
Report To:	Environment & Regeneration Committee	Date:	4 May 2023
Report By:	Director, Environment & Regeneration	Report No:	ENV024/23/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Housing Update		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 The purpose of this report is to update members on progress on the Local Housing Strategy, on progress to date in Inverclyde on Energy Efficient Scotland Area Based Scheme (ABS) (formerly known as HEEPS) and on the high-level findings of the private sector Local House Condition Survey (LHCS).
- 1.3 The process for the development of the Local Housing Strategy (LHS) for 2023-28 is nearing its conclusion. Prior to approval of the final LHS by members however the draft must be submitted to the Scottish Government for Peer Review. Currently it is our intention to bring the final LHS to Committee following the summer recess with the high level findings to be presented at an all members briefing in April.
- 1.4 Section 4 of this report updates members on Inverclyde's progress on Energy Efficient Scotland Area Based Scheme (ABS) (formally known as HEEPS). Area based schemes focus on non-traditional build types (e.g. those not amenable to energy saving measures such as cavity wall insulation) in lower SIMD areas. In the 10 years since HEEPS/ABS funding was instigated over £15m in funding from the Scottish Government has been brought into Inverclyde with over 2,500 properties improved, mainly by the installation of exterior wall insulation, but latterly also by the provision of solar photovoltaic panels.
- 1.5 As part of the LHS process the Council commissioned a private sector Local Housing Condition Survey (LHCS). This serves to inform the LHS on the condition of privately owned housing and identifies areas where particular focus is required to address housing issues including Below Tolerable Standard (BTS) housing. A high-level summary of the findings of the LHCS is attached at Appendix 5.

2.0 RECOMMENDATIONS

- 2.1 That the Committee notes the update on the Local Housing Strategy and receives a final draft for approval after the Peer Review process is complete.
- 2.2 That the Committee notes the progress on energy efficiency measures provided through the Area Based schemes in Inverclyde.

2.3 That the Committee notes the high-level findings of the Local House Condition Survey.

Stuart Jamieson
Director, Environment & Regeneration

3.0 BACKGROUND AND CONTEXT

- 3.1 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce an LHS which sets out its strategy, priorities and plans for the delivery of housing and related services. The Act also states that the LHS must be supported by an assessment of housing provision and related services, that it must be submitted to Scottish Ministers, and that local authorities must keep their LHS under review.
- 3.2 Development of the Inverclyde LHS has been underway since spring 2022 and the final draft is nearing completion. As a stock transfer authority many of the actions in the LHS will require close working with partners, particularly RSLs, so the additional time taken to gain consensus on the LHS action plans in order that the LHS is a meaningful strategy for Inverclyde is considered to be time well spent. The next stage for the LHS is the submission of the final draft to the Scottish Government for Peer Review prior to consideration by Committee.
- 3.3 Area based schemes (formerly HEEPS) have now been in existence for 10 years, targeting privately owned, non-traditional build properties in areas of high fuel poverty. In that period over £15M in funding has been attracted to Inverclyde with over 2,500 properties improved. Section 4 of this report together with appendices 1-3 give further detail.
- 3.4 As part of the LHS process it is necessary to carry out periodic surveys of the condition of privately owned housing to inform the LHS. The survey for Inverclyde has just concluded and the high-level findings are available in appendix 5.

4.0 ENERGY EFFICIENT SCOTLAND AREA BASED SCHEMES (FORMERLY HEEPS)

- 4.1 Since 2013 Inverclyde Council has secured a total of £15,183,105.69 funding from the Scottish Government (SG) for Energy Efficient Scotland Area Based Scheme (ABS) (formally known as HEEPS). The funding is to provide energy efficiency measures, predominately External Wall insulation (EWI) and Solar Photovoltaic (PV) panels, to homeowners. To date 2,641 houses in Inverclyde have been made energy efficient due to ABS programmes.

A further £1,454,960 has been awarded for 2023/24.

The objectives of ABS funding are to:

- Provide measures to private households in or at risk of fuel poverty that help to reduce energy usage and costs
- Deliver the Fuel Poverty Strategy and Energy Efficient Scotland programme
- Enable and support eligible homes receiving support from ABS to have achieved an EPC rating of C or better by 2030
- Ensure that householders, installers/workers and their families are protected against the risk of COVID-19 transmission
- Secure Energy Company Obligation (ECO) and other funding/investment to maximise the impact of ABS projects and funding

Appendix 1 details funding received in Inverclyde through the programme from 2013-14 to 2023-24.

Appendix 2 details the total number of houses improved under the scheme.

Appendix 3 details the areas where programmes have been carried out in Inverclyde.

Appendix 4 shows comparative allocations and spend for Scottish LAs from 2013-2022. Inverclyde Council was the third best performing Council in terms of spend/allocation and 15th in terms of overall spend.

- 4.2 Criteria set by the Scottish Government is for councils to work with Registered Social Landlords (RSLs), when possible, on collaborative programmes and as such it is quite often the RSL which will be the driving force behind a programme. The RSL pays for their own property and IC provides ABS funding towards the cost to the homeowner.

Local RSL's are asked to identify areas within their future investment programmes that may be suitable for a collaborative EWI programme of works. However, it is understood that not all housing association investment works can integrate into ABS programmes, therefore, the opportunity is also available for RSL's to submit additional proposals under the heading of a 'Special Project'. The SG will award additional funding to support Special Projects if appropriate.

- 4.3 IC cannot rely purely on RSLs identifying programmes within the allocated funding timeframes, therefore, 'back up' programmes are in place to ensure that the funding allocated to Inverclyde is spent and not returned to the SG, if a RSL has properties in the 'back up' area they will be invited to join the programme. The current programme of works is in the Park Farm area of Port Glasgow, it is an area recognised as having poor housing and is within the lowest 20% SIMD areas with low levels of income leading inevitably to fuel poverty and ill health. The Park Farm programme will continue into 2023/24.

- 4.4 Local Authorities may have to provide evidence in support of the area/measures mix identified for programmes, including:

- Energy Saving Trust home analytics data
- Local house condition survey information
- Evidence from the Home Energy Efficiency Database (HEED)
- Evidence from SIMD and Cavity Insulation Guarantee Agency
- Evidence from LOIPs
- Other administrative data on subjects such as child poverty, school meals, benefits entitlements etc.

- 4.5 It is appreciated that area based schemes do have their limitations. To be viable a number of similar properties which meet the current Scottish Government criteria are required to run a sustainable programme. Not all properties in SIMD areas will qualify and technological solutions in this area are evolving at a rapid rate. Even so significant steps have been made in reducing vulnerabilities to fuel poverty working within the constraints of the current schemes. It is hoped that work on the Local Heat and Energy Strategy (LHES) will identify other measures that could contribute to the reduction of fuel poverty.

- 4.6 It is planned to carry out an Internal Wall Insulation (IWI) programme for private homeowners living in pre 1919 tenements within the lowest SIMD data zones in the central of Greenock. This will assist low-income householders suffering from fuel poverty to improve their energy efficiency. It will be a free scheme through ABS and ECO funding and will include a redecoration allowance. RSLs within these areas have been invited to join this programme. This is the second attempt to carry out this programme, there was no response to the first attempt in spite of writing directly to over 400 property owners. It is hoped that better publicity together with the current pressure of fuel prices will lead to a better response.

Due to the Publicly Available Specification (PAS) 2035 on energy retrofit measures and SG ABS guidance homeowner's contributions could be capped, we are currently waiting on further instruction from the SG on moving forward.

5.0 INVERCLYDE PRIVATE SECTOR HOUSE CONDITION SURVEY 2022/23

- 5.1 The Housing (Scotland) Acts require Local Authorities from time to time to carry-out assessments on the condition of housing in their area, in particular to identify below tolerable standard (BTS) properties. A detailed knowledge of the condition of housing stock is also required to inform the Local Housing Strategy. In order to assess the condition of the private housing stock in the area the Council requires to commission a local housing condition survey (LHCS). This survey also provides household information and an assessment of the energy efficiency of the properties. The last LHCS was in 2010/11 and the intention had been to carry out a survey in 2020-21 to inform the 2023-28 Local Housing Strategy. For obvious reasons the survey could not be carried out in 2020-21 and instead was carried out in 2022-23.
- 5.2 The fieldwork for the survey was completed in early March 2023, the fieldwork taking longer than expected partially as a result of a widespread hesitation to take part which required a number of additional approaches to householders in order to generate a statistically satisfactory sample size. A high-level summary of the findings of the LHCS is included at Appendix 5. The detailed findings will inform the final draft of the Local Housing Strategy.

6.0 IMPLICATIONS

- 6.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial		X	
Legal/Risk		X	
Human Resources		X	
Strategic (LOIP/Corporate Plan)		X	
Equalities & Fairer Scotland Duty		X	
Children & Young People's Rights & Wellbeing		X	
Environmental & Sustainability		X	
Data Protection		X	

6.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

6.3 Legal/Risk

None.

6.4 Human Resources

None.

6.5 Strategic

The preparation of a Local Housing Strategy is a major strategic obligation on the Council. The action plans under the LHS should, if successful, contribute significantly to the housing led regeneration of Inverclyde.

6.6 Equalities and Fairer Scotland Duty

Both the LHS and the area based schemes should contribute to addressing inequalities across Inverclyde, the latter addressing fuel poverty specifically.

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqIA is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO – Assessed as not relevant under the Fairer Scotland Duty.

6.7 Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

6.8 Environmental/Sustainability

Summarise any environmental / climate change impacts which relate to this report.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

6.9 Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

7.0 CONSULTATION

7.1 Significant consultation has been carried out with partners and the public in the development of the LHS.

8.0 BACKGROUND PAPERS

8.1 None.

Appendix 1

INVERCLYDE COUNCIL - ENERGY EFFICIENT SCOTLAND AREA BASED SCHEMES - SUMMARY OF FUNDING AWARDS

YEAR	AMOUNT	ADDITIONAL FUNDING	TOTAL FUNDING	CUMULATIVE TOTAL
2013-2014	1,023,008.00		1,023,008.00	1,023,008.00
2014-2015	1,254,860.00	212,374.85	1,467,234.85	2,490,242.85
2015-2016	1,584,171.00	150,000.00	1,734,171.00	4,224,413.85
2016-2017	1,071,260.85	575,000.00	1,646,260.85	5,870,674.70
2017-2018	1,225,258.85	288,500.00	1,513,758.85	7,384,433.55
2018-2019	1,249,023.00	321,429.00	1,570,452.00	8,954,885.55
2019-2020	1,106,694.00	187,940.14	1,294,634.14	10,249,519.69
2020-2021	1,255,975.00	256,739.00	1,512,714.00	11,762,233.69
2021-2022	1,462,261.00		1,462,261.00	13,224,494.69
2022-2023	1,458,611.00	500,000.00	1,958,611.00	15,183,105.69
2023-2024				
TOTAL	<u>12,691,122.70</u>	<u>2,491,982.99</u>	<u>15,183,105.69</u>	

Appendix 2

INVERCLYDE COUNCIL - ENERGY EFFICIENT SCOTLAND AREA BASED SCHEMES - NUMBER OF HOUSES MADE ENERGY EFFICIENT

YEAR	Owner Occupied	RSL	Total	
2013/14	176		69	245
2014/15	230		505	735
2015/16	217		93	310
2016/17	243		59	302
2017/18	187		70	257
2018/19	186		6	192
2019/20	138		15	153
2020/21	169		18	187
2021/22	101		0	101
2022/23	159		0	159
	1806		835	2641

INVERCLYDE COUNCIL - SUMMARY OF ENERGY EFFICIENT SCOTLAND AREA BASED SCHEMES - COMPETED AREAS

	Owner Occupied	RSL	Total
HEEPS - Areas Targeted 2013-2020			
Roxburgh/Wellington	238	69	307
Bow Road	77	24	101
Bardrainney	164	37	201
John Street	11	73	84
Balfour Street	32	20	52
Broomhill	196	470	666
Wellpark (Shaw Place)	40	23	63
West Moreland Athol Steel - Pilot	2	2	4
Auchmead Road	3	9	12
Slaemuir	6	18	24
Parkfarm	48	28	76
Larkfield	137	12	149
Overton	41	7	48
Devol	137	6	143
Larkfield Athol Steel (York Road) 2nd Pilot	2	2	4
Strone (Gray Street)	11	2	13
Cowdenknowes	390	33	423
Larkfield Athol Steel - 3rd Pilot			0
Internal Wall Insulation/Low Cost Measures/Emergency	11	0	11
Parkfarm	260		260
	1806	835	2641

HEEPS: Area Based Schemes - Budget Allocations and Spend (2013 - 2022)

	2013-2022		
Council	2013-2022 Core Allocation	2013-2022 Final Spend	Percentage difference between core allocation and final spend
Glasgow	£ 47,613,698.00	£ 35,650,340.27	-25.13
Aberdeenshire	£ 24,794,653.00	£ 26,324,367.95	6.17
Edinburgh	£ 31,767,261.00	£ 24,463,032.55	-22.99
Highland	£ 23,587,154.00	£ 21,822,859.82	-7.48
Fife	£ 22,689,520.00	£ 19,973,917.00	-11.97
North Lanarkshire	£ 21,341,090.00	£ 19,609,556.13	-8.11
Argyll and Bute	£ 16,359,255.00	£ 18,101,204.88	10.65
Dumfries & Galloway	£ 17,372,526.00	£ 17,075,118.75	-1.71
Dundee	£ 17,057,039.00	£ 16,394,981.05	-3.88
Renfrewshire	£ 17,341,634.00	£ 16,233,751.00	-6.39
South Lanarkshire	£ 20,673,594.00	£ 15,107,535.79	-26.92
South Ayrshire	£ 11,476,784.00	£ 14,182,329.04	23.57
East Ayrshire	£ 12,356,839.00	£ 14,054,237.41	13.74
Aberdeen City	£ 16,349,016.00	£ 14,010,167.19	-14.31
Inverclyde	£ 11,232,341.00	£ 13,296,042.05	18.37
North Ayrshire	£ 14,393,819.00	£ 13,209,434.62	-8.23
Eilean Siar	£ 13,977,637.00	£ 13,065,754.00	-6.52
Stirling	£ 10,003,117.00	£ 12,493,683.00	24.90
Perth and Kinross	£ 16,030,604.00	£ 12,208,021.90	-23.85
Scottish Borders	£ 12,792,860.00	£ 11,064,918.58	-13.51
West Lothian	£ 9,643,638.00	£ 10,538,263.17	9.28
Falkirk	£ 10,563,356.00	£ 9,463,372.59	-10.41
Angus	£ 10,985,570.00	£ 8,883,946.19	-19.13
Moray	£ 11,563,233.00	£ 8,446,495.35	-26.95
Shetland	£ 9,140,354.00	£ 7,525,607.14	-17.67
Midlothian	£ 7,111,636.00	£ 7,409,486.21	4.19
West Dunbartonshire	£ 7,813,654.00	£ 7,092,416.00	-9.23
Orkney	£ 11,241,916.00	£ 6,222,348.43	-44.65
Clackmannanshire	£ 5,578,204.00	£ 5,271,078.64	-5.51
East Lothian	£ 7,442,185.00	£ 4,655,662.80	-37.44
East Renfrewshire	£ 6,299,504.00	£ 3,006,292.38	-52.28
East Dunbartonshire	£ 7,115,659.00	£ 2,245,644.06	-68.44

INVERCLYDE COUNCIL PRIVATE SECTOR
HOUSE CONDITION SURVEY 2022/23

HEADLINE SURVEY FINDINGS

Prepared on behalf of:

Inverclyde Council

Prepared by:



David Adamson & Partners Ltd.

March 2023

Ref: E

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1. SURVEY BACKGROUND

- 1.1 David Adamson & Partners Ltd. was commissioned by Inverclyde Council to complete a review of private sector housing and household conditions across the Council area. Information from the survey provides an up-to-date benchmark for private sector housing conditions against national housing standards and provides a detailed base of information for the review and further development of private sector housing strategies and support.
- 1.2 The study has involved a comprehensive survey programme across a sample of 1,500 dwellings. The sample size was set to support survey reporting not only for the entire Council area but for local housing market areas (LHMA); housing stock and sample distributions are illustrated in Table 1. The sample was further stratified to account for specific town centres and service request areas.

TABLE 1: HOUSING STOCK AND SAMPLE DISTRIBUTIONS				
HOUSING MARKET AREA	LHMA AREA	Total	Sample	
		dwellings	dwellings	
INVERCLYDE EAST	Greenock Central East	5264	257	
	Port Glasgow	5922	289	
	Gourock	4961	242	
INVERCLYDE WEST	Greenock South West	6322	308	
	Inverkip & Wemyss Bay	2533	123	
	West Greenock	3494	171	
INVERCLYDE EAST	RURAL	Kilmacolm & Quarriers Village	2278	110
TOTAL ALL AREAS		30774	1500	

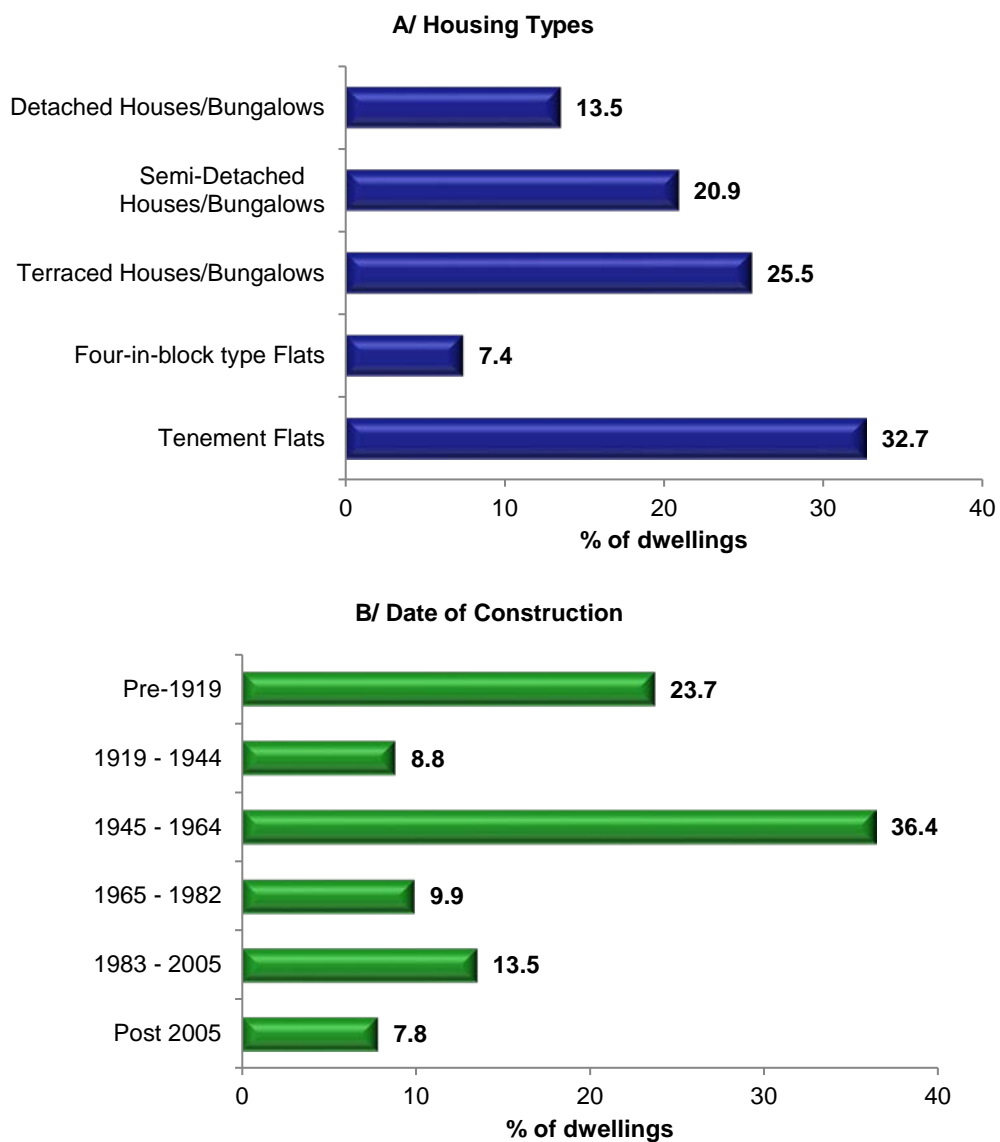
- 1.3 The house condition survey programme has been designed and implemented according to Scottish Government guidelines. Dwellings have been surveyed both externally and internally not only for housing condition but for energy efficiency using RdSAP (SAP 2012 Version 9.94). House condition assessments have included general repair condition and performance against the Tolerable Standard and Scottish Housing Quality Standard (SHQS). In addition to the condition assessments, approximately 20% of occupying households were interviewed examining their socio economic and demographic structure and their underlying attitudes to their housing conditions and circumstances. Key linkages between housing conditions and household characteristics include relationships between poor condition and household vulnerability (social/economic), and fuel poverty.

2. PRIVATE SECTOR HOUSING STOCK

2.1 Using information provided by Inverclyde Council and outputs from the survey programme permits the profiling of overall private sector housing characteristics. The Inverclyde Council area has an estimated private sector housing stock of 30,774 dwellings.

2.2 Private sector housing stock is slightly dominated by traditional one and two storey houses and bungalows (59.9%) with the remaining 40.1% of private dwellings (12,339) in flats. The housing stock demonstrates a varied age profile; 23.7% of private dwellings were constructed pre-1919 with an additional 8.8% constructed in the inter-war period and 21.3% constructed since 1982.

FIGURE 1: PRIVATE SECTOR HOUSING STOCK BY TYPE AND AGE



3. PRIVATE SECTOR HOUSEHOLDS

- 3.1 Private sector housing stock in Inverclyde houses approximately 30,774 resident households and a private sector household population of 57,057 persons. Average household size is estimated at 1.85 persons. Private sector households are predominantly small in size. 13,832 households (44.9%) are single person in size, an additional 10,241 households (33.3%) contain two persons. Only 2,095 households (6.8%) contain four or more persons.
- 3.2 Private sector households exhibit an ageing demographic profile as illustrated by the age distribution of heads of household and household type composition. 11,336 households (36.8%) have a head of household aged 65 years or over, 4,380 heads of household (14.2%) are aged between 55 and 64 years. The average age of heads of household is estimated at 55 years. Ageing demographics are reflected in household compositions – 6,150 households (20%) are single pensioner in type; 5,109 households (16.6%) are older smaller households.
- 3.3 Demographic and social characteristics vary by tenure reflecting a younger more mobile private-rented sector against an older owner-occupied sector. The average age of owner-occupied heads of household is estimated at 60 years compared to 42 years for heads of household in the private-rented sector. Other key demographic and social differences are as follows:
- *35.1% of private-rented households have a head of household aged under 35 years as opposed to only 6.9% of owner-occupied households. Conversely 48.6% of owner-occupied heads of household are aged 65 years or over compared to 5.0% of private-rented households;*
 - *4.4% of private-rented households are single parent in type compared to 1.0% of owner-occupied households; and*
 - *45.6% of private-rented households have been living in their current dwelling under 2 years; the comparative figure for owner-occupiers is 16.3%. 29.4% of owner-occupiers have been resident in their current dwelling over 20 years whilst 0.5% of private-renters have been in the same dwelling for over 20 years.*

TABLE 2: PRIVATE SECTOR HOUSEHOLDS BY AGE OF HEAD OF HOUSEHOLD AND HOUSEHOLD TYPE						
	Owner-Occupiers		Private-Rented		TOTAL	
	H/holds	%	H/holds	%	H/holds	%
AGE OF HEAD OF HOUSEHOLD						
Under 25 years	45	0.2	421	5.1	467	1.5
25 - 34 years	1506	6.7	2495	30.0	4000	13.0
35 - 44 years	3264	14.5	2705	32.5	5969	19.4
45 - 54 years	3644	16.2	978	11.8	4622	15.0
55 - 64 years	3074	13.7	1307	15.7	4380	14.2
65 years and older	10922	48.6	413	5.0	11336	36.8
HOUSEHOLD TYPE						
Single Adult	4188	18.7	3494	42.0	7682	25.0
Single Parent	214	1.0	368	4.4	582	1.9
Single Pensioner	5782	25.8	368	4.4	6150	20.0
Small Family	2430	10.8	1942	23.3	4372	14.2
Older Smaller	5063	22.5	45	0.5	5109	16.6
Large Adult	1339	6.0	77	0.9	1416	4.6
Small Adult	3226	14.4	1692	20.3	4918	16.0
Large Family	213	0.9	333	4.0	546	1.8
ALL HOUSEHOLDS	22455	100.0	8319	100.0	30774	100.0

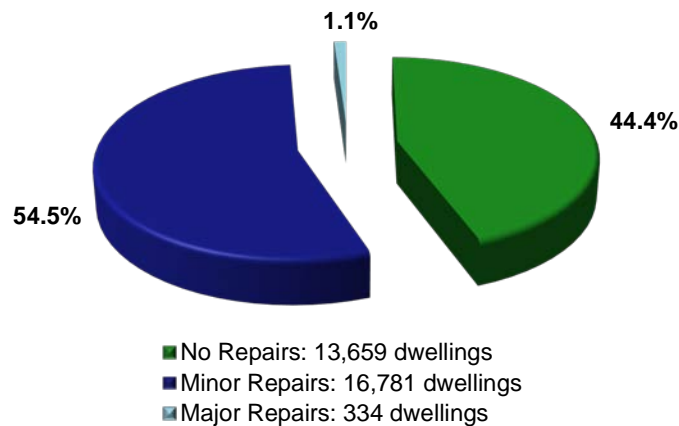
- 3.4 16,097 households (52.3%) have a head of household in full or part-time employment; 869 heads of households (2.8%) are registered unemployed and 11,887 heads of household are economically retired (38.6%). 6,813 households (22.1%) are in receipt of means tested or disability related benefits and can be considered economically vulnerable. The mean household income within the owner-occupied sector is estimated to be £35,731 per annum compared with £25,665 within the private-rented sector.
- 3.5 Economic circumstances vary between the owner-occupied and private-rented sectors. Demographic differences indicate significantly higher levels of economic retirement within the owner-occupied sector. Levels of employment and economic activity are higher for the younger private-rented sector although rates of economic vulnerability are also higher.

TABLE 3: PRIVATE SECTOR HOUSEHOLDS BY ECONOMIC ACTIVITY AND ECONOMIC VULNERABILITY						
	Owner-Occupiers		Private-Rented		TOTAL	
	H/holds	%	H/holds	%	H/holds	%
LENGTH OF RESIDENCY						
Under 1 year	2228	9.9	2009	24.2	4237	13.8
1 - 2 years	1436	6.4	1783	21.4	3219	10.5
3 - 5 years	2909	13.0	2421	29.1	5331	17.3
6 - 10 years	4202	18.7	1905	22.9	6107	19.8
11 - 20 years	5079	22.6	155	1.9	5234	17.0
Over 20 years	6601	29.4	45	0.5	6646	21.6
ECONOMIC VULNERABILITY						
Not Economically Vulnerable	19501	86.8	4460	53.6	23961	77.9
Economically Vulnerable	2954	13.2	3860	46.4	6813	22.1
ECONOMIC ACTIVITY						
Full time work (>= 30 hours)	9838	43.8	4637	55.7	14475	47.0
Part time work (< 30 hours)	1052	4.7	570	6.9	1622	5.3
Registered unemployed	0	0.0	869	10.4	869	2.8
Permanently sick / disabled	0	0.0	1319	15.9	1319	4.3
Looking after home	247	1.1	278	3.3	524	1.7
Wholly retired	11318	50.4	568	6.8	11887	38.6
Student	0	0.0	78	0.9	78	0.3
ALL HOUSEHOLDS	22455	100.0	8319	100.0	30774	100.0

4. HOUSING CONDITIONS – EXTERNAL ELEMENTS

4.1 External housing conditions are generally good across the housing stock typified by localised or minor disrepair rather than major investment needs. The pattern identified is symptomatic of a need for enhanced routine maintenance rather than major repair or improvement. Only 334 dwellings (1.1%) exhibited major external repairs above the SHQS compliance threshold; 16,781 dwellings (54.5%) require minor or localised repairs with the remaining 13,659 dwellings exhibiting no disrepair (44.4%).

FIGURE 2: EVIDENCE OF EXTERNAL DISREPAIR



Minor repairs, which suggest element deterioration are primarily associated with roof coverings, chimneys, rainwater goods, wall finishes and dwelling windows.

4.2 By LHMA there is quite a divergence in the proportion of dwellings with no external disrepair. In West Greenock LHMA only 5.3% of dwellings have no disrepair compared to 74% in Inverkip & Wemyss Bay.

FIGURE 3: NO DISREPAIR EXTERNALLY BY LHMA

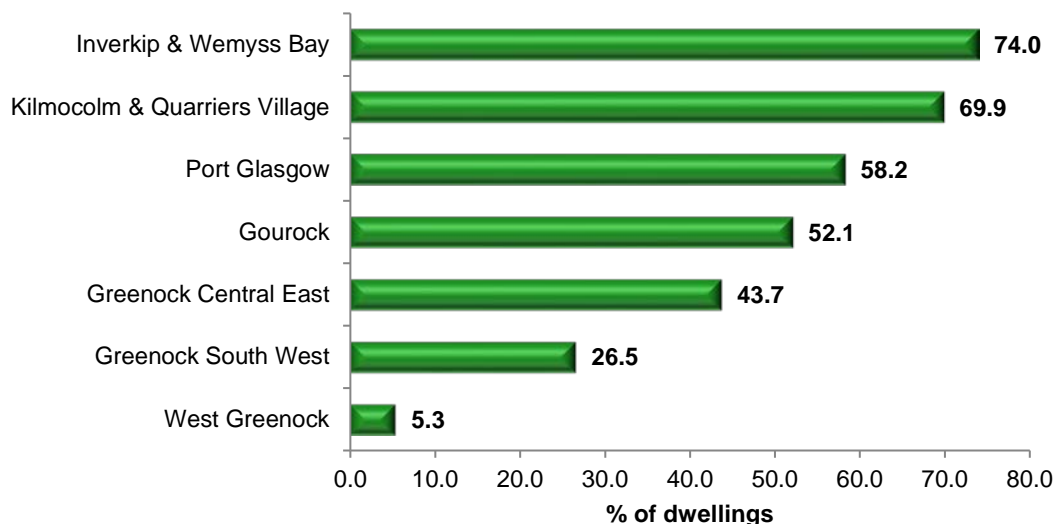


TABLE 4: EXTERNAL ELEMENTAL REPAIR PROFILE								
	REPAIR CONDITION							
	No Repair / N/A		Localised Repair (0-5%)		Minor Repair (6-20%)		Major Repair (21-100%)	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
BUILDING ELEMENT								
Principal Roof Structure	30106	97.8	605	2.0	28	0.1	35	0.1
Secondary Roof Structure	30774	100						
Principal Roof Cover	23434	76.1	6455	21.0	828	2.7	56	0.2
Secondary Roof Cover	29747	96.7	1027	3.3				
Chimney Stacks	22598	73.4	7905	25.7	182	0.6	89	0.3
Flashings	29862	97.0	816	2.7	28	0.1	67	0.2
Soffits/Fascias/Barges	27829	90.4	2501	8.1	413	1.3	31	0.1
Gutters	22042	71.6	8478	27.5	226	0.7	28	0.1
Downpipes	26357	85.6	4163	13.5	241	0.8	14	0.0
Soil Vent Pipes	29419	95.6	1271	4.1	84	0.3		
Wall Structure	29523	95.9	1176	3.8	75	0.2		
Foundations	30746	99.9	28	0.1				
Principal Wall Finish	24740	80.4	5338	17.3	696	2.3		
Secondary Wall Finish	29786	96.8	899	2.9	89	0.3		
External Pointing	25192	81.9	5554	18.0			28	0.1
DPC	30746	99.9			28	0.1		
Underground Drainage	30760	100	14	0.0				
Windows	28402	92.3	2363	7.7			9	0.0
Access Doors	29541	96.0	1119	3.6	105	0.3	8	0.0

5. HOUSING CONDITIONS – INTERNAL ELEMENTS

5.1 Any existing internal defects are either localised or minor in nature, with internal finishes to walls, floors and ceilings being the primary issues noted. There is significant variation in rates of internal disrepair by LHMA; only 10.8% of dwellings in Port Glasgow LHMA exhibit no internal disrepair compared to 86.6% of dwellings in Kilmacolm and Quarriers Village.

FIGURE 4: NO DISREPAIR INTERNALLY BY LHMA

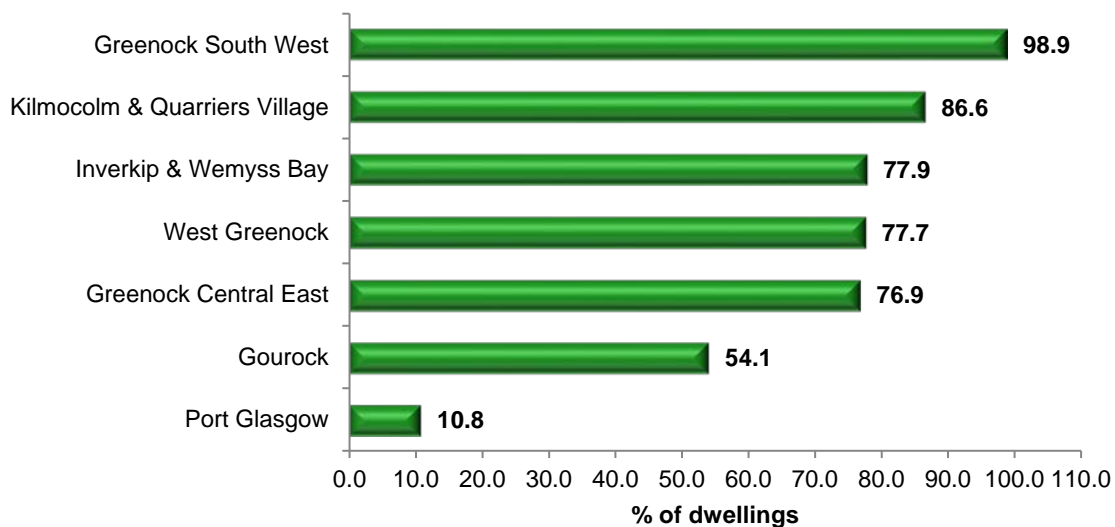


TABLE 5: INTERNAL ELEMENTAL REPAIR PROFILE

	REPAIR CONDITION							
	No Repair / N/A		Localised Repair (0-5%)		Minor Repair (6-20%)		Major Repair (21-100%)	
	dwgs	%	dwgs	%	dwgs	%	dwgs	%
INTERNAL FINISHES AND JOINERY								
Floor structure	30743	99.9	3	0.0	28	0.1		
Floor finish	26521	86.2	4221	13.7	32	0.1		
Wall finish	21722	70.6	9052	29.4				
Ceiling finish	23701	77.0	7014	22.8	60	0.2		
Internal door	29523	95.9	1247	4.1	3	0.0		
Fireplace/flue	30712	99.8			62	0.2		
Internal stairs	30743	99.9			31	0.1		
Internal wall structure	30668	99.7			75	0.2	31	0.1
Party wall structure	30729	99.9			45	0.1		
Private balcony	30774	100						

6. HOUSING CONDITIONS – SHQS

6.1 Dwelling performance against the Scottish Housing Quality Standard is illustrated in Table 6.

TABLE 6: SHQS COMPLIANCE				
	INVERCLYDE 2022/23			
	Compliant		Non-Compliant	
	dwgs	%	dwgs	%
SHQS QUALITY CATEGORIES				
BTS	19051	61.9	11723	38.1
Serious Disrepair	30739	99.9	35	0.1
Energy Efficient	21978	71.4	8796	28.6
Modern Facilities/Services	30728	99.8	46	0.2
Healthy, Safe, Secure	28866	93.8	1908	6.2
OVERALL SHQS	13451	43.7	17323	56.3

6.2 Housing conditions in Inverclyde within the private sector are not comparable to the most recent Scottish national figures for 2019 as a number of changes to the SHQS definition have been introduced since this date. For example, in 2019 it is estimated that just 2% of national private sector occupied dwellings failed the tolerable standard, whereas in Inverclyde in 2022/23 over 38% fail this aspect. This increased non-compliance rate is related to the introduction of new heat and CO detection requirements.

Local conditions and performance are strongly influenced by the tolerable standard and energy efficiency requirements.

6.3 **BTS HOUSING** – 11,723 dwellings were assessed as BTS in the course of the survey with the overwhelming majority relating to a lack of smoke and heat alarms (11,720 dwellings).

6.4 **SERIOUS DISREPAIR** – Although over 55% of private sector dwellings exhibit some level of external disrepair, the majority is minor and in only 35 dwellings is the level of disrepair significant enough to make the dwelling non-compliant with the SHQS repair criteria.

6.5 **ENERGY EFFICIENT** – 8,796 dwellings (28.6%) fail to comply with the energy efficiency requirements of the Scottish Housing Quality Standard.

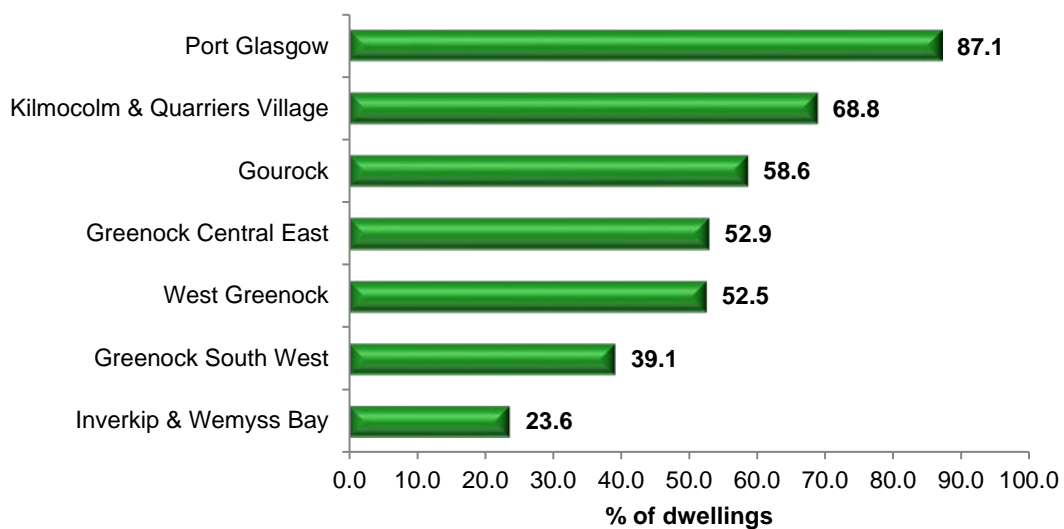
The average SAP rating for private housing in Inverclyde is 70, above the private sector all Scotland average in 2019 of 62. Average annual CO₂ emissions are estimated at 3.6 tonnes equating to total annual emissions of 112,090 tonnes.

6.6 **AMENITIES/FACILITIES** – Just 46 dwellings fail the amenity requirements of the Scottish Housing Quality Standard.

6.7 **HEALTHY, SAFE, SECURE** – 1,908 dwellings (6.2%) fail the health, safety and security requirements of the Scottish Housing Quality Standard. The largest individual areas of failure include:

- *Common Door Entry* – 1,309 dwellings (4.3%); and
- *Secure Common Doors* – 864 dwellings (2.8%) non-compliant.

FIGURE 5: SHQS NON-COMPLIANCE BY LHMA

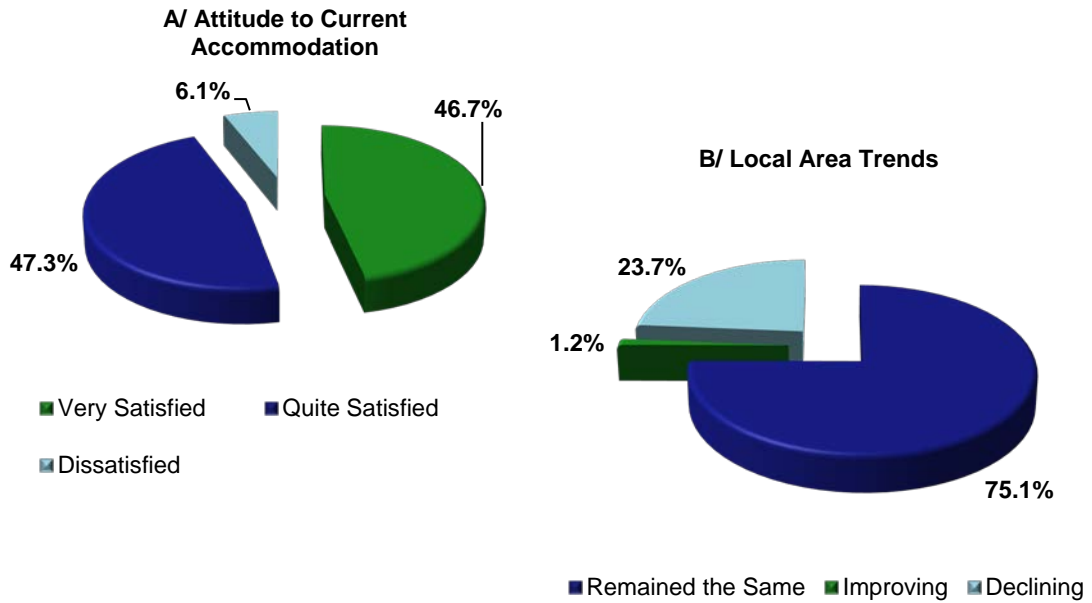


6.8 By LHMA, Port Glasgow has a significantly higher rate of SHQS non-compliance with 87.1% of dwellings failing to meet all the requirements.

7. HOUSEHOLD ATTITUDES

7.1 Household attitudes to housing and local residential environment are positive. 28,913 households (94%) are satisfied with their current accommodation, 28,736 households (93.4%) are satisfied with their local area. Whilst the majority of households perceive little change in their local area over the last 5 years – 23,103 households (75.1%) – 7,303 households (23.7%) think their area has declined.

FIGURE 6: HOUSING AND AREA ATTITUDES



7.2 Almost half of households in Greenock South West believed their area had declined in the last five years compared to 3.0% in Inverkip and Wemyss Bay.

FIGURE 7: AREA DECLINE BY LHMA

