2850	4.6	62510	100.0
	13.1		7.7		5.4		19.6		10.0		5.2		9.0		16.9		11.1		15.6		9.2	
Housing Executive	20940	21.0	38960	39.1	23690	23.8	12840	12.9	1790	1.8	100	0.1	98320	98.7	790	0.8	470	0.5	1260	1.3	99580	100.0
	38.7		8.8		55.4		27.5		2.7		1.2		14.9		5.5		11.9		6.9		14.6	
Housing Assoc.	4370	22.5	4150	21.3	480	2.5	6280	32.3	0	0.0	4170	21.4	19450	100.0	0	0.0	0	0.0	0	0.0	19450	100.0
	8.1		0.9		1.1		13.5		0.0		52.3		2.9		0.0		0.0		0.0		2.9	
Vacant	1870	5.1	14430	39.8	3380	9.3	6970	19.2	0	0.0	1380	3.8	28030	77.2	6280	17.3	1970	5.4	8250	22.8	36280	100.0
	3.4		3.3		7.9		14.9		0.0		17.3		4.2		43.7		50.0		45.1		5.3	
Total	54190	8.0	443830	65.3	42780	6.3	46640	6.9	66280	9.7	7980	1.2	661700	97.3	14350	2.1	3950	0.6	18300	2.7	680000	100.0
	100.0		100.0		100.0		100.0		100.0		100.0		100.0		100.0		100.0		100.0		100.0	

Chapter 7
Energy

The 2004 Interim House Condition Survey highlights the ongoing progress being made in the energy efficiency of the housing stock in Northern Ireland.

7.1 Introduction

The Housing Executive is Northern Ireland's Home Energy Conservation Authority. In this role, its primary objective is to improve energy efficiency, measured as a reduction in fuel consumption by 34 per cent. The reduction in fuel consumption applies to dwellings existing prior to 1 April 1996. The government has not set a deadline for this to be achieved but the Department for Social Development expects substantial progress by 2006.

House Condition Surveys have been the primary data source for assessing progress towards this key strategic goal in Northern Ireland. The 2004 Interim House Condition Survey will provide a robust assessment of the improvement made since 2001.

The type of fuel and the type of heating primarily determines the energy efficiency of a dwelling. Other factors such as insulation and double-glazing are also important. This chapter examines these key energy-related features by tenure, age, dwelling type and household characteristics of the occupants and highlights noteworthy changes since 2001.

One of the main changes to the House Condition Survey form between 2001 and 2004 was the section on heating. The surveyors gathered the same information but the order and layout of the questions was improved.

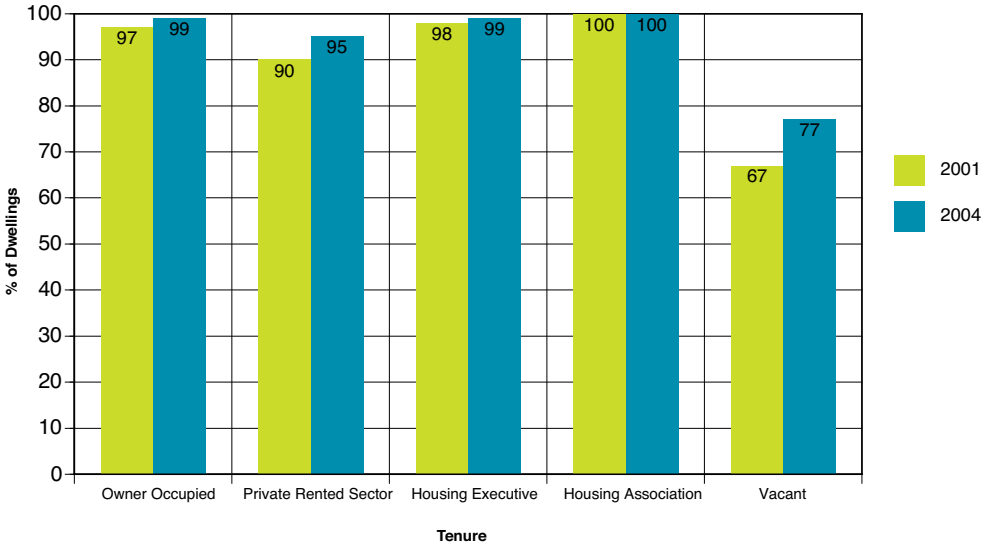
7.2 Central Heating

Central heating is traditionally seen as a key indicator of the standard of housing. The 2004 Interim House Condition Survey defines "central heating" 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 previous three House Condition Surveys.

Overall, the proportion of dwellings in Northern Ireland with central heating is high. In 2001, a total of 615,400 (95%) dwellings were recorded as having central heating. In 2004, this had risen to 661,700 (97%): indicating continuous improvement in the heating standard of dwellings in Northern Ireland.

Overall 18,300 properties in Northern Ireland in 2004 did not have central heating, although 45 per cent of these (8,250) were vacant properties. This is an improvement since 2001 when approximately 32,200 dwellings did not have central heating.

Figure 7.1: Central Heating and Tenure, 2001-2004



Central Heating - Tenure (Table A7.1)

Figure 7.1 shows that generally the proportions of central heating increased across all tenures between 2001 and 2004.

- As in 2001, all housing association dwellings have central heating.
- Almost all owner occupied and Housing Executive dwellings had central heating in 2004 (both 99%).
- The private rented sector had the lowest proportion of dwellings with central heating compared to other occupied tenures (95%). However, this represented an improvement from 90 per cent in 2001 and 71 per cent in 1996, and partly reflects the increasing number of newer dwellings in the private rented sector (see Chapter 3).
- Only 77 per cent of vacant dwellings had central heating, although again this represented a considerable improvement since 2001 when the comparable figure was 67 per cent.

Central Heating – Age of dwelling (Table A7.2)

The 2004 Interim House Condition Survey confirmed the clear association between dwelling age and central heating. Newer dwellings were more likely to have central heating, indeed almost all dwellings built after 1945 had central heating. The proportion of dwellings built between 1919 and 1944 that had central heating was 96 per cent, this compares with only 81 per cent for those dwellings built before 1919.

Overall, two-thirds (67%) of all dwellings with no central heating had been built before 1919.

Central Heating –- Dwelling Type (Table A7.3)

There was not much variation by dwelling type. Semi detached houses (99%) were more likely to have central heating and flats were least likely (95%).

Central Heating - Dwelling Location (Table A7.4)

High proportions of urban dwellings (99%) and rural dwellings (94%) have central heating. Almost half (49%) of all dwellings with no central heating were found in isolated rural areas. In percentage terms this represents an increase since 2001, when the figure was 41% but in terms of absolute numbers it represents a decrease from 13,300 dwellings in 2001 to 9,000 in 2004.

Central Heating – Household Characteristics (Table A7.5)

This section examines central heating by key household variables. Overall, 98 per cent of occupied dwellings had central heating.

Age of Household Reference Person

Overall, the rates of central heating by age of the household reference person were high and did not vary much from the overall average.

Analysis of all dwellings with no central heating shows that 59 per cent were headed by people aged 60 or more. The comparative figure for 2001 was 63 per cent.

Household Type

There was little variation from the overall average by household type.

Employment Status

Analysis of all occupied dwellings without central heating shows that more than two-fifths (41%) were headed by retired people. The comparative figure for 2001 was 50 per cent.

Annual Income

Although overall numbers were small, there was some association between low income and no central heating. One third (33%) of households with no central heating had an annual income of less than £7,000 per annum, the remainder had an annual income of £7,000 to £29,000.

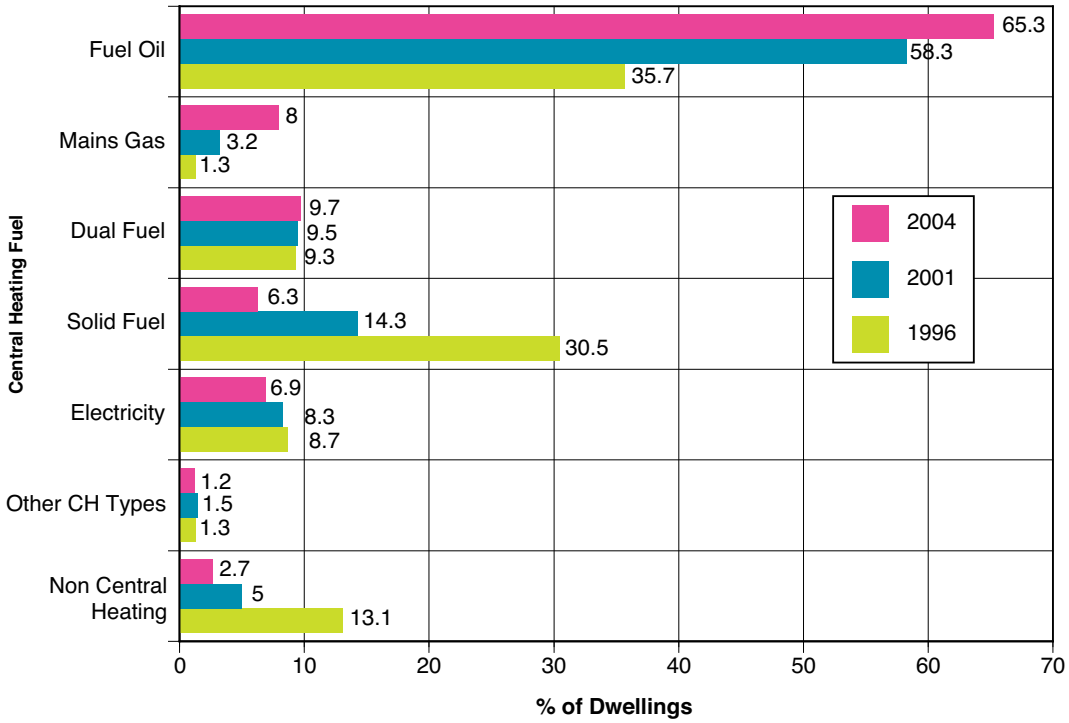
Household Religion

Analysis of occupied homes without central heating shows that 82 per cent were Protestant households, reflecting the elderly profile of the Protestant population.

7.3 Fuel Sources and Heating Systems

The type of fuel used for heating is a key determinant of the energy efficiency of a dwelling. Figure 7.2 shows that the fuel used for heating homes in Northern Ireland is continuing to change over time.

Figure 7.2: The Changing Profile Central Heating Fuel, 1996-2004



The 2004 Interim House Condition Survey confirms a number of key trends in domestic central heating including:

- Oil is the preferred fuel for domestic heating in Northern Ireland. Almost two-thirds (65%: 443,800) of all dwellings had oil central heating systems in 2004. This compares to 58 per cent (377,800) in 2001 and 36 per cent in 1996. If dual fuel systems are included, which have in the majority of cases oil as the primary fuel, the figure rises to 75 per cent (68% in 2001).
- The decline in the use of solid fuel for central heating. In 2004, only six per cent of all dwellings used solid fuel and equates to approximately 43,000 properties. This is a reduction from 14 per cent in 2001 (92,300 properties).
- The declining use of electricity for central heating continues in 2004. In 2004 approximately 46,600 (7%) properties had electric central heating systems. The comparative figures in 2001 were 54,000 properties and 8 per cent.

- The increase use of gas for central heating. In 2001 more than 20,000 dwellings (3%) were heated by mains gas; by 2004 this had more than doubled to 54,000 dwellings (8%).

More than three-quarters (78%) of dwellings without central heating in 2004 used some type of solid fuel for basic heating.

Central Heating Fuel Source – Tenure (*A7.1*)

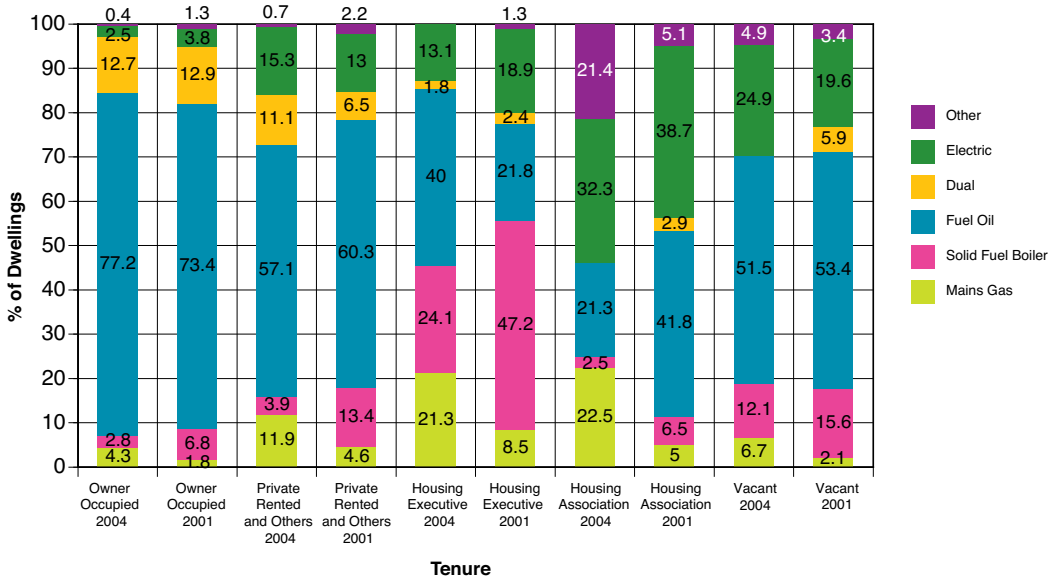
There was considerable change in central heating fuel by tenure between 2001 and 2004:

- Overall, two-thirds (65%) of all dwellings in 2004 had oil fired central heating. This increased to 76 per cent for owner occupied dwellings and a further 13 per cent of owner occupied properties had dual fuel systems (10% overall). Indeed, almost four fifths (79%) of all dwellings in Northern Ireland in 2004 with oil central heating were owner occupied homes.
- In the private rental sector a below average proportion of dwellings had oil central heating (55%) and above average proportions of dwellings had electric (15% compared to 7% overall) and gas (11% compared to 8% overall) central heating systems. Similar to 2001, an above average proportion of privately rented dwellings had no central heating (5% compared to 3% overall). The main changes in fuel use in central heating systems in the private rental sector since 2001 have been in gas (from 4% to 11% in 2004) and dual fuel (from 6% to 11% in 2004) with a corresponding decrease in solid fuel systems (from 12% to 4% in 2004).

The 2004 Interim House Condition Survey confirms the fuel switching taking place in social housing away from solid fuel and electric to gas and oil, reflecting government policy. However, the change in Housing Executive and housing association dwellings is somewhat different:

- In the case of Housing Executive dwellings the switch has been mainly from solid fuel (a decrease from 46% in 2001 to 24% in 2004), followed by electric (a decrease from 18% to 13% in 2004) to oil (from 21% to 39% in 2004) and gas (from 8% to 21% in 2004). Indeed analysis of all dwellings with mains gas central heating shows that the largest proportion (39%) were Housing Executive followed by owner occupied (37%).
- Analysis of housing association dwellings shows that the switch has mainly been from oil (from 42% in 2001 to 21% in 2004) and then electric (from 39% in 2001 to 32% in 2004) to gas (from 5% in 2001 to 23% in 2004). Figure 7.3 summarizes these changes 2001 to 2004.

Figure 7.3 Central Heating Fuel and Tenure, 2001-2004



It is also important to note that analysis of all dwellings with solid fuel and then electric central heating shows, that in both cases, the largest proportions were Housing Executive properties (55% and 28% respectively). This is important for understanding the high rate of failure on the thermal comfort criterion of the decent homes standard (See chapter 6).

Central Heating Fuel Source – Age of Dwelling (Table A7.2)

There was some association between dwelling age and the type of central heating fuel. Newer dwellings (post 1990) were more likely to have more efficient forms of heating such as oil (73% compared to 65% overall) and less likely to have solid fuel (1% compared to 6% overall) and electric (4% compared to 7% overall). Dwellings built before 1919 were the least likely to have oil central heating (56%) compared to all other dwelling age groups and were the most likely to have no central heating (11% compared to 3% overall).

Central Heating Fuel Source – Dwelling Type (Table A7.3)

There were a number of noteworthy differences in central heating fuel by dwelling type.

- There was considerable variation in oil central heating across the different dwelling types. More than four-fifths (84%) of detached houses had oil central heating compared to only ten per cent of flats.
- A high proportion of single storey properties had dual fuel (16% compared to 10% overall).
- Terraced housing had above average proportions of dwellings with solid fuel (14% compared to 6% overall) and gas (15% compared to 8% overall), reflecting tenure.

- Flats had a high rate of dwellings with electric central heating (53% compared to 7% overall). Indeed almost two-thirds (65%) of all dwellings with electric central heating were flats. One sixth (16%) of all flats had gas central heating (8% overall).

Central Heating Fuel Source - Dwelling Location (Table A7.4)

The use of mains gas for heating continues to increase in the Belfast Urban Area and although the 2004 Interim House Condition Survey has shown the decline in the use of solid fuel and electric for central heating, both continue to be concentrated in urban areas:

- Above average proportions of dwellings with oil fired central heating systems were found in dwellings located in rural areas (71%), this compares to 63% in urban areas. This pattern was consistent with findings in 2001. Small rural settlements had the highest proportion of dwellings with oil-fired central heating (76%) compared to other locations, and compares to 59 per cent in 2001.
- All gas-heated dwellings were located in urban areas and were concentrated in the Belfast Urban Area (86%) reflecting the extent of the gas network. In 2004, almost one-quarter (24%: 47,000) of all dwellings in the BUA had gas central heating, a rise from ten per cent in 2001 (19,600 dwellings).
- The majority of dwellings with solid fuel (76%) and electric (92%) central heating were also located in urban areas, reflecting concentration of Housing Executive dwellings.
- Overall three per cent of dwellings had no central heating and almost two-thirds of these were located in rural areas (64%).

Central Heating Fuel Source – Household Characteristics (Table A7.5)

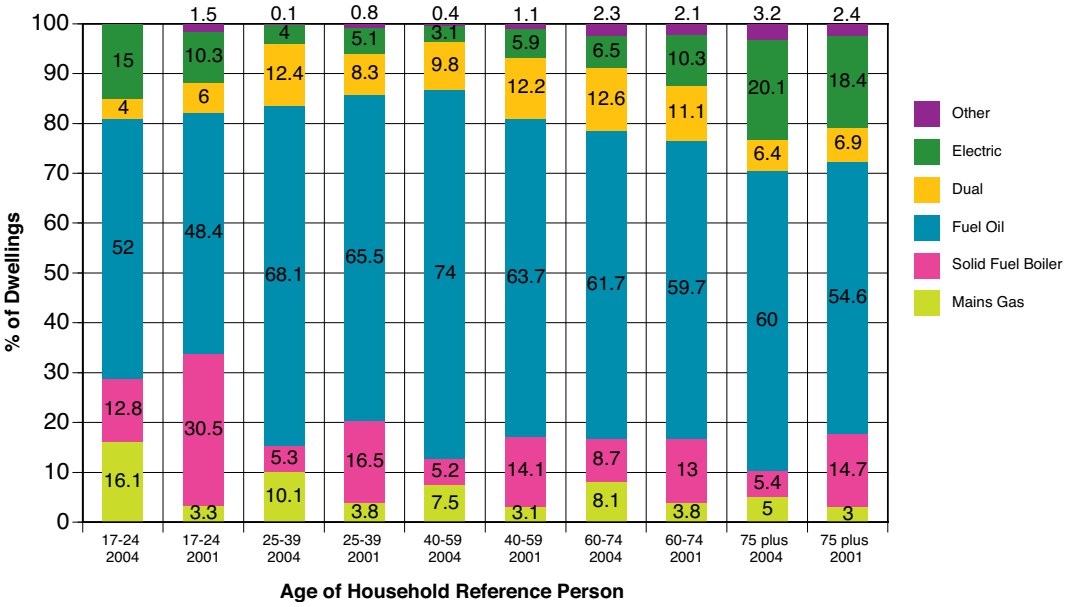
This section gives an overview of central heating fuel by key household characteristics. Overall, 98 per cent of occupied homes had central heating.

Age of Household Reference Person

Figure 7.4 summarizes the association between central heating fuel types and the age of the household reference person:

- The youngest (51% of 17-24 year olds) and oldest age groups (60% of 60-74 and 58% of those aged 75 or older) were the least likely to have oil central heating and were more likely to live in dwellings with solid fuel and electric central heating.
- Above average rates of households headed by 17 to 24 (16%) and 25 to 39 (10%) year olds had gas central heating (8% overall).
- Almost three-fifths (59%) of dwellings with no central heating were headed by people aged 60 or older.

Figure 7.4 Central Heating Fuel and Age of Household Reference Person, 2001 - 2004



Household Type

Patterns in heating by household type reflect tenure variations.

- Comparison of oil central heating by household type shows that family households (small and large) had the highest proportions of oil (79% and 76% respectively) and single person households had the lowest proportions (lone older and lone adults, both 52%).
- In households where the HRP was a lone parent, the fuel used in central heating had changed considerably between 2001 and 2004 - in that the use of gas had increased from ten per cent to 21 per cent and oil had increased from 39 per cent to 57 per cent. This reflects the upgrades in heating in social housing and also the higher proportions of lone parents in privately rented accommodation (see chapter 4). A high proportion of lone parent families lived in households with solid fuel central heating (15% compared to 6% overall).
- Finally, single person households were more likely to live in dwellings with electric central heating (lone older 17% and lone adult 14% compared to 6% overall).

Employment Status

Again patterns reflect tenure variations. Oil fired central heating varied from 79 per cent for households categorized as self-employed to 50 per cent for households categorized as unemployed. Higher rates of gas central heating were found in households headed by the permanently sick or disabled (17%), the unemployed (15%) and 'other' (12%) (mainly looking after family home).

Households categorized as unemployed had high rates of solid fuel and electric central heating (14% and 11% compared to 6% for both overall). In addition, the retired group had a high rate of electric central heating (13%). Analysis of all occupied dwellings with no central heating shows that 41 per cent were categorized as retired. This is consistent with 2001 findings.

Income

There was considerable variation across income bands in rates of oil fired central heating from 82 per cent of households with an annual income of £30,000 or more to only 53 per cent of households with less than £7,000 per annum.

7.4 Dwelling Insulation

House Condition Surveys have shown that levels of both wall and loft insulation have improved markedly over time. This is mainly due to higher standards in new stock and by means of improvement to older stock.

Table 7.2 shows the progress made in relation to wall insulation 1996-2004.

Table 7.2 Wall Insulation 1996-2004

	1996		2001		2004	
	Number	%	Number	%	Number	%
Cavity Wall Insulation	219,600	36	324,300	50	406,500	60
Partial Cavity Wall Insulation	N/A		37,900	6	77,000	11
Dry lining/External Insulation	62,800	10	29,800	5	44,900	7
No wall insulation	320,100	53	255,600	39	151,600	22
All dwellings	602,500	100	647,500	100	680,000	100

Between 2001 and 2004, the number and proportion of the stock with full cavity wall insulation grew substantially by 82,000 to 406,500 (from 50% to 60%). Similarly there was a significant increase in the numbers and proportions with partial cavity wall insulation (from 37,900 (6%) to 77,000 (11%)).

The number and percentage of dwellings with no wall insulation fell dramatically from 255,600 (39%) in 2001 to 151,600 (22%) in 2004.

The analysis of the housing stock in terms of wall insulation is complex, primarily due to the fact than many older dwellings (often with solid walls) now have modern extensions with insulated cavity walls.

For the purpose 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 full or part cavity wall construction; where at least one cavity wall contains insulation. A small number of dwellings in 2004 (9,000) were 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.

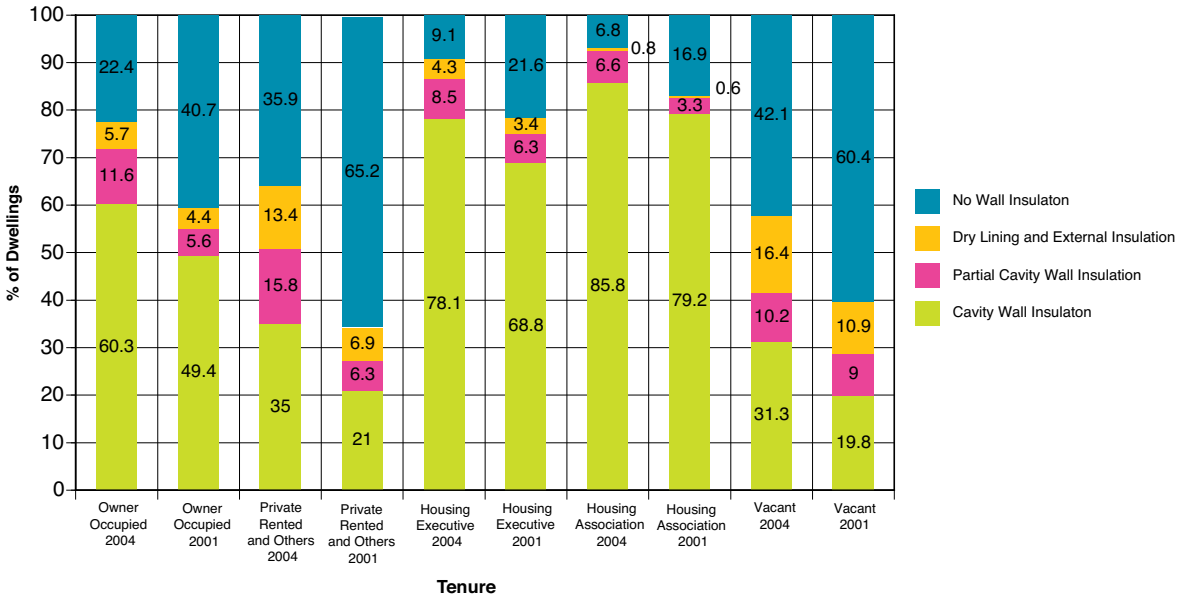
It should be noted that as in 2001, this in not directly comparable with the 1996 survey, when surveyors were asked to focus on wall insulation which had been added after construction was completed.

Wall Insulation – Tenure (Table A7.6)

The proportion of dwellings with full cavity wall insulation increased in all tenures since 2001.

- In 2004 the highest rates of full cavity wall insulation were found in social housing: Housing Executive (78%; 69% in 2001) and housing association (86%; 79% in 2001). This was consistent with findings in 2001.
- Conversely, the lowest proportions of full cavity wall insulation were found in dwellings that were privately rented and vacant (35% and 31% respectively).
- The tenures showing most improvement since 2001 were private rentals (35% from 22% in 2001), vacants (31% from 20%) and owner occupied (60% from 49%).
- Overall, more than one-fifth (22%) of all dwellings in 2004 had no wall insulation; this rose to 42 per cent for vacant stock and 36 per cent for privately rented stock. However, both showed considerable improvement since 2001 when the figures were 60 per cent and 65 per cent respectively. Analysis of all dwellings with no wall insulation shows that the majority were in the private sector (68% owner occupied).

Figure 7.5 Cavity Wall Insulation and Tenure, 2001 - 2004



Dwelling Age – Wall Insulation (Table A7.7)

As in 2001, there was a clear association between dwelling age and wall insulation and figures show a similar pattern:

- The vast majority of dwellings built after 1980 (92%) had full cavity wall insulation. This steadily declined by age group to one per cent of pre-1919 dwellings reflecting the solid wall construction that predominated during this period.
- The oldest dwellings (pre 1919) showed some improvement in the rate of partial wall insulation between 2001 and 2004 rising from 11 per cent to 31 per cent, probably reflecting the addition of extensions with wall insulation.
- The Interim House Condition Survey shows that there has been a decline in the proportion of older dwellings with no wall insulation between 2001 and 2004. Almost half (49%) of dwellings built before 1919 had no wall insulation in 2004, the figure in 2001 was 73 per cent. Similarly, 45 per cent of dwellings built between 1919 and 1944 had no wall insulation in 2004 compared to 72 per cent in 2001. More than half (56%) of all dwellings with no wall insulation were built before 1945.

Dwelling Type – Wall Insulation (Table A7.8)

There was little variation in wall insulation by dwelling type. As in 2001 there was a slightly higher proportion of single storey dwellings with full wall insulation 69 per cent (compared to 60% overall). Dwellings with no wall insulation were more likely to be terraced (33%) and detached properties (26%).

Dwelling Location – Wall Insulation (*Table A7.9*)

The 2004 Interim Survey indicates that dwellings located in urban areas (62%) had higher rates of full cavity wall insulation compared to dwellings located in rural locations (54%). This was consistent with findings in 2001. Rates of full wall insulation rose to 71 per cent in small rural settlements and this compares with only 40 per cent in isolated rural areas, and reflects the age profile of these dwellings.

As in 2001, there were higher rates of dwellings with no insulation in isolated rural areas (30%) and in the BUA (27%) and again reflects the age profile.

Household Characteristics – Wall Insulation (*Table A7.10*)

Age of Household Reference Person

Consistent with 2001, dwellings occupied by HRP's aged 17-24 (49%) and 75 plus (54%) were less likely to have full cavity wall insulation. All other age groups were close to the overall average. There has been an improvement in the levels of full wall insulation for households with reference persons in the two oldest age groups (60 to 74 and 75 plus) and may reflect the success of the range of grant schemes that target older households.

Household type

There was little variation in the proportions of full wall insulation by household type. Lone older households had the highest proportion of no insulation (29% compared to 21% overall).

Employment status

Again there was little variation in the proportions of full wall insulation by employment status. Households categorised as self employed (34%), not working but seeking work (30%) and retired (26%) households had high rates of no insulation (21% overall). Students also lived in dwellings with a very high rate of no insulation although this should be treated with caution, as numbers were small.

Income

Due to the high levels of wall insulation in social housing there was little variation by income (59% for households with an annual income of £7,000 or less and 68% for households with an annual income of £30,000 or more). This is consistent with 2001 findings.

Religion

Again there was little difference by religion. More than three-fifths of both Catholic (62%) and Protestant (61%) households had full wall insulation and similar proportions had no wall insulation (23% Protestant and 19% Catholic).

7.5 Loft Insulation

The 2004 Interim House Condition Survey collected information on the presence and thickness of loft insulation in all dwellings with lofts (only top floor flats were included), where access was available and where the householder granted permission. Comparison of 2004 findings with 2001 shows that steady progress has been made.

The Survey estimated that some 650,300 (96%) dwellings had lofts. Of these around 50,000 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. This left a total of 598,200 dwellings (88% of the total stock) where there was potential for loft insulation:

- Of these, 92% (550,600 dwellings) had insulation (thickness ranging from less than 100mm to more than 150mm), an increase from 89% in 2001;
- Almost two-thirds (64%: 385,500) of dwellings had loft insulation ranging from 100mm to 150mm in thickness. A slight increase from 61 per cent in 2001;
- Five per cent (31,800) of dwellings had no insulation at all. The figure for 2001 was six per cent.
- The remaining 15,700 dwellings (3%) had insulation but the surveyor was unable to determine the thickness.

Loft Insulation - Tenure (Table A7.11)

Consistent with findings in 2001, almost all (99.5%) of both Housing Executive and housing association dwellings had loft insulation reflecting improvement programmes (in the case of the Housing Executive) and the age profile of the stock (in the case of housing association dwellings). Housing Executive dwellings with lofts tended to have an above average proportion of loft insulation between 100 and 150mm thick (80% compared to 64% overall) and reflects standards at the time of the loft insulation programmes.

In 2004 more than one-third (35%) of vacant dwellings had no loft insulation an increase of ten percentage points since 2001 (25%). This compares with five per cent for all dwellings.

In 2004 ten per cent of privately rented dwellings had no loft insulation, a decrease from 14 per cent in 2001.

Loft Insulation - Dwelling Age (Table A7.12)

There was a clear association between loft insulation and age of dwelling.

- The oldest dwellings tended to have the highest proportions of no insulation (18% pre 1919 and 13% 1919-1944 compared to 5% overall).
- The 2004 IHCS showed a clear tendency for all post 1980 dwellings to have loft insulation (100%) of which 34 per cent had insulation more than 150mm thick. This was well above the average of eight per cent of the stock as a whole.

- Dwellings built between 1965 and 1980 tended to have loft insulation between 100mm and 150mm thick (75%: 64% overall) reflecting the standards of loft insulation at the time of construction.

Loft Insulation - Dwelling Type (Table A7.13)

Although a small group overall, a high proportion of flats had no loft insulation (13% compared to 5% overall). This was similar to findings in 2001.

The highest standard of loft insulation in terms of thickness (more than 150mm) was found in flats (13%), detached and semi-detached housing (both 12%).

Loft Insulation - Location (Table A7.14)

Overall findings were consistent with 2001.

- Dwellings with lofts located in rural areas were slightly more likely to be without loft insulation compared to those in urban areas (8% and 4% respectively). This rose to 11 per cent for dwellings located in isolated rural areas.
- In the Belfast Urban Area there was a high proportion (29%) of dwellings with the lowest standard of insulation (less than 100mm thick). This compares to 16 per cent in isolated rural areas and 20 per cent overall. Higher standards of loft insulation (more than 150mm) were found in 'district' and 'other' towns (10% and 11% respectively compared to 8% overall).
- Small rural settlements had a high proportion (77%) of dwellings with loft insulation between 100 and 150mm in thickness and compares with only 54 per cent in the BUA.

Household Characteristics – Loft Insulation (Table A7.15)

Overall, 96 per cent of occupied dwellings with lofts had loft insulation.

Age of Household Reference Person

Over the period 2001 to 2004, households with reference persons age 75 or older showed an improvement in the level of loft insulation. Loft insulation 100-150mm in thickness increased from 50 per cent to 69 per cent in dwellings headed by reference persons aged 75 or older. This in turn reduced the lower standard of loft insulation (less than 100mm thick) from 31 per cent to 15 per cent in 2004. Seven per cent of these households had no loft insulation in 2004, a drop from 11 per cent in 2001.

The age group 25-39 (15%) were more likely to live in dwellings with the highest standard of loft insulation (more than 150mm in thickness).

Household Type

There was not much variation in dwellings without loft insulation by household type. Small family (15%) and lone parent (13%) households were more likely to live in dwellings with the highest standard of loft insulation (more than 150mm in thickness).

Employment Status

Self employed reference persons were more likely to live in dwellings with no loft insulation (8%; 6% in 2001). This was higher than the average of four per cent.

Annual Income

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

Religion

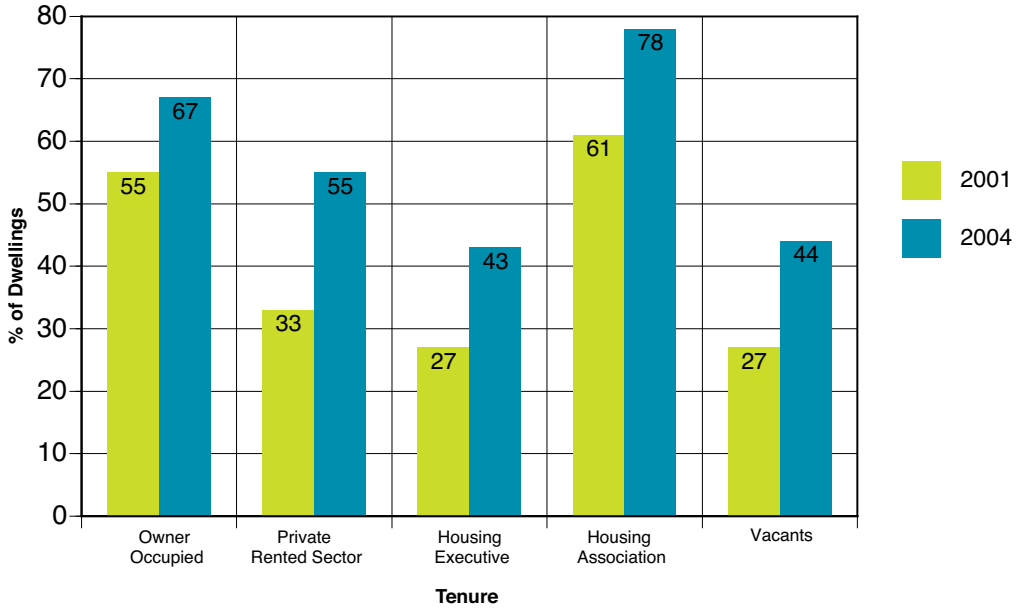
There was some variation by religion largely due to the differing age profiles and the tendency for Catholics to live in newer housing. Four per cent of Protestant households had no loft insulation compared to two per cent of Catholic households. Protestant households (24%) were more likely to live in dwellings with lower standards of loft insulation (less than 100mm in thickness) compared to Catholic households (13%).

7.6 Double Glazing

The 2004 Interim House Condition Survey confirms the progress made with this aspect of energy efficiency in the homes of Northern Ireland.

- In 2001, almost one-half (47%; 302,300) of all dwellings had full double-glazing. By 2004 this had increased to 61 per cent (416,800 dwelling).
- The proportion of dwellings with partial glazing had decreased from 22 per cent to 19 per cent 2001-2004 and the proportion of dwellings without double-glazing had decreased from 31 per cent to 20 per cent 2001-2004.

Figure 7.6: Double Glazing and Tenure, 2001-2004



Double Glazing - Dwelling Tenure (Table A7.16)

Figure 7.7 shows the improvements made in the level of full double-glazing across all the tenures 2001 to 2004:

- Overall, housing association (78%) and owner occupied (67%) stock were most likely to have full double-glazing.
- In the period 2001 to 2004, full double-glazing had increased the most in the private rented sector (from 33% to 55%). However, 30 per cent of dwellings in the private rented sector remained without double-glazing in 2004.
- There has also been considerable improvement in the social sector. More than three-fifths (61%) of Housing Executive stock had no double-glazing in 2001; by 2004 this proportion had reduced to 39 per cent. In housing association stock almost one-third (32%) had no double-glazing in 2001, by 2004 this had reduced to 12 per cent.

Double Glazing – Dwelling Age (Table A7.17)

As in 2001, there was some association between dwelling age and the presence of full double-glazing:

- In 2004 the vast majority of dwellings built post 1980 (80%) had double-glazing and this steadily declined by the age of the dwelling to 44 per cent for dwellings built before 1919. It follows then that the age group with the highest proportion (32%) of dwellings without double-glazing were those built before 1919.
- The greatest gain in full double-glazing since 2001 was for dwellings built between 1919 and 1944 (from 33% in 2001 to 49% in 2004).

Double Glazing - Dwelling Type (Table A 7.18)

Analysis of full double-glazing by dwelling type shows little variation from the average, ranging from 69 per cent for semi-detached houses to 54 per cent for terraced houses. The dwelling types showing the greatest increase in double-glazing since 2001 were semi-detached dwellings (from 47% in 2001 to 69% in 2004), followed by detached dwellings (from 51% in 2001 to 68% in 2004).

As in 2001, flats (29%) and terraced housing (28%) were more likely to have no double-glazing compared to the other dwelling types (20% overall).

Double Glazing - Dwelling Location (Table A7.19)

There was no variation by dwelling location as more than three-fifths (61%) of both urban and rural dwellings had full double-glazing.

The greatest gains in double-glazing since 2001 were found in the BUA (59% from 42% in 2001) and Other Towns (69%; 50% in 2001).

In both urban and rural areas, approximately one-fifth (20%) of dwellings were without double-glazing. The category 'Other Towns' had only 11 per cent of dwellings without double-glazing.

Household Characteristics – Double Glazing (Table A7.20)

There was little difference between double-glazing in all dwellings and double-glazing in occupied dwellings, both showing similar increases since 2001. The proportion of occupied dwellings with full double-glazing in 2004 was 62% per cent, an increase from 48% in 2001 and conversely almost one-fifth (18%) had no double-glazing in 2004, a decrease from 30 per cent in 2001.

Age of Household Reference Person

Almost three-quarters (73%) of household reference persons aged 25 to 39 lived in dwellings with full double glazing compared to 43 per cent of those aged 17 to 24 and half (50%) of those aged 75 or more. Conversely, household reference persons aged 17 to 24 and 75 or more were much more likely to live in dwellings without double-glazing (36% and 31% respectively). This pattern was consistent with 2001.

Household Type

Small and large families were more likely to live in dwellings with double-glazing (76% and 71% respectively). Conversely, lone older (29%), lone adult (27%), lone parent (26%) and two older (24%) were more likely to be living in dwellings without double-glazing.

Employment Status

In 2004 there was little variation in the proportions of full double-glazing from the overall average by employment status. Although, households with reference persons in employment were slightly more likely to live in dwellings with full double-glazing (67%; 62% overall). Conversely, unemployed (26%), retired (26%) and permanently sick or disabled (23%) household reference persons were much more likely to be living in households without double glazing.

Household Annual Income

There was clear relationship between annual household income and double-glazing in that higher income households were more likely to have double-glazing. Three-quarters (75%) of households with annual income of £30,000 or more had full double-glazing compared to half (53%) of households with annual income of less than £7,000.

Household Religion

Similar proportions of Protestant (60%) and Catholic (63%) households had full double-glazing. However, more than three-fifths (61%) of all dwellings without double-glazing were occupied by Protestant households (54% in 2001) reflecting the age profile and tenure of this group.

7.7 SAP Rating

The Standard Assessment Procedure (SAP) is the Government's standard method of rating the energy efficiency of a dwelling. The Building Research Establishment (BRE) on behalf of the Government has developed the current model.

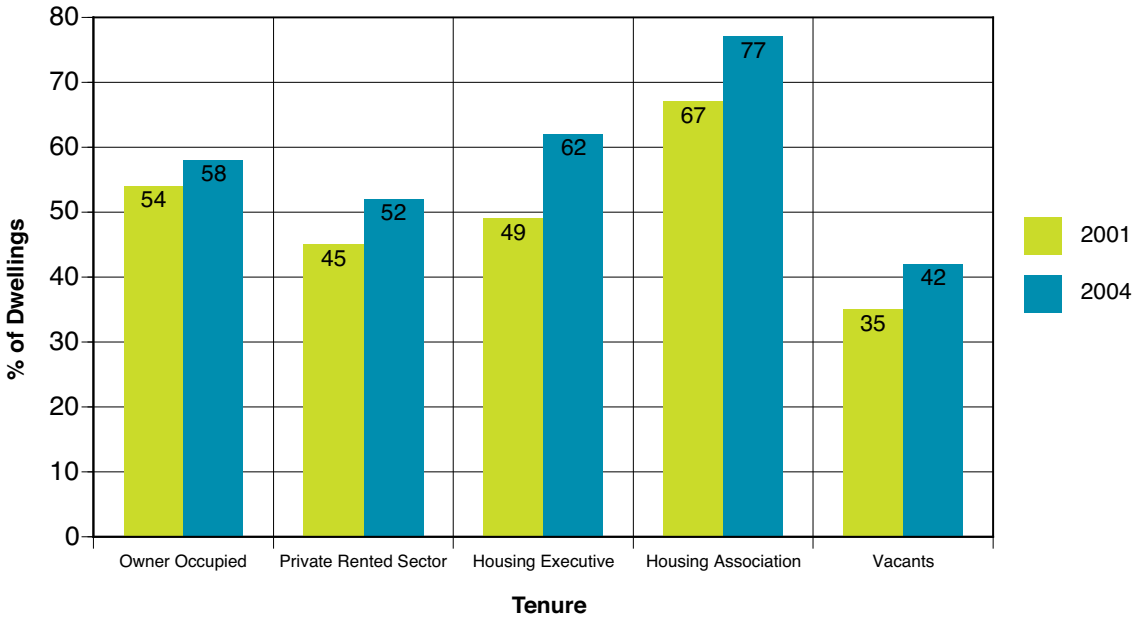
In 2001 BRE developed a modified SAP model for Northern Ireland to take into account the greater prevalence of solid fuel and electrical heating compared to England. This BRE model was applied in 2004 and is comparative to the English model in all other aspects.

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 and the higher the score (up to a maximum of 120) the higher the efficiency.

In 1996, Northern Ireland's dwelling stock had an average SAP rating of 41: by 2001 this had increased to 52 and by 2004 this had increased to 57. This continued improvement in the energy efficiency of the stock is primarily due to fuel switching from solid fuel and electric to gas and oil combined with improvement in cavity wall insulation, loft insulation and double-glazing.

The following outlines how the SAP rating varied by the physical characteristics of the dwelling and the socio-demographic characteristics of the household.

Figure 7.7: SAP Rating and Tenure, 2001-2004



SAP Rating – Tenure (Table A7.21)

The SAP rating had increased for all tenures 2001 to 2004.

- Housing association dwellings remained the most energy efficient with a SAP rating of 77, an increase from 67 in 2001. This largely reflects the growing proportion of relatively new housing association dwellings.
- In 2004 Housing Executive dwellings had become the second most energy efficient tenure with a SAP rating of 62. This is a change since 2001 when owner occupied dwellings held this position. There was a considerable increase in the SAP rating of Housing Executive dwellings between 2001 and 2004, from 49 to 62; reflecting the ongoing switch from solid fuel and electric central heating to gas and oil.
- There was a modest increase in the SAP rating of owner-occupied dwellings, from 54 in 2001 to 58 in 2004. Only two per cent of owner occupied dwellings had a SAP of less than 20.
- Private rented (52) and vacant (42) dwellings had SAP ratings below the Northern Ireland average of 57. However, both have improved since 2001 when the SAP ratings were 45 and 35 respectively. A high proportion of vacant dwellings (9,500; 26%) had a SAP rating of less than 20, which was well above the average of four per cent overall.

SAP Rating – Dwelling Age (Table A7.22)

There was a clear relationship between the SAP rating and the dwelling age. Older dwellings were less energy efficient and as age decreased the SAP rating increased. In pre-1919 dwellings the average SAP rating was 38 this steadily increased by age band to 69 for dwellings built in 1980 or later. More than one-sixth (18%) of pre 1919 dwellings had a SAP rating of less than 20 (19,700). This pattern was consistent with findings in 2001.

SAP Rating – Dwelling Type (Table A7.23)

There was little variation in the SAP rating by dwelling type. As in 2001, single storey dwellings had the lowest SAP rating (52; 48 in 2001) and flats had the highest SAP rating (62; 55 in 2001).

SAP Rating – Dwelling Location (Table A7.24)

Urban dwellings (60) were more energy efficient than rural (51) dwellings. In 2004, dwellings in isolated rural (45: 44 in 2001) areas continued to have the lowest average SAP rating compared to other locations. Isolated rural areas also continued to have the highest proportion of dwellings (13%: 14,000) with a SAP rating of less than 20; reflecting fuel use and the higher vacancy rate.

SAP Rating – Household Characteristics (Table A7.25)

The following outlines variations in average SAP ratings by household characteristics. Overall, the average SAP rating for occupied dwellings was 58.

Age of Household Reference Person

There was some association between age of the household reference person and the energy efficiency of dwellings.

- Older household reference persons were more likely to be living in dwellings that were less energy efficient. In 2004, households with reference persons aged 75 or older had the lowest average SAP (54).
- Average SAP steadily increased as household reference persons became younger, peaking at 63 for 25 to 39 year olds, before dropping to 59 for 17 to 24 year olds. This was consistent with findings in 2001 and reflects the finding that younger household reference persons were more likely to live in newer dwellings.

Household Type

Analysis by household type shows a similar picture. Two person older households had the lowest SAP rating (53).

Similar to findings in 2001, small families were more likely to live in the most efficient dwellings (average SAP rating 62).

Employment Status

Household reference persons who were self-employed were more likely to live in the least energy efficient dwellings (average SAP rating 53) reflecting the higher proportion of these households living in the oldest stock (See Chapter 4).

Households with retired reference persons also had a low average SAP rating (55) which is consistent with the findings by age outlined above. Household reference persons who were permanently sick or disabled (62) or employed (61) tended to live in the most energy efficient dwellings, reflecting tenure characteristics.

Income

As in 2001, there was a clear positive relationship between average SAP rating and annual household income, rising from 55 for households with an annual income of less that £7,000 to 59 for households in the highest income bracket (£30,000 or more).

Religion

There was some difference in the average energy efficiency of dwellings occupied by Protestant (average SAP 57) and Catholic (average SAP 60) households and reflected both the age profile of households and the tendency for Catholic households to live in newer dwellings.

7.8 Summary

The 2004 Interim House Condition Survey highlights the ongoing progress being made in the energy efficiency of the housing stock in Northern Ireland. An important contribution has been the switching of domestic central heating fuel from solid fuel to oil or gas:

- Overall 97 per cent of dwellings in 2004 had central heating (95% in 2001);
- Oil was the preferred fuel for domestic heating – increasing by seven percentage points since 2001 (65% from 58% in 2001);
- The use of solid fuel for heating fell from 14 per cent in 2001 to six per cent in 2004;
- The use of gas steadily increased from three per cent in 2001 to eight per cent in 2004. All gas-heated dwellings were located in urban areas and were concentrated in the Belfast Urban Area (86%) reflecting the extent of the gas network. In 2004, almost one-quarter (24%: 47,000) of all dwellings in the BUA had gas central heating, a rise from ten per cent in 2001 (19,600 dwellings).

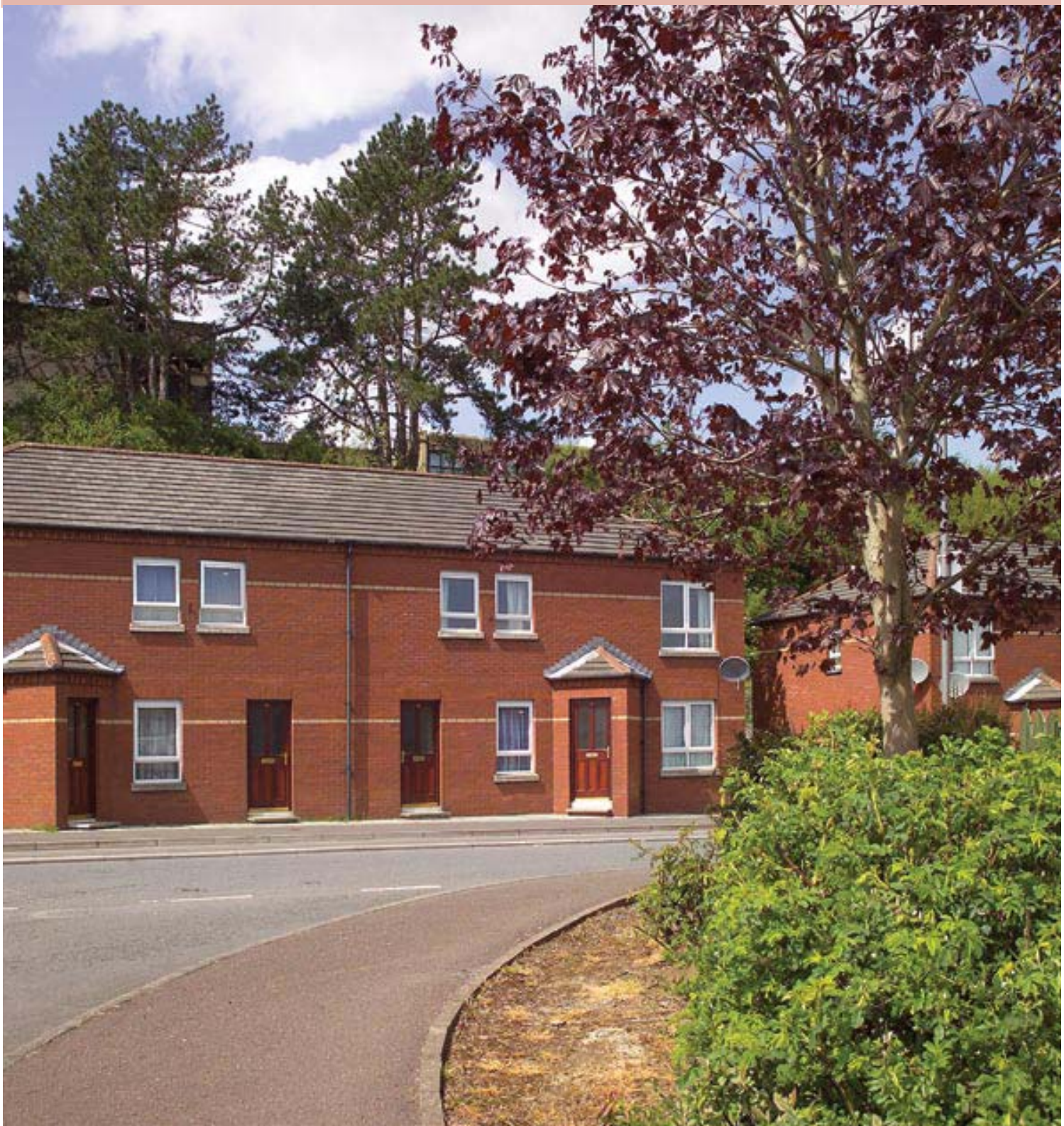
Another important contribution to the improvement in the energy efficiency of the stock has been made by improvements to wall insulation, loft insulation and double-glazing:

- Full cavity wall insulation has increased by ten percentage points over the period 2001 to 2004 (from 50% to 60%);
- Consequently the proportion of dwellings with no wall insulation has fallen dramatically between 2001 and 2004 (from 39% to 22%);
- Overall the presence of loft insulation remained similar to 2001 (95%: 94% in 2001). However there were some changes in the thickness of loft insulation between 2001 and 2004. 100mm to 150mm and more than 150mm increased by around four percentage points (61% to 64% and 4% to 8% respectively). Consequently, the lower standard (less than 100mm) decreased from 24 per cent to 20 per cent 2001-2004;
- Double-glazing has increased by 14 percentage points from 47 per cent in 2001 to 61 per cent in 2004. Dwellings without double-glazing have fallen from 31 per cent in 2001 to 20 per cent in 2004.

These changes in the energy profile of the stock combined to produce a considerable improvement in the overall SAP rating - rising from 52 to 57 between 2001 and 2004.

Although energy efficiency has improved some 18,000 households have a SAP rating of less than 20 and as in 2001 these tended to be the most vulnerable groups where the household reference person was elderly, unemployed or on a low income.

Appendices



APPENDIX A

THE CONDUCT OF THE SURVEY

Surveyor Training

A total of 19 professional surveyors were employed to work on the 2004 House Condition Survey. Eight surveyors were Environmental Health Officers on secondment from Councils throughout Northern Ireland. The remainder were architects or chartered surveyors from the private sector. All nineteen of the surveyors had worked on previous House Condition Surveys.

Two experienced supervisors were re-appointed, both having carried out this role for the 1996 and 2001 surveys. Each supervisor was responsible for advising surveyors and ensuring their work was of a consistent and satisfactory quality.

All surveyors attended a three-day training session in April 2004 held at the Burrendale Hotel, Newcastle, Co. Down. The purpose of this training was to focus on key sections of the survey form and to provide training in interviewing techniques. The training included test inspections in selected dwellings in Downpatrick and Castlewellan.

After the fieldwork was completed, surveyors attended a one-day de-briefing session to discuss general and more specific problems that had arisen during the survey.

Fieldwork

Surveyors commenced fieldwork in May with a target completion date of the end of September 2004. Most of the work was completed by then, although in some areas work continued to mid October 2004.

Flexible working, on a part time or full time basis, was introduced in 2004. A minimum number of 50 inspections had to be completed. Overall, surveyors completed between 50 and 215 inspections in at least two and up to six different District Council areas. They were required to work in at least two districts to reduce likelihood of surveyor variability.

In 2004, 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 five 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. Quality assurance checks were carried out by staff in the Housing Executive's Research Unit, completing 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's House Condition Survey Management System (SMS) and details such as the address, basic dwelling characteristics, condition and photographs were recorded. The SMS was used to provide initial summary data and as a check on forms passing through the first stage of validation before being sent to MORI for scanning, input and more in-depth validation.

Data Preparation and Validation

Data preparation and validation was carried out by MORI (UK) Ltd in parallel with the preparation and validation of data for the continuous English Housing Condition Survey. A suite of validation programmes was used for the physical section of the form and were modified a little to allow for slight differences in the Northern Ireland form.

Further post-validation checks and analysis by staff in 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 Day	Date Mth	Start time Hrs	Start time Mins	Finish time Hrs	Finish time Mins	Internal inspection Full Partial None	External inspection Full Partial None	Household Interview 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
Total number of visits					**Inspection outcome**		1 2 3	1 2 3	1 2 3

Fitness outcome (from section 22: page 28)

	Unfit	Defective	Acceptable	Satisfactory
Is the dwelling unfit?	1	2	3	4
Is this a clear cut decision?	Y	N		

Survey Outcome

Full survey 1	Problems of access: No contact made 2	Problems of access: Access refused to surveyor 3	Problems of access: Access refused at NIHE 4	Other problems: Address untraceable 5	Other problems: Dwelling derelict 6	Other problems: Dwelling demolished 7	Other problems: No longer usable as a dwelling 8	Other problems: 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 → Inspect this dwelling
No	2

Is there another dwelling on the plot that better matches the NAV?

Yes	1	→ Is this a viable dwelling?
No	2	→ Inspect original dwelling

Yes	1	→ Inspect this dwelling
No	2	→ 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								

OFFICE USE ONLY

Address on PRAWL database?
YES NO

Prop. ref. No. _____
Prop code _____
If 'S' date of sale / /

Address on Grants database?
YES NO

Grants No.

Tenure (clarify with household)
(if vacant record tenure when last occupied)

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	1991-2000 7	2001-2004 8

If Post 2000 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

		Years	Months
If occupied:	how long have the current occupants lived here?		
If vacant:	how long has the dwelling been vacant?		
	Is the dwelling boarded up/secured?	Y N	

Permanent residence?

Yes 1	No - Second Home 2	No - Holiday Home 3	Long Term Vacant 4

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	Self contained flat 7
	Complete HMO form					

4. Is address one dwelling?

	Split	Merger
YES 1	NO - dwelling is part of one address 2	NO - address is part of one dwelling 3
Continue ↓	no. dwellings at address	no. addresses at dwelling
	Consult Supervisor if in doubt	

5. Interior

	Living Room	Kitchen	Bedroom	Bathroom	Circulation
Does room exist?	Y N	Y N	Y N	Y N	Y N
Level *(B, G, 1, 2, 3 etc)*					
Function *(L, D, K, B, T, S, U, C, X)*					
Room inspected?	Y N	Y N	Y N	Y N	Y N
Ceiling height *(metres)*					
Width *(metres)*					
Depth *(metres)*					
Serious underestimate of room size?	Y N	Y N	Y N		

	Extra Room 1	Extra Room 2	Extra Room 3	Extra Room 4	Extra Room 5	Extra Room 6	Extra Room 7	Integral balcony	Integral garage
Does room exist?	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
Level *(B, G, 1, 2, 3 etc)*									
Function *(L, D, K, B, T, S, U, C, X)*									

Habitable rooms *(specify No)*

Separable units? Y N

Bedrooms *(specify No)*

Ceilings *(answer in tenths)*

Faults?	Y N	Y N	Y N	Y N	Y N
Take down and renew					
Isolated repair, fill cracks					
Leave					

Floors *(answer in tenths)*

Solid floors?	Y N	Y N	Y N	Y N	Y N
Faults?	Y N	Y N	Y N	Y N	Y N
Replace structure					
Replace only boards or screed					
Leave					

Walls *(answer in tenths)*

Faults?	Y N	Y N	Y N	Y N	Y N
Rebuild partition wall					
Hack-off, replaster					
Isolated repair, fill cracks					
Leave					
Dry lining present?	Y N	Y N	Y N	Y N	Y N

Doors *(answer in numbers)*

Faults?	Y N	Y N	Y N	Y N	Y N
Renew					
Repair/rehang					

Windows/Frames

Faults?	Y N	Y N	Y N	Y N	Y N
Means of escape?	Y N	Y N	Y N	Y N	Y N
Secondary glazing for sound insulation?	Y N	Y N	Y N	Y N	Y N
Windows within 30 degrees of south?	Y N	Y N			

Heating & Services

Open chimneys present?	Y N	Y N	Y N	Y N	Y N
Flues/passive vents?	Y N	Y N	Y N	Y N	Y N
CH/prog. appliance?	Y N	Y N	Y N	Y N	Y N
Fixed other heater?	Y N	Y N	Y N	Y N	Y N
Gas point/fused spur?	Y N	Y N	Y N	Y N	Y N
Fluorescent/low energy lighting?	Y N	Y N	Y N	Y N	Y N
No. of 13 A power sockets					

Defects

	Living Room	Kitchen	Bedroom	Bathroom	Circulation
Fabric disrepair	Y	Y	Y	Y	Y
Amenities disrepair	Y	Y	Y	Y	Y
Services disrepair	Y	Y	Y	Y	Y
Sloping floor/cracks/distortion	Y	Y	Y	Y	Y
Wood boring insect attack	Y	Y	Y	Y	Y
Dry/wet rot	Y	Y	Y	Y	Y
Rising damp	Y	Y	Y	Y	Y
Penetrating damp	Y	Y	Y	Y	Y
Serious condensation/mould growth	Y	Y	Y	Y	Y
Ventilation -window openings sealed	Y	Y	Y	Y	Y
Ventilation -window openings too small	Y	Y	Y	Y	Y
Inadequate appliance ventilation	Y	Y	Y	Y	Y
Natural light - windows too small	Y	Y	Y	Y	Y
Natural light - overshadowed	Y	Y	Y	Y	Y
Inadequate artificial light	Y	Y	Y	Y	Y
Inadequate heating provision	Y	Y	Y	Y	Y
Ill-fitting doors/windows	Y	Y	Y	Y	Y
Low headroom *(collision risk)*	Y	Y	Y	Y	Y
Defects present	N	N	N	N	N

Rats and Mice

Evidence of mice	Y	Y	Y	Y	Y
Evidence of rats	Y	Y	Y	Y	Y

Stairs within dwelling

Present?	Y N
Open Plan?	Y N
Faults?	Y N
Replace structure	Y
Replace treads	Y
Replace balustrades	Y
Repair/refix treads/balustrades	Y

Internal design defects

Unsafe staircase	Y
Trip steps/hazards	Y
Dangerous windows/landing balconies	Y

Security of dwelling

	High	Fairly high	Fairly low	Low	Very low	Not applicable
Main entrance door	1	2	3	4	5	
Other external doors	1	2	3	4	5	8
Accessible windows	1	2	3	4	5	8

Burglar alarm present?	Y N
Door viewer present?	Y N

Fire Safety

Escape route from bedrooms to exit of dwelling

Protected route 1	Enclosed hall 2	Enclosed stair to living 3	Open plan stairs 4	Bedroom off/ part of living 5

Access for the disabled

Flush threshold?	Y N
Level access?	Y N
Bathroom/WC at entrance level?	Y N
Doorsets/circulation >900mm?	Y N
Straight stairs with landings >900mm?	Y N

Adaptations for the disabled

Ramps?	Y N
Grab rails?	Y N
Stair lift/other lift?	Y N
Hoists?	Y N
Electrical modifications?	Y N

Summary of internal condition

	Seriously defective	Defective	Acceptable	Satisfactory
Repair	1	2	3	4
Stability	1	2	3	4
Dampness	1	2	3	4

	Unfit	Defective	Acceptable	Satisfactory
Ventilation	1	2	3	4
Clear cut?	Y	N		
Lighting	1	2	3	4
Clear cut?	Y	N		
Heating provision	1	2	3	4
Clear cut?	Y	N		

Final fitness assessments

Type of evidence — Traps seen?	Y N
Chemicals seen?	Y N
Other visual evidence?	Y N
Told about it?	Y N

5. Interior – amenities

Drinking water supply pipework

	Pipework seen	Lead present	Mains?
Before stopcock?	Y N	Y N	Y N
After stopcock?	Y N	Y N	

Kitchen amenities

	Present	Working	None	Minor repair	Major repair	Replace	Install
Cold water drinking supply?	Y N	Y N	1	2	3	4	5
Hot water?	Y N	Y N	1	2	3	4	5
Sink?	Y N	Y N	1	2		4	5
Fixed waste?	Y N	Y N	1	2		4	5
Cooking Provision	Y N	Y N	1	2	3	4	5
Cupboards?	Y N	Y N	1	2	3	4	5
Worktop?	Y N	Y N	1	2	3	4	5
Extractor fan?	Y N	Y N					

Final fitness assessment

	Unfit	Defective	Acceptable	Satisfactory
Cold water supply	1	2	3	4
Clear cut?	Y	N		

Main Cooker fuel type

Electric	Oil	Solid Fuel	Mains Gas	Bottled Gas	Other
1	2	3	4	5	6

Adequate cooker space? Y N

Adequate cupboard units? Y N

Worktop *(metres)*: Under 1.5m 1 | 1.5-3m 2 | Over 3m 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 7 | Pre 1960 1 | 1960s 2 | 1970s 3 | 1980s 4 | 1990s+ 5 | In progress 6

Actual date of refurbishment (if known) | | |

Adapted for disabled use? Major 1 | Minor 2 | No 3

Bathroom amenities

	Present	Working	Hot & cold water	None	Minor repair	Major repair	Replace	Install	Floor		
Bath/shower?	Y N	Y N	Y N	1	2		4	5	B B	G G	
Wash hand basin?	Y N	Y N	Y N	1	2		4	5	B B	G G	
Extractor fan?	Y N	Y N									

Badly located? Y N

No. of external surfaces

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 7 | Pre 1960 1 | 1960s 2 | 1970s 3 | 1980s 4 | 1990s+ 5 | In progress 6

Actual date of refurbishment (if known) | | |

Adapted for disabled use? Major 1 | Minor 2 | No 3

W.C. amenities

	Present	Working	None	Minor repair	Major repair	Replace	Install	Floor		
W.C.?	Y N	Y N	1	2	3	4	5	B B	G G	

Internal? Y N

Close to whb? Y N

In bathroom? Y N

If WC not in bathroom: 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	
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 7 | Pre 1960 1 | 1960s 2 | 1970s 3 | 1980s 4 | 1990s+ 5 | In progress 6

Actual date of refurbishment (if known) | | |

Adapted for disabled use? Major 1 | Minor 2 | No 3

Secondary amenities

	Present	Working	Hot & cold water	None	Minor repair	Major repair	Replace	Floor		
Second kitchen?	Y N		Y N	1	2	3	4	B B	G G	
Second bath/shower?	Y N	Y N	Y N	1	2	3	4	B B	G G	
Second wash hand basin?	Y N	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									

In bedroom/en-suite

Second kitchen? Y N

Second bath/shower? Y N

Second wash hand basin? Y N

Internal? 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?	Action: None	Minor repair	Major repair	Replace	Install	Age
Electrical system	Y N	Y N	1	2	3	4	5	
Gas supply	Y N	Y N	1	2	3	4		

Modern consumer unit	PVC wiring	Modern sockets	Modern light fittings
Y N	Y N	Y N	Y N

Off-peak electricity: Y N

Separate electric generator: Y N

SPACE HEATING

Primary heating

Present? Y N

Primary heat source in winter? (Ask household) If present? Y N

Location of system

Individual	Communal system: Estate	Block	Group of dwellings
1	2	3	4

If communal, number of dwellings served

Primary heating group

Central heating (wet with rads)	Storage heaters	Warm air	Communal/ CHP	Electric ceiling/ underfloor	Room heaters
1	2	3	4	5	6

Primary heating fuel

Gas			Oil	Solid Fuel				Electricity					
Mains	Bulk LPG	Bottled		Coal	Smokeless fuel	Anthracite	Wood etc.	Economy 7	Home Energy	ECO Energy	Other	CHP/Waste heat	From boiler
01	02	03	04	05	06	07	08	09	10	11	12	13	14

Dual	
Primary	
Secondary	

Primary heating type

Standard	Back Boiler	Combination	Condensing	Condensing combi	Combined primary storage unit	No boiler	Unknown
1	2	3	4	5	6	7	9

FROM TABLE → Code

Clarify with household → Age

	None	Minor repair	Major repair	Replace	Age
Primary heating code	1	2	3	4	
Primary heating distribution	1	2	3	4	

If boiler driven system: Boiler

Manufacturer name:

Model name/number:

Primary heating controls *(non storage heaters)*

	Present?		
Overall on/off	Y	N	U
Boiler thermostat	Y	N	U
Central timer	Y	N	U
Manual override on timer	Y	N	U
Room thermostat	Y	N	U
Radiator controls (manual)	Y	N	U
Thermostatic radiator valves (TRVs)	Y	N	U
Time and temperature zone control	Y	N	U
Delayed start thernostat	Y	N	U

Primary heating controls *(storage heaters)*

	Present?		
Manual charge control	Y	N	U
Automatic charge control	Y	N	U
Select type control	Y	N	U

Other heating

Present? Y N

Primary heat source in winter? (Ask household) Y N

Type of System

Mains gas fires									LPG	Electric heaters			Solid fuel		Paraffin	
Open flue	Balanced flue	Fan assisted	Condensing	Live effect-sealed to chimney	Live effect-fan assisted flue	Decorative-open to chimney	Flueless	Unknown	Fixed heaters	Panel convector or radiant heater	Portable	Individual storage heater	Open fire	Stove/ space heater	Portable heaters	Other
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17

Action

None	Minor repair	Major repair	Replace	Age
1	2	3	4	

5. Interior – water heating

Hot water system — Present? Y N

If present indicate all systems available

	Present?	Fuel	Action: None	Minor repair	Major repair	Replace	Age
Boiler with central heating	Y N						
Boiler (water heating only)	Y N	Mains gas 01 / Bulk LPG 02 / Bottled gas 03 / Oil 04 / Coal 05 / Smokeless 06 / Anthracite 07 / Wood 08	1	2	3	4	
Back boiler (water heating only)	Y N	Mains gas 01 / Bulk LPG 02 / Bottled gas 03 / Oil 04 / Coal 05 / Smokeless 06 / Anthracite 07 / Wood 08	1	2	3	4	
Single immersion heater	Y N	Economy 7 09 / HomeEnergy 10 / Eco Energy 11 / Other 12	1	2	3	4	
Dual immersion heater	Y N	Economy 7 09 / HomeEnergy 10 / Eco Energy 11 / Other 12	1	2	3	4	
Separate instantaneous heater (Single point)	Y N	Mains gas 01 / Bulk LPG 02 / Bottled gas 03 / Oil 04 / Electric 09	1	2	3	4	
Separate instantaneous heater (Multi point)	Y N	Mains gas 01 / Bulk LPG 02 / Bottled gas 03 / Oil 04 / Electric 09	1	2	3	4	
Communal	Y	CHP/waste 13 / From boiler 14					
Other	NYN	Specify ____ Fuel from facing page					

Cylinder present? — Present? Y N

If cylinder:

Size/volume: 450 x 900mm (110 l) 1 | 450 x 1050mm (140 l) 2 | 450 x 1500mm (210 l) 3 | 450 x 1650mm (245 l) 4

Cylinder insulation: Foam Factory insulated 1 | Jacket Loose jacket 2 | Other 3 | None 4

Water heating controls?

	Present?		
Time clock for water heating	Y	N	U
Cylinder thermostat	Y	N	U

Cylinder insulation thickness: 0 1 | 12.5mm 2 | 38mm 3 | 50mm 4 | 80mm 5 | 100mm 6 | 150mm 7

6. Loft inspection

*Inspect **all** houses and top floor flats*

House/Bungalow 1 | Top floor flat 2 | Mid floor flat 3 | Ground floor flat 4 | Basement flat 5 → **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

Type of loft insulation? Mineral wool/ Fibre glass 1 | Vermiculite beads 2 | High performance Quilt 3 | Rigid foam board 4 | Not applicable 8 | Don't know 9

Approximate thickness of insulation: No insulation 77 | 25mm 01 | 50mm 02 | 75mm 03 | 100mm 04 | 125mm 05 | 150mm 06 | 200mm 07 | 250mm 08 | 300mm 09 | >300mm 10 | Don't know thickness 99

Loft information from: Inspection 1 | Occupant 2 | No information 9

Any roof structure problems seen? Y N

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	Refused	Reason(s)
1	7	

Q1 Is this accommodation your household's only residence?

Yes	1	Go to Q3
No	2	Go to Q2
Don't know	9	Go to Q3

Q2 Is this accommodation

Your household's main residence	1	All go to Q3
A home used for holidays/weekends by you or your family (for four weeks or more per year)	2	
A home used for holidays/weekends by holiday makers (i.e. let out on a commercial basis)	3	
A home used for holidays/weekends by your family (less than 4 weeks), & also holiday makers (on a commercial basis)	4	
A home used as an alternative to your main residence in connection with your job but not for holidays/weekends	5	
A home used by a student of a university or college	6	
Don't know	7	

(ASK ALL)

Q3 Do you (or your family) own this dwelling?

Own property outright	1	Go to Q4
Buying with mortgage or loan	2	Go to Q4
Co-Ownership	3	Go to Q4

or do you rent it?

Housing Executive tenant	4	Go to Q6 below
Private tenant	5	Go to Q6 below
Housing Association tenant	6	Go to Q6 below
Goes with job	7	Go to Q6 below
Other (Please specify)	8	Go to Q6 below

(ASK All OWNERS)

Q4 From whom did you buy this dwelling?

Bought from the Housing Executive	1	Go to Q5a
Bought from previous private owner	2	Go to Q5a
Bought new from builder/developer	3	Go to Q5a
Inherited	4	Go to Q7
Other (Please specify)	5	Go to Q7

(ASK ALL TENANTS - HE, HA and Private Rented Sector)

Q6 When did you (or your family) first rent this dwelling? Year

	Go to Q7

Q5a Is this dwelling your first home purchase (i.e. are you a first time buyer**?)**

Yes	1
No	2

Q5b Did you (or your family) rent this dwelling before buying it?

Yes	1	
No	2	Go to Q5d

Q5c When did you (or your family) first rent this dwelling?

Year

Q5d When did you (or your family) buy this dwelling?

Year

Go to Q7

ASK ALL

Q7 Do you intend to move house within the next five years?

Yes	1	Go to Q8
No	2	Go to Q11

Q8 If Yes, would you consider moving to an apartment (flat) or townhouse within a development? (Interviewer please note the question only refers to high density dwellings)

Yes	1	Go to Q9
No	2	Go to Q10

Q9 If Yes, where would your first preference be in terms of location within Northern Ireland?

Please specify town or city _____

Go to Q11

Q10 If No, why would you not consider moving to an apartment (flat) or townhouse within a development?

Please give your main reason only (*Ring one only*)

Reason	
Like to have my own garden	1
Prefer to live in a more rural area	2
Don't like dwelling type	3
Like to have my own front door	4
Not suitable for family needs	5
Like to live in low density housing (quieter/less populated area)	6
Other please specify)	7

_____

_____

(ASK ALL)

Q11 Which of the following do you have in your home?

(Read out list and ring all that apply)

SURVEYOR DOUBLE CHECK DWELLING FOR CAVITY WALL INSULATION

Cavity wall insulation	Y N DK N/A	
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(Digital Box)	Y N DK	
Home computer	Y N DK	
Access to the internet	Y N DK	

The next questions are about repairs and improvements to your home.

Q12a 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 Q12b
No	2	Go to Q13
Don't know	8	Go to Q13

Q12b 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) SHOW CARD

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)			

Q12c 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 Q13
£2001-£5000	4	Refused	8	Go to Q13

Q12d How much of the total cost of the work did you or your household pay?

All	1	Go to Q13
Some	2	Go to Q12e
None	8	Go to Q13

Q12e 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 Q13 RENTERS GO TO Q18

(ASK OWNERS)

Q13 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 Q14
No	2	Go To Q18

(ASK IF YES)

Q14 Have you applied for a grant from the Housing Executive in the last 5 years?

Yes	1	Go To Q15
No	2	Go To Q17
Don't know/Can't remember	9	Go To Q18

(ASK IF YES)

Q15 When did you apply? Year | | | |

Q16 What was the outcome?

Still awaiting outcome	1	
Executive refused	2	All
Didn't pursue grant	3	go to
Awarded grant and still doing work	4	Q18
Awarded grant and work now completed	5	
Other (please specify)	6	

_____

ASK IF RESPONDENT HAS NOT APPLIED FOR GRANT Do not prompt: *(Ring all that apply)*

Q17 Why not?... any other reasons?

Reason(s)

No major work was required on the house	Y	N	
Didn't think the type of work which was required on the house would be grant-aided	Y	N	
Because of means testing	Y	N	All
Didn't want the inconvenience	Y	N	Go to
Heard that approval took too long	Y	N	Q18
Thought the cost of work would be too high relative to grant	Y	N	
Previous grant - more than five years	Y	N	
Other (please specify)	Y	N	

_____

The next questions ask about heating in your home.

Q18a 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

Q18b 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
All day/all the time	1	2
Weekday morning	1	2
Weekday lunchtime	1	2
Weekday afternoon	1	2

	Yes	No
Weekday evenings	1	2
Weekend daytimes	1	2
Weekend evenings	1	2
Don't know	1	

Q18c 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

ASK ALL

Q19 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		

Q20 SHOWCARD

REFER BACK TO SECTION 5 HEATING. ONLY ASK QUESTION 20 IF PRIMARY HEATING SERVICE IS MAINS GAS

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

Q21 The next questions ask about the people who live in your home. I do not require names. I will start with the Household Reference Person.

Person	HRP	2	3	4	5	6	7	8	9	10
Age last birthday										
Gender Male	1	1	1	1	1	1	1	1	1	1
Female	2	2	2	2	2	2	2	2	2	2
Relationship to Household Reference Person HRP	1									
Partner (married)		2	2	2	2	2	2	2	2	2
Partner (cohabiting)		3	3	3	3	3	3	3	3	3
Child		4	4	4	4	4	4	4	4	4
Parent		5	5	5	5	5	5	5	5	5
Other Relative		6	6	6	6	6	6	6	6	6
Lodger		7	7	7	7	7	7	7	7	7
Other non-relative		8	8	8	8	8	8	8	8	8
Marital Status Single (never married)	1	1	1	1	1	1	1	1	1	1
Married (first marriage)	2	2	2	2	2	2	2	2	2	2
Remarried	3	3	3	3	3	3	3	3	3	3
Separated (but still legally married)	4	4	4	4	4	4	4	4	4	4
Divorced (but not legally remarried)	5	5	5	5	5	5	5	5	5	5
Widowed (but not legally remarried)	6	6	6	6	6	6	6	6	6	6
Co-habiting	1	1	1	1	1	1	1	1	1	1
Family Unit (See Surveyor Notes above)	1									
PERSONS AGED 16+ ONLY										
Employment Status: Self-Employed	01	01	01	01	01	01	01	01	01	01
Working Full Time	02	02	02	02	02	02	02	02	02	02
Working Part Time	03	03	03	03	03	03	03	03	03	03
Not working - seeking work	04	04	04	04	04	04	04	04	04	04
Not working - not seeking work	05	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	06
Student (Further/Higher Education)	07	07	07	07	07	07	07	07	07	07
Perm Sick/Disabled	08	08	08	08	08	08	08	08	08	08
Looking after family/home	09	09	09	09	09	09	09	09	09	09
Other (including schoolchild)	10	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	01
Train	02	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	03
Motorcycle, scooter or moped	04	04	04	04	04	04	04	04	04	04
Driving a car or van	05	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	06
On foot	07	07	07	07	07	07	07	07	07	07
Other	08	08	08	08	08	08	08	08	08	08
Not applicable (does not work)	09	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 or disability which limits activities	1	1	1	1	1	1	1	1	1	1
Has no such health problems	2	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	01
Stick	02	02	02	02	02	02	02	02	02	02
Crutches	03	03	03	03	03	03	03	03	03	03
Zimmer Frame	04	04	04	04	04	04	04	04	04	04
Self-propelled wheel chair	05	05	05	05	05	05	05	05	05	05
Wheel chair pushed by another person	06	06	06	06	06	06	06	06	06	06
Battery powered scooter	07	07	07	07	07	07	07	07	07	07
Adapted vehicle	08	08	08	08	08	08	08	08	08	08
Confined to bed	09	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	01
Chinese	02	02	02	02	02	02	02	02	02	02
Irish Traveller	03	03	03	03	03	03	03	03	03	03
Indian	04	04	04	04	04	04	04	04	04	04
Pakistani	05	05	05	05	05	05	05	05	05	05
Bangladeshi	06	06	06	06	06	06	06	06	06	06
Black Carribean	07	07	07	07	07	07	07	07	07	07
Black African	08	08	08	08	08	08	08	08	08	08
Black Other	09	09	09	09	09	09	09	09	09	09
Mixed ethnic group (please specify)	10	10	10	10	10	10	10	10	10	10
Any other ethnic group (please specify)	11	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

Q22a What is the Household Reference Person's present/most recent (last) job?
Record full title of main job: ***(Probe if necessary)***

_____

If HRP is currently working Ask:

Q22b Where is your place of work located? _____

If HRP reports to a depot, write in depot location. _____

(Tick as appropriate)

Mainly work at or from home ☐ **No fixed place** ☐

Q23a Does the Household Reference Person or partner (if applicable) receive any of the following benefits? (If no partner code N/A). ***(Read out list and ring all that apply) (SHOW CARD)***

BENEFITS/TAX CREDITS	Household Reference Person				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	
Incapacity Benefit	1	2	7	9	1	2	7	0	9	
Housing Benefit	1	2	7	9	1	2	7	0	9	(if yes, complete Q23b)
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 Tax Credit	1	2	7	9	1	2	7	0	9	
Child Tax Credit	1	2	7	9	1	2	7	0	9	
Pension Credit	1	2	7	9	1	2	7	0	9	
Rates Rebate (***Owner Occupiers only***)	1	2	7	9	1	2	7	0	9	(if yes, complete Q23c)
Any others	1	2	7	9	1	2	7	0	9	

Q23b Can I just check, how much does the Household Reference Person 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

Q23C ***ASK OWNER OCCUPIERS ONLY***
Can I just check, how much does the Household Reference Person or partner (if applicable) receive from Rates Rebate 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

Q24 **Now I would like to ask you some questions about your income. Answers of individual respondents will not be disclosed to anyone outside the Housing Executive's Research Unit. *[SHOW CARD].* What is the total income before tax and other deductions of yourself and your partner (if you have one)? Please include all income from employment, benefits (including Housing Benefit), or other sources. *(Ring one only) PLEASE USE SHOWCARD WITH WEEKLY, MONTHLY AND ANNUAL INCOME BANDS***

Less than £60 per week	Less than £250 per month	Less than £3,000 per annum	1
£60-£79 per week	£251-£330 per month	£3,000 to £3,999 per annum	2
£80-£99 per week	£331-£419 per month	£4,000 to £4,999 per annum	3
£100-£119 per week	£420-£500 per month	£5,000 to £5,999 per annum	4
£120-£130 per week	£501-£580 per month	£6,000 to £6,999 per annum	5
£131-£150 per week	£581-£669 per month	£7,000 to £7,999 per annum	6
£151-£170 per week	£670-£750 per month	£8,000 to £8,999 per annum	7
£171-£190 per week	£751-£830 per month	£9,000 to £9,999 per annum	8
£191-£210 per week	£831-£919 per month	£10,000 to £10,999 per month	9
£211-£230 per week	£920-£1,000 per month	£11,000 to £11,999 per annum	10
£231-£250 per week	£1,001-£1,080 per month	£12,000 to £12,999 per annum	11
£251-£269 per week	£1,081-£1,169 per month	£13,000 to £13,999 per annum	12
£270-£289 per week	£1,170-£1,250 per month	£14,000 to £14,999 per annum	13
£290-£310 per week	£1,251-£1,330 per month	£15,000 to £15,999 per annum	14
£311-£389 per week	£1,331-£1,669 per month	£16,000 to £19,999 per annum	15
£390-£580 per week	£1,670-£2,500 per month	£20,000 to £29,999 per annum	16
£581-£769 per week	£2,501-£3,330 per month	£30,000 to £39,999 per annum	17
£770-£960 per week	£3,331-£4,169 per month	£40,000 to £49,999 per annum	18
£961 or more per week	£4,170 or more per month	£50,000 or more per annum	19
Refused	Refused	Refused	99
Don't know	Don't know	Don't know	88

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	8	9

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	8	9

Q27 **How many cars or vans are owned, or available for use, by one or more members of your household? (include any company car or van if available for private use). *(Ring one only)***

None	1
One	2
Two	3
Three	4
Four or more (please write in)	

Q28a What was your usual address one year ago?

The address shown on the front of the form	1	Go to Q29
No usual address one year ago	2	Go to Q29
Elsewhere please write in below (include postcode)	3	Go to Q28b

Number and street/road name

Town

County

Country

Go to Q28b

Q28b Was this property .... (*Ring one only*)

Your parental home?		1
Own home	- Owner occupied?	2
	- private rented?	3
	- NIHE?	4
	- housing association?	5
	- Other?	6

Q29 Construction date (clarify with household) ***(Interviewer please note this question is used for energy model)***

Pre 1919	1919-1944	1945-1964	1965-1980	1981-1995	Post 1995	Unknown
1	2	3	4	5	6	7

Specify year ____

Q30 The Housing Executive is Northern Ireland's Regional Strategic Housing Authority and an important part of its role is to shape and influence the development of housing policy through research. Would you be willing to take part in further Surveys? ***(Ring one only)***

Yes	1	If Yes, go to Q31
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 *(please specify)*	Y
_____	
_____	
N/A	0

Q31 Would it be possible to have your 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 ____

Q32 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 ____

Q33 If access to email, can I have your email address?

(please refer back to question 11 page 8)

Y	Record email address:
N	
N/A	

Surveyor check

Have you clarified with the household:

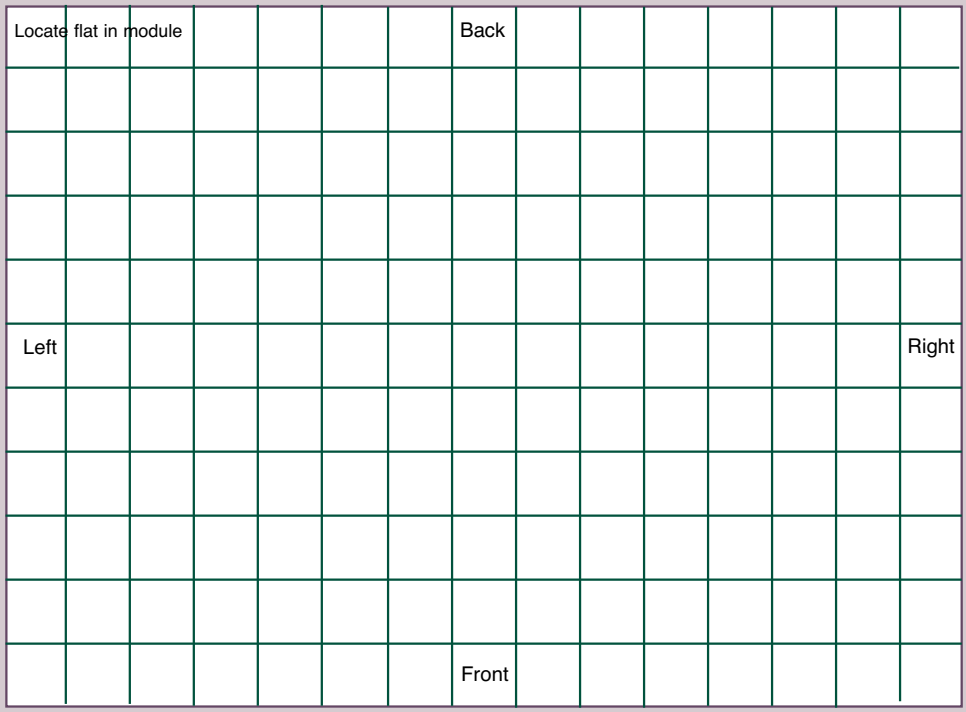
Page 2	Tenure of dwelling	Y N
Page 2	Age of dwelling/length of residence	Y N
Page 4	Date of refurbishment of kitchen, bathroom and WC	Y N
Page 5	Age of boiler and heating systems, primary heat source in winter?	Y N
Page 22	Date of improvements/alterations to dwelling	Y N

8. Details of flat

IDENTIFY MODULE NOW

Plan of flat

Draw plan of flat within module and show if measurements have been rectangularised



Tenths of wall exposed

(Columns add up to 10)

	Front wall	Back wall	Left wall	Right wall
To outside air				
To internal accessways				
To other flats				

Entry floor to dwelling proper

Basement	Ground	Specify	Unknown
B B	G G		99

Private entry stair

None	Up	Down
1	2	3

Dimensions of flat (internal & rectangularised)

No. of floors in flat	Dimensions same as module		Level *(B, G, 1, 2 etc)*	Width *(metres)*	Depth *(metres)*
	Y N	Main floor	B B G G	.	.
	If Y, record at section 13	Next floor	N N B B G G	S S S .	S S S .

9. Common parts of flat surveyed: external to dwelling but within/attached to module

Common parts exist? Y N

If No, go to Section 10

	Accessway: Main horizontal of typical/upper level	Accessway: Stairway on typical/upper level	Accessway: Main entrance to module	Lifts	Refuse chutes
Does access/area exist?	Y N	Y N	Y N	Y N	Y N
Balcony/**D**eck/**C**orridor/**L**obby					
Spacious/**A**verage/**T**ight					
Enclosed?	Y N	Y N	Y N		
In module?	Y N	Y N	Y N	Y N	Y N
Working?				Y N	Y N

Floors/ treads *(answer in sq m)*

Faults?	Y N	Y N	Y N
Modify structure			
Renew surface			
Repair surface			

Walls *(answer in sq m)*

Faults?	Y N	Y N	Y N
Modify structure			
Renew surface			
Repair surface			
Repaint surface			

Ceilings/soffits *(answer in sq m)*

Faults?	Y N	Y N	Y N
Modify structure			
Renew surface			
Repair surface			
Repaint surface			

Access doors/screens *(answer in numbers)*

Faults?	Y N	Y N	Y N
Replace			
Repair/rehang			
Repaint			

Accessway windows *(answer in numbers)*

Faults?	Y N	Y N	Y N
Replace			
Repair			
Repaint			

Accessway lighting *(answer in numbers)*

Faults?	Y N	Y N	Y N
Replace light fittings			
Replace light switches			

Balustrades *(answer in metre lengths)*

Faults?	Y N	Y N	Y N
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

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
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	1			4
Safe practices?	Y N				
Alternative route?	Y N				
Alarm system?	Y N	1	2	3	4

Fire Safety of Common areas

	Seriously defective	Defective	Acceptable	Satisfactory
Distance of Travel	1	2	3	4
State of Repair	1	2	3	4
Type of finishes	1	2	3	4

Overall assessment of fire safety of flat

(include internal assessment)

Seriously defective	Defective	Acceptable	Satisfactory
1	2	3	4

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

11. Shared facilities and services

Do shared facilities/services exist? Y N **IF NO**, GO TO SECTION 12

Stores and common rooms	Present?	Location: Integral	Location: Not Integral	Action: None	Action: Minor	Action: 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

Communal parking facilities	Present?	Location: Integral	Location: Not Integral	Action: None	Action: Minor	Action: 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

Common/electrical services	Present?	Action: None	Action: Minor	Action: 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

Surfaces and fences	Present?	Action: None	Action: Minor	Action: 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	Action: Minor	Action: 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 SHARED LANDSCAPING PRESENT (Y IN ANY OF 4 BOXES ABOVE)

Paths

	Yes	No	Not Applicable
At least 900mm wide?	1	2	8
Gradients gentler than 1 in 12?	1	2	8
Protected from adjacent drops?	1	2	8

Walls/fences

	Yes	No	Not Applicable
Conceal bins and/or parking?	1	2	8

Hard landscaping

	Yes	No	Not Applicable
Varied?	1	2	8
Conceal bins and/or parking?	1	2	8
Cost effective to maintain?	1	2	8

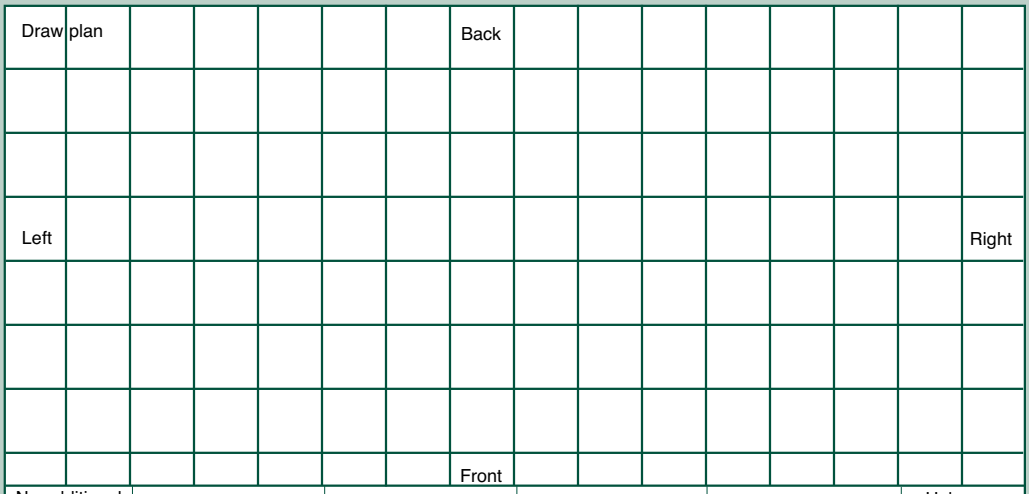
Grass/planting

	Yes	No	Not Applicable
Varied?	1	2	8
Conceal bins and/or parking?	1	2	8
Cost effective to maintain?	1	2	8
Includes trees?	1	2	8

	No grassy area	Within 10m	Further than 10m
Distance from front/back door to grassy area	8	1	2

	No grassy area	Less than 5sqm	5-200 sqm	200-600 sqm	More than 600sqm
Size of grassy area	8	1	2	3	4

12. House/module shape



Location of additional part

No additional part	Front elevation			Back elevation			Left elevation			Right elevation			Unknown
	Left	Centre	Right	Left	Centre	Right	Front	Centre	Back	Front	Centre	Back	
77	01	02	03	04	05	06	07	08	09	10	11	12	99

Attic/basement in house/module

Attic only	Basement only	Both	Neither	Unknown
1	2	3	4	9

Entry floor to house/module

Basement	Ground	Specify	Unknown
B	G	☐	9

Compass reading ☐

13. External dimensions of house/module

	No. of floors	Level (*B, G, 1, 2 etc*)	Width *(metres)*	Depth *(metres)*
Main structure	☐	BB GG ☐	☐☐ . ☐	☐☐ . ☐
		NN BB GG ☐	SSS ☐☐ . ☐	SSS ☐☐ . ☐
		NN BB GG ☐	SSS ☐☐ . ☐	SSS ☐☐ . ☐
Additional part	NN ☐	NN BB GG ☐	☐☐ . ☐	☐☐ . ☐
		BB GG ☐	SSS ☐☐ . ☐	SSS ☐☐ . ☐
		NN BB GG ☐	SSS ☐☐ . ☐	SSS ☐☐ . ☐

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	Other, please specify		

Proprietary system? Y N U

If Yes, name: _____

15. Improvements/alterations

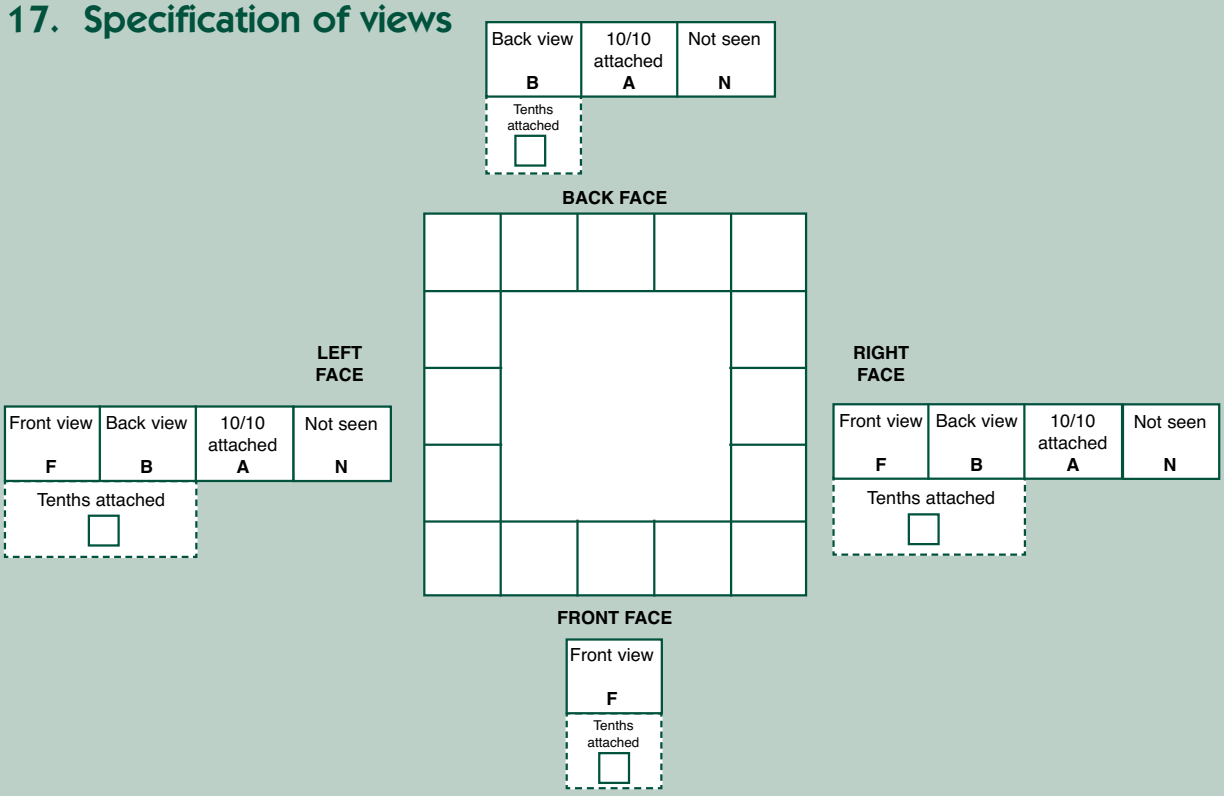
(to the house/module since original construction) Code most recent (or most significant) clarify with household

	None	Pre 1945	1945-64	1965-84	1985-1990	1991-1995	1996-2004	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

	Front face	Left face		Right face	Back face
Is part of face exposed?	Y N	Y N		Y N	Y N
Solar panels ***(number)***					
Valley gutters ***(number)***					
Gables ***(tenths)***					
Parapets ***(tenths)***					
Mono supporting walls ***(tenths)***					
Base walls ***(tenths)***					
Cavity wall insulation?	Y N	Y N		Y N	Y N
External insulation?	Y N	Y N		Y N	Y N
Fenestration ***(tenths)***	window void wall	window void wall		window void wall	window void wall

17. Specification of views

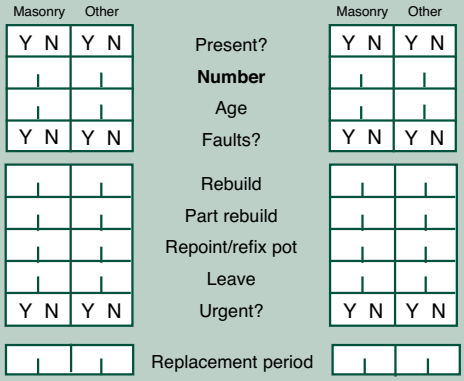


18. Exterior – of house/module

FRONT VIEW **BACK VIEW**

Chimney stacks

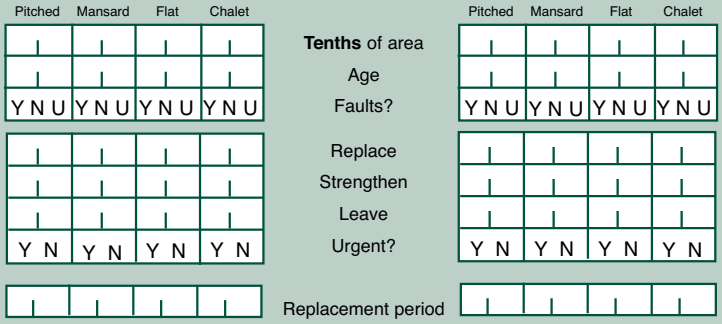
(Number)



FRONT VIEW **BACK VIEW**

Roof structure

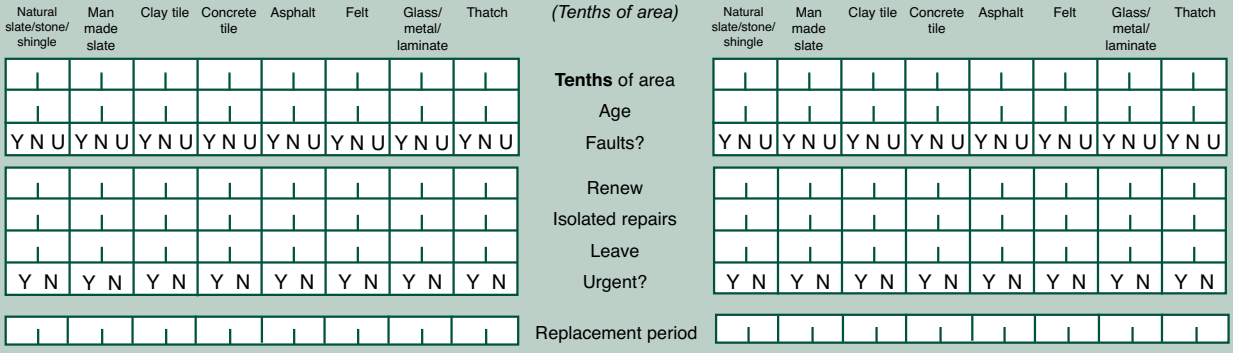
(Tenths of area)



FRONT VIEW **BACK VIEW**

Roof covering

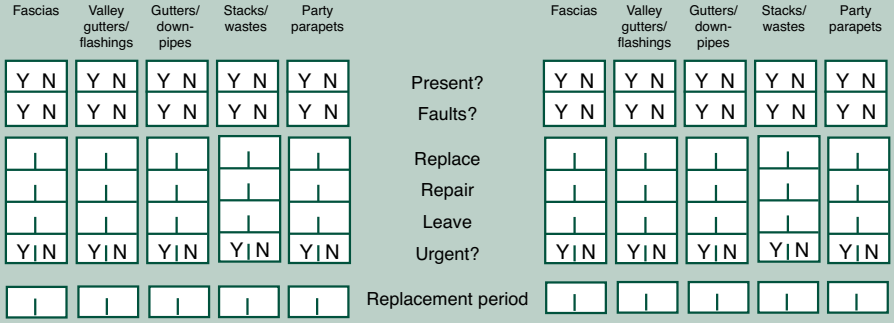
(Tenths of area)



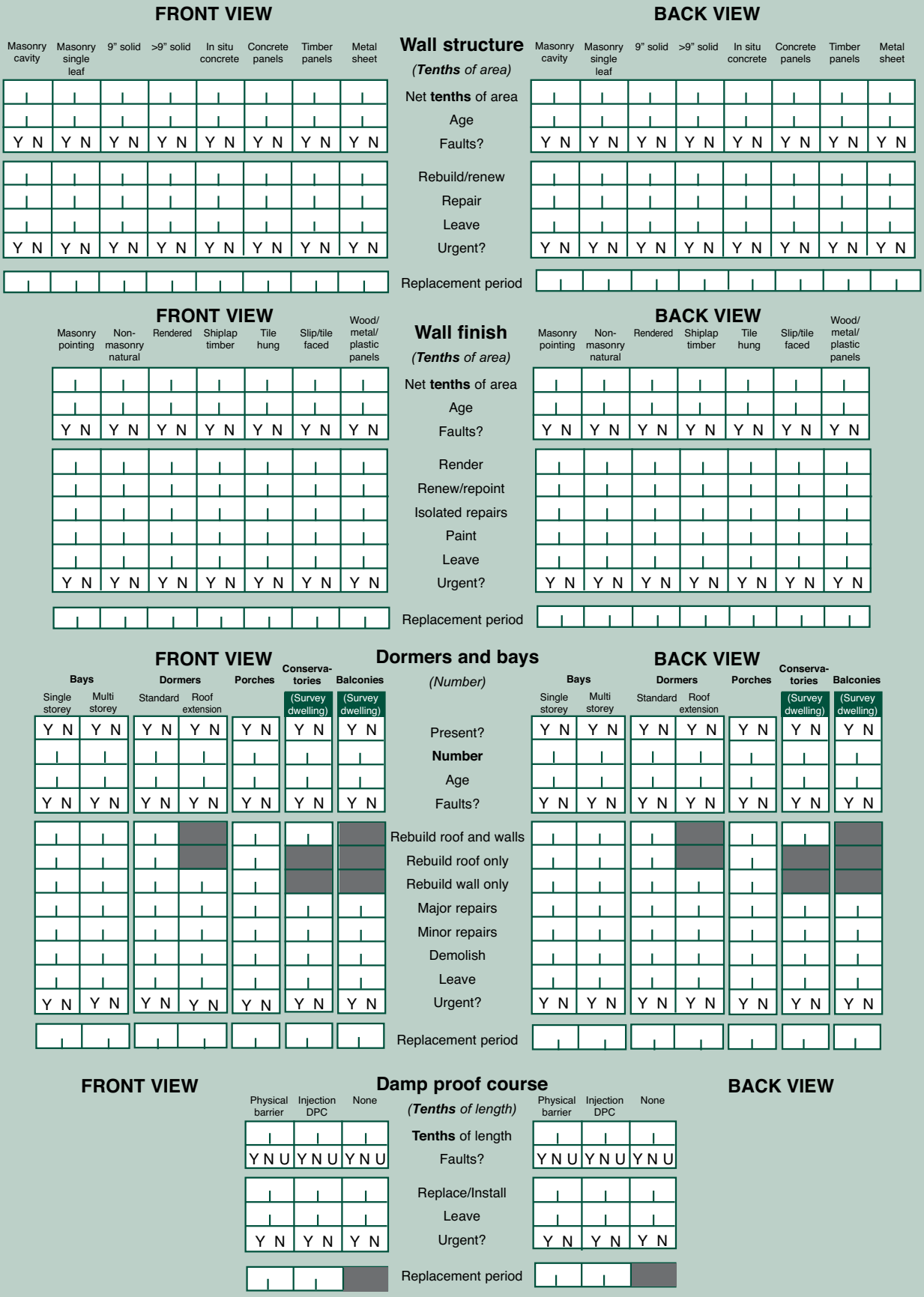
FRONT VIEW **BACK VIEW**

Roof features and drainage

(Tenths of lengths)



18. Exterior – of house/module (continued)



18. Exterior – of survey dwelling

Windows/frames to 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
							Number							
							Age							
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	Y N	Y N
							Replace							
							Repair/replace sash/member							
							Ease sashes etc/reglaze							
							Repaint/reputty							
							Leave							
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
							Replacement period							

Doors/frames to survey dwelling

FRONT VIEW				BACK VIEW
Wood	UPVC	Metal		Wood	UPVC	Metal
			Number			
			Age			
Y N	Y N	Y N	Faults?	Y N	Y N	Y N
			Replace			
			Repair/glaze			
			Ease/replace/adjust ironmongery			
			Paint			
			Leave			
Y N	Y N	Y N	Urgent?	Y N	Y N	Y N
			Replacement period			

18. Exterior – plot of survey dwelling (not shared plots)

Private plot exists? Y N **IF NO**, Go to Section 19

Front plot		Width of plot		Rear plot	
		Width (m)	same as dwelling		
Exists	Y N		88	Y N	Exists
Depth(m)					Depth(m)
			Tenths hard		
			Tenths soft		
Y N			Faults?	Y N	
Y			Bridged DPC	Y	
Y			Inadequate/reverse falls	Y	
			Excavation (m^3)		
			Internal tanking (m^2)		
			Repair/renew paving (m^2)		
			Repair/renew retaining wall (m)		
			Repair/renew steps (no.)		
Y N			Install gully?	Y N	

Design of path to entrance door

note: entrance door may be in either view

Is path at least 900mm wide?	Y N
Is gradient less than 1:12?	Y N
Is entrance adequately lit?	Y N

Boundary walls

Wall (high)	Wall (low)	Fence (wood)	Fence (metal)	Hedge		Wall (high)	Wall (low)	Fence (wood)	Fence (metal)	Hedge
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 (m)					
					Repair (m)					
					Demolish (m)					
Y N	Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N	Y N
					Replacement period					

19. Around the house/module

Underground drainage

Drainage system

Mains	Septic tank	Cess pool	Private sewage system	Unknown
1	2	3	4	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 pages 3 + 4 including common parts for flats)

Rats and mice outside house/module

Evidence of mice? Y N
Evidence of rats? Y N

Type of evidence:

Traps seen?	Chemicals?	Other visual evidence?	Told about it?
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

	Present?	On plot?	Car spaces	Action: None	Minor	Major	Renew	Demolish	Who owns garage/parking? Household	H. Ex./ H. Assoc.	Other Landlord	Other
Integral garage	Y N	Y N		1	2	3	4		1	2	3	4
Attached garage	Y N	Y N		1	2	3	4	5	1	2	3	4
Detached garage	Y N	Y N		1	2	3	4	5	1	2	3	4
Carport	Y N	Y N		1	2	3	4	5	1	2	3	4
Designated parking space(s)	Y N	Y N		1	2	3	4	5	1	2	3	4

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	Semi detached house/ module	Specify number	More than 50
01	02		75

Approximate number of seriously defective houses/modules in block

House/module is block	Specify
888	

Survey block/building in context with surroundings Y N

Situation of block

Major trunk road	Main road	Side road	Cul de sac/ crescent	Private road	Unmade/no road
1	2	3	4	5	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:		
					Other	Y N	Specify		
Sulphate attack	Y	Y N	Y N	Y N	Chimney-liner	Y N	Linear Metres:		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:		
					Strapping	Y N	Number:		
					Other	Y N	Specify		
Differential Movement	Y	Y N	Y N	Y N	Movement-joint	Y N	Linear Metres:		m
					Other	Y N	Specify		
Lintel failure	Y	Y N	Y N	Y N	Replace lintels	Y N	Number:		
Wall tie failure	Y	Y N	Y N	Y N	Insert wall ties	Y N	Wall area 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:		
					Other	Y N	Specify		
Foundation settlement	Y	Y N	Y N	Y N	Underpin	Y N	Linear Metres:		m
					Other	Y N	Specify		
Integrity of structural frame	Y	Y N	Y N	Y N	Making-good	Y N	Wall area:		m^2
					Replace	Y N			
Integrity of wall panels	Y	Y N	Y N	Y N	Replace fixings	Y N	Total number:		
					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		

Refer back to page 3 (and page 18 if flat) for interim assessments

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 (pages 3, 4, 26, 27)

	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 all grounds for unfitness and describe problems below in detail:

1.	Structural stability	Y
2.	Disrepair	Y
3.	Dampness	Y
4.	Lighting	Y
5.	Heating	Y
6.	Ventilation	Y
7.	Water supply	Y
8.	Food preparation	Y
9.	WC	Y
10.	Bath/Shower/WHB	y
11.	Drainage	Y

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. Local area

Nature of area

Urban			Rural		
City Centre	Urban	Suburban residential	Rural residential	Village centre	Rural
1	2	3	4	5	6

Settlement type

Urban			Rural	
BUA	District Town	Other Town	Small rural settlement	Isolated Rural
1	2	3	4	5

Predominant land use of area

Residential only	Mixed residential and other land use	Non-residential	Rural	Working farm
1	2	3	4	5

Number of dwellings in area

Under 25	25-49	50-99	100-299	300-499	500+	Isolated	If isolated go to visual quality
1	2	3	4	5	6	7	

Predominant age

Pre 1919	1919-1944	1945-1964	1965-1980	1981-1990	1991-2001	2002-2004	None
1	2	3	4	5	6	7	8

Predominant residential building type

Houses/Bungalows				Flats				Mixed houses and flats
Terraced	Semi	Detached	Mixed	Low rise	High rise	With commercial	Mixed	
1	2	3	4	5	6	7	8	9

Predominant tenure

Privately built	Public Authority	Housing association built	Mixed tenure	Impossible to ascertain
1	2	3	4	9

Number of dwellings on estate

Not on estate	Same as area	Under 25	25-49	50-99	100-299	300-499	500+
8	1	2	3	4	5	6	7

Repair and improvement activity in area

Not needed	None	A little	Some	Extensive	With redevelopment	Redevelopment only
8	1	2	3	4	5	6

Visual quality of local area

Best						Worst
1	2	3	4	5	6	7

Problems in local area

	No problems				Major problems
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

24. 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
External Dwelling Inspection	1	2	3
Internal Dwelling Inspection	1	2	3
Household Interview Survey	1	2	3

	Yes	No	
Loft Inspection?	1	2	
Photographs Taken?	1	2	No.
HMO Form Completed?	1	2	

Dwelling Characteristics (CIRCLE APPROPRIATE DESCRIPTIONS)

Dwelling Tenure	Owner Occupied 1	Private Rented 2	Housing Executive 3	Housing Assoc. 4	**Settlement Type**	Urban 1	Rural 2	
Occupancy	Occupied 1	Vacant 2						
Construction Date	Pre 1919 1	1919-44 2	1945-64 3	1965-74 4	1975-1980 5	1981-1990 6	1991-2000 7	2001-2004 8
Type of Occupancy	Single Family Dwelling 1	Shared House 2	Household & Lodgers 3	Bedsits or Flatlets 4	PB & Shared Amenities 5	Hostel/ B & B 6	Self Contained Flat 7	

Dwelling Condition (COMPLETE FIRST IMPRESSION, FITNESS DETAILS AND ACTION REQUIRED)

First Impression						
1	2	3	4	5	6	7

FITNESS

Fit	Unfit
Clear Cut Decision? Yes	No

(refer to page 28)

Reason for Unfitness	Unfit	Reason for Unfitness	Unfit
Structural Stability	Y N	Water Supply	Y N
Disrepair	Y N	Food Preparation	Y N
Dampness	Y N	WC	Y N
Lighting	Y N	Bath/shower/WHB	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

Prawl Ref. No.	Grants Ref. No

APPENDIX C

ESTIMATING REPAIR COSTS

1 Introduction

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.

2 Primary Data

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 2004 National Schedule of Rates with a cost factor of 0.70 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 Annex tables 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.

Repair Costs 2001 - 2004

The surveyors collecting the data were all briefed in the same manner in 2001 and 2004. However, surveyors' opinions can vary over time and consequently any comparisons made between the two surveys will include some unquantifiable error due to surveyor judgement shift.

It is important to note that the sample size of the 2004 survey is considerably smaller than the 2001 survey; therefore the 2004 costs can be more easily influenced by odd cases.

Only one change has been made to the cost model between 2001 and 2004. This was an alteration to the way plot levels were costed and was designed to avoid under costing where improperly formatted data has been used. As a result of this, the real costs for 2001 were higher than reported. The original version of the NIHCS 2001 costs puts the mean cost for works to the plot at £6.83. A revised version of those same costs, but with the error corrected, puts the cost of work to the plot at £75.20. This may seem like a large increase, and for the element in question, it is, but when comparing this figure against the total required expenditure for the basic repair (£1555 for the revised figure) it becomes more reasonable.

Nonetheless, when interpreting the figures given in the report, it is important to remember that the real required expenditure for the 2001 HCS is actually around £75 higher than the listed. This applies to plot levels, and those variables derived from the plot levels (total external works, and total required expenditure).

APPENDIX D TECHNICAL ISSUES

Sample Design

1 The sample was a new sample of dwellings.

2 The total target sample was 300 dwellings from each of the six areas outside Belfast and the same number for each of the four areas – North, South, East and West Belfast.

3 The sample frame for the sample, in 2004, was the survey sampling database held at the Northern Ireland Statistics and Research Agency (NISRA). This database contained a subset of the computerised records for domestic residential property maintained by the Valuation and Lands Agency. Within each area 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.

4 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.

5 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 area. Each of these areas constituted a stratum. This had the benefit that sample errors were similar in each area, which facilitated comparisons during analyses.

(ii) Within each of these areas addresses were chosen at random, but 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 areas 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 2004 IHCS it also has to take account of the need to allow for new build and demolitions and to control the survey-based statistics to external totals.

2 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 that 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 showed the proportion of dwellings in Northern Ireland with NAVs between £19 and £150 and greater than £150. The sample was drawn on the basis that two-thirds of the sample had NAV's of £19-£150 and one-third had NAVs of £150. The sample was then corrected by multiplying the results by the disproportion factors.

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 were repeated.

The formula for sample error is:

$$+/- 1.96 \sqrt{\frac{P(100-P)}{N-1}}$$

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

S sample error =

$$+/- 1.96 \sqrt{\frac{10x90}{99}}$$

= +/- 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 an area outside Belfast (300) and for Belfast as a whole (1200).

	Percentage									
Approximate Sample Size	5 or 95	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 (Housing Association)	4.3	5.9	7.0	7.9	8.5	9.0	9.4	9.7	9.8	9.8
130 (Vacants)	3.7	5.2	6.2	6.9	7.5	7.9	8.2	8.5	8.6	8.6
200	3.0	4.2	5.0	5.6	6.0	6.4	6.6	6.8	6.9	6.9
250 (Private Rented Sector)	2.7	3.7	4.4	5.0	5.4	5.7	5.9	6.1	6.2	6.2
300 (Area)	2.4	3.4	4.0	4.5	4.9	5.2	5.4	5.6	5.6	5.7
550 (Housing Executive)	1.8	2.5	3.0	3.3	3.6	3.8	4.0	4.1	4.2	4.2
1000	1.3	1.9	2.2	2.5	2.7	2.8	3.0	3.0	3.1	3.1
1200 (Belfast)	1.2	1.7	2.0	2.3	2.5	2.6	2.7	2.8	2.8	2.8
1300 (Owner Occupied)	1.2	1.6	1.9	2.2	2.4	2.5	2.6	2.7	2.7	2.7
2000	0.9	1.3	1.6	1.8	1.9	2.0	2.1	2.1	2.2	2.2
2300 (Northern Ireland)	0.9	1.2	1.5	1.6	1.8	1.9	1.9	2.0	2.0	2.0

4 It is most important, when comparisons are being made between areas or between Northern Ireland and other parts of the UK, or between results of this Survey and previous Surveys, that potential sample error is calculated, even approximately, to determine whether there are real differences.

Response Rate

1 The following table summarises the Survey outcome.

Full Survey	2292	76
No contact made	238	8
Access refused to Surveyor	304	10
Access refused at NIHE	124	4
Address untraceable	13	<1
Dwelling derelict	5	<1
Dwelling demolished	12	<1
No longer usable as a dwelling	8	<1
Other	4	<1
Total	3000	100%

2 Of the 3,000 addresses issued to surveyors, full surveys were completed for 2,292 properties giving a gross response rate of 76%. However, the potential response was 2,970 (excluding not traced, derelict and demolished), giving a response rate for the physical survey of 77% (2,292 out of 2,970).

3 The response rate for the household survey was higher. Overall, 2,165 inspected dwellings were occupied and of these 2,150 household interviews were achieved, a response rate of 99%.

4 The number of vacant dwellings visited during the Survey was 127. Therefore the total number of dwellings in which a household interview would have been possible was 2,970-127=2,843. This gives a social survey response rate of 76% (2,150 interviews out of 2,843).

The following table summarises the response rates:

Full surveys as a % of sample	76%
Full physical surveys as a % of existing dwellings	77%
Full social surveys as a % of inspected occupied dwellings	99%
Full social surveys as a % of existing occupied dwellings	76%

Rounding

1 Annex table numbers are rounded to nearest 10.

2 However, in the main text percentages are rounded in an attempt to prevent readers gaining an impression of spurious accuracy. Percentages were rounded up if the percentage was .5 or more (e.g. 10.5% was rounded up to 11%). There might be more than one instance of rounding up or down. Therefore, the total column may add to more or 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, box rooms and bedrooms that are identified as such by interviewees even though they may not be in use as such.

Central Heating System
Central heating was defined as 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 that 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.

Household Reference Person
The household reference person 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 household reference person 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

Lone Adult
One adult below pensionable age (65 for men, 60 for women).

Two Adults
Two people, related or unrelated, below pensionable age (65 for men, 60 for women).

Lone Parent
One adult living with one or more dependent children aged under 16.

Small Family
Two adults, related or unrelated, living with one or two dependent children aged under 16.

Large Family
Two adults, related or unrelated, living with three or more dependent children aged under 16; OR three or more adults living with one or more dependent children aged under 16.

Large Adult
Three or more adults, related or unrelated, and no dependent children aged under 16.

Two Person Older
Two people, related or unrelated, at least one of whom is of pensionable age (65 plus for men and 60 plus for women).

Lone Older
One person of pensionable age or older (65 plus for men, 60 plus for women).

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^2) 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 that may be incurred by a landlord organising the work on a planned programme basis. By reducing costs to a £sq/m^2 basis the effect of the size of buildings on the amount of disrepair recorded is negated, otherwise the extent of the disrepair measured is substantially driven by the size of the building.

Second Home
A second home is a dwelling that is occupied by a household, but not as their primary residence. In Northern Ireland these are largely holiday homes. The House Condition Survey came across very few second homes for business purposes. The survey also recorded a third category: abandoned usually rural dwellings that belonged to a parent, grandparent or other relation and have now passed to a younger family member who lives elsewhere.

Tenure
The following 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 dwellings.

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" (see below). They were vacant on the day the surveyor carried out the survey.

Settlement Types

The settlement types used for the 2001 House Condition Survey were used again in 2004. However, in 2004 surveyors gathered the information. Surveyors were provided with a guidance booklet enabling categorisation of each address into one of the five settlement groupings. In 2001 the settlement type information was added to the database afterwards using Geographical Information Systems (GIS).

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, Holywood, 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
   The following 15 settlements were classified as other 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).

5. Isolated Rural
   These are more scattered dwellings in rural areas that lie outside the boundaries of smaller settlements.

Type of Dwelling

Dwellings are classified by surveyors as follows:

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 was defined as a house with all of the habitable accommodation on one floor. It excluded chalet bungalows and bungalows with habitable loft conversions, which are treated as houses. In the interests of clarity these 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".

Cavity Wall Insulation
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 were 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.

The Decent Home Standard – A Summary

A decent home is one that 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 that fail to meet this criterion are those that 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 that are developed in the future. Heating sources that 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.

Nomenclature of Units for Territorial Statistics (NUTS)

For this survey Northern Ireland was DIVIDED into a number of areas, as follows:

East NUTS: Antrim, Ards, Ballymena, Banbridge, Craigavon, Down and Larne.

North NUTS: Ballymoney, Coleraine, Limavady, Moyle and Strabane.

West and South NUTS: Armagh, Cookstown, Dungannon, Fermanagh, Magherafelt, Newry and Mourne and Omagh.

Derry is usually included in North NUTS classification however for the purposes of the 2004 Interim House Condition Survey it was treated as a separate sample area.

APPENDIX F

Schematic diagram of the 2004 Northern Ireland fuel poverty model.