UNIVERSITY OF BIRMINGHAM

Centre for Urban and Regional Studies

# Main Household Survey: Results and Findings

Working Paper

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# 1. INTRODUCTION

1.1 This working paper presents selected results from a general survey of households living in the West Midlands region and designed to provide evidence related to housing. This was commissioned as a component part of the development of the evidence base for the West Midlands Regional Housing Strategy (RHS) and the results of the survey have been used in that context and referring to the four Housing Market Areas identified in the RHS.

1.2 The survey was designed to provide an overview of housing in different HMAs and to enable comparison with the national Survey of English Housing (SHE) – hence many of the questions used are formulated in the same way as the SEH. The questionnaire took full account of the approach set out in a CURS paper prepared for the RHS (*Regionwide Housing Market Assessments for the RPG Review and the Regional Housing Strategy for 2005)*. It referred to details of housing circumstances including tenure, dwelling type, age, type of construction, property value, financing and costs, length of residence, housing history (including previous tenure), recent movement, behaviour and reasons for moving, movement intentions and aspirations, recent housing market experience, and basic demographic material (including: age, marital status, household size & number of children, gender, occupation, car ownership, income and social class).

1.3 The study was designed to achieve a representative base sample of households drawn from across the West Midlands Region *(Herefordshire, Shropshire & Telford & Wrekin, Staffordshire & City of Stoke-on-Trent, Warwickshire, Worcestershire , and the Metropolitan boroughs of Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton). R*esults aggregated to different HMAs as sample numbers would not be sufficient to provide accurate data at a district level or below. The sampling method involved drawing a sample of wards and then addresses within those wards.

1.4 Constraints of time meant that the original intention of carrying out face to face interviews was unachievable and a telephone interview procedure was used. This enabled the intended number of interviews to be achieved but may have contributed to some unevenness in the pattern of achieved interviews.

1.5 This working paper mainly presents data in Tabular form as the discussion of key trends and patterns across the region is available in the RHS itself. There is however a brief discussion which also draws upon other data generated for the RHS, under the following headings:

- An overview of differences between the housing stock and occupational profile of the four HMAs;
- An outline of variation in these and some other elements within each HMA;
- Migration;

- Residential Movement.

1.6 An Appendix provides additional tabular data for reference.

# 2. COMPARING THE FOUR HOUSING MARKET AREAS

*Dwelling Stock*

2.1 Compared with the rest of England the West Midlands has an overrepresentation of houses and bungalows, especially semi-detached houses and detached houses. Both terraced houses and flats are under-represented in comparison with the rest of England. However the unevenness within the Region is marked. Flats are relatively concentrated in the Central HMA and, except for flat conversions and flats in commercial properties, are relatively underrepresented in the South and West. Caravans and mobile homes are substantially over represented in the South and West, as are detached houses. Terraced houses are over represented in the Central and Northern Regions. This a very different mix of property types across the Region relates to the variety and attractiveness of properties and neighbourhoods.

*Tenure*

2.2 Comparisons between the housing tenure structure of households in the West Midlands and those in England as a whole are skewed by the nature of the housing market in London and the South East of England. The West Midlands emerges with a relatively small private rented sector and a slight over representation in every other category except for home owners with a mortgage, where the under representation is very small. Again the variation between the housing market areas is more significant. Outright ownership is much higher in the West and is lowest in the Central HMA. Whilst the West has an over representation of outright ownership and an under representation of owners with a mortgage, the South has a significant over representation in both categories. Social rented housing is over represented in the Central HMA and under represented elsewhere, while private rented accommodation is most significant in the West.

*Housing Stress*

2.3 Housing stress measured in terms of these variables is significantly greater in urban areas than in rural areas. This is largely accounted for by the much higher levels of overcrowding or households below the occupancy standard in urban areas. Referring to these same measures the incidence of housing stress is higher in the Central HMA followed by the North, followed in turn by the South, and the West. It is important to acknowledge that these measures of stress may not be considered to be exhaustive. Issues about accessibility to public transport or to a variety of services, or about isolation or neighbourhood quality are not embraced within the data concerned, which relate to much more traditional measures of overcrowding and sharing.

*Age of Property*

2.4 The survey data adds some dimensions to the perspectives on housing market area differences that are not available through other sources. This includes data on date of construction of property.

- Housing stock in the South HMA is the most modern with 42% built since 1965 compared with 35% in the West, 31% in the North and 30% in the Central.
- The West has the most polarised housing stock with a high proportion built since 1965 but also 26% of the stock consisting of pre-1919 properties. This compares with 18% in the South, 14% in the North, and 11% in Central.

2.5 The different age composition of the housing stock reflects the pattern of urban development and the large suburban inter and post-war housing stocks in the Central and Northern HMAs.

*Satisfaction with property*

2.6 Levels of satisfaction with property do not vary enormously across the four HMAs. They are highest in the West (56%) of very satisfied, followed by 54% in the North and 51% in both the Centre and South HMAs.

*Satisfaction with Neighbourhood*

2.7 Satisfaction levels with the local area vary to a greater extent. The proportion of households saying that they were very satisfied overall with the local area was highest in the West (62%) followed by the North and South (both with 54%) and by the Centre HMA (43%).

*Occupational Profile*

2.8 The occupational class distribution across the four HMAs reflects the differential impact of economic change. The strength of the managerial and, professional occupations in the South and to a lesser extent the West reflect the growth of consumer and producer services in the Region, and the tendency for them to have grown outside the older urban areas. The Southern HMA has the highest proportion of  professional workers while the North has the lowest proportion of professionals with the greatest overrepresentation of plant and machine operatives and sales and personal services occupations.

Table 1 Summary HMA Profiles

| | Central | South | North | West |
|---|---|---|---|---|
| Sample No | 3588 | 837 | 732 | 492 |
| **Tenure** (% down) | | | | |
| Owned Outright | 44 | 42 | 48 | 49 |
| Owned with Mortgage | 35 | 39 | 34 | 32 |
| Social Rented | 15 | 13 | 13 | 10 |
| Private rented | 5 | 6 | 6 | 9 |
| | | | | |
| **When Built** (% down) | | | | |
| Pre 1919 | 11 | 18 | 14 | 26 |
| 1919-44 | 22 | 12 | 20 | 10 |
| 1945-64 | 24 | 21 | 24 | 23 |
| 1965 and later | 30 | 42 | 31 | 35 |
| | | | | |
| Strongly Agree that *this property is all I could afford* (% of each age group) | | | | |
| Age under 25 | 19 | - | 24 | 11 |
| Age 25-34 | 33 | 20 | 24 | 19 |
| Age 35-54 | 25 | 29 | 27 | 26 |
| Age 55-64 | 31 | 27 | 28 | 25 |
| Age Over 65 | 34 | 26 | 32 | 29 |
| All ages | 29 | 26 | 28 | 26 |
| | | | | |
| Strongly Agree that *this property is all there was in the area* (% of each age group) | | | | |
| Age under 25 | 8 | - | 7 | - |
| Age 25-34 | 15 | 16 | 10 | 17 |
| Age 35-54 | 15 | 11 | 12 | 18 |
| Age 55-64 | 15 | 15 | 12 | 14 |
| Age Over 65 | 17 | 16 | 12 | 16 |
| All ages | 15 | 14 | 12 | 16 |
| | | | | |
| *Overall Very satisfied with property* (% of each age group) | | | | |
| Age under 25 | 41 | 31 | 33 | 44 |
| Age 25-34 | 44 | 37 | 41 | 32 |
| Age 35-54 | 42 | 45 | 46 | 50 |
| Age 55-64 | 59 | 58 | 61 | 61 |
| Age Over 65 | 66 | 63 | 70 | 67 |
| All ages | 51 | 31 | 54 | 56 |
| | | | | |
| *Overall Very satisfied with local area* (% of each age group) | | | | |
| Age under 25 | 36 | 36 | 53 | 22 |
| Age 25-34 | 38 | 52 | 53 | 55 |
| Age 35-54 | 40 | 50 | 50 | 64 |
| Age 55-64 | 43 | 56 | 61 | 59 |
| Age Over 65 | 51 | 61 | 57 | 65 |
| All ages | 43 | 54 | 54 | 62 |

# 3. PATTERNS WITHIN HOUSING MARKET AREAS

*Central HMA*

3.1 The Central HMA exhibits uneven patterns in terms of housing stock and other variables. In terms of dwelling type:

- Coventry, Birmingham and Sandwell have the fewest wards with a below average proportion of terraced housing;
- Birmingham, Wolverhampton, Coventry and Sandwell have the fewest wards with a below average proportion of flats;
- Sandwell, Birmingham and Walsall have the smallest proportion of wards with a below than average percentage of social housing;
- Coventry, followed by North Warwickshire and Birmingham have the smallest proportion of wards with below the Regional average for private rented accommodation.

3.2 The housing market in Coventry and Birmingham includes a considerable variety of housing types and tenure, whereas the market in the Black Country boroughs is more limited in terms of dwelling type and tenure.

3.3 Birmingham is the major supplier of migration to the majority of districts in the Central HMA. The exceptions to this are Coventry and the districts East of Coventry (Nuneaton and Bedworth, Rugby and to a lesser extent North Warwickshire), Cannock Chase (where Walsall and to a lesser extent South Staffordshire are the major suppliers), Wolverhampton (where Sandwell is the major supplier), and Coventry where the major gains are from outside the Region.

3.4 Major gains for Birmingham itself are also from outside the Region, and this suggest that both Birmingham and Coventry have a different role in the hierarchy of migration. They play a more significant role in housing migrants from outside the Region and play significant roles as sources of internal migration.

3.5 The pattern of outward migration or losses from districts is more complex. There are more losses to other regions and there is a tendency for the outward cascade that has been noted in other research. They cascade from the metropolitan core outwards towards and beyond the fringes of the HMA.

3.6 The affordability calculations indicate the highest affordability quotients exist in Solihull followed by Birmingham and South Staffordshire. The lowest quotients are in Telford and the Wrekin, followed by Nuneaton and Bedworth and Cannock Chase.

3.7 The highest levels of housing stress are recorded in Coventry, followed by Birmingham and Sandwell, and the measures of housing stress used indicate the lowest levels of stress in the more affluent fringe areas including Lichfield and South Staffordshire.

3.8 This suggests a pattern of high affordability-low stress, and low affordability-high stress, which presents a significant challenge. Policies which perceive affordability as the key problem may fail to address concentrations of housing stress and visa versa.

3.9 To some extent the pattern of affordability reflects the relatively high incomes of households who do buy houses in these districts and their higher incomes and purchasing power mean that such households will not move to or continue to live in overcrowded housing. Taken in these terms affordability is not a measure of housing stress but rather a measure of ability to exercise choice and is therefore likely to be associated with a lack of stress.

*Northern HMA*

3.10 The data on dwelling type within the Northern HMA highlight the difference between the major urban area (Stoke on Trent and Newcastle under Lyme), and the other districts. The major urban area has a much higher proportion of terraced housing and of social housing.

3.11 The data on migration suggest a stronger relationship between Stoke on Trent, Newcastle under Lyme and Staffordshire Moorlands. Stafford is more strongly linked to the areas to the South; and East Staffordshire to the South and East.

3.12 Affordability problems are lowest in the major urban areas.

3.13 Housing stress is highest in Stoke, followed by Newcastle under Lyme. It is lowest in Stafford.

*South HMA*

3.14 Districts in the South generally do not have a high proportion of terraced housing or of flats in relation to terraced housing.

- Worcester and Redditch have the greatest representation of wards with an above average level of terraced housing;
- Warwick and Worcester have the highest proportion of wards with more than the average proportion of flats;
- Redditch and to a lesser extent Worcester has a significantly higher level of social housing;
- Warwick followed by Malvern Hills and Worcester have the highest proportion of private renting.

3.15 The strong links to Birmingham and the West Midlands metropolitan districts is apparent in the data related to migration. The most significant gains of population by the different districts in the South HMA all include flows from the metropolitan districts. In all but two cases they are flows from Birmingham. In addition to these intra-regional flows there are significant gains by Stratford-upon-Avon from the Southeast and the Eastern Region, and to Worcester from the Southeast.

3.16 If the gains are mainly from the metropolitan districts the losses are most common to the Southwest. It is a cascade of population moving outwards within the HMA and beyond the boundaries of the HMA, especially to the Southwest, but also to London and the Eastern Region and Yorkshire and Humberside.

3.17 Affordability problems are highest in Warwick, followed by Stratford-upon-Avon and Malvern Hills. Affordability problems are lowest in Redditch and Wyre Forest.

3.18 Redditch followed by Worcester has the highest problems of household stress. High affordability problems are not associated with high levels of housing stress. As in other Housing Market Areas, this suggests that high affordability levels are generated by high incomes and the ability to exercise choice. Households achieve a satisfactory housing situation albeit at high financial cost. Households unable to achieve satisfactory housing solutions and living in situations of greater stress are more concentrated in other districts with a different housing tenure and dwelling type structure.

*Western HMA*

3.19 The dwelling types associated with the Western HMA are dominated by detached housing and the majority of wards in all districts have proportions of terraced housing and flats that are well below the regional average.

3.20 The picture is very similar in relation to social rented housing. More than 75% of all the wards in the West HMA have a proportion of social housing that is below the regional average. In contrast all of the districts have relatively high proportions of wards with 50% or more wards above the regional average for private renting.

3.21 The data on migration shows that the greatest gains and losses to each of the districts in the West HMA are associated with inter-regional moves. Gains are particularly from the Northwest, London and the Southeast. Losses are particularly to the Southwest and to Wales. It may be argued that these flows are less likely to be affected by urban renaissance within the West Midlands Region. However, this should not be taken to imply that there is likely to be no impact. There are considerable flows including the cascade effect from the core of the West Midlands Metropolitan area. To this extent urban renaissance would take some pressure off the West HMA, but it is undeniable that pressures from inter-regional migration would be likely remain.

# 4. MIGRATION

4.1 Some additional insights into the pattern of differential migration can be gleaned from the ONS Migration Statistics Unit's analysis of NHS registration records for 2003. The Region broadly divides into two categories:

- districts with population growth and
- districts with population decline.

4.2 Those with an overall population decline can be put into three categories:

- firstly, Sandwell, Walsall and Wolverhampton where decline is in all major age groups;
- secondly, Birmingham, Coventry and Stoke-on-Trent but there is a growth in the 16 – 24 age group;
- thirdly, authorities where there is a more mixed pattern of differential population change through migration. In Tamworth and Redditch there is a decline in all categories except for those aged 65 and over, and there is a mixed pattern in Wyre Forest, Solihull, Dudley, Cannock, North Warwickshire and Nuneaton.

4.3 In the group of authorities experiencing population growth:

- the largest group experience a decline in the 16 – 24 age group, but in no other age group. This applies to Wychavon, Hereford, Telford and Wrekin, Bridgenorth, North Shropshire, Oswestry, Shrewsbury and Atcham, South Shropshire, East Staffordshire, Lichfield, South Staffordshire, Stafford, Staffordshire Moorlands, Malvern Hills, Rugby and Stratford.
- Warwick has a different pattern with a fall in age groups 45 and over,
- more mixed patterns apply in Worcester, Newcastle under Lyme and Bromsgrove.

4.4 The change in the 16–24 age group is associated with student populations and this not only complicates the pattern of population change but also the pattern of demand for housing.

4.5 The initial analysis of the new build survey shows that the majority of households in each of the HMAs moving to a newly built dwelling move from within the same HMA. However, there are some important moves from outside the Region and also between HMAs.

4.6 No doubt because of its size, the Central HMA largely caters for moves within the same HMA (83%) with 13% coming from outside the Region altogether, and only 4% from other HMAs. The implications of this is that new build in the Central Region does very little to attract households which currently live in other HMAs. Such new building may reduce the number of households moving to other HMA's and the significance of new build in reducing outward migration should not be underestimated. 9% of households buying newly built houses in the Central HMA identified their second area of choice prior to selecting their current location was in a market town or village/rural area.

4.7 In terms of the sample numbers, and because of the relative size of the Central HMA, this would indicate a flow of some 80 households, the equivalent of more than half the sample for the West HMA and a third of the sample for the South HMA.

4.8 The proportion of all moves to all new housing which occur within the same HMA is less than in the Central Region in each of the other HMAs.

- In the North it is 48%, in the West 55% and in the South 32%. 44% of those moving to newly built houses in the South come from the Central Region highlighting the significance of new build in creating the opportunity for outward migration.
- 24% of those moving to newly built houses in the South come from outside the Region. In this respect new development in the South appears to be being least effective in meeting local need.
- New building in the West caters for local need to a greater extent - 55% from within the HMA, but 30% of movers to newly built housing come from outside the Region, and 12% from the Central HMA, with 3% from the South HMA.
- In the North HMA 34% movers from newly built housing come from outside the Region and 15% from the Central HMA.

4.9 These data reinforce the arguments for reviewing the pattern of new building. Local need is more likely to be met if the housing constructed is in the social rented sector. It is also more likely to meet local need if prices are more moderate.

- Average prices of newly built houses in the Central HMA are £150,000 in the achieved sample.
- In the West the figure is £250,000, in the South £225,000 and in the North £175,000.

# 5. RESIDENTIAL MOVEMENT

5.1 The social survey data gives us some important additional insights on households' movement intentions. For example it enables us to identify a significant group of households currently living in the Central area with an expressed wish to move in the next two years.

5.2 Among households which moved home in the last 3 years there were 746 households in the Central HMA aged under 44 and in full time employment and it is reasonable to take this group as the *'potential mover group'* from whom out migrants are most likely to be drawn:

- 192 (26%) of this group wished to move in the next two years, and of these 56% could afford to move using a calculation related to '4.25 x income', 46% taking '3.25 x income'.
- The majority of this potential movers group are aged under 35, and over 80% are white.
- Some 44% are families with children and
- 89% are already owner occupiers.

5.3 The social survey also provides us with a picture of movers to owner occupation and if we initially look at households moving to owner occupation, in the last 3 years, to the South and West HMA as the major recipients of migration there are some important indicators.

- In the South 75% of movers to owner occupation were previously owner occupiers, and in the West 70%.
- This compares with 66% in the Central HMA.
- 39% of the owner occupiers in the West had purchased their property outright and this is considerably higher than the other HMAs – 33% in the South, 32% in the Centre and 25% in the North.
- Owner occupiers in the South and West were more likely to have moved longer distances. 25% of the South and 20% in the West had moved more than 50 miles to their current address compared with 10% in the Centre and 9% in the North.
- While 65% of owner occupiers in the Central HMA had moved less than 5 miles and 61% in the North, the comparative figures were 35% for the South and 32% for the West.

5.4 The age profile of movers to owner occupation in the survey is significantly skewed.

- Movers to the owner occupied sector in the West HMA have a much older profile with 33% aged 65 or over and 50% aged 55 or over.

- This compares with 27% and 48% in the South HMA, 17% and 38% in the North and 15% and 22% in the Central HMA.
- 35% of the movers to owner occupation in the Central HMA were aged under 35, compared with 8% in the West, 13% in the North and 14% in the South.

5.5 These kinds of data establish the role of the housing market in the Central HMA as a market for younger households and first time buyers, and in the West (and to a lesser extent the South) as a market for mature households who are already owner occupiers.

5.6 This picture can be elaborated by reference to other variables:

- Among movers to owner occupation the proportion of households who had children were 56% in the North, 48% in the West, 38% in the South and 33% in Central.
- 13% of the movers to owner occupation in the Central HMA were non-white compared with 6% in the North, 1% in the South and less than 1% in the West.
- Households moving to owner occupation in the Central HMA were much more likely to be in full time employment – 65% compared with 62% in the North, 56% in the South and 48% in the West.
- 17% of the movers to owner occupation in the West HMA were retired compared with 16% in the South, 8% in the Centre and 6% in the North.

5.7 Among households who moved in the last 3 years the most important reasons for moving are to move to larger and better accommodation. Unfortunately the income data in the Social Survey is not as robust as would have been hoped with a high rate of refusal on this question. However, there are some tentative indications which broadly fit with evidence from other sources. These suggest that the most severe affordability problems are experienced in the South, followed by Central.

5.8 The lowest proportion of households with affordability problems are in the West but this reflects the high proportion of owner occupation and outright ownership within the sample. It refers to the overall population rather than the population seeking new housing.

5.9 Affordability problems are concentrated in the rented sector and among younger households, especially those aged 25 to 34. They are greatest in the black and minority ethnic community, especially amongst Indian, Pakistani and Bangladeshi households. They are greatest amongst those who have a shorter length of residence and those who are not in fulltime employment or retired.

5.10 When asked about access to property, very similar proportions of respondents agreed with the statement that *this property is all I could afford* – 29% in the Centre, 28% in the North, 26% in the South and West.

5.11 Again the variation in proportions stating that they strongly agreed that *this property is all that was available* is relatively small: 16% in the West, 15% in the Centre, 14% in the South and 12% in the North.

5.12 These responses do not conform with affordability calculations which might suggest that the highest proportions stating that the property was all that they could afford would be in the highest affordability areas - the South followed by the West. Again they emphasise the extent to which affordability is affected by the achieved housing purchase decisions of households. The high affordability ratios in the South and West reflect the high incomes of households purchasing houses. The extent to which this disadvantages another group of households depends upon the distribution of income and the existing housing circumstances of other households.

# APPENDIX TABLES

**Q3. What is your ethnic group? Are you Asian, Black, Chinese, of a mixed background, White, or of another ethnic group?(a)**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | **No.** | **%** | **No.** | **%** | **No.** | **%** | **No.** | **%** |
| White | 3150 | 87.8 | 814 | 97.4 | 488 | 99.2 | 707 | 96.2 |
| Mixed | 14 | .4 | 2 | .2 | 2 | .4 | 3 | .5 |
| Asian or Asian British | 271 | 7.6 | 8 | 1.0 | 1 | .1 | 12 | 1.6 |
| Black or Black British | 103 | 2.9 | 4 | .5 | | | 5 | .7 |
| Chinese | 5 | .1 | 1 | .1 | | | | |
| Other ethnic group | 30 | .8 | 4 | .4 | 0 | .0 | 5 | .6 |
| Do not wish to say | 15 | .4 | 4 | .5 | 1 | .2 | 3 | .4 |
| **Total** | **3588** | **100.0** | **836** | **100.0** | **492** | **100.0** | **735** | **100.0** |

**Tenure Recode (from Q4. Which of the following applies to your household?)**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| Owned Outright | 1593 | 44.5 | 353 | 42.4 | 239 | 48.7 | 351 | 47.8 |
| Owned with mortgage | 1261 | 35.2 | 330 | 39.6 | 159 | 32.5 | 245 | 33.4 |
| Social Renting | 530 | 14.8 | 104 | 12.5 | 52 | 10.5 | 95 | 13.0 |
| Private Renting | 194 | 5.4 | 45 | 5.4 | 41 | 8.3 | 43 | 5.9 |
| **Total** | **3577** | **100.0** | **833** | **100.0** | **491** | **100.0** | **735** | **100.0** |

**Q5. Did you buy, or are you in the process of buying your current property from a Local Authority or Housing Association?**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| Yes | 531 | 14.8 | 89 | 10.6 | 50 | 10.1 | 103 | 14.0 |
| No | 3058 | 85.2 | 748 | 89.4 | 442 | 89.9 | 632 | 86.0 |
| **Total** | **3588** | **100.0** | **836** | **100.0** | **492** | **100.0** | **735** | **100** |

**Q6. How would you describe the accommodation you currently live in?**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| a house or bungalow | 3310 | 92.2 | 765 | 91.4 | 466 | 94.9 | 702 | 95.6 |
| a flat or maisonette | 261 | 7.3 | 64 | 7.6 | 17 | 3.4 | 28 | 3.8 |
| a room/rooms | 3 | 0.1 | 1 | 0.1 | 1 | 0.2 | 2 | 0.3 |
| Other | 14 | 0.4 | 7 | 0.7 | 8 | 1.5 | 3 | 0.4 |
| **Total** | **3588** | **100.0** | **836** | **100.0** | **492** | **100.0** | **735** | **100** |

**Q7. Is this house or bungalow..?**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| Detached | 829 | 25.1 | 303 | 39.8 | 221 | 47.6 | 204 | 29.0 |
| Semi-detached | 1626 | 49.2 | 313 | 41.1 | 181 | 39.0 | 356 | 50.7 |
| Terraced/end of terraced | 831 | 25.1 | 143 | 18.8 | 60 | 13.0 | 138 | 19.6 |
| Don't know | 21 | 0.6 | 2 | 0.2 | 2 | 0.5 | 4 | 0.6 |
| **Total** | **3307** | **100.0** | **760** | **100.0** | **466** | **100.0** | **701** | **100.0** |

**Q8. Is this flat/maisonette..?**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| A purpose-built flat | 225 | 86.2 | 57 | 89.6 | 14 | 82.4 | 21 | 76.6 |
| A converted house/some other kind of building | 31 | 11.8 | 7 | 10.4 | 3 | 17.6 | 7 | 23.4 |
| Don't know | 5 | 1.9 | 0 | 0.0 | - | - | - | - |
| **Total** | **261** | **100.0** | **64** | **100.0** | **17** | **100.0** | **28** | **100.0** |

**Q12. When was this property built?**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| Before 1919 | 399 | 11.1 | 153 | 18.3 | 126 | 25.6 | 103 | 14.0 |
| 1919 - 1944 | 800 | 22.3 | 99 | 11.8 | 51 | 10.3 | 144 | 19.5 |
| 1945 - 1964 | 875 | 24.4 | 176 | 21.1 | 112 | 22.8 | 175 | 23.8 |
| 1965 - 1984 | 759 | 21.2 | 205 | 24.6 | 97 | 19.8 | 148 | 20.1 |
| 1985 - 1994 | 199 | 5.6 | 88 | 10.6 | 43 | 8.7 | 47 | 6.4 |
| 1995 - 2000 | 108 | 3.0 | 44 | 5.2 | 24 | 4.9 | 28 | 3.8 |
| 2001 onwards | 18 | 0.5 | 14 | 1.6 | 4 | 0.7 | 6 | 0.8 |
| Don't Know | 430 | 12.0 | 57 | 6.8 | 35 | 7.1 | 85 | 11.5 |
| **Total** | **3588** | **100.0** | **836** | **100.0** | **492** | **100.0** | **735** | **100.0** |

**Q13. Other than kitchen and bathrooms, how many rooms are there in your property?**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| 2 or less | 188 | 5.3 | 47 | 5.7 | 17 | 3.5 | 34 | 4.6 |
| 3-4 | 1510 | 42.3 | 294 | 35.5 | 171 | 35.3 | 315 | 42.9 |
| 5-6 | 1478 | 41.4 | 320 | 38.7 | 202 | 41.7 | 302 | 41.2 |
| 7-8 | 296 | 8.3 | 122 | 14.7 | 69 | 14.1 | 67 | 9.2 |
| 9 or more | 101 | 2.8 | 45 | 5.4 | 26 | 5.4 | 16 | 2.1 |
| **Total** | **3573** | **100.0** | **827** | **100.0** | **484** | **100.0** | **734** | **100.0** |

**Q14. Does your property have central heating (even if it is not used or not working)?**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| Yes, All living rooms and bedrooms | 3108 | 86.6 | 729 | 87.1 | 434 | 88.4 | 658 | 89.6 |
| Yes, Some of these rooms but not all | 147 | 4.1 | 36 | 4.3 | 14 | 2.8 | 26 | 3.5 |
| No, no rooms have central heating | 334 | 9.3 | 72 | 8.6 | 43 | 8.8 | 51 | 6.9 |
| **Total** | **3588** | **100.0** | **836** | **100.0** | **492** | **100.0** | **735** | **100.0** |

**Q15. What is your perception of the current value of your property?**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| Zero Value | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0.2 |
| up to £50,000 | 85 | 2.4 | 12 | 1.5 | 6 | 1.3 | 39 | 5.2 |
| £51,000-£100,000 | 660 | 18.4 | 63 | 7.6 | 40 | 8.2 | 151 | 20.5 |
| £101,000-£150,000 | 735 | 20.5 | 131 | 15.7 | 76 | 15.5 | 140 | 19.0 |
| £151,000-£200,000 | 449 | 12.5 | 147 | 17.6 | 88 | 17.9 | 76 | 10.4 |
| £201,000-£300,000 | 284 | 7.9 | 147 | 17.6 | 56 | 11.3 | 40 | 5.4 |
| £301,000-£400,000 | 69 | 1.9 | 49 | 5.8 | 23 | 4.6 | 7 | 1.0 |
| £401,000-£500,000 | 17 | 0.5 | 18 | 2.1 | 10 | 2.1 | 10 | 1.3 |
| £501,000-£1,000,000 | 54 | 1.5 | 19 | 2.2 | 5 | 1.0 | 10 | 1.4 |
| £1,000,000-£2,000,000 | 42 | 1.2 | 10 | 1.2 | 7 | 1.3 | 9 | 1.3 |
| £2,000,000-£3,000,000 | 20 | 0.6 | 3 | 0.4 | 3 | 0.6 | 0 | 0.0 |
| £3,000,000 OR MORE | 0 | 0.0 | 2 | 0.2 | 2 | 0.5 | 0 | 0.0 |
| DON'T KNOW | 1106 | 30.8 | 220 | 26.3 | 166 | 33.7 | 242 | 32.9 |
| REFUSED | 68 | 1.9 | 15 | 1.8 | 10 | 2.0 | 10 | 1.4 |
| **Total** | **3588** | **100.0** | **836** | **100.0** | **492** | **100.0** | **735** | **100.0** |

**Q15. What is your perception of the current value of your property? (Valid cases only)**

| | CENTRAL | | SOUTH | | WEST | | NORTH | |
|---|---|---|---|---|---|---|---|---|
| | No. | % | No. | % | No. | % | No. | % |
| Zero Value | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0.2 |
| up to £50,000 | 85 | 3.5 | 12 | 2.1 | 6 | 2.0 | 39 | 8.0 |
| £51,000-£100,000 | 660 | 27.3 | 63 | 10.5 | 40 | 12.8 | 151 | 31.2 |
| £101,000-£150,000 | 735 | 30.4 | 131 | 21.8 | 76 | 24.1 | 140 | 29.0 |
| £151,000-£200,000 | 449 | 18.6 | 147 | 24.4 | 88 | 27.8 | 76 | 15.8 |
| £201,000-£300,000 | 284 | 11.7 | 147 | 24.5 | 56 | 17.6 | 40 | 8.2 |
| £301,000-£400,000 | 69 | 2.8 | 49 | 8.1 | 23 | 7.2 | 7 | 1.5 |
| £401,000-£500,000 | 17 | 0.7 | 18 | 3.0 | 10 | 3.3 | 10 | 2.0 |
| £501,000-£1,000,000 | 54 | 2.2 | 19 | 3.1 | 5 | 1.5 | 10 | 2.1 |
| £1,000,000-£2,000,000 | 42 | 1.8 | 10 | 1.7 | 7 | 2.1 | 9 | 2.0 |
| £2,000,000-£3,000,000 | 20 | 0.8 | 3 | 0.5 | 3 | 0.9 | 0 | 0.0 |
| £3,000,000 OR MORE | 0 | 0.0 | 2 | 0.3 | 2 | 0.7 | 0 | 0.0 |
| **Total** | **2415** | **100.0** | **602** | **100.0** | **316** | **100.0** | **482** | **100.0** |