

Stock Condition Survey briefing

There are 49,380 dwellings in South Ribble, 77% are owner occupied, 13% private rented and 10% social rented.

5,088 dwellings in the private sector have category 1 Housing Health and Safety Rating System (HHSRS) hazards. This equates to 12% of properties.

The highest concentrations of all HHSRS hazards in the private sector are found in the wards of Samlesbury & Walton, Farington East and Bamber Bridge East.

The highest concentrations of fuel poverty (Low Income High Costs definition) in the private sector are found in the wards of Samlesbury & Walton, Broadfield and St. Ambrose and for excess cold the highest concentrations are in Samlesbury & Walton, Hoole and Longton & Hutton West.

The average SimpleSAP rating for all private sector dwellings in South Ribble is 61, which is better than England (60) but the same as North West. For owner occupied stock the figure is 61 and for private rented stock it is 63.

The total cost of mitigating category 1 hazards in South Ribble's private sector stock is estimated to be £9.5 million – with £8.1 million in the owner-occupied sector, and £1.4 million in the private rented sector.

3.3% (1,439) of private sector dwellings in South Ribble are estimated to have an EPC rating below band E.

In the private sector stock, there are an estimated 12,251 dwellings with un-insulated cavity walls and 6,871 dwellings with less than 100mm of loft insulation.

Neighbourhood Figures

Western Parishes

5668 owner occupied properties with one or more of the following issues:

CAT 1 hazards, Excess Cold, Disrepair, Fuel Poverty, no loft or cavity wall insulation.

Eastern

3226 owner occupied properties with one or more of the following issues:

CAT 1 hazards, Excess Cold, Disrepair, Fuel Poverty, no loft or cavity wall insulation.

Penwortham

8156 owner occupied properties with one or more of the following issues:

CAT 1 hazards, Excess Cold, Disrepair, Fuel Poverty, no loft or cavity wall insulation.

Bamber Bridge, Lostock Hall & Walton Le Dale

8414 owner occupied properties with one or more of the following issues:

CAT 1 hazards, Excess Cold, Disrepair, Fuel Poverty, no loft or cavity wall insulation.

Leyland

12477 owner occupied properties with one or more of the following issues:

CAT 1 hazards, Excess Cold, Disrepair, Fuel Poverty, no loft or cavity wall insulation.

Glossary of terms

Category 1 hazard Hazards with a Housing Health and Safety Rating Scheme score of > 1,000. A dwelling with a category 1 hazard is considered to fail the minimum statutory standard for housing.

Disrepair Based on former Decent Homes Standard criteria which states that a dwelling fails this if it is not in a reasonable state of repair – this is based on the dwelling age and condition of a range of building components including walls, roofs, windows, doors, electrics and heating systems.

ECO Energy Companies Obligation

Places legal obligations on the larger energy suppliers to deliver energy efficiency measures to domestic energy users

EPC Energy Performance Certificate

Present the energy efficiency of domestic properties on a scale of A (most efficient) to G (least efficient)

Fuel poverty

The original definition of fuel poverty states that a household is in fuel poverty if it needs to spend more than 10% of their income on fuel to maintain an adequate level of warmth (10% definition). The new definition now adopted by government is that a household is said to be in fuel poverty if they have fuel costs that are above average and were, they to spend that amount they would be left with a residual income below the official poverty line (Low Income High Costs definition)

HHSRS Housing Health and Safety Rating System

A risk assessment tool to help local authorities identify and protect against potential risks and hazards to health and safety related deficiencies in dwellings, covering 29 categories of hazards

LIHC Low Income High Cost

Required fuel costs are above average, or if they were to spend that amount, they would be left with a residual income below the official poverty line

SAP Standard Assessment Procedure

Method system for measurement of energy rating of residential buildings.

SimpleSAP

An estimate of a residential dwelling's likely SAP score, it is not based on the full required range of data for a SAP calculation or a reduced data SAP calculation (RDSAP), it should only ever be considered an estimate of the SAP score, and used as a guide.