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- Appendix A - Private Sector House Condition Technical Survey Form**
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REVISION HISTORY

Revision	Amendments	Issued to	Date of Issue
00		Mr Jim Davis, Housing Renewal Manager	23-04-09

QUALITY ASSURANCE

This report describes work commissioned by Tameside Metropolitan Borough Council under their order dated 06-02-08. The Client's representative for the work was Jim Davis.

The report

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Date : 23 April 2009

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EXECUTIVE SUMMARY

The 2008 Tameside Metropolitan Borough Council (TMBC) Private Sector House Condition Survey was conducted in order to produce a comprehensive review of the current condition of housing stock in the private sector. This Report presents the findings of the survey.

The survey incorporated a socio-economic component the results of which have been cross-referred to the technical components of the survey.

The data collected from the 2008 House Condition Survey will be used to:-

- Assess performance of the private sector against the relevant National Indicators contained within the Local Area Agreement 2007.
- Assist with strategic investment plans.
- Facilitate the effective allocation of available resources to area-based initiatives.
- Understand both householder and borough council priorities for owner occupied and privately rented properties including RSL accommodation.
- Inform the development of flexible packages of assistance for homeowners which accurately reflect their needs and ability to contribute towards the repair and maintenance of their property.

The Report comprises a description of the methods and processes employed to meet TMBC's key objectives of:-

- Selecting a survey sample frame that is representative of properties both across the city as a whole and within housing areas.
- Assessing the make up of properties within the private housing sector in terms of age, type and tenure.
- Identifying properties failing the current Decent Homes Standard, specifically those with vulnerable occupants.
- Identifying internal and external repair costs according to property age, type and tenure.
- Identifying particular problems related to poor or unsatisfactory housing conditions in terms of property age, type, tenure and location.
- Assessing the thermal efficiency of properties in terms of the Standard Assessment Procedure (SAP) rating system.
- Indicating correlations between household characteristics and property condition.

The headline findings of the Report are as follows:-

Sample Selection

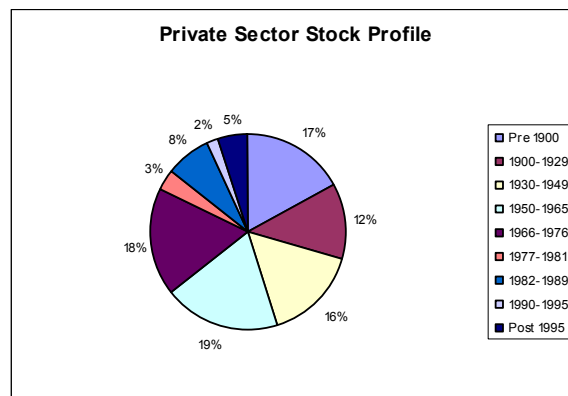
1169Nr properties were surveyed, which is equivalent to 1.56% of private sector housing in the Borough, the surveys being deliberately weighted towards areas of particular interest.

It should be noted that survey data has been extrapolated to 8 decimal places and some result tables may differ by 10 Nr properties (0.002%).

Property Profile

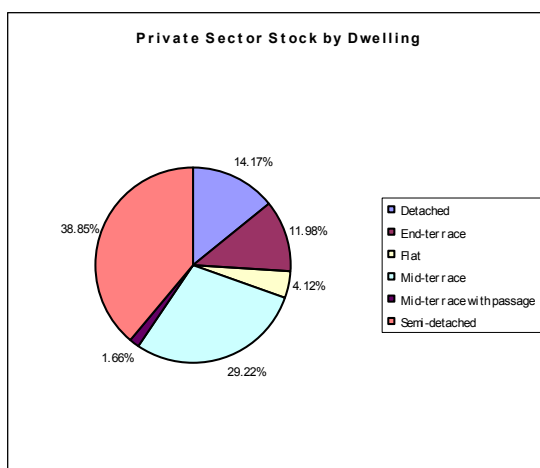
Based upon the extrapolated survey data the following tables illustrate the make up of the private sector housing stock

AGE OF PROPERTY (Level O)	Nr Properties	Percentage Stock
Pre 1900	12,948	17.27%
1900-1929	9,206	12.28%
1930-1949	11,630	15.51%
1950-1965	14,284	19.05%
1966-1976	13,494	18.00%
1977-1981	2,558	3.41%
1982-1989	5,633	7.51%
1990-1995	1,491	1.99%
Post 1995	3,723	4.97%
Total	74967	100.00%



From the table above it can be seen that there is a fairly even distribution of 12 – 18% of the properties across the age bands pre 1900 to 1976 with only 18% of the properties being built post 1976.

BUILT FORM (Level O)	Nr Properties	Percentage Stock
Detached	10,621	14.17%
End-terrace	8,978	11.98%
Flat	3,086	4.12%
Mid-terrace	21,900	29.22%
Mid-terrace with passage	1,247	1.66%
Semi-detached	29,124	38.85%
Total	74,956	100.00%



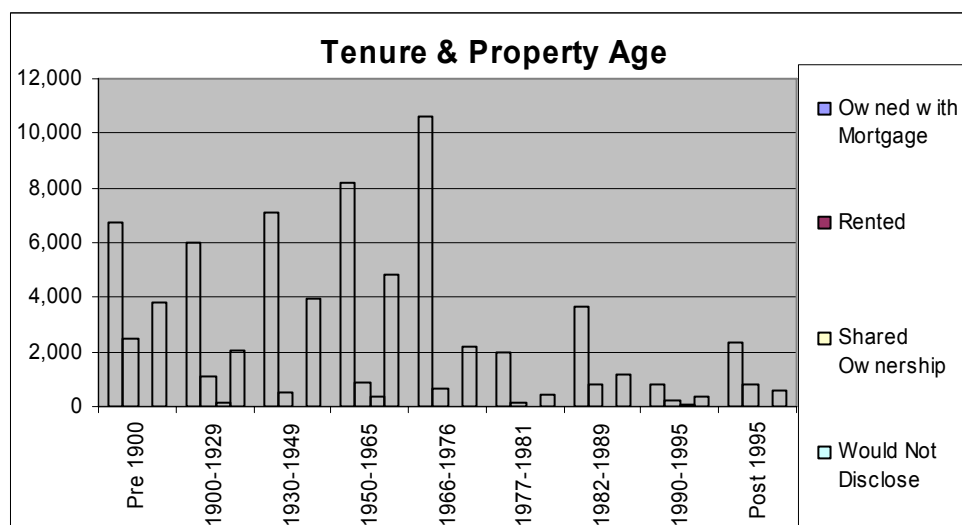
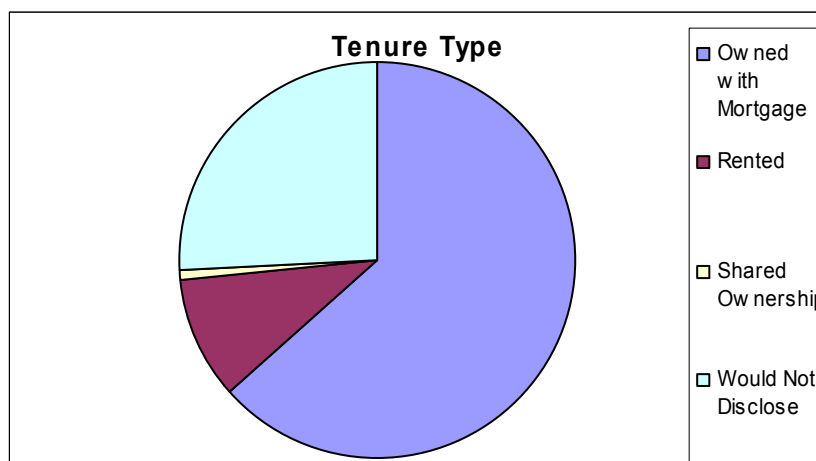
From the above table it can be seen that 43% of the private sector properties are terraced, 39% are semi detached, 14% are detached and 4% are flatted.

The following table illustrates property tenure by property age. It can be seen that the majority of rented properties are older than 1930 and the majority of owned properties were built between 1930 and 1976.

Tenure of Household	Pre 1900	1900-1929	1930-1949	1950-1965	1966-1976	1977-1981	1982-1989	1990-1995	Post 1995	Grand Total	%
Owned with Mortgage	6,704	5,964	7,126	8,171	10,643	1,985	3,637	816	2,341	47,388	63.2%
Rented	2,473	1,069	504	898	673	144	827	229	779	7,595	10.1%
Shared Ownership		144	15	397				101		657	0.9%
Would Not Disclose	3,771	2,029	3,986	4,818	2,178	429	1,159	346	603	19,318	25.8%
Grand Total	12,948	9,206	11,630	14,284	13,494	2,558	5,623	1,491	3,723	74,959	100.0%

The following table presents the survey findings after discounting non-disclosure of tenure.

Tenure of Household	Pre 1900	1900-1929	1930-1949	1950-1965	1966-1976	1977-1981	1982-1989	1990-1995	Post 1995	Grand Total	%
Owned with Mortgage	6,704	5,964	7,126	8,171	10,643	1,985	3,637	816	2,341	47,388	85.2%
Rented	2,473	1,069	504	898	673	144	827	229	779	7,595	13.7%
Shared Ownership		144	15	397				101		657	1.2%
Grand Total	9,178	7,177	7,645	9,467	11,317	2,129	4,463	1,146	3,120	55,640	100.0%



Decent Homes & Vulnerability

Based upon the extrapolated survey data **32.4%** of properties in the private sector failed the Decent Homes Standard, equivalent to 24,285Nr properties.

Vulnerable households have been identified as those receiving one or more means tested benefit of which there are 19,817Nr, some **26.4%** of the stock.

There are 8,884Nr vulnerable households living in non decent accommodation some **44.8%** of all vulnerable households. The previous PSA 7 target for private sector housing was to increase the proportion of vulnerable households living in decent housing to 70% by 2010 and based upon this survey a reduction in excess of **14%** in vulnerable households living in non decent accommodation is required.

Across the private sector of cost of Decent Homes repairs amount to **£135,836,258** an average of £5,593 per failed property.

Fuel Poverty

Fuel poverty is defined as households where heating bills exceed 10% of income. Fuel bills have been ascertained through questions made of occupants. The energy data provided as part of the survey can be used to assess the likely fuel bills based upon the type of heating installation in a property.

Based upon reported fuel bills 1,304Nr households in the borough are considered to be in fuel poverty, some **1.73%**.

Of these **788Nr** are living in properties considered to be non decent, **60.4%** of fuel impoverished households.

Thermal Efficiency

The average SAP rating across the private sector housing stock is **62.5**. The average total heating cost is assessed at **£586.95** per property.

Social Survey

As part of the Decent Homes Survey a Social Survey was carried out. This resulted in 1,169 surveys being complemented by a social survey. The social questionnaire was designed to establish the profile of the households and to attempt to ascertain their views on repairs, maintenance and environmental issues.

63.2% of occupants surveyed confirmed that they owned their own property whilst **10.1%** confirmed they rented from a private landlord.

The highest levels of home ownership arise in Audenshaw. Hyde Godley, Longdendale, Stalybridge South, Dukinfield, Stalybridge, Droylsden (East & West), Ashton Hurst, Ashton Waterloo, & Mossley.

The lowest levels of home ownership arise in Denton West & North East, Audenshaw, St. Peters, Hyde Werneth and Hyde Newton.

The highest levels of rented accommodation arise in Stalybridge North, Aston St Peters and Audenshaw.

Across the borough **76.7%** of households are White/English with Asian/Indian and Asian/Pakistani being the next most represented at **4.99%** each.

The majority of Asian, both Indian and Pakistani, households own their property (**77.4%** & **68.3%** respectively). **64.7%** of White/English households own their own property.

The boroughs with the highest representation of White households are Ashton Hurst/Ashton Waterloo, Mossley, Droylsden East and West.

The highest concentration of Asian Indians arises in Ashton Hurst/Ashton Waterloo whilst the highest concentration of Asian Pakistanis also arises at Ashton Waterloo and also Ashton St Peters/Audenshaw.

12,111 households across the Borough were found to have some kind of disability, some **16.2%**. Of these 3,980 households occupy properties which fail the Decent Homes Standard, some 32.9% of all disabled households. The highest proportions of disability occur in Ashton Waterloo, Ashton Hurst, Mossley, Duckinfield, Stalybridge and Droylsden.

The majority of respondents to the socio economic questionnaire have net household income of between £1,251 - £2,500 per month (**23.6%**) with **19.2%** having a net monthly household income of between £751 & £1,250. **15.9%** of households responding to the socio economic questionnaire have a net monthly household income of less than £750, whilst **27.2%** of householders owning their own property have a net household monthly income of between £1,251 & £2,500. Only **9%** of respondents have a net household monthly income in excess of £2,500. The greater proportion of rental households, **35.4%**, have a net household monthly income of less than £750 with only **21.3%** disclosing a monthly income in excess of £1,251.

26.9% of households do not have savings whilst only **12.2%** have savings in excess of £5,000.

1 SURVEY METHODOLOGY

1.1 Introduction

Michael Dyson Associates Limited (MDA) were appointed to carry out the Private Sector Stock Survey by Tameside Metropolitan Borough Council (TMBC) following a competitive tender. The aims and objectives of the survey were outlined in the Tender Brief to which MDA responded with a Method Statement.

Following confirmation of appointment TMBC and MDA met to consolidate the scope of the surveying service. This included agreeing the sample frame, survey form and reporting format.

1.2 The Sample

A 4-stage stratification exercise based upon Super Output Areas (SOA) determined that 1,500 surveys were likely to be required in order to achieve statistical reliability to +/-4% to a 95% confidence limit. To mitigate access problems the sample size was increased (over sampling) to 3,000. In the event 1,169 were achieved or 1.56% of total stock which maintains the level of statistical accuracy. The sampling strategy facilitated the weighting of results to give boroughwide results.

The 4-stage sampling table, together with the post-survey statistical checks can be found at Appendix D.

Survey results are generally provided on a borough-wide basis: however some sections of the report present data broken into SOAs. It should be noted that information at this level is less statistically reliable than at borough level and is intended to indicate orders of magnitude only.

1.3 Survey Form

The technical survey form was developed by MDA in collaboration with TMBC and comprises:-

- Assessment against the Decent Homes Standard.
- Assessment of necessary repairs to external and internal components.
- Standard Assessment Procedure (SAP) rating.

A social questionnaire was also developed comprising:-

- Composition of the household.
- The nature of tenure/occupation.
- The employment and financial circumstances of the head of the household.
- Financial dependencies/benefits.
- Physical dependencies/disability issues.

These lines of enquiry facilitate the assessment of:-

- Levels of disposable income.

- Propensity and ability to contribute to the upkeep of the property.
- Vulnerability in terms of income, reliance upon benefits, physical or other disability, fuel poverty.

A copy of the survey forms can be found at Appendix B.

1.4 Fieldwork

Eight experienced surveyors were engaged for the duration of the project. The surveyors were trained in advance in carrying out HHSRS assessments and also attended a surveyor-benchmarking day facilitated by TMBC.

MDA's fieldwork manager carried out quality control checks of 5% surveys by randomly visiting properties after they had been surveyed; and MDA's IT Manager ran electronic data testing procedures across all data on a regular basis.

1.5 Programme

The surveyor-benchmarking day took place on 9 June 2008 and fieldwork commenced the day after. Letters were posted to households selected for survey explaining the purpose of the survey and providing contact details for the arranging of appointments in advance of the fieldwork.

All surveyors carried ID cards and official bearer letters in order that they could formally identify themselves to householders.

Fieldwork was completed 29 August 2008, which allowed the desktop validation to commence at which point it was noted insufficient surveys had been carried out to allow statistical accuracy to the desired degree. A further 2 weeks' surveys were carried out in November 2008, finally arriving at 1,169 Nr surveys, which was deemed a statistically reliable sample.

1.6 Costs

A Schedule of Rates was agreed with TBC and applied, where appropriate, to failures against Parts B, C and D of the Decent Homes Standard and spot repairs. Due to the wide variety of reasons for failures against Part A of the Decent Homes Standards (HHSRS), cost rates were not applied.

This has allowed the generation of indicative repair costs for each property surveyed and a means of grossing up costs by property attributes such as age, type, tenure and location.

1.7 Tables

Some of the tables produced from the survey data are quite complex. The main areas of interest are represented within this Report and additional, complementary tables are included at Appendix C.

2 PROFILE OF THE HOUSING STOCK

2.1 Generally

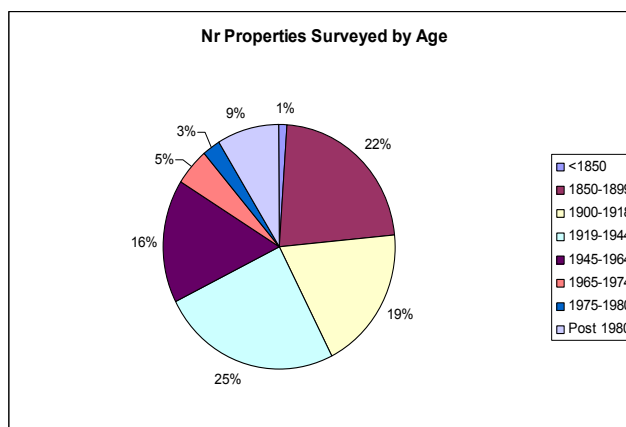
The results of the survey were weighted in accordance with the sampling strategy and extrapolated within tiers of properties. Results were also extrapolated on an average basis across Super Output Areas (SOA).

Results were therefore derived across the borough and within SOAs.

The following tables describe the profile of the housing stock by age of property, the properties built form and tenure type.

2.2 Age

AGE OF PROPERTY	Nr Properties	Percentage Stock
Pre 1900	12,948	17.27%
1900-1929	9,206	12.28%
1930-1949	11,630	15.51%
1950-1965	14,284	19.05%
1966-1976	13,494	18.00%
1977-1981	2,558	3.41%
1982-1989	5,633	7.51%
1990-1995	1,491	1.99%
Post 1995	3,723	4.97%
Total	74,967	100.00%



The majority of properties lie within the age bands extending across pre 1900 and 1976 in fairly even proportions. Only 17.9% of properties were built after 1976.

The tables below illustrate the age of properties within the private sector by SOAs.

SOA Name	Pre 1900	1900-1929	1930-1949	1950-1965	1966-1976	1977-1981	1982-1989	1990-1995	Post 1995	Grand Total
Ashton Hurst & Ashton St Michaels	570	570	307	409	292	58	175	29	219	2,629
Ashton Hurst/ Ashton St Peter's	555	599	628	161	58		44	29	29	2,104
Ashton Hurst/ Ashton Waterloo	114		458	1,144	2,288	686	229	343		5,262
Ashton St Michaels	511	847	643	175	88	29	58	58	351	2,761
Ashton St Peter's/ Audenshaw	935	730	205	88	175	58			263	2,454
Ashton Waterloo	795		596	2,186	397	596	795			5,365
Audenshaw				199	199		596			994
Audenshaw/ St Peter's			302	201	201	101	101	101		1,006
Denton North East (2001249)	199			397	199	199				994
Denton North East (2001254)	199	199		397	795					1,590
Denton South/ Denton North East	403		503	805	302	101	101			2,214
Denton West		397	397	1,391	199					2,385
Denton West/ Denton North East	302	403	503	705	201					2,114
Droylsden East	403		1,107	302	403	101	1,107		302	3,724
Droylsden East/ Droylsden West (2001239)		199	1,391	596			397			2,583
Droylsden East/ Droylsden West (2001240)		596	795	596	199			199	199	2,583
Dukinfield	1,006	302	403		403	101	705	201	201	3,321
Dukinfield/ Dukinfield/ Stalybridge	199	397	199	1,192	397					2,385
Dukinfield/ Stalybridge and Dukinfield	302	403		302	1,308				201	2,516
Hyde Godley/ Hyde Werneth	705	1,510	705	101			101	101	201	3,422
Hyde Godley/ Longdendale					114	229				343
Hyde Newton	795	397	199	397					397	2,186
Hyde Newton/ Hyde Godley	343	343	229	458	458		229	114	572	2,745
Hyde Werneth	302	503	1,107	403	403	101	101	201	101	3,221
Longdendale	343		229	229	686		229			1,716
Mossley	2,782	596	199	596	1,788		199			6,160
No SOA									343	343
Stalybridge North	302	101	101		201					705
Stalybridge North/ Mossley	199		199	397	596	199				1,590
Stalybridge South	229		229	229	229		229		114	1,258
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	458	114		229	915		229	114	229	2,288
Grand Total	12,948	9,206	11,630	14,284	13,494	2,558	5,623	1,491	3,723	74,959

SOA Name	Pre 1900	1900-1929	1930-1949	1950-1965	1966-1976	1977-1981	1982-1989	1990-1995	Post 1995	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	21.7%	21.7%	11.7%	15.6%	11.1%	2.2%	6.7%	1.1%	8.3%	100.0%
Ashton Hurst/ Ashton St Peter's	26.4%	28.5%	29.9%	7.6%	2.8%	0.0%	2.1%	1.4%	1.4%	100.0%
Ashton Hurst/ Ashton Waterloo	2.2%	0.0%	8.7%	21.7%	43.5%	13.0%	4.3%	6.5%	0.0%	100.0%
Ashton St Michaels	18.5%	30.7%	23.3%	6.3%	3.2%	1.1%	2.1%	2.1%	12.7%	100.0%
Ashton St Peter's/ Audenshaw	38.1%	29.8%	8.3%	3.6%	7.1%	2.4%	0.0%	0.0%	10.7%	100.0%
Ashton Waterloo	14.8%	0.0%	11.1%	40.7%	7.4%	11.1%	14.8%	0.0%	0.0%	100.0%
Audenshaw	0.0%	0.0%	0.0%	20.0%	20.0%	0.0%	60.0%	0.0%	0.0%	100.0%
Audenshaw/ St Peter's	0.0%	0.0%	30.0%	20.0%	20.0%	10.0%	10.0%	10.0%	0.0%	100.0%
Denton North East (2001249)	20.0%	0.0%	0.0%	40.0%	20.0%	20.0%	0.0%	0.0%	0.0%	100.0%
Denton North East (2001254)	12.5%	12.5%	0.0%	25.0%	50.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Denton South/ Denton North East	18.2%	0.0%	22.7%	36.4%	13.6%	4.5%	4.5%	0.0%	0.0%	100.0%
Denton West	0.0%	16.7%	16.7%	58.3%	8.3%	0.0%	0.0%	0.0%	0.0%	100.0%
Denton West/ Denton North East	14.3%	19.0%	23.8%	33.3%	9.5%	0.0%	0.0%	0.0%	0.0%	100.0%
Droylsden East	10.8%	0.0%	29.7%	8.1%	10.8%	2.7%	29.7%	0.0%	8.1%	100.0%
Droylsden East/ Droylsden West (2001239)	0.0%	7.7%	53.8%	23.1%	0.0%	0.0%	15.4%	0.0%	0.0%	100.0%
Droylsden East/ Droylsden West (2001240)	0.0%	23.1%	30.8%	23.1%	7.7%	0.0%	0.0%	7.7%	7.7%	100.0%
Dukinfield	30.3%	9.1%	12.1%	0.0%	12.1%	3.0%	21.2%	6.1%	6.1%	100.0%
Dukinfield/ Dukinfield/ Stalybridge	8.3%	16.7%	8.3%	50.0%	16.7%	0.0%	0.0%	0.0%	0.0%	100.0%
Dukinfield/ Stalybridge and Dukinfield	12.0%	16.0%	0.0%	12.0%	52.0%	0.0%	0.0%	0.0%	8.0%	100.0%
Hyde Godley/ Hyde Werneth	20.6%	44.1%	20.6%	2.9%	0.0%	0.0%	2.9%	2.9%	5.9%	100.0%
Hyde Godley/ Longdendale	0.0%	0.0%	0.0%	0.0%	33.3%	66.7%	0.0%	0.0%	0.0%	100.0%
Hyde Newton	36.4%	18.2%	9.1%	18.2%	0.0%	0.0%	0.0%	0.0%	18.2%	100.0%
Hyde Newton/ Hyde Godley	12.5%	12.5%	8.3%	16.7%	16.7%	0.0%	8.3%	4.2%	20.8%	100.0%
Hyde Werneth	9.4%	15.6%	34.4%	12.5%	12.5%	3.1%	3.1%	6.3%	3.1%	100.0%
Longdendale	20.0%	0.0%	13.3%	13.3%	40.0%	0.0%	13.3%	0.0%	0.0%	100.0%
Mossley	45.2%	9.7%	3.2%	9.7%	29.0%	0.0%	3.2%	0.0%	0.0%	100.0%
No SOA	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	100.0%
Stalybridge North	42.9%	14.3%	14.3%	0.0%	28.6%	0.0%	0.0%	0.0%	0.0%	100.0%
Stalybridge North/ Mossley	12.5%	0.0%	12.5%	25.0%	37.5%	12.5%	0.0%	0.0%	0.0%	100.0%
Stalybridge South	18.2%	0.0%	18.2%	18.2%	18.2%	0.0%	18.2%	0.0%	9.1%	100.0%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	20.0%	5.0%	0.0%	10.0%	40.0%	0.0%	10.0%	5.0%	10.0%	100.0%
Grand Total	17.3%	12.3%	15.5%	19.1%	18.0%	3.4%	7.5%	2.0%	5.0%	100.0%

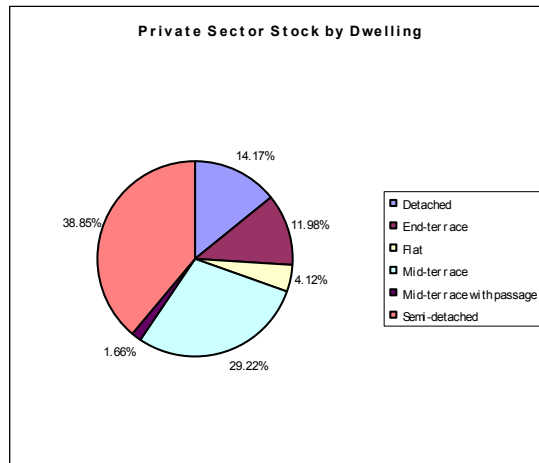
From the above table it can be seen that the highest concentrations of 19th Century properties are in Mossley, Stalybridge North, Ashton St Peters/Audenshaw and Hyde Newton where the proportions of pre 1900 properties exceed 35%.

The SOAs with the highest proportions of mid 20th Century properties are Denton West, Dukinfield/Stalybridge, Ashton Waterloo and Denton North East where proportions of properties built between 1950 & 1965 exceed 40%. The highest proportion of post 1982 properties is concentrated in Audenshaw (60%).

2.3 Built Form

The following table illustrates the breakdown of properties by type-

BUILT FORM (Level O)	Nr Properties	Percentage Stock
Detached	10,621	14.17%
End-terrace	8,978	11.98%
Flat	3,086	4.12%
Mid-terrace	21,900	29.22%
Mid-terrace with passage	1,247	1.66%
Semi-detached	29,124	38.85%
Total	74,956	100.00%



The tables below illustrate the built form of properties by SOA.

SOA Name	Detached	End-terrace	Flat	Mid-terrace	Mid-terrace with passage	Semi-detached	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	351	409	29	1,110	102	628	2,629
Ashton Hurst/ Ashton St Peter's	44	219	88	920	15	818	2,104
Ashton Hurst/ Ashton Waterloo	2,860		114	114		2,173	5,262
Ashton St Michaels	219	511	190	1,110	175	555	2,761
Ashton St Peter's/ Audenshaw	15	497	365	1,271	44	263	2,454
Ashton Waterloo		1,391	199	1,788		1,987	5,365
Audenshaw				397		596	994
Audenshaw/ St Peter's	101	302	101	201	101	201	1,006
Denton North East (2001249)		596		397			994
Denton North East (2001254)		199		397		994	1,590
Denton South/ Denton North East	201	201		503		1,308	2,214
Denton West				199		2,186	2,385
Denton West/ Denton North East	403	302		403		1,006	2,114
Droylsden East	805	503		302	101	2,013	3,724
Droylsden East/ Droylsden West (2001239)		596		795	199	994	2,583
Droylsden East/ Droylsden West (2001240)				596	397	1,590	2,583
Dukinfield	604	403	201	1,107		1,006	3,321
Dukinfield/ Dukinfield/ Stalybridge		199	199	596		1,391	2,385
Dukinfield/ Stalybridge and Dukinfield	805			805		906	2,516
Hyde Godley/ Hyde Werneth	201	201	302	2,114		604	3,422
Hyde Godley/ Longdendale				343			343
Hyde Newton	199	397	397	795		397	2,186
Hyde Newton/ Hyde Godley	458	229	229	686	114	1,030	2,745
Hyde Werneth	503	201	101	805		1,610	3,221
Longdendale	801	114	114	343		343	1,716
Mossley	199	1,192		2,583		2,186	6,160
No SOA			229			114	343
Stalybridge North		201		302		201	705
Stalybridge North/ Mossley	596					994	1,590
Stalybridge South	343			343		572	1,258
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	915	114	229	572		458	2,288
Grand Total	10,621	8,979	3,086	21,900	1,248	29,124	74,959

SOA Name	Detached	End-terrace	Flat	Mid-terrace	Mid-terrace with passage	Semi-detached	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	13.3%	15.6%	1.1%	42.2%	3.9%	23.9%	100.0%
Ashton Hurst/ Ashton St Peter's	2.1%	10.4%	4.2%	43.8%	0.7%	38.9%	100.0%
Ashton Hurst/ Ashton Waterloo	54.3%	0.0%	2.2%	2.2%	0.0%	41.3%	100.0%
Ashton St Michaels	7.9%	18.5%	6.9%	40.2%	6.3%	20.1%	100.0%
Ashton St Peter's/ Audenshaw	0.6%	20.2%	14.9%	51.8%	1.8%	10.7%	100.0%
Ashton Waterloo	0.0%	25.9%	3.7%	33.3%	0.0%	37.0%	100.0%
Audenshaw	0.0%	0.0%	0.0%	40.0%	0.0%	60.0%	100.0%
Audenshaw/ St Peter's	10.0%	30.0%	10.0%	20.0%	10.0%	20.0%	100.0%
Denton North East (2001249)	0.0%	60.0%	0.0%	40.0%	0.0%	0.0%	100.0%
Denton North East (2001254)	0.0%	12.5%	0.0%	25.0%	0.0%	62.5%	100.0%
Denton South/ Denton North East	9.1%	9.1%	0.0%	22.7%	0.0%	59.1%	100.0%
Denton West	0.0%	0.0%	0.0%	8.3%	0.0%	91.7%	100.0%
Denton West/ Denton North East	19.0%	14.3%	0.0%	19.0%	0.0%	47.6%	100.0%
Droylsden East	21.6%	13.5%	0.0%	8.1%	2.7%	54.1%	100.0%
Droylsden East/ Droylsden West (2001239)	0.0%	23.1%	0.0%	30.8%	7.7%	38.5%	100.0%
Droylsden East/ Droylsden West (2001240)	0.0%	0.0%	0.0%	23.1%	15.4%	61.5%	100.0%
Dukinfield	18.2%	12.1%	6.1%	33.3%	0.0%	30.3%	100.0%
Dukinfield/ Dukinfield/ Stalybridge	0.0%	8.3%	8.3%	25.0%	0.0%	58.3%	100.0%
Dukinfield/ Stalybridge and Dukinfield	32.0%	0.0%	0.0%	32.0%	0.0%	36.0%	100.0%
Hyde Godley/ Hyde Werneth	5.9%	5.9%	8.8%	61.8%	0.0%	17.6%	100.0%
Hyde Godley/ Longdendale	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
Hyde Newton	9.1%	18.2%	18.2%	36.4%	0.0%	18.2%	100.0%
Hyde Newton/ Hyde Godley	16.7%	8.3%	8.3%	25.0%	4.2%	37.5%	100.0%
Hyde Werneth	15.6%	6.3%	3.1%	25.0%	0.0%	50.0%	100.0%
Longdendale	46.7%	6.7%	6.7%	20.0%	0.0%	20.0%	100.0%
Mossley	3.2%	19.4%	0.0%	41.9%	0.0%	35.5%	100.0%
No SOA	0.0%	0.0%	66.7%	0.0%	0.0%	33.3%	100.0%
Stalybridge North	0.0%	28.6%	0.0%	42.9%	0.0%	28.6%	100.0%
Stalybridge North/ Mossley	37.5%	0.0%	0.0%	0.0%	0.0%	62.5%	100.0%
Stalybridge South	27.3%	0.0%	0.0%	27.3%	0.0%	45.5%	100.0%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	40.0%	5.0%	10.0%	25.0%	0.0%	20.0%	100.0%
Grand Total	14.2%	12.0%	4.1%	29.2%	1.7%	38.9%	100.0%

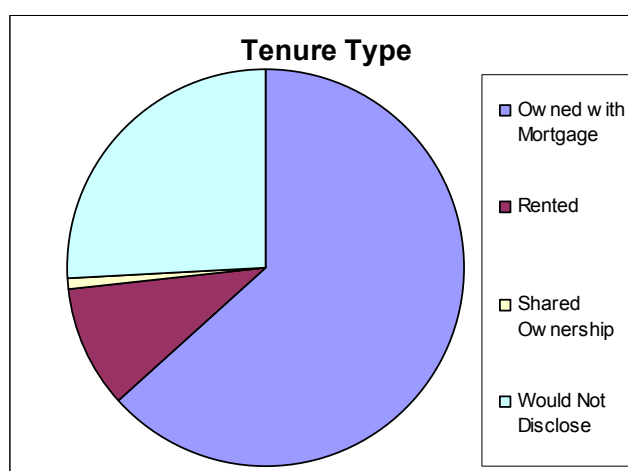
The highest proportions of detached properties are found in Ashton Hurst/Ashton Waterloo, Longdendale and Stalybridge South/Dukinfield/Stalybridge/Longdendale SOAs, making up more than 40% of the properties.

Denton North East & Hyde Godley/Longdendale is exclusively terraced whilst Audenshaw/St Peters, Stalybridge North, Ashton St Peters/Audenshaw and Hyde Godley/Hyde Werneth are predominantly terrace.

2.4 Tenure

The table below illustrates the composition by tenure of the properties using extrapolated results. It shows that the largest numbers of properties are owned or mortgaged and of these most fall in the age band of 1966-1976. Properties rented from Private Landlords account for 10% of the total private sector stock. This is substantial, but not unexpected. 63% of the private stock is owner-occupied.

Tenure of Household	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
Pre 1900	6704	2473	0	3771	12948
1900-1929	5964	1069	144	2029	9206
1930-1949	7126	504	15	3986	11630
1950-1965	8171	898	397	4818	14284
1966-1976	10643	673	0	2178	13494
1977-1981	1985	144	0	429	2558
1982-1989	3637	827	0	1159	5623
1990-1995	816	229	101	346	1491
Post 1995	2341	779	0	603	3723
Grand Total	47388	7595	657	19318	74959



The following table present these results following the removal of non-disclosure of tenure.

Tenure of Household	Owned with Mortgage	Rented	Shared Ownership	Grand Total	%
Pre 1900	6,704	2,473	0	9,178	16.5%
1900-1929	5,964	1,069	144	7,177	12.9%
1930-1949	7,126	504	15	7,645	13.7%
1950-1965	8,171	898	397	9,467	17.0%
1966-1976	10,643	673	0	11,317	20.3%
1977-1981	1,985	144	0	2,129	3.8%
1982-1989	3,637	827	0	4,463	8.0%
1990-1995	816	229	101	1,146	2.1%
Post 1995	2,341	779	0	3,120	5.6%
Grand Total	47,388	7,595	657	55,640	100.0%

The following table presents the tenure of household by SOA.

SOA Name	Owned with Mortgage	%	Rented	%	Shared Ownership	%	Would Not Disclose	%	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	1,271	48.3%	321	12.2%	29	1.1%	1,008	38.3%	2,629
Ashton Hurst/ Ashton St Peter's	818	38.9%	234	11.1%		0.0%	1,052	50.0%	2,104
Ashton Hurst/ Ashton Waterloo	4,690	89.1%	343	6.5%		0.0%	229	4.3%	5,262
Ashton St Michaels	1,855	67.2%	482	17.5%		0.0%	424	15.3%	2,761
Ashton St Peter's/ Audenshaw	1,110	45.2%	701	28.6%	29	1.2%	614	25.0%	2,454
Ashton Waterloo	3,378	63.0%	596	11.1%		0.0%	1,391	25.9%	5,365
Audenshaw	994	100.0%		0.0%		0.0%		0.0%	994
Audenshaw/ St Peter's	101	10.0%	101	10.0%	101	10.0%	705	70.0%	1,006
Denton North East (2001249)	199	20.0%		0.0%		0.0%	795	80.0%	994
Denton North East (2001254)	1,192	75.0%		0.0%		0.0%	397	25.0%	1,590
Denton South/ Denton North East	805	36.4%	101	4.5%		0.0%	1,308	59.1%	2,214
Denton West	994	41.7%		0.0%	199	8.3%	1,192	50.0%	2,385
Denton West/ Denton North East	101	4.8%	101	4.8%		0.0%	1,912	90.5%	2,114
Droylsden East	3,422	91.9%	302	8.1%		0.0%		0.0%	3,724
Droylsden East/ Droylsden West (2001239)	1,987	76.9%	596	23.1%		0.0%		0.0%	2,583
Droylsden East/ Droylsden West (2001240)	2,385	92.3%	199	7.7%		0.0%		0.0%	2,583
Dukinfield	1,812	54.5%	705	21.2%		0.0%	805	24.2%	3,321
Dukinfield/ Dukinfield/ Stalybridge	994	41.7%		0.0%		0.0%	1,391	58.3%	2,385
Dukinfield/ Stalybridge and Dukinfield	2,415	96.0%		0.0%		0.0%	101	4.0%	2,516
Hyde Godley/ Hyde Werneth	1,107	32.4%	604	17.6%	101	2.9%	1,610	47.1%	3,422
Hyde Godley/ Longdendale	343	100.0%		0.0%		0.0%		0.0%	343
Hyde Newton	795	36.4%	199	9.1%	199	9.1%	994	45.5%	2,186
Hyde Newton/ Hyde Godley	1,716	62.5%	343	12.5%		0.0%	686	25.0%	2,745
Hyde Werneth	2,013	62.5%		0.0%		0.0%	1,208	37.5%	3,221
Longdendale	1,030	60.0%		0.0%		0.0%	686	40.0%	1,716
Mossley	5,166	83.9%	397	6.5%		0.0%	596	9.7%	6,160
No SOA	114	33.3%	229	66.7%		0.0%		0.0%	343
Stalybridge North	302	42.9%	302	42.9%		0.0%	101	14.3%	705
Stalybridge North/ Mossley	1,192	75.0%	397	25.0%		0.0%		0.0%	1,590
Stalybridge South	1,258	100.0%		0.0%		0.0%		0.0%	1,258
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	1,830	80.0%	343	15.0%		0.0%	114	5.0%	2,288
Grand Total	47,388	63.2%	7,595	10.1%	657	0.9%	19,318	25.8%	74,959

Audenshaw, Hyde Godley/Longdendale, Stalybridge South, Dukinfield/Stalybridge and Dukinfield, Droylsden East/Droylsden West and Droylsden East SOAs are almost exclusively made up of privately owned properties whilst only Stalybridge North and Ashton St Peters/Audenshaw and Stalybridge North/Mossley SOAs have more than 25% representation of rented properties.

2.5 Key Findings

The sample for the technical surveys was designed to be representative across age and area categories. 1,169 surveys have been carried out representing 1.56% of the whole stock. The data collected is considered to be representative of TMBC as a whole.

Household questionnaires were linked to specific properties to facilitate meaningful collation and cross referral.

The majority of the private sector housing is privately owned, semi-detached and aged fairly evenly from the 19th Century through to around 1976.

The highest concentrations of older, terraced properties lie in a small cluster of SOAs and the majority of these are owner occupied.

3 DECENT HOMES

3.1 Introduction

Prior to the introduction of Public Sector Agreement (PSA) 7 placed upon local authorities an obligation to annually monitor and reduce the numbers of vulnerable households living in properties that fall below the Decent Homes Standard and this is still a useful measure of private sector housing.

The Decent Homes Standard has most recently been reviewed by the Department of Communities and Local Government within "A Decent Home: Definition & Guidance for Implementation" (June 2006).

In order to be "decent" a home must meet the following four criteria:-

Part A

It meets the current statutory minimum standard for housing – dwellings which fail to meet this criterion are those containing one or more hazards assessed as serious, i.e.: Category 1, under the HHSRS. (Further explained in Section 3.2).

Part B

It is in a reasonable state of repair – dwellings which fail to meet this criterion are those where either:

- one or more of the 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

Part C

It has reasonably modern facilities and services – dwellings that fail to meet this criterion are those, which lack three or more of the following:

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

A home lacking two or fewer of the above is still classed as decent, therefore it is not necessary to modernise kitchens and bathrooms if a home meets the remaining criteria.

Part D

It provides a reasonable degree of thermal comfort. This criterion requires dwellings to have both effective insulation and efficient heating.

It should be noted that whilst dwellings meeting criterion B, C & D are likely also to meet criterion A, some Category 1 hazards may remain to be addressed (for example, a dwelling meeting criterion D may still contain a Category 1 damp or cold hazard).

3.2 Decent Homes Standard Part A: The Housing Health & Safety Rating System

The Housing Health and Safety Rating System (HHSRS) is the governments approach to the evaluation of the potential risk to health and safety from any deficiencies identified in dwellings. The HHSRS was introduced on 6 April 2006 as part of the implementation of Part 1 of the Housing Act 2004; and the underlying principle of this is that any residential premises should provide a safe and healthy environment for any potential occupier or visitor.

The HHSRS uses judgements made by surveyors based on an inspection of the dwelling, to generate a numerical score. To generate the score the surveyor must make two judgements on each hazard;

- Likelihood over the next 12 months of an occurrence which could result in harm to a member of the vulnerable age group
- The range of potential outcomes from such an occurrence

This enables the comparison of a hazard that is **very likely** to occur but will result in a **minor outcome** against a hazard which is **very unlikely** to occur but will have a **serious outcome**.

Within the HHSRS are 29 hazards, which are grouped into Hazard Profiles; these are outlined on the following table.

PHYSIOLOGICAL REQUIREMENTS	PSYCHOLOGICAL REQUIREMENTS
Hygrothermal Conditions	Space, Security, Light and Noise
1. Damp and Mould Growth	11. Crowding and Space
2. Excess cold	12. Entry by intruders
3. Excess heat	13. Lighting
Pollutants (Non-Microbial)	14. Noise
4. Asbestos and MMF	PROTECTION AGAINST ACCIDENTS
5. Biocides	
6. Carbon monoxide and fuel combustion products	
7. Lead	
8. Radiation	19. Falls associated with Baths, etc.
9. Uncombusted fuels	20. Falls on the Level
10. Volatile organic compounds	21. Falls associated with Stairs and Steps
PROTECTION AGAINST INFECTION	22. Falls Between Levels
	Electric Shocks, Fires, Burns and Scalds
	23. Electric Hazards
Hygiene, Sanitation and Water Supply	24. Fire
15. Domestic Hygiene, Pests and Refuse	25. Hot Surfaces and Materials
16. Food Safety	Collisions, Cuts and Strains
17. Personal Hygiene, Sanitation and Drainage	26. Collision and Entrapment
18. Water Supply for Domestic Purposes	27. Explosions
	28. Ergonomics
	29. Structural Collapse and Failing Elements

There are 9 bands ranged from A to I. Bands A, B and C are identified as hazard scores ranging from 5,000 or more, 2,000 to 4,999 and 1,000 to 1,999 respectively. HHSRS bands D, E, F, G, H, I and J fall under a separate banding classification of hazard score ranges below 1,000. Any HHSRS hazards with a score between 1,000 and 5,000 i.e. with A, B or C classification, are a Category 1 hazard. Other hazard scores below 1,000, would be classified as a Category 2 hazard. If a category 1 hazard is present, the property will fail the Decent Homes Standard.

Each of these hazards is scored based upon the likelihood of its occurring, its class of harm (I to IV) and spread of outcome. A predetermined calculation is used to convert these factors into a score and the scores are banded as follows:-

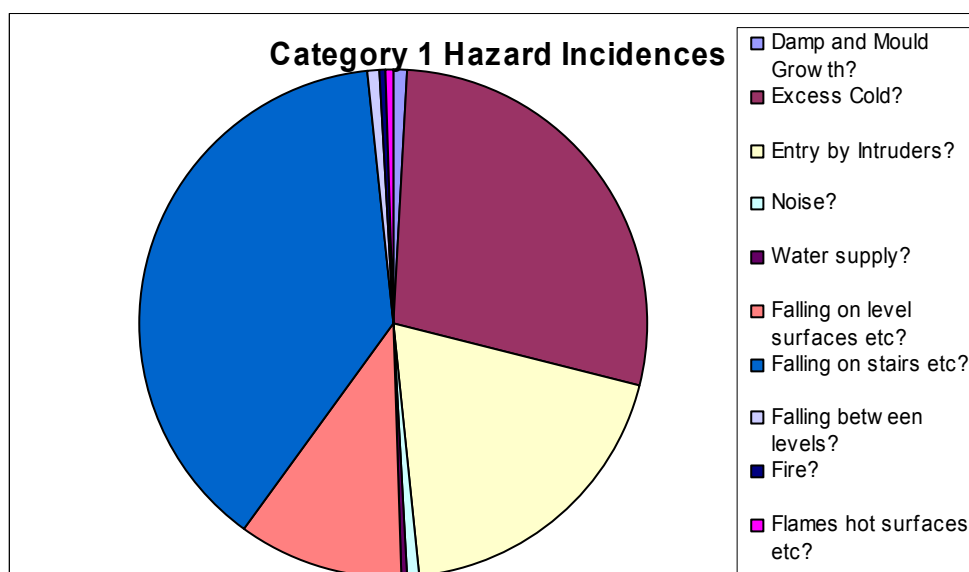
Hazard Band Score Range									
A	B	C	D	E	F	G	H	I	J
5,000 or more	2,000 to 4,999	1,000 to 1,999	500 to 999	200 to 499	100 to 199	50 to 99	20 to 49	10 to 19	9 or less

It should be noted that the HHSRS guidance would require Local Authorities to seek to eradicate hazards within Bands A-C. However in TMBC in addition to the Council's duty to take action where a category 1 hazard exists the Council intends, so far as is reasonable, to exercise its discretion to take the most appropriate course of action where category 2 Hazards exists. In normal circumstances there will be a presumption that officers will consider taking action under the Housing Act where a hazard is rated at Band D unless that would not be the most appropriate course of action in circumstances where, for example, a number of hazards at Band D or below appear to create a more serious situation when looked at together

3.3 HHSRS Findings

The table and graph below give an indication of the number of hazards recorded during the surveying of 1,169Nr properties.

Hazard	A	B	C	Total	Total Extrapolated	%
Damp and Mould Growth?	1	0	1	2	128	0.8%
Excess Cold?	52	9	6	67	4,276	28.2%
Entry by Intruders?	2	11	33	46	2,935	19.3%
Noise?	0	0	2	2	128	0.8%
Water supply?	1	0	0	1	64	0.4%
Falling on level surfaces etc?	0	10	15	25	1,595	10.5%
Falling on stairs etc?	9	47	35	91	5,807	38.2%
Falling between levels?	0	1	1	2	128	0.8%
Fire?	0	0	1	1	64	0.4%
Flames hot surfaces etc?	0	0	1	1	64	0.4%
Total	65	78	95	238	15,188	100.0%



It is clear from the table and graph that falls account for the highest degree of risk (48.7%) whilst excess cold and entry by intruders account for the greater part of the remainder (28.2% & 19.3% respectively).

Many surveyed properties had more than one hazard present and following adjustment the number of properties with a Category 1 hazard amounts to **7,004**Nr, some **9.3%** of private properties.

The following tables illustrate the number of properties with Category 1 hazards by property age, built form and tenure.

AGE OF PROPERTY	Nr Properties	Total Fails	% of Age	% Fails
Pre 1900	12,948	2,772	21.4%	39.6%
1900-1929	9,206	432	4.7%	6.2%
1930-1949	11,630	819	7.0%	11.7%
1950-1965	14,284	882	6.2%	12.6%
1966-1976	13,494	1,611	11.9%	23.0%
1977-1981	2,558	273	10.7%	3.9%
1982-1989	5,633	199	3.5%	2.8%
Post 1995	3,723	15	0.4%	0.2%
Grand Total	74,956	7,004	9.3%	100.0%

BUILT FORM	Nr Properties	Total Fails	% of Built Form	% Fails
Detached	10,621	458	4.3%	6.5%
End-terrace	8,978	1,577	17.6%	22.5%
Flat	3,086	272	8.8%	3.9%
Mid-terrace	21,900	1,971	9.0%	28.1%
Mid-terrace with passage	1,247	199	15.9%	2.8%
Semi-detached	29,124	2,528	8.7%	36.1%
Grand Total	74,956	7,004	9.3%	100.0%

Tenure of Household	Nr Properties	Total Fails	% Tenure	% Fails
Owned with Mortgage	47,388	3,845	8.1%	54.9%
Rented	7,595	1,561	20.6%	22.3%
Shared Ownership	657	15	2.2%	0.2%
Would Not Disclose	19,318	1,583	8.2%	22.6%
Grand Total	74,956	7,004	9.3%	100.0%

The tables clearly demonstrate that the majority of properties exhibiting Category 1 hazards lie within the pre 1900, terraced categories. It is interesting to note that 12% of properties built between 1966 & 1976 and 9% of semi detached properties present a Category 1 hazard. It is also noteworthy that on the face of it there are more than twice as many owned properties with Category 1 hazards than there are rented, although when factored for population size the relative proportions are **8%** and **21%** respectively which is more in line with expectations.

The following table illustrates the spread of properties with Category 1 hazards by SOA.

SOA	Total	%
Ashton Hurst & Ashton Ashton St Michaels	292	4.2%
Ashton Hurst/ Ashton St Peter's	307	4.4%
Ashton Hurst/ Ashton Waterloo	801	11.4%
Ashton St Michaels	58	0.8%
Ashton St Peter's/ Audenshaw	818	11.7%
Ashton Waterloo	795	11.3%
Denton West	199	2.8%
Denton West/ Denton North East	201	2.9%
Droylsden East	302	4.3%
Droylsden East/ Droylsden West (2001240)	199	2.8%
Dukinfield/ Dukinfield/ Stalybridge	199	2.8%
Hyde Newton	199	2.8%
Hyde Werneth	101	1.4%
Longdendale	114	1.6%
Mossley	1,590	22.7%
Stalybridge North	403	5.7%
Stalybridge North/ Mossley	199	2.8%
Stalybridge South	229	3.3%
Grand Total	7,004	100.0%

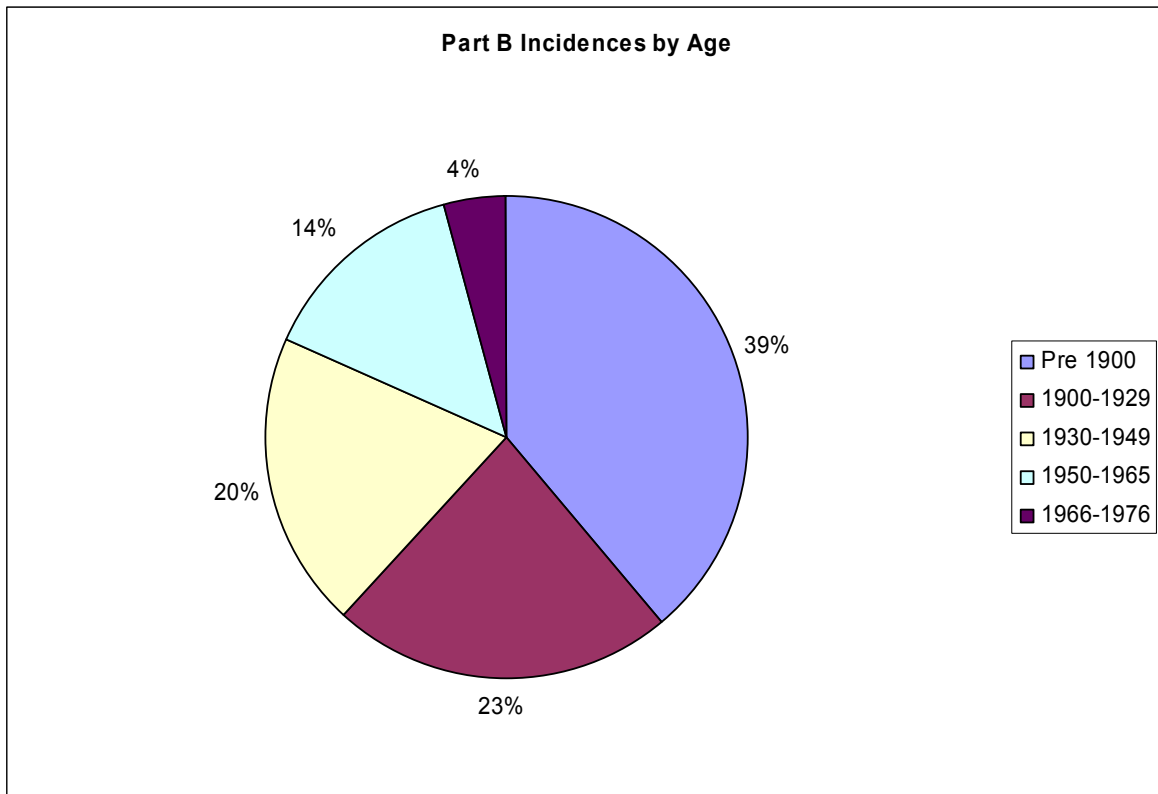
By far and away the greatest proportion of Category 1 hazards are found in Mossley whilst Ashton Hurst/Ashton Waterloo, Ashton St Peters/Audenshaw and Ashton Waterloo all present a proportion of more than 10% of properties with Category 1 hazards.

3.4 Decent Homes Standard – Part B: Age & Condition of Property

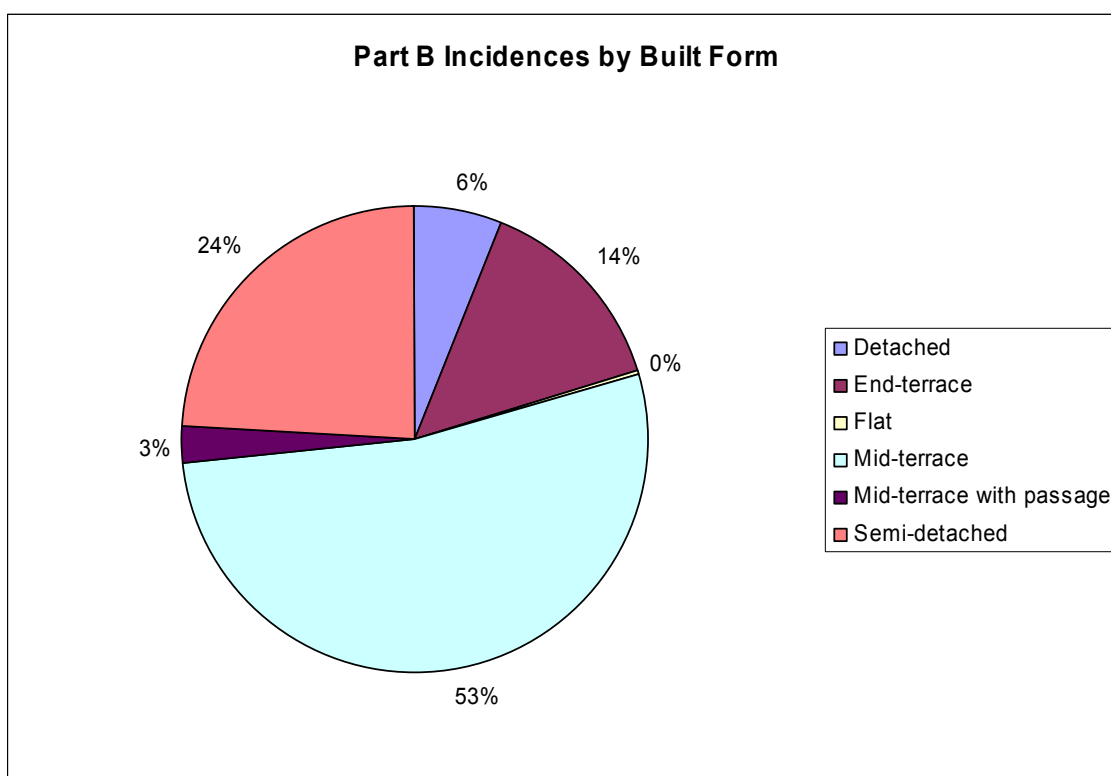
Some 22.6% of properties surveyed presented failures against Part B of the Decent Homes Standard which grosses to 16,968 properties across the stock.

The following tables illustrate these failures by tenure, built form and property age.

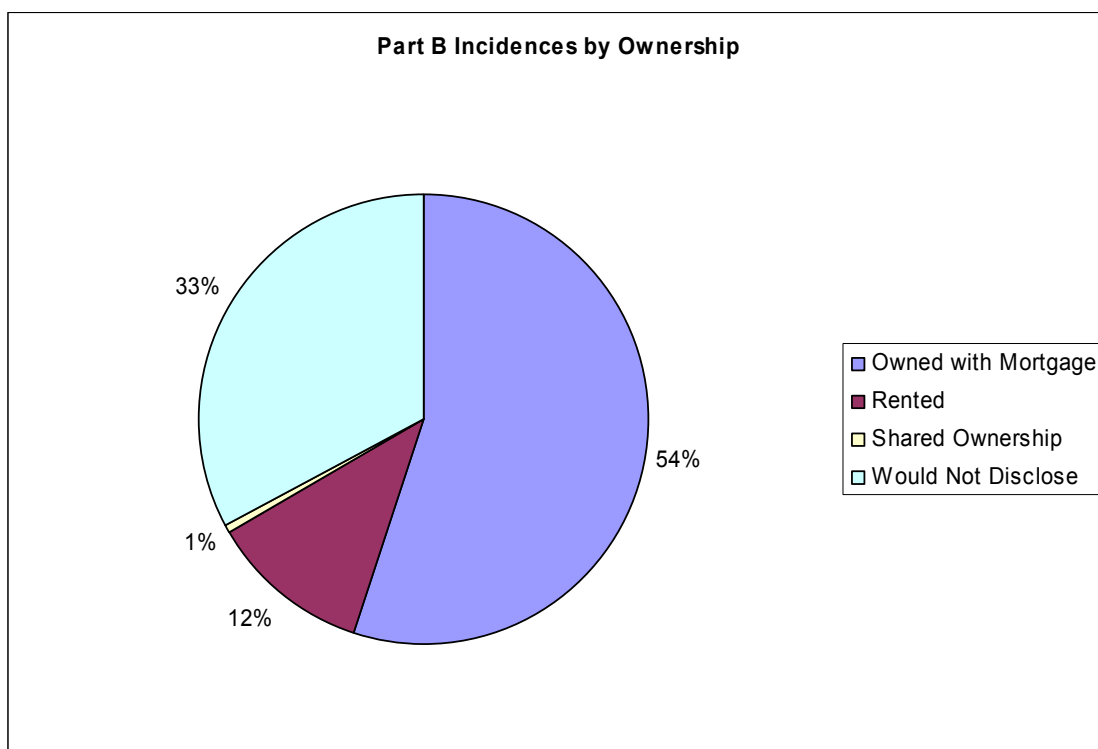
AGE OF PROPERTY	Total Age	Fail Part B	% of Age	% of Fails
Pre 1900	12,948	6,617	51.1%	39.0%
1900-1929	9,206	3,859	41.9%	22.7%
1930-1949	11,630	3,389	29.1%	20.0%
1950-1965	14,284	2,414	16.9%	14.2%
1966-1976	13,494	689	5.1%	4.1%
1977-1981	2,558	0	0.0%	0.0%
1982-1989	5,633	0	0.0%	0.0%
1990-1995	1,491	0	0.0%	0.0%
Post 1995	3,723	0	0.0%	0.0%
Total	74,967	16,968	22.6%	100.0%



BUILT FORM	Total Form	Fail Part B	% of Built Form	% of Fails
Detached	10,621	1,049	9.9%	6.2%
End-terrace	8,978	2,405	26.8%	14.2%
Flat	3,086	29	0.9%	0.2%
Mid-terrace	21,900	8,955	40.9%	52.8%
Mid-terrace with passage	1,247	444	35.6%	2.6%
Semi-detached	29,124	4,086	14.0%	24.1%
Grand Total	74,956	16,969	22.6%	100.0%



tenure of Household	Total Tenure	Fail Part B	% of Tenure	% of Fails
Owned with Mortgage	47,388	9,326	19.7%	55.0%
Rented	7,595	1,999	26.3%	11.8%
Shared Ownership	657	101	15.3%	0.6%
Would Not Disclose	19,318	5,544	28.7%	32.7%
Grand Total	74,959	16,969	22.6%	100.0%



The following table illustrates failures against Part B of the Decent Homes Standard by SOA.

SOA	Total	% of Fails
Ashton Hurst & Ashton Ashton St Michaels	789	4.65%
Ashton Hurst/ Ashton St Peter's	818	4.82%
Ashton Hurst/ Ashton Waterloo	458	2.70%
Ashton St Michaels	438	2.58%
Ashton St Peter's/ Audenshaw	745	4.39%
Ashton Waterloo	1,192	7.03%
Audenshaw/ St Peter's	302	1.78%
Denton North East (2001249)	199	1.17%
Denton North East (2001254)	199	1.17%
Denton South/ Denton North East	604	3.56%
Denton West	397	2.34%
Denton West/ Denton North East	805	4.74%
Droylsden East	705	4.15%
Droylsden East/ Droylsden West (2001239)	596	3.51%
Droylsden East/ Droylsden West (2001240)	795	4.68%
Dukinfield	604	3.56%
Dukinfield/ Dukinfield/ Stalybridge	596	3.51%
Dukinfield/ Stalybridge and Dukinfield	403	2.37%
Hyde Godley/ Hyde Werneth	1,510	8.90%
Hyde Newton	994	5.86%
Hyde Newton/ Hyde Godley	343	2.02%
Hyde Werneth	503	2.97%
Mossley	1,987	11.71%
Stalybridge North	302	1.78%
Stalybridge South	343	2.02%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	343	2.02%
Grand Total	16,969	100.00%

Proportionally the greatest numbers of failures arise in Mossley and Hyde Godley/Hyde Werneth with **11.7 & 8.9%** respectively.

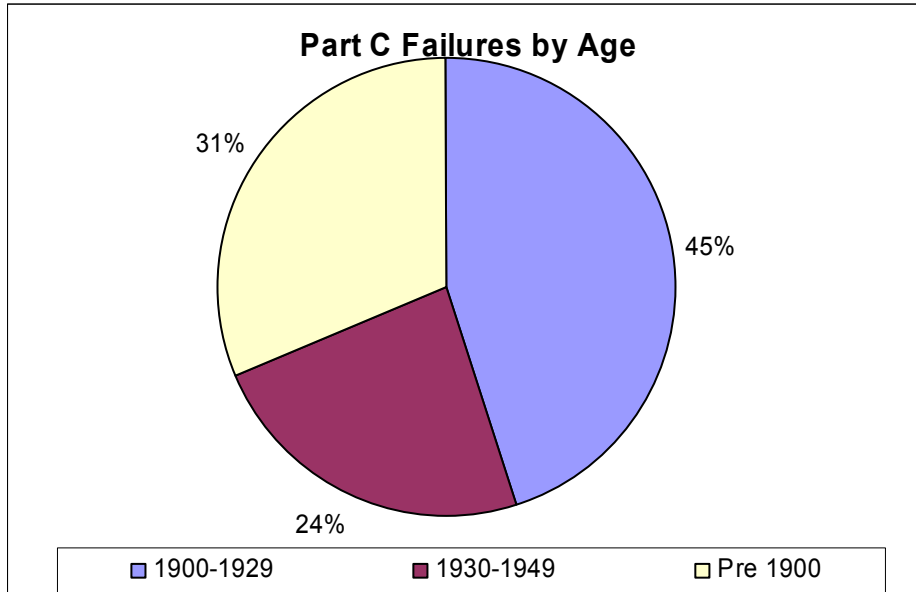
The lowest proportion of failures against Part B of the Standard are found in Audenshaw/St Peters, Stalybridge North, Denton North East all of which have a proportion of less than 2%.

3.5 Decent Homes Standard – Part C: Modern Facilities & Services

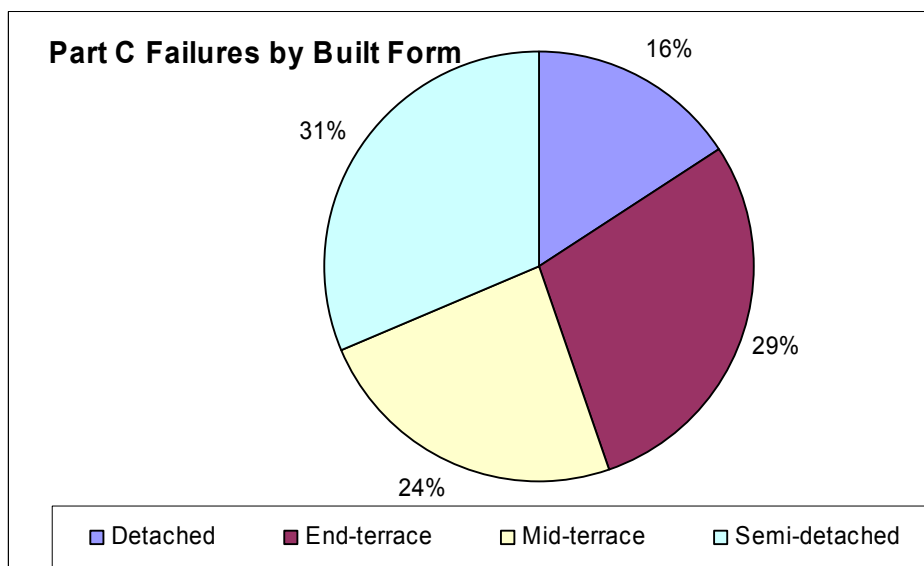
1% of surveyed properties presented failures against Part C of the Decent Homes Standard. The following tables illustrate these failure by tenure, property age and built form.

These failures gross up to 732 properties across the stock.

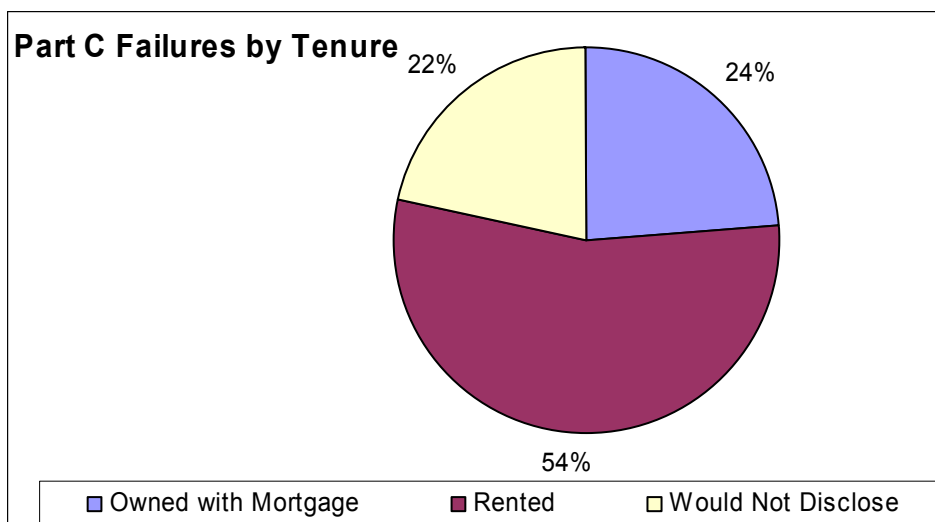
AGE OF PROPERTY (Level O)	Total
1900-1929	329
1930-1949	173
Pre 1900	230
Grand Total	732



BUILT FORM (Level O)	Total
Detached	115
End-terrace	213
Mid-terrace	174
Semi-detached	230
Grand Total	732



Tenure of Household	Total
Owned with Mortgage	174
Rented	400
Would Not Disclose	158
Grand Total	732



It is apparent that Part C failures arise largely within older, rented terraced stock.

The following table lists failures against Part C of the Decent Homes Standard by SOA.

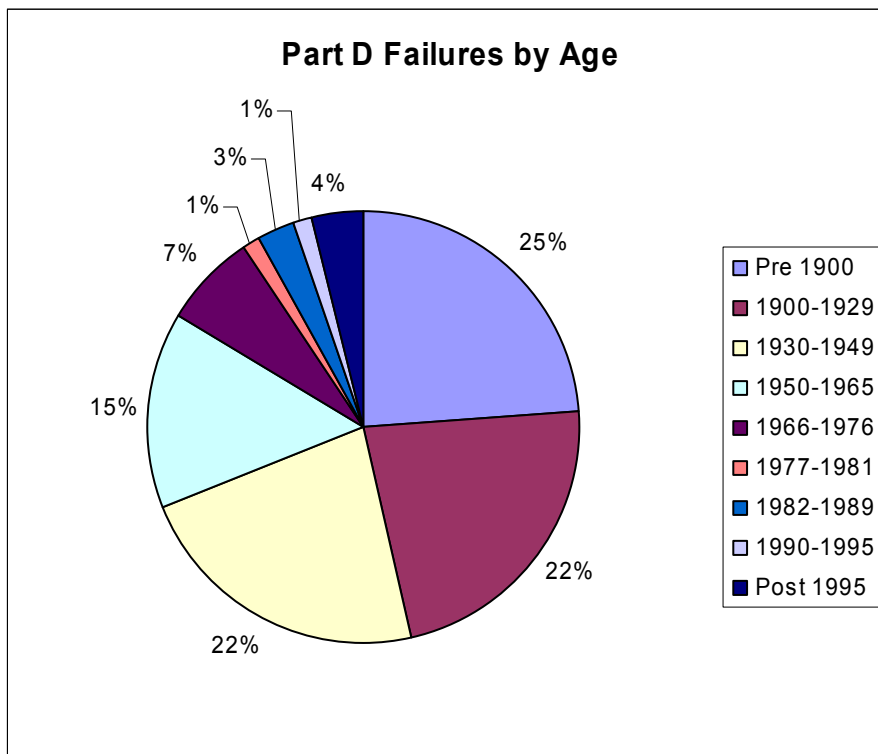
SOA	Total
Ashton Hurst & Ashton Ashton St Michaels	44
Ashton Hurst/ Ashton Waterloo	114
Ashton St Michaels	44
Ashton St Peter's/ Audenshaw	29
Droylsden East	101
Hyde Godley/ Hyde Werneth	101
Hyde Newton	199
Hyde Werneth	101
Grand Total	732

The level of failure against the Standard is fairly evenly spread across Ashton Hurst/Ashton Waterloo, Droylsden East, Hyde Godley/Hyde Werneth, Hyde Werneth whilst Hyde Newton exhibits the largest number of failures.

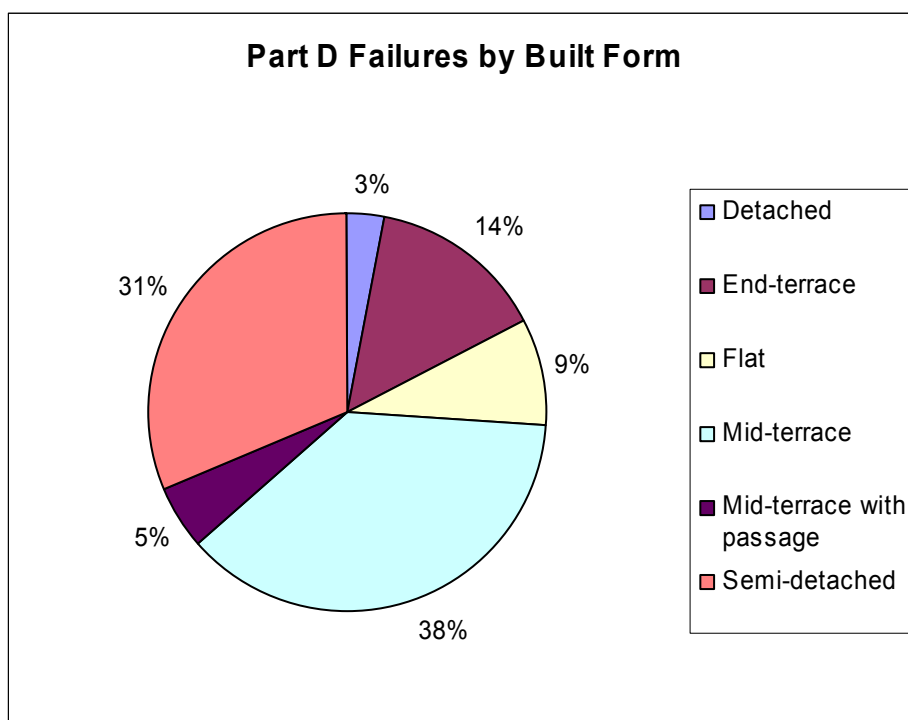
3.6 Decent Homes Standard – Part D: Thermal Comfort

10.5% of properties surveyed presented failures against Part D of the Decent Homes Standard. This extrapolates to 7,899 properties across the stock. The following tables illustrate these failures by property age, built form and tenure.

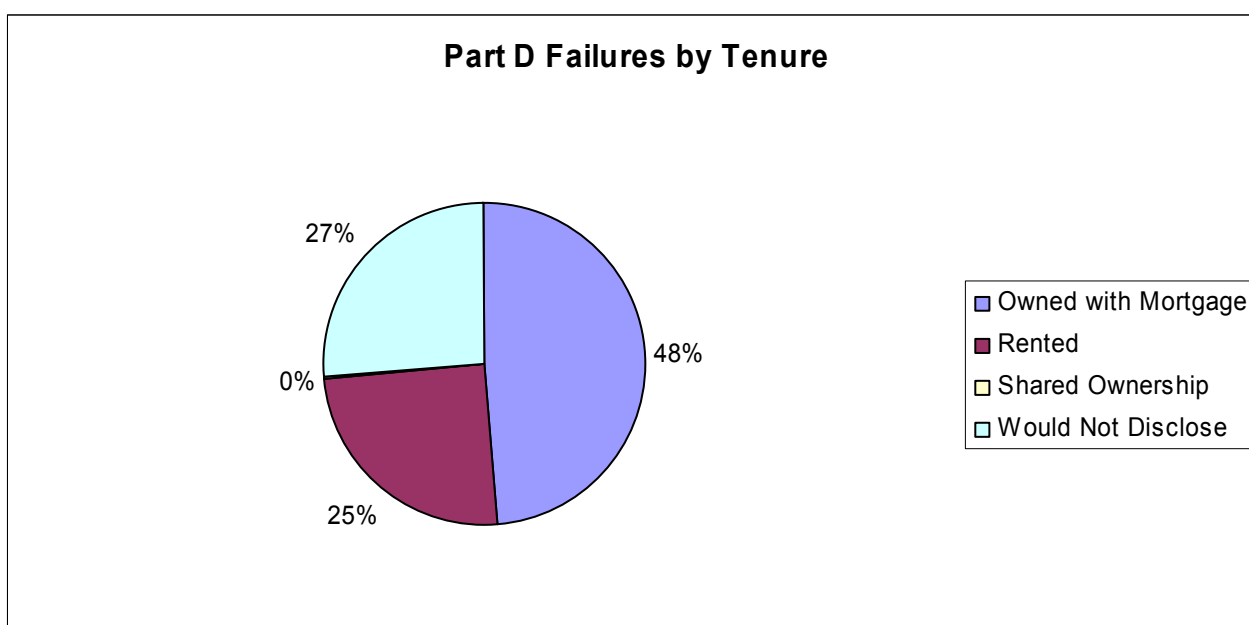
AGE OF PROPERTY	Total Age	Fail Part D	% of Age	% of Fails
Pre 1900	12,948	1,892	14.6%	24.0%
1900-1929	9,206	1,776	19.3%	22.5%
1930-1949	11,630	1,774	15.3%	22.5%
1950-1965	14,284	1,154	8.1%	14.6%
1966-1976	13,494	557	4.1%	7.1%
1977-1981	2,558	114	4.5%	1.4%
1982-1989	5,633	213	3.8%	2.7%
1990-1995	1,491	114	7.7%	1.4%
Post 1995	3,723	303	8.1%	3.8%
Grand Total	74,967	7,899	10.5%	100.0%



BUILT FORM	Total Form	Fail Part D	% of Built Form	% of Fails
Detached	10,621	243	2.3%	3.1%
End-terrace	8,978	1,144	12.7%	14.5%
Flat	3,086	675	21.9%	8.5%
Mid-terrace	21,900	2,938	13.4%	37.2%
Mid-terrace with passage	1,247	427	34.2%	5.4%
Semi-detached	29,124	2,472	8.5%	31.3%
Grand Total	74,956	7,899	10.5%	100.0%



Tenure of Household	Total Tenure	Fail Part D	% of Tenure	% of Fails
Owned with Mortgage	47,388	3,829	8.1%	48.5%
Rented	7,595	1,961	25.8%	24.8%
Shared Ownership	657	15	2.2%	0.2%
Would Not Disclose	19,318	2,094	10.8%	26.5%
Grand Total	74,959	7,899	10.5%	100.0%



From the foregoing it can be seen that the concentration of failures against Part D of the Decent Homes Standard is on properties built before 1950 with each of these year bands demonstrating a failure rate in excess of 20%. Terraces account for 57% of failures against Part D of the Standard whilst semi detached account for 31.3%. Only 3% of detached properties fail the Standard.

The majority of failures by tenure are associated with properties which are owned with less than a quarter of rented properties failing the Standard.

The following table lists failures against Part D of the Standard by SOA wherein it can be seen that only Ashton Hurst/Ashton Waterloo, Ashton Waterloo, Denton West, Denton West/Denton North East, Dukinfield, Hyde Godley/Hyde Werneth, Hyde Werneth, Mossley and Stalybridge North have more than 5% of properties failing Part D of the Standard.

SOA Name	Total	% of Fails
Ashton Hurst & Ashton Ashton St Michaels	278	3.51%
Ashton Hurst/ Ashton St Peter's	345	4.37%
Ashton Hurst/ Ashton Waterloo	529	6.70%
Ashton St Michaels	219	2.77%
Ashton St Peter's/ Audenshaw	307	3.88%
Ashton Waterloo	599	7.58%
Audenshaw/ St Peter's	101	1.27%
Denton South/ Denton North East	299	3.79%
Denton West	400	5.06%
Denton West/ Denton North East	596	7.55%
Droylsden East	201	2.55%
Droylsden East/ Droylsden West (2001239)	101	1.27%
Droylsden East/ Droylsden West (2001240)	302	3.82%
Dukinfield	400	5.06%
Dukinfield/ Dukinfield/ Stalybridge	101	1.27%
Hyde Godley/ Hyde Werneth	542	6.86%
Hyde Newton	199	2.52%
Hyde Newton/ Hyde Godley	101	1.27%
Hyde Werneth	416	5.27%
Longdendale	101	1.27%
Mossley	427	5.41%
No SOA	114	1.45%
Stalybridge North	596	7.55%
Stalybridge North/ Mossley	313	3.96%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	313	3.96%
Grand Total	7,899	100.00%

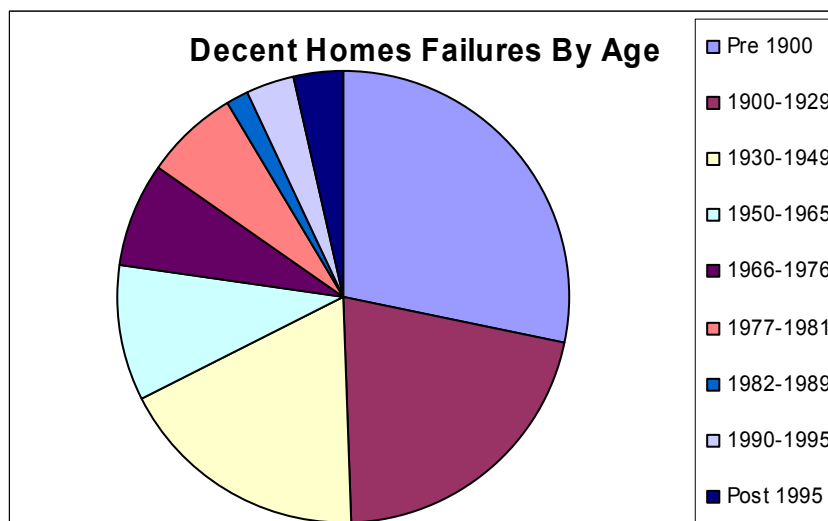
3.7 Decent Homes Standard - Overall

The total number of properties identified as failing the Decent Homes Standard is **24,285**, which equates to **32.4%** of the total private sector stock within the borough. This compares to the national average of 38% from the EHCS (English House Condition Survey) 2006.

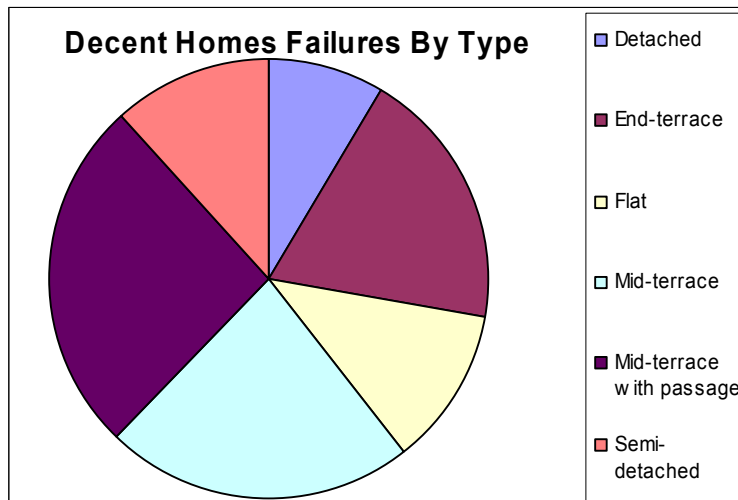
Decent Homes failures can be broken down to **7,003Nr** failing under HHSRS, **16,969Nr** failing under Part B, **732Nr** failing under Part C and **7899Nr** failing under Part D.

The following tables summarise the levels of failure against the Decent Homes Standard by property age, built form and tenure.

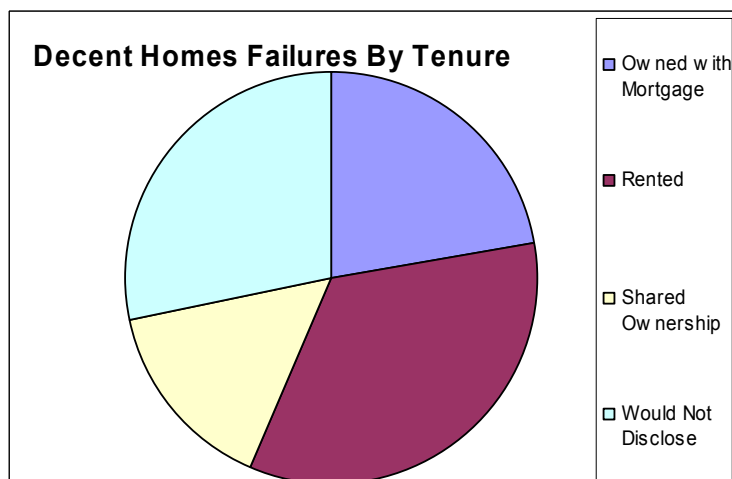
Property Age	Incidences Of Failure				Properties	
	Part A (HHSRS)	Part B	Part C	Part D	Fails DH	% Failures
Pre 1900	2,772	6,617	173	1,892	8,439	65.2%
1900-1929	432	3,859	329	1,776	4,436	48.2%
1930-1949	819	3,389	231	1,774	4,864	41.8%
1950-1965	882	2,414	0	1,154	3,213	22.5%
1966-1976	1,611	687	0	557	2,300	17.0%
1977-1981	273	0	0	114	388	15.2%
1982-1989	199	0	0	213	213	3.8%
1990-1995	0	0	0	114	114	7.7%
Post 1995	15	0	0	303	317	8.5%
Grand Total	7,004	16,967	732	7,899	24,285	32.4%



BUILT FORM	HHSRS	PART B	PART C	PART D	FAILS DH	% Fails
Detached	458	1,049	114	243	1,865	17.6%
End-terrace	1,577	2,405	213	1,144	3,608	40.2%
Flat	272	29	0	675	734	23.8%
Mid-terrace	1,971	8,955	174	2,938	10,351	47.3%
Mid-terrace with passage	199	444	0	427	672	53.9%
Semi-detached	2,528	4,086	231	2,472	7,056	24.2%
Grand Total	7,004	16,969	732	7,899	24,285	32.4%



Tenure of Household	HHSRS	PART B	PART C	PART D	FAILS DH	Grand Total
Owned with Mortgage	3,845	9,326	174	3,829	13,643	28.8%
Rented	1,561	1,999	400	1,961	3,388	44.6%
Shared Ownership	15	101	0	15	130	19.8%
Would Not Disclose	1,583	5,544	158	2,094	7,124	36.9%
Grand Total	7,004	16,969	732	7,899	24,285	32.4%



Consistent with the results against individual components of the Decent Homes Standard the majority of failures against the Standard overall lie within the pre 1950 terraced stock although the rented sector becomes the prominent tenure type at **44.6%**.

The following table illustrates the proportion of properties failing the Decent Homes Standard by SOA.

SOA Name	Part A (HHSRS)	Part B	Part C	Part D	Overall DH	% Fails
Ashton Hurst & Ashton Ashton St Michaels	292	789	44	278	979	4.0%
Ashton Hurst/ Ashton St Peter's	307	818		345	979	4.0%
Ashton Hurst/ Ashton Waterloo	801	458	114	529	1,601	6.6%
Ashton St Michaels	58	438	44	219	657	2.7%
Ashton St Peter's/ Audenshaw	818	745	29	307	1,285	5.3%
Ashton Waterloo	795	1,192		599	1,788	7.4%
Audenshaw/ St Peter's		302		101	302	1.2%
Denton North East (2001249)		199			199	0.8%
Denton North East (2001254)		199			199	0.8%
Denton South/ Denton North East		604		299	705	2.9%
Denton West	199	397		400	795	3.3%
Denton West/ Denton North East	201	805		596	906	3.7%
Droylsden East	302	705	101	201	1,006	4.1%
Droylsden East/ Droylsden West (2001239)		596		101	795	3.3%
Droylsden East/ Droylsden West (2001240)	199	795		302	994	4.1%
Dukinfield		604		400	906	3.7%
Dukinfield/ Dukinfield/ Stalybridge	199	596		101	596	2.5%
Dukinfield/ Stalybridge and Dukinfield		403			403	1.7%
Hyde Godley/ Hyde Werneth		1,510	101	542	1,610	6.6%
Hyde Newton	199	994	199	199	1,192	4.9%
Hyde Newton/ Hyde Godley		343		101	458	1.9%
Hyde Werneth	101	503	101	416	1,006	4.1%
Longdendale	114			101	229	0.9%
Mossley	1,590	1,987		427	2,981	12.3%
No SOA				114	114	0.5%
Stalybridge North	403	302		596	403	1.7%
Stalybridge North/ Mossley	199			313	397	1.6%
Stalybridge South	229	343			458	1.9%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale		343		313	343	1.4%
Grand Total	7,004	16,969	732	7,899	24,285	100.0%

Mossley presents the largest proportion of Decent Homes failures at 12.3% with Ashton Waterloo, Ashton Hurst/Ashton Waterloo and Ashton St Peters/Audenshaw each accounting for more than 5% of properties failing the Standard.

3.8 Decent Homes Costs

The overall cost to rectify the extrapolated Decent Homes failures equates to **£135,836,258**. (This excludes HHSRS incidences).

This amounts to an average of **£5,593** per failed property.

<i>Element</i>		<i>Nr Incidences</i>
Disrepair	£57,625,200	
Key Elements	£49,622,985	
Wall Structure	£1,837,829	1723
Wall Finish	£931,358	893
Chimney	£1,005,701	9444
Roof Structure	£11,869,314	3701
Roof Covering	£21,050,164	7083
External Doors	£3,777,760	4212
Windows	£3,981,963	1723
Spalling Brickwork		0
Electrical Supply	£3,828,811	1914
Heating Boiler	£1,340,084	893
Heating Other		0
Plumbing		0
Non-Key Elements	£8,002,215	
Kitchen Amenities	£6,508,979	1914
Bathroom Amenities		0
Heating System	£1,493,236	511
Modern Facilities	£58,694,396	
Kitchen > 20yrs	£39,270,838	11550
Kitchen Adequate	£1,627,245	2170
Bathroom > 30yrs	£15,371,400	6062
Appropriate location bathroom and WC	£1,914,405	957
Adequate noise insulation	£510,508	1021
Common areas		0
Thermal Comfort	£19,504,601	
Heating Type	£510,508	128
Roof Insulation	£1,738,918	6956
Wall Insulation	£17,255,175	43138
Total Costs for All Properties	£135,836,258	

3.9 Decent Homes & Vulnerability

19,817 properties have been assessed as having vulnerable occupants where vulnerability is defined as being in receipt of a means tested benefit.

Of these vulnerable households **8,884** are living in properties failing the Decent Homes Standard, some **44.8%**.

The (now superseded) Public Service Agreement 7 required Local Authorities to act to bring the proportion of the vulnerable households living in decent accommodation to 70% by 2015. From the above it can be seen that 55.2% are living in decent accommodation a short fall of **14.8%**.

The following tables illustrate households with vulnerable occupants by property age, build type and tenure type. It can be seen that the highest levels of vulnerability occur within privately owned terraced properties generally built before 1976.

AGE	Total
1900-1929	2,513
1930-1949	3,163
1950-1965	3,146
1966-1976	3,416
1977-1981	244
1982-1989	1,457
1990-1995	215
Post 1995	504
Pre 1900	5,159
Grand Total	19,817

BUILD TYPE	Total
Detached	1,778
End-terrace	2,764
Flat	646
Mid-terrace	7,050
Mid-terrace with passage	329
Semi-detached	7,251
Grand Total	19,817

TENURE	Total
Owned with Mortgage	10,429
Rented	3,212
Would Not Disclose	6,176
Grand Total	19,817

The tables below schedules incidences of vulnerability by SOA. For all tenures and privately rented only.

SOA Name	SOA Totals	Vulnerable Households	% Vulnerable	Vulnerable in Non Decent	% Vulnerable in Non Decent
Ashton Hurst & Ashton Ashton St Michaels	2,571	614	23.9%	292	47.6%
Ashton Hurst/ Ashton St Peter's	2,125	789	37.1%	409	51.9%
Ashton Hurst/ Ashton Waterloo	2,237	1,030	46.0%	229	22.2%
Ashton St Michaels	2,624	365	13.9%	131	36.0%
Ashton St Peter's/ Audenshaw	2,628	526	20.0%	292	55.6%
Ashton Waterloo	2,362	1,391	58.9%	795	57.1%
Audenshaw	2,299	199	8.6%	0	0.0%
Audenshaw/ St Peter's	2,246	201	9.0%	101	50.0%
Denton North East (2001249)	2,500	0	0.0%	0	0.0%
Denton North East (2001254)	1,872	397	21.2%	199	50.0%
Denton South/ Denton North East	2,753	1,107	40.2%	302	27.3%
Denton West	3,274	397	12.1%	397	100.0%
Denton West/ Denton North East	2,010	503	25.0%	302	60.0%
Droylsden East	2,852	1,409	49.4%	604	42.9%
Droylsden East/ Droylsden West (2001239)	3,383	795	23.5%	596	75.0%
Droylsden East/ Droylsden West (2001240)	2,647	1,192	45.0%	397	33.3%
Dukinfield	2,498	1,107	44.3%	302	27.3%
Dukinfield/ Dukinfield/ Stalybridge	1,883	795	42.2%	199	25.0%
Dukinfield/ Stalybridge and Dukinfield	2,275	403	17.7%	201	50.0%
Hyde Godley/ Hyde Werneth	3,043	1,006	33.1%	403	40.0%
Hyde Godley/ Longdendale	641	114	17.8%	0	0.0%
Hyde Newton	2,642	795	30.1%	795	100.0%
Hyde Newton/ Hyde Godley	2,509	572	22.8%	0	0.0%
Hyde Werneth	3,043	705	23.2%	201	28.6%
Longdendale	2,463	458	18.6%	114	25.0%
Mossley	3,864	1,788	46.3%	1,192	66.7%
Stalybridge North	1,522	503	33.1%	201	40.0%
Stalybridge North/ Mossley	2,087	199	9.5%	0	0.0%
Stalybridge South	2,045	229	11.2%	114	50.0%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	3,055	229	7.5%	114	50.0%
No SOA	1,005	0	0.0%	0	0.0%
Grand Total	74,958	19,817	26.4%	8,884	44.8%

SOA Name	SOA Totals	Vulnerable Households	% Vulnerable	Vulnerable in Non Decent	% Vulnerable in Non Decent
Ashton Hurst & Ashton Ashton St Michaels	321	146	45.5%	73	50.0%
Ashton Hurst/ Ashton St Peter's	234	161	68.8%	117	72.8%
Ashton Hurst/ Ashton Waterloo	343	114	33.3%	114	99.7%
Ashton St Michaels	482	102	21.2%	43	42.1%
Ashton St Peter's/ Audenshaw	701	161	22.9%	58	36.1%
Ashton Waterloo	596	397	66.7%	199	50.1%
Audenshaw	0	0	0.0%	0	0.0%
Audenshaw/ St Peter's	101	0	0.0%	0	0.0%
Denton North East (2001249)	0	0	0.0%	0	0.0%
Denton North East (2001254)	0	0	0.0%	0	0.0%
Denton South/ Denton North East	101	101	100.0%	0	0.0%
Denton West	0	0	0.0%	0	0.0%
Denton West/ Denton North East	101	0	0.0%	0	0.0%
Droylsden East	302	201	66.7%	101	50.2%
Droylsden East/ Droylsden West (2001239)	596	199	33.3%	0	0.0%
Droylsden East/ Droylsden West (2001240)	199	199	100.0%	199	100.1%
Dukinfield	705	403	57.1%	201	49.9%
Dukinfield/ Dukinfield/ Stalybridge	0	0	0.0%	0	0.0%
Dukinfield/ Stalybridge and Dukinfield	0	0	0.0%	0	0.0%
Hyde Godley/ Hyde Werneth	604	201	33.3%	101	50.2%
Hyde Godley/ Longdendale	0	0	0.0%	0	0.0%
Hyde Newton	199	199	100.0%	199	100.1%
Hyde Newton/ Hyde Godley	343	229	66.7%	0	0.0%
Hyde Werneth	0	0	0.0%	0	0.0%
Longdendale	0	0	0.0%	0	0.0%
Mossley	397	199	50.0%	199	100.1%
Stalybridge North	229	201	88.0%	201	99.9%
Stalybridge North/ Mossley	302	0	0.0%	0	0.0%
Stalybridge South	397	0	0.0%	0	0.0%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	0	0	0.0%	0	0.0%
No SOA	343	0	0.0%	0	0.0%
Grand Total	7,595	3,212	42.3%	1,805	56.2%

It can be clearly seen that whilst areas such as Ashton Waterloo, Droylsden East, Mossley, Ashton Hurst/Ashton Waterloo have high levels of vulnerability generally, the vulnerable households of Denton West and Hyde Newton are almost exclusively living in non decent accommodation: and areas such as Mossley, Droylsdon East/Droylsden West and Denton West/Denton North East have in excess of 60% of vulnerable households in non decent accommodation.

3.10 Key Findings

The average cost to rectify the Decent Homes failures equates to an average of **£5,592** per property. This is based on 74,595 properties currently in Tameside and the 24,285 (**32.4%**) that have been identified as failing the Decent Homes Standard.

Whilst the levels of vulnerable households are spread over a large number of SOAs there are specific areas where vulnerability is closely linked to non decent accommodation and particular attention should be given to these SOAs.

The shortfall of vulnerable households in non decent accommodation is **14.8%**.

4 REPAIR AND RENEWAL

As part of the survey the age and condition of building elements outwith the Decent Homes Standard has been recorded. Age and condition as referred to are merely the surveyors' professional opinion on the component.

The findings of this part of the survey, when processed against our agreed Schedule of Rates, produces the following cost table:

Maintenance Repairs

Element	Totals
SINK WITH H&C	£134,008
BATHROOM	£379,690
ELECTRICAL CCU	£2,774,293
FASCIA-SOFFIT-BARGEBOARD	£7,013,105
LOFT INSULATION	£11,103,552
Grand Total	£21,404,649

The above table shows the spot repairs that were found by the surveyors while on-site.

Clearly external joinery and absent or inadequate loft insulation accounts for the major repair demands; the latter being consistent with findings elsewhere in the Report.

Using the same extrapolation method as the previous tables, the total Spot Repair cost would potentially be **£21,404,649** across the private sector stock of **74,959Nr** properties an average of **£286** per property.

5 ENERGY EFFICIENCY

5.1 Introduction

Energy calculations have been undertaken using the NHER Auto evaluator energy software released by NES Ltd. This has produced SAP ratings, NHER ratings, CO₂, BEPI indicators, Average Annual Running Costs and Total Energy Use.

Note: The following are terms and explanations used when assessing the energy performance of a dwelling:

1. NHER: National Home Energy Rating – a measure of a property's energy efficiency.
2. BEPI: Building Energy Performance Index – provides an indication of to what degree a building envelope (exterior) complies with current Building Regulations.
3. SAP: Standard Appraisal Procedure – as NHER but more commonly used as an indicator of energy efficiency.
4. CO₂ emissions measured by assessing use of lighting, appliances and space and water heating based on dwelling size and number of habitable rooms. The CO₂ calculation is based on the SAP rating.
5. Energy Use: annual power usage in kilowatt joules

The energy ratings in the table on page 27 show how energy efficient or inefficient a property is. The results are calculated by looking at various items within a property such as; heating type, insulation levels, number of rooms and number of storeys. The results were calculated based on the 1,169 surveys completed on-site. The table on page 26 shows a breakdown of NHER, BEPI, SAP, CO₂ and Energy usage over each week within an average.

5.2 SAP Ratings

Standard Assessment Procedure or SAP is the government rating for energy efficiency it allows the annual Carbon Monoxide (CO₂) emission figures, calculation on fuel consumption costs and energy usage in kilowatt hours (kWh) to be determined. This data is used to examine the energy efficiency of a dwelling. From the above table the average SAP of all properties throughout Tameside is **63** with the average running cost of a dwelling being **£586.96**. The average energy usage of a property in Tameside is **84.49kWh**.

The average CO₂ emissions amount to **5.54** tonnes p.a.

The average SAP rating for the housing stock identified in the English Housing Condition Survey (EHCS) 2006 bulletin was 47. Using the EHCS 2006 as a benchmark, the properties in Tameside are 34% above the average SAP level throughout England.

5.3 Energy Data Results

The following tables illustrate the results of the Energy Survey by sample tier and SAP results by SOA.

Energy Table of Averages

Strata	SAP RATING	NHER VALUE	Total Running Costs	Total Energy Use	CO ₂ (Tonnes /Year)
1	62.79	6.63	570.98	81.71	5.36
2	62.35	6.65	594.32	86.42	5.61
3	61.44	6.49	616.76	88.76	5.90
4	62.58	6.67	627.34	91.40	5.97
Overall	62.52	6.62	586.96	84.49	5.54

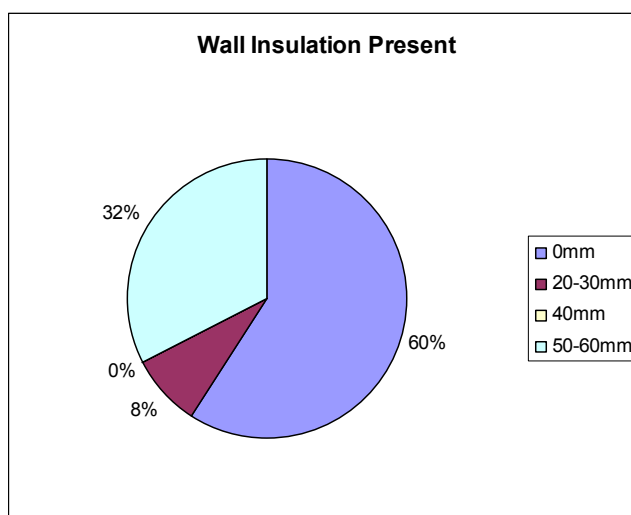
SOA Name	Total
Ashton Hurst & Ashton Ashton St Michaels	60.88
Ashton Hurst/ Ashton St Peter's	63.53
Ashton Hurst/ Ashton Waterloo	60.57
Ashton St Michaels	63.13
Ashton St Peter's/ Audenshaw	64.31
Ashton Waterloo	58.93
Audenshaw	57.80
Audenshaw/ St Peter's	61.40
Denton North East (2001249)	68.40
Denton North East (2001254)	54.38
Denton South/ Denton North East	63.00
Denton West	63.33
Denton West/ Denton North East	63.14
Droylsden East	62.49
Droylsden East/ Droylsden West (2001239)	62.08
Droylsden East/ Droylsden West (2001240)	68.54
Dukinfield	64.73
Dukinfield/ Dukinfield/ Stalybridge	57.17
Dukinfield/ Stalybridge and Dukinfield	62.68
Hyde Godley/ Hyde Werneth	64.24
Hyde Godley/ Longdendale	56.67
Hyde Newton	61.55
Hyde Newton/ Hyde Godley	59.83
Hyde Werneth	61.53
Longdendale	60.67
Mossley	63.45
No SOA	71.67
Stalybridge North	64.43
Stalybridge North/ Mossley	67.13
Stalybridge South	53.18
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	60.55
Grand Total	62.52

The SOAs with the lowest average SAP ratings are Stalybridge South and Hyde Godley/Longdendale although these are still rated higher than the national average.

5.4 Wall Insulation

The table below indicates the number with level of wall insulation found in the properties surveyed. The remainder of properties are identified as being either solid wall or unable to determine the level of insulation.

Thickness of Wall Insulation	Total
0mm	691
20-30mm	98
40mm	1
50-60mm	379
Grand Total	1169



The following tables illustrate depth of insulation by property age and SOA.

AGE	20-30mm	40mm	50-60mm	None	Grand Total
1900-1929	10	1	63	164	238
1930-1949	14		65	120	199
1950-1965	9		69	69	147
1966-1976	10		62	69	141
1977-1981	8		11	9	28
1982-1989	2		39	20	61
1990-1995	5		11	4	20
Post 1995	17		37	29	83
Pre 1900	23		22	207	252
Grand Total	98	1	379	691	1169

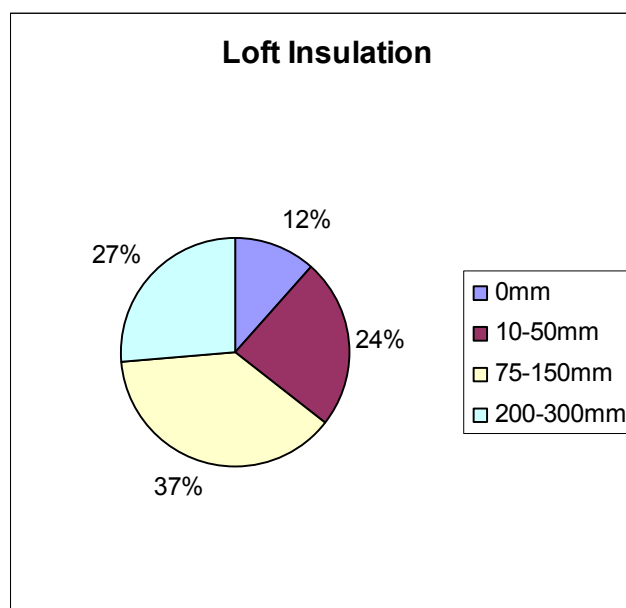
SOA	20-30mm	40mm	50-60mm	None	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	146		687	1,797	2,629
Ashton Hurst/ Ashton St Peter's	88	15	672	1,329	2,104
Ashton Hurst/ Ashton Waterloo	1,030		1,945	2,288	5,262
Ashton St Michaels	58		979	1,724	2,761
Ashton St Peter's/ Audenshaw	701		540	1,212	2,454
Ashton Waterloo	199		1,987	3,179	5,365
Audenshaw			596	397	994
Audenshaw/ St Peter's	302		201	503	1,006
Denton North East (2001249)	199		199	596	994
Denton North East (2001254)			596	994	1,590
Denton South/ Denton North East			906	1,308	2,214
Denton West	397		596	1,391	2,385
Denton West/ Denton North East	201		604	1,308	2,114
Droylsden East			2,013	1,711	3,724
Droylsden East/ Droylsden West (2001239)			1,590	994	2,583
Droylsden East/ Droylsden West (2001240)	199		397	1,987	2,583
Dukinfield			1,510	1,812	3,321
Dukinfield/ Dukinfield/ Stalybridge			596	1,788	2,385
Dukinfield/ Stalybridge and Dukinfield	403		906	1,208	2,516
Hyde Godley/ Hyde Werneth	101		906	2,415	3,422
Hyde Godley/ Longdendale			114	229	343
Hyde Newton			994	1,192	2,186
Hyde Newton/ Hyde Godley			1,716	1,030	2,745
Hyde Werneth			1,208	2,013	3,221
Longdendale			1,030	686	1,716
Mossley	397		994	4,769	6,160
No SOA			229	114	343
Stalybridge North			101	604	705
Stalybridge North/ Mossley			795	795	1,590
Stalybridge South	343		343	572	1,258
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	114		572	1,601	2,288
Grand Total	4,878	15	26,519	43,547	74,959

The clear implication is that pre 1949 properties are the least well insulated with very few being adequately insulated.

5.5 Roof/Loft Insulation

The table below shows the thickness level of loft insulation across the surveyed properties, 12% of properties had no insulation. 38% of the properties surveyed have loft insulation between 75mm and 150mm, 27% of properties were identified as having 200mm or more of loft insulation.

Current Roof Insulation	Total
0mm	136
10-50mm	281
75-150mm	442
200-300mm	310
Grand Total	1,169



The following tables illustrate insulation depth by property age and SOA from which it can be seen that the most poorly insulated properties are those built prior to 1914 with a raised concentration of under-insulated properties built between 1966 & 1976.

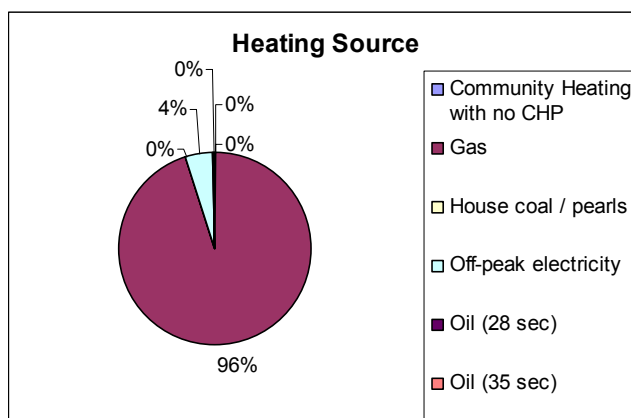
AGE	0mm	10-50mm	200-300mm	75-150mm	Grand Total
1900-1929	991	3,105	1,879	3,231	9,206
1930-1949	661	2,916	2,379	5,675	11,630
1950-1965	685	1,537	4,191	7,871	14,284
1966-1976	715	2,947	2,890	6,943	13,494
1977-1981	115	473	855	1,115	2,558
1982-1989	129	627	1,474	3,392	5,623
1990-1995	215	114	245	917	1,491
Post 1995	691	15	2,671	347	3,723
Pre 1900	2,182	3,877	1,939	4,950	12,948
Grand Total	6,384	15,610	18,524	34,440	74,959

SOA	0mm	10-50mm	200-300mm	75-150mm	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	307	701	701	920	2,629
Ashton Hurst/ Ashton St Peter's	190	584	643	687	2,104
Ashton Hurst/ Ashton Waterloo	229	1,487	915	2,631	5,262
Ashton St Michaels	321	803	847	789	2,761
Ashton St Peter's/ Audenshaw	643	482	628	701	2,454
Ashton Waterloo	397	795	1,391	2,782	5,365
Audenshaw		199	596	199	994
Audenshaw/ St Peter's	201			805	1,006
Denton North East (2001249)		199	199	596	994
Denton North East (2001254)			596	994	1,590
Denton South/ Denton North East	101	503	604	1,006	2,214
Denton West	199	199	397	1,590	2,385
Denton West/ Denton North East		403	201	1,510	2,114
Droylsden East	101	503	1,510	1,610	3,724
Droylsden East/ Droylsden West (2001239)	199	199	795	1,391	2,583
Droylsden East/ Droylsden West (2001240)		596	1,192	795	2,583
Dukinfield	302	1,107	604	1,308	3,321
Dukinfield/ Dukinfield/ Stalybridge	199	199	199	1,788	2,385
Dukinfield/ Stalybridge and Dukinfield		805	705	1,006	2,516
Hyde Godley/ Hyde Werneth	403	1,107	805	1,107	3,422
Hyde Godley/ Longdendale				343	343
Hyde Newton	397	795	397	596	2,186
Hyde Newton/ Hyde Godley	229	343	1,258	915	2,745
Hyde Werneth	302	805	805	1,308	3,221
Longdendale	114	458	229	915	1,716
Mossley	994	397	1,391	3,378	6,160
No SOA	229		114		343
Stalybridge North	101	201		403	705
Stalybridge North/ Mossley		596		994	1,590
Stalybridge South		229	343	686	1,258
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	229	915	458	686	2,288
Grand Total	6,384	15,610	18,524	34,440	74,959

5.6 Heating Source

The table below indicates the main heating fuel identified in the properties surveyed, with the majority of the fuel being natural gas at 1,111 properties, 95%.

Main Heating Fuel (Level O)	Total
Community Heating with no CHP	2
Gas	1,111
House coal / pearls	1
Off-peak electricity	52
Oil (28 sec)	2
Oil (35 sec)	1
Grand Total	1,169



The following tables present heating source information by property age and SOA.

AGE	Community Heating with no CHP	Gas	House coal / pearls	Off-peak electricity	Oil (28 sec)	Oil (35 sec)	Grand Total
1900-1929	101	8,849	15	243			9,206
1930-1949		11,287		343			11,630
1950-1965		13,643		329	199	114	14,284
1966-1976		12,937		359	199		13,494
1977-1981		2,558					2,558
1982-1989	199	5,409		15			5,623
1990-1995		1,491					1,491
Post 1995		3,147		576			3,723
Pre 1900		12,217		732			12,948
Grand Total	299	71,537	15	2,595	397	114	74,959

SOA	Community Heating with no CHP	Gas	House coal / pearls	Off-peak electricity	Oil (28 sec)	Oil (35 sec)	Grand Total
Ashton Hurst & Ashton St Michaels		2,527	15	88			2,629
Ashton Hurst/ Ashton St Peter's		2,060		44			2,104
Ashton Hurst/ Ashton Waterloo		5,148		114			5,262
Ashton St Michaels		2,600		161			2,761
Ashton St Peter's/ Audenshaw		2,206		248			2,454
Ashton Waterloo	199	4,968		199			5,365
Audenshaw		994					994
Audenshaw/ St Peter's		906		101			1,006
Denton North East (2001249)		994					994
Denton North East (2001254)		1,590					1,590
Denton South/ Denton North East		2,214					2,214
Denton West		1,987		199	199		2,385
Denton West/ Denton North East		2,114					2,114
Droylsden East		3,724					3,724
Droylsden East/ Droylsden West (2001239)		2,385		199			2,583
Droylsden East/ Droylsden West (2001240)		2,583					2,583
Dukinfield		3,221		101			3,321
Dukinfield/ Dukinfield/ Stalybridge		2,186			199		2,385
Dukinfield/ Stalybridge and Dukinfield		2,516					2,516
Hyde Godley/ Hyde Werneth	101	3,120		201			3,422
Hyde Godley/ Longdendale		343					343
Hyde Newton		1,987		199			2,186
Hyde Newton/ Hyde Godley		2,745					2,745
Hyde Werneth		3,120		101			3,221
Longdendale		1,601		114			1,716
Mossley		5,961		199			6,160
No SOA		114		229			343
Stalybridge North		604		101			705
Stalybridge North/ Mossley		1,590					1,590
Stalybridge South		1,258					1,258
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale		2,173				114	2,288
Grand Total	299	71,537	15	2,595	397	114	74,959

Clearly gas is the predominant fuel source within the Borough with very little reliance on coal or oil. Only 3% of properties rely upon electricity for heating, mostly in properties built before 1976.

5.7 Key Findings

The average SAP rating for a private sector dwelling in TMBC is **63**, the average total annual running cost per property is **£586.96**, the CO₂ emissions in tonnes averages out at **5.54** tonnes.

The private dwellings in within the Borough exceed the national average in terms of SAP ratings which suggests a good level of thermal efficiency despite the recorded levels of information. However the preponderance of terraced properties and the effect of correspondingly reduced exposed walls will have an impact on the rating.

Whilst SAP ratings are relatively higher than the national average a number of SOAs present low average scores, particularly Stalybridge South, Denton North East, Hyde Godley/Longdendale, Dukinfield and Audenshaw.

6 HOUSEHOLDER INFORMATION

6.1 Introduction

The householder information has been extrapolated across the whole stock; this is based on survey data, which has been collected from the total number of 1,169 Nr surveys carried out.

6.2 Net Household Income

From the information collected, 15.9% of households have less than £750 net income per month, 42.8% have an income between £1,251 and £2,500 and 8.2% have an income in excess of £2 500 per month.

Net Household Income Per Month	Total	%
<£750	11,912	15.9%
£751-1250	14,357	19.2%
£1251-2500	17,696	23.6%
£2500+	6,158	8.2%
Refused to Answer	24,836	33.1%
Grand Total	74,959	100.0%

The following tables present the income bands by tenure type both numerically and proportionally.

Net Household Income Per Month	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
<£750	5,219	2,692	228	3,773	11,912
£751-1250	9,319	1,853		3,185	14,357
£1251-2500	12,883	1,477	15	3,321	17,696
£2500+	4,275	144		1,740	6,158
Refused to Answer	15,692	1,430	415	7,299	24,836
Grand Total	47,388	7,595	657	19,318	74,959

Net Household Income Per Month	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
<£750	11.0%	35.4%	34.7%	19.5%	15.9%
£751-1250	19.7%	24.4%	0.0%	16.5%	19.2%
£1251-2500	27.2%	19.4%	2.2%	17.2%	23.6%
£2500+	9.0%	1.9%	0.0%	9.0%	8.2%
Refused to Answer	33.1%	18.8%	63.1%	37.8%	33.1%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%

Net Household Income Per Month	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
<£750	43.8%	22.6%	1.9%	31.7%	100.0%
£751-1250	64.9%	12.9%	0.0%	22.2%	100.0%
£1251-2500	72.8%	8.3%	0.1%	18.8%	100.0%
£2500+	69.4%	2.3%	0.0%	28.3%	100.0%
Refused to Answer	63.2%	5.8%	1.7%	29.4%	100.0%
Grand Total	63.2%	10.1%	0.9%	25.8%	100.0%

Unsurprisingly property owners dominate the upper income bands with slightly less than 60% of households in the private rented sector having a net monthly income of less than £1,250; and **35%** of people earning less than £1250 per month living in rental accommodation.

The above tables can be adjusted to remove refused responses viz:-

Net Household Income Per Month	Total	%
<£750	11,912	23.8%
£751-1250	14,357	28.6%
£1251-2500	17,696	35.3%
£2500+	6,158	12.3%
Grand Total	50,123	100.0%

Net Household Income Per Month	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
<£750	5,219	2,692	228	3,773	11,912
£751-1250	9,319	1,853		3,185	14,357
£1251-2500	12,883	1,477	15	3,321	17,696
£2500+	4,275	144		1,740	6,158
Grand Total	31,695	6,165	243	12,020	50,123

table 3

Net Household Income Per Month	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
<£750	16%	44%	94%	31%	24%
£751-1250	29%	30%	0%	27%	29%
£1251-2500	41%	24%	6%	28%	35%
£2500+	13%	2%	0%	14%	12%
Grand Total	100%	100%	100%	100%	100%

Net Household Income Per Month	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
<£750	44%	23%	2%	32%	100%
£751-1250	65%	13%	0%	22%	100%
£1251-2500	73%	8%	0%	19%	100%
£2500+	69%	2%	0%	28%	100%
Grand Total	63%	12%	0%	24%	100%

The following tables present the income data by SOA.

SOA Name	<£750	£751-1250	£1251-2500	£2500+	Refused to Answer	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	555	912	970	131	927	3,497
Ashton Hurst/ Ashton St Peter's	1,278	1,333	852	605	1,051	5,118
Ashton Hurst/ Ashton Waterloo	473	405	571	260	415	2,124
Ashton St Michaels	666	956	883	374	1,286	4,165
Ashton St Peter's/ Audenshaw	424	672	453	58	1,033	2,640
Ashton Waterloo	314	397	1,313	201	1,313	3,538
Audenshaw		101	101	101	201	503
Audenshaw/ St Peter's	302		199	299	501	1,301
Denton North East (2001249)	199		101		498	797
Denton North East (2001254)		101	596	199	400	1,295
Denton South/ Denton North East	996	299	800	101	1,293	3,489
Denton West	101	601	101	101	599	1,502
Denton West/ Denton North East	201	1,001	800	199	501	2,702
Droylsden East	199	1,804	805	302	1,104	4,214
Droylsden East/ Droylsden West (2001239)	299	302	201	201	403	1,406
Droylsden East/ Droylsden West (2001240)	397	416	201	302	299	1,616
Dukinfield	830	1,116	931	201	816	3,894
Dukinfield/ Dukinfield/ Stalybridge	302	601	201		299	1,404
Dukinfield/ Stalybridge and Dukinfield	517	201	645	101	1,344	2,808
Hyde Godley/ Hyde Werneth	1,045	430	858		1,715	4,048
Hyde Godley/ Longdendale	199				313	512
Hyde Newton	101	114	329	215	458	1,217
Hyde Newton/ Hyde Godley	658		1,043	498	741	2,940
Hyde Werneth	800	403	572	909	1,767	4,451
Longdendale	215	343	329	114	659	1,661
Mossley	329	427	1,313	572	1,201	3,842
No SOA			114		115	230
Stalybridge North	199	199	596		397	1,391
Stalybridge North/ Mossley	114		512		542	1,168
Stalybridge South		397	994		711	2,101
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	199	825	313	114	1,933	3,384
Grand Total	11,912	14,357	17,696	6,158	24,836	74,959

SOA Name	<£750	£751-1250	£1251-2500	£2500+	Refused to Answer	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	15.9%	26.1%	27.8%	3.8%	26.5%	100.0%
Ashton Hurst/ Ashton St Peter's	25.0%	26.0%	16.6%	11.8%	20.5%	100.0%
Ashton Hurst/ Ashton Waterloo	22.3%	19.1%	26.9%	12.2%	19.6%	100.0%
Ashton St Michaels	16.0%	23.0%	21.2%	9.0%	30.9%	100.0%
Ashton St Peter's/ Audenshaw	16.0%	25.5%	17.2%	2.2%	39.1%	100.0%
Ashton Waterloo	8.9%	11.2%	37.1%	5.7%	37.1%	100.0%
Audenshaw	0.0%	20.0%	20.0%	20.0%	40.0%	100.0%
Audenshaw/ St Peter's	23.2%	0.0%	15.3%	23.0%	38.5%	100.0%
Denton North East (2001249)	24.9%	0.0%	12.6%	0.0%	62.5%	100.0%
Denton North East (2001254)	0.0%	7.8%	46.0%	15.3%	30.9%	100.0%
Denton South/ Denton North East	28.6%	8.6%	22.9%	2.9%	37.1%	100.0%
Denton West	6.7%	40.0%	6.7%	6.7%	39.9%	100.0%
Denton West/ Denton North East	7.4%	37.1%	29.6%	7.4%	18.5%	100.0%
Droylsden East	4.7%	42.8%	19.1%	7.2%	26.2%	100.0%
Droylsden East/ Droylsden West (2001239)	21.3%	21.5%	14.3%	14.3%	28.6%	100.0%
Droylsden East/ Droylsden West (2001240)	24.6%	25.8%	12.5%	18.7%	18.5%	100.0%
Dukinfield	21.3%	28.7%	23.9%	5.2%	21.0%	100.0%
Dukinfield/ Dukinfield/ Stalybridge	21.5%	42.8%	14.3%	0.0%	21.3%	100.0%
Dukinfield/ Stalybridge and Dukinfield	18.4%	7.2%	23.0%	3.6%	47.9%	100.0%
Hyde Godley/ Hyde Werneth	25.8%	10.6%	21.2%	0.0%	42.4%	100.0%
Hyde Godley/ Longdendale	38.8%	0.0%	0.0%	0.0%	61.2%	100.0%
Hyde Newton	8.3%	9.4%	27.1%	17.7%	37.6%	100.0%
Hyde Newton/ Hyde Godley	22.4%	0.0%	35.5%	16.9%	25.2%	100.0%
Hyde Werneth	18.0%	9.0%	12.9%	20.4%	39.7%	100.0%
Longdendale	12.9%	20.7%	19.8%	6.9%	39.7%	100.0%
Mossley	8.6%	11.1%	34.2%	14.9%	31.3%	100.0%
No SOA	0.0%	0.0%	49.8%	0.0%	50.2%	100.0%
Stalybridge North	14.3%	14.3%	42.9%	0.0%	28.6%	100.0%
Stalybridge North/ Mossley	9.8%	0.0%	43.8%	0.0%	46.4%	100.0%
Stalybridge South	0.0%	18.9%	47.3%	0.0%	33.8%	100.0%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	5.9%	24.4%	9.3%	3.4%	57.1%	100.0%
Grand Total	15.9%	19.2%	23.6%	8.2%	33.1%	100.0%

From these tables it can be seen that whilst Denton South/Denton North East has the highest proportion of households bringing in less than £750 per month SOAs such as Ashton Hurst, Ashton St Peters, Audenshaw, Droylsden and Dukinfield are very much biased towards the lowest two income bands.

6.3 Number of Individuals in Receipt of Means Tested Benefit

The following table illustrates the incidences of means tested benefits within households by property type, age and tenure. There are a total of **46,499Nr** incidences of means tested benefit claimed.

Property type	Child Benefit	Council Tax Benefit	Housing Benefit	Income based JSA	Income Support	Job Seekers Allowance	Pension Tax Credit (guarantee)	Working Tax Credit (income less than £15460)
Detached	1,185	1,563	15	44	101		244	215
End-terrace	2,383	1,577	571		402	44	750	1,300
Flat	58	403	403	15	272		558	44
Mid-terrace	4,358	5,555	1,136	174	862	15	2,398	1,895
Mid-terrace with passage	44	314	213		213		201	15
Semi-detached	5,402	5,314	931	44	660	29	2,289	2,291
Age	Child Benefit	Council Tax Benefit	Housing Benefit	Income based JSA	Income Support	Job Seekers Allowance	Pension Tax Credit (guarantee)	Working Tax Credit (income less than £15460)
1900-1929	1,221	2,024	403	73	462	29	1,379	460
1930-1949	1,450	2,415	174	29	289	44	1,048	718
1950-1965	2,955	2,245	487	15	472		1,584	1,115
1966-1976	1,945	2,545	15	15			673	871
1977-1981	513	115					15	144
1982-1989	1,197	1,057	513		412		329	400
1990-1995	129	215	114					
Post 1995	387	144	130		44		244	359
Pre 1900	3,634	3,966	1,434	144	831	15	1,168	1,691
Tenure	Child Benefit	Council Tax Benefit	Housing Benefit	Income based JSA	Income Support	Job Seekers Allowance	Pension Tax Credit (guarantee)	Working Tax Credit (income less than £15460)
Owned with Mortgage	7,153	7,866	44	58	347	58	3,747	2,960
Rented	1,853	2,024	1,750	144	1,116	15	903	889
Would Not Disclose	4,425	4,837	1,475	73	1,046	15	1,790	1,908

However, there are households where more than one benefit is being claimed and, allowing for this, the proportion of households in receipt of means tested benefit is **26.4%**.

6.4 Levels of Savings

As part of the household questionnaire occupants were asked to disclose levels of saving with 67% of people responding.

The following tables illustrate extrapolated numbers and proportions of savings by tenure and SOA.

Level of Savings	Total	%
None	20,144	26.9%
<£1000	4,838	6.5%
£1000-5000	7,231	9.6%
£5000+	9,148	12.2%
Refused to Answer	33,598	44.8%
Grand Total	74,959	100.0%

Tenure of Household	None	<£1000	£1000-5000	£5000+	Refused to Answer	Grand Total
Owned with Mortgage	9,711	3,368	5,713	6,823	21,773	47,388
Rented	3,585	749	876	402	1,983	7,595
Shared Ownership	314	15	0	199	130	657
Would Not Disclose	6,533	707	641	1,725	9,712	19,318
Grand Total	20,144	4,838	7,231	9,148	33,598	74,959

Tenure of Household	None	<£1000	£1000-5000	£5000+	Refused to Answer	Grand Total
Owned with Mortgage	48.2%	69.6%	79.0%	74.6%	64.8%	63.2%
Rented	17.8%	15.5%	12.1%	4.4%	5.9%	10.1%
Shared Ownership	1.6%	0.3%	0.0%	2.2%	0.4%	0.9%
Would Not Disclose	32.4%	14.6%	8.9%	18.9%	28.9%	25.8%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The following table presents the same information by tenure type.

Tenure of Household	None	<£1000	£1000-5000	£5000+	Refused to Answer	Grand Total
Owned with Mortgage	20.5%	7.1%	12.1%	14.4%	45.9%	100.0%
Rented	47.2%	9.9%	11.5%	5.3%	26.1%	100.0%
Shared Ownership	47.8%	2.2%	0.0%	30.2%	19.8%	100.0%
Would Not Disclose	33.8%	3.7%	3.3%	8.9%	50.3%	100.0%
Grand Total	26.9%	6.5%	9.6%	12.2%	44.8%	100.0%

SOA	None	<£1000	£1000-5000	£5000+	Refused to Answer	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	540	380	584	409	716	2,629
Ashton Hurst/ Ashton St Peter's	555	263	321	278	687	2,104
Ashton Hurst/ Ashton Waterloo	686	114	114	1,258	3,089	5,262
Ashton St Michaels	833	380	365	336	847	2,761
Ashton St Peter's/ Audenshaw	789	278	394	219	774	2,454
Ashton Waterloo	1,788		596	199	2,782	5,365
Audenshaw			199	397	397	994
Audenshaw/ St Peter's	403	101		101	403	1,006
Denton North East (2001249)	199				795	994
Denton North East (2001254)	397			199	994	1,590
Denton South/ Denton North East	705			503	1,006	2,214
Denton West	199		199	596	1,391	2,385
Denton West/ Denton North East	201			302	1,610	2,114
Droylsden East	403	503	503	503	1,812	3,724
Droylsden East/ Droylsden West (2001239)	994	199	199		1,192	2,583
Droylsden East/ Droylsden West (2001240)	397		994		1,192	2,583
Dukinfield	403	403	805	302	1,409	3,321
Dukinfield/ Dukinfield/ Stalybridge	994	199	397	199	596	2,385
Dukinfield/ Stalybridge and Dukinfield	101		503	1,006	906	2,516
Hyde Godley/ Hyde Werneth	1,610	403	101	302	1,006	3,422
Hyde Godley/ Longdendale	343					343
Hyde Newton	1,590	199			397	2,186
Hyde Newton/ Hyde Godley	1,144	458	114		1,030	2,745
Hyde Werneth	1,610	503	101	101	906	3,221
Longdendale	114		114	229	1,258	1,716
Mossley	1,590		199	795	3,577	6,160
No SOA	229				114	343
Stalybridge North	503				201	705
Stalybridge North/ Mossley	596		199		795	1,590
Stalybridge South	114	229	229	229	458	1,258
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	114	229		686	1,258	2,288
Grand Total	20,144	4,838	7,231	9,148	33,598	74,959

SOA	None	<£1000	£1000-5000	£5000+	Refused to Answer	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	2.7%	7.9%	8.1%	4.5%	2.1%	3.5%
Ashton Hurst/ Ashton St Peter's	2.8%	5.4%	4.4%	3.0%	2.0%	2.8%
Ashton Hurst/ Ashton Waterloo	3.4%	2.4%	1.6%	13.8%	9.2%	7.0%
Ashton St Michaels	4.1%	7.9%	5.1%	3.7%	2.5%	3.7%
Ashton St Peter's/ Audenshaw	3.9%	5.7%	5.5%	2.4%	2.3%	3.3%
Ashton Waterloo	8.9%	0.0%	8.2%	2.2%	8.3%	7.2%
Audenshaw	0.0%	0.0%	2.7%	4.3%	1.2%	1.3%
Audenshaw/ St Peter's	2.0%	2.1%	0.0%	1.1%	1.2%	1.3%
Denton North East (2001249)	1.0%	0.0%	0.0%	0.0%	2.4%	1.3%
Denton North East (2001254)	2.0%	0.0%	0.0%	2.2%	3.0%	2.1%
Denton South/ Denton North East	3.5%	0.0%	0.0%	5.5%	3.0%	3.0%
Denton West	1.0%	0.0%	2.7%	6.5%	4.1%	3.2%
Denton West/ Denton North East	1.0%	0.0%	0.0%	3.3%	4.8%	2.8%
Droylsden East	2.0%	10.4%	7.0%	5.5%	5.4%	5.0%
Droylsden East/ Droylsden West (2001239)	4.9%	4.1%	2.7%	0.0%	3.5%	3.4%
Droylsden East/ Droylsden West (2001240)	2.0%	0.0%	13.7%	0.0%	3.5%	3.4%
Dukinfield	2.0%	8.3%	11.1%	3.3%	4.2%	4.4%
Dukinfield/ Dukinfield/ Stalybridge	4.9%	4.1%	5.5%	2.2%	1.8%	3.2%
Dukinfield/ Stalybridge and Dukinfield	0.5%	0.0%	7.0%	11.0%	2.7%	3.4%
Hyde Godley/ Hyde Werneth	8.0%	8.3%	1.4%	3.3%	3.0%	4.6%
Hyde Godley/ Longdendale	1.7%	0.0%	0.0%	0.0%	0.0%	0.5%
Hyde Newton	7.9%	4.1%	0.0%	0.0%	1.2%	2.9%
Hyde Newton/ Hyde Godley	5.7%	9.5%	1.6%	0.0%	3.1%	3.7%
Hyde Werneth	8.0%	10.4%	1.4%	1.1%	2.7%	4.3%
Longdendale	0.6%	0.0%	1.6%	2.5%	3.7%	2.3%
Mossley	7.9%	0.0%	2.7%	8.7%	10.6%	8.2%
No SOA	1.1%	0.0%	0.0%	0.0%	0.3%	0.5%
Stalybridge North	2.5%	0.0%	0.0%	0.0%	0.6%	0.9%
Stalybridge North/ Mossley	3.0%	0.0%	2.7%	0.0%	2.4%	2.1%
Stalybridge South	0.6%	4.7%	3.2%	2.5%	1.4%	1.7%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	0.6%	4.7%	0.0%	7.5%	3.7%	3.1%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

From the tables above it can be seen that the majority of non savers have a mortgage: indeed households owning their property predominate all savings bands.

Conversely of those responding, 30% of people with savings own their property whilst 47% of people occupying rented accommodation have no savings.

Highest levels of savings occur in Ashton Hurst, Ashton Waterloo, Dukinfield and Stalybridge, Mossley and Denton South, North East. Lowest levels of savings occur in Hyde Werneth, Hdye Newton/Hyde Godley, Ashton Hurst and Ashton St Peters.

6.5 Fuel Poverty

Households in fuel poverty are defined as those where heating bills account for more than 10% of net income.

By cross referring information obtained in respect of income and annual fuel bills the following table illustrates the SOAs exhibiting fuel poverty.

SOA Name	Total Properties	Total Fuel Poverty	% FP	Total FP and Non Decent	% FP & ND
Ashton Hurst & Ashton Ashton St Michaels	2629	73	2.8%	29	39.7%
Ashton Hurst/ Ashton St Peter's	2104	29	1.4%	15	51.3%
Ashton St Michaels	2761	73	2.6%	15	20.5%
Ashton St Peter's/ Audenshaw	2454	29	1.2%	29	99.3%
Droylsden East	3724	101	2.7%	101	100%
Droylsden East/ Droylsden West (2001240)	2583	199	7.7%	199	100%
Hyde Werneth	3221	302	9.4%	201	66.6%
Mossley	6160	199	3.2%	0	0.0%
Stalybridge North	705	101	14.3%	0	0.0%
Stalybridge North/ Mossley	1590	199	12.5%	199	100%
Total		1,304	1.7%	788	60.4%

The highest proportions of fuel poverty arise in Stalybridge North and Stalybridge North/Mossley with the next significant areas being Hyde Werneth and Droylsden East/Droylsden West.

The proportion of fuel impoverished households occupying non decent homes is also illustrated on the table and it can be seen that Stalybridge North/Mossley, Droylsden East/Droylsden West, Droylsden East and Ashton St Peters/Audenshaw have fuel impoverished households almost exclusively in non decent homes.

6.6 Disabilities within the Household

16.2% of households have been identified as having a member with a disability, with physical impairment being the highest disability at 10.96% of the total private sector.

SOA	Total Properties	Disabled Households	% of Properties	Households with Disabilities Failing DH	% of Disabled Households
Ashton Hurst & Ashton Ashton St Michaels	2571	438	17.0%	117	26.7%
Ashton Hurst/ Ashton St Peter's	2125	438	20.6%	205	46.7%
Ashton Hurst/ Ashton Waterloo	2237	915	40.9%	458	50.0%
Ashton St Michaels	2624	380	14.5%	146	38.5%
Ashton St Peter's/ Audenshaw	2628	365	13.9%	146	40.0%
Ashton Waterloo	2362	1,391	58.9%	397	28.6%
Audenshaw	2299	397	17.3%		0.0%
Denton North East (2001249)	2500	397	15.9%		0.0%
Denton North East (2001254)	1872	199	10.6%		0.0%
Denton South/ Denton North East	2753	101	3.7%		0.0%
Denton West	3274	795	24.3%	397	50.0%
Denton West/ Denton North East	2010	201	10.0%		0.0%
Droylsden East	2852	1,006	35.3%	201	20.0%
Droylsden East/ Droylsden West (2001239)	3383	199	5.9%		0.0%
Droylsden East/ Droylsden West (2001240)	2647	199	7.5%	199	100.0%
Dukinfield	2498	805	32.2%	101	12.5%
Dukinfield/ Dukinfield/ Stalybridge	1883	199	10.6%	199	100.0%
Dukinfield/ Stalybridge and Dukinfield	2275	805	35.4%	201	25.0%
Hyde Godley/ Hyde Werneth	3043	403	13.2%	302	75.0%
Hyde Newton	2642	199	7.5%		0.0%
Hyde Werneth	3043	101	3.3%	101	100.0%
Longdendale	2463	229	9.3%		0.0%
Mossley	3864	1,391	36.0%	596	42.9%
Stalybridge North	1522	101	6.6%	101	100.0%
Stalybridge South	2045	229	11.2%		0.0%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	3055	229	7.5%	114	50.0%
Grand Total	74,965	12,111	16.2%	3,980	32.9%

The survey included as assessment of the presence of disabled adaptations and the following table illustrates by SOA, households with a member or members with a physical impediment compared with properties adapted for disabled occupation.

SOA Name	Adapted Only	Disabled	Disabled and Adapted
Ashton Hurst & Ashton Ashton St Michaels	263	278	15
Ashton Hurst/ Ashton St Peter's	58	336	
Ashton Hurst/ Ashton Waterloo	458	686	
Ashton St Michaels	161	263	
Ashton St Peter's/ Audenshaw	131	234	15
Ashton Waterloo		994	
Audenshaw		397	
Denton North East (2001249)		199	
Denton West		596	
Denton West/ Denton North East		101	
Droylsden East		705	
Droylsden East/ Droylsden West (2001239)	199	199	
Droylsden East/ Droylsden West (2001240)		199	
Dukinfield		705	
Dukinfield/ Stalybridge and Dukinfield		403	
Hyde Godley/ Hyde Werneth	302	201	
Hyde Newton/ Hyde Godley	114		
Hyde Werneth	201	101	
Longdendale		229	
Mossley		994	
Stalybridge North		101	
Stalybridge South		114	
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale		114	
Grand Total	1,887	8,146	29

It is noteworthy that some 8,146Nr households occupy unadapted properties whilst there are some 1,887Nr properties that have potentially been adapted for disabled occupants who no longer reside there.

From the above table it can be seen that the greatest proportion of properties with a disabled occupant arise in Ashton Hurst/Ashton Waterloo, Mossley, Dukinfield/Stalybridge and Dukinfield and Droylsden East.

Despite having lower proportions of disabled households SOAs Stalybridge North, Hyde Werneth, Dukinfield, Dukinfield, Stalybridge, Droylsden East/Droylsden West have most of these living in non decent accommodation.

6.7 Dependants

The survey was able to draw information in respect of the presence of young or elderly occupying premises failing the Decent Homes Standard. The following tables illustrate children (under 16 years old) and people over 60 living in non decent accommodation by SOA.

SOA Name	Children In Non Decent Properties	%
Ashton Hurst & Ashton Ashton St Michaels	351	5.08%
Ashton Hurst/ Ashton St Peter's	321	4.65%
Ashton Hurst/ Ashton Waterloo	343	4.97%
Ashton St Michaels	73	1.06%
Ashton St Peter's/ Audenshaw	409	5.92%
Ashton Waterloo	596	8.63%
Audenshaw/ St Peter's	101	1.46%
Denton North East (2001249)	199	2.88%
Denton South/ Denton North East	201	2.92%
Denton West/ Denton North East	302	4.37%
Droylsden East	503	7.29%
Droylsden East/ Droylsden West (2001239)	199	2.88%
Droylsden East/ Droylsden West (2001240)	199	2.88%
Dukinfield	101	1.46%
Dukinfield/ Dukinfield/ Stalybridge	199	2.88%
Dukinfield/ Stalybridge and Dukinfield	201	2.92%
Hyde Godley/ Hyde Werneth	201	2.92%
Hyde Newton	596	8.63%
Hyde Newton/ Hyde Godley	114	1.66%
Hyde Werneth	201	2.92%
Mossley	1192	17.27%
Stalybridge North	302	4.37%
Grand Total	6904	100.00%

This equates to **28.4%** of non decent dwellings.

SOA Name	Over 60's In Non Decent Properties	%
Ashton Hurst & Ashton Ashton St Michaels	278	3.76%
Ashton Hurst/ Ashton St Peter's	278	3.76%
Ashton Hurst/ Ashton Waterloo	458	6.19%
Ashton St Michaels	175	2.37%
Ashton St Peter's/ Audenshaw	482	6.53%
Ashton Waterloo	795	10.76%
Audenshaw/ St Peter's	101	1.36%
Denton South/ Denton North East	201	2.72%
Denton West	795	10.76%
Droylsden East	302	4.09%
Droylsden East/ Droylsden West (2001239)	397	5.38%
Droylsden East/ Droylsden West (2001240)	199	2.69%
Dukinfield	201	2.72%
Dukinfield/ Dukinfield/ Stalybridge	199	2.69%
Dukinfield/ Stalybridge and Dukinfield	101	1.36%
Hyde Godley/ Hyde Werneth	302	4.09%
Hyde Newton	199	2.69%
Hyde Werneth	604	8.17%
Longdendale	114	1.55%
Mossley	795	10.76%
Stalybridge North	101	1.36%
Stalybridge North/ Mossley	199	2.69%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	114	1.55%
Grand Total	7388	100.00%

This equates to **30.4** of properties failing the Decent Homes Standard.

Mossley and Ashton Waterloo have relatively high numbers of both children and people over 60 living in non decent accommodation.

The following tables illustrate households with refined members and members in full time education living in non-Decent accommodation.

SOA Name	Retired in Non Decent Properties	%
Ashton Hurst & Ashton Ashton St Michaels	205	3.53%
Ashton Hurst/ Ashton St Peter's	190	3.28%
Ashton Hurst/ Ashton Waterloo	343	5.92%
Ashton St Michaels	102	1.76%
Ashton St Peter's/ Audenshaw	336	5.80%
Ashton Waterloo	596	10.29%
Audenshaw/ St Peter's	101	1.74%
Denton North East (2001249)	199	3.43%
Denton South/ Denton North East	201	3.47%
Denton West/ Denton North East	302	5.21%
Droylsden East	403	6.95%
Droylsden East/ Droylsden West (2001239)	397	6.86%
Droylsden East/ Droylsden West (2001240)	199	3.43%
Dukinfield/ Dukinfield/ Stalybridge	397	6.86%
Dukinfield/ Stalybridge and Dukinfield	101	1.74%
Hyde Godley/ Hyde Werneth	101	1.74%
Hyde Newton	397	6.86%
Hyde Newton/ Hyde Godley	229	3.95%
Hyde Werneth	101	1.74%
Mossley	795	13.72%
Stalybridge North	101	1.74%
Grand Total	5794	100.00%

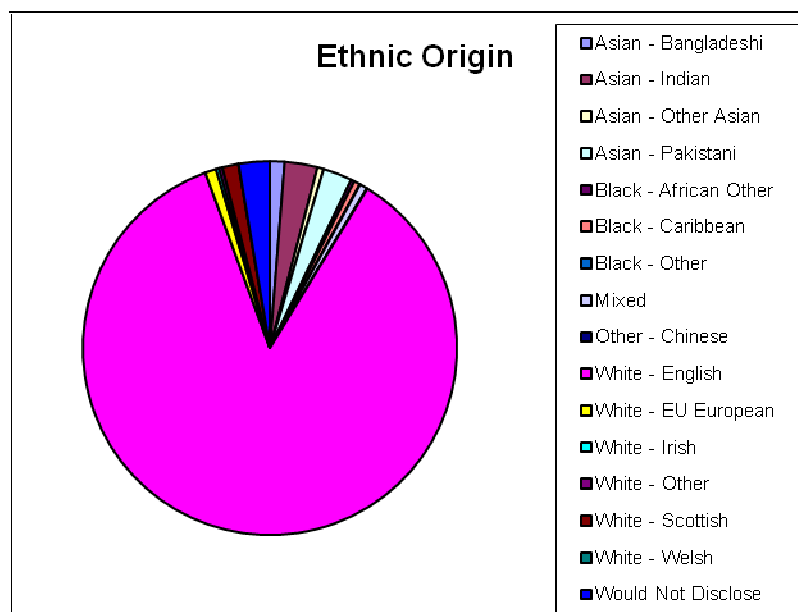
SOA Name	Full Time Education in Non Decent Properties	%
Ashton Hurst & Ashton Ashton St Michaels	219	3.07%
Ashton Hurst/ Ashton St Peter's	234	3.28%
Ashton Hurst/ Ashton Waterloo	915	12.83%
Ashton St Michaels	219	3.07%
Ashton St Peter's/ Audenshaw	321	4.51%
Ashton Waterloo	795	11.14%
Audenshaw/ St Peter's	201	2.82%
Denton North East (2001254)	199	2.79%
Denton South/ Denton North East	201	2.82%
Denton West	795	11.14%
Denton West/ Denton North East	101	1.41%
Droylsden East	201	2.82%
Droylsden East/ Droylsden West (2001239)	199	2.79%
Dukinfield	201	2.82%
Dukinfield/ Dukinfield/ Stalybridge	199	2.79%
Dukinfield/ Stalybridge and Dukinfield	101	1.41%
Hyde Godley/ Hyde Werneth	503	7.05%
Hyde Newton	199	2.79%
Hyde Werneth	604	8.47%
Longdendale	114	1.60%
Mossley	397	5.57%
Stalybridge North	101	1.41%
Stalybridge South	114	1.60%
Grand Total	7133	100.00%

6.8 Ethnicity & Religion

The following tables summarise data collected in respect of the religion and ethnicity of respondents.

What is Your Religion	Total
- Buddhist	213
- Buddhist- Christian - all denominations	199
- Christian - all denominations	65541
- Hindu	2032
- Muslim	3109
- Other	548
Would Not Disclose	3317
Grand Total	74959

Ethnic Origin of Your Household	Total	Percentage
Asian - Bangladeshi	935	1.26%
Asian - Indian	2,114	2.84%
Asian - Other Asian	404	0.54%
Asian - Pakistani	1,871	2.51%
Black - African Other	219	0.29%
Black - Caribbean	400	0.54%
Black - Other	29	0.04%
Mixed	491	0.66%
Other - Chinese	29	0.04%
White - English	63,731	85.66%
White - EU European	710	0.95%
White - Irish	201	0.27%
White - Other	213	0.29%
White - Scottish	1,042	1.40%
White - Welsh	15	0.02%
Would Not Disclose	1,998	2.69%
Grand Total	74,402	100.00%



The following tables illustrate household ethnicity by tenure type.

Ethnic Origin of Your Household	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
Asian - Bangladeshi	273	201	101	359	935
Asian - Indian	1,636	144		334	2,114
Asian - Other Asian	274	130			404
Asian - Pakistani	1,278	190	15	389	1,871
Black - African Other	29	102		88	219
Black - Caribbean				400	400
Black - Other	15			15	29
Mixed	316	44		117	476
Mixed Race - Other		15			15
Other - Chinese	15			15	29
White - English	41,218	6,191	527	15,795	63,731
White - EU European	73	319	15	304	710
White - Irish	101			101	201
White - Other	199	15			213
White - Scottish	814	15		213	1,042
White - Welsh	15				15
Would Not Disclose	1,133	231		634	1,998
Grand Total	47,388	7,595	657	18,762	74,402

Ethnic Origin of Your Household	Owned with Mortgage	Rented	Shared Ownership	Would Not Disclose	Grand Total
Asian - Bangladeshi	29.25%	21.53%	10.77%	38.45%	100%
Asian - Indian	77.43%	6.79%	0.00%	15.78%	100%
Asian - Other Asian	67.87%	32.13%	0.00%	0.00%	100%
Asian - Pakistani	68.30%	10.15%	0.78%	20.77%	100%
Black - African Other	13.33%	46.67%	0.00%	40.00%	100%
Black - Caribbean	0.00%	0.00%	0.00%	100.00%	100%
Black - Other	50.00%	0.00%	0.00%	50.00%	100%
Mixed	66.26%	9.20%	0.00%	24.54%	100%
Mixed Race - Other	0.00%	100.00%	0.00%	0.00%	100%
Other - Chinese	50.00%	0.00%	0.00%	50.00%	100%
White - English	64.68%	9.71%	0.83%	24.78%	100%
White - EU European	10.29%	44.91%	2.06%	42.75%	100%
White - Irish	50.00%	0.00%	0.00%	50.00%	100%
White - Other	93.15%	6.85%	0.00%	0.00%	100%
White - Scottish	78.12%	1.40%	0.00%	20.48%	100%
White - Welsh	100.00%	0.00%	0.00%	0.00%	100%
Would Not Disclose	56.70%	11.58%	0.00%	31.73%	100%
Grand Total	63.69%	10.21%	0.88%	25.22%	100%

It can be seen that with the exception of European and Irish most white households own their property.

Of those that responded the majority of black households are in rented accommodation although 50% of “Black Other” households own their property.

The majority of Asian, Indian & Pakistani own their own properties whilst slightly less than 30% of Asian Bangladeshi households own their own property.

SOA Name	Asian - Bangladeshi	Asian - Indian	Asian - Other Asian	Asian - Pakistani	Black - African Other	Black - Caribbean	Black - Other	Mixed	Mixed Race - Other	Other - Chinese	White - English	White - EU European	White - Irish	White - Other	White - Scottish	White - Welsh	Would Not Disclose	Grand Total
Ashton Hurst & Ashton Ashton St Michaels	29	146	15	88	58		15	73		29	1,943	88			29	15	102	2,629
Ashton Hurst/ Ashton St Peter's		146		29	58			58			1,607	131					58	2,089
Ashton Hurst/ Ashton Waterloo		801		343							4,004				114			5,262
Ashton St Michaels	29	146	44	205	44			88	15		2,001	15					146	2,732
Ashton St Peter's/ Audenshaw	44	248	44	409	58		15	58			1,256	161		15			131	2,440
Ashton Waterloo		199		596							4,570							5,365
Audenshaw								199			596				199			994
Audenshaw/ St Peter's											1,006							1,006
Denton North East (2001249)											994							994
Denton North East (2001254)											1,590							1,590
Denton South/ Denton North East											2,013		101		101			2,214
Denton West											1,987				199			2,186
Denton West/ Denton North East			101			101					1,711		101				101	2,114
Droylsden East				201							3,422						101	3,724
Droylsden East/ Droylsden West (2001239)											2,186				199		199	2,583
Droylsden East/ Droylsden West (2001240)											2,583							2,583
Dukinfield											3,019				101		201	3,321

Dukinfield/ Dukinfield/ Stalybridge												2,385						2,385
Dukinfield/ Stalybridge and Dukinfield												2,315					101	2,415
Hyde Godley/ Hyde Werneth	604		201									2,214	201				101	3,422
Hyde Godley/ Longdendale												229					114	343
Hyde Newton												1,788						1,987
Hyde Newton/ Hyde Godley	229											2,517						2,745
Hyde Werneth												3,120					101	3,221
Longdendale												1,716						1,716
Mossley		199										5,564			199		199	6,160
No SOA												229	114					343
Stalybridge North												604				101		705
Stalybridge North/ Mossley												1,590						1,590
Stalybridge South		114										1,144						1,258
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale		114										1,830					343	2,288
Grand Total	935	2,114	404	1,871	219	400	29	476	15	29	63,731	710	201	213	1,042	15	1,998	74,402

SOA Name	Asian - Bangladeshi	Asian - Indian	Asian - Other Asian	Asian - Pakistani	Black - African Other	Black - Caribbean	Black - Other	Mixed	Mixed Race - Other	Other - Chinese	White - English	White - EU European	White - Irish	White - Other	White - Scottish	White - Welsh	Would Not Disclose	Grand Total
Ashton Hurst & Ashton St Michaels	3.1%	6.9%	3.6%	4.7%	26.7%	0.0%	50.0%	15.3%	0.0%	100.0%	3.0%	12.3%	0.0%	0.0%	2.8%	100.0%	5.1%	3.5%
Ashton Hurst/ Ashton St Peter's	0.0%	6.9%	0.0%	1.6%	26.7%	0.0%	0.0%	12.3%	0.0%	0.0%	2.5%	18.5%	0.0%	0.0%	0.0%	0.0%	2.9%	2.8%
Ashton Hurst/ Ashton Waterloo	0.0%	37.9%	0.0%	18.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.3%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	7.1%
Ashton St Michaels	3.1%	6.9%	10.8%	10.9%	20.0%	0.0%	0.0%	18.4%	100.0%	0.0%	3.1%	2.1%	0.0%	0.0%	0.0%	0.0%	7.3%	3.7%
Ashton St Peter's/ Audenshaw	4.7%	11.7%	10.8%	21.9%	26.7%	0.0%	50.0%	12.3%	0.0%	0.0%	2.0%	22.6%	0.0%	6.8%	0.0%	0.0%	6.6%	3.3%
Ashton Waterloo	0.0%	9.4%	0.0%	31.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.2%
Audenshaw	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	41.7%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	19.1%	0.0%	0.0%	1.3%
Audenshaw/ St Peter's	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%
Denton North East (2001249)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%
Denton North East (2001254)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%
Denton South/ Denton North East	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%	0.0%	50.0%	0.0%	9.7%	0.0%	0.0%	3.0%
Denton West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	0.0%	0.0%	0.0%	19.1%	0.0%	0.0%	2.9%
Denton West/ Denton North East	0.0%	0.0%	24.9%	0.0%	0.0%	25.2%	0.0%	0.0%	0.0%	0.0%	2.7%	0.0%	50.0%	0.0%	0.0%	0.0%	5.0%	2.8%
Droylsden East	0.0%	0.0%	0.0%	10.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%
Droylsden East/ Droylsden West (2001239)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.4%	0.0%	0.0%	0.0%	19.1%	0.0%	9.9%	3.5%
Droylsden East/ Droylsden West (2001240)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.5%

Dukinfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.7%	0.0%	0.0%	0.0%	9.7%	0.0%	10.1%	4.5%
Dukinfield/ Dukinfield/ Stalybridge	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%
Dukinfield/ Stalybridge and Dukinfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	3.2%
Hyde Godley/ Hyde Werneth	64.6%	0.0%	49.8%	0.0%	0.0%	25.2%	0.0%	0.0%	0.0%	0.0%	0.0%	3.5%	28.3%	0.0%	0.0%	0.0%	0.0%	5.0%	4.6%
Hyde Godley/ Longdendale	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	5.7%	0.5%
Hyde Newton	0.0%	0.0%	0.0%	0.0%	0.0%	49.7%	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%
Hyde Newton/ Hyde Godley	24.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.7%
Hyde Werneth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	4.3%
Longdendale	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%
Mossley	0.0%	9.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.7%	0.0%	0.0%	93.2%	0.0%	0.0%	9.9%	8.3%
No SOA	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	16.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%
Stalybridge North	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	9.7%	0.0%	0.9%
Stalybridge North/ Mossley	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%
Stalybridge South	0.0%	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%
Stalybridge South/ Dukinfield/ Stalybridge/Longdendale	0.0%	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	17.2%	3.1%
Grand Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Asian households centre on Hyde Godley/Hyde Werneth, Ashton Waterloo, Hyde Newton/Hyde Godley and Ashton St Peters/Audenshaw.

Black African households are centred on Ashton Hurst & Ashton St Peters, Ashton St Peters/Audenshaw whilst Black Caribbean are focused on Hyde Newton, Hyde Godley/Hyde Werneth and Denton West/Denton North East.

White households are fairly evenly spread across the Borough with the exception of Audenshaw, Hyde Godley and Stalybridge North.

6.9 Household Isolated

Occupiers were asked if they considered themselves to be isolated; the results were as follows.

Isolated in Home because of:	Total
Access to facilities	0.2%
Fear of Crime	0.1%
Lack of Transport	0.4%
Not knowing anyone locally	0.3%
Not knowing anyone locally - Other	0.6%
Other	1.0%
State of health	0.8%
State of health - Fear of Crime	0.5%
Grand Total	3.8%

6.10 Litter, Dumping & Vandalism

Occupants were asked if they perceived there to be a problem with littering and other nuisances in their area.

The following table summarises the responses across the Borough.

Data	Total	% of Surveyed
Dog Fouling problems	291	24.89%
Graffiti Problems	86	7.36%
Heavy Traffic	299	25.58%
Vandalism	150	12.83%
Derelict buildings or land	89	7.61%
Street Lighting	29	2.48%
Drug Litter	44	3.76%
Overall Problem Count	988	84.52%

Significantly dog fouling problems arise more than litter or graffiti.

6.11 Key Findings

There are **44.8%** of households where the adults are classified as vulnerable and living in non decent housing.

16.2% of households have a member with a disability.

28.4% of non decent homes have children under 16 years of age and 30.4% have people over 60. The main concentrations are in Mossley and Ashton Waterloo.

7 CONCLUSION & COMPARISON

Private sector dwellings within Tameside Borough currently fall short of the (previous) PSA 7 targets for vulnerable households living in decent properties by **14.8%**, some 10,600nr properties.

The costs associated with eradicating non decency across the Borough amount to some £135,836,260.

The areas most associated with vulnerability and non decency are Mossley, Ashton Waterloo, Ashton Hurst, Droylsden East with the focus being very much on pre and early 20th Century terraced properties.

Ethnicity is predominantly white English and tenure is substantially owned/mortgaged.

Levels of income and savings are generally low although fuel poverty only amounts to some **1%** of households.

There are some **16.2%** of households with a disabled member although very few of these benefit from any kind of adaptation in the home. **32.9%** of disabled households occupy properties failing the Decent Homes Standard.

It is noteworthy that most households classed as vulnerable are in receipt of multiple benefits.

To illustrate TMBC's position relative to the UK as a whole the following table schedules the headline results arising from this survey against the findings of the English House Condition Survey January 2008 bulletin.

Headline Result	TMBC 2008	EHCS 2006
Number of Properties	74,967	n/a
Fail Decent Homes Standard Rates B, C & D	32%	38%
Fail HHSRS (Cat 1 hazards)	10%	63%
Non-indigenous heritage	23%	9%
Average SAP rating	63	47

Appendices