

Private Rented Sector



**Stock Profile, Physical Condition
&
Key Government Indicators
Report**

Acknowledgements

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1.0 Introduction

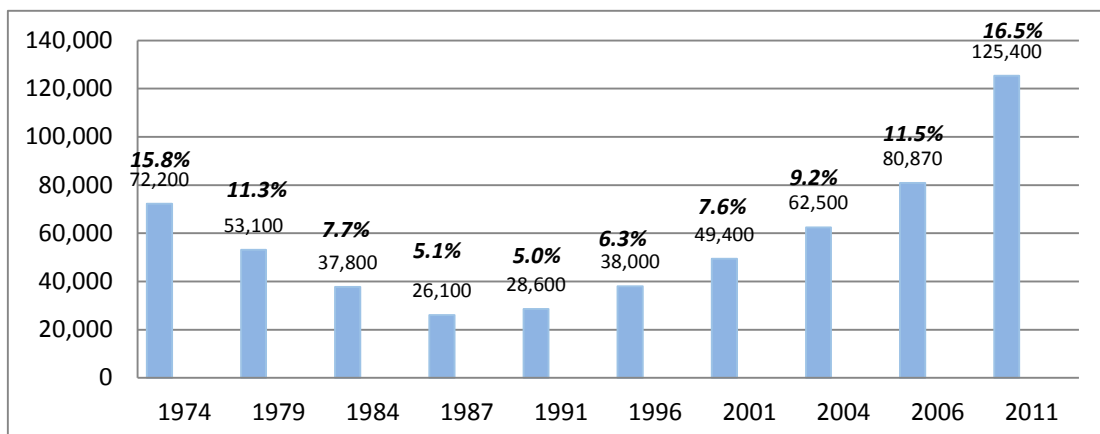
This report provides an analysis of the private rented sector in Northern Ireland using data from the 2006 and 2011 House Condition Surveys. Information from the House Condition Survey was analysed to provide a comprehensive analysis of the characteristics and condition of the private rented stock. The House Condition Survey is the largest sample survey in Northern Ireland and provides the most in-depth insight into housing in Northern Ireland. The survey collects information on the physical attributes of dwellings and socio-economic data relating to the circumstances of households. The House Condition Survey is traditionally carried out every five years, although in 2004 the first Interim House Condition Survey was carried out, and this exercise was also completed in 2009. This research report will in the main compare data from the 2006 and 2011 House Condition Survey.

2.0 The growth of the private rented sector (Appendix Table A1)

The private rented sector in Northern Ireland has experienced rapid growth in recent decades (see Figure 1). In 1991 the House Condition Survey estimated that there were only 28,600 (5%) dwellings in the private rented sector, by 2001 this had grown to 49,400 (7.6%). The 2006 House Condition Survey showed a substantial increase in the sector to 80,900 dwellings (11.5%). The most rapid period of growth however, took place between 2006 and 2011, when an investor led housing boom resulted in a substantial increase in both the supply and demand for private rented accommodation.

Between 2001 and 2006 there was an increase of 31,400 privately rented dwellings (64%), an average annual increase of 6,300 dwellings. The 2011 House Condition Survey showed that 125,400 dwellings were in the private rented sector; this represents an annual average increase of 8,900 dwellings. However, it should be noted that most of the increase between 2006 and 2011 (44,500 dwellings) came between 2006 and 2009.

Figure 1: The growth of the private rented sector in Northern Ireland (number and as a percentage of the total housing stock)



3.0 Vacant privately rented dwellings

The House Condition Survey also classifies vacant dwellings by the tenure of dwellings when they were last occupied. The 2011 House Condition Survey showed that of the total stock of 760,000 approximately 54,700 (7.2%) were vacant. Of these vacant properties, 29,500 (54%) were owner occupied, 19,100 (34.8%) were in the privately rented sector, and 6,100 (11.2%) were in the social sector (Table 1). Therefore, the total private rented sector including vacant properties which were privately rented when last occupied comprised 144,500 (19%) dwellings.

Table 1: Tenure by vacant homes, 2011

	Number of Vacants	Vacancy rate	% Of all Vacants	Total Occupied (No)	Total Occupied (%)	Total with Vacants	Total with Vacants (%)
Owner occupied	29,500	5.9	54.0	469,100	61.7	498,600	65.6
Private rented	19,100	13.2	34.8	125,500	16.5	144,500	19.0
Social sector	6,100	5.2	11.2	110,700	14.6	116,900	15.3
Total	3,600	7.2	100.0	760,000	100.0	760,000	100.0

Vacant properties which were privately rented when last occupied represented a disproportionately high component of vacant properties (approximately one third: 35%) of all vacant properties in Northern Ireland in 2011.

Of more significance, however, is the higher vacancy rate in the private rented sector (13.2%) compared to the owner occupied (6%) or the social sector (5%). The number of vacant dwellings which were privately rented when last occupied increased significantly from 8,200 in 2001 to 13,800 in 2006 and to 19,100 in 2011, a 233 per cent increase over the ten year period (see Table 2)

It should be noted that this higher rate of vacancy is not unusual for the private rented sector in western European countries, but, it brings with it less efficiency in the use of private rented stock.

Table 2: Dwellings which were privately rented when last occupied-Vacancy Rate

	No of Vacants	Vacancy Rate	Total No PRS (with Vacants)	Total % PRS (with Vacants)
2001	8,200	14.2	57,600	8.9
2006	13,800	14.6	94,700	13.4
2011	19,100	13.2	144,500	19.0

Location of vacant private rented dwellings (Appendix Table A2)

In 2011 almost half (49%: 9,400 dwellings) of vacant privately rented properties were located in urban areas, and just over half (50.9%: 9,700 dwellings) were located in rural areas. This is significantly different to the distribution in 2006, when nearly

three quarters (73%: 10,000) of vacant privately rented dwellings were located in urban areas and 27 per cent (3,700 dwellings) were located in rural areas. This represents an increase of 6,000 more vacant private rented dwellings in rural areas in 2011 compared to 2006.

This disproportionate increase in vacant privately rented properties is particularly evident in remoter rural areas: the 2011 House Condition Survey showed that the number of vacant dwellings in the private rented sector has increased by 272 per cent in isolated rural areas, whereas in smaller rural settlements the corresponding figure is 250 per cent. In contrast the total number of vacant properties in the private rented sector in urban areas actually fell between 2006 and 2011, from 10,000 to 9,400. This is particularly evident in the Belfast Metropolitan Area where the number fell from 6,300 to 2,700, more than outweighing the increase in District and other towns where the number increased from 3,700 to 6,700. This must be a reflection of the higher levels of demand in and around Belfast demonstrating its dominance in the Northern Ireland labour market and the concomitant west to east drift of younger employees. In 2006 45 per cent of all vacant private rented properties were in the Belfast Metropolitan area, and by 2011 this proportion had fallen to 14 per cent.

Age of vacant private rented dwellings (Appendix Table A3)

In 2006 the majority of vacant private rented dwellings had been older properties: more than half (52%: 7,200) were constructed before 1919. A similar picture prevailed in 2011 when approximately 7,100 (37%) vacant privately rented properties had been built before 1919 (although the proportion was lower than in 2006). In 2011 37 per cent of vacant private rented properties had been built during 1919-1944, a considerable increase from 2006 when the corresponding figure was 15 per cent. In 2011 approximately 14% (2,600) of vacant private rented properties had been built since 1980, a similar proportion to that found in 2006 (16%).

Dwelling type of vacant private rented dwellings (Appendix Table A4)

The most common vacant privately rented dwelling types in 2011 were terraced houses (34%: 6,500) and flats/apartments (30%: 5,700). The proportion of vacant privately rented terraced houses has increased from 29 per cent in 2006, whilst the proportion of vacant privately rented flats/apartments has increased from 28 per cent in 2006. Of particular significance is the vacancy rate in flats/apartments, vacant privately rented flats/apartments account for almost two thirds (66 per cent) of all vacant flats/apartments in 2011, compared to only 50 per cent in 2006.

For the purposes of this report, vacant dwellings will be excluded from the remainder of the analysis, both for consistency with the published 2001 and 2006 figures and because vacant properties are strictly speaking no longer in the private rented sector.

4.0 Urban / Rural Distribution of the private rented sector

This section examines the geographical distribution of the private rented sector in terms of the urban / rural dichotomy in two ways. Firstly, in terms of the differing proportions of the overall stock in various geographical locations in the private rented sector and secondly, in terms of the proportion of the private rented sector in urban / rural settings.

Proportion of the stock in the private rented sector (Appendix Table A2)

Table 3 below shows the numbers and proportions of privately rented stock in urban and rural areas. The private rented sector continues to be over-represented in urban areas and under-represented in rural areas. In 2006 the overall proportion of private rented properties was 11.5 per cent, but by 2011 this proportion had increased to 16.5%. In numerical terms this overall growth was concentrated in urban areas: the number of privately rented properties grew from approximately 62,000 to 95,600 in urban areas - an increase of 55 per cent (representing an increase from 12.5% of the total urban stock to 18%). Within urban areas the growth was greater in District and other towns (66%: 21,300) than in the Belfast Metropolitan Area (BMA) (41%: 12,200).

In rural areas, the overall rate of growth was broadly similar, (57%), representing an increase from 9 per cent to 13 per cent of the total rural stock. However, within this almost all of this growth was in smaller settlements, which recorded an 83 per cent increase in the number of privately rented dwellings (from 11.1% to 17.8%: 11,600 to 21,700). In isolated rural areas there was a much smaller increase in the number of privately rented properties (an increase of 14% to 8,200). This resulted in only a marginal increase (from 6.8% to 7.5%) in the proportion of isolated rural stock in the private rented sector.

Table 3: Proportion of private rented stock in urban-rural locations

	2006		2011	
	No	%	No	%
BMA	29620	10.8	42040	15.6
District & other towns	32220	14.8	53560	20.5
Total Urban	61840	12.5	95600	18.0
Small Settlement	11860	11.1	21680	17.8
Isolated Rural	7140	6.8	8160	7.5
Total Rural	19000	9.0	29840	13.0
Total	80870	11.5	125440	16.5

Distribution of private rented sector across urban-rural areas

Table 4 shows how the private rented sector is distributed across urban and rural areas. It shows that the proportion of private rented stock located in urban areas has remained almost unchanged between 2006 (76.5%) and 2011 (76.2%). However, the proportion in the BMA has fallen by approximately 3 percentage points to 33.5 per cent and conversely in District and other towns it has risen by almost 3 percentage points to 42.7 per cent. In rural areas once again the proportion has remained the

same at approximately 24 per cent. In smaller settlements, however, it has grown from approximately 15 per cent to 17 per cent whereas in isolated rural areas it has fallen from approximately 9 per cent to 7 per cent.

When compared to the distribution of the stock as a whole, the private rented sector in 2011 was over-represented in urban areas (76%) compared to the stock as a whole (70%) and under-represented in rural areas (24%) compared to the stock as a whole (30%). The difference is particularly marked in District and other towns, which contained 43 per cent of the private rented sector but only 34 per cent of the total stock. Conversely isolated rural areas only contained 7 per cent of the private rented sector compared to 14 per cent of the stock overall.

Table 4: Distribution of private rented sector across urban-rural areas

	2006		2011	
	Distribution of PRS %	Distribution of total stock %	Distribution of PRS %	Distribution of total stock %
BMA	36.6	39.1	33.5	35.4
District & other towns	39.9	31.0	42.7	34.3
Total Urban	76.5	70.0	76.2	69.7
Small Settlement	14.7	15.2	17.3	16.1
Isolated Rural	8.8	14.8	6.5	14.2
Total Rural	23.5	30.0	23.8	30.3

5.0 Location of the private rented sector¹ by District Council Area

The distribution of the private rented sector across all 26 district council areas in Northern Ireland is listed in Table 5 (obtained from the 2011 Census as the 2011 House Condition Survey does not provide data at a District Council Level) and shows significant concentrations of households living in the private rented sector in some district council areas.

Almost half (44%: 54,170) of all households living in the private rented sector are located in five district council areas (Belfast, Craigavon, Derry, Lisburn and Newry and Mourne), with each containing at least 5,000 households living in the private rented sector). Belfast and Derry contain universities and therefore have a large student population, whilst Lisburn is within easy commuting distance of Belfast. Newry and Mourne District Council Area is located on a commuting corridor set between Belfast and Dublin and also has high demand for social housing. Craigavon is linked to concentrations of migrant workers.

The 2011 Census found that households living in the private rented sector accounted for 17.6 per cent of all households. Again, there were significant differences between district council areas in the proportion of households living in privately

¹ This includes those that live in “rented from other” and “live rent free”, and therefore figures relating to the private rented sector in this report differ from the published 2011 Census data which refers to “renting from a private landlord” separately from “rented from other” and “live rent free”

rented dwellings. Belfast, Craigavon, Dungannon and Omagh had at least 20 per cent of households living in the private rented sector. Castlereagh (10.7%) and Lisburn (11.7%) District Council Areas had lower proportions of households living in the private rented sector than the overall average of 17.6 per cent.

At the overall Northern Ireland level, the private rented sector has increased by 115 per cent between 2001 and 2011. Several areas witnessed considerably higher increases in the size of the private rented sector than the overall average of 114 per cent, these were: Castlereagh (197%), Ballymoney (175%), Carrickfergus (170%) and Craigavon (167%).

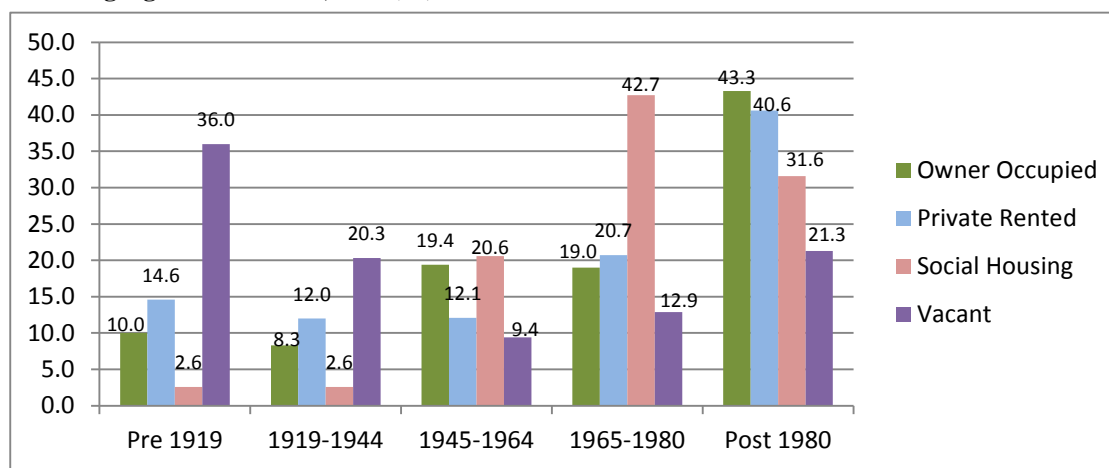
Table 5: Private rented sector by District Council Area

LGD	2001				2011				
	No in PRS	% Of Total PRS stock	% Of Stock within District	Total Stock within District	No in PRS	% Of Total PRS Stock	% Of Stock within District	Total Stock within District	% Increase
Antrim	1703	3.0	9.9	17178	3,310	2.7	16.5	20064	94.4
Ards	1832	3.2	6.4	28689	4,120	3.3	13.1	31514	124.9
Armagh	1641	2.9	8.9	18471	3,640	2.9	16.9	21594	121.8
Ballymena	1707	3.0	7.7	22059	4,200	3.4	16.9	24817	146.0
Ballymoney	709	1.2	7.4	9635	1,950	1.6	17.0	11508	175.0
Banbridge	1138	2.0	7.5	15188	2,950	2.4	16.1	18303	159.2
Belfast	14609	25.4	12.8	113934	26,760	21.6	22.2	120595	83.2
Carrickfergus	831	1.4	5.6	14785	2,240	1.8	13.8	16200	169.6
Castlereagh	997	1.7	3.7	26887	2,960	2.4	10.7	27733	196.9
Coleraine	2586	4.5	12.0	21583	4,690	3.8	19.9	23508	81.4
Cookstown	1114	1.9	10.2	10883	2,380	1.9	18.4	12904	113.6
Craigavon	2734	4.7	9.1	30182	7,290	5.9	20.3	35931	166.6
Derry	3035	5.3	8.5	35947	7,910	6.4	19.4	40779	160.6
Down	2242	3.9	10.0	22329	4,930	4.0	18.8	26206	119.9
Dungannon	1769	3.1	10.9	16259	4,160	3.4	20.5	20270	135.2
Fermanagh	2136	3.7	10.4	20454	4,120	3.3	17.9	23069	92.9
Larne	964	1.7	7.9	12250	2,230	1.8	16.8	13297	131.3
Limavady	1096	1.9	10.2	10697	2,150	1.7	17.8	12098	96.2
Lisburn	2337	4.1	5.9	39862	5,340	4.3	11.7	45723	128.5
Magherafelt	1244	2.2	9.6	12957	2,650	2.1	17.7	15037	113.0
Moyle	680	1.2	11.6	5888	1,240	1.0	18.8	6608	82.4
Newry and Mourne	2988	5.2	10.2	29314	6,870	5.6	19.6	35031	129.9
Newtownabbey	1748	3.0	5.6	31302	4,240	3.4	12.5	33971	142.6
North Down	2539	4.4	8.2	30888	4,850	3.9	14.6	33255	91.0
Omagh	1975	3.4	12.3	16123	3,690	3.0	20.0	18443	86.8
Strabane	1216	2.1	9.4	12974	2,810	2.3	18.9	14817	131.1
Northern Ireland	57570	100.0	9.2	626718	123,640	100.0	17.6	703275	114.8

6.0 Dwelling Age PRS (Appendix Tables A5-A6)

During the 20th century the private rented sector was traditionally associated with older dwellings. However, during the first decade of the 21st century this picture changed dramatically. The 2011 House Condition Survey has confirmed that the age profile of the private rented stock is continuing to change. In 2011 approximately 15 per cent of the sector was built prior to 1919, compared to 10 per cent of the owner occupied stock and 3 per cent of social housing. However, this proportion has fallen quite considerably from 2006 when 28% of the rented sector had been built before 1919. Indeed in 2001 almost two-fifths (38%) had been built before 1919.

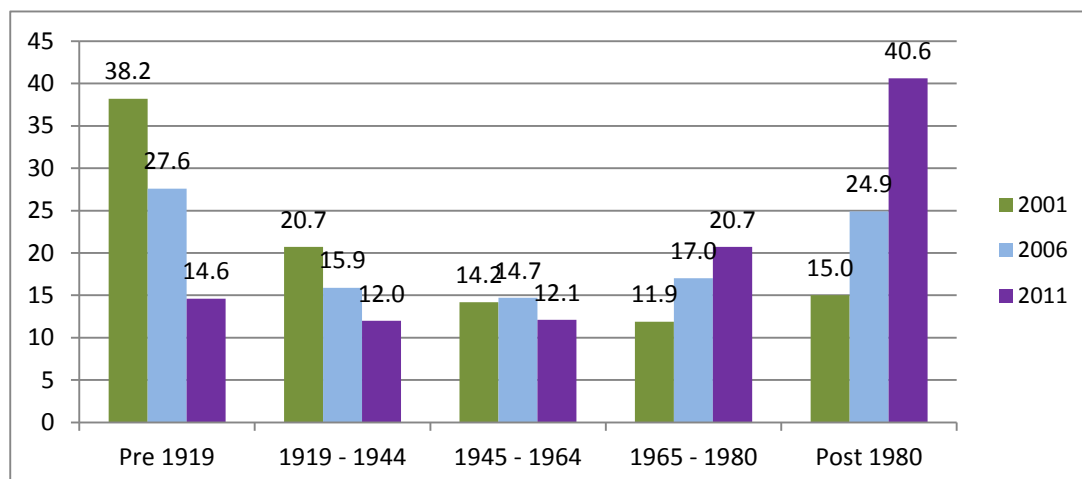
Figure 2: Dwelling Age - All Tenures, 2011(%)



Conversely, in 2011 41 per cent of the sector had been built since 1980, compared to 25 per cent in 2006. In 2001 15 per cent had been built post 1980. This change in the age profile has been driven mainly by a very significant increase in the number of properties built since 1980, from 20,000 in 2006 to 51,000 in 2011, an increase of 31,000 (or 255%). Most of the rest of the increase is accounted for by dwellings built between 1965 and 1980 that have moved from the owner occupied sector or to a lesser extent from the social sector via owner occupancy into the private rented sector.

Further analysis of privately rented dwellings constructed since 1980 found that 13,200 were constructed between 1981 and 1990, 18,300 were constructed between 1991 and 2000 and a further 19,400 dwellings were constructed post 2001. This confirms the investment in new build properties by buy-to-let investors.

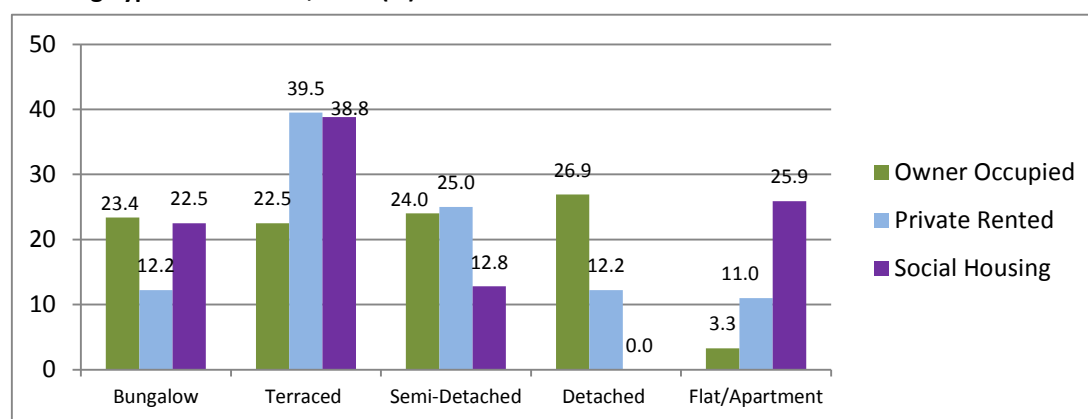
Figure 3: Dwelling Age PRS % (2001, 2006 and 2011)



7.0 Dwelling type (Appendix Tables A7-A8)

The 2011 House Condition Survey showed that the profile of the private rented sector differs in terms of dwelling type from that found in the other tenures. Compared to the owner occupied sector, it has much lower proportions of bungalows (12% compared to 23%) and detached houses (12% compared to 27%) and significantly higher proportions of terraced houses (40% compared to 22%) and flats/apartment (11% compared to 3%). Compared to the social sector, it has lower proportions of bungalows (12% compared to 22%) and flats/apartments (11% compared to 26%) but higher proportions of detached houses (12% compared to almost none), semi-detached houses (25% compared to 13%). When compared with the stock as a whole in Northern Ireland in 2011, the private rented sector had significantly lower proportions of bungalows (12% compared to 21%) and detached houses (12% compared to 21%) but higher proportions of flats/apartments (11% compared to 9%) and terraced houses (40% compared to 28%).

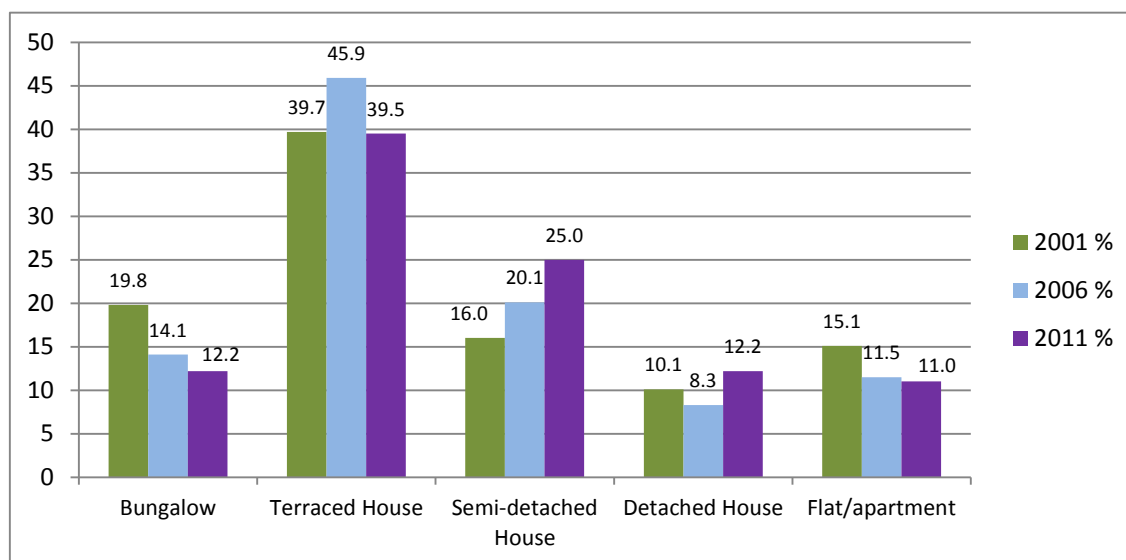
Figure 4: Dwelling Type - All Tenures, 2011 (%)



Comparison with the private rented stock in 2006 and 2011 reveals that terraced houses remain the most common dwelling type (40%) but this proportion has fallen from 46% in 2006. However, numerically the number of terraced houses in the private rented sector has increased substantially from 37,000 in 2006 to almost 50,000 in 2011. Conversely the proportion of semi-detached houses has increased from 20 per cent in 2006 to 25 per cent in 2011. The proportion of detached houses has also increased from 8 per cent in 2006 to 12 per cent while the proportion of

flats/apartments has remained broadly similar at around 11 per cent. However, although there has been no proportional increase the number of flats/apartments has increased from approximately 9,300 in 2006 to almost 14,000 in 2011.

Figure 5: Dwelling Type - Private Rented Sector 2001, 2006 and 2011 (%)



8.0 Conditions in the Private Rented Sector

Conditions in the private rented sector have continued to improve in terms of reducing levels of unfitness and an increase in the proportion of dwellings meeting the Decent Homes Standard. However, in some instances conditions in the private rented sector were still lagging behind the other occupied tenures, and in particular fuel poverty. The proportion of fuel poor households in the private rented sector has increased and in 2011 the sector had a higher proportion of households in fuel poverty than any other tenure.

8.1 Unfitness (Appendix Tables A9-A10)

In 2011 the House Condition Survey estimated that there were approximately 35,000 unfit dwellings in Northern Ireland, representing an unfitness rate of 4.6 per cent. This represents the first increase in the rate of unfitness in Northern Ireland since House Condition Surveys began in 1974. In 2006 there were approximately 24,000 unfit dwellings in Northern Ireland, an unfitness rate of 3.4 per cent.

However, as the 2011 House Condition Survey main report noted “the rate of unfitness for most tenures was very small. The exception was vacant dwellings which had a clear association with unfitness” (NIHE, 2013).

Analysis of all unfit dwellings in 2011 (see Table 6) showed that the majority (80%) were vacant, 13 per cent were owner occupied, 7 per cent were private rented, and less than 1 per cent was in the social sector. Table 6 confirms that the proportion of unfit properties located in the occupied dwelling stock had decreased: in 2001 over half (56%) of unfit dwellings were located in the occupied stock, by 2006 less than

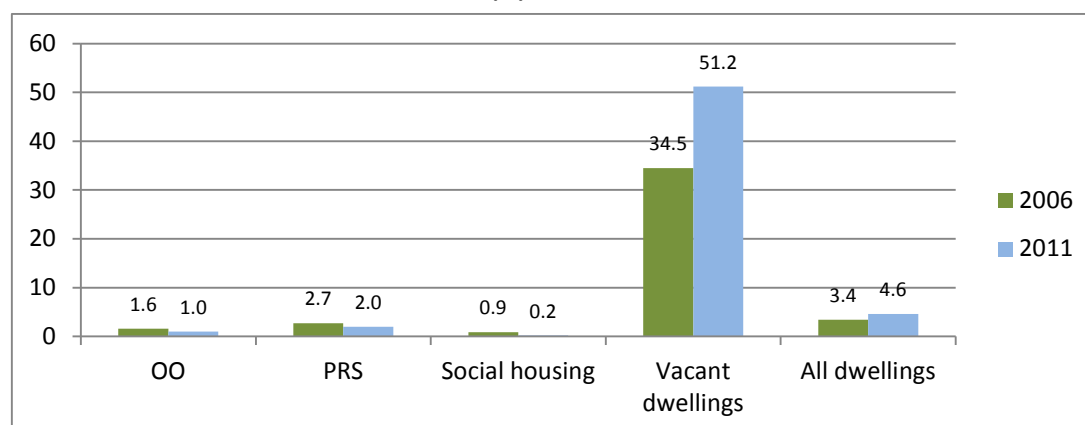
half (42%) of all unfit dwellings were located in the occupied stock, and by 2011 20 per cent of all unfit dwellings were located in occupied stock.

Table 6: Unfitness (all tenures) 2001, 2006 and 2011

	2001		2006		2011	
	n	%	n	%	n	%
Owner occupied	11,900	38.0	7,500	31.0	4,560	13.0
Private Rented	4,290	13.6	2,140	8.8	2,500	7.1
Social Housing	1,270	4.1	590	2.5	150	0.4
Vacant	14,020	44.4	13,930	57.7	28,020	79.5
Total	31,570	100.1	24,160	100.0	35,230	100.0

In 2006 the rate of the unfitness in the (occupied) private rented sector was 2.7 per cent (2,200). By 2011 the rate of unfitness in the private rented sector was only 2.0 per cent, although this is still higher than the owner occupied sector (1.0%) or the social sector (0.2%). Notably, the rate of unfitness in vacant private rented properties was 35 per cent, giving an overall unfitness rate of 6.4 per cent which is somewhat higher than the overall rate of 4.6 per cent.

Figure 6: Unfitness Rates, All Tenures 2006 and 2011 (%)



8.2 State of repair

In 2006 the occupied private rented sector had a higher proportion of dwellings with any fabric disrepair than the other occupied tenures (in the private rented sector 64% of dwellings had fabric disrepair, compared to 48% in the owner occupied sector and 54% in the social sector). By 2011, this had dropped to 53 per cent in the private rented sector (45% in the owner occupied sector and 53% in social housing). The very significant drop in the state of disrepair in the private rented sector reflects to a considerable degree the number of new properties entering a rapidly expanding sector during this five year period.

However, in terms of the absolute number of occupied privately rented properties with any fabric disrepair a different picture emerges. In 2006 approximately 51,600 dwellings had fabric disrepair but by 2011 this had increased to nearly 66,000.

Table 7: Fabric Disrepair, 2006 and 2011

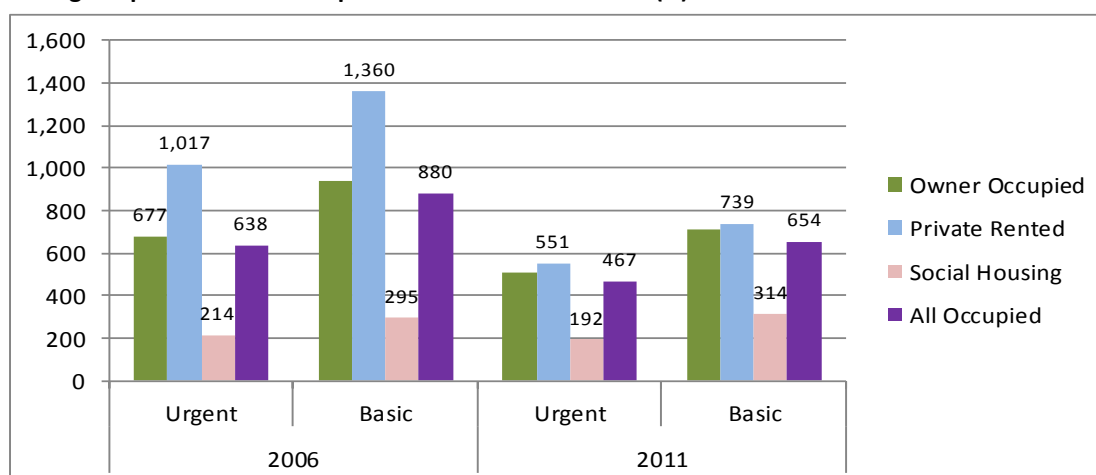
	2006				2011			
	None		Any fabric disrepair		None		Any fabric disrepair	
	n	%	n	%	n	%	n	%
Owner occupied	245,520	52.4	223,340	47.6	259,730	55.4	209,340	44.6
Private Rented	29,280	36.2	51,600	63.8	59,600	47.5	65,840	52.5
Social Housing	52,900	46.0	62,070	54.0	52,380	47.3	58,380	52.7
Vacant	11,450	73.6	28,850	71.6	13,660	25.0	41,070	75.0
Total	339,150	48.1	365,860	51.9	385,370	50.7	374,630	49.3

Repair costs (Appendix Table A11)

The 2006 House Condition Survey revealed that repair costs in the occupied private rented sector were substantially higher, for both urgent and basic repairs, than for any of the other occupied tenures. Comparison with the 2011 House Condition Survey shows that average repair costs for privately rented dwellings have substantially decreased. However, it was still higher than for other occupied tenures. The main change that took place over this five year period was that the difference in average repair costs between the private rented sector and the owner occupied sector had narrowed considerably.

In 2011 the average urgent repair cost in the private rented sector was £551 compared to £510 in the owner occupied sector, £192 for social housing, with an overall average for the total occupied housing stock of £467. A similar pattern emerged for average basic repair costs. The average basic repair cost for private rented dwellings was £739 in 2011, compared to £712 in the owner occupied sector, and £314 in the social sector, with an overall average basic repair cost for the occupied stock of £654.

Figure 7: Average Repair Costs for Occupied Tenures 2006 and 2011 (N)

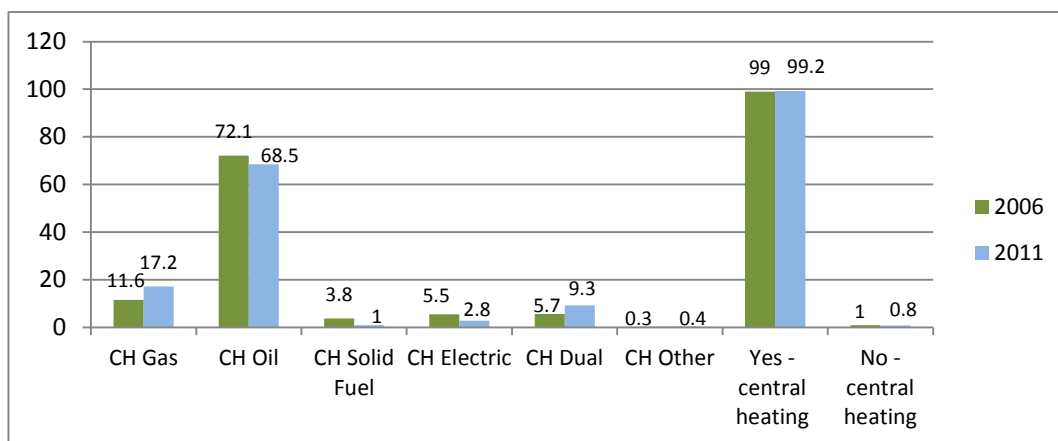


Repair costs in the private rented sector reduced significantly: in 2006 the average urgent repair cost in the private rented sector was £1,017, but by 2011 had decreased to £551. Similarly, in 2006 the average basic repair cost for the private rented sector was £1,360, but by 2011 had decreased to £739.

8.3 Central Heating (Appendix Table A12)

As in 2006 almost all (99%) privately rented dwellings had central heating. The 2011 House Condition Survey also showed ongoing changes in the fuel source for heating in the private rented sector. The main change in fuel use in central heating systems in the private rented sector from 2006 to 2011 has been an increase in the proportion using gas central heating from 12% to 17%. The proportion using oil (including dual fuel²) has remained unchanged at 78%. The proportion of households in the private rented sector using solid fuel or electricity fuelled central heating has fallen from 9 per cent to 4 per cent.

Figure 8: Central Heating in the Private Rented Sector 2006 and 2011 (%)

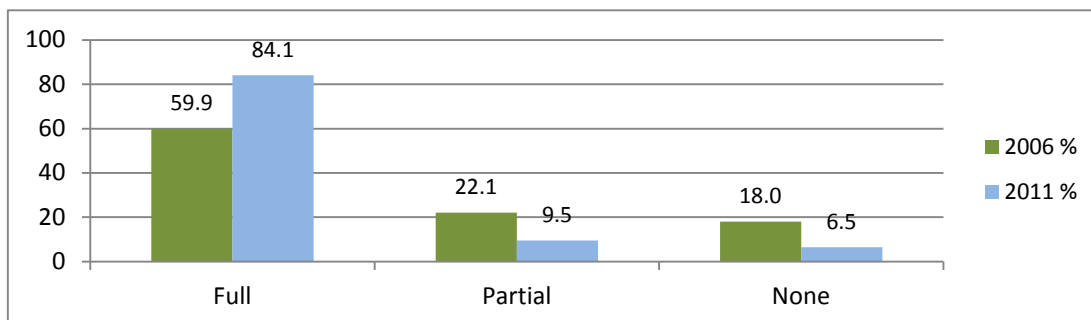


8.4 Double glazing (Appendix Table 13)

The 2006 House Condition Survey had already shown that a substantial increase in double glazing in the private rented sector had taken place. In 2001 one-third of privately rented dwellings had full double glazing, which by 2006 had increased to 60 per cent, and by 2011 this had risen substantially once again to 84 per cent.

Conversely in 2006 the proportion of privately rented properties without double glazing was 18 per cent. By 2011 this had declined to 7 per cent. Comparison with other occupied tenures shows the following: 84 per cent of dwellings in the owner occupied sector had double glazing, but in the social sector the figure was slightly lower at 78 per cent.

Figure 9: Double Glazing - Private Rented Sector 2006 and 2011 (%)



² In the vast majority of cases the primary fuel used in dual fuel is oil.

8.5 Decent homes

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

It meets the current statutory minimum standard in housing

The current minimum standard in Northern Ireland is the Fitness Standard³. In England, an identical standard was replaced in April 2006 by the Housing Health and Safety Rating System, which assess 29 different hazards that may affect the dwelling. To qualify as a decent home in England the dwelling must not be affected by any Category 1 hazards (those for which statutory action by the Housing Authority is mandatory).

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.

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;
- A kitchen with adequate space and layout;
- A reasonably modern bathroom;
- 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.

It provides a reasonable degree of thermal comfort

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

In 2011 the House Condition Survey estimated that there were approximately 86,600 dwellings that failed the Decent Home Standard, representing 11.4 per cent of the total housing stock in Northern Ireland. Of the dwellings that failed the Decent Homes Standard 62 per cent failed on the basis of thermal comfort criteria, 42 per cent failed on the basis of disrepair, and 24 per cent failed on lack of modernisation.

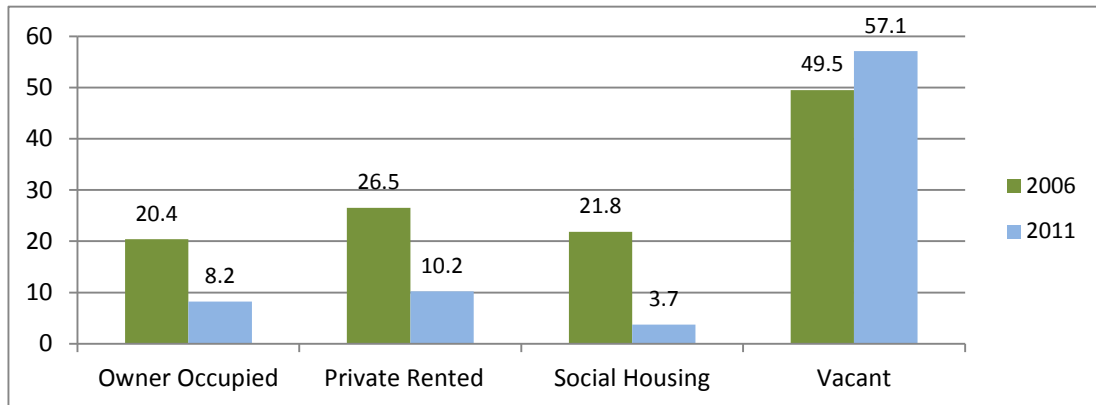
Decent Homes – Tenure (Table A14)

In 2011 44 per cent of dwellings that failed the Decent Homes Standard were in the owner occupied sector, 15 per cent were privately rented and 5 per cent were in the social sector. Vacant dwellings accounted for the remaining 36 per cent of dwellings that failed the Decent Homes Standard.

³ Schedule 5 of the Housing (Northern Ireland) Order 1992.

The rate of non-decency in the occupied stock in 2011 was highest in the private rented sector, 10 per cent of all privately rented dwellings failed the Decent Home Standard in 2011, 8 per cent of owner occupied dwellings failed the Decent Homes Standard and 4 per cent of social housing failed. However, the non-decency rate in the private rented sector had decreased significantly from 2006 when more than one quarter (27%) of privately rented dwellings failed the Decent Homes Standard.

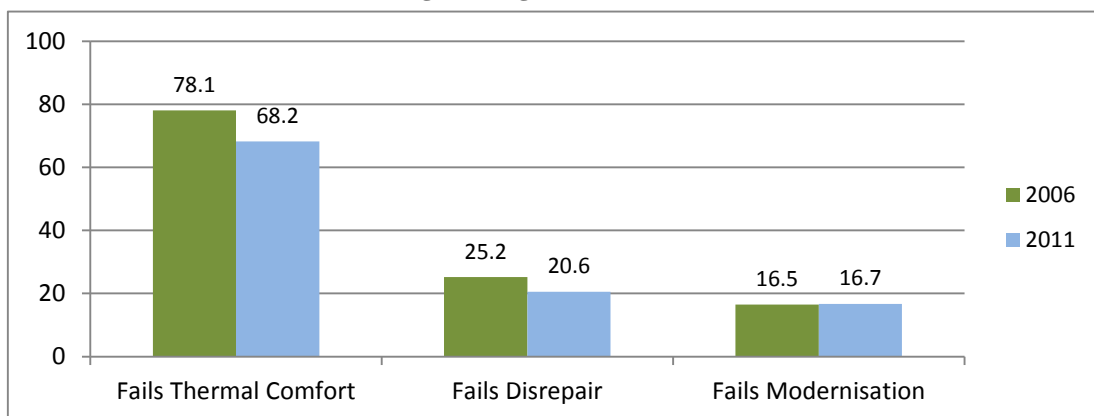
Figure 10: Non-Decency Rate, All Tenures, 2006 and 2011 (%)



Decent Homes – Reason for Failure 2006 and 2011 (Appendix Table A15)

The proportion of those dwellings in the private rented sector that failed the Decent Homes Standard, and failed on the basis of Thermal Comfort, decreased from 78 per cent in 2006 to 68 per cent in 2011 (see Figure 11). The proportion failing on the basis of disrepair decreased slightly (from 25% in 2006 to 21% in 2011). The proportion of private rented dwellings failing on modern facilities remained unchanged at 17 per cent in 2011.

Figure 11: Reason for Private Rented Dwellings Failing the Decent Homes Standard, 2006 and 2011 (%)

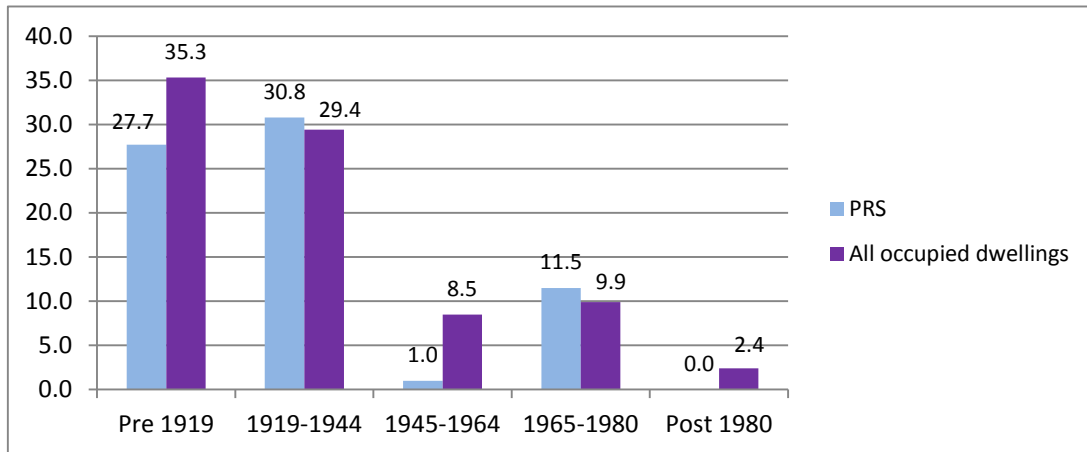


Decent Homes – Dwelling Age (Appendix Table A16)

There is a clear association between the age of dwellings and failing the Decent Homes Standard. Within the stock as a whole, more non-decent dwellings were built before 1919 (36%) and between 1919 and 1944 than the other age categories. Only 2 per cent of non-decent homes were built post 1980.

A similar pattern emerges in the private rented sector. The non-decency rate was also greatest in privately rented dwellings built before 1919 (28%), and between 1919 and 1944 (31%). The House Condition Survey (2011) did not come across any privately rented properties built after 1980 which failed the Decent Homes Standard.

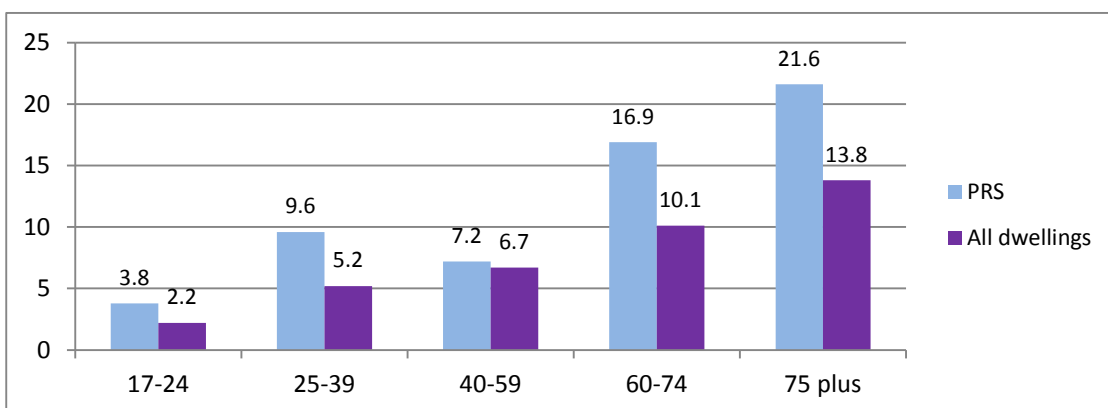
Figure 12: Non-Decency Rate, PRS and Total Occupied Stock by Dwelling Age, 2011 (%)



Non-Decent Homes – Age of Household Reference Person (Appendix Table A17)

In 2011 approximately 10 per cent of occupied private rented sector dwellings failed the Decent Homes Standard. However, this average reflected different rates for House Reference Persons of different ages, with a steady increase in the rate of failure as age increases. For those aged 25-39 the figure was 10 per cent, in line with the average, whereas for HRP’s aged 60-74 it was 17 per cent and in the case of HRP’s aged 75 or more it was 22 per cent.

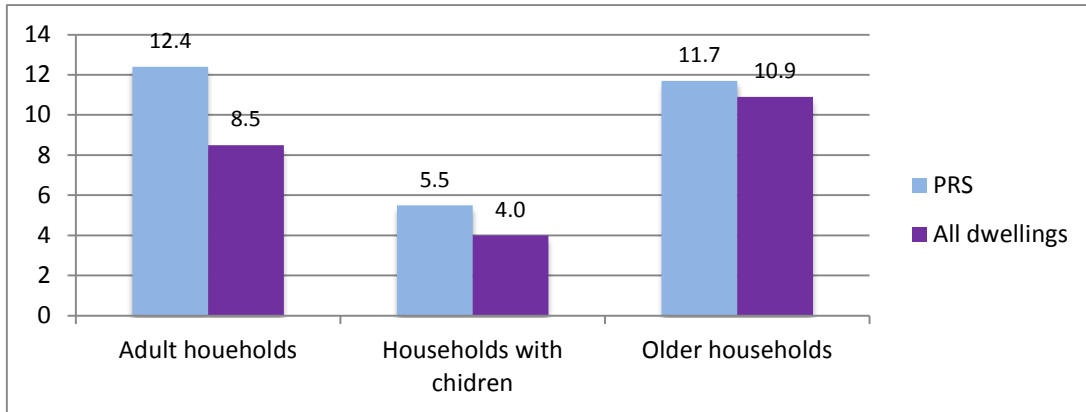
Figure 13: Non-Decency Rate, PRS and Total Stock by Age of Household Reference Person, 2011 (%)



Non-Decent Homes – Household Type (Appendix Table A18)

In 2011 in the case of household type there were also differences in the proportions living in non-decent homes. Family households (i.e. those with children below the age of 18) were least likely to live in non-decent homes (6%), whereas adult households and older households were more likely to live in non-decent homes, both approximately 12 per cent.

Figure 14: None-Decency Rate, PRS and Total Stock by Household Type, 2011 (%)

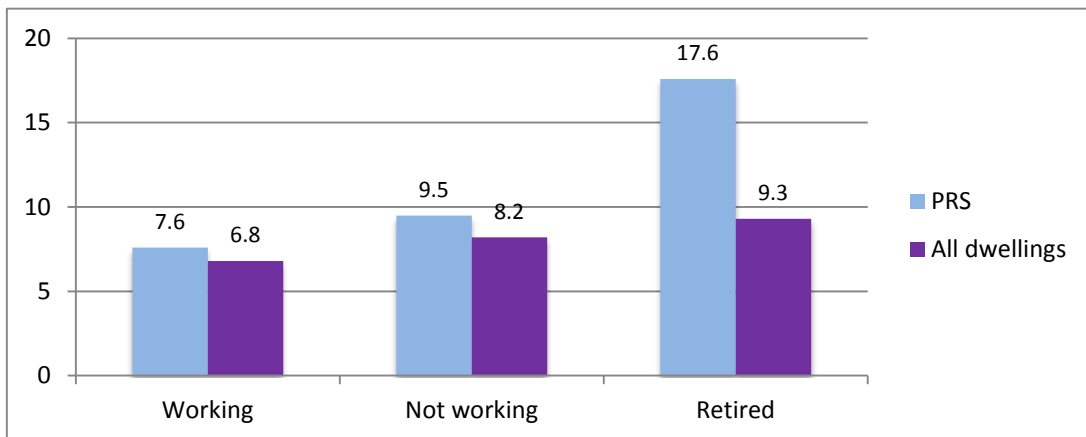


Non-Decent Homes – Employment Status⁴ / Gross Annual Income (Appendix Tables A19 & A20)

The 2011 House Condition Survey showed that retired households (18%) were much more likely to live in non-decent homes than working households (8%) or households where the HRP was unemployed.

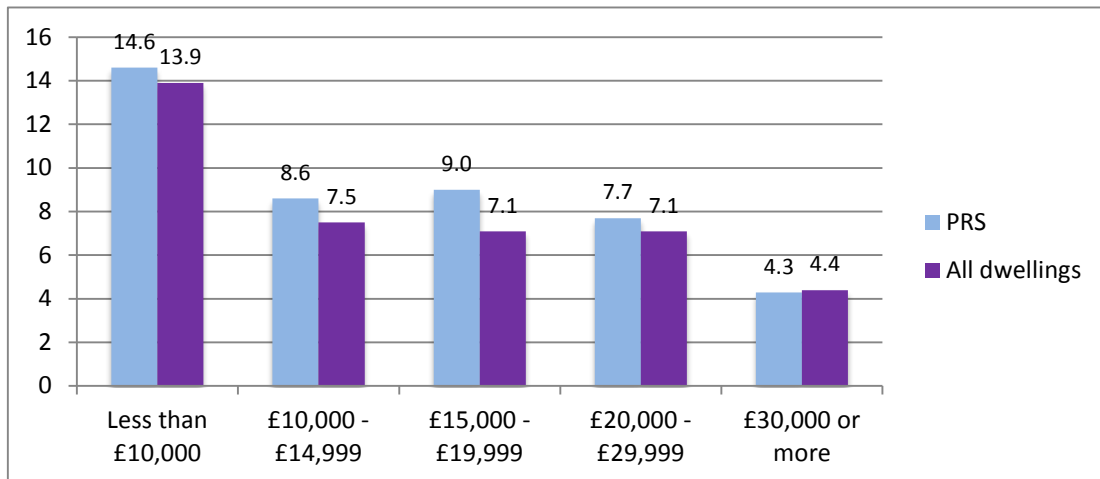
Within the stock as a whole there was a clear relationship between the annual income and the likelihood of living in a non-decent home (see Figure 16). Similarly in the private rented sector, households on lower incomes were more likely to live in non-decent homes. Fifteen per cent of households on incomes of less than £10,000 lived in non-decent homes, whereas the comparable figure for those on incomes of £30,000 or more was 4 per cent.

Figure 15: Non-Decency Rate, PRS and Total Stock by Employment States of HRP, 2011 (%)



⁴ Working: self-employed, working full-time, working part-time. Not working: not working but seeking work, not working and not seeking work, permanently sick or disabled, looking after family/home, other (including student). Retired: excludes looking after the family/home.

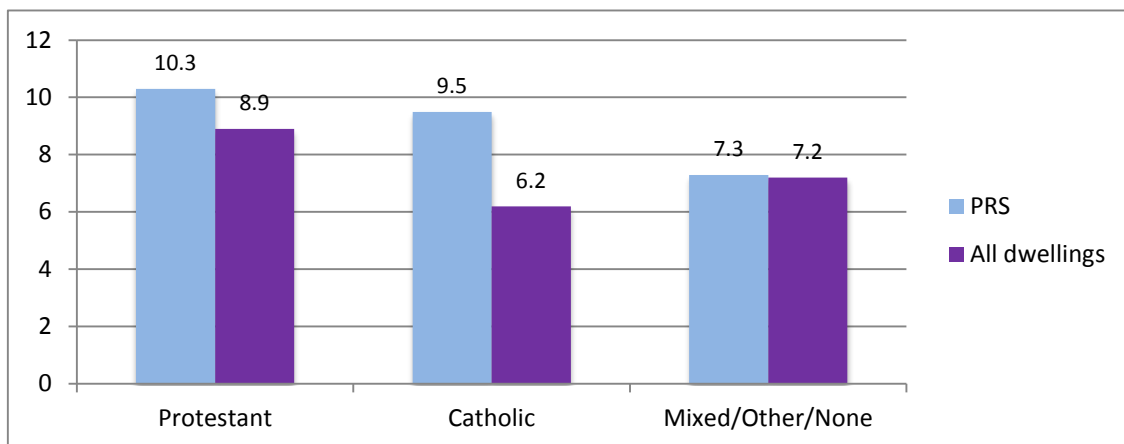
Figure 16: Non-Decency Rate, PRS and Total Stock by Annual Income, 2011 (%)



Non-Decent Homes – Household Religion (Appendix Table A21)

Unlike in the overall stock, where there was a small difference in the proportion of households living in non-decent homes by household religion (Protestant 9%, Catholics 6%), in the case of the private rented sector there was no difference (both 10%). For mixed religion households living in the private rented sector the proportion was lower (7%).

Figure 17: Non-Decency Rate, PRS and Total Stock by Religion, 2011 (%)



8.6 Fuel Poverty

A household in fuel poverty is defined as one that needs to spend more than 10 per cent of its income on fuel to achieve a satisfactory standard of warmth⁵. Fuel poverty assesses the ability to meet all domestic energy costs including space and water heating, cooking lighting and appliances. The Fuel Poverty Model (constructed by the Building Research Establishment) calculates a fuel poverty ratio for each dwelling utilising three components: energy prices, fuel consumption and income.

⁵ 21°C in the main living area and 18°C in other occupied rooms.

Fuel Poverty – Tenure (Appendix Table A22)

In 2011 42 per cent of all households in N. Ireland were in fuel poverty, compared to 34 per cent in 2006. The private rented sector in 2011 had a higher proportion of households in fuel poverty than any other tenure: 49 per cent compared to 41 per cent owner occupied and 40 per cent in social housing. In the private rented sector the proportion of households in fuel poverty increased from 44 per cent in 2006 to 49 per cent in 2011. The high proportion of households in the private rented sector in fuel poverty is a reflection of both the characteristics of the stock and the concentrations of low-income households in the sector.

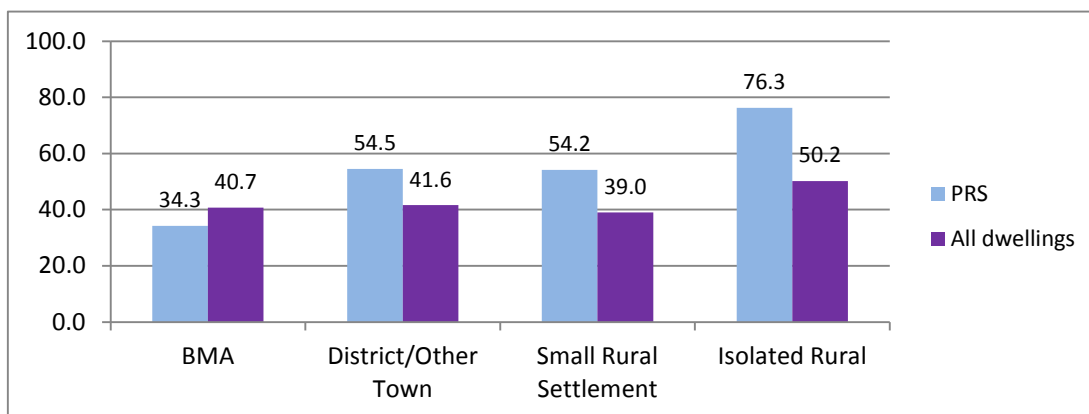
Figure 18: Proportion of Households in Fuel Poverty by Tenure, 2011 (%)



Fuel Poverty – Location (Appendix Table A23)

In 2011 71 per cent of fuel poor households in the private rented sector lived in urban areas and 29 per cent lived in rural areas. However, in proportional terms rural households in the private rented sector were more likely to experience fuel poverty (60%) than urban areas (46%). This is a much bigger than for the stock as a whole, where the comparable figures were 44 per cent and 41 per cent respectively. Households living in isolated rural areas were the most likely (76%) to be in fuel poverty, whilst households living in the Belfast Metropolitan Area were the least likely (34%) to be in fuel poverty.

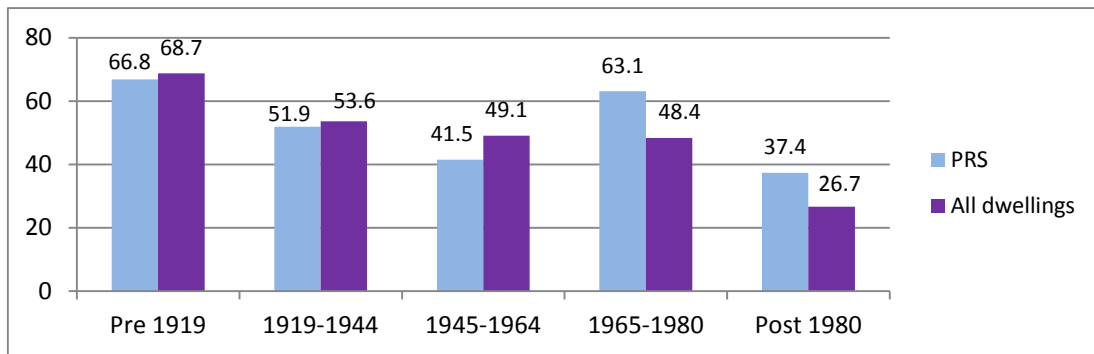
Figure 19: Proportion of Households in Fuel Poverty, Location, PRS and Total Stock, 2011 (%)



Fuel Poverty – Dwelling Age (Appendix Table A24)

There is a clear association between dwelling age and fuel poverty. In the private rented sector two-thirds (66%) of households living in dwellings built before 1919 were in fuel poverty, and more than half (52%) of households living in dwellings built between 1919 and 1944 were fuel poor, whilst only 37 per cent of households living in the newest (post 1980) dwellings were fuel poor. The same trend was apparent in the stock as a whole (see Figure 20). However, it is interesting to note that of all households in the private rented sector in fuel poverty one third (19,000) lived in dwellings built since 1980, reflecting the fact that fuel poverty is by no means only a reflection of poor housing conditions, but also of low-incomes.

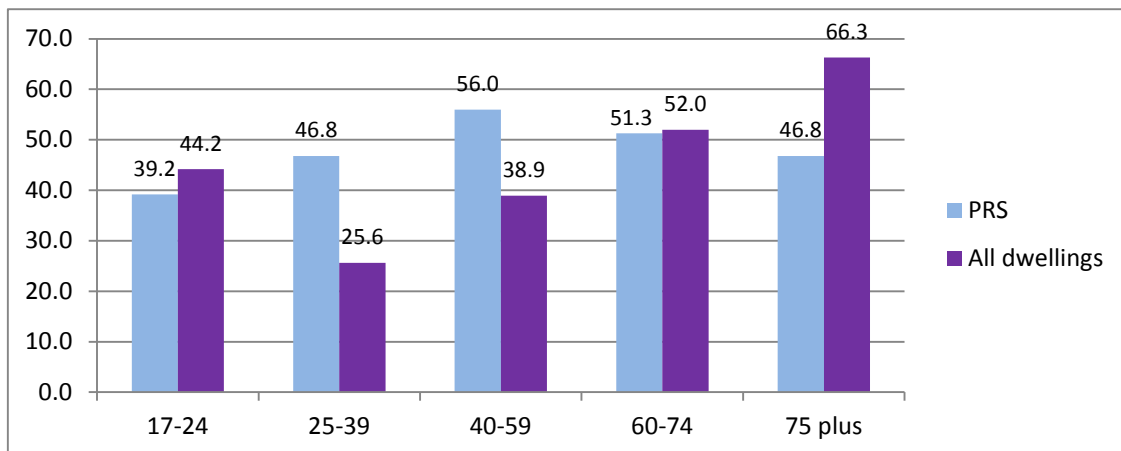
Figure 20: Proportion of Households in Fuel Poverty, Dwelling Age, PRS and Total Stock, 2011 (%)



Fuel Poverty – Age of Household Reference Person (Appendix Table A25)

In 2006 privately rented sector households headed by older people were much more likely to be in fuel poverty. Household reference persons aged 75 or more were most likely (64%) to be in fuel poverty compared to 36% of household reference persons aged between 17 and 24. However, by 2011 this pattern had changed somewhat, there was a more even distribution with the rate of fuel poverty being highest for those households where the HRP was aged 40-59 (56%). Although the lowest rate of fuel poverty was still experienced with the 17-24 age group (39%).

Figure 21: Proportion of Households in Fuel Poverty, Age of HRP, PRS and Total Stock, 2011 (%)



Fuel Poverty – Household Type / Employment Status (Appendix Tables A26 & A27)

In the private rented sector in 2011, older households were more likely to be in fuel poverty (56%) compared to family households (52%) and adult households (45%).

In 2011 employment status continued to be a significant factor in determining the rate of fuel poverty. It was highest among households where the HRP was not working (64%). Approximately half (51%) of all retired households were in fuel poverty, and less than two-fifths (39%) of working households were in fuel poverty.

Figure 22: Proportion of Households in Fuel Poverty, Household Type, PRS and Total Stock, 2011 (%)

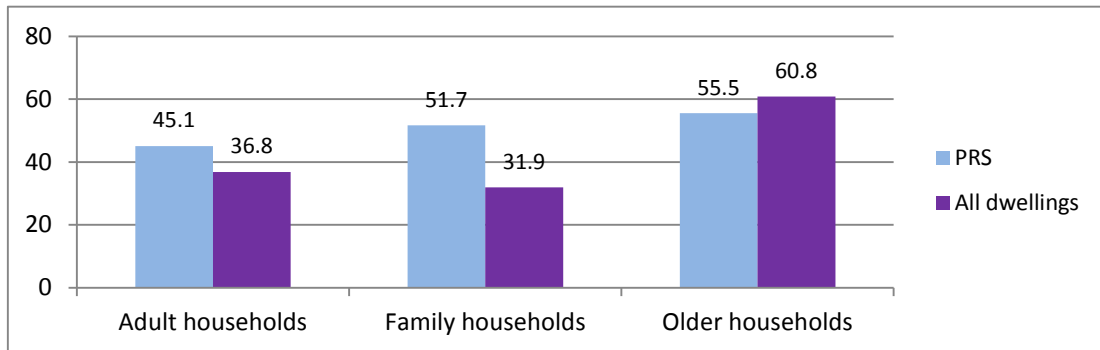
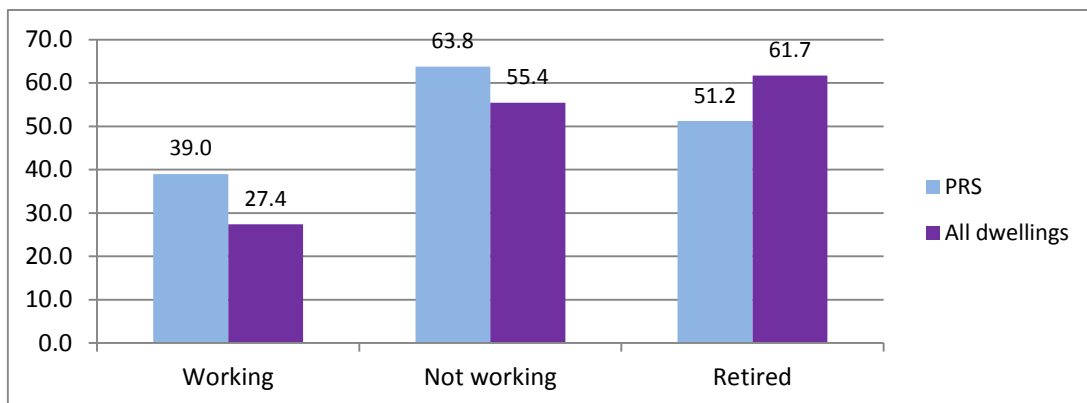


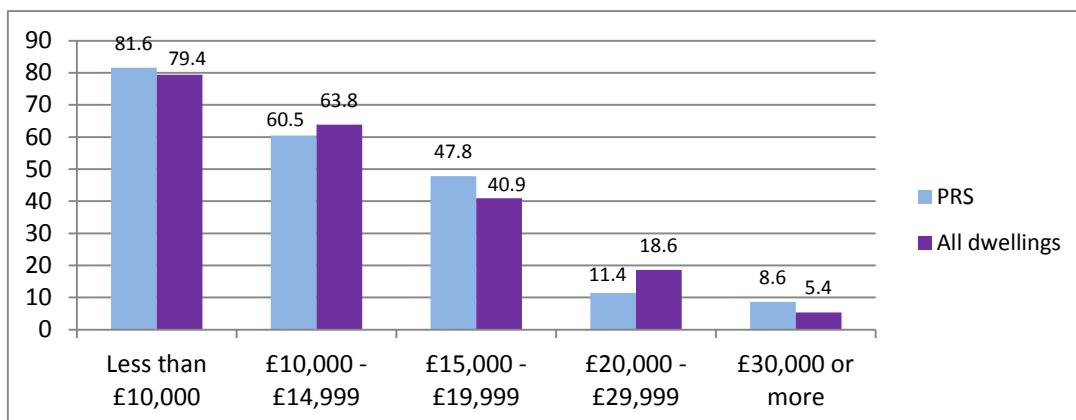
Figure 23: Proportion of Households in Fuel Poverty, Employment Status of HRP, PRS and Total Stock, 2011 (%)



Fuel Poverty – Income (Gross) (Appendix Table A28)

Low-income households were much more likely to be in fuel poverty, and as income increased the proportion of households living in fuel poverty declined. In the private rented sector in 2011 82 per cent of households with an annual income of less than £10,000 were in fuel poverty. Sixty-one per cent of households with an annual income between £10,000 and £15,000 were in fuel poverty and 48 per cent of households with an annual income between £15,000 and £19,999 were in fuel poverty. Only 11 per cent of households with an annual income of £20,000 - £29,999 were fuel poor. Figure 24 demonstrates a comparable trend within the dwelling stock as a whole.

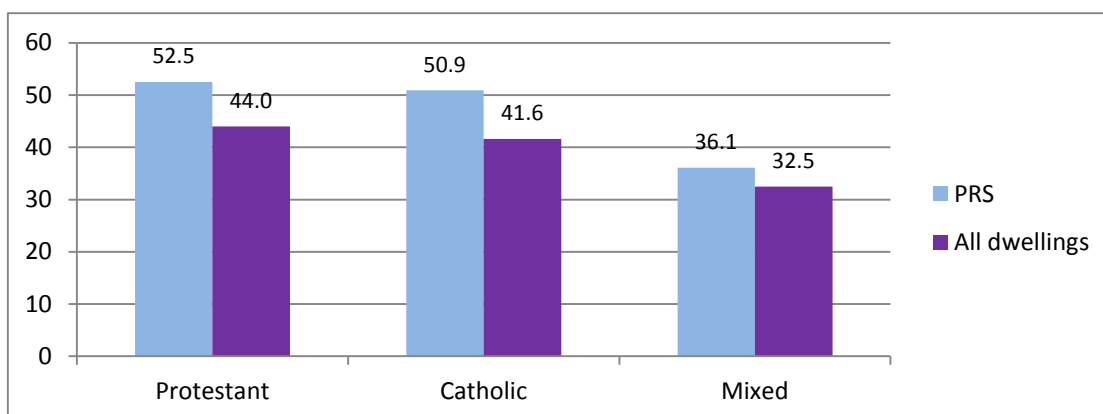
Figure 24: Proportion of Households in Fuel Poverty, Gross Annual Income, PRS and Total Stock, 2011 (%)



Fuel Poverty – Religion (Appendix Table A29)

The rate of fuel poverty was similar for the two main religious groups. In the private rented sector 53 per cent of households designated as Protestant were fuel poor and 51 per cent of households designated as Catholic were fuel poor. Within the stock as a whole, whilst the rates were lower, there were broadly similar rates for Protestant (44%) and Catholic (42%) households.

Figure 25: Proportion of Households in Fuel Poverty, Religion, PRS and Total Stock, 2011 (%)



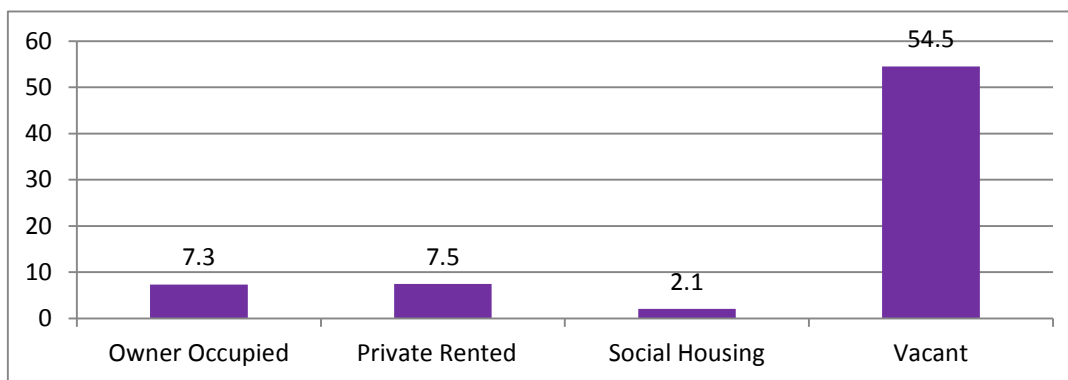
8.7 Housing Health and Safety Rating System (HHSRS)

The Housing Health and Safety Rating System is a risk based system that identifies defects in dwellings and evaluates the potential effect of any defects on the health and safety of occupants, visitors, neighbours or passers-by. The System generates a score which represents the seriousness of any hazard. Any hazards that have a score of over 1,000 are described as “Category 1” and are deemed to fail the statutory minimum standard.

HHSRS – Tenure (Appendix Table A30)

In 2011 the House Condition Survey estimated that 10 per cent of the total stock had Category 1 hazards. Vacant dwellings were the most likely (55%) to have Category 1 hazards. Similar proportions of privately rented dwellings (8%) and owner occupied dwellings (7%) had Category 1 hazards. Only 2 per cent of social housing had Category 1 Hazards.

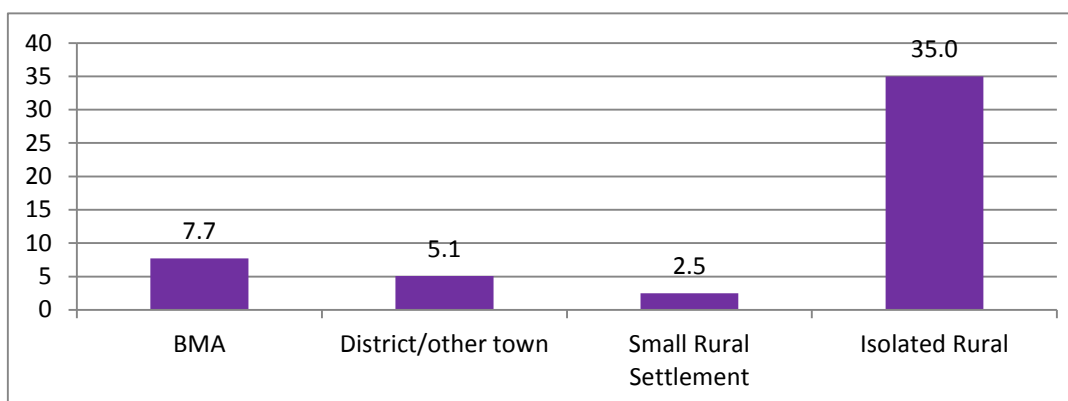
Figure 26: Category 1 Hazards by Tenure, 2011 (%)



HHSRS – Location (Appendix Table A31)⁶

In 2011 two-thirds (64%) of privately rented dwellings failing the HHSRS were located in urban areas and the remaining 36 per cent were in rural areas. However, privately rented dwellings in rural areas (11%) were more likely to fail the HHSRS than dwellings in urban areas (6%). Privately rented dwellings in isolated rural areas (35%) had the highest rate of Category 1 hazards, whilst privately rented dwellings in Small Rural Settlements (3%) were the least likely to have Category 1 hazards.

Figure 27: Category 1 Hazards, Location, PRS 2011 (%)

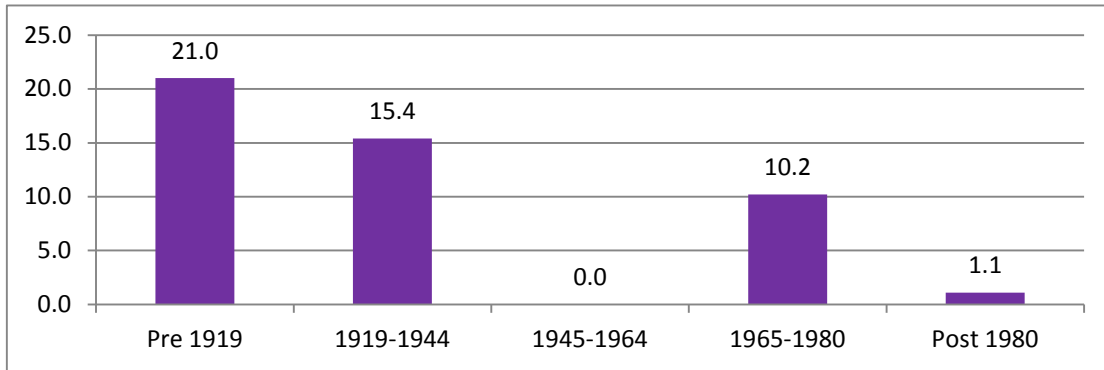


HHSRS – Dwelling Age (Appendix Table A32)

Forty-one per cent of all privately rented dwellings that failed the HHSRS were built before 1919 and a further 25 per cent were constructed between 1919 and 1944, although more than one quarter (28%) were built between 1965 and 1980. In terms of the likelihood of each age band to fail the HHSRS, dwellings constructed before 1919 were the most likely (21%) to have Category 1 hazards, although this was lower than proportion of all dwellings in the total stock built before 1919 that had Category 1 hazards (36%). Privately rented dwellings built between 1945 and 1964 and those constructed after 1980 recorded only minimal rates of failure.

⁶ The figures for the total dwelling stock differs from the main House Condition Survey figures as vacant dwellings have been excluded from this analysis to ensure comparability with the occupied private rented sector and the total occupied stock.

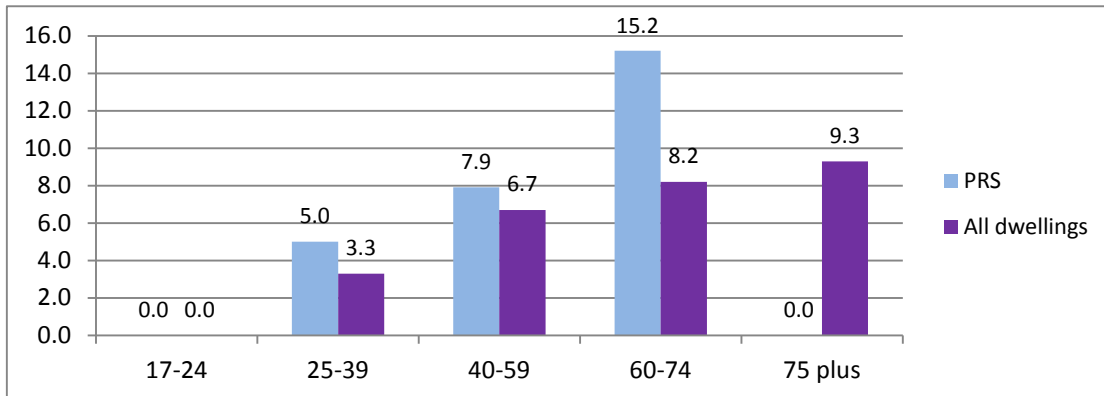
Figure 28: Category 1 Hazards, Dwelling Age, PRS, 2011 (%)



HHSRS – Age of Household Reference Person (Appendix Table A33)

As the age of the HRP increased so did the likelihood of failing the HHSRS, rising to a maximum of 15 per cent for HRPs aged 60-74 (the number of HRPs over the age of 75 in the private rented sector is small).

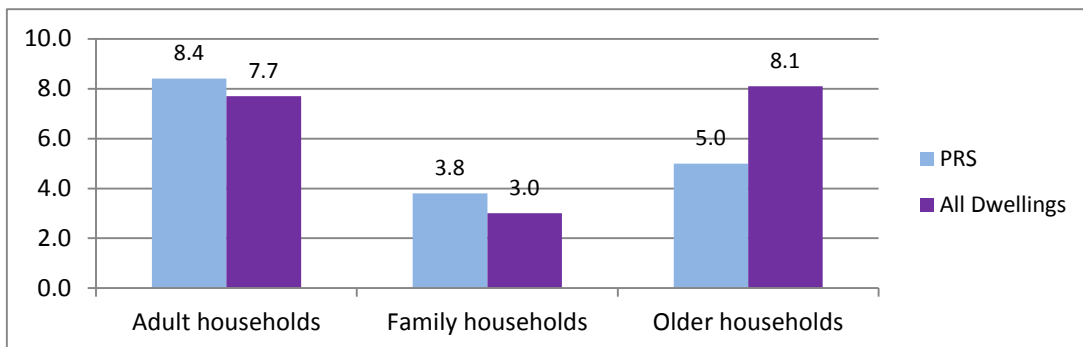
Figure 29: Category 1 Hazards, Age of HRP, PRS and Total Stock, 2011 (%)



HHSRS – Household Type (Appendix Table A34)

Overall most household types showed little variation from the overall rate of private rented dwellings failing the HHSRS (6%). However, adult households were most likely (8%) to live in dwellings which failed the HHSRS.

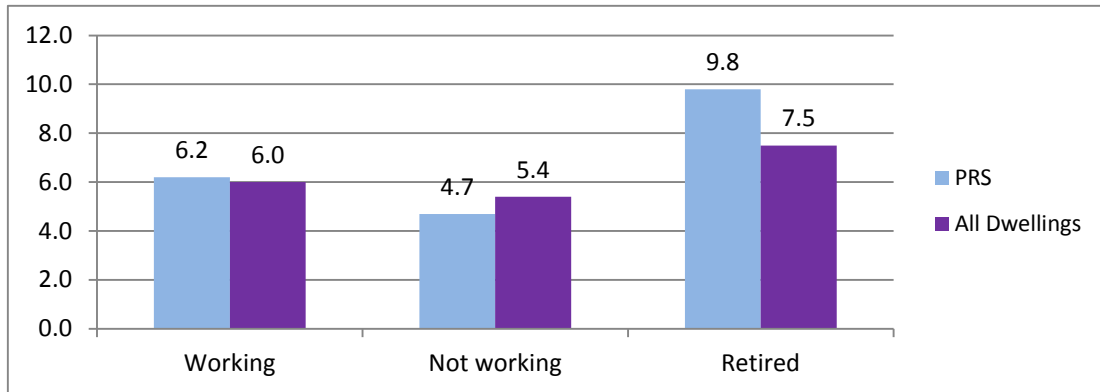
Figure 30: Category 1 Hazards, Household Type, PRS and Total Stock, 2011 (%)



HHSRS – Employment Status (Appendix Table A35)

In the case of employment status the findings mirror the age related findings for the private rented sector with the highest rate of failure for retired households (10%). Similar proportions of households headed by HRPs in work (6%) and HRPs not in work (5%) lived in dwellings that had Category 1 hazards.

Figure 31: Category 1 Hazards, Employment Status, PRS and Total Stock, 2011 (%)



HHSRS – Income (Gross) (Appendix Table A36)

Overall in the private rented sector there was little significant variation by income groups from the overall proportion (6%) of privately rented dwellings with Category 1 hazards. Households with annual incomes of less than £10,000 and between £20,000 and £30,000 were most likely (11%) to live in dwellings with Category 1 Hazards.

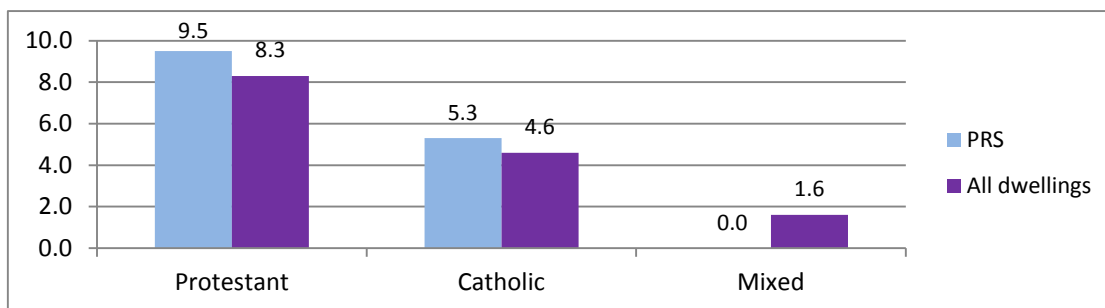
Figure 32: Category 1 Hazards, Gross Annual Income, PRS and Total Stock, 2011 (%)



HHSRS – Religion (Appendix Table A37)

A higher proportion of Protestant households (10%) than Catholic households (5%) lived in privately rented dwellings with Category 1 hazards, this mirrors the pattern in overall stock where 8 per cent of Protestant households live in dwellings with category one hazards compared with 5 per cent of Catholic households.

Figure 33: Category 1 Hazards, Household Religion, PRS and Total Stock, 2011 (%)



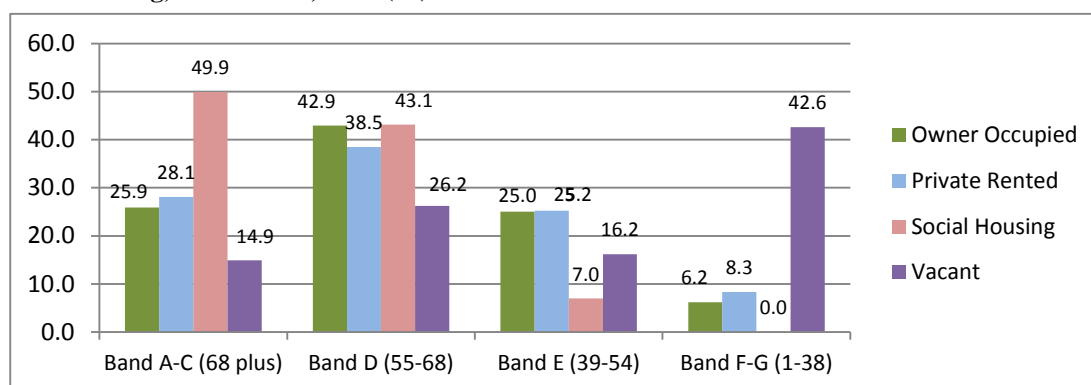
8.8 SAP Rating

The Standard Assessment Procedure (SAP) is the Government’s standard method of rating the energy efficiency of a dwelling. The SAP takes into account a range of factors that contribute to energy efficiency such as materials used for construction, the efficiency and control of heating systems and fuel used for space and water heating. The SAP rating is on a logarithmic scale and provides a comparative measure of the energy efficiency of a dwelling. The lower the score the lower the energy efficiency and the higher the score (up to a maximum of 100) the higher the energy efficiency.

SAP - Tenure (Appendix Table A38)

Thirty per cent of stock overall has a SAP rating of less than 55 i.e. bands E-G. The equivalent figure for the private rented sector was 34 per cent, and 31 per cent in owner occupation. However, 59 per cent of vacant dwellings had SAP rating of less than 55. At the other end of spectrum 29% of the stock overall had a SAP rating of 69 or more, for the private rented sector the figure was 28 % and for the owner occupied sector was 26%.

Figure 34: SAP Rating, All Tenures, 2011 (%)



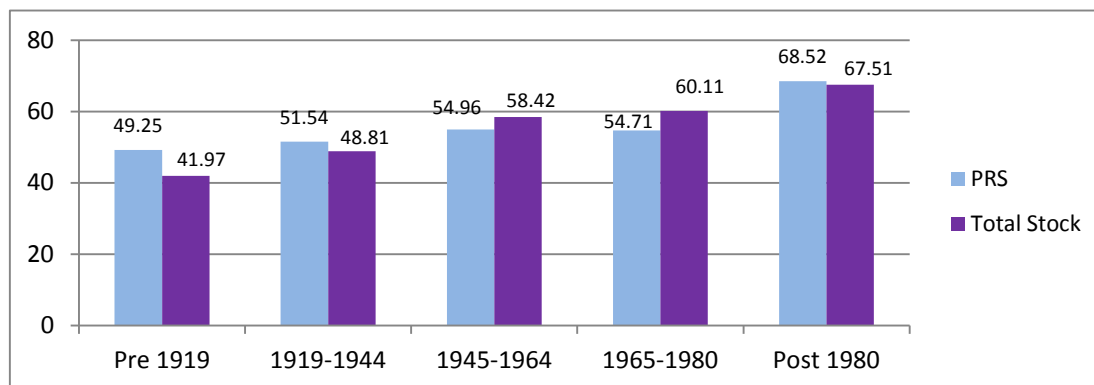
SAP - Location (Appendix Table A39)

There is little difference between the average SAP rating in urban areas (59) and rural areas (58). However, in isolated rural areas the figure falls to 49 reflecting the generally poorer quality housing in these locations.

SAP – Dwelling Age (Appendix Table A40)

There is a clear relationship between SAP rating and age of dwelling, ranging from 49 for pre 1919 dwellings to 69 for dwellings built after 1980.

Figure 35: SAP Rating, Dwelling Age, PRS and Total Stock, 2011



SAP - Age of Household Reference Person and Household Type (Appendix Tables A41 & A42)

For the occupied private rented sector the average SAP rating is 60. There is very little difference by age of HRP, ranging from 57 for 60-74 year olds to 63 for 17-24 year olds. Similarly there is almost no difference between the figures for each of the three household types and the average for the sector as a whole.

SAP - Employment Status, Income and Religion (Appendix Tables A43 – A45)

Analysis by employment status, income and religion once again shows minimal variations from the mean SAP rating for the private rented sector. The differential is largest in the case of income: 58 for those earning less than £10,000 or more than £30,000, and highest for those earning between £10,000 and £15,000 (61) and £20,000 to £29,000 (61).

9.0 Summary

The private rented sector has experienced considerable growth in recent years and in 2011 represented 17 per cent of the total occupied housing stock in Northern Ireland. If vacant properties which were privately rented when last occupied are taken into account, then the private rented sector represented almost one fifth (19%) of all dwellings in Northern Ireland. Indeed, the rate of vacancy continues to be significantly higher in the private rented sector, and in 2011 the vacancy rate was 13 per cent, compared to 7 per cent in the stock as a whole.

Three-quarters (76%) of the occupied private rented sector stock was located in urban areas in 2011, slightly higher than the proportion of the total stock located in urban areas (70%).

Almost half (44%) of households living in the private rented sector were located in five district council areas. These mainly related to student/migrant worker populations or to commuting distance to Belfast/Dublin.

The proportion of private rented dwellings built pre 1919 continued to decline (from 28% in 2006 to 15% in 2011), and conversely the proportion built after 1980 increased from 25 per cent in 2006 to 41 per cent in 2011. This reflects the substantial investment in new build properties by buy-to-let investors.

Terraced housing remains the most common dwelling type in the private rented sector (40%), although the proportion has fallen from 2006 (46%). The proportion of flats/apartments remained static between 2006 and 2011 (at around 11%), although numerically increased from 9,300 in 2006 to 14,000 in 2011.

The rate of unfitnes in the private rented sector continues to decline (from 2.7% in 2006 to 2.0% in 2011). However, this was still higher than the rate of unfitnes in the owner occupied sector (1.0%) or the social sector (0.2%). This may be a reflection of the financial difficulties some landlords are experiencing, as this can impact on their ability to carry out repairs and maintenance.

In 2011 just over half (53%) of dwellings in the private rented sector had at least one fault, a decrease from 2006 when 64 per cent had at least one fault. The significant drop in the state of disrepair reflects to a considerable degree the number of new properties entering a rapidly expanding sector during this five year period. However, repair costs in the occupied private rented sector were considerably higher than the other occupied tenures. In 2011 the average urgent repair cost in the private rented sector was £551 compared to £467 for the total occupied stock, and for basic repairs, the average cost in the private rented sector was £739 compared with £654 within the total occupied stock.

The proportion of private rented dwellings failing the decent homes standard has decreased significantly, from 27 per cent in 2006 to 10 per cent in 2011. However, this was still higher than both the owner occupied sector (8%) and the social sector (4%).

In 2011 49 per cent of households in the private rented sector were in fuel poverty, an increase from 2006 when 44 per cent of households in the sector were fuel poor. Additionally, in 2011 the private rented sector had higher rates of fuel poverty than either the owner occupied sector (41%) or the social sector (40%). This difference to a certain extent reflects the characteristics of the stock, but more importantly the concentrations of low-income households in the sector.

APPENDIX TABLES⁷⁸

Table A1: Occupied dwellings in the private rented sector (1974-2011)

Year	No.	%
1974	72,200	15.8
1979	53,100	11.3
1984	37,800	7.7
1987	26,100	5.1
1991	28,600	5.0
1996	38,000	6.3
2001	49,400	7.6
2004	62,500	9.2
2006	80,870	11.5
2011	125,400	16.5

Table A2: Urban/Rural Location (2011)

	PRS Occupied		PRS Vacant		Total PRS stock (incl vacants)	Total Vacant Stock	Total Stock
	No	%	No	%	No	No	No
BMA	42,040	15.6	2,660	20.7	44,700	12,820	268,710
	33.5		14.0		30.9	23.4	35.4
District & other towns	53,560	20.5	6,720	50.4	60,280	13,340	260,990
	42.7		35.2		41.7	24.4	34.3
Total Urban	95,600	18.0	9,380	35.9	104,980	26,160	529,700
	76.2		49.2		72.6	47.8	69.7
Small Settlement	21,680	17.8	5,390	53.2	27,070	10,130	122,030
	17.3		28.3		18.7	18.5	16.1
Isolated Rural	8,160	7.5	4,300	23.3	12,460	18,440	108,270
	6.5		22.6		8.6	33.7	14.2
Total Rural	29,840	13.0	9,690	33.9	39,530	28,570	230,300
	23.8		50.9		27.3	52.2	30.3
Total	125,440	16.5	19,070	34.8	144,510	54,730	760,000
	100.00		100.00		100.0	100	100

⁷ Numbers and percentages marked * should be viewed with caution due to small numbers.

⁸ Some totals may not add due to rounding.

Table A3: Dwelling Age PRS (2011)

	Occupied PRS		Vacant PRS		Total PRS stock (incl vacants)	Total Vacant Stock	Total Stock
	No	%	No	%	No	No	No
Pre 1919	18,320	20.9	7,060	36	25,380	19,730	87,700
	14.6		37.0			36.0	11.5
1919-1944	15,040	22.1	7,050	64	22,090	11,090	68,100
	12.0		37.0			20.3	9.0
1945-1964	15,200	11.3	1,090	21	16,300	5,160	134,000
	12.1		5.7			9.4	17.6
1965-1980	25,690	15.3	1,300	18	27,260	7,070	169,500
	20.7		6.8			12.9	22.3
Post 1980	50,920	16.9	2,570	22	53,490	11,670	300,700
	40.6		13.5			21.3	
Total	125,440	16.5	19,070	35	144,510	54,720	760,060
	100.00		100.00	100	100.00	100.00	100.00

Table A4: Dwelling Type PRS (2011)

	Occupied PRS		Vacant PRS		Total PRS (incl vacants)	Total Vacant Stock	Total Stock
	No	%	No	%	No	No	No
Bungalow	15,330	9.6	2,730	26.7	18,060	10,210	160,020
	12.2		14.3		12.5	18.7	21.1
Terraced House	49,570	23.6	6,510	55.5	56,080	11,730	209,770
	39.5		34.1		38.8	21.4	27.6
Semi-Detached House	31,340	19.0	2,450	33.5	33,790	7,320	165,220
	25.0		7.2		23.4	13.4	21.7
Detached House	15,350	9.7	1,650	9.8	17,000	16,810	158,510
	12.2		9.7		11.8	30.7	20.9
Flat/Apartment	13,840	20.8	5,730	66.1	19,570	8,660	66,480
	11.0		29.3		13.5	15.8	8.7
Total	125,440	16.5	19,070	34.8	144,510	54,730	760,000
	100.0		100.0		100	100.0	100

Table A5: Dwelling Age, All tenures (2011)

	Owner Occupied		Private Rented and Other		Social Housing		Vacant		Total	
	No	%	No	%	No	%	No	%	No	%
Pre 1919	46,750	53.3	18,320	20.9	*	3.3	19,730	22.5	87,660	100.0
	10.0		14.6		2.6		36.0		11.5	
1919-1944	39,070	57.3	15,040	22.1	*	4.3	11,090	16.3	68,130	100.0
	8.3		12.0		2.6		20.3		9.0	
1945-1964	90,830	67.8	15,210	11.3	22,760	17.0	*	3.9	133,960	100.0
	19.4		12.1		20.6		9.4		17.6	
1965-1980	89,250	52.3	25,950	15.3	47,270	27.9	*	4.2	169,550	100.0
	19.0		20.7		42.7		12.9		22.3	
Post 1980	203,170	67.6	50,920	16.9	34,940	11.6	11,670	3.9	300,700	100.0
	43.3		40.6		31.6		21.3		39.6	
Total	469,070	61.7	125,440	16.5	110,760	14.6	54,730	7.2	760,000	100.0
	100.0		100.0		100.0		100.0		100.0	

Table A6: Dwelling Age PRS (2001, 2006 and 2011)

	2001		2006		2011	
	No	%	No	%	No	%
Pre 1919	18,870	38.2	22,300	27.6	18,320	14.6
1919 - 1944	10,220	20.7	12,890	15.9	15,040	12.0
1945 - 1964	7,040	14.2	11,870	14.7	15,210	12.1
1965 - 1980	5,870	11.9	13,720	17.0	25,950	20.7
Post 1980	7,410	15.0	20,090	24.9	50,920	40.6
Total	49,410	100.0	80,870	100	125,440	100.0

Table A7: Dwelling Type, all tenures (2011)

	Owner Occupied		Private Rented and Others		Social Housing		Vacant		Total	
	No	%	No	%	No	%	No	%	No	%
Bungalow	109,540	68.5	15,330	9.6	24,940	15.6	*	6.4	160,020	100.0
	23.4		12.2		22.5		18.7		21.1	
Terraced House	105,490	50.3	49,570	23.6	42,980	20.5	11,730	5.6	209,770	100.0
	22.5		39.5		38.8		21.4		27.6	
Semi-Detached House	112,360	68.0	31,340	19.0	14,200	8.6	*	4.4	165,220	100.0
	24.0		25.0		12.8		13.4		21.7	
Detached House	126,350	79.7	15,350	9.7	*	0.0	16,810	10.6	158,510	100.0
	26.9		12.2		0.0		30.7		20.9	
Flat/Apartment	15,330	23.1	13,850	20.8	28,640	43.1	*	13.0	66,480	100.0
	3.3		11.0		25.9		15.8		8.7	
Total	469,070	61.7	125440	16.5	110,760	14.6	54,730	7.2	760,000	100.0
	100.0		100.0		100.0		100.0		100.0	

Table A8: Dwelling Type, PRS (2001, 2006 and 2011)

	2001		2006		2011	
	No	%	No	%	No	%
Bungalow	9,800	19.8	11,440	14.1	15,330	12.2
Terraced House	19,630	39.7	37,090	45.9	49,570	39.5
Semi-detached House	7,920	16.0	16,280	20.1	31,340	25.0
Detached House	5,000	10.1	6,740	8.3	15,350	12.2
Flat/apartment	7,060	15.1	9,320	11.5	13,850	11.0
Total	49,410	100.0	80,870	100.0	125,440	100.0

Table A9: Unfitness all tenures (2011)

	Unfit		Fit		Total	
	No	%	No	%	No	%
Owner Occupied	4,560	1.0	464,500	99.0	469,070	100.0
	13.0		64.1			
Private Rented	2,500	2.0	122,940	98.0	125,440	100.0
	7.1		17.0			
Social Housing	*	0.1	110,610	99.9	110,760	100.0
	0.4		15.3			
Vacant	28,020	51.2	26,700	48.8	54,730	100.0
	79.5		3.7			
Total	35,230	4.6	724,850	95.4	760,000	100.0
	100.0		100.0		100.0	

Table A10: Unfitness in the PRS (2011)

	Occupied PRS		Vacant PRS		Total PRS (incl vacants)	Total Vacant Stock	Total Stock
	No	%	No	%	No	No	No
Unfit	2,500	7.1	6,700	23.9	9,200	28,020	35,240
	2.0		35.0		6.4	51.2	4.6
Fit	122,940	16.9	12,400	46.4	135,340	26,700	724,850
	98.0		65.0		93.6	48.8	95.4
Total	125,440	16.5	19,100	34.9	144,540	54,771	760,090
	100.0		100.0		100.0	100.0	100.0

Table A11: Repair Costs, all tenures (2006 and 2011)

	2006		2011	
	Urgent	Basic	Urgent	Basic
	Mean (£)	Mean (£)	Mean (£)	Mean (£)
Owner Occupied	677	940	510	712
Private Rented	1,017	1,360	551	739
Social Housing	214	295	192	314
All Occupied	638	880	467	654
Vacant	10,565	11,304	20,190	21,052
Total	1,206	1,476	1,888	2,123

Table A12: Central heating in the private rented sector (2006 and 2011)

	2006	2011
CH Gas	9,370	21,560
	11.6	17.2
CH Oil	58,310	85,940
	72.1	68.5
CH Solid Fuel	3,090	1,200
	3.8	1.0
CH Electric	4,480	3,510
	5.5	2.8
CH Dual	4,630	11,700
	5.7	9.3
CH Other	220	480
	0.3	0.4
Yes - central heating	80,100	124,380
	99.0	99.2
No - central heating	770	1,060
	1.0	0.8
Total	80,870	125,440
	100.0	100.0

Table A13: Double Glazing Private Rented Sector (2006 and 2011)

	PRS		Total	PRS		Total
	2006		2006	2011		2011
	No	%	%	No	%	%
Full	48,410	59.9	67.5	105,460	84.1	80.5
Partial	17,870	22.1	18.5	11,870	9.5	12.1
None	14,590	18.0	14.0	8,110	6.5	7.4
Total	80,870	100.0	100.0	125,440	100.0	100.0

Table A14: Dwelling Tenure – Decent Homes, 2011

	Decent Homes		Non Decent Homes	Non Decency Rate	Total	
	No	%	No	%	No	%
Owner Occupied	430,730	91.8	38,340	8.2	469,070	100.0
	64.0		44.3		61.7	
Private Rented	112,610	89.8	12,830	10.2	125,440	100.0
	16.7		14.8		16.5	
Social Housing	106,620	96.3	*	3.7	110,760	100.0
	15.8		4.8		14.6	
Vacant	23,470	42.9	31,260	57.1	54,730	100.0
	3.5		36.1		7.2	
Total	673,430	88.6	86,570	11.4	760,000	100.0
	100.0		100.0		100.0	

Table A15: Decent Homes – Reason for Failure 2006 and 2011

	2006		2011	
	No	%	No	%
Fails Thermal Comfort	16,730.0	78.1	8,750	68.2
Fails Disrepair	5,410.0	25.2	2,640	20.6
Fails Modernisation	3,530.0	16.5	2,140	16.7
All non-decent homes	21,430.0	13.2	12,830	14.8
Non Decency Rate	26.5		10.2	

Table A16: Decent Homes – Dwelling Age, PRS and total occupied stock, 2011

	PRS				Total Stock			
	All non-decent homes		Non-decency rate	All dwellings	All non-decent homes		Non-decency rate	All dwellings
	No	%	%	No	No	%	%	No
Pre 1919	5,070	39.5	27.7	18,320	30,950	35.8	35.3	87,660
1919-1944	4,630	36.1	30.8	15,040	20,050	23.2	29.4	68,130
1945-1964	150	1.2	1.0	15,200	11,430	13.2	8.5	133,960
1965-1980	2,980	23.2	11.5	25,960	16,790	19.4	9.9	169,550
Post 1980	0	0.0	0.0	50,920	*	8.5	2.4	300,700
Total	12,830	100.0	10.2	125,440	86,570	100.0	11.4	760,000

Table A17: Non-Decent Homes – Age of Household Reference Person, 2011

	PRS				Total Stock			
	All non-decent homes		Non-decency rate	All dwellings	All non-decent homes		Non-decency rate	All dwellings
	No	%	%	No	No	%	%	No
17-24	550	4.7	3.8	14,590	*	1.0	2.2	25,350
25-39	5,130	44.1	9.6	53,430	*	16.1	5.2	169,080
40-59	2,610	22.4	7.2	36,520	17,860	33.0	6.7	268,470
60-74	2,160	18.5	16.9	12,780	16,170	29.9	10.1	159,910
75 plus	1,190	10.2	21.6	5,520	10,820	20.0	13.8	78,430
Total	11,640	100.0	9.5	122,830	54,120	100.0	7.7	701,240

Table A18: Non-Decent Homes – Household Type, 2011

	PRS				Total Stock			
	All non-decent homes		Non-decency rate	All dwellings	All non-decent homes		Non-decency rate	All dwellings
	No	%	%	No	No	%	%	No
Adult households	7,080	60.8	12.4	57,010	23,460	43.3	8.5	274,400
Households with children	2,820	24.3	5.5	50,960	9,060	16.7	4.0	228,620
Older households	1,740	14.9	11.7	14,860	21,600	39.9	10.9	198,220
Total	11,640	100.0	9.5	122,830	54,120	100.0	7.7	701,240

Table A19: Non-Decent Homes – Employment status, 2011

	PRS				Total Stock			
	All non-decent homes		Non-decency rate	All dwellings	All non-decent homes		Non-decency rate	All dwellings
	No	%	%	No	No	%	%	No
Working	5,000	43.0	7.6	65,390	25,670	47.4	6.8	378,820
Not working	4,110	35.3	9.5	43,090	10,870	20.1	8.2	132,400
Retired	2,530	21.8	17.6	14,350	17,580	32.5	9.3	190,020
Total	11,640	100.0	9.5	122,830	54,120	100.0	7.7	701,240

Table A20: Non-Decent Homes - Income, 2011

	PRS				Total Stock			
	All non-decent homes		Non-decency rate	All dwellings	All non-decent homes		Non-decency rate	All dwellings
	No	%	%	No	No	%	%	No
Less than £10,000	4,150	35.6	14.6	28,370	16,480	30.4	13.9	118,390
£10,000 - £14,999	3,280	28.2	8.6	37,980	14,940	27.6	7.5	199,520
£15,000 - £19,999	2,010	17.3	9.0	22,260	*	14.1	7.1	107,980
£20,000 - £29,999	1,650	14.2	7.7	21,490	*	14.1	7.1	106,470
£30,000 or more	550	4.7	4.3	12,730	*	13.8	4.4	168,880
Total	11,640	100.0	9.5	122,830	701,240	100.0	7.7	701,240

Table A21: Non-Decent Homes - Religion, 2011

	PRS				Total Stock			
	All non-decent homes		Non-decency rate	All dwellings	All non-decent homes		Non-decency rate	All dwellings
	No	%	%	No	No	%	%	No
Protestant	5,000	43.0	10.3	48,590	32,650	60.3	8.9	365,610
Catholic	5,160	44.3	9.5	54,000	16,650	30.8	6.2	268,460
Mixed/Other/None	1,480	12.7	7.3	20,240	*	8.9	7.2	67,170
Total	11,640	100.0	9.5	122,830	54,120	100.0	7.7	701,240

Table A22: Fuel Poverty – Tenure, 2011

	Not in Fuel Poverty		In Fuel Poverty		Total	
	No	%	No	%	No	%
Owner Occupied	277,760	59.4	190,030	40.6	467,790	100.0
	68.2		64.6		66.7	
Private Rented	62,510	50.9	60,320	49.1	122,830	100.0
	15.4		20.5		17.5	
Social Housing	66,730	60.3	43,890	39.7	110,620	100.0
	16.4		14.9		15.8	
Total	407,100	58.0	43,890	42.0	110,620	100.0
	100.0		100.0		100.0	

Table A23: Fuel Poverty – Location, 2011

	PRS				Total Stock			
	In Fuel Poverty		All dwellings		In Fuel Poverty		All dwellings	
	No	%	No	%	No	%	No	%
BMA	14,000	34.3	40,860	100.0	103,510	40.7	254,160	100.0
	23.2		33.3		35.2		36.2	
District/Other Town	28,660	54.5	52,560	100.0	102,560	41.6	246,500	100.0
	47.5		42.7		34.9		35.2	
Total Urban	42,660	45.7	93,410	100.0	206,070	41.2	500,660	100.0
	70.7		76.0		70.0		71.4	
Small Rural Settlement	11,740	54.2	21,670	100.0	43,360	39.0	111,260	100.0
	19.5		17.6		14.7		15.9	
Isolated Rural	5,910	76.3	7,750	100.0	44,810	50.2	89,320	100.0
	9.8		6.4		15.2		12.7	
Total Rural	17,650	60.0	29,420	100.0	88,170	44.0	200,580	100.0
	29.3		24.0		30.0		28.6	
Total	60,320	49.1	122,830	100.0	294,240	42.0	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A24: Fuel Poverty – Dwelling Age, 2011

	PRS				Total Stock			
	In Fuel Poverty		All dwellings		In Fuel Poverty		All dwellings	
	No	%	No	%	No	%	No	%
Pre 1919	11,970	66.8	17,900	100.0	45,900	68.7	66,790	100.0
	19.8		14.6		15.6		9.5	
1919-1944	7,460	51.9	14,360	100.0	30,220	53.6	56,360	100.0
	12.4		11.7		10.3		8.0	
1945-1964	6,310	41.5	15,200	100.0	63,240	49.1	128,800	100.0
	10.5		12.4		21.5		18.4	
1965-1980	15,640	63.1	24,770	100.0	78,050	48.4	161,140	100.0
	25.9		20.2		26.5		23.0	
Post 1980	18,940	37.4	50,600	100.0	76,830	26.7	288,150	100.0
	31.4		41.2		26.1		41.1	
Total	60,320	49.1	122,830	100.0	294,240	42.0	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A25: Fuel Poverty – Age of Household Reference Person, 2011

	PRS				Total Stock			
	In Fuel Poverty		All dwellings		In Fuel Poverty		All dwellings	
	No	%	No	%	No	%	No	%
17-24	5,720	39.2	14,590	100.0	*	44.2	25,350	100.0
	9.5		11.9		3.8		3.6	
25-39	24,990	46.8	53,430	100.0	43,320	25.6	169,080	100.0
	41.4		43.5		14.7		24.1	
40-59	20,460	56.0	36,520	100.0	104,550	38.9	268,470	100.0
	33.9		29.7		35.5		38.3	
60-74	6,560	51.3	12,780	100.0	83,190	52.0	159,910	100.0
	10.9		10.4		28.3		22.8	
75 plus	2,580	46.8	5,520	100.0	51,980	66.3	78,430	100.0
	4.3		4.5		17.7		11.2	
Total	60,320	49.1	122,830	100.0	294,240	42.0	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A26: Fuel Poverty – Household Type, 2011

	PRS				Total Stock			
	In Fuel Poverty		All dwellings		In Fuel Poverty		All dwellings	
	No	%	No	%	No	%	No	%
Adult households	25,720	45.1	57,020	100.0	100,850	36.8	274,400	100.0
	42.6		46.4		34.3		39.1	
Family households	26,350	51.7	50,960	100.0	72,900	31.9	228,620	100.0
	43.7		41.5		24.8		32.6	
Older households	8,240	55.5	14,860	100.0	120,490	60.8	198,220	100.0
	13.7		12.1		41.0		28.3	
Total	60,320	49.1	122,830	100.0	294,240	42.0	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A27: Fuel Poverty – Employment Status, 2011

	PRS				Total Stock			
	In Fuel Poverty		All dwellings		In Fuel Poverty		All dwellings	
	No	%	No	%	No	%	No	%
Working	25,480	39.0	65,390	100.0	103,640	27.4	378,820	100.0
	42.2		53.2		35.2		54.0	
Not working	27,500	63.8	43,090	100.0	73,370	55.4	132,400	100.0
	45.6		35.1		24.9		18.9	
Retired	7,340	51.2	14,350	100.0	117,230	61.7	190,020	100.0
	12.2		11.7		39.8		27.1	
Total	60,320	49.1	122,830	100.0	294,240	42.0	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A28: Fuel Poverty – Income, 2011

	PRS				Total Stock			
	In Fuel Poverty		All dwellings		In Fuel Poverty		All dwellings	
	No	%	No	%	No	%	No	%
Less than £10,000	23,150	81.6	28,380	100.0	94,020	79.4	118,390	100.0
	38.4		23.1		32.0		16.9	
£10,000 - £14,999	22,990	60.5	37,980	100.0	127,210	63.8	199,520	100.0
	38.1		30.9		43.2		28.5	
£15,000 - £19,999	10,630	47.8	22,260	100.0	44,210	40.9	107,980	100.0
	17.6		18.1		15.0		15.4	
£20,000 - £29,999	2,450	11.4	21,490	100.0	19,770	18.6	106,470	100.0
	4.1		17.5		6.7		15.2	
£30,000 or more	1,100	8.6	12,730	100.0	9,030	5.4	168,880	100.0
	1.8		10.4		3.1		24.1	
Total	60,320	49.1	122,830	100.0	294,240	42.0	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A29: Fuel Poverty – Religion, 2011

	PRS				Total Stock			
	In Fuel Poverty		All dwellings		In Fuel Poverty		All dwellings	
	No	%	No	%	No	%	No	%
Protestant	25,510	52.5	48,590	100.0	160,720	44.0	365,610	100.0
	42.3		39.6		54.6		52.1	
Catholic	27,500	50.9	54,010	100.0	111,660	41.6	268,460	100.0
	45.6		44.0		37.9		38.3	
Mixed Religion	7,300	36.1	20,240	100.0	21,860	32.5	67,170	100.0
	12.1		16.5		7.4		9.6	
Total	60,320	49.1	122,830	100.0	294,240	42.0	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A30: HHSRS – Tenure, 2011

	No Hazards		Category 1 Hazard		Total	
	No	%	No	%	No	%
Owner Occupied	434,820	92.7	34,250	7.3	469,070	100.0
	63.6		45.2		61.7	
Private Rented	116,090	92.5	9,350	7.5	125,440	100.0
	17.0		12.3		16.5	
Social Housing	108,380	97.9	*	2.1	110,760	100.0
	15.8		3.1		14.6	
Vacant	24,890	45.5	29,840	54.5	54,730	100.0
	3.6		39.4		7.2	
Total	684,180	90.0	75,820	10.0	760,000	100.0
	100.0		100.0		100.0	

Table A31: HHSRS – Location, 2011

	PRS				Total Stock			
	Category 1 Hazards		All dwellings		Category 1 Hazards		All dwellings	
	No	%	No	%	No	%	No	%
BMA	3,220	7.7	42,040	100.0	20,080	7.5	268,710	100.0
	34.5				26.5		35.4	
District/Other Town	2,730	5.1	53,560	100.0	15,210	5.8	260,990	100.0
	29.2				20.1		34.3	
Total Urban	5,950	6.2	95,600	100.0	35,290	6.7	529,700	100.0
	63.7				46.5		69.7	
Small Rural Settlement	540	2.5	21,680	100.0	10,930	9.0	122,030	100.0
	5.8				14.4		16.1	
Isolated Rural	2,860	35.0	8,160	100.0	29,600	27.3	108,270	100.0
	30.6				39.1		14.2	
Total Rural	3,400	11.4	29,840	100.0	40,530	17.6	230,300	100.0
	36.3				53.5		30.3	
Total	9,350	7.5	124,440	100.0	75,820	10.0	760,000	100.0
	100.0		100.0		100.0		100.0	

Table A32: HHSRS – Dwelling Age, 2011

	PRS				Total Stock			
	Category 1 Hazards		All dwellings		Category 1 Hazards		All dwellings	
	No	%	No	%	No	%	No	%
Pre 1919	3,850	21.0	18,320	100.0	31,710	36.2	87,660	100.0
	41.2		14.6		41.8		11.5	
1919-1944	2,310	15.4	15,040	100.0	18,560	27.2	68,130	100.0
	24.7		12.0		24.5		9.0	
1945-1964	0	0.0	15,200	100.0	*	4.7	133,960	100.0
	0.0		12.1		8.3		17.6	
1965-1980	2,650	10.2	25,960	100.0	12,750	7.5	169,550	100.0
	28.3		20.7		16.8		22.3	
Post 1980	540	1.1	50,920	100.0	*	2.2	300,700	100.0
	5.8		40.6		8.6		39.6	
Total	9,350	7.5	125,440	100.0	75,820	10.0	760,000	100.0
	100.0		100.0		100.0		100.0	

Table A33: HHSRS – Head of Household Reference Person, 2011

	PRS				Total Stock			
	Category 1 Hazards		All dwellings		Category 1 Hazards		All dwellings	
	No	%	No	%	No	%	No	%
17-24	0	0.0	14,590	100.0	*	0.0	25,350	100.0
	0.0		11.9		0.0			
25-39	2,670	5.0	53,430	100.0	*	3.3	169,080	100.0
	35.7		43.5		12.7			
40-59	2,870	7.9	36,520	100.0	17,970	6.7	268,470	100.0
	38.3		29.7		40.8			
60-74	1,950	15.2	12,780	100.0	13,130	8.2	159,910	100.0
	26.0		10.4		29.8			
75 plus	0	0.0	5,520	100.0	*	9.3	78,430	100.0
	0.0		4.5		16.7			
Total	7,490	6.1	122,830	100.0	44,020	6.3	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A34: HHSRS – Household Type, 2011

	PRS				Total Stock			
	Category 1 Hazards		All dwellings		Category 1 Hazards		All dwellings	
	No	%	No	%	No	%	No	%
Adult households	4,800	8.4	57,020	100.0	21,250	7.7	274,400	100.0
	64.1		46.4		48.3		39.1	
Family households	1,940	3.8	50,960	100.0	*	3.0	228,620	100.0
	25.9		41.5		15.4		32.6	
Older households	750	5.0	14,860	100.0	15,990	8.1	198,220	100.0
	10.0		12.1		36.3		28.3	
Total	7,490	6.1	122,830	100.0	44,040	6.3	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A35: HHSRS – Employment Status, 2011

	PRS				Total Stock			
	Category 1 Hazards		All dwellings		Category 1 Hazards		All dwellings	
	No	%	No	%	No	%	No	%
Working	4,050	6.2	65,390	100.0	22,550	6.0	378,820	100.0
	54.2		53.2		51.2		54.0	
Not working	2,030	4.7	43,090	100.0	*	5.4	132,400	100.0
	27.1		35.1		16.4		18.9	
Retired	1,410	9.8	14,350	100.0	14,260	7.5	190,020	100.0
	18.8		11.7		32.4		27.1	
Total	7,490	6.1	122,830	100.0	44,020	6.3	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A36: HHSRS – Income, 2011

	PRS				Total Stock			
	Category 1 Hazards		All dwellings		Category 1 Hazards		All dwellings	
	No	%	No	%	No	%	No	%
Less than £10,000	3,100	10.9	28,380	100.0	10,390	8.8	118,390	100.0
	41.3		23.1		23.6		16.9	
£10,000 - £14,999	540	1.4	37,980	100.0	13,710	6.9	199,520	100.0
	7.2		30.9		31.1		28.5	
£15,000 - £19,999	1,540	6.9	22,260	100.0	*	4.4	107,980	100.0
	20.6		18.1		10.9		15.4	
£20,000 - £29,999	2,310	10.8	21,490	100.0	*	6.2	106,470	100.0
	30.9		17.5		15.1		15.2	
£30,000 or more	0	0.0	12,730	100.0	*	5.0	168,880	100.0
	0.0		10.4		19.3		24.1	
Total	7,490	6.1	122,830	100.0	44,020	100.0	701,240	100.0
	100.0		100.0		100.0		100.0	

Table A37: HHSRS – Religion, 2011

	PRS				Total Stock			
	Category 1 Hazards		All dwellings		Category 1 Hazards		All dwellings	
	No	%	No	%	No	%	No	%
Protestant	4,600	9.5	48,590	100.0	30,480	8.3	365,610	100.0
	61.4		39.6		69.3			
Catholic	2,890	5.3	54,010	100.0	12,480	4.6	268,460	100.0
	38.6		44.0		28.3			
Mixed Religion	0	0.0	20,240	100.0	*	1.6	67,170	100.0
	0.0		16.5		2.4			
Total	7,490	6.1	122,830	100.0	44,020	6.3	702,240	100.0
	100.0		100.0		100.0		100.0	

Table A38: SAP – Tenure, 2011

	Band A-C (68 plus)		Band D (55-68)		Band E (39-54)		Band F-G (1-38)		Total		Mean SAP09
	No	%	No	%	No	%	No	%	No	%	
Owner Occupied	121,680	25.9	201,240	42.9	117,070	25.0	29,080	6.2	469,070	100.0	59.93
	55.2		64.6		70.8		46.3		61.7		
Private Rented	35,230	28.1	48,310	38.5	31,550	25.2	10,350	8.3	125,440	100.0	59.17
	16.0		15.5		19.1		16.5		16.5		
Social Housing	55,220	49.9	47,780	43.1	*	7.0	0	0.0	110,760	100.0	67.79
	25.1		15.3		4.7		0.0		14.6		
Vacant	*	14.9	14,360	26.2	*	16.2	23,320	42.6	54,730	100.0	41.66
	3.7		4.6		5.4		37.2		7.2		
Total	220,290	29.0	311,690	41.0	165,270	21.7	62,750	8.3	760,000	100.0	59.63
	100.0		100.0		100.0		100.0		100.0		

Table A39: SAP – Location, 2011

	Mean SAP09	
	PRS	Total Stock
BMA	59.59	61.24
District/Other Town	59.40	62.04
Total Urban	59.48	61.64
Small Rural Settlement	61.62	60.61
Isolated Rural	49.03	48.72
Total Rural	58.18	55.02
Total	59.17	59.63

Table A40: SAP – Age of Dwelling, 2011

	Mean SAP09	
	PRS	Total Stock
Pre 1919	49.25	41.97
1919-1944	51.54	48.81
1945-1964	54.96	58.42
1965-1980	54.71	60.11
Post 1980	68.52	67.51
Total	59.17	59.63

Table A41: SAP – Age of Household Reference Person, 2011

	Mean SAP09	
	PRS	Total Stock
17-24	62.70	65.01
25-39	58.94	64.89
40-59	60.25	60.90
60-74	57.43	58.37
75 plus	59.21	58.06
Total	59.63	61.12

Table A42: SAP – Household Type, 2011

	Mean SAP09	
	PRS	Total Stock
Adult households	59.57	60.70
Family households	59.48	63.85
Older households	60.36	58.54
Total	59.63	61.12

Table A43: SAP – Employment status, 2011

	Mean SAP09	
	PRS	Total Stock
Working	59.52	61.56
Not working	60.27	62.88
Retired	58.21	59.00
Total	59.63	61.12

Table A44: SAP – Income, 2011

	Mean SAP09	
	PRS	Total Stock
Less than £10,000	58.05	59.18
£10,000 - £14,999	61.42	61.24
£15,000 - £19,999	58.69	60.39
£20,000 - £29,999	60.50	60.10
£30,000 or more	57.99	63.43
Total	59.63	61.12

Table A45: SAP – Religion, 2011

	Mean SAP09	
	PRS	Total Stock
Protestant	58.62	60.15
Catholic	59.24	61.85
Mixed Religion	63.07	63.45
Total	59.63	61.12