



Michael Dyson associates Ltd
Excellence in Housing Consultancy

Final Report

7 September 2015

Prepared for Worcester City Council

In connection with Private Sector House Condition Assessment

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Revision History

Revision	Amendments	Issued to	Date of Issue
00	Draft Report	Barbara Sarbinowska, Strategy and Partnerships Officer	28 November 2014
01	Amendments to Draft Report	Sally Kelsall Strategy and Partnership Team Manager	13 March 2015
02	Amendments to Final Report	Sally Kelsall Strategy and Partnership Team Manager	7 September 2015

Quality Assurance

This report describes work commissioned by Worcester City Council; the project was won following competitive tender. The Client’s representatives were Barbara Sarbinowska, Strategy and Partnerships Officer and Sally Kelsall, Strategy and Partnerships Team Manager.

The report was:

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Date: 7 September 2015

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Executive Summary

E.1 Introduction

Worcester City Council (WCC) commissioned Michael Dyson Associates Limited (MDA) to provide a review of the current condition of private dwellings across the city, to assess the impact of recent policies and initiatives, and to enable informed decisions to be made relating to future private sector housing policies and potential intervention programmes. This report presents the findings of the commission.

The last full private sector house condition survey in Worcester was carried out in 2003 with the report being issued in 2004; the most recent updates to the English Housing Survey (EHS) were made on 23 July 2014 and relate to the period 2012 – 2013; and the most recently available census records are from 2011 some aspects of which were last updated on 9 April 2014. Both the EHS and census records have been referred to in the production of this report. Tables published by the Office for National Statistics (ONS) summarising the Housing Strategy Statistics Appendix (HSSA) between 2008 and 2013 have also been drawn upon.

The Council provided details of tenure composition making up the 43,730 properties within the private housing sector and these figures were compared with those provided by the 2011 census and the ONS figures for 2011, 2012 and 2013. Following this verification the census tables for 2011 (as updated in April 2014) became the primary data source with figures adjusted to reflect the changing numbers of households between 2011 and 2014.

E.2 Private Dwellings Profile

The total housing stock in Worcester amounts to some 43,730 and the table below illustrates the breakdown between tenures which is very similar to that for all England and Wales.

Figure E1: Tenure Breakdown

TENURE	WORCESTER	%	NATIONALLY %
Owned or shared ownership	28,425	65%	65%
Private Rented	8,308	19%	18%
Social rented	6,997	16%	17%
TOTAL	43,730	100%	100%

There is also a marked similarity between the proportions of the various property types within Worcester and nationally as the following table indicates.

Figure E2: Comparison of Property Types

PROPERTY TYPE	WORCESTER	%	NATIONALLY %
Detached House or Bungalow	9,707	22.20%	22.40%
Semi Detached House or Bungalow	15,332	35.06%	31.20%
Terraced House or Bungalow	10,121	23.14%	24.50%
Purpose Built Flat, Maisonette or Apartment	6,734	15.40%	20.20%
Shared House Flat, Maisonette, Bedsit or Apartment	1,262	2.89%	0.40%
Flat, Maisonette or Apartment in Commercial Building	526	1.20%	1.00%
Caravan or Other Mobile or Temporary Structure	49	0.11%	0.40%
TOTAL	43,730	100%	100%

A shared house, flat, maisonette, bedsit or apartment is one where:-

- Not all of the rooms (including kitchen, bathroom and toilet) are behind a door that only one household can use, and,
- There is at least one other such household space at the same address with which it can be combined to form the shared dwelling.

Whilst this is not a direct definition of a House in Multiple Occupation (HMO) it is likely HMOs fall within this census category.

Property size has been assessed by the proxy of numbers of bedrooms and the following table indicates a difference between property sizes in Worcester and the national pictures, particularly with regard to one bedroom properties and properties with five or more bedrooms.

Figure E3: Property Size by Number of Bedrooms

NUMBER OF BEDROOMS	WORCESTER	%	NATIONALLY
0-1	5,361	12.26%	6.78%
2	10,999	25.15%	22.63%
3	19,399	44.36%	45.10%
4	6,391	14.61%	18.65%
>4	1,581	3.62%	6.85%
TOTAL	43,730	100.00%	100.00%

E.3 Key Headlines

E3.1 The following table presents the key headline outputs from this Private Sector House Condition Assessment, compared with the previous report (where available) and national figures.

Figure E4: Headline Figures

HEADLINE	WCC 2014	WCC 2004	NATIONALLY 2014
Empty Dwellings	2.7%	3.0%	4.2%
One Person Households	31.2%	N/A	30.2%
Households with long term health problems or disability	29.8%	N/A	33.1%
Retired households	22.5%	N/A	25.1%
Over Occupancy	3.0%	N/A	4.5%
Non White British Ethnicity	8.5%	N/A	16.1%
Potential overcrowding	6.9%	N/A	8.5%
Decent Homes compliance	68.3%	79.0%	73.0%
Average SAP (2012)*	60	50	57
SAP Rating below 35 (38)**	4.6%	N/A	6.0%
Fuel Poverty - LIHC Indicator	13.8%	6.0%	12.3%

It should be noted that the WCC 2004 Survey used different parameters for many of these headlines and are therefore not relevant; although notwithstanding this comparative figures are provided for Decent Homes compliance (which relied on the now superseded Fitness Standard) and fuel poverty (which was defined by a 10% fuel bill threshold).

It can be seen that empty dwellings remain below the national average although there has been a slight increase since the 2004 survey. Single person households are represented slightly higher than the national average but households with long term health problems or disability are proportionally slightly lower.

Retired households, over occupancy and potential overcrowding are all slightly lower in Worcester than is the case nationally.

Non white British ethnicity is almost half the national average at 8.5%.

Compliance with the Decent Homes Standard is 68% which is lower than the national average of 73%; and the average SAP of 60 is better than the national average of 57. A comparison of the proportion of properties with a SAP rating below 35 was hindered by the EHS's use of SAP 38 as a proxy: however, it can be seen that some 4.6% of properties fall below a rating of 35 compared to 6% properties nationally falling below 38.

Using the Low Income High Cost (LIHC) Indicator of fuel poverty, however, 13.8% of households are considered to be fuel impoverished in Worcester compared with 12.3% nationally.

Background

The city of Worcester lies in Worcestershire, covering approximately 20 square miles. The 2011 Census estimated the population of Worcester City was almost 99,000, a growth of almost 6% since the 2001 Census, some 5,300 more residents.

The main challenge facing the Council in relation to private sector housing in the city is the extent to which it can accommodate housing needs. These include the following:

- Improving the condition of privately rented properties
- Meeting the Decent Homes Standard across all tenures
- Reducing fuel poverty.
- Managing the growing number of Houses in Multiple Occupation (HMOs) within the city
- Reducing the number of long term empty properties
- Reducing the number of under-occupied properties
- Reducing carbon emissions

This Report provides a commentary on these issues and where appropriate, comparisons are made between the findings of this report and Worcester City Council's most recent House Condition Survey from 2004. Also, comparisons are made against national information provided in the English Housing Survey (EHS) (which was updated on 23 July 2014 and relates to the period 2012 to 2013) and the results of the 2011 Census records which were last updated on 9 April 2014.

For the purposes of this report a private property is any dwelling that is owner occupied, either with a mortgage or owned outright, or rented from a private or social landlord.

A Glossary of Terms can be found at Appendix B.

1. Survey Methodology & Profile

1.1 Introduction

Following a competitive tender process Michael Dyson Associates Limited (MDA) was appointed to conduct a Private Sector House Condition Assessment by Worcester City Council (WCC)

The aims and objectives of the assessment were outlined in the Tender Brief to which MDA responded with a Method Statement.

Following confirmation of appointment MDA met with representatives from the Council to consolidate the scope of the surveying service.

1.2 Method Statement

The information referred to within this report was obtained from a number of sources using a variety of methods.

Initially, MDA liaised with WCC and obtained data relevant to a number of key fields within the report which included:-

- HMO Information (accredited and licensed)
- Registered Energy Performance Certificates (EPCs) – www.epcregister.com
- Key Statistics from Government Returns – the annual Housing Strategy Statistical Appendix (HSSA) as summarised by the Office for National Statistics (ONS)
- Previous private sector house condition report
- Empty Property Information

MDA then obtained data from the Office for National Statistics (ONS), Data.gov.uk, 2011 Census and the English House Condition Survey (EHS) 2011. The following information was obtained from these sources:

- Property tenure
- Property type
- Property size
- Empty dwellings
- Household type
- Household dependents
- Economic activity
- Ethnicity

- Overcrowding
- The Decent Homes Standard
- Vulnerability
- Energy efficiency
- Houses in multiple occupation

1.3 Comparative Results

To add context to the survey results the information provided in this report was, where possible, compared with Worcester City Council's previous House Condition Survey conducted in 2004. Also, comparisons are made against the national information provided in the EHS July 2014 update and National Census results from 2011, updated April 2014.

The EHS reports do not contain full information on Decent Homes Standard failures, the latest detailed information being in the EHCS 2007; and neither does it provide consolidated information on vulnerability.

This Commission also incorporated a small sample survey the results of which were used to complement the data gathered from the various houses. Those surveys are discussed in Section 8 of this Report.

1.4 Tables Indicating Different Comparisons

Some tables within this report present the same information in two ways to illustrate the effects of shifting the terms of reference. For example table 2.3 presents tenure by property type and it can be seen that 30.7% of properties which are owned or in shared ownership are detached and 8.3% of privately rented properties are detached. By shifting the terms of reference to show property type by tenure - table 2.4 – it can be seen that 90.6% of detached properties are owned and 7.2% re privately rented. Therefore whilst ownership is spread across non-flatted properties of various configuration the enhanced picture is that detached dwellings are almost exclusively privately owned.

This shifting of reference points occurs throughout the report and offers a deeper reading of the data.

2. Profile of the Housing Stock

2.1 Generally

This section presents the general make up of the housing profile in Worcester.

The 2011 Census identified 42,042 households living within Worcester City whilst at the same time the ONS HSSA Summary indicated there were 43,270, a difference of 1,228 households. This amounts to a deviation of 2.8% or 2.9% depending upon which population is taken as the factor.

The ONS HSSA figures for household numbers in 2013 amount to 43,730 a mere 1% increase on the 2011 ONS figures. However, this constitutes a 4% increase on the 2011 census figures.

The proportions of tenure type presented by the ONS and the Census are very similar.

- Social rented housing approximately 15%
- Private rented & owner occupied approximately 85%

In the 2011 Census, the “private rented and owner occupied” figure is broken down further as follows.

- Owner occupied or shared ownership approximately 65.4%
- Private rented approximately 19.2%

The implication is that whilst the proportions of households changes as properties are converted, demolished or built the number of households in Worcester City currently lies at around 43,730, which will be the reference figure for this report.

2.2 Tenure Type

For the purpose of this Report the tenure of properties is distinguished by owner occupied and rented accommodation. Owned accommodation includes wholly owned, with or without a mortgage and shared ownership, typically with a Registered Provider (RP). Rented accommodation is divided between privately rented and accommodation rented from an RP.

The following table illustrates the proportions of tenure types within Worcester compared nationally and it will be seen that there is a 2% variance between the two sets of figures suggesting the City does not differ significantly from the national average.

Figure 2.1: Tenure Type

TENURE	WORCESTER	%	NATIONALLY %
Owned or Shared Ownership	28,425	65%	65%
Private Rented	8,309	19%	18%
Social Rented	6,997	16%	17%
TOTAL	43,730	100%	100%

2.3 Property Types

The 2011 Census identified seven property types within the City of Worcester and assuming the proportions remain the same the following table presents the property type breakdown for 2014.

Figure 2.2: Property Type

PROPERTY TYPE	WORCESTER	%	NATIONALLY
Detached House or Bungalow	9,707	22.20%	22.40%
Semi Detached House or Bungalow	15,332	35.06%	31.20%
Terraced House or Bungalow	10,121	23.14%	24.50%
Purpose Built Flat, Maisonette or Apartment	6,734	15.40%	20.20%
Shared House Flat, Maisonette, Bedsit or Apartment	1,262	2.89%	0.40%
Flat, Maisonette or Apartment in Commercial Building	526	1.20%	1.00%
Caravan or Other Mobile or Temporary Structure	49	0.11%	0.40%
TOTAL	43,730	100%	100%

A shared house, flat, maisonette, bedsit or apartment is one where:-

- Not all of the rooms (including kitchen, bathroom and toilet) are behind a door that only that household can use, and,
- There is at least one other such household space at the same address with which it can be combined to form the shared dwelling.

Whilst this is not a direct definition of a House in Multiple Occupation (HMO) it is likely HMOs fall within this census category.

Figure 2.2 indicates that Worcester City has a slightly lower proportion of purpose built flats, maisonettes and apartments than national figures but a slightly higher proportion of semi detached houses and bungalows. However, the most marked difference between Worcester and the national picture is a substantially higher proportion of shared houses, flats, maisonettes, etc.

This could be accounted for by Worcester being a university city with a high demand for student accommodation. Furthermore, with Worcester being an old, nucleated (or concentrated) city situated in a flood plain the propensity for investment in housing is likely to be more towards property conversion than new build.

The table below indicates the relationship between Property Type and Tenure Type and shows for example, 39% of all owned properties are of semi detached construction whilst 0.8% are flats; and, 46% of socially rented properties are made up of purpose built flats.

It is interesting to note that almost half of all private rented properties (48.8%) are of semi detached or terraced construction.

Figure 2.3: Tenure by Property Type

TENURE BY PROPERTY	TENURE		
PROPERTY TYPE	Owned/Shared Ownership	Private Rented	Social Rented
Detached House or Bungalow	30.7%	8.3%	3.1%
Semi Detached House or Bungalow	39.0%	22.1%	34.4%
Terraced House or Bungalow	24.2%	26.7%	14.3%
Purpose Built Flat, Maisonette or Apartment	5.0%	26.7%	46.1%
Shared House Flat, Maisonette, Bedsit or Apartment	0.8%	11.1%	1.4%
Flat, Maisonette or Apartment in Commercial Building	0.3%	5.1%	0.7%
Caravan or Other Mobile or Temporary Structure			
TOTALS	100.0%	100.0%	100.0%

Figure 2.4: Property Type by Tenure

PROPERTY BY TENURE	TENURE			TOTALS
PROPERTY TYPE	Owned/Shared Ownership	Private Rented	Social Rented	
Detached House or Bungalow	90.6%	7.2%	2.2%	100.0%
Semi Detached House or Bungalow	72.8%	12.1%	15.0%	100.0%
Terraced House or Bungalow	68.4%	22.2%	9.4%	100.0%
Purpose Built Flat, Maisonette or Apartment	21.0%	33.3%	45.7%	100.0%
Shared House Flat, Maisonette, Bedsit or Apartment	17.5%	75.1%	7.4%	100.0%
Flat, Maisonette or Apartment in Commercial Building	16.5%	74.9%	8.7%	100.0%
Caravan or Other Mobile or Temporary Structure				

The table above illustrates the proportions of Property Types by Tenure and the figures indicate an overwhelming ownership of detached, semi detached and terraced houses and bungalows (90.6%, 72.8% & 68.4% respectively); whilst the larger proportion of shared houses and flats and alternative forms of accommodation sit within the private rented sector (75.1% & 74.9% respectively). When viewed alongside the figures in table 2.2 which indicates a lower than average proportion of purpose built flats this suggests houses and bungalows have predominated Worcester’s housing stock but that there has been a substantial number of conversions to create shared accommodation (which will also account for an apparently high number of “low visibility” Houses in Multiple Occupation (HMOS) – see section 8 of this report).

2.4 Property Size

This Report uses the proxy of numbers of bedrooms as a means of categorising property size and the following table illustrates the private housing stock within the City by numbers of bedrooms.

Figure 2.5: Number of Bedrooms

NUMBER OF BEDROOMS	WORCESTER	%	NATIONALLY
0-1	5,361	12.26%	6.78%
2	10,999	25.15%	22.63%
3	19,399	44.36%	45.10%
4	6,391	14.61%	18.65%
>4	1,581	3.62%	6.85%
TOTALS	43,730	100.00%	100.00%

The table above indicates a reasonable consistency between the proportions of two to four bedroom houses in Worcester City and the national figures: however, there is significantly higher proportion of one bedroom properties in the City and a correspondingly lower proportion of properties with more than four bedrooms. Considering the relatively high proportion of shared properties (table 2.2) this indicates a high rate of conversion of large sized properties into smaller units to accommodate individual multiple households.

Figures 2.6 and 2.7 below cross refer Property Size to Tenure

Figure 2.6: Size by Tenure

SIZE BY TENURE	PROPERTY SIZE				
TENURE TYPE	No Bedroom & 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or more Bedrooms
Owned or Shared Ownership	19.3%	52.7%	76.8%	88.8%	77.0%
Private Rented	41.1%	29.2%	11.0%	8.6%	19.3%
Social Rented	39.6%	18.1%	12.2%	2.6%	3.7%
TOTALS	100.0%	100.0%	100.0%	100.0%	100.0%

Figure 2.7: Size by Tenure

TENURE BY SIZE	PROPERTY SIZE					
TENURE TYPE	No Bedroom & 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or more Bedrooms	TOTALS
Owned or Shared Ownership	3.6%	20.2%	52.1%	19.8%	4.3%	100.0%
Private Rented	26.2%	38.2%	25.4%	6.6%	3.6%	100.0%
Social Rented	31.7%	29.7%	35.3%	2.5%	0.9%	100.0%

Table 2.6 shows that there are relatively few one bedroom properties in ownership, some 19.3%, with the remainder being split fairly equally between private and social rented. The overwhelming majority of properties with three or more bedrooms are owner occupied although there is a slight increase in proportion of properties with five or more bedrooms in the private rented sector, 19.3%, which is likely to have a correlation with Houses in Multiple Occupation (HMOs).

Table 2.7 indicates that very few owner occupied properties have either one or more than five bedrooms (3.6% & 4.3% respectively) whilst the majority of rented properties, both private and social rented, have three or fewer bedrooms.

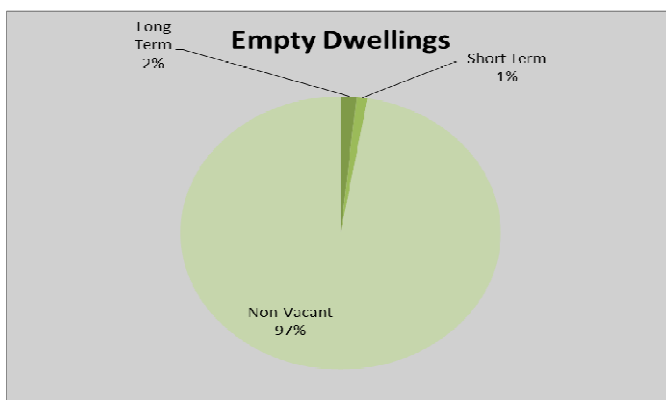
2.5 Empty Dwellings

There are 1,185 (2.7%) empty dwellings across the City. Information provided by WCC on a spreadsheet confirmed that 489 (1.1%) of those dwellings found to be empty were believed to have been empty for more than six months. In order to verify this information, a sample of these properties were assessed on site by looking for common 'tell tale' signs of long-term vacancy (i.e. large amounts of mail inside the door, overgrown garden or general disrepair). As the occupancy of dwellings is regularly changing this report offers a snapshot of vacancy at the time of the survey.

The number of empty dwellings within Worcester City Council was broken down into:

- Long term – 1,185 (2.7%)
- Short term – 374 (0.9%)

Figure 2.6: Empty Dwellings



The EHS 2012-13 reports that 4.2% of private dwellings are vacant nationally, therefore at 2.7% (1,185 as a percentage of 43,730), Worcester has a lower proportion of empty dwellings than the national average.

Bringing empty dwellings back into residential use could provide much needed accommodation within Worcester and a range of strategic options could be developed, for example:

- Negotiated transfers/sales or lease
- Compulsory Purchase Order (CPO)
- Enforced sales procedure
- Enforcement option such as Empty Dwellings Management Orders (EDMO)
- Empty dwelling grants/loans

3. Householder Profile

3.1 Overview

Information was obtained on household type, vulnerability (dependency on means tested benefits), ethnicity, household income, and fuel poverty largely from Census figures. These characteristics are analysed in this section.

3.2 Household Type

The household profile for Worcester reflects the general national trend as indicated by the table below.

Figure 3.1: Household Profile

HOUSEHOLD TYPES	WORCESTER		NATIONALLY
	HOUSEHOLDS	%	%
One Person Household; Aged 65 and Over	5,072	11.60%	12.35%
One Person Household; Other	8,591	19.64%	17.86%
All Aged 65 and Over	3,243	7.42%	8.39%
Married Couple; No Children	5,392	12.33%	12.20%
Married Couple; One Dependent Child	3,126	7.15%	7.15%
Married Couple; Two or More Dependent Children	4,424	10.12%	10.79%
Married Couple; All Children Non-Dependent	2,166	4.95%	5.59%
Same-Sex Civil Partnership Couple; No Children	30	0.07%	0.12%
Same-Sex Civil Partnership Couple; One Dependent Child	4	0.01%	0.01%
Same-Sex Civil Partnership Couple; Two or More Dependent Children	1	0.00%	0.01%
Cohabiting Couple; No Children	2,922	6.68%	5.32%
Cohabiting Couple; One Dependent Child	973	2.22%	1.99%
Cohabiting Couple; Two or More Dependent Children	937	2.14%	2.05%
Cohabiting Couple; All Children Non-Dependent	207	0.47%	0.49%
Lone Parent; One Dependent Child	1,748	4.00%	4.00%
Lone Parent; Two or More Dependent Children	1,350	3.09%	3.13%
Lone Parent; All Children Non-Dependent	1,374	3.14%	3.47%
All Full-Time Students	367	0.84%	0.56%
Other	1,804	4.12%	4.51%
TOTALS	43,730	100.00%	100.00%

The greatest deviation from the national trend is the proportion of one person households, at 19.64%, although the number of one person households aged over 65 is slightly lower than the national trend at 11.60%. Combined, one person household constitute 31% of the total.

The proportion of cohabiting couples without children is also higher than the national trend at 6.68%.

Worcester is a university city and as such attracts a high student population many of whom make use of specialist and shared accommodation.

Using extrapolated figures from the 2011 Census relating to Worcester the following table indicates the four most common types of student accommodation and distinguishes between male and female students who will be aged between 18 and 34. This does not include students accommodated in halls of residence.

Figure 3.2: Student Accommodation

STUDENT ACCOMMODATION		MALE	FEMALE
Living With Parents	1,376	52%	48%
Communal Establishment	1,053	46%	54%
"All Student" Households	1,816	48%	52%
Other types Of Household	717	40%	60%
	4,962	47%	53%

The Worcester University website indicates there are some 10,095 enrolled students and that of these 20% are undertaking post-graduate studies and 44% are “mature” i.e. aged over twenty five. The University has 1,000 single occupancy rooms making up its halls of residence which with the Census figures above accounts for 5,962 students. By definition the 20% post graduates will be “mature” and it is not unreasonable to infer that these students, together with the other mature students, may well be studying part time and not have classed themselves as full time students for the Census.

This being the case the table represents a reasonable reflection of undergraduate student numbers; and indicates that the student population is made up of slightly more females, 53%, and that proportionally more males live with their parents.

The following table illustrates household profiles by tenure and vice versa.

Figure 3.3: Household Profile by Tenure

HOUSEHOLD TYPES	OWNED	PRIVATE RENTED	SOCIAL RENTED	TOTALS
One Person Household; Aged 65 and Over	68.48%	7.57%	23.95%	100%
One Person Household; Other	48.58%	32.12%	19.30%	100%
All Aged 65 and Over	90.17%	2.31%	7.52%	100%
Married Couple; No Children	85.23%	8.44%	6.33%	100%
Married couple: Dependent children	82.36%	9.86%	7.77%	100%
Married Couple; All Children Non-Dependent	86.84%	4.32%	8.84%	100%
Cohabiting Couple; No Children	54.75%	39.37%	5.87%	100%
Cohabiting couple: Dependent children	50.33%	23.53%	26.14%	100%
Cohabiting couple: All children non-dependent	68.84%	9.05%	22.11%	100%
Lone parent: Dependent children	33.84%	28.50%	37.66%	100%
Lone parent: All children non-dependent	68.28%	10.22%	21.50%	100%
Other household types: With dependent children	60.63%	20.21%	19.16%	100%
Other household types: All full-time students	1.98%	90.37%	7.65%	100%
Other household types: All aged 65 and over	78.41%	5.68%	15.91%	100%
Other household types: Other	46.02%	46.14%	7.84%	100%
HOUSEHOLD TYPES	OWNED	PRIVATE RENTED	SOCIAL RENTED	
One Person Household; Aged 65 and Over	12.14%	4.56%	18.14%	
One Person Household; Other	14.58%	32.79%	24.76%	
All Aged 65 and Over	9.93%	0.87%	3.54%	
Married Couple; No Children	16.15%	5.44%	5.13%	
Married couple: Dependent children	19.18%	7.81%	7.74%	
Married Couple; All Children Non-Dependent	6.57%	1.11%	2.86%	
Cohabiting Couple; No Children	5.59%	13.67%	2.56%	
Cohabiting couple: Dependent children	3.36%	5.34%	7.46%	
Cohabiting couple: All children non-dependent	0.50%	0.22%	0.68%	
Lone parent: Dependent children	3.66%	10.49%	17.43%	
Lone parent: All children non-dependent	3.28%	1.67%	4.41%	
Other household types: With dependent children	1.89%	2.14%	2.55%	
Other household types: All full-time students	0.03%	3.94%	0.42%	
Other household types: All aged 65 and over	0.25%	0.06%	0.22%	
Other household types: Other	2.90%	9.89%	2.11%	
TOTALS	100.00%	100.00%	100.00%	

The upper part of the table indicates the proportions of Household Types by Tenure. The most striking trend is that there is a predominance of ownership amongst households where all occupants are over 65 (90.17%) married couples with and without dependent children (86.84%, 85.23% & 82.36%).

The table indicates, unsurprisingly, that most full time students occupy privately rented accommodation (90.37%).

The lower part of the table indicates tenure type by household type. The trend amongst owned properties is towards older and married households whilst the trend for privately rented accommodation is clearly towards one person households (32.79%) and cohabiting couples without children (13.67%).

Socially rented housing trends towards one person households (24.76%), people over 65 living alone (18.14%) and lone parents with dependent children (17.43%).

The following table breaks down households by property size.

Figure 3.4: Household Profile by Property Size

PROPERTY SIZE						
HOUSEHOLD TYPES	No bedroom & 1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms	TOTALS
One Person Household; Aged 65 and Over	23.28%	26.42%	43.31%	5.97%	1.03%	100%
One Person Household; Other	33.98%	34.12%	26.08%	4.70%	1.13%	100%
All Aged 65 and Over	4.36%	21.19%	55.74%	16.47%	2.24%	100%
Married Couple; No Children	4.87%	21.01%	50.66%	20.08%	3.38%	100%
Married couple: Dependent children	0.97%	11.02%	51.47%	29.45%	7.09%	100%
Married Couple; All Children Non-Dependent	0.29%	8.31%	58.65%	27.09%	5.67%	100%
Cohabiting Couple; No Children	16.48%	42.15%	34.03%	6.48%	0.85%	100%
Cohabiting couple: Dependent children	1.96%	29.58%	54.30%	11.87%	2.29%	100%
Cohabiting couple: All children non-dependent	1.01%	16.08%	65.83%	15.58%	1.51%	100%
Lone parent: Dependent children	3.69%	34.64%	50.15%	9.20%	2.32%	100%
Lone parent: All children non-dependent	1.82%	27.78%	57.83%	10.67%	1.89%	100%
Other household types: With dependent children	1.40%	11.57%	47.66%	25.82%	13.55%	100%
Other household types: All full-time students	3.68%	11.33%	10.48%	34.28%	40.23%	100%
Other household types: All aged 65 and over	4.55%	25.00%	61.36%	7.95%	1.14%	100%
Other household types: Other	5.48%	30.74%	40.02%	15.74%	8.02%	100%

PROPERTY SIZE					
HOUSEHOLD TYPES	No bedroom & 1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
One Person Household; Aged 65 and Over	22.02%	12.18%	11.32%	4.74%	3.29%
One Person Household; Other	54.44%	26.65%	11.55%	6.32%	6.12%
All Aged 65 and Over	2.56%	6.07%	9.06%	8.12%	4.47%
Married Couple; No Children	4.93%	10.36%	14.16%	17.04%	11.58%
Married couple: Dependent children	1.20%	6.68%	17.68%	30.71%	29.87%
Married Couple; All Children Non-Dependent	0.12%	1.64%	6.55%	9.18%	7.76%
Cohabiting Couple; No Children	8.98%	11.20%	5.13%	2.96%	1.58%
Cohabiting couple: Dependent children	0.70%	5.14%	5.35%	3.55%	2.76%
Cohabiting couple: All children non-dependent	0.04%	0.30%	0.70%	0.50%	0.20%
Lone parent: Dependent children	2.13%	9.76%	8.01%	4.46%	4.54%
Lone parent: All children non-dependent	0.47%	3.47%	4.10%	2.29%	1.64%
Other household types: With dependent children	0.23%	0.94%	2.19%	3.60%	7.63%
Other household types: All full-time students	0.25%	0.38%	0.20%	1.97%	9.34%
Other household types: All aged 65 and over	0.08%	0.21%	0.29%	0.11%	0.07%
Other household types: Other	1.84%	5.04%	3.72%	4.44%	9.14%
TOTALS	100.00%	100.00%	100.00%	100.00%	100.00%

There is an obvious tendency for smaller households to occupy properties with fewer bedrooms. For example 68% of one person households without an occupant over the age of 65 occupy properties with one or two bedrooms. However it is also apparent a sizeable proportion of single person households aged over 65 (50.3%) occupy properties with three or more bedrooms. The implication is that parents remain in their homes after their children have left. Possession of larger more valuable properties often disguises issues relating to poverty and vulnerability – “asset rich but cash poor”.

These trends in household type are mirrored by trends in property size. For example, 76% of one bedroom properties are occupied by single person households (22.02% & 54.44%) whilst the greatest proportion of properties with four or more bedrooms are occupied by married couples with dependent children (30.71% & 29.87%).

3.3 Dependents

Figure 3.1 above, Household Profile, presents the composition of households in Worcester City which indicates there are 20,878 households with dependents, defined as people over 65 years of age or “dependent children”. The following table draws out households with dependent children and people over 65.

Figure 3.5: Households Containing Dependents by Age

HOUSEHOLDS WITH DEPENDENT CHILDREN & PEOPLE OVER 65	Nr	% ALL HOUSEHOLDS	% DEPENDENTS
One Person Household; Aged 65 and Over	5,072	11.60%	24.3%
All Aged 65 and Over	3,243	7.42%	15.5%
Married Couple; One Dependent Child	3,126	7.15%	15.0%
Married Couple; Two or More Dependent Children	4,424	10.12%	21.2%
Same-Sex Civil Partnership Couple; One Dependent Child	4	0.01%	0.0%
Same-Sex Civil Partnership Couple; Two or More Dependent Children	1	0.00%	0.0%
Cohabiting Couple; One Dependent Child	973	2.22%	4.7%
Cohabiting Couple; Two or More Dependent Children	937	2.14%	4.5%
Lone Parent; One Dependent Child	1,748	4.00%	8.4%
Lone Parent; Two or More Dependent Children	1,350	3.09%	6.5%
TOTALS	20,878	48%	100%

It can be seen that 5,072, or 11.60% of all households constitute a single person aged 65 or over and that this group also constitutes almost a quarter of all dependent households (24.3%).

The following table presents a summary of households with dependents by age in relation to tenure.

Figure 3.6: Age Dependency by Tenure

HOUSEHOLD TYPES	OWNED	PRIVATE RENTED	SOCIAL RENTED	TOTALS
One Person Household; Aged 65 and Over	68.48%	7.57%	23.95%	100%
All Aged 65 and Over	90.17%	2.31%	7.52%	100%
Married couple: Dependent children	82.36%	9.86%	7.77%	100%
Cohabiting couple: Dependent children	50.33%	23.53%	26.14%	100%
Lone parent: Dependent children	33.84%	28.50%	37.66%	100%
Other household types: With dependent children	60.63%	20.21%	19.16%	100%
Other household types: All aged 65 and over	78.41%	5.68%	15.91%	100%

With the exception of lone parents with dependent children it is noteworthy that the majority of each dependency group lives in a privately owned property and the spread of lone parent households with dependent children is fairly even across the three tenure types - which may be the result of family break up or bereavement.

Another form of dependency is illness or disability.

Figure 3.7: Illness in the Household

HOUSEHOLD COMPOSITION	NO PEOPLE IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY	1 PERSON IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY	2 OR MORE PEOPLE IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY	TOTALS
One Person Household; Aged 65 and Over	2,076	2,996	0	5,072
One Person Household; Other	6,779	1,812	0	8,591
All Aged 65 and Over	1,197	926	1,029	3,152
Married Couple; No Children	3,930	1,141	352	5,422
Married couple: Dependent children	5,601	845	218	6,664
Married Couple; All Children Non-Dependent	1,329	535	302	2,166
Cohabiting Couple; No Children	2,502	341	79	2,922
Cohabiting couple: Dependent children	1,601	244	64	1,910
Cohabiting couple: All children non-dependent	147	47	14	207
Lone parent: Dependent children	2,525	484	89	3,099
Lone parent: All children non-dependent	756	477	140	1,374
Other household types: With dependent children	571	224	96	890
Other household types: All full-time students	338	27	2	367
Other household types: All aged 65 and over	24	26	42	92
Other household types: Other	1,309	329	166	1,804
TOTALS	30,684	10,452	2,593	43,730

The previous table indicates the numbers of households with one or more people suffering a long term health problem or disability which, when grossed to 13,045, accounts for 29.8% of all households. The greater number of households affected are those made up of single people, mostly aged over 65 and households where all members are over 65.

A clearer picture develops when the prevalence of illness or disability is presented as proportions of population.

Figure 3.8: Household Composition by Illness or Disability

HOUSEHOLD COMPOSITION	NO PEOPLE IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY	1 PERSON IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY	2 OR MORE PEOPLE IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY	TOTALS
One Person Household; Aged 65 and Over	40.9%	59.1%	0.0%	100%
One Person Household; Other	78.9%	21.1%	0.0%	100%
All Aged 65 and Over	38.0%	29.4%	32.6%	100%
Married Couple; No Children	72.5%	21.0%	6.5%	100%
Married couple: Dependent children	84.0%	12.7%	3.3%	100%
Married Couple; All Children Non-Dependent	61.4%	24.7%	13.9%	100%
Cohabiting Couple; No Children	85.6%	11.7%	2.7%	100%
Cohabiting couple: Dependent children	83.8%	12.8%	3.4%	100%
Cohabiting couple: All children non-dependent	70.9%	22.6%	6.5%	100%
Lone parent: Dependent children	81.5%	15.6%	2.9%	100%
Lone parent: All children non-dependent	55.0%	34.7%	10.2%	100%
Other household types: With dependent children	64.1%	25.1%	10.7%	100%
Other household types: All full-time students	92.1%	7.4%	0.6%	100%
Other household types: All aged 65 and over	26.1%	28.4%	45.5%	100%
Other household types: Other	72.5%	18.2%	9.2%	100%

This table clearly shows that with the exception of households with an occupant aged over 65 the overwhelming majority do not suffer with a long term health problem or disability (i.e. 40.9%, 38.0% & 26.1% respectively do so). However, it is noteworthy a substantial proportion of households which are made up of married and cohabiting couples and lone parents with non dependent children have one or more people suffering illness or disability (58.6%, 29.1% & 44.9% respectively). This may be the result of children remaining at home to look after parents or, indeed, disabled older children remaining in the family home.

Figure 3.9: Illness & Disability by Household Composition

HOUSEHOLD COMPOSITION	NO PEOPLE IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY	1 PERSON IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY	2 OR MORE PEOPLE IN HOUSEHOLD WITH A LONG-TERM HEALTH PROBLEM OR DISABILITY
One Person Household; Aged 65 and Over	6.8%	28.7%	0.0%
One Person Household; Other	22.1%	17.3%	0.0%
All Aged 65 and Over	3.9%	8.9%	39.7%
Married Couple; No Children	12.8%	10.9%	13.6%
Married couple: Dependent children	18.3%	8.1%	8.4%
Married Couple; All Children Non-Dependent	4.3%	5.1%	11.6%
Cohabiting Couple; No Children	8.2%	3.3%	3.0%
Cohabiting couple: Dependent children	5.2%	2.3%	2.5%
Cohabiting couple: All children non-dependent	0.5%	0.4%	0.5%
Lone parent: Dependent children	8.2%	4.6%	3.4%
Lone parent: All children non-dependent	2.5%	4.6%	5.4%
Other household types: With dependent children	1.9%	2.1%	3.7%
Other household types: All full-time students	1.1%	0.3%	0.1%
Other household types: All aged 65 and over	0.1%	0.2%	1.6%
Other household types: Other	4.3%	3.1%	6.4%
TOTALS	100%	100%	100%

3.4 Economic Activity

The terminology used in the Census refers to being economically active or economically inactive and the following table presents a breakdown of all households by economic activity and tenure.

Figure 3.10: Economic Activity by Tenure

ECONOMIC ACTIVITY	TENURE			
	ALL CATEGORIES: TENURE	OWNED OR SHARED OWNERSHIP	SOCIAL RENTED	PRIVATE RENTED
Economically active: In employment: Employee: Part-time	3,986	2,302	906	778
Economically active: In employment: Employee: Full-time	21,054	14,663	1,547	4,844
Economically active: In employment: Self-employed: Part-time	858	655	82	121
Economically active: In employment: Self-employed: Full-time	3,243	2,518	169	557
Economically active: In employment: Full-time students	526	69	49	409
Economically active: Unemployed: Unemployed (excluding full-time students)	1,334	292	618	423
Economically active: Unemployed: Full-time students	71	7	15	49
Economically inactive: Retired	9,858	7,592	1,730	536
Economically inactive: Student (including full-time students)	290	55	67	169
Economically inactive: Looking after home or family	714	80	467	166
Economically inactive: Long-term sick or disabled	1,298	241	800	257
Economically inactive: Other	498	144	247	108
TOTAL	43,730	28,619	6,695	8,416

It evident that greater numbers of households are considered to be economically active, in full time employment and that the greater part of these own their property. This is reinforced by presenting the information by proportion. In the following table “All Categories: Tenure” relates to the proportions of household by economic activity whilst tenure is presented as proportions of each economic activity group.

Figure 3.11: Economic Activity & Tenure

ECONOMIC ACTIVITY - HOUSEHOLDS	TENURE			
	ALL CATEGORIES: TENURE	OWNED OR SHARED OWNERSHIP	SOCIAL RENTED	PRIVATE RENTED
Economically active: In employment: Employee: Part-time	9%	57.8%	22.7%	19.5%
Economically active: In employment: Employee: Full-time	48%	69.6%	7.3%	23.0%
Economically active: In employment: Self-employed: Part-time	2%	76.4%	9.6%	14.1%
Economically active: In employment: Self-employed: Full-time	7%	77.6%	5.2%	17.2%
Economically active: In employment: Full-time students	1%	13.0%	9.3%	77.7%
Economically active: Unemployed: Unemployed (excluding full-time students)	3%	21.9%	46.3%	31.7%
Economically active: Unemployed: Full-time students	0%	10.3%	20.6%	69.1%
Economically inactive: Retired	23%	77.0%	17.5%	5.4%
Economically inactive: Student (including full-time students)	1%	19.0%	22.9%	58.1%
Economically inactive: Looking after home or family	2%	11.2%	65.5%	23.3%
Economically inactive: Long-term sick or disabled	3%	18.6%	61.6%	19.8%
Economically inactive: Other	1%	28.8%	49.5%	21.7%
	100%	100%	100%	100%

Here it is confirmed that 48% of all households are considered to be economically active, in full time employment and 7% full time self employed; and that almost 70% of full-time employed and 77% of full-time self-employed own their property.

Other salient observations are that the overwhelming majority of retired households, 77.0%, also own their own property whilst the remainder of the economically inactive households have a marked tendency towards social and privately rented accommodation.

It can also be observed that most students, whether economically active (69.1%) or inactive (58.1%) reside in the private rented sector.

It is estimated that there are some 21,500 parents of dependent children and the following table Figure 3.12 indicates the proportions of these by economic activity.

Figure 3.12: Proportions of Working Parents by Economic Activity

ECONOMIC ACTIVITY - NUMBERS OF PARENTS WORKING	ALL CATEGORIES: DEPENDENT CHILDREN IN FAMILY	ONE DEPENDENT CHILD IN FAMILY	TWO DEPENDENT CHILDREN IN FAMILY	THREE OR MORE DEPENDENT CHILDREN IN FAMILY
Economically active: In employment: Employee: Part-time (including full-time students)	25.0%	23.5%	27.4%	23.0%
Economically active: In employment: Employee: Full-time (including full-time students)	44.6%	48.4%	44.7%	32.6%
Economically active: In employment: Self-employed: Part-time (including full-time students)	3.5%	3.0%	3.9%	3.8%
Economically active: In employment: Self-employed: Full-time (including full-time students)	7.4%	7.0%	7.6%	7.8%
Economically active: Unemployed (including full-time students)	4.1%	4.4%	3.4%	4.9%
Economically inactive: Retired	0.7%	1.1%	0.4%	0.2%
Economically inactive: Student (including full-time students)	1.0%	1.1%	0.9%	1.1%
Economically inactive: Looking after home or family	9.9%	7.2%	8.9%	21.0%
Economically inactive: Long-term sick or disabled	2.2%	2.5%	1.7%	3.1%
Economically inactive: Other	1.6%	1.8%	1.1%	2.6%
	100.0%	100.0%	100.0%	100.0%

Out of the whole group of parents of dependent children 44.6% are in full time and 25.0% in part time employment; and this is repeated regardless of the number of dependent children.

3.5 Ethnicity

There are representatives from 18 of the ethnic classifications within Worcester City the overwhelming majority being “White British” (91.5%) which is a 9% increase on the national figure of 83.9% as the table below indicates.

Figure 3.13: Ethnic Groups

ETHNIC GROUP	ALL CATEGORIES	%	NATIONALLY
White: English/Welsh/Scottish/Northern Irish/British	40,033	91.5%	83.9%
White: Irish	339	0.8%	1.3%
White: Gypsy or Irish Traveller	44	0.1%	0.1%
White: Other White	1,470	3.4%	4.2%
Mixed/multiple ethnic group: White and Black Caribbean	125	0.3%	0.5%
Mixed/multiple ethnic group: White and Black African	40	0.1%	0.2%
Mixed/multiple ethnic group: White and Asian	87	0.2%	0.3%
Mixed/multiple ethnic group: Other Mixed	71	0.2%	0.3%
Asian/Asian British: Indian	268	0.6%	1.9%
Asian/Asian British: Pakistani	445	1.0%	1.2%
Asian/Asian British: Bangladeshi	95	0.2%	0.4%
Asian/Asian British: Chinese	125	0.3%	0.6%
Asian/Asian British: Other Asian	250	0.6%	1.1%
Black/African/Caribbean/Black British: African	90	0.2%	1.5%
Black/African/Caribbean/Black British: Caribbean	111	0.3%	1.3%
Black/African/Caribbean/Black British: Other Black	34	0.1%	0.4%
Other ethnic group: Arab	26	0.1%	0.3%
Other ethnic group: Any other ethnic group	77	0.2%	0.5%
TOTAL	43,730	100.0%	100.0%

The next largest ethnic group is “Other White” at 3.4% followed by Asian/British Pakistani at 1%. The remainder of the ethnic groups are represented by less than 1% of the population.

The ethnic groups can be summarised into six groups as follows.

Figure 3.14: Ethnic Group Summary

ETHNIC GROUP - SUMMARISED	ALL CATEGORIES	%
White British	40,033	91.5%
White Other	1,853	4.2%
Mixed/multiple ethnic group	322	0.7%
Asian/Asian British	1,183	2.7%
Black/African/Caribbean/Black British	236	0.5%
Other ethnic group	103	0.2%
TOTAL	43,730	100.0%

White British and White Other remain predominant but in summarising the figures it can be seen that the combined Asian/Asian British community amounts to 2.7% of households, the remainder making up a mere 1.6% of households in the City.

The following two tables illustrate ethnicity by tenure type and clearly indicate a tendency toward of ownership amongst all ethnic groups.

Notwithstanding this 64.4% of “other Asian/Asian British”, 59.2% of Other White and 52% of mixed ethnic group and Arab background each occupy privately rented accommodation.

Figure 3.15: Ethnicity by Tenure Type - Number

ETHNIC GROUP	TENURE TYPE			TOTALS
	OWNED OR SHARED OWNERSHIP: TOTAL	SOCIAL RENTED: TOTAL	PRIVATE RENTED OR LIVING RENT FREE: TOTAL	
White: English/Welsh/Scottish/Northern Irish/British	26,842	6,274	6,918	40,035
White: Irish	227	55	57	339
White: Gypsy or Irish Traveller	11	19	14	44
White: Other White	497	103	870	1,470
Mixed/multiple ethnic group: White and Black Caribbean	56	33	35	125
Mixed/multiple ethnic group: White and Black African	10	8	21	40
Mixed/multiple ethnic group: White and Asian	44	20	24	87
Mixed/multiple ethnic group: Other Mixed	32	23	16	71
Asian/Asian British: Indian	161	15	93	268
Asian/Asian British: Pakistani	330	43	73	445
Asian/Asian British: Bangladeshi	69	16	10	95
Asian/Asian British: Chinese	80	6	38	125
Asian/Asian British: Other Asian	114	25	110	250
Black/African/Caribbean/Black British: African	21	11	58	90
Black/African/Caribbean/Black British: Caribbean	64	22	25	111
Black/African/Caribbean/Black British: Other Black	14	11	9	34
Other ethnic group: Arab	11	1	14	26
Other ethnic group: Any other ethnic group	34	11	31	77
TOTALS	28,619	6,697	8,416	43,732

Figure 3.16: Ethnicity by Tenure Type - Proportion

ETHNIC GROUP	ETHNICITY BY TENURE			TOTALS
	OWNED OR SHARED OWNERSHIP: TOTAL	SOCIAL RENTED: TOTAL	PRIVATE RENTED OR LIVING RENT FREE: TOTAL	
White: English/Welsh/Scottish/Northern Irish/British	67.0%	15.7%	17.3%	100%
White: Irish	66.9%	16.3%	16.9%	100%
White: Gypsy or Irish Traveller	26.2%	42.9%	31.0%	100%
White: Other White	33.8%	7.0%	59.2%	100%
Mixed/multiple ethnic group: White and Black Caribbean	45.0%	26.7%	28.3%	100%
Mixed/multiple ethnic group: White and Black African	26.3%	21.1%	52.6%	100%
Mixed/multiple ethnic group: White and Asian	50.0%	22.6%	27.4%	100%
Mixed/multiple ethnic group: Other Mixed	45.6%	32.4%	22.1%	100%
Asian/Asian British: Indian	60.1%	5.4%	34.5%	100%
Asian/Asian British: Pakistani	74.1%	9.6%	16.4%	100%
Asian/Asian British: Bangladeshi	72.5%	16.5%	11.0%	100%
Asian/Asian British: Chinese	64.2%	5.0%	30.8%	100%
Asian/Asian British: Other Asian	45.8%	10.0%	44.2%	100%
Black/African/Caribbean/Black British: African	23.0%	12.6%	64.4%	100%
Black/African/Caribbean/Black British: Caribbean	57.9%	19.6%	22.4%	100%
Black/African/Caribbean/Black British: Other Black	39.4%	33.3%	27.3%	100%
Other ethnic group: Arab	44.0%	4.0%	52.0%	100%
Other ethnic group: Any other ethnic group	44.6%	14.9%	40.5%	100%

3.6 Overcrowding

The Bedroom Standard is defined within the (now superseded) Housing Act 1985 and requires a separate bedroom for each of the following:-

- A person living together with another as husband and wife (whether that other person is of the same sex or the opposite sex).
- A person aged 21 years or older.
- Two persons of the same sex aged 10 years to 20 years.
- Two persons (whether of the same sex or not) aged less than 10 years.
- Two persons of the same sex where one person is aged between 10 years and 20 years and the other is aged less than 10 years.

- Any person aged under 21 years in any case where he or she cannot be paired with another occupier of the dwelling so is to fall within any of the above.

The Act also defined the “Space Standard” which related the number of persons sleeping in the dwelling to the floor area of the rooms of the dwelling available as bedrooms.

The Occupancy Rating of a property was first collected as part of the 2011 Census to provide a measure of whether or not a household’s accommodation is overcrowded or under occupied. For each household a bedroom occupancy rating is derived by subtracting the notional number of bedrooms recommended by the Bedroom Standard from the number of bedrooms actually available. An occupancy rating could indicate overcrowding or under occupation within a household as follows:-

- Occupancy Rating as 0: implies that a household has the precise notional number of bedrooms recommended by the Bedroom Standard for the number and composition of people living within the household.
- Occupancy Rating of minus 1 or less: indicates that a household has at least one bedroom too few for the number and the composition of people living in the household and is considered overcrowded by the Bedroom Standard.
- Occupancy Rating of plus 1: indicates that a household has one bedroom more than is recommended for the number and composition of people living in the household and is considered under occupied by the Bedroom Standard.
- Occupancy Rating of plus 2 or more: indicates that a household has two or more bedrooms more than is recommended for the number and composition of people living in the household and is also considered under occupied.

(Taken from the ONS Report “Overcrowding & Under Occupation in England and Wales” 17 April 2014).

The data available for this Report was insufficient to determine to what extent the Bedroom Standard is being met across the City. However, data was available to produce information relating to the number of regular occupants per bedroom within households and the Occupancy Ratings.

Figure 3.17: Persons per Bedroom by Tenure & Property Type

TENURE	UP TO 0.5 PERSONS PER BEDROOM	OVER 0.5 AND UP TO 1.0 PERSONS PER BEDROOM	OVER 1.0 AND UP TO 1.5 PERSONS PER BEDROOM	OVER 1.5 PERSONS PER BEDROOM	TOTALS
Owned or shared ownership	9,197	14,730	3,456	1,235	28,618
Social rented	1,090	3,725	915	966	6,696
Private rented	1,699	4,715	1,006	996	8,416
TOTALS	11,986	23,169	5,378	3,197	43,730

PROPERTY TYPE	UP TO 0.5 PERSONS PER BEDROOM	OVER 0.5 AND UP TO 1.0 PERSONS PER BEDROOM	OVER 1.0 AND UP TO 1.5 PERSONS PER BEDROOM	OVER 1.5 PERSONS PER BEDROOM	TOTALS
Whole house or bungalow: Detached	3,611	4,897	970	228	9,707
Whole house or bungalow: Semi-detached	3,818	7,948	2,482	1,086	15,334
Whole house or bungalow: Terraced (including end-terrace)	2,826	5,073	1,507	717	10,123
Flat, maisonette or apartment, or mobile/temporary accommodation	1,730	5,252	418	1,167	8,567
TOTALS	11,986	23,169	5,378	3,197	43,730

Using the proxy of more than 1.5 person per bedroom for “over occupancy” table 3.17 indicates that 3,197 or 7% of households in Worcester are over occupied, and that households owning their property tend towards having more bedroom spaces than occupants and that most property types provide bedroom facilities on a one to one ratio or less (80%).

The following tables present the Bedroom Occupancy of properties as proportions.

Figure 3.18: Bedroom Occupancy by Tenure & Property Type

TENURE	UP TO 0.5 PERSONS PER BEDROOM	OVER 0.5 & UP TO 1.0 PERSONS PER BEDROOM	OVER 1.0 & UP TO 1.5 PERSONS PER BEDROOM	OVER 1.5 PERSONS PER BEDROOM	TOTALS
Owned or shared ownership	32.1%	51.5%	12.1%	4.3%	100%
Social rented	16.3%	55.6%	13.7%	14.4%	100%
Private rented	20.2%	56.0%	12.0%	11.8%	100%

PROPERTY TYPE	UP TO 0.5 PERSONS PER BEDROOM	OVER 0.5 AND UP TO 1.0 PERSONS PER BEDROOM	OVER 1.0 AND UP TO 1.5 PERSONS PER BEDROOM	OVER 1.5 PERSONS PER BEDROOM	TOTALS
Whole house or bungalow: Detached	37.2%	50.5%	10.0%	2.3%	100%
Whole house or bungalow: Semi-detached	24.9%	51.8%	16.2%	7.1%	100%
Whole house or bungalow: Terraced (including end-terrace)	27.9%	50.1%	14.9%	7.1%	100%
Flat, maisonette or apartment, or mobile/temporary accommodation	20.2%	61.3%	4.9%	13.6%	100%

The table above indicates that over half of all tenure and property types are rating as having between 0.5 and 1 person per bedroom. Taking a rating of up to 0.5 persons per bedroom as “under occupancy” almost a third, 32.1%, of owned properties are under occupied.

Taking a rating of more than 1.5 persons per bedroom as the proxy social and private rented properties are the highest levels of “over occupation” (14.4% & 11.8% respectively).

More than half of each property type is rated at between 0.5 and 1.0 person per bedroom and significant proportions, ranging between 20.2% & 37.2% would be classed as being under occupied. The highest proportion of over occupancy relates to flats, at 13.6%.

Figure 3.19 presents proportions of tenure and property type by bedroom occupancy and whilst tables 3.17 & 3.18 suggest only 7% of properties in the City are over occupied these are focused on properties which are owned or in shared ownership and which are also semi detached (46.2%).

Figure 3.19: Tenure & Accommodation Type by Bedroom Occupancy

TENURE	UP TO 0.5 PERSONS PER BEDROOM	OVER 0.5 AND UP TO 1.0 PERSONS PER BEDROOM	OVER 1.0 AND UP TO 1.5 PERSONS PER BEDROOM	OVER 1.5 PERSONS PER BEDROOM
Owned or shared ownership	76.7%	63.6%	64.3%	38.6%
Social rented	9.1%	16.1%	17.0%	30.2%
Private rented	14.2%	20.4%	18.7%	31.2%
TOTALS	100%	100%	100%	100%

PROPERTY TYPE	UP TO 0.5 PERSONS PER BEDROOM	OVER 0.5 AND UP TO 1.0 PERSONS PER BEDROOM	OVER 1.0 AND UP TO 1.5 PERSONS PER BEDROOM	OVER 1.5 PERSONS PER BEDROOM
Whole house or bungalow: Detached	30.1%	21.1%	18.0%	7.1%
Whole house or bungalow: Semi-detached	31.9%	34.3%	46.2%	34.0%
Whole house or bungalow: Terraced (including end-terrace)	23.6%	21.9%	28.0%	22.4%
Flat, maisonette or apartment, or mobile/temporary accommodation	14.4%	22.7%	7.8%	36.5%
TOTALS	100%	100%	100%	100%

The rating of numbers of persons per bedroom is a less refined measure than the Occupancy Rating as it takes no account of household composition.

The following table, Figure 3.20, presents the occupancy ratings derived from the 2011 Census (as updated) and presents a slightly better picture whereby Occupancy Ratings of minus 1 and minus 2 or less amount to only 3% of all households.

Figure 3.20: Occupancy Ratings

OCCUPANCY RATING (BEDROOMS) OF +2 OR MORE	OCCUPANCY RATING (BEDROOMS) OF +1	OCCUPANCY RATING (BEDROOMS) OF 0	OCCUPANCY RATING (BEDROOMS) OF -1	OCCUPANCY RATING (BEDROOMS) OF -2 OR LESS	TOTALS
15,854	15,064	11,517	1,161	134	43,730
36.3%	34.4%	26.3%	2.7%	0.3%	100.0%

The national figure for over occupancy based upon Occupancy Ratings is 4.5%. These census figures are also presented by tenure type as follows:-

- Owner occupied at 2.3%
- Private rented at 8.5%
- Social rented at 8.7%

The relationship between these figures is approximately 1:4:4 and whilst Bedroom Occupancy is not a perfect analogy for the Occupancy Ratings Table 3.18 indicates a relationship between owned or shared ownership, social rented and private rented of 1:3:3 suggesting a greater concentration of over occupancy in rented properties.

When viewing this supposition in light of other data in this report the implication is that what over occupancy there is is more concentrated in shared occupancy properties than is the case nationally.

3.7 General Health

As well as identifying household dependency based upon long term illness and/or disability (Section 3.3 above) there is published data relating to general health graded by whether or not day to day activities are limited a little or a lot. The following table presents this information by Worcester's total population and ethnic groups.

Figure 3.21: General Health by Ethnicity

ETHNIC GROUP	POPULATIONS	DAY-TO-DAY ACTIVITIES LIMITED A LOT	DAY-TO-DAY ACTIVITIES LIMITED A LITTLE	DAY-TO-DAY ACTIVITIES NOT LIMITED
White: English/Welsh/Scottish/Northern Irish/British	88,016	6,640	8,282	73,094
White: Irish	583	74	92	417
White: Other White	3,695	156	187	3,352
Mixed/multiple ethnic group	1,395	60	56	1,279
Asian/Asian British	4,366	164	213	3,989
Black/African/Caribbean/Black British	473	26	29	418
Other ethnic group	240	11	15	214
TOTAL POPULATION	98,768	7,131	8,874	82,763
White: English/Welsh/Scottish/Northern Irish/British		93.1%	93.3%	88.3%
White: Irish		1.0%	1.0%	0.5%
White: Other White		2.2%	2.1%	4.1%
Mixed/multiple ethnic group		0.8%	0.6%	1.5%
Asian/Asian British		2.3%	2.4%	4.8%
Black/African/Caribbean/Black British		0.4%	0.3%	0.5%
Other ethnic group		0.2%	0.2%	0.3%
TOTAL POPULATION		100.0%	100.0%	100.0%
White: English/Welsh/Scottish/Northern Irish/British	100%	7.5%	9.4%	83.0%
White: Irish	100%	12.7%	15.8%	71.5%
White: Other White	100%	4.2%	5.1%	90.7%
Mixed/multiple ethnic group	100%	4.3%	4.0%	91.7%
Asian/Asian British	100%	3.8%	4.9%	91.4%
Black/African/Caribbean/Black British	100%	5.5%	6.1%	88.4%
Other ethnic group	100%	4.6%	6.3%	89.2%

Table 3.21 indicates that notwithstanding the predominance of the White British group the greater concentration of households experiencing limited activities arise in the “Other White” and Asian communities. However by shifting the axis it becomes clear that the highest levels of limitation arise amongst the White Irish, White British and Black/other communities by proportion.

4. Decent Homes Standard

4.1 Introduction

Public Service Agreement (PSA) 7 placed an obligation upon Local Authorities to annually monitor and reduce the numbers of vulnerable households living in social housing dwellings that fall below the Decent Homes Standard. Whilst PSA 7 is no longer an obligation for Local Authorities, the Decent Homes Standard continues to provide the most practical means of assessing progress in improving housing conditions, in both the public and private sectors.

4.2 Decent Homes Findings Overall

The findings of data examined as part of this Report indicate that some 14,000 dwellings are non-decent, failing at least one of the four Decent Homes Standard criteria. This equates to 31.7% of the total private housing stock within Worcester which is slightly higher than the national average of 27% as identified from the EHS 2010-11. There has been an increase in the overall number of non-decent dwellings following the previous survey undertaken in 2004 by 10%, some 5,150 dwellings.

Headline Result	WCC 2004	WCC 2014	EHCS 2007 Nationally	EHS 2010-11 Nationally
Overall Decent Homes Standard Failures	21.4%	31.7%	34.6%	27.0%
Fail Part A: HHSRS	27%		23.5%	17.0%
Fail Part B: Disrepair	6.2%		7.3%	5.6%
Fail Part C: Modern Facilities and Services	<1%		2.9%	2.3%
Fail Part D: Thermal Comfort	15%		14.9%	9.9%

In social housing, Decent Homes failures have reduced steadily over the last 10 years due to targets set by the Government that must be met by social landlords. In the private sector however there are no legislative targets to enforce; and this increased level of failure indicates that property maintenance and the rate of component renewals have slowed – most likely due to the high cost of carrying out such works, the impact of the economic downturn and there being no meaningful sanction to do otherwise.

(It should be noted that the 2004 WCC survey used different criteria for the assessment of Decent Homes which relied on a very basic “fitness standard” and the 2014 figure, together with the updated 2010 – 2011 EHS figures are more relevant.

5. Vulnerability

It was a requirement of the previous PSA7 for 70% of all vulnerable households (defined in Appendix D) to live in Decent Homes by 2010, and 75% by 2015. Whilst this is no longer an absolute requirement, it is still a useful measure for a Council to assess the private housing stock in its area.

The table below indicates that in Worcester some 22.5% of households have vulnerable occupants and that of these 36.3% live in non-decent dwellings. This implies that if the standard set by PSA7 applied to the private sector the housing stock in the City would fail by some 11.3% (or 1,110 households).

The following table illustrates these indicators in relation to the last private sector report.

Figure 5.1: Indicators of Vulnerability

AREA	ALL DWELLINGS	VULNERABLE OCCUPANTS	VULNERABLE NON DECENT	VULNERABLE DECENT
Worcester 2004		20%	15%	17%
Worcester 2014	43,730	9,827	3,566	6,260
	%	22.5%	36.3%	63.7%

The number of vulnerable occupants has increased by 2.5% since 2004, possibly a sign of the increased reliance on benefits as a result of the economic downturn.

Whilst the change in definition of “Non Decent” has in all likelihood contributed in part to this increase there is also the likelihood that properties have fallen into a state of non-decency due to a lack of investment in both the owned and rented sectors.

The biggest concern is the number of vulnerable people living in non-decent homes. The number of vulnerable households has apparently increased by over 3,000 in the ten year period and the number of vulnerable households occupying non-decent properties by some 2,500. The definition of “vulnerable” has changed since 2004 and, considering the proportion of households with an occupant aged over 65 is higher than the national average it is possible that a static but ageing element of the population has contributed to this increase.

6. Fuel Poverty

There are currently two indicators that can be used to determine whether or not a household can be considered to be in fuel poverty. The Low Income High Cost Indicator (LIHC) and the 10% Indicator.

6.1 Fuel Poverty – 10% Indicator

This is the original Fuel Poverty indicator under which a household was considered to be fuel poor if they were required to spend more than 10% of their income on fuel to maintain an adequate standard of warmth. Fuel Poverty was therefore a function of income, fuel costs, the efficiency of the heating system and the ability of the property to retain heat. Whilst income and fuel costs are outside the scope of a Council's intervention capabilities, fuel efficiency and thermal performance are not.

Figure 6.1: Fuel Poverty by Tenure – 10% Indicator

TENURE	NR DWELLINGS	%
Worcester 2014	5921	14.4%
Worcester 2004	N/A	6%
NATIONALLY	N/A	16.5%

The national fuel poverty figure was obtained from the recent DECC Annual Fuel Poverty Statistics Report, 2014. The figures in this report reference values from the EHS in 2012 and these figures have been revised based on the total number of properties Worcester in 2014.

As shown in the table above, the total number of properties in fuel poverty based on the 10% indicator is 1.9% lower in Worcester than the national average (14.4% compared with 16.5%). However, there is an apparent increase of 10% in fuel poverty since 2004.

6.2 Low Income High Cost Indicator (LIHC)

Through the Energy Act 2013, the Government laid the ground for a new legal framework to monitor fuel poverty in England using the Low Income High Cost Indicator (LIHC). Further details for this indicator can be found in the strategic framework document, 'Fuel Poverty: a framework for future action'. The Government set out how the new indicator will inform the strategic approach to tackling fuel poverty, including setting a new fuel poverty target which will be underpinned by a new fuel poverty strategy.

Under the Low Income High Cost definition, a household is considered to be fuel poor if:

- They have required fuel costs that are above average (the national median level)
- Were they to spend that amount, they would be left with a residual income below the official poverty line.

Unlike the previous indicator measuring fuel poverty (the 10% indicator), the Low Income High Cost definition is a relative measure as it compares households to the national median bill and income – thereby ensuring contemporary trends are reflected in both these measures.

Figure 6.2: Fuel Poverty by Tenure – (LIHC)

TENURE	NR DWELLINGS	%
Worcester 2014	5,684	13.8%
NATIONALLY	N/A	12.3%

In comparison to the 10% Fuel Indicator Worcester has a higher percentage of households in fuel poverty based on the LIHC indicator, some 13.8%. This new indicator most likely shows the true indication of fuel poverty in Worcester –that i.e. households have significantly higher fuel bills than being assessed during the calculation of EPCs and the like (as used to work out the results of the 10% fuel poverty indicator). The table also indicates that Worcester is experiencing fuel poverty at a slightly higher rate than nationally.

7. Energy Efficiency

7.1 Generally

The Standard Assessment Procedure (SAP) is the Department of Energy and Climate Change's (DECC) methodology for assessing and comparing the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of various aspects of dwelling energy performance that are needed to underpin energy and environmental policy initiatives.

SAP works by assessing how much energy a dwelling will consume and how much carbon dioxide (CO₂) will be emitted in delivering a defined level of comfort and service provision, based on standardised occupancy conditions. This enables a like for like comparison of dwelling performance.

Reduced Data SAP (RdSAP) was introduced in 2005 as a lower cost method of assessing the performance of existing dwellings.

Revised versions were also published in 1998, 2001 and 2005. The most significant changes to the procedure occurred in 2005 where the procedure saw a reform of the rating scale. The 2001 procedures scored dwellings on a scale of 1-120, whilst the revised version in 2005 adopted a new rating scale of 1-100, where 100 is approaching absolute energy efficiency.

Energy results for this report have been obtained from Worcester City Council from Landmark, the company that collects and collates all UK-lodged Energy Performance Certificates (EPCs). This software produces SAP ratings, CO₂ emissions and Average Annual Running Costs and Total Energy Use.

The energy ratings shown in this section indicate the energy efficiency of dwellings which have had an EPC carried out. The results are calculated by assessing various items within a dwelling such as; heating type, insulation levels, number of rooms and number of storeys.

Energy costs in this section of the report are based on the following fuel prices as of July 2014:

- Gas – 4.8p/kwh
- Electricity – 15.5p/kwh
- Oil – 5.6p/kwh
- LPG – 6.3p/kwh
- House coal – 3.6p/kwh
- Smokeless coal – 6.2p/kwh

Energy Performance Certificates (EPC)- An EPC is an asset rating and explains how energy efficient a building is and its impact on the environment. Dwellings are rated on a scale of A-G where an A rating is the most energy efficient. Homes which are rated more highly should have lower impact through their Carbon Dioxide (**CO₂**) emissions. The Certificate will also include recommendations on methods by which the occupier can improve their home's energy efficiency, which can save money and help preserve an environment conducive to human habitation. (DECC, 2012).

7.2 SAP Ratings and CO₂ Emissions

The average SAP rating for all private dwellings within Worcester is 60.2 (SAP band 55-68), which is higher than the national average (52.9). Using this as a benchmark, the thermal performance of dwellings within Worcester compares very well against the national average.

The average energy cost of a dwelling within the city has been calculated at £1,275 per year, equating to £106 per month. The total average CO₂ emission produced by dwellings within Worcester is 5.7 tonnes per annum. This is lower than the national figure for CO₂ emissions which has been calculated by the EHS to be 6 tonnes per annum.

Figure 7.1: Energy Attribute by Dwelling Type

PROPERTY TYPE	AVERAGE SAP RATING	AVERAGE TOTAL CO ₂	AVERAGE TOTAL ENERGY COSTS
Bungalow	57.1	6.3	£1,502
House	58.7	6.7	£1,428
Flat/Maisonette	65.4	3.4	£779
TOTAL	60.2	5.9	£1,275

The average price for energy costs for a flat is £65 per month and the average CO₂ emissions are 3.4 tonnes per year.

The average price for heating a house is £119 per month. The average CO₂ emissions from a typical house are 6.7 tonnes per year, whereas typical CO₂ emissions from a bungalow are lower at 6.3 tonnes.

Houses (58.7) and bungalows (57.1) have the lowest average SAP ratings, whilst flats have the highest average SAP rating of 65.4.

N.B. All energy costs above are in relation to water and heating only and do not take into account costs for running domestic appliances.

Figure 7.2: Energy Attributes by Dwelling Size

No of Heated Rooms	Average SAP Rating	Average Total CO ₂	Average Total Energy Costs
1	45.3	5.2	£1,199
2	60.7	4.3	£1,022
3	65.3	4.2	£1,116
4	58.4	6.4	£1,486
5+	57.5	7.7	£1,424
TOTAL	60.2	5.9	£1,275

Figure 7.2 shows that larger dwellings (i.e. houses with heatable rooms) cost more to heat than smaller ones. The average heating costs for a one bedroom dwelling have been calculated at £99 per month, whereas a dwelling with five or more bedrooms would cost an average of £118 to heat per month.

Figure 7.3a: Overall SAP Ratings

SAP BANDING	TOTAL DWELLINGS	
	No	%
<35	2,022	4.63
35-44	3,113	7.12
45-54	6,399	14.63
55-64	11,075	25.33
64-75	13,133	30.03
75+	7,986	18.26
TOTAL	43,730	100

Figure 7.3a illustrates the number of dwellings which fall within the various SAP bandings. 4.63% of dwellings have a SAP rating of less than 35. As highlighted previously, these dwellings would fail the Decent Homes Standard as they are deemed to have a Category 1 HHSRS hazard under Excess Cold. 48% (2,119) of dwellings have a SAP rating over 64, which is a relatively high level, and certainly a higher level than expected considering the age of the dwellings.

The households with SAP ratings lower than 35 are percented in the following tables by property type.

Figure 7.3b – SPA <35

PROPERTY TYPE	
Bungalow Detached	54
Bungalow Semi-Detached	25
Flat	516
House Detached	276
House Enclosed End-Terrace	3
House End-Terrace	237
House Mid-Terrace	308
House Semi-Detached	520
Maisonette	83
TOTAL	2,022

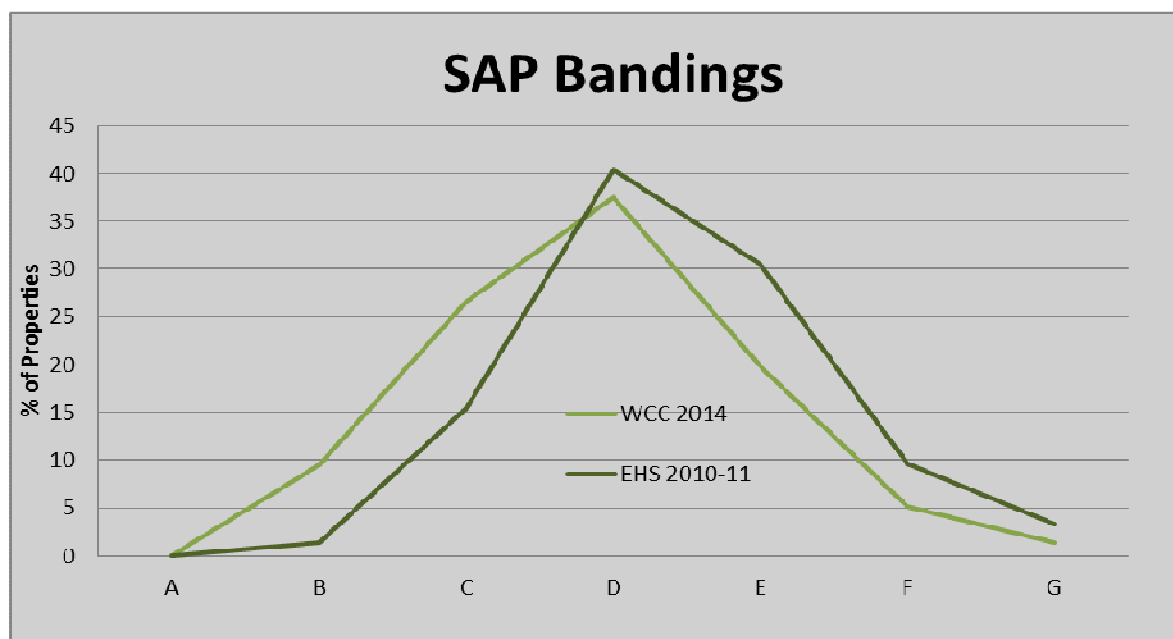
The properties with a SAP lower than 35 are predominantly flats and semi detached houses'; suggesting inadequate investment in insulation and efficient heating.

Figure 7.4a: Energy Efficiency Ratings

ENERGY EFFICIENCY RATING	BANDING	TOTAL DWELLINGS		EHS 2010-11
		No	%	%
(92-100)	A	64	0.01	0.7
(81-91)	B	4,180	9.56	15.5
(69-80)	C	11,610	26.55	40.4
(55-68)	D	16,401	37.51	30.5
(39-54)	E	8,662	19.81	9.6
(21-38)	F	2,245	5.13	3.3
(1-20)	G	630	1.44	
TOTAL				

The table above illustrates the energy efficiency ratings of dwellings within the City. When comparing the results from this survey with the EHS 2012-13, the national profile is relatively similar to that of Worcester as shown in the graph below. However, there is a much higher percentage of Band C dwellings than the national average and a much lower percentage of Band E to G.

Figure 7.4b: Energy Efficiency Ratings, Graph



The graph above clearly shows a similar profile in Worcester to that of the national trend, but with a shift towards the higher bandings.

7.3 Cavity Wall Insulation

Figure 7.5: Insulation by Dwelling Attribute

	CAVITY WALL INSULATION			
	Not Insulated		Insulated	
Property Type	No	%	No	%
Bungalow	552	9.38	1,122	5.67
House	4,347	73.76	13,894	70.28
Flat/Maisonette	993	16.86	755	24.05
GRAND TOTAL	5,893	100	19,770	100

The table above shows that 77% (19,770) of cavity wall constructed dwellings have cavity wall insulation. There are still a fairly large percentage of cavity wall properties that would benefit from the installation cavity wall insulation (23%); however the information in the table has been calculated from the data of EPCs carried out within Worcester. A Domestic Energy Assessor can only record the presence of cavity insulation if there is evidence of it being installed at the time that the EPC is carried out. It is possible that a number of properties may have cavity wall insulation but the information has not been taken into account during the EPC. It can therefore be assumed that the number of properties within Worcester that have un-insulated cavities is likely to be slightly lower than the figure represented in the table above.

7.4 Energy Improvements

When an EPC is carried out on a domestic property a number the system calculates a number of potential thermal improvements that can be carried out in order to increase the SAP rating and reduce the c02 emissions.

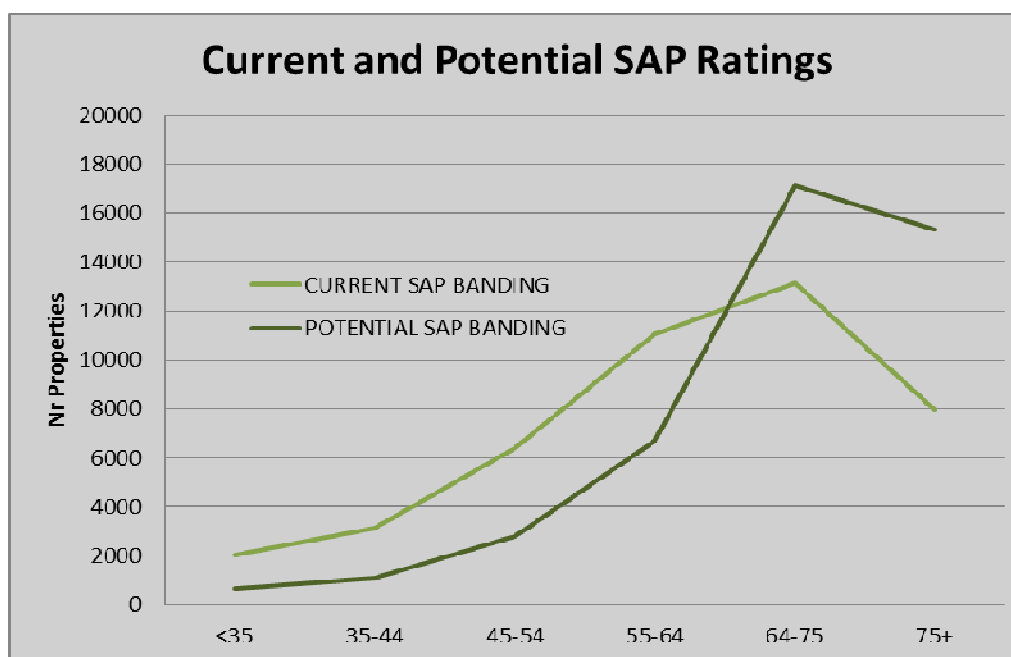
Figure 7.7a: Improved SAP Rating Comparison

SAP BANDING	CURRENT SAP BANDING		POTENTIAL SAP BANDING	
	TOTAL DWELLINGS		TOTAL DWELLINGS	
	No	%	No	%
<35	2022	4.63	658	1.51
35-44	3113	7.12	1096	2.51
45-54	6399	14.63	2784	6.37
55-64	11,075	25.33	6698	15.32
64-75	13,133	30.03	17155	39.23
75+	7,986	18.26	15339	35.08
TOTAL	43,730	100	43730	100

Using these values from the EPC data supplied by WCC the potential SAP rating for WCC, assuming all recommended improvements are carried out would be 69.5 which is 24% higher than the national average (52.9) based on the findings of the EHS.

The graph below shows the new SAP profile in comparison with the original results as per the EPC surveys.

Figure 7.7b: Improved SAP Rating Comparison, Graph



As the graph on the previous page shows there is a huge shift in SAP ratings towards the 64-75 banding, this indicates that the majority in the current, lower SAP bandings would benefit significantly from the improvements recommended in the EPCs.

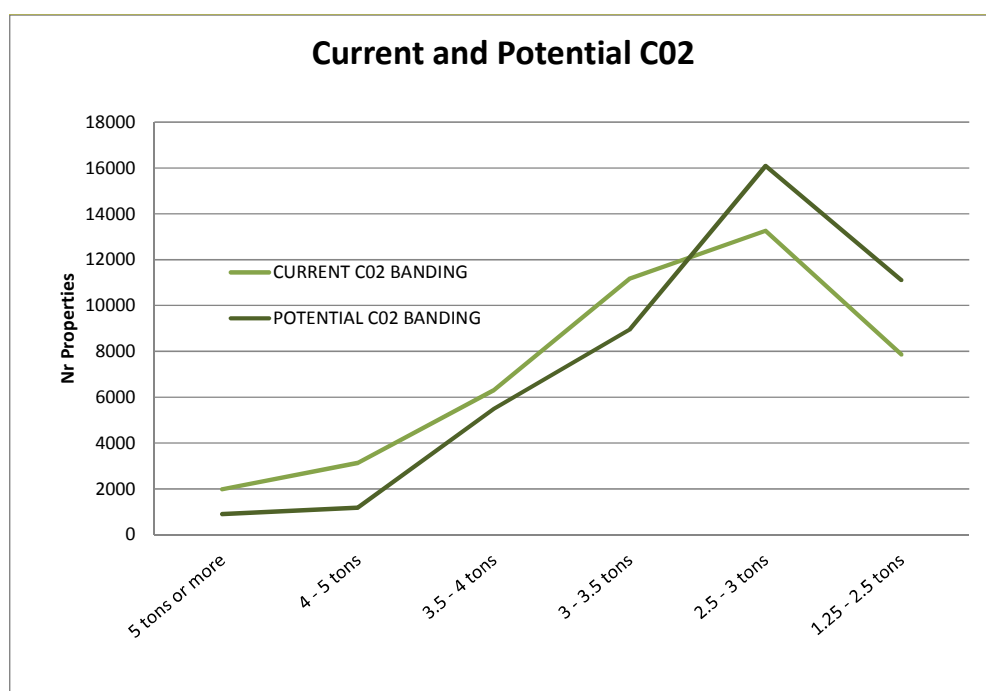
Figure 7.8a: C02 Emissions

C02 BANDING	CURRENT C02 BANDING		POTENTIAL C02 BANDING	
	TOTAL DWELLINGS		TOTAL DWELLINGS	
	No	%	No	%
5 tons or more	1985	4.62%	898	2.05%
4 - 5 tons	3139	7.12%	1178	2.69%
3.5 to 4 tons	6305	14.63%	5497	12.57%
3 to 3.5 tons	11,178	25.33%	8951	20.47%
2.5 to 3 tons	13,258	30.03%	16094	36.80%
1.25 to 2.5 tons	7,865	18.26%	11112	25.41%
TOTAL	43,730	100	43,730	100

The table above shows that, although C02 emissions reduce as the property’s SAP rating increases, there is not a like-for-like correlation with the SAP improvement tables. As an example of why this occurs, flats with modern storage heaters can still obtain a good SAP rating (65+) but due to the main heating fuel being electric instead of gas the C02 emissions for the property will never be less than 2 tons pa.

The graph below shows a similar profile to that shown in Figure 7.7b, but with a lower deviation in the middle c02 bandings.

Figure 7.8b: C02 Emissions. graph



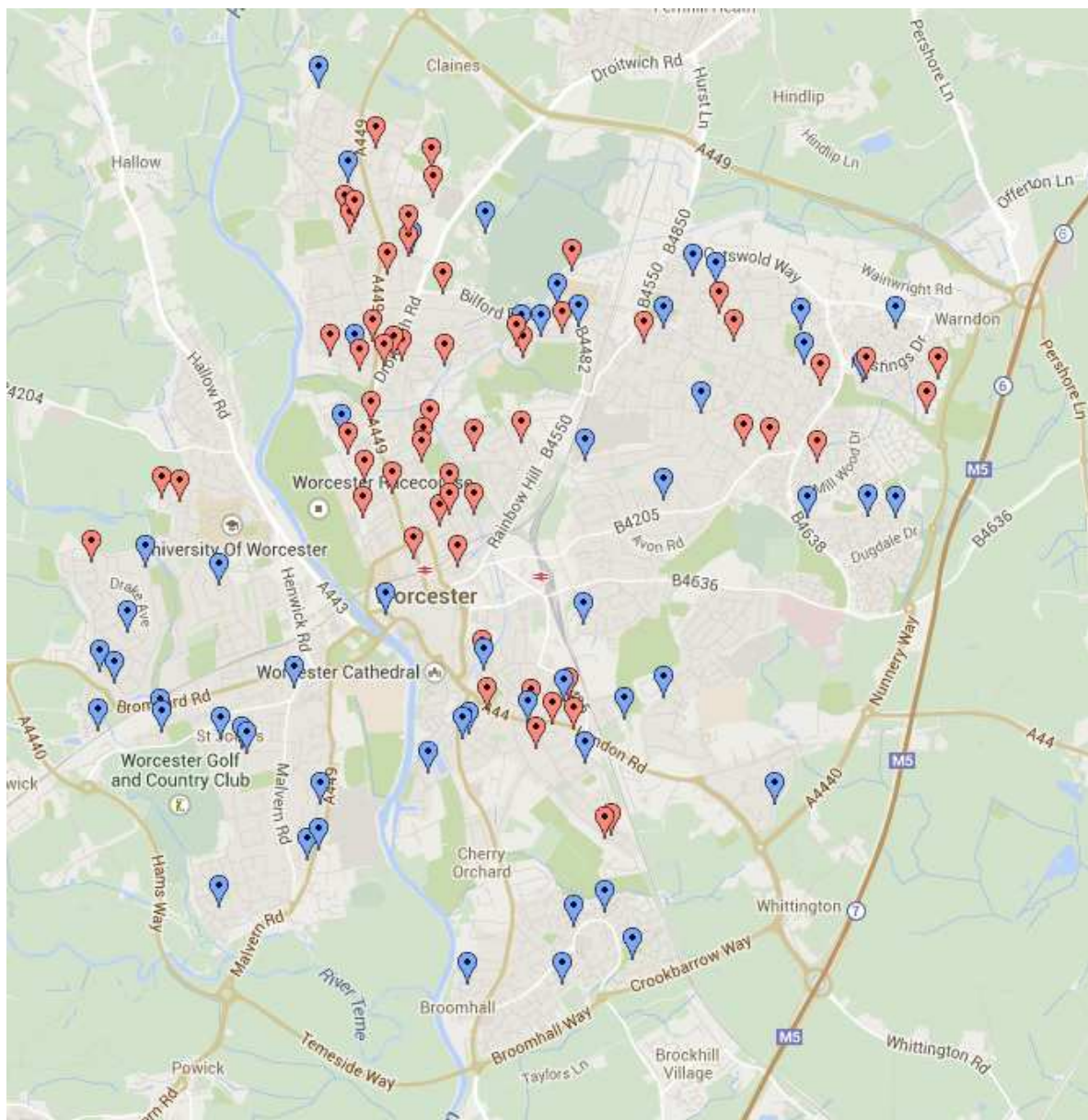
It should be noted that, like all generic SAP modelling tools, the EPC software makes recommendations based on things the property *could* have installed and takes no cognisance of the potential costs, disturbance or logistics of any work required to carry out the installation of thermal improvements which may, in some cases, make the improvement measure prohibitive to the resident.

8. Comparative Study

8.1 Generally

Alongside the analysis of existing data a small sample of 102 surveys were carried out as a comparative exercise. Addresses were chosen at random across the city and the occupants invited to contribute to the survey; however not all recipients of a notification wished to be involved. The following map extract shows the spread of target surveys as blue flags, these being spread fairly evenly across the City, whilst the achieved surveys, pink flags, are focused centrally and the north.

Figure 8.1: Notified & Achieved Sample Surveys



A sample size of around a quarter of 1% of all properties in the City will not stand up to statistical scrutiny outside of “all stock” observations; however, the random selection and response process across a substantial population provides reasonably indicative results. It should be noted that the scope and specifics of the physical survey did not exactly overlap those of either the English Housing Survey or the Census.

8.2 Comparisons

The sample survey indicates that some 71% of properties are bungalows or houses and 29% are flats or maisonettes compared with 80% & 20% respectively drawn from Census figures.

66% of surveyed properties are owned with a mortgage or owned outright, 34% being rented which compares with 65% & 35% drawn from Census figures.

Whilst the figures relating to tenure type are extremely close there is a 10% deviation in reported property types; however, property type definitions within the Census includes an all encompassing “shared” category which may account for slightly less than 3% of the difference. These comparisons must therefore be treated with caution.

The sample survey included an assessment of the condition of individual properties ranging between “poor” and “very good”. The following tables present the results of this assessment by property tenure and type.

Figure 8.2: Property Type & Condition

	POOR	FAIR	GOOD	VERY GOOD	GRAND TOTAL
Bungalow	0.0%	16.7%	33.3%	50.0%	100.0%
House	1.5%	10.6%	48.5%	39.4%	100.0%
Flat	6.9%	13.8%	55.2%	24.1%	100.0%
Maisonette	100.0%	0.0%	0.0%	0.0%	100.0%
TOTAL	3.9%	11.8%	49.0%	35.3%	100.0%

This table shows condition by proportion of each property type and it would be seen that almost 88% of houses, 83% of bungalows and 79% of flats are in “good” or “very good” overall condition.

Figure 8.3: Condition by Property Type

	POOR	FAIR	GOOD	VERY GOOD	GRAND TOTAL
Bungalow	0.0%	1.0%	2.0%	2.9%	5.9%
House	1.0%	6.9%	31.4%	25.5%	64.7%
Flat	2.0%	3.9%	15.7%	6.9%	28.4%
Maisonette	1.0%	0.0%	0.0%	0.0%	1.0%
TOTAL	3.9%	11.8%	49.0%	35.3%	100.0%

The table above presents property condition by proportions of all properties surveyed and it can be seen that 56% (31.4% & 25.5%) of all properties surveyed are houses in “good” or “very good” condition.

Figure 8.4: Tenure Type by Condition

	POOR	FAIR	GOOD	VERY GOOD	GRAND TOTAL
Owned Mortgage	0.0%	8.3%	36.1%	55.6%	100.0%
Owned Outright	3.2%	9.7%	41.9%	45.2%	100.0%
Rented Private	5.7%	17.1%	71.4%	5.7%	100.0%
TOTAL	3.9%	11.8%	49.0%	35.3%	100.0%

The table above shows that 55.6% of mortgaged and 45.2% of properties owned outright are in very good condition whilst 17.1% and 71.4% of privately rented properties are either “fair” or “good”.

Figure 8.5: Tenure Type by Condition

	POOR	FAIR	GOOD	VERY GOOD	GRAND TOTAL
Owned Mortgage	0.0%	2.9%	12.7%	19.6%	35.3%
Owned Outright	1.0%	2.9%	12.7%	13.7%	30.4%
Rented Private	2.0%	5.9%	24.5%	2.0%	34.3%
TOTAL	3.9%	11.8%	49.0%	35.3%	100.0%

The proportions of tenure types of all properties surveyed indicates that 33.3% (19.6% & 13.7%) of all properties surveyed are owned with a mortgage or owned outright and are in “very good” condition.

8.3 Implications

Whilst the figures derived from the small sample survey cannot be said to be any more reliable than the small sample figures generated as part of the EHS, there is a similarity between overall levels of condition and failure against the Decent Homes Standard which allows us to say that the condition of housing across the City has a tendency to be “good” or “very good” which chimes with other data within this Report.

9. Houses in Multiple Occupation

9.1 Introduction

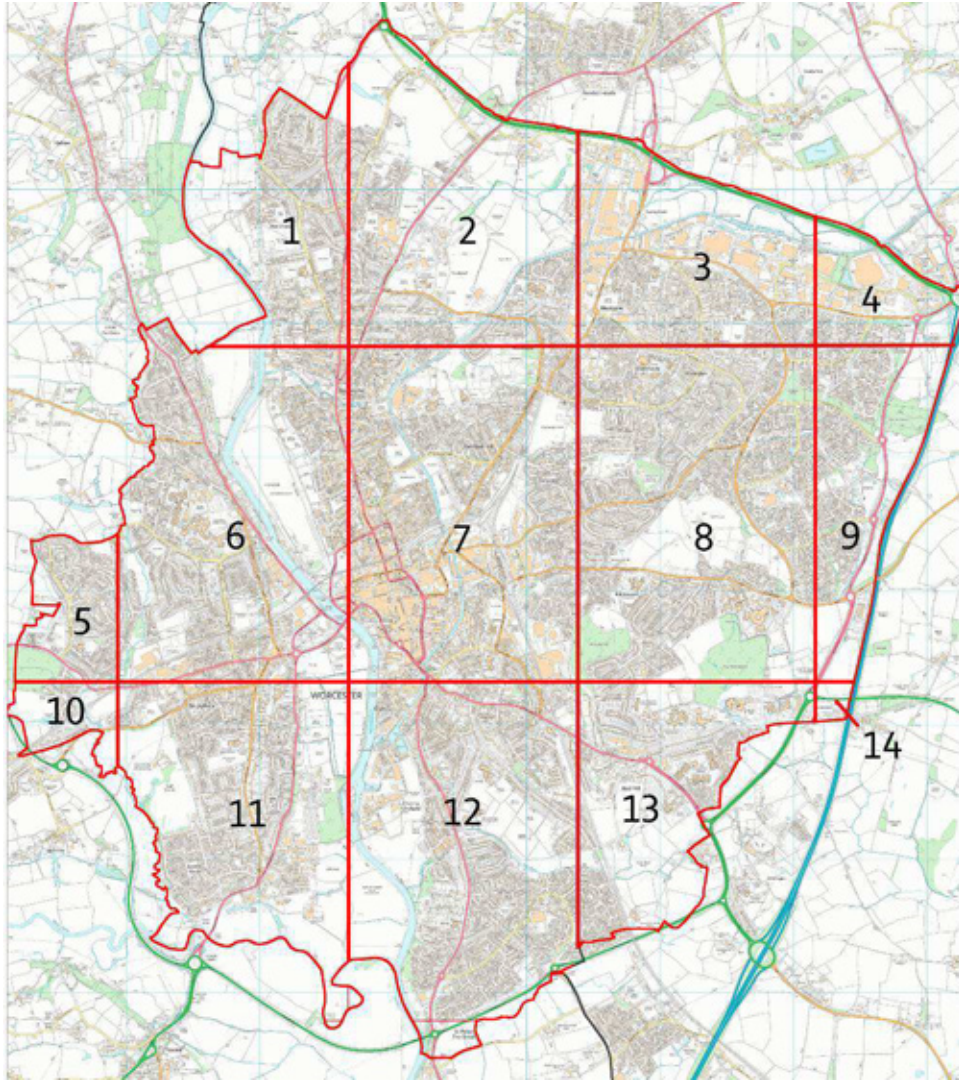
The Housing Act 2004 introduced a new definition of a House in Multiple Occupation (HMO) (See Appendix E). Part 2 of the Act introduced the mandatory licensing of certain types of HMO and enables Local Authorities to establish discretionary additional HMO licensing schemes. Mandatory HMO licensing applies to all privately rented HMOs of three or more storeys and occupied by five or more people who form more than one household. Local Authorities are able to impose conditions on licences such as requirements for licensed dwellings to be occupied by a specified maximum number of occupants and that there are adequate amenities in place; whilst landlords will need to be identified as being fit and proper in terms of their suitability to manage the dwelling.

As part of the commission, MDA was asked to carry out an exercise whereby surveyors would walk each street within the WCC boundaries principally to record any properties which were considered to be a House in Multiple Occupation (HMO). WCC has a schedule of properties that are registered as HMO's (June 2014) and as part of this exercise the list was verified against evidence on the ground.

9.2 Methodology

MDA was given a map of the WCC city boundaries in order to establish geographical 'survey zones' and plan the most suitable method of presenting the data collected.

MDA's surveyors split the City into a grid, resulting in 14 zones to assess. The map below shows these zones within the City boundary.



The zones were distributed between the surveyors and the street-walk commenced on 4 September 2014 and completed on 27 September 2014.

Surveyors walked each street within the city and based on a pre-agreed visual assessment made a record of any property which they considered to be a HMO. This assessment was based on a number of factors, which included but were not limited to:

- Door entry systems
- Additional bins compared to neighbouring properties
- Additional car parking
- Unkempt exteriors and garden areas
- Student/To-Let boards



The photo above shows a typical HMO in Worcester which was categorised as such due to a number of factors:

- Extra bins outside the property
- Converted garage into bedroom
- Unkempt front garden
- The surveyors were also given a list of registered HMOs supplied by WCC which surveyors were to validate whilst carrying out the assessments.

In the event that a HMO was believed to be found, the surveyors took a front elevation photo, recorded the address, number of storeys, build year of the dwelling and estimated the number of rooms within the dwelling.

The HMO assessments information was collected on paper forms and transposed into the full WCC HMO address list upon completion of the fieldwork.

In order to gain secondary data the surveyors also called into the University buildings and hospital to ask for any information on finding student or rented key worker accommodation but neither the University nor the hospital was willing to disclose information (assuming there was any to disclose).

Surveyors also made note of adverts in local shop windows that indicated rooms were for rent within the City and, finally, spoke to lettings agents in the area and searched the Internet for adverts for student accommodation in the City.

9.3 HMO Results

Following completion of the site assessment MDA found 257 properties that displayed characteristics of HMOs. Upon comparing these addresses to the HMO list supplied by WCC, 151 properties were listed as individual flats or apartments, rather than a HMO type dwelling and these addresses were removed.

The final result of the site exercise was that MDA had highlighted 106 suspected HMOs within the WCC boundaries.

The registered HMO list that WCC supplied at the outset of the exercise contained the addresses for 872 HMOs, a significantly higher number than found on-site by MDA.

When the two lists were directly compared some differences were noted:

- 42 of the HMOs found by MDA were NOT on the registered HMO list
- 64 of the HMOs found by MDA were on the registered HMO list
- 808 of the HMOs on the registered HMO list did not display any characteristics of being a HMO

WCC confirmed that between 1st June 2013 and 29th September 2014, 188 HMO's had become accredited. Of these 188 properties MDA had identified 15 (approximately 8%) as being HMOs from their external appearance. Of the original 872 HMO's on the list provided by WCC MDA identified 64, approximately 7%.

If we take this 'visibility-rate' as an average of 7.5% and extrapolate the 42 HMO's identified by MDA but not on the WCC list this means that there are potentially, a further 560 "unknown" HMO's within the stock not displaying typical HMO attributes. If this assumption is correct, this would indicate the total number of HMO's within the City to be approximately 1,474.

Of the 106 suspected HMO's identified over 96% were found to have at least 2 storeys. It was estimated that the majority of the HMO's had at least 3 rooms, with nearly 20% estimated to have at least 5 rooms or more. Over half of the suspected HMO's were built after 1960 and just 14% were estimated to be built before 1905.

It was always expected that MDA would find HMOs not present on the WCC HMO list, however it was not expected that such a variance would be found between the list of confirmed HMOs from WCC and the actual site assessment.

As MDA surveyors observed the HMOs that were on the WCC HMO list, there were no apparent signs that the properties were in fact HMOs; they had no separate key locks or doorbells, they had well-kept gardens, varying decoration throughout and no additional parking etc.

The surveys were carried out throughout September and, although at this time of year most 'student' HMOs would likely be empty we would expect key characteristics to still show, such as: empty rooms, unkempt gardens, for rent/to let signs etc. In Worcester it appears that the conventional criteria for visual identification of HMOs are not as relevant as we had assumed.

There is no discernible benefit from registering a property as a HMO if it is a single dwelling unless it was registered as a property that was occupied solely by students (in which case it would be exempt from paying Council Tax). It may be that in some instances the property was previously a HMO and has since been converted back to a single dwelling but the owner has not notified the Council of the change.

By completion of the fieldwork we had collected some 26 telephone numbers for 'rooms to rent' properties obtained from adverts in shop windows. MDA contacted the landlord of each property but unfortunately none were willing to give us the full address of the properties where the rooms were for rent. The unwillingness to give information could be due to the landlord being worried about the risk of the property being broken into or, in the most extreme cases may be due to the landlord not having the correct insurances or mortgages for the property.

The final method for finding HMOs was to speak to letting and estate agents, along with trawling the internet for 'rooms to rent' in Worcester. Our surveyors spoke to a number of letting agents, and all but one was fairly unhelpful. 'Student Places' supplied our surveyor with a printout of all the rooms that they had currently available to rent within Worcester City, some 26. Of the 26 rooms, 9 were in the same building leaving 17 properties in total. No house numbers were included on this print-out, (house numbers and names are rarely given via estate agents or letting sites).

The letting agent list was reviewed against the photos of suspected HMOs collected on-site and 9 were found to have already been picked up by MDA. The 8 remaining we believe not to be included on the MDA list, but may be included on the WCC list – unfortunately the lack of house numbers means we have no way of comparing this information directly. The print-out from the letting agent is included in Appendix G.

The search of the internet produced similar results, with 179 rooms found for rent split across approximately 142 properties. However, as with the letting agent information, the websites do not show any house names or numbers so the value of the information is limited.

The website information was reviewed against the photos of suspected HMOs collected on-site and 25 were found to have already been picked up by MDA.

The 117 remaining we believe not to be included on the MDA list, but may be included on the WCC list – unfortunately the lack of house numbers means we have no way of comparing this information directly. The print-out from the website search is included in Appendix H.

The total number of confirmed (by WCC) and suspected HMO's following our assessment within the City is therefore **914**. (872 on the WCC HMO list and a further 42 suspected). Also as noted previously, it is expected that, based on MDA's findings there are another 560 potential HMO's within the City that have not yet been formally identified. It is unlikely that any further surveying of the City would identify these properties – the most effective way to identify the addresses would be with the assistance of the University.

A list showing the information found on-site, and also the HMO's as indicated by WCC can be found in Appendix I.

10. Summary of Findings

10.1 Generally

Worcester has some 43,730 dwellings within its limits, just 0.18% of the total dwellings in the UK. There is a mixture of tenure within these properties split between owned or shared ownership (65%), private rented (19%) and social rented (16%).

The majority of these properties are semi-detached houses or bungalows with over 35% of the stock falling in this category. Caravans or temporary structures are the least representative property type with just 0.11% of the stock being found within this group.

Over 62% of the stock has 3 bedrooms or more, however over 12% of the stock has only one bedroom, which is just less than double that of the national average.

Purpose-built flats, maisonette or apartments are the most representative property type for social tenants with 46% of social-rent residents found to be in this group. Owned/Shared ownership residents are most prevalent in semi-detached houses or bungalows (39%) and private rented households tend to be in terraced houses or bungalows and purpose built flats with over 53% of the private rented residents being found in these two property types.

One-person households (less than 65 years of age) represent the largest group of household types at 19.64% and when compounded with one person households aged over 65 and lone parents this increases to 41.5% of all households which is very similar to the national average of 40.8%.

Students form a significant part of Worcester's residents, 0.84% compared to the national average of 0.56% and Figure 3.2 indicates that 53% of the students within Worcester are females. The table also shows that there are 1,800 "All Student" households within the city accounting for 37% of student accommodation and 4% of all households.

Over 90% of full-time students live in private rented accommodation. Over 79% of residents aged 65 or over own their property. The largest proportion of social-rented properties appear to be made up of a lone parent with dependent children (38%), however co-habiting couples with dependent children also make up a fair proportion of this tenure group (26%).

With the exception of households with residents aged 65 or over, the majority of households in Worcester do not suffer with a long term health problem or disability – student properties unsurprisingly have the least number of disabled households with only 8% of all student properties having at least 1 person in the household with a long-term illness or disability.

The majority of households, over 67%, are in some form of employment and 23% are classed as 'retired'. This means that just 10% of Worcester households can be classed as Economically-inactive. Over 48% of households are in full-time employment and 7% are working full-time on a self-employed basis.

Ninety one and a half percent of all residents are White: English/Welsh/Scottish/Northern Irish/British, with a further 4.3% classed as White: 'Irish', 'Gypsy or Traveller' or 'Other White'. This means that just over 5% of all Worcester residents are of Black and Minority ethnic origins.

10.2 Meeting the Decent Homes Standard

Decent Homes failures have increased to over 31% in the last 10 years, an increase of over 10% since 2004.

The level of vulnerability within the City has also increased in the last 10 years with a rise of 2.5%. Vulnerable residents living in non-decent homes have also increased from 3% to 8.2% of the total population.

The available data does not provide sufficient details beyond the rate of failure; however it could well be the case that a combination of a lack of investment in properties coupled with a slightly ageing population has resulted in these increases.

10.3 Fuel Poverty

Just over 14% of households are in fuel poverty based on the 10% indicator. This is 1.9% lower than the national average, a result which is corroborated by the higher than average SAP rating of the properties in Worcester. The figure has, however, increased by more than 8.4% since the last report in 2004 – this is most likely due to the increase in energy prices since the last survey. Wholesale energy prices have more than doubled since 2004, so although the overall number of households in fuel poverty has increased it is disproportionate to the total rise in fuel prices as a whole.

Almost 14% of households are in fuel poverty based on the LIHC indicator. This is a new fuel poverty indicator so no previous comparisons can be made; however, it is slightly higher than the national average of 12.3%. This indicator is based on the actual cost of peoples' fuel bills as opposed to the 'expected cost' as calculated in an EPC.

10.4 Empty Properties

2.7% (1,185) of the 43,730 properties in Worcester are confirmed as being empty, with 489 being 'long-term' voids (Properties empty for more than 6 months).

This is slightly lower than the national average and, being aware of these places, WCC is in the position of being able to consider appropriate intervention.

10.5 Under & Over Occupancies

It is clear that properties with the least number of bedrooms are occupied by smaller households but there is evidence to suggest a large proportion (43%) of lone person households aged 65 or over are living in properties with at least 3 bedrooms. This could suggest that surviving parents have remained in the family home after their children have left and their spouses passed away.

Based on numbers of persons per bedroom the largest proportion of properties is under-occupied with 27% having a ratio of 0.5 persons per bedroom or less. Almost 20% of properties have a ratio of more than 1.0 persons per bedroom (5,378 + 3,197) and could potentially be considered to be over-occupied. Of these over 36% are flats or maisonettes.

Using the Occupancy Rating only 3% of properties would be considered to be over occupied which implies a prevalence of appropriate sharing of bedrooms. Indeed, Table 3.1 indicates that 53% of households include at least one married or cohabiting couple which suggests the Occupancy Rating is likely to be the more reliable assessment. What over occupancy there is is more concentrated in “shared” accommodation.

The greater issue is that of under occupation with 70% of properties having one or more bedrooms beyond the requirements of the households.

10.6 Energy Efficiency & Carbon Emissions

The average SAP rating is 60.2 which is an increase of 10.2 points since the last report and over 7 points higher than the national average of 52.9. The average total energy cost is £1,275 a year, the average c02 emissions is 5.9 tonnes per annum.

The majority of properties in Worcester have a higher than average energy rating with nearly 75% of all properties classed as Band D or higher. If all potential energy improvements were carried out to the property in Worcester, as recommended in the EPC information, then the overall average SAP of the stock would be increased to 69.5 (from the current level of 60.2).

10.7 Houses In Multiple Occupation

WCC supplied a list of 872 registered HMO's, MDA then carried out an exercise to calculate the number of HMOs within the city by walking the streets in the city and making a visual assessment of any potential HMOs. The result of this exercise was that MDA identified a potential 42 additional HMOs. Extrapolating this 'visibility rate' of 7.5% from those registered HMOs, it can be noted that there is likely to be a further 560 HMOs within the city that are not currently known to WCC. This brings the potential total number of HMO's within the city to as many as 1,500, which correlates to the number of shared properties derived from census figures (1,262).

The most likely reasons behind these “hidden HMOS is a high rate of conversion of houses which retain a conventional appearance: and the relatively high proportion of shared accommodation identified in the Census supports this view.

10.8 Summarily

Private sector housing in Worcester appears to be in a better condition than private housing nationally with the main issues centring on “hidden” HMOs, under occupation and fuel poverty; and WCC will need to consider how the groups of properties affected by these issues are approached and whether the cost of any intervention is justified by the benefits arising.

APPENDICES

APPENDIX A

Glossary of Terms

Glossary of Terms

Decent Homes

A Decent Home is one that satisfies the requirement to meet a benchmark set by Government in 2000 which defined what was considered to be “decent” housing in England by meeting all of the following four criteria:

- It meets the current statutory minimum standard for housing (HHSRS);
- it is in a reasonable state of repair;
- it has reasonably modern facilities and services;
- It provides a reasonable degree of thermal comfort.

Dwelling

A dwelling is a self contained unit of accommodation where all rooms and facilities available for the use of the occupants are behind a front door. For the most part a dwelling will contain one household, but may contain none (vacant dwelling), or may contain more than one e.g. a house in multiple occupation (HMO).

Dwelling Type

Dwellings are classified, on the basis of the surveyors' inspection, into the following categories:

- Terraced house: where at least one house is attached to two or more other houses;
- Semi-detached house: a house that is attached to one other house;
- Detached house: a house where none of the habitable structure is joined to another building (other than garages, outhouses etc.);
- Bungalow: a house with all of the habitable accommodation on one floor. This excludes chalet bungalows and bungalows with habitable loft conversions, which are treated as houses;
- Flats –

Low rise: a flat in a purpose built block less than 6 storeys high. Includes cases where there is only one flat with independent access in a building which is also used for non-domestic purposes;

High rise: a flat in a purpose built block of at least 6 storeys high; converted flat: a flat resulting from the conversion of a house or former non-residential building. Includes buildings converted into a flat plus commercial premises (typically corner shops).

House in Multiple Occupation (HMO)

A HMO is a dwelling occupied by three or more people forming two or more households and sharing at least once facility such as bathroom or kitchen. This is defined in Section 254 of the Housing Act 2004 and relates to predominantly to bedsits and shared houses/bungalows.

Household

One person living alone or a group of related people who have the shared address as their only or main residence.

Housing Health and Safety Rating System (HHSRS)

The Housing Health and Safety Rating System (HHSRS) is the government's approach to the evaluation of the potential risks to health and safety from any deficiencies identified in dwellings. The HHSRS, although not in itself a standard, has been introduced as a replacement for the now defunct Housing Fitness Standard (Housing Act 1985, Section 604, as amended). Hazard scores are banded to reflect the relative severity of hazards and their potential outcomes. There are ten hazard bands ranging from Band J (9 points or less) the safest, to Band A (5000 points or more) the most dangerous. Using the above bands hazards can be grouped as Category 1 or Category 2. A Category 1 hazard will fall within Bands A, B and C (1000 points or more); a Category 2 hazard will fall within Bands D or lower (under 1000 points).

Long-Term Illness or Disability

Someone in the household with a long-term illness or disability. The interview respondent assesses this and is asked to consider long-term as being defined as anything that has troubled them, or is likely to affect them, over a period of time measured in months.

Public Service Agreement (PSA) 7

The government set a target for vulnerable households in the private sector (including those with children) to increase the proportion who live in homes that are in decent condition. Initially established for social housing the target was extended to include private sector housing in 2002.

The baseline was set at 57% in 2001 with a target of 70% by 2010 and 75% by 2010 (DCLG). PSAs have been superseded by Local Area Agreements, but PSA7 is still considered a useful benchmark.

Reduced Data RdSAP

A reduced derivative of the Standard Assessment Procedure, forms part of the government's official procedure for the Energy Rating of Dwellings. It is a part of the national (UK) methodology in calculating the energy performance of buildings. This Report is based on the 2012 version.

Standard Assessment Procedure (SAP)

The main measure of energy efficiency used in the report is the energy cost rating as determined by the government's Standard Assessment Procedure (SAP). This is an index based on calculated annual space and water heating costs for a standard heating regime and is expressed on a scale of 1 (highly energy inefficient) to 100 (zero energy cost).

Tenure

Three categories are used for most reporting purposes:

- Owner-occupied: includes all households who own their own homes outright or are buying them with a mortgage/loan. Includes shared-ownership schemes;
- Private rented or private tenants: includes all households living in privately owned dwellings which they do not themselves own. Includes households living rent free, or in tied homes together with un-registered housing association tenants;
- Registered Housing Provider (RHP): includes all households living in dwellings owned by registered housing associations.

Vacant Dwellings (Empty Dwellings)

The information for vacant dwellings was supplied by Worcester City Council. Verification of vacancy was sought from neighbours and through observation. Two types of vacant dwelling are considered:

Short-term vacancies are those which, under normal market conditions, might be expected to experience a relatively short period of vacancy before being bought or re-let within less than 6 months.

Long-term vacancies are those which remain vacant for long periods or need work before they can be re-occupied. Often this type of vacant dwelling (vacant for at least 6 months) should be treated as problematic.

Vulnerable Households

Households who are in receipt of the following benefits: Income Support; Income-based Job Seeker's Allowance; Housing Benefit; Council Tax Benefit; Working Families Tax Credit; Disabled Person's Tax Credit; Disability Living Allowance; Industrial Injuries Disablement Benefit; War Disablement Pension, Attendance Allowance, Child Tax Credit, Working Tax Credit, Pension Credit, which is defined under the decent homes guidance 2006.

APPENDIX B

Decent Homes Standard

Decent Homes Standard

The Decent Home Standard has 4 elements:

Part A – Housing Health and Safety Rating System

Part B – Reasonable state of repair

Part C – Reasonably modern facilities

Part D – Reasonable degree of thermal comfort

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 Housing Health and Safety Rating System (HHSRS), which is Part 1 of the Housing Act 2004.

- The Housing Health and Safety Rating System (HHSRS) is the evaluation of the potential risk to health and safety from any deficiencies identified in dwellings. The underlying principle of this is that any residential premises should provide a safe and healthy environment for any potential occupier or visitor.
- 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 could have a serious outcome.
- The HHSRS deals with 29 named hazards, which are grouped into Hazard Profiles. These are outlined in the table below.

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

Each of these hazards are scored based upon the following.:

- The likelihood of an occurrence within the next 12 months,
- Its class of harm (moderate to severe) to the most vulnerable group likely to be affected by that hazard, and spread of outcome.

A predetermined calculation is used to convert these factors into a score and the scores are banded as follows:-

- There are 10 bands ranging from A to J (with A to C being the most serious). Each band corresponds to a hazard score – 5,000 or more for Band A, 2,000 to 4,999 for Band B and 1,000 to 1,999 to Band C. Any hazard with a score above 1,000 is a category 1 hazard, anything below is a category 2 hazard.

It should be noted that the Housing Act 2004 places a duty on Local Authorities to seek to remove or reduce hazards within Bands A to C to an acceptable level The Local Authority has a power to take the most appropriate course of action where a less serious category 2 hazard exists.

Table 1.2: Hazard Band Score Range

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

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.

Efficient heating is defined as one of the following:

- Any gas or oil programmable central heating,
- Electric storage heaters;
- Warm air systems;
- Under floor systems;
- Programmable LPG/solid fuel central heating;
- Similarly efficient heating which are to be developed in the future.

Effective insulation is defined as follows:

- For dwelling with gas/oil programmable heating, cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm loft insulation (if there is loft space).
- For dwellings heated by electric storage heaters/LPG/programmable solid fuel central heating a higher specification of insulation is required at least 200mm of loft insulation (if there is a loft) and cavity wall insulation.

APPENDIX C

Houses in Multiple Occupation

Houses in Multiple Occupation

Definitions

The Housing Act 2004 defines a HMO as a building that passes one of the following tests.

The Standard Test

A building where

- It consists of one or more units of living accommodation
- It does not consist of a self-contained flat or flats
- The living accommodation is occupied by persons who do not form a single household
- Two or more of the households who occupy the living accommodation share one or more of the basic amenities or the living accommodation is lacking in one or more basic amenities.

The Self Contained Flats Test

A building where

- It is a self-contained flat
- The living accommodation is occupied by persons who do not form a single household
- Two or more of the households who occupy the living accommodation share one or more of the basic amenities or the living accommodation is lacking in one or more basic amenities.

The Converted Building Test

A building where

- It is a converted building,
- It consists of one or more units of living accommodation not consisting of a self-contained flat or flats
- The living accommodation is occupied by persons who do not form a single household
- Two or more of the households who occupy the living accommodation share one or more of the basic amenities or the living accommodation is lacking in one or more basic amenities.

Certain Converted Blocks of Flats

A building where

- a building has been converted into self-contained flats; and
- building work undertaken in connection with the conversion did not comply with the appropriate building standards and still does not comply with them; and
- less than two-thirds of the self-contained flats are owner-occupied.

HMOs are split into two categories

- Licensable
- Non licensable

Licensable HMOs

A HMO is licensable if it meets the following three criteria.

- A dwelling of 3 or more storeys (including habitable basement and attics)
- The main place of residence for five or more unrelated persons being the main place of residence
- Where residents share at least one basic amenity, such as kitchen or bathroom

As the definition for HMOs is fairly complex and has certain exemptions, the above rules were applied broadly.

Due to the specialist nature of HMOs, it is always recommended that a thorough detailed and targeted survey be conducted. The figures should be used as a guide only.

In order to be a HMO a dwelling must be the tenant's only or main residence and it should be used solely or mainly to house tenants. Dwellings let to students and migrant workers will be treated as their only or main residence and the same will apply to dwellings which are used as domestic refuges.

It should be noted that local authorities have discretionary powers to widen the remit of licensing to also include other, smaller HMOs if they believe enough of them in a particular area are badly managed.

APPENDIX D

Vulnerability Relevant Welfare Benefits

Vulnerability

For the purpose of this survey vulnerability has been taken as defined within the Decent Homes Standard, i.e. those households that are in receipt of at least one of the thirteen principal means-tested or disability-related benefits.

Means tested benefits.

- Income Support
- Housing Benefit
- Council Tax Benefit
- Disabled Person Tax Credit
- Income Based Job Seekers Allowance
- Working Families Tax Credit
- Attendance Allowance
- Disability Living Allowance
- Industrial Injuries Disablement Benefit
- War Disablement Benefit
- Child Tax Credit
- Working Tax Credit
- Pension Credit

Child Tax Rules

Only one person can get Child Benefit for a child.

You normally qualify for Child Benefit if you are responsible for a child under 16 (or under 20 if they stay in approved education or training) and you live in the UK.

You will usually be responsible for a child if you live with them or you are paying at least the same amount as Child Benefit (or the equivalent in kind) towards looking after them.

Working Tax Credit Rules

You could get Working Tax Credit if:

- You are aged from 16 to 24 and have a child or a qualifying disability
- You are 25 or over, with or without children

You must:

- Work a certain number of hours a week
- Get paid for the work you do (or expect to)
- Have an income below a certain level

The basic amount of Working Tax Credit is up to £1,9400 a year – you could get more (or less) depending on your circumstances and income.

Pension Credit Rules

Pension Credit is an income-related benefit made up of 2 parts – Guarantee Credit and Savings Credit.

Guarantee Credit tops up your weekly income if it is below £148.35 (for single people) or £226.50 (for couples).

Saving Credit is an extra payment for people who saved some money towards their retirement, e.g. a pension.

APPENDIX E

Housing Associations

Housing Associations

In March 2004, Worcester City Council transferred its housing stock to Worcester Community Housing, a separate organisation independent of the Council.

A Housing Association is a non-profit making organisation which provides and manages homes for rent.

Worcester City's social housing stock is owned by twelve housing associations, with Worcester Community Housing owning the majority of the share. The table below shows stock level of each housing association, along with their compliance with the Decent Homes Standard.

Housing Association	Stock Profile eligible for Decent Homes Standard	Dwellings failing Decent Homes Standard
	No	%
Worcester Community Housing	5021	0.0
Nexus Housing Association	1528	0.0
Sanctuary Housing	317	0.0
Bromford Housing	252	0.0
Festival Housing	242	0.0
Rooftop Housing	167	0.0
Waterloo Housing Group	46	0.0
Muir Group Housing Association	43	0.0
Hanover Homes	32	0.0
HoE	41	0.0
Haig Housing	12	0.0
Mercian	2	0.0
Grand Total	7757	0.0

All the social landlords that have properties within the Worcester City boundaries are all currently reporting a 100% decency rate for their stock.

APPENDIX F

Energy Efficiency

Energy Efficiency Initiatives/Measures/Improvements

SAP was developed by the Building Research Establishment (BRE) for the former Department of the Environment in 1992 as a tool to help deliver its energy efficiency policies. The SAP methodology is based on the BRE's Domestic Energy Model (BREDEM), which provides a framework for calculating the energy consumption of dwellings. In 1994 SAP was cited in Part L of the Building Regulations for England and Wales as a means of assessing dwelling performance.

SAP quantifies a dwelling's performance in terms of energy use per unit of floor area, a fuel cost based energy efficiency rating (the SAP rating) and emissions of CO₂. These indicators of performance are based on estimates of annual energy consumption for the provision of space heating, domestic hot water, lighting and ventilation. Other SAP outputs include estimate of appliance energy use, the potential for overheating in summer and the resultant cooling load (DECC, 2012).

Since the oil price rises of the 1970s there has been research into the energy use in buildings and ways in which it may be reduced. The use of mathematical models is a key element in assessing the potential reduction in energy consumption. This has been encouraged in the European Union by the European Energy Performance of Buildings Directive (EPBD) which requires member states to put in place:

- a methodology of calculation of the integrated energy performance of buildings
- a procedure for setting minimum energy standards in new and existing buildings

A number of improvement measures can significantly improve the energy efficiency of a dwelling. These improvement measures listed below have been based on the Green Deal Initiative introduced by the government, which provides heating and insulation improvements to households on certain income-related benefits.

- Air source heat pumps
- Biomass boilers
- Biomass room heaters (with radiators)
- Cavity wall insulation
- Chillers
- Cylinder thermostats
- Draught proofing
- Duct insulation
- External wall insulation systems

- Fan assisted storage heaters
- Flue gas heat recovery devices
- Gas-fired condensing boilers
- Ground source heat pumps
- Heating controls for wet central heating systems or warm air systems
- Heating ventilation and air-conditioning controls (including zoning controls)
- High performance external doors
- Hot water controls (including timers and temperature controls)
- Hot water cylinder insulation
- Hot water showers
- Hot water systems
- Hot water taps
- Internal wall insulation systems (for external walls)
- Lighting systems, fittings and controls (including roof lights, lamps and luminaries)
- Loft or rafter insulation (including loft hatch insulation)
- Mechanical ventilation with heat recovery systems
- Micro combined heat and power
- Micro wind generation
- Oil-fired condensing boilers
- Photovoltaics
- Pipework insulation
- Replacement glazing
- Radiant heating
- Room in roof insulation
- Roof insulation
- Sealing improvements (including duct sealing)
- Secondary glazing

- Solar blinds, shutters and shading devices
- Solar water heating
- Transpired solar collectors
- Under-floor heating
- Under-floor insulation
- Variable speed drives for fans and pumps
- Warm-air units
- Waste water heat recovery devices attached to showers
- Water source heat pumps

Although a significant number of the dwellings within Worcester City were constructed in accordance with the Building Regulations of the time, installing additional measures can still improve energy efficiency.

There are a number of opportunities for dwelling owners to benefit from installing renewable energy systems directly to the facade or within the curtilage of their dwelling.

Feed-In Tariffs (also known as FITs) are part of a scheme that pays people for creating their own “green electricity”. Feed-In Tariffs allow households to receive payment for all the electricity produced, from renewable sources even if they use it themselves. The tariffs have been introduced by the government to help increase the level of renewable energy in the UK towards our national target of 15% of total energy from renewable by 2020. Although the FIT incentives have been reduced in recent years, they can in some cases make solar PV a better investment than ISA's and other saving mechanisms.

The Green Deal – The Energy Act 2011 includes provision for the new 'Green Deal', which intends to reduce carbon emissions cost effectively by revolutionising the energy efficiency of British dwellings.

The new innovative Green Deal financial mechanism eliminates the need to pay upfront for energy efficiency measures and instead provides reassurances that the cost of the measures should be covered by savings on the electricity bill.

A Green Deal Measure is an “improvement” made to a dwelling which has been financed through the Green Deal. This can include part-financing, where a customer has chosen to pay for some of the work themselves. However, there will be no standard Green Deal Measure or list of measures that are appropriate for every dwelling. What is appropriate for a dwelling depends on a number of factors including the work already done, the characteristics of the building and in some cases, the geographical location. The term “measure” is defined as *‘an improvement made to a dwelling, for example, loft or cavity wall insulation. “Product category” means the type of measure such as mineral wool insulation. “Product” means the branded materials. It is also worth noting that the Energy Bill makes clear that the Green Deal may cover measures which generate energy as well as those termed “energy efficiency” measures. If a measure is capable of paying for itself because occupiers use less energy as result of the installation – then it can potentially qualify. Energy efficiency will often be used as short-hand for the types of measures which can attract finance even if this is not technically correct for all cases.’*

Energy Company Obligation (ECO) - A new Energy Company Obligation was intended to integrate with the Green Deal, allowing supplier subsidy and Green Deal Finance to come together into one seamless offer to the consumer.

At a local level, the Green Deal will enable many households and businesses to improve the energy efficiency of their dwellings so less energy is consumed and less money is wasted. The key focus of the energy company obligation – or “ECO” will be on those householders who cannot achieve significant energy savings without an additional or different measure of support. For example, this includes vulnerable and low-income households and those living in harder to treat dwellings, such as solid walled dwellings. A quarter of the UK’s carbon emissions comes from the energy used in homes and a similar amount comes from our businesses, industry and workplaces. At a national level, the UK needs to become more energy efficient to reduce its greenhouse gas emissions, which risk dangerous climate change. The Climate Change Act 2008 legislated for a reduction in our carbon emissions and set legally-binding carbon budgets across all sectors of the UK economy — including our homes and communities, and our workplaces.

The Green Deal (Specified Energy Efficiency Improvements and Qualifying Energy Improvements) Order will list the measures that are “recognised” in the Government’s Standard Assessment Procedure (SAP) for domestic dwellings as meeting this requirement. This is the “pool” of measures that Green Deal assessors will draw from to make dwelling-specific recommendations (DECC, 2012).

The Carbon Emissions Reduction Target (CERT) came into effect in April 2008, obliging electricity and gas suppliers in Great Britain to help reduce Carbon Dioxide (CO₂) emissions from homes. Electricity and gas suppliers promote the installation of energy efficiency measures such as installing loft and wall insulation, and also increase the amount of energy generated from renewable technologies - wind turbines, solar panels and ground source heat pumps. This ended in late 2012.

The energy suppliers provide grants and offers to help homeowners pay for energy efficiency measures and renewable energy technologies for their home. Although each energy supplier has their own specific criteria, the majority of energy suppliers provide loft and/or cavity wall insulation for free to those households in receipt of State Pension Credit or Child Tax Credits (where relevant income is less than £16,190).

The Warm Front Scheme focuses on Households in receipt of certain income-related benefits and living in dwellings that are poorly insulated and/or do not have a working central heating system. This applies to home owners and households renting accommodation from a private landlord.

Qualifying households can receive improvements worth up to £3,500 (£6,000 where oil central heating and other alternative technologies are recommended). To be eligible for Warm Front the dwelling must have a SAP rating of 55 or below. The Warm Front Scheme ended in March 2013.

APPENDIX G

Letting Agent Printout



**Student
Places**

Make your next move with us!

- Book a viewing online at www.studentplaces.co.uk
- ☎ Book a viewing by phone **01905 616616**
- ✉ Book a viewing by email negotiators@premierplaces.co.uk

Found your new home?

1. Pay application fee to secure the property subject to referencing. We accept debit cards, credit cards (2% charge), cash and bankers draft. We do not accept American Express, sorry.
2. We will guide you through property specific referencing requirements.
3. Complete application forms and return within 48 hours with photo and address identification and proof of Student enrolment.
4. Your Guarantor needs to complete and return application form within 5 days with photo and address identification.
5. Referencing and credit checks are done in house upon receipt of completed application forms from you and your Guarantor. Employment, Previous Landlord (if applicable) and Character references will be collected.
6. Once checks completed successfully we will arrange your move in date and send you the tenancy agreement.
7. Read the tenancy agreement as it is legally binding and if you have any questions we are here to help.
8. Tenants are required to obtain Accidental damages insurance. Proof of insurance needs to be supplied before you move in.
9. On the day you move in payment is due of deposit, rent and check in fee (if Managed) and must be paid by cleared funds - debit card or credit card (2% charge).
10. Your deposit will be registered with an approved deposit protection scheme and is refundable at the end of tenancy following closing inspection outcome.
11. You will be required to sign a council tax exemption form before your move in day.
12. If we manage your new home a Check in appointment will be arranged to check and collect your signed Inventory. This is evidence on condition of property for comparison when vacate so must be checked thoroughly by you.
13. Good luck with your move!
14. Please keep in contact with us by calling 01905 616616, email move@premierplaces.co.uk or via online log in at www.studentplaces.co.uk

Appointments

Time	Date	Details	You spoke with
			Stephen Emson

Bromyard Road

Reference: 9632



5 Bed House / Flat share in St Johns
£370 pcm Available Now

5 Bedrooms available in a 6 bedroom shared house conveniently located in St Johns. This furnished property comprises; 5 bedrooms, 3 with en-suite facilities, and benefits from a communal sitting room, communal kitchen with appliances and white goods and a bathroom. The property benefits from 1 parking space and a garden. All utility bills inclusive. Rooms from £370 - £395 per calendar. BOOK A VIEWING ONLINE AT www.premierplaces.co.uk

Facilities: Part Furnished,

Comer Road

Reference: 9390



5 Bed House / Flat share in St Johns
£85Weekly Available Now

STUDENT PLACES BOOK A VIEWING ONLINE at www.premierplaces.co.uk. 1 Bedroom available in a 5 bedroom student property located a short walk from the St Johns campus, local shops and amenities. The available room is priced at £85 per week to include water rates and wireless broadband. Gas and electric to be paid by tenants. Property available from 1st September.

Facilities: Furnished, Five bedrooms, STUDENT ACCOMMODATION , Off Road Parking

Comer Road

Reference: 10345



5 Bed House / Flat share in St Johns
£84Weekly Available Now

STUDENT PLACES A refurbished spacious 5 bedroom student house conveniently located for The Worcester University St Johns Campus. The property comprises 4 double bedrooms, 1 single bedroom, fully equipped modern kitchen including integrated appliances and breakfast bar, communal lounge area, well finished modern bathroom with shower over bath. The property benefits from BBQ patio area, good sized garden and GSH.

Facilities: Furnished, Fridge and Deep Freezer , Five bedrooms, Garden, Furnished

Ferry Close

Reference: 10463



7 Bed House / Flat share in St Johns
£90Weekly Available Now

STUDENT PLACES A Spacious 7 bedroom student property located a few minutes walk from Worcester University's St Johns Campus. The property comprises; 5 double bedrooms rooms 2 single bedrooms rooms, well equipped kitchen, large lounge/dining room with flat screen wall mounted TV, 2 modern WC/shower rooms. The property benefits from, driveway parking, large garden with garden maintenance included. UTILITY BILLS INCLUSIVE Room prices £60.00 - £90.00 per room per week. To book a viewing online got to www.studentplaces.co.uk

Facilities: Furnished,

Managed by Premier Places

London Road**Reference: 10435**

5 Bed House / Flat share in Worcester
£80Weekly Available 01/09/2014

STUDENT PLACES A spacious 4 bedroom refurbished student house located in a convenient sought after City location. The property comprises; 3 double bedrooms including a bedroom with en-suite W.C, 1 large single bedroom, large kitchen with white goods inclusive, dining room, tiled bathroom with walk in shower. The property benefits from a courtyard garden, gas central heating, double glazing throughout and is suitably furnished for student requirements £80 - £90 per week. To book a viewing got to www.studentplaces.co.uk Utility Bills & Broadband inclusive.

Facilities: Furnished, STUDENT ACCOMMODATION , Garden, Four Bedrooms, Gas ce

**London Road****Reference: 10568**

5 Bed House / Flat share in Worcester
£80Weekly Available Now

STUDENT PLACES A spacious 5 bedroom student house located in a convenient sought after City location. The property comprises; 3 double bedrooms including a bedroom with en-suite W.C, 1 large single bedroom, large kitchen with white goods inclusive, tiled bathroom with walk in shower. The property benefits from gas central heating, double glazing throughout and is suitably furnished for student requirements £80 - £85 per week. To book a viewing got to www.studentplaces.co.uk

Facilities: Furnished,

McIntyre Road**Reference: 10251**

4 Bed House / Flat share in St Johns
£75Weekly Available 01/09/2014

STUDENT PLACES A spacious 4 bedroom student house located a short walk to Worcester University St Johns campus. The property comprises; 3 double bedrooms, 1 large single bedroom, kitchen with white goods included, downstairs WC, shower room and lounge. Available part furnished. The property benefits from a small driveway and garden.

Facilities: Part Furnished, Garden, Gas central heating, Double Glazing, Four Bedrooms

McIntyre Road**Reference: 10265**

4 Bed House in St Johns
£65Weekly Available 01/09/2014

STUDENT PLACES A spacious 4 bedroom student house located a short walk to Worcester University St Johns campus. The property comprises; 3 double bedrooms, 1 large single bedroom, kitchen with white goods included, downstairs WC, shower room and lounge. Available part furnished. The property benefits from a small driveway and garden.

Facilities: Part Furnished, Washing Machine, Four Bedrooms, Fridge and Deep Freezer , Garden

McIntyre Road

Reference: 10261



4 Bed House / Flat share in St Johns
£70Weekly Available 01/09/2014

STUDENT PLACES A spacious 4 bedroom student house located a short walk to Worcester University St Johns campus. The property comprises; 3 double bedrooms, 1 large single bedroom, kitchen with white goods included, downstairs WC, shower room and lounge. Available part furnished. The property benefits from a small driveway and garden

Facilities: Part Furnished, Fridge and Deep Freezer , Four Bedrooms, Garden, Washing Machine

McIntyre Road

Reference: 10262



4 Bed House / Flat share in St Johns
£70Weekly Available 01/09/2014

STUDENT PLACES A spacious 4 bedroom student house located a short walk to Worcester University St Johns campus. The property comprises; 3 double bedrooms, 1 large single bedroom, kitchen with white goods included, downstairs WC, shower room and lounge. Available part furnished. The property benefits from a small driveway and garden.

Facilities: Part Furnished, Fridge and Deep Freezer , Washing Machine, Four Bedrooms, Garden

Melrose Close

Reference: 9533



4 Bed House / Flat share in St Johns
£60Weekly Available Now

A spacious 4 bedroom Student property located a few minutes walk from the Worcester university St John's campus. The Furnished property benefits from 3 large Double Bedrooms, 1 Single Bedroom, large Lounge, Kitchen with washing machine, oven, hob and fridge/freezer, Bathroom with electric shower, large Garden with outhouse. Electric heating throughout and Driveway parking for 3 cars. Double bedrooms - £80.00 per week Single Bedroom - £60.00 per week ***STUDENT PLACES*** BOOK A VIEWING ONLINE AT www.premierplaces.co.uk

Facilities: Furnished, Four Bedrooms, Driveway, Garden, STUDENT ACCOMMODATION

Moreton House

Reference: 10447



18 Bed House / Flat share in City Centre
£92Weekly Available Now

STUDENT PLACES 18 Bedroom Superior Luxury Student accommodation finished to an unrivalled standard in the City of Worcester. This unique property comprises; Basement reception room, Cinema, 2 Luxury kitchens with kitchen bar, bench dining area and seating area, both with large plasma TV screens, each kitchen is equipped with high specification white goods. There is a fully equipped laundry utility room to the ground floor, six luxury bathrooms with large walk in showers throughout the property. Each bedroom contains high quality beds, desk furniture, matching chairs, wardrobes and draw sets. 3 Smaller queen size rooms £92 per week, 5 queen size rooms £102 per week, 7 standard rooms £110 per week, 3 large double rooms £112 per week. The property benefits from Sky TV packages and Wi-Fi broadband throughout. The

Facilities: Furnished,

Norfolk Close (Room 1)

Reference: 10480



Managed by Premier Places

5 Bed House / Flat share in St Johns
£90Weekly Available Now

STUDENT PLACES A fantastic 5 bedroom student house located 0.8 miles from the St Johns University Campus. The property is furnished suitably throughout for students, the property comprises; 4 double bedrooms, 1 single bedroom, well furnished kitchen with dining area and seating area, and 2 modern bathrooms. The property benefits from driveway parking and good sized garden with storage shed. ALL BILLS INCLUSIVE, HALF RENT JULY & AUGUST To book viewing please go to WWW.STUDENTPLACES.CO.UK

Facilities: Furnished,



Norfolk Close (Room 3)

Reference: 10465



Managed by Premier Places

5 Bed House / Flat share in St Johns
£75Weekly Available Now

STUDENT PLACES A fantastic 5 bedroom student house located 0.8 miles from the St Johns University Campus. The property is furnished suitably throughout for students, the property comprises; 4 double bedrooms, 1 single bedroom, well furnished kitchen with dining area and seating area, and 2 modern bathrooms. The property benefits from driveway parking and good sized garden with storage shed. 3 double bedrooms and 1 single bedroom still available. ALL BILLS INCLUSIVE, HALF RENT JULY & AUGUST To book viewing please go to WWW.STUDENTPLACES.CO.UK

Facilities: Furnished,



Park Street

Reference: 10250



5 Bed House in City Centre
£80Weekly Available Now

STUDENT PLACES A 5 double bedroom student house located a short walk from Worcester City Centre, the property comprises; 5 double bedrooms, kitchen including white goods, dining area, laundry facility, shower room and bathroom. The property is suitably furnished for student purposes. 4 double rooms at £80 per student per week, 1 room at £75 per student per week. The property is available August 2014

Facilities: Part Furnished, 2 Bathrooms, City Centre, Five bedrooms, Garden

Pierpoint House, Rooms ...

Reference: 9008



6 Bed House / Flat share in City Centre
£104Weekly Available Now

*****STUDENT PLACES***** CALL 01905 616616 TO BOOK A VIEWING ONLINE PLEASE VISIT www.premierplaces.co.uk We have SIX double bedrooms available all offered with top quality furniture and inclusive of all utility bills. All rooms are presented to a very high standard offering a double bed, wardrobe and work station. Students will also benefit from use of a communal lounge area with a large plasma television with built in Free view as well as WIFI, and a brand new fully fitted kitchen and bathrooms. These rooms are available half rent Jul/ August & full rent September 1st.

Facilities: Furnished, Six Bedrooms, STUDENT ACCOMMODATION

Pierpoint Street

Reference: 10237



9 Bed House / Flat share in City Centre
£110 Weekly Available Now

****STUDENT PLACES**** 9 student rooms available from 1st July, 8 double beds and 1 single all available with good quality furniture and fully inclusive of utility bills and broadband. Students will benefit from a large communal room with flat screen TV, kitchen with all appliances, 4 shower rooms and a small outside courtyard. These rooms are available half rent for July and August and full rent from September

Facilities: Part Furnished, STUDENT ACCOMMODATION , City Centre, Part Furnished

Pierpoint Street, Room ...

Reference: 10137



14 Bed House / Flat share in City Centre
£95 Weekly Available Now

STUDENT PLACES Finished to an extremely high specification and located a 5 minute walk from the University of Worcester City Campus this brand new development comprises; 14 spacious double bedrooms, 4 en-suit rooms, spacious furnished communal kitchen and dining areas including plasma TV screens. The property benefits from full laundry facilities, furnishings to all rooms including; double beds, study desks and wardrobes. Each room is fitted with an entry phone system and broadband point. ALL UTILITY BILLS AND BROADBAND INCLUSIVE. To book a viewing go to www.studentplaces.co.uk

Facilities: Part Furnished,

Pierpoint Street, Room ...

Reference: 10141



14 Bed House / Flat share in City Centre
£85 Weekly Available Now

STUDENT PLACES Finished to an extremely high specification and located a 5 minute walk from the University of Worcester City Campus this brand new development comprises; 14 spacious double bedrooms, 4 en-suit rooms, spacious furnished communal kitchen and dining areas including plasma TV screens. The property benefits from full laundry facilities, furnishings to all rooms including; double beds, study desks and wardrobes. Each room is fitted with an entry phone system and broadband point. ALL UTILITY BILLS AND BROADBAND INCLUSIVE. To book a viewing go to www.studentplaces.co.uk

Facilities: Part Furnished,

Room 5, 9 Richmond Road

Reference: 10564



1 Bed House in Worcester
£450 pcm Available 22/09/2014

A spacious FURNISHED attic room in a recently refurbished house with own wash hand basin and toilet sharing kitchen and bathroom facilities. The property is situated close to the City Centre and within easy access to the motorway network.

Facilities: Part Furnished,

Severn Terrace (Room 4)...

Reference: 10207



5 Bed House / Flat share in City Centre
£70 Weekly Available Now

STUDENT PLACES A spacious well presented 5 bedroom Student House ideally located for access to both City & St Johns University Campus. The property comprises; 4 large double bedrooms, spacious single bedroom. Spacious lounge, kitchen with fully integrated appliances including dishwasher, downstairs WC, bathroom with walk in shower. The property benefits from a low maintenance garden and 2 parking spaces are available at £30.00 per annum. **UTILITY BILLS AND BROADBAND INCLUSIVE**

Facilities: Part Furnished,

The Butts

Reference: 10479



5 Bed House / Flat share in Worcester
£74 Weekly Available Now

STUDENT PLACES A spacious, well finished, 5 bedroom **STUDENT PROPERTY** located a few minutes walk from Worcester university city campus. The property comprises - 5 spacious bedrooms, modern bathroom/shower room, kitchen with white goods inclusive. Rooms are furnished suitably for student requirements. The property benefits from being in a corner plot location and a gated entrance.

Facilities: Part Furnished, **STUDENT ACCOMMODATION** , Shower, Five bedrooms

The Tything

Reference: 10541



5 Bed House / Flat share in City Centre
£95 Weekly Available 05/09/2014

STUDENT PLACES A well presented 5 bedroom Student residence located a few minutes walk from Worcester University City Campus. The property comprises; 5 spacious bedrooms suitably furnished for student requirements, modern bathroom with walk in shower, W.C, modern well equipped kitchen and laundry facilities. The property benefits from a central location with easy access to the City and St Johns University campus. To book a viewing online go to www.studentplaces.co.uk

Facilities: Part Furnished,

Waterworks Road

Reference: 10444



5 Bed House in Worcester
£115 Weekly Available Now

STUDENT PLACES A large superior 5 bedroom student house finished to a high standard throughout. The property comprises : 5 double bedrooms, luxury bathroom with large walk in shower, en suite bathroom to master bedroom, large communal lounge with plasma TV, well finished kitchen with high quality white goods and oven. The property benefits from low maintenance landscaped garden, BBQ area, Sky TV package, high speed broad band. The property is suitably furnished to a high standard for student purposes. **ALL BILLS INCLUSIVE.**

Facilities: Furnished, **STUDENT ACCOMMODATION** , Fitted Kitchen, Five bedrooms, 2



Windsor Avenue

Reference: 10329



5 Bed House in St Johns
£80Weekly Available Now

STUDENT PLACES A large well presented 5 bedroom student house located within a minutes walk of the Worcester University St Johns Campus. The property is suitably furnished for student purposes. The property comprises; modern bathroom, large kitchen, 3 double bedrooms & 2 large single bedrooms. The property benefits from large parking area and garden. Double rooms £90.00, Single rooms £80.00 **INCLUSIVE OF ALL UTILITY BILLS**, available July/August

Facilities: Part Furnished, Bath , Garden, Five bedrooms, Driveway, Shower, **STUDENT ACCOMMODATION**

Woodstock Road

Reference: 10558



5 Bed House / Flat share in St Johns
£90Weekly Available Now

STUDENT PLACES A large, well presented 5 bedroom house located a few minutes walk from Worcester university St John's campus. The property comprises: 5 spacious double bedroom or the option of a single room at £75 per week- all rooms suitably furnished for student requirements. 1 modern bathroom, 2 further shower rooms. Well furnished modern kitchen with large fridge freezer, dishwasher, hob, oven & washing facilities. Dining area, dining room & lounge. The property also benefits from driveway parking and garden. **RENTALS FROM £75.00 TO £90.00 PER WEEK**

Facilities: Part Furnished, Off Road Parking, Garden



Printed: 13/08/2014 15:00

APPENDIX H

Web Print



£395 pcm 4 0 0

1 bedroom apartment
Henwick Road, ST
JOHNS... platinum



£85 pw 7 0 0

5 bedroom house share
Windsor Avenue, ...



£411 pcm 6 0 0

1 bedroom semi-detached house
Blenheim Road, Worcester...



£92 pw 31 0 0

1 bedroom house share
Broad Street, Worcester...



£95 pw 1 0 0

1 bedroom house share
ST JOHNS... platinum



£2,600 pcm 8 0 0

6 bedroom house
St Johns, Worcester... TAYLORS



£260 pcm 1 0 0

1 bedroom semi-detached house
Melrose Close, Worcester...



£340 pcm 9 0 0

1 bedroom terraced house
76 Blakefield Road, Worcester...



£450 pcm 1 0 0

Commercial property
Trinity Street, Worcester...



£425 pcm 6 0 0

1 bedroom apartment
Room 6 Apartment 7, ...



£95 pw 6 1 1

1 bedroom house share
42 Lowesmoor,
Worcester... platinum



£95 pw 6 1 1

1 bedroom house share
42 Lowesmoor,
Worcester... platinum



£1,694 pcm 5 0 0

4 bedroom semi-detached house
Oldbury Road, Worcester...



£7 7 0 0

1 bedroom terraced house
Sansome Walk, Worcester...



£350 pcm 4 0 0

1 bedroom semi-detached house
Barbourne Lane, Worcester...



£280 pcm 5 0 0

5 bedroom terraced house
Droitwich Road, Worcester...



£2,700 pcm 5 0 0

6 bedroom flat
City Centre,
Worcester... TAYLORS



£350 pcm 2 0 0

4 bedroom house share
Lower Chestnut Street,
Worcester... platinum



£90 pw 9 0 0

1 bedroom house share
Cole Hill, City Centre... platinum



£95 pw 4 0 0

1 bedroom house share
Northfield Street,
Worcester... platinum



£95 pppw 1 0 0

4 bedroom house share
Sidbury, Worcester, WR1... P



£95 pw 6 1 1

1 bedroom house share
42 Lowesmoor,
Worcester... platinum



£95 pw 6 1 1

1 bedroom house share
Worcester City... platinum



£85 pw 6 1 1

1 bedroom house share
Worcester City... platinum



£346 pcm 6 0 0

1 bedroom house share
Sansome Walk, Worcester, WR1...



£368 pcm 6 0 0

1 bedroom house share
Sansome Walk, Worcester, WR1...



£390 pcm 6 0 0

1 bedroom house share
Sansome Walk, Worcester, WR1...



£85 pw 6 1 1

1 bedroom house share
Bromyard Road, ST
JOHNS... platinum



£85 pw 6 1 1

1 bedroom house share
ST JOHNS... platinum



£87 pw 1 0 0

10 bedroom house share
Comer Gardens, St
Johns... platinum



£368 pcm 10 0 0

4 bedroom end of terrace house
Cumberland Street, Worcester,
WR1...



£80 pw 3 0 0

5 bedroom house share
Sansome Place, City
Centre... platinum



£95 pw 6 1 1

1 bedroom house share
42 Lowesmoor,
Worcester... platinum



11 0 0

1 bedroom house share
Buck Street, St John's, Worcester,
Worcestershire, WR2...



£60 pw 11 1 1

6 bedroom semi-detac...
Oldbury Road, St
Johns, Worcester, WR2



£80 pw 9 0 0

5 bedroom house share
London Road,
Worcester... platinum



£445 pcm 11 0

1 bedroom house share
7 Pierpoint Street, Worcester...



5 bedroom house share
Norfolk Close (Room 3), ...



£300 pw 7 0

3 bedroom apartment
St Johns, Worcester...



£90 pw 4 1

1 bedroom house share
Blakefield Gardens, Worcester...



£100 pw 7 1

1 bedroom house share
Happy Land North, Worcester...



£90 pw 12 1

1 bedroom house share
St Johns...



£1,000 pcm 4 0

4 bedroom house
City Centre, Worcester...



£415 pcm 6 0

1 bedroom apartment
Trinity Street, Worcester...



£412 pcm 1 0

5 bedroom house share
Nelson Road, Worcester...



£90 pw 12 1

1 bedroom house share
St Johns...



£90 pw 12 1

1 bedroom house share
St Johns...



£90 pw 12 1

1 bedroom house share
St Johns...



£6 6 0

1 bedroom terraced house
Pierpoint Street, Worcester...



£1 1 1

1 bedroom house share
Comer Road St Johns...



£80 pw 6 0

5 bedroom house share
London Road, Worcester...



£90 pw 12 1

1 bedroom house share
St Johns...



£90 pw 12 1

1 bedroom house share
St Johns...



£7 7 0

4 bedroom terraced ho...
Blakefield Road, Worcester, WR2...



£390 pcm 4 0

1 bedroom house share
Wylds Lane, Worcester...



£79 pw 10 1

1 bedroom terraced ho
Knight Street, ST JOHNS...



£74 pw 3 0

5 bedroom house share
The Butts, Worcester...



£95 pw 1 0

14 bedroom house share
Pierpoint Street, ...



£420 pcm 6 0

1 bedroom property
Henwick Avenue, Worcester...



£70 pw 3 0

5 bedroom house share
Severn Terrace (Room 4), Worcester...



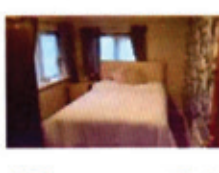
£7 7 0

1 bedroom house share
Chestnut Walk, Worcester...



£115 pw 0 0

1 bedroom house share
Chestnut Walk, Worcester...



£350 pcm 2 0

1 bedroom terraced house
Pinkett Street, Worcester...



£95 pw 6 1

1 bedroom house share
Happy Land West, St Johns...



£90 pw 12 1

5 bedroom flat
Corner Gardens - Flat2, Worcester, WR2 6JG...



£275 pcm 4 0

2 bedroom house
The Hill Avenue, Worcester...



£6 6 0

5 bedroom house share
Norfolk Close (Room 1), St Johns...



£95 pw 6 1

1 bedroom house share
42 Lowesmoor, Worcester...



£85 pw 1 0

14 bedroom house share
Pierpoint Street, Room 5, Worcester...



£285 pcm 6 0

1 bedroom property
Astwood Road, Worcester...



£290 pcm 0 0

2 bedroom house
Park Street, Worcester...



£401 pcm 6 0

4 bedroom house share
Mointyre Road, Worcester...



€109 pw 6 0

1 bedroom house share Worcester City... platinum



€99 pw 6 0

1 bedroom house share Worcester City... platinum



€99 pw 6 0

1 bedroom house share Worcester City... platinum



€60 pw 1 0

4 bedroom house share Melrose Close , St Johns, Worcester... platinum



€350 pcm 7 0

3 bedroom house share 'TWO STUDENT/PROFESSOR platinum



€17 0

1 bedroom house share Worcester City... platinum



€99 pw 6 0

1 bedroom house share Worcester City... platinum



€109 pw 6 0

1 bedroom house share Worcester City... platinum



€109 pw 6 0

1 bedroom house share Worcester City... platinum



€109 pw 6 0

1 bedroom house share Worcester City... platinum



€109 pw 6 0

1 bedroom house share Worcester City... platinum



€109 pw 6 1

1 bedroom house share Worcester City... platinum



€109 pw 6 0

1 bedroom house share Worcester City... platinum



€325 pcm 8 0

1 bedroom semi-detac... Lambourne Crescent, Worcester, WR2... platinum



€18 0

1 bedroom house share Worcester City... platinum



€109 pw 6 1

1 bedroom house share Worcester City... platinum



€109 pw 6 1

1 bedroom house share Worcester City... platinum



€85 pw 13 1

1 bedroom house share Happy Land West, ST JOHNS... platinum



€85 pw 14 1

5 bedroom house share Comer Gardens, St Johns, Worcester, WR2 platinum



€90 pw 8 1

1 bedroom terraced ho... Bransford Road... platinum



€10 1

1 bedroom house share Castle Street... platinum



€95 pw 1 0

1 bedroom house share ST JOHNS... platinum



€85 pw 13 1

1 bedroom house share Happy Land West, ST JOHNS... platinum



€85 pw 13 1

1 bedroom house share Happy Land West, ST JOHNS... platinum



€80 pw 7 0

5 bedroom house share Park Street , ... platinum



€1 0

1 bedroom end of terra... Hawwood Crescent St Johns... platinum



€85 pw 7 0

1 bedroom house share Henwick Avenue, ST JOHNS... platinum



€85 pw 13 1

1 bedroom house share Happy Land West, ST JOHNS... platinum



€69 pppw 1 0

6 bedroom house share Bromyard Road, Worcester, WR2... platinum



€84 pw 6 0

5 bedroom house share Comer Road , St Johns ... platinum



€85 pw 0 0

1 bedroom house share Henwick Avenue, ST JOHNS... platinum



€75 pw 7 0

1 bedroom house share Henwick Avenue, ST JOHNS... platinum



€95 pw 8 1

1 bedroom house share Rowley Hills Street, ST JOHNS... platinum



€95 pw 6 0

1 bedroom house share Worcester City... platinum



€6 1

1 bedroom house share Henwick Road, ST JOHNS... platinum



€6 0

6 bedroom semi-detac... Buck Street, St Johns, WORCESTER, WR2... platinum



£90 pw 6 0

1 bedroom house share
Lower Chestnut Street
Worcester... platinum



£90 pw 6 1

1 bedroom house share
Lower Chestnut Street
Worcester... platinum



£85 pw 6 1

1 bedroom house share
Lower Chestnut Street
Worcester... platinum



£95 pw 6 1

1 bedroom house share
Comer Road St Johns... platinum



£85 pw 6 1

1 bedroom house share
Comer Road St Johns... platinum



£95 pw 6 1

1 bedroom house share
Comer Road St Johns... platinum



£85 pw 4 0

1 bedroom semi-detac...
Student Home, St
Johns... TAYLORS



£79 pw 10 1

1 bedroom terraced ho...
Knight Street, ST
JOHNS... platinum



£109 pw 6 0

1 bedroom house share
Worcester City... platinum



£70 pw 6 1

1 bedroom house share
Lower Chestnut Street
Worcester... platinum



£89 pw 10 1

5 bedroom semi-detac...
Hopton Street, St
Johns, Worcester, WR2



£66 pw 6 1

1 bedroom house share
ST JOHNS... platinum



£95 pw 7 1

1 bedroom house share
Henwick Avenue, ST
JOHNS... platinum



£95 pw 6 0

1 bedroom house share
Rowley Hills Street, ST
JOHNS... platinum



£95 pw 6 1

1 bedroom house share
Comer Road St Johns... platinum



£66 pw 1 0

1 bedroom house share
Comer Gardens St
Johns... platinum



£85 pw 12 1

1 bedroom house share
St Johns... platinum



£75 pw 7 0

1 bedroom house share
Windsor Avenue St
Johns... platinum



£90 pw 1 0

1 bedroom detached h...
St Johns... platinum



£85 pw 1 0

1 bedroom house share
Wallcroft Close St
Johns... platinum



£90 pw 7 1

1 bedroom house share
St Johns... platinum



£66 pw 1 0

1 bedroom house share
Hawkwood Crescent St
Johns... platinum



£66 pw 1 0

1 bedroom house share
Hawkwood Crescent... platinum



£90 pw 1 0

1 bedroom house share
Hudson Close Lower
Wick... platinum



£95 pw 7 0

1 bedroom house share
St Johns... platinum



£90 pw 7 1

1 bedroom house share
St Johns... platinum



£85 pw 9 1

1 bedroom house share
St Johns... platinum



£110 pw 1 0

1 bedroom house share
Hudson Close Lower
Wick... platinum



£90 pw 1 0

1 bedroom house share
Hudson Close Lower
Wick... platinum



£85 pw 1 0

1 bedroom house share
Hudson Close Lower
Wick... platinum



£66 pw 1 0

1 bedroom house share
Hawkwood Crescent St
Johns... platinum



£66 pw 1 0

1 bedroom house share
Hawkwood Crescent St
Johns... platinum



£66 pw 1 0

1 bedroom house share
Hawkwood Crescent St
Johns... platinum



£90 pw 1 0

1 bedroom house share
Hudson Close Lower
Wick... platinum



£85 pw 7 1

1 bedroom house share
Bransford Road,
WORCESTER... platinum



£1,430 pcm 5 0

4 bedroom semi-detac...
Nelson Road, WR2... platinum direct



£95 pppw 4 0 0
5 bedroom house share
Castle Street,
Worcester, WR1...



£425 pcm 11 0 0
4 bedroom semi-detached house
Henwick Avenue, Worcester,
Worcestershire WR2...



£6 0 0
1 bedroom house share
Comer Gardens St
Johns...



£85 pw 16 1 1
1 bedroom house share
Barbourne...



£90 pw 10 0 0
1 bedroom house share
Barbourne...



£90 pw 10 1 1
1 bedroom house share
Barbourne...



£95 pppw 6 0 0
5 bedroom house share
Milret Close,
Worcester, WR3...



£1 0 0
5 bedroom house share
London Road,
Worcester, WR5...



£85 pppw 0 0 0
5 bedroom house share
London Road,
Worcester, WR5...



£85 pppw 11 0 0
4 bedroom house share
Hawkins Close, St.
Johns, Worcester,



£90 pw 7 0 0
1 bedroom house share
Cole Hill, City Centre...



£90 pw 7 0 0
1 bedroom house share
Cole Hill, City Centre...



£104 pw 4 0 0
5 bedroom house share
Pierpoint House,
Rooms 1-6, Pierpoint



£85 pw 6 1 1
1 bedroom house share
Rowley Hills Street, ST
JOHNS...



£110 pw 3 0 0
9 bedroom house share
Pierpoint Street,
Worcester...



£1 0 0
5 bedroom house share
Comer Road, St Johns,
Worcester...



£1 1 1
1 bedroom house share
Comer Road St Johns...



£75 pppw 1 0 0
4 bedroom semi-detached house
Arrowsmith Avenue, St. Johns,
Worcester, WR2...



£90 pw 6 0 0
1 bedroom house share
Lower Chestnut Street
Worcester...



£90 pw 4 1 1
1 bedroom house share
Cole Hill, City Centre...



£90 pw 4 1 1
1 bedroom house share
Cole Hill, City Centre...



£90 pw 6 0 0
1 bedroom house share
Cole Hill, City Centre...



£2,394 pcm 6 0 0
6 bedroom apartment
Pierpoint Street, Worcester...



£1 0 0
house share
Comer Road, Worcester...



£70 pw 4 1 1
1 bedroom house share
St Johns...



£110 pppw 1 0 0
6 bedroom flat
Angel Place,
Worcester, WR1...



£75 pw 10 1 1
4 bedroom terraced ho...
Henwick Avenue, St
Johns, Worcester, WR2



£75 pw 10 1 1
4 bedroom semi-detac...
Oldbury Road, St
Johns, Worcester, WR2



£75 pw 4 1 1
1 bedroom house share
St Johns...



£75 pw 4 1 1
1 bedroom house share
St Johns...



£81 pppw 5 0 0
7 bedroom flat share
31 A New Street,
Worcester, WR1 2DP...



£75 pw 6 1 1
4 bedroom terraced ho...
McIntyre Road,
Worcester, WR2 SLG...



£99 pw 6 0 0
1 bedroom house share
Worcester City...



£109 pw 6 0 0
1 bedroom house share
Worcester City...



APPENDIX J

Area Impressionistic

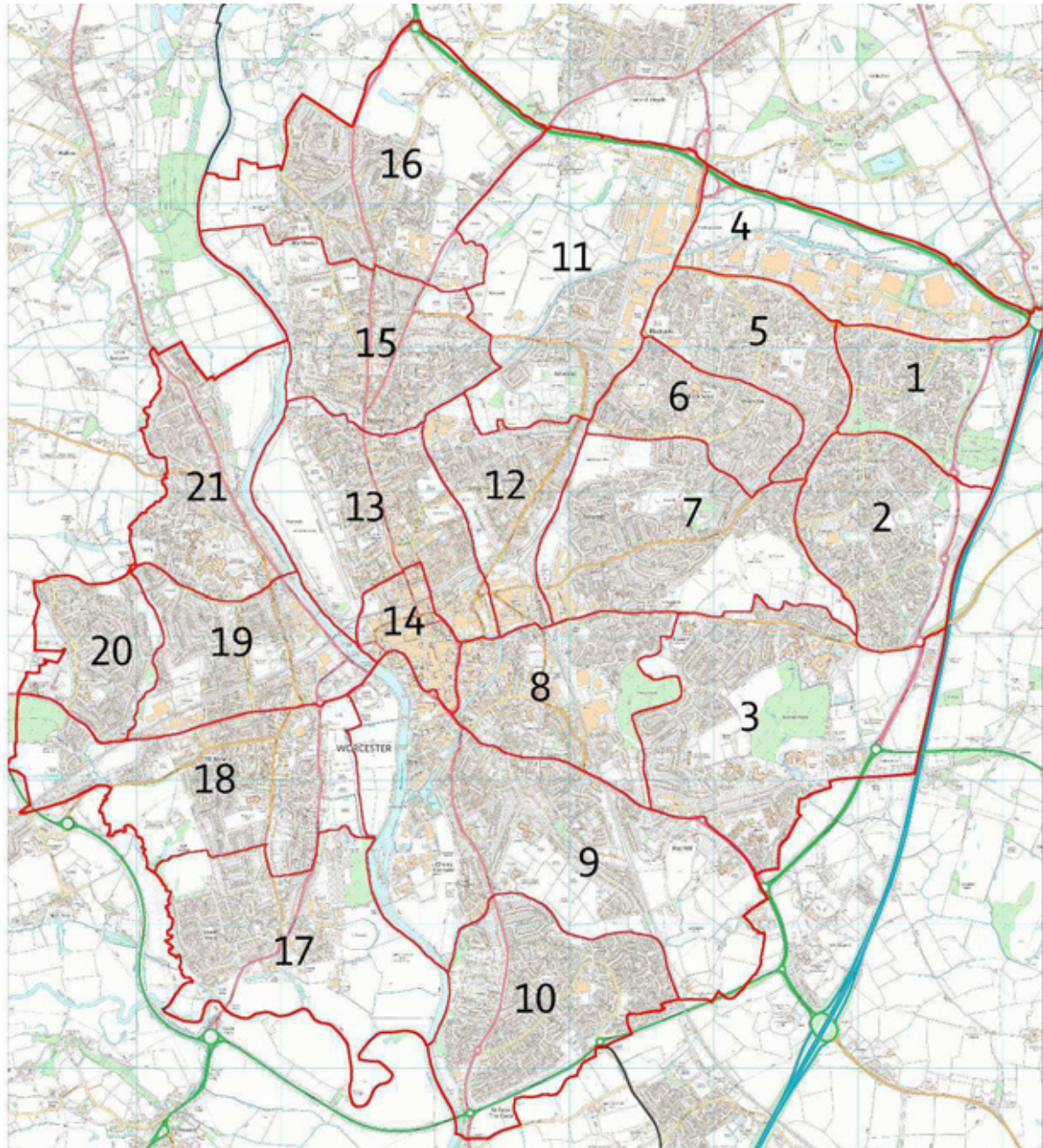
SortOrder	Ref Number	HOUSENO	STREET1	POSTCODE	MAP REFERENCE	MDA Assessment				WCC Information
						HMO	HMO STOREYS	HMO NR	HMO BUILD YEAR	HMO
41553	410639000200		2 WATERY LANE	WR2 5AR	6					Confirmed HMO
41718	410644000700		7 WESTBOURNE CLOSE	WR2 5NU	6					Confirmed HMO
41725	4106440001400		14 WESTBOURNE CLOSE	WR2 5NU	6					Confirmed HMO
41727	4106440001600		16 WESTBOURNE CLOSE	WR2 5NU	6					Confirmed HMO
41729	4106440002000		20 WESTBOURNE CLOSE	WR2 5NU	6					Confirmed HMO
41732	4106440002600		26 WESTBOURNE CLOSE	WR2 5NU	6					Confirmed HMO
41882	4106480000100		1 WHEATFIELD AVENUE	WR5 3HA	12	Y	2	2	1980	
42085	4106500001500		15 WHITE LADIES CLOSE	WR1 1PZ	7					Confirmed HMO
42088	4106500000018		18 WHITE LADIES CLOSE	WR1 1PZ	7					Confirmed HMO
42255	4106520000900		9 WHITMORE ROAD	WR2 5EL	11					Confirmed HMO
42262	4106520001600		16 WHITMORE ROAD	WR2 5EN	11					Confirmed HMO
42372	4106540001700		17 WILLOW STREET	WR1 2NP	12					Confirmed HMO
42584	4106560009400		94 WINCHESTER AVENUE	WR2 4JQ	11					Confirmed HMO
42836	4106580000101	1A	WINDSOR AVENUE	WR2 5LZ	6					Confirmed HMO
42842	4106580000600		6 WINDSOR AVENUE	WR2 5NA	6					Confirmed HMO
42846	4106580001000		10 WINDSOR AVENUE	WR2 5NA	6					Confirmed HMO
42847	4106580001100		11 WINDSOR AVENUE	WR2 5LZ	6					Confirmed HMO
42854	4106580001800		18 WINDSOR AVENUE	WR2 5NA	6					Confirmed HMO
42856	4106580002000		20 WINDSOR AVENUE	WR2 5NA	6					Confirmed HMO
42869	4106580003300		33 WINDSOR AVENUE	WR2 5LZ	6					Confirmed HMO
42871	4106580003500		35 WINDSOR AVENUE	WR2 5LZ	6					Confirmed HMO
42880	4106580004400		44 WINDSOR AVENUE	WR2 5NB	6	Y	2	5	1972	Confirmed HMO
42907	4106580007100		71 WINDSOR AVENUE	WR2 5NB	6					Confirmed HMO
42912	4106580007900		79 WINDSOR AVENUE	WR2 5NB	6					Confirmed HMO
43117	4106630000300		3 WOOD TERRACE	WR1 1NY	7					Confirmed HMO
43383	410666001200		12 WOODSTOCK ROAD	WR2 5NE	6					Confirmed HMO
43388	410666001700		17 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43392	410666002100		21 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43393	410666002200		22 WOODSTOCK ROAD	WR2 5NE	6					Confirmed HMO
43410	410666003900		39 WOODSTOCK ROAD	WR2 5ND	6	Y	2	3	1987	Confirmed HMO
43414	410666004300		43 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43421	410666005000		50 WOODSTOCK ROAD	WR2 5NE	6					Confirmed HMO
43426	410666005500		55 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43427	410666005602		56 WOODSTOCK ROAD	WR2 5NE	6	Y	2	4	1970	Confirmed HMO
43428	410666005700		57 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43431	410666006000		60 WOODSTOCK ROAD	WR2 5NE	6					Confirmed HMO
43434	410666006200		62 WOODSTOCK ROAD	WR2 5NE	6					Confirmed HMO
43435	410666006300		63 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43437	410666006500		65 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43440	410666006800		68 WOODSTOCK ROAD	WR2 5NF	6					Confirmed HMO
43442	410666007000		70 WOODSTOCK ROAD	WR2 5NF	6					Confirmed HMO
43443	410666007100		71 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43450	410666007900		79 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43451	410666008100		81 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43453	410666008500		85 WOODSTOCK ROAD	WR2 5ND	6					Confirmed HMO
43458	410666009900		99 WOODSTOCK ROAD	WR2 5NF	6					Confirmed HMO
43531	4106670008300		83 WOOLHOPE ROAD	WR5 2AR	12					Confirmed HMO
43734	4106690005700		57 WYLD LANE	WR5 1DA	7					Confirmed HMO
43743	4106690006300		63 WYLD LANE	WR5 1DF	7					Confirmed HMO
43762	4106690008100		81 WYLD LANE	WR5 1DF	7					Confirmed HMO
43816	4106690016508		165 WYLD LANE	WR5 1DZ	7					Confirmed HMO
43825	4106690017500		175 WYLD LANE	WR5 1DZ	7					Confirmed HMO
43848	4106690020801	LONE HOUSE 208A	WYLD LANE	WR5 1DX	7					Confirmed HMO
43888	4106690026500		266 WYLD LANE	WR5 1DZ	7					Confirmed HMO
43901	4106690029200		292 WYLD LANE	WR5 1DZ	7					Confirmed HMO
43917	4106690032400		324 WYLD LANE	WR5 1EF	7					Confirmed HMO
44075	4106760003600		36 YORK PLACE	WR1 3DS	6					Confirmed HMO

APPENDIX I

HMO List

Area Impressionistic

In order for WCC to gain an understanding of the general condition of estates and areas within the city boundaries our surveyors divided the City up into 21 areas, as shown in the map below.



The areas were based on the overall look and make-up of the properties and dwellings within them rather than following road or area boundaries.

Surveyors firstly gave the areas an overall condition rating based on the visual appearance of the front (street-facing) and rear (garden side) of the properties within that area. The rating was based on a scale of 1-7 (1 being the best, 7 being the worst).

The table below shows the overall rating for each of the areas.

	Area																				Average Score
	1	2	3	4	5	6	7	8	9	10	11	12-13	14	15	16	17	18	19-20	21		
Front Environment	2	3	3	3	5	4	5	2	2	2	3	4	3	3	3	4	4	4	4	3.3	
Rear Environment	3	3	4	2	5	4	2	2	4	2	3	5	4	4	5	4	2	4	5	3.4	

As the table shows, the overall average score for visual quality of the immediate front and rear environments was found to be 3.3-3.4 meaning that the areas within Worcester were considered to be above the median in their visual appearance and condition.

Area 5 was found to be the worst overall for visual quality of the immediate front and rear environments with an average score of 5. Areas 8 & 10 were the best with an average score of 2.

Surveyors then assessed a number of separate categories for each estate as shown in the list below. These categories were assessed on a scale of 1-5 (1 being the best and 5 being the worst). These categories were:

- Vacant sites/boarded up properties
- Industrial waste/rubbish
- Industrial noise
- Non-conforming uses
- Railway/aircraft noise
- Condition of shops/businesses
- Heavy traffic
- Nuisance from street parking
- Condition of street furniture/lighting (back)
- Dogs fouling (front)
- Litter/rubbish/dumping (general)
- Scruffy gardens
- Condition of garages
- Adequacy of car parking
- Condition of road surface
- Condition of paving (front)
- Condition of paving (back)
- Adequacy of lighting (front)
- Adequacy of lighting (back)
- Condition of street furniture/lighting (front)
- Adequacy of car parking
- Dogs fouling (back)
- Grass planting/landscaping
- Graffiti
- Vandalism
- Children's play areas

Following completion of the surveys the category with the best score was “Railway/aircraft noise” with a score of 1.3, this was due, unsurprisingly, to the lack of air and railway traffic in the area. The next best scores were “Non-confirming uses” and “Vandalism”, both with average scores of 1.9 across the two areas.

The categories that performed the poorest were “Adequacy of lighting (back)” which scored 3.6 overall – this category considers the adequacy of lighting to the rear of properties, side-roads, footpaths and alleyways.

The next worst performing categories were “Condition of street furniture/lighting (front)” which scored 3.5 and “Condition of street furniture/lighting (back)” which scored 3.4. Both these categories reviewed the condition of benches, bins, lampposts and bollards.

Those categories which Councils usually expect to perform poorly such as: dog fouling, litter & rubbish, graffiti and vandalism scored well, with all these categories being better than median.

The best performing area when averaging out all the individual category scores was area 1 with an overall average score of 2.2. The worst performing areas were 5 and 7 both with an average score of 3.3. The photo log below gives an impression of each area.

Area 1



Properties were in the most case fairly new and built within housing estates, the majority leading to cul-de-sacs. Green areas were kept clean and tidy.

Area 2



Properties were in the most case fairly new and built within housing estates, the majority leading to cul-de-sacs. Public areas and footpaths were kept clean and tidy.

Area 3



This area contains older properties than areas 1 & 2. Roads and footpaths show signs of disrepair.

Area 4



This area has mainly industrial estates and factories. Green areas outside the buildings are clean and the roads are well maintained. There is poor street lighting but the area is likely to experience minimal footfall and traffic outside of working hours.

Area 5



This area contains a mixture of dwellings with some properties owned by social landlords. Some flat blocks have minimal parking causing issues in certain areas. Street rubbish was apparent; however it was 'bin collection day' so this may not have been evident on a normal day.

Area 6



There is a mixture of property types and tenure in this area, and a number of areas with small shops. Parking was a problem in some areas; and our surveyor suspects parking around the shops on an evening would be a particular problem.

Area 7



This area appeared to consist mainly of social-housing with a number of Non-Traditional properties present. Rubbish was evident throughout the area on driveways, gardens and paths.

Area 8



This area largely consists of the City centre and therefore residential properties are largely made up of flat or apartments above shops. Pay and display parking is available and the streets and green areas are tidy and well kept.

Area 9



The areas are quite a way from the main road. There are a number of older office blocks within the area, that at the time of the survey were all closed. The majority of roads are single lanes.

Area 10



This area has a mixture of residential properties. The photo above shows a Church building fitted with a large number of solar panels. The roads and streets were clean and tidy.

Area 11



This was a largely rural area and the few residential areas were built in the last 15-20 years.

Areas 12 & 13



Areas 12 & 13 were so similar in condition and style that they were rated together. Both areas had fairly narrow streets with a majority of terraced properties.

Area 14



Covering part of the city centre, this area had very clean and tidy streets. Any residential buildings were largely new-build or converted apartment blocks.

Area 15



This area had a very large variety of property types. There are a number of small shops, some of which would benefit from external improvements.

Area 16



This area is to the North of the City, and a large portion of the area is rural. The residential areas are clean and tidy and contain houses that are 25-40 years old.

Area 17



This area is towards the South of the University areas. A large portion of the area is floodplains with little or no residential development. Shops are very busy, and areas outside are clean and tidy. The majority of areas are clean and tidy and there are several playing fields in the area.

Area 18



This area is very close to the University but surprisingly there are a number of new-build residential estates. All the new estates have good, wide footpaths and there is ample parking within the new developments.

Areas 19 & 20



This area is the 'centre' of the acknowledged University and student accommodation district. Street parking in some places within the area is difficult. The large green in the centre of the area (pictured) is well kept and free from litter and vandalism. There are a number of properties and shops that would benefit from external maintenance.

Area 21



There were many vacant properties at the time of the assessment due to the time of year. It was clear to see those streets that had student properties and those that were primarily private residential due to the condition of the homes. Many streets appeared to include student accommodation there being empty due to the time of year; the remainder of the properties appear to be privately owned.

Overall the condition of Worcester City was found to be above the median. It was clear that both the residents and Council take great pride in their City and its appearance. As to be expected within any City, there were areas that had a worse visual appearance than others but any survey such as this is taken at a 'point-in-time' and it may be that on a different day the streets in those areas present a tidier appearance.

The estate survey forms for each estate along with an overall estate summary sheet can be found in Appendix F.

Worcester City Council
Environmental Assessment
Summary Sheet

AREA	Visual quality of immediate environment (front)	Visual quality of immediate environment (back)	Vacant sites/boarded up properties	Industrial waste/rubbish	Industrial noise	Non-conforming uses	Railway/aircraft noise	Condition of shops/businesses	Heavy traffic	Nuisance from street parking	Adequacy of car parking	Condition of road surface	Condition of paving (front)	Condition of paving (back)	Adequacy of lighting (front)	Adequacy of lighting (back)	Condition of street furniture/lighting (front)	Condition of street furniture/lighting (back)	Dogs fouling (front)	Dogs fouling (back)	Grass planting/landscaping	Litter/Rubbish/Dumping (general)	Scruffy gardens	Graffiti	Vandalism
1	2	3	2	1	2	2	1	3	2	2	1	1	2	3	4	5	3	3	2	2	1	2	2	3	3
2	3	3	3	2	2	2	1	3	1	3	3	2	2	3	4	5	4	4	2	3	1	1	2	1	1
3	3	4	2	2	3	3	1	3	1	4	3	5	2	3	4	4	3	3	2	2	2	3	3	2	1
4	3	2	2	1	4	1	1	2	5	4	5	3	3	3	5	5	3	3	1	2	2	2	0	2	2
5	5	5	3	4	3	3	1	3	2	3	3	3	4	4	3	3	5	4	3	5	4	5	3	3	2
6	4	4	3	3	3	2	1	5	3	4	3	4	2	3	4	4	4	4	3	4	2	3	3	2	2
7	5	0	4	4	2	2	2	0	2	4	5	4	3	3	4	4	4	4	2	3	4	5	4	2	2
8	2	2	4	1	4	1	1	2	5	3	2	3	3	3	2	2	3	3	2	2	1	2	0	2	3
9	2	4	3	2	1	2	2	2	2	3	4	2	3	3	3	3	4	4	3	4	3	2	2	1	1
10	2	2	2	3	3	2	1	3	3	2	2	2	2	2	3	3	2	2	3	3	1	3	2	3	2
11	3	3	2	2	3	2	2	3	2	3	3	2	2	3	4	5	4	4	2	3	2	3	2	2	1
12-13	4	5	5	3	2	2	3	4	3	5	5	4	4	2	3	3	3	3	2	4	4	3	3	3	3
14	3	4	2	3	4	2	1	2	4	3	2	2	3	3	3	3	3	3	2	2	3	3	3	3	3
15	3	4	3	3	2	2	1	4	2	3	4	3	4	4	3	3	4	4	2	3	4	3	3	2	2
10	3	5	3	3	3	2	1	3	3	4	4	3	4	4	2	3	5	4	2	3	2	3	3	2	1
17	4	4	2	3	2	2	1	3	3	2	3	3	3	3	2	3	3	3	1	2	1	4	3	2	2
18	4	2	4	2	3	2	1	2	3	2	1	3	3	1	2	2	3	3	2	2	2	3	3	2	2
19-20	4	4	3	3	2	2	1	5	3	2	3	3	3	4	4	4	4	4	3	3	1	2	3	2	1
21	4	5	5	3	3	1	1	2	4	3	3	2	3	3	4	4	3	3	3	3	4	3	4	2	2
Average Rating	3.3	3.4	3.0	2.5	2.7	1.9	1.3	2.8	2.8	3.1	3.1	2.8	2.9	3.0	3.3	3.6	3.5	3.4	2.2	2.9	2.3	2.9	2.5	2.2	1.9

**Worcester City C:
Environmental Asss
Summary Sheet**

AREA	Condition of garages	Children's play areas	Maintenance of Non-Housing Assets	Average	Comments
1	2	2	2	2.2	Public green areas are well kept throughout the estate. Properties appear tidy and parking adequate.
2	3	2	2	2.4	Public green areas are well kept throughout the estate. Properties appear tidy and parking adequate. Road surfaces all appear in good condition.
3	3	3	3	2.7	In areas road surfaces and sidewalks are in extremely poor condition, the majority of properties and gardens are tidy and well kept with one or two private parking spaces.
4	3	0	1	2.5	Mostly industrial estate filled with large factories and businesses. Street lights in the area are minimal however I do not feel any additional lighting is required. Green areas outside the units are well kept and tidy; entrance to site is overgrown and requires maintenance.
5	4	3	2	3.3	Variety of property types in the area. Some private parking present, a number of blocks in the area have no parking increasing the nuisance created by on street parking. Property and garden condition is adequate.
6	3	3	3	3.1	Variety of properties, area is adequate condition and relatively tidy. On street parking nuisance in some areas. Shops are in poor condition and where closed during the day when site was visited therefore I am unsure if the businesses remain open.
7	4	4	5	3.3	Rubbish visible throughout the area with a large amount dumped on the streets and driveways. Properties are in a poor state of repair.
8	0	1	1	2.2	Large shopping area, accommodation is predominantly flats therefore no visible garages or gardens. Green areas and points of interest are tidy and well kept. Maintenance to street furniture such as seating will be required in approximately 2 years. Pay and display parking is available.
9	2	4	2	2.6	Quiet area once off the main road with minimal nuisance caused by street parking. Children's play area present however an unlocked entrance could not be located. Works to sidewalk being completed when the area was visited, single lane traffic only in this area.
10	3	2	2	2.3	Tidy area with private parking for most properties.
11	3	4	3	2.7	
12-13	3	0	4	3.2	Lovely green areas and children's play parks. Hotels, pubs, care homes and shops present in area, shops are in need of maintenance. Abundance of large boarded up properties. Some rubbish in streets and scruffy gardens, a number of properties where noted to be undergoing extensive repair works.
14	0	3	2	2.6	Large shopping area, some properties present however mostly flats, gardens and garages where not visible.
15	3	0	3	2.8	Variety of property types within a small radius. Shops are in adequate condition however would benefit from maintenance. Area in general is adequately tidy and relatively maintained.
16	3	0	3	2.8	East of A449 appears to be in better state of repair, no play park was located within this area. Large amount of greenery is seen to be growing in-between flagstones on sidewalk, posing a possible tripping hazard to elderly residents.
17	3	1	2	2.4	Shops appear to be in a good state of repair and thriving. Area is tidy and well kept with minimal rubbish in the streets. Green areas throughout the estate are well looked after and in abundance, multiple playing fields are present within the area.
18	3	4	1	2.3	Lots of new build properties within the area with ample parking, new road surfaces and sidewalks. A number of shops and businesses are also located in the area. The number of vacant properties within the area is increased due to new build properties not yet occupied.
19-20	3	1	3	2.8	Shop in poor state of repair and requires heavy maintenance. In some areas street parking poses a slight nuisance. A large green field is located towards the centre of the area; this is well kept and tidy.
21	3	3	3	3.0	University area with student housing, due to time of year the assessment was carried out many student properties where vacant. Areas that are less 'studenty' are well kept and maintained with open streets and tidy gardens.
Average Rating	2.7	2.1	2.5		

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 1						
		Best			Average		Worst	
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
25	Vandalism	1	2	3	4	5	6	
26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal	Average		V High			
28		1	2	3	4	5		

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, p
 2 = Low estate costs (somewhere in between 1 and 3).
 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
 4 = High estate costs (somewhere in between 3 and 5)
 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car

COMMENTS

Public green areas are well kept throughout the estate. Properties appear tidy and parking adequate.

aths, etc.

parks, etc.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 2					
		Best		Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
 2 = Low estate costs (somewhere in between 1 and 3).
 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
 4 = High estate costs (somewhere in between 3 and 5)
 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Public green areas are well kept throughout the estate. Properties appear tidy and parking adequate. Road surfaces all appear in good condition.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 3					
		Best			Average		Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
- 2 = Low estate costs (somewhere in between 1 and 3).
- 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

In areas road surfaces and sidewalks are in extremely poor condition, the majority of properties and gardens are tidy and well kept with one or two private parking spaces.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 4					
		Best			Average		Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
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 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
 4 = High estate costs (somewhere in between 3 and 5)
 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Mostly industrial estate filled with large factories and businesses. Street lights in the area are minimal however I do not feel any additional lighting is required. Green areas outside the units are well kept and tidy; entrance to site is overgrown and requires maintenance.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 5						
		Best			Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
		Best		Average		Worst	N/A	
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
25	Vandalism	1	2	3	4	5	6	
26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High		
28		1	2	3	4	5		

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
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 4 = High estate costs (somewhere in between 3 and 5)
 5 = Very high estate costs, e.g. some 1970s estates/Radbun layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Variety of property types in the area. Some private parking present, a number of blocks in the area have no parking increasing the nuisance created by on street parking. Property and garden condition is adequate.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 6						
		Best			Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
		Best		Average		Worst	N/A	
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
25	Vandalism	1	2	3	4	5	6	
26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High		
28		1	2	3	4	5		

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
- 2 = Low estate costs (somewhere in between 1 and 3).
- 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Variety of properties, area is adequate condition and relatively tidy. On street parking nuisance in some areas. Shops are in poor condition and where closed during the day when site was visited therefore I am unsure if the businesses remain open.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 7						
		Best			Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
		Best		Average		Worst	N/A	
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
25	Vandalism	1	2	3	4	5	6	
26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High		
28		1	2	3	4	5		

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
- 2 = Low estate costs (somewhere in between 1 and 3).
- 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Rubbish visible throughout the area with a large amount dumped on the streets and driveways. Properties are in a poor state of repair.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 8						
		Best			Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
		Best		Average		Worst	N/A	
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
25	Vandalism	1	2	3	4	5	6	
26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High		
28		1	2	3	4	5		

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
 2 = Low estate costs (somewhere in between 1 and 3).
 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
 4 = High estate costs (somewhere in between 3 and 5)
 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Large shopping area, accommodation is predominantly flats therefore no visible garages or gardens. Green areas and points of interest are tidy and well kept. Maintenance to street furniture such as seating will be required in approximately 2 years. Pay and display parking is available.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 9						
		Best			Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
		Best		Average		Worst	N/A	
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
25	Vandalism	1	2	3	4	5	6	
26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High		
28		1	2	3	4	5		

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
- 2 = Low estate costs (somewhere in between 1 and 3).
- 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Quiet area once off the main road with minimal nuisance caused by street parking. Children's play area present however an unlocked entrance could not be located. Works to sidewalk being completed when the area was visited, single lane traffic only in this area.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 10					
		Best			Average		Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
- 2 = Low estate costs (somewhere in between 1 and 3).
- 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Tidy area with private parking for most properties.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 11					
		Best			Average		Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
- 2 = Low estate costs (somewhere in between 1 and 3).
- 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 12-13					
		Best			Average		Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
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 4 = High estate costs (somewhere in between 3 and 5)
 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Lovely green areas and children's play parks. Hotels, pubs, care homes and shops present in area, shops are in need of maintenance. Abundance of large boarded up properties. Some rubbish in streets and scruffy gardens, a number of properties where noted to be undergoing extensive repair works.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 14					
		Best			Average		Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
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- 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Large shopping area, some properties present however mostly flats, gardens and garages where not visible.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 15					
		Best		Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

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 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
 4 = High estate costs (somewhere in between 3 and 5)
 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Variety of property types within a small radius. Shops are in adequate condition however would benefit from maintenance. Area in general is adequately tidy and relatively maintained.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 16					
		Best		Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
- 2 = Low estate costs (somewhere in between 1 and 3).
- 3 = Average estate costs, evidence of some paths, hard/soft landscaping, play areas, etc, but nothing excessive.
- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

East of A449 appears to be in better sate of repair, no play park was located within this area. Large amount of greenery is seen to be growing in-between flagstones on sidewalk, posing a possible tripping hazard to elderly residents.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 17						
		Best			Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
		Best		Average		Worst	N/A	
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
25	Vandalism	1	2	3	4	5	6	
26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High		
28		1	2	3	4	5		

Cost Rating Key

- 1 = Minimal estate costs, very little to maintain, e.g. typical traditional street layout, all houses with gardens, hardly any car parks, paths, etc.
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- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Shops appear to be in a good state of repair and thriving. Area is tidy and well kept with minimal rubbish in the streets. Green areas throughout the estate are well looked after and in abundance, multiple playing fields are present within the area.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 18						
		Best			Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
		Best		Average		Worst	N/A	
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
25	Vandalism	1	2	3	4	5	6	
26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High		
28		1	2	3	4	5		

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- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

Lots of new build properties within the area with ample parking, new road surfaces and sidewalks. A number of shops and businesses are also located in the area. The number of vacant properties within the area is increased due to new build properties not yet being occupied.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 19-20						
		Best			Average			Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6	7
2	Visual quality of immediate environment (back)	1	2	3	4	5	6	7
		Best		Average		Worst	N/A	
3	Vacant sites/boarded up properties	1	2	3	4	5	6	
4	Industrial waste/rubbish	1	2	3	4	5	6	
5	Industrial noise	1	2	3	4	5	6	
6	Non-conforming uses	1	2	3	4	5	6	
7	Railway/aircraft noise	1	2	3	4	5	6	
8	Condition of shops/businesses	1	2	3	4	5	6	
9	Heavy traffic	1	2	3	4	5	6	
10	Nuisance from street parking	1	2	3	4	5	6	
11	Adequacy of car parking	1	2	3	4	5	6	
12	Condition of road surface	1	2	3	4	5	6	
13	Codition of paving (front)	1	2	3	4	5	6	
14	Codition of paving (back)	1	2	3	4	5	6	
15	Adequacy of lighting (front)	1	2	3	4	5	6	
16	Adequacy of lighting (back)	1	2	3	4	5	6	
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6	
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6	
19	Dogs fouling (front)	1	2	3	4	5	6	
20	Dogs fouling (back)	1	2	3	4	5	6	
21	Grass planting/landscaping	1	2	3	4	5	6	
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6	
23	Scruffy gardens	1	2	3	4	5	6	
24	Graffiti	1	2	3	4	5	6	
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26	Condition of garages	1	2	3	4	5	6	
27	Children's play areas	1	2	3	4	5	6	
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High		
28		1	2	3	4	5		

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COMMENTS

Shop in poor state of repair and requires heavy maintenance. In some areas street parking poses a slight nuisance. A large green field is located towards the centre of the area; this is well kept and tidy.

Worcester City Council

Environmental Assessment

Surveyor Lydia Stronge		Area: 21					
		Best			Average		Worst
1	Visual quality of immediate environment (front)	1	2	3	4	5	6
2	Visual quality of immediate environment (back)	1	2	3	4	5	6
		Best		Average		Worst	N/A
3	Vacant sites/boarded up properties	1	2	3	4	5	6
4	Industrial waste/rubbish	1	2	3	4	5	6
5	Industrial noise	1	2	3	4	5	6
6	Non-conforming uses	1	2	3	4	5	6
7	Railway/aircraft noise	1	2	3	4	5	6
8	Condition of shops/businesses	1	2	3	4	5	6
9	Heavy traffic	1	2	3	4	5	6
10	Nuisance from street parking	1	2	3	4	5	6
11	Adequacy of car parking	1	2	3	4	5	6
12	Condition of road surface	1	2	3	4	5	6
13	Codition of paving (front)	1	2	3	4	5	6
14	Codition of paving (back)	1	2	3	4	5	6
15	Adequacy of lighting (front)	1	2	3	4	5	6
16	Adequacy of lighting (back)	1	2	3	4	5	6
17	Condition of street furniture/lighting (front)	1	2	3	4	5	6
18	Condition of street furniture/lighting (back)	1	2	3	4	5	6
19	Dogs fouling (front)	1	2	3	4	5	6
20	Dogs fouling (back)	1	2	3	4	5	6
21	Grass planting/landscaping	1	2	3	4	5	6
22	Litter/Rubbish/Dumping (general)	1	2	3	4	5	6
23	Scruffy gardens	1	2	3	4	5	6
24	Graffiti	1	2	3	4	5	6
25	Vandalism	1	2	3	4	5	6
26	Condition of garages	1	2	3	4	5	6
27	Children's play areas	1	2	3	4	5	6
Cost Band: Maintenance of Non Housing Assets		Minimal		Average		V High	
28		1	2	3	4	5	

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- 4 = High estate costs (somewhere in between 3 and 5)
- 5 = Very high estate costs, e.g. some 1970s estates/Radburn layouts - a warren of paths, lots of hard landscaping, play areas, car parks, etc.

COMMENTS

University area with student housing, due to time of year the assessment was carried out many student properties where vacant. Areas that are less 'studenty' are well kept and maintained with open streets and tidy gardens.