

**House condition survey,
England and Wales, 1967**

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The house condition survey was carried out in the spring of 1967 by the Ministry of Housing and Local Government, to obtain data on various aspects of the physical condition of the permanent housing stock of England and Wales. It was the first large scale survey of its kind covering about 6,000 dwellings and employing skilled public health inspectors. The first part of this article comments on some of the main results which appear in Appendix B; the second part deals with the sampling method, the collection of the information, and the accuracy of the estimates including the sampling errors. Various definitions used in the survey are included in Appendix A, together with a copy of the form on which data were recorded.

Background

In the post-war years the general quantitative shortage of housing has been the over-riding consideration in directing housing policy within the context of the overall economic situation and in each year the number of new houses completed has exceeded the increase in households requiring dwellings.

As the quantitative position improves, there is increasing emphasis on the qualitative aspects of the stock and on changing the balance of effort between new housebuilding and improvements. The government has stated in *Old houses into new homes* (Cmnd. 3602, April 196H), its intention that a greater share of public investment in housing should go into the improvement of older houses.

Whilst the Census and sample housing surveys have provided data on certain characteristics of housing such as the possession of amenities and the number of rooms, there were virtually no statistical data on the structural condition of the houses or on the need for repairs and maintenance. The condition of the stock is important on economic as well as social grounds, because of the large investment in housing. In addition to the annual investment of over £1,000 million in new house building (excluding land), the annual output of contractors in the repair, maintenance and improvement of housing amounts to about £300 million. Despite the large output of work on the existing stock, there is a substantial backlog of repairs and maintenance. Many of the older houses are obsolescent and there is particular concern on social grounds with the number of houses which are statutorily unfit for habitation.

There was a drive to clear unfit housing in the 1930's but relatively little slum clearance was possible in the early post-war years. A new clearance drive was started in 1955 and local authorities in England and Wales provided estimates of the unfit housing in their areas periodically from 1955 to 1965. Aggregate figures for England and Wales were based on the local estimates but it gradually became clear that these estimates were not a sufficiently reliable basis for national policy and it is now known that in aggregate they substantially understated the problem.

The need for better information on the condition of housing was emphasised by a sub-committee of the Central Housing Advisory Committee⁽¹⁾, appointed in 1965 under the chairmanship of Mrs. E. Denington, to review the standards of housing fitness. Six small sample surveys of housing condition were carried out for the sub-committee with the help of a statistical assessor provided by the Ministry. The sub-committee recommended in its report *Our older homes - a call for action* (H.M.S.O. 1966), that a national sample survey designed scientifically and carried out by skilled investigators, was necessary to provide reliable data on house condition.

This recommendation was accepted and work started on a national survey in the autumn of 1966; Part II of this article describes the sampling design and the survey field work which was carried out in February and March 1967 by public health inspectors seconded to the Ministry by local authorities.

Data collected

The data collected for each dwelling in the sample comprised certain assessments of condition and other relevant characteristics.

The following factors of condition were assessed:

- (a) whether it was unfit by the criteria of Section 4 of the *Housing Act 1957*;
- (b) if unfit, whether the appropriate action would deal with the dwelling as an individual case or as part of an area of housing to be cleared;
- (c) if not unfit, whether it would be included with neighbouring unfit housing in clearance area action;
- (d) the cost of the repairs required, excluding work on outbuildings, boundary walls, etc. and internal decorations, assuming the dwelling were to be retained in use for at least 20 years;
- (e) whether the occupiers had the exclusive use of each of the following four basic amenities:
 - (i) a water closet inside the dwelling;
 - (ii) a fixed bath or shower;
 - (iii) a wash hand basin;
 - (iv) hot and cold water supplied to a bath, a wash hand basin and a kitchen sink;
- (f) if any of these amenities were missing, whether they could be provided; and
- (g) if a water closet was not available in the dwelling, whether one was available elsewhere for the exclusive use of the occupiers.

⁽¹⁾ The Central Housing Advisory Committee advises the Minister of Housing and Local Government and the Secretary of State for Wales, on specific questions referred to the Committee and can make representations on other housing matters. The Minister is the chairman and the Parliamentary Secretaries are vice-chairmen or the Committee; there are thirty members who are not officials and who have a very wide range of interests in the housing field. The Committee was first established in 1935 to advise the Minister or Health.

The other characteristics recorded were:

- (a) the gross value for rating purposes;
- (b) the type of dwelling (e.g. detached house, purpose-built flat);
- (c) the number of habitable rooms, including kitchens;
- (d) the tenure;
- (e) the age of the dwelling;
- (f) whether the dwelling was multi-occupied; and
- (g) whether the environment was satisfactory.

Part I. The main results

The main tabulations provided a picture of the condition of the national stock of housing with some cross-classification by other characteristics such as age and tenure and by broad categories of type of area (conurbations, other urban areas and rural districts) and geographical divisions.

Unfit housing (Tables 1 to 4)

On the basis of the sample it was estimated that at the beginning of 1967 about 1.8 million dwellings were unfit. Of these about 1.1 million were in potential clearance areas and the remaining 700,000 needed to be dealt with individually by being repaired, closed or demolished, as appropriate. The total of 1.8 million compares with an estimate of 820,000 unfit dwellings obtained from returns received from local authorities in 1965.

The survey also showed that unfit housing was more widely dispersed with less concentration in the conurbations and in the north than had previously been thought. The proportions of unfit dwellings, in aggregate, were similar in each type of area being about 11 per cent of dwellings in conurbations and in other urban areas and about 13 per cent of those in rural districts. In each type of area the aggregates of local authorities' returns had understated the problem. The returns from local authorities had indicated there were about 450,000 unfit dwellings in the conurbations, 295,000 in other urban areas and 75,000 in rural districts, while the corresponding estimates from the survey were about 600,000, 800,000 and 400,000 unfit dwellings respectively. Similarly, the aggregates for each of the three geographical divisions had been too low but the underestimation had been smaller in the north of England than elsewhere; the three planning regions in the north accounted for 55 per cent of the unfit dwellings in the local authorities' returns compared with 42 per cent in the survey.

The local authorities' 1965 returns did not provide details on tenure but the survey showed that a substantial proportion - about 30 per cent of the unfit dwellings were owner-occupied though this only represented 7 per cent of all the dwellings in owner occupation. 'Other tenures' (which broadly correspond to privately rented housing, see Appendix A) accounted for some 60 per cent of unfit housing with 33 per cent of all housing in that sector being unfit.

Repair costs (Tables 5 to 7)

About two-thirds of the housing stock - 10.1 million dwellings - required expenditure of under £125 and these may be taken to have been in a reasonable state of repair. Some 2.5 million further dwellings required up to £249 for repairs, over 1.3 million required £250 to £499,

almost 1.0 million £500 to £999 and, finally, over 0.7 million required at least £1,000 spending on repairs. As serious disrepair is one factor taken into account when considering whether housing is unfit, it is not surprising that about 90 per cent of dwellings requiring at least £1,000 for repairs were unfit; however, only 60 per cent of those requiring £500 to £999 were unfit. The distributions of dwellings by state of repair both in types of area and geographically were similar to those for unfitness.

Local authority housing was in much better repair than either owner-occupied housing or other tenures: 83 per cent required less than £125 for repairs and most of the remainder needed less than £250. In the private sector, the condition of owner-occupied housing was substantially better than that of rented housing, 70 per cent needing less than £125, a further 15 per cent under £250 and the remaining 15 per cent £250 or more for repairs. Only 30 per cent of privately rented housing required under £125 for repairs and almost 50 per cent required £250 or more spending on them to bring them fully up to standard.

Basic amenities (Tables 8 to 14)

The amenities chosen for analysis were the four main amenities for which government grant aid is given. 75 per cent of the dwellings in England and Wales possessed all four of these amenities for the exclusive use of the occupiers. Of the other 3.9 million dwellings, almost half lacked all the four amenities. 2.1 million dwellings had no fixed bath or shower, 3.0 million had no wash basin, 3.4 million did not have a full hot and cold water system and 2.9 million had no internal water closet⁽²⁾.

The absence of piped water and of an easily accessible water closet are each factors which may contribute to a dwelling being judged unfit, but do not automatically make it so. However, most of the unfit housing lacked amenities; while only 12 per cent of the stock was unfit, these dwellings included over 60 per cent of those without baths, 45 per cent of those without hot and cold water systems, and almost 50 per cent of those without wash basins and those without internal water closets.

Of the stock of dwellings 9.2 million were fit, had all the basic amenities and required less than £125 for repairs, leaving 6.5 million needing action either to raise them to a reasonable state of repair with all basic amenities or to clear them.

Housing in the south east was found to be better than elsewhere, particularly with respect to the possession of internal water closets - only 11 per cent of dwellings in the region lacking this amenity compared with 25 per cent of those in the north and 20 per cent in the rest of England and Wales. Dwellings in rural districts were marginally better equipped than those in urban areas.

Dwellings belonging to owner-occupiers and to public authorities were far better equipped - 84 per cent having all four amenities - than were privately rented dwellings of which only 44 per cent had the four amenities. The privately rented - about 20 per cent of the housing stock - included 65 per cent of the dwellings without baths

⁽²⁾ or these, only about 400,000 were without any W.C. for the exclusive use of the occupiers, the other 2.5 million having a W.C. outside the dwelling (about 100,000 had a W.C. outside the dwelling but within the building containing the dwelling).

and over 50 per cent of those lacking each of the other basic amenities.

Tenure and age of dwellings (Table 15)

The survey provided estimates of the tenure distributions for each age-group of dwellings. About 50 per cent of the pre-1919 housing was owner-occupied, 5 per cent was owned by local authorities or new towns and 43 per cent was of 'other tenures'. Of this last category which has been loosely referred to as privately rented housing in this article, over 75 per cent was built before 1919 whereas under 40 per cent of owner-occupied dwellings and only 7 per cent of local authority dwellings were of this age. The relatively low standards in the privately rented part of the stock were correlated with its being predominantly old housing.

Aggregate costs

The statistical aggregates for the costs of repairs and of the installation of amenities for the total dwelling stock derived from the survey, were £3,350 million for repairs and £1,150 million for amenities. These figures illustrate the relative importance of repairs and indicate the economic importance of the deficiencies, although they are not measures of the expenditure which should be undertaken. It will not be worth undertaking sizeable expenditure on many dwellings which are obsolescent or nearly obsolescent. About half the total of £4,500 million was in those dwellings which were unfit and large numbers of these will be demolished within a few years.

Moreover, at any time there will be some repair work outstanding because a large part of maintenance and repair on individual dwellings is carried out periodically not continuously and it may be sensible to allow an accumulation of certain repairs in some dwellings.

There is considerable expenditure on repairs and maintenance of housing amounting to about £400 million in England and Wales each year but it is not possible to say how this compares with the rate at which new repair and maintenance is required.

Part II. The survey: methods and reliability

The sample

A sample size of about 6,000 was considered large enough to give national estimates of sufficient accuracy. A number of surveys have been undertaken or are being planned to provide similar data for individual conurbations.

A relatively large number of local authority areas - 262 in all - were included because the authorities' returns indicated high variability of proportions of unfit dwellings between these areas.

In general, sampling was in two stages, except in Greater London where the housing in the whole conurbation was sampled in a single stage.

In the first stage, the list of all local authorities in England and Wales was stratified first regionally and then within regions by the degree of urbanization - (i) local authorities in the major conurbations, (ii) all other County Boroughs, Boroughs and Urban Districts, (iii) Rural Districts either with population densities over 0.25 persons per acre or contiguous to urban areas, (iv) all other Rural Districts. Within the sub-strata authorities were placed in order of the proportion of their

domestic property with rateable values of over £100; this was intended as a general economic indicator but was particularly appropriate to this survey. The local authorities were sampled from this list with probability proportionate to population.

The use of interval sampling meant that the larger local authorities were certain of inclusion and the largest were selected more than once; an authority selected more than once was allocated a proportionally larger sample of dwellings.

The single stage in London and the second stage of sampling elsewhere were carried out in the same way. Sampling intervals were calculated which gave equal overall probability of selection to every dwelling in England and Wales.

On the basis of previous surveys of housing, it was known that the best available sampling frames were the valuation lists which record all property in each local authority for rating purposes. Addresses were extracted by the use of a sampling method developed by the Government Social Survey and the eligible rating units (or hereditaments) formed the sample for this survey.

The basic method was simplified in areas where the sampling interval was very large because of the pressure of work in Inland Revenue local valuation offices where the sampling was carried out. It is known that this modification increased the variability associated with the sampling method and this is referred to below. However, all entries in the valuation lists had a chance of selection although not a precisely equal chance, and there is no reason to suspect that the change caused any bias in the results.

Of the original sample of 6,199 rateable units, 46 had been, or were about to be, demolished and 39 were no longer considered to be dwellings. A further 45 were not inspected for various other reasons. The remaining 6,069 units included 12 which each contained more than one dwelling, and 78 which were only parts of dwellings.

Where several dwellings were contained in one rateable unit, this was the only chance they had had of inclusion in the survey, so all were inspected and forms completed for each of them. In the 12 units there were 34 dwellings.

On the other hand where a unit was only part of the dwelling, the dwelling had had as many chances of inclusion in the survey as there were rateable units in it. The inspector completed one form for the whole dwelling; the form was then given a chance of inclusion in the final processing which was equal to the inverse of the number of units it contained and this restored the overall equal chances of all dwellings. Of these 78, 31 dwellings were finally included.

Overall, 6,044 dwellings were inspected and included in the tabulations which form the basis of the estimates.

Collection of information.

Experience from earlier surveys had taught two lessons; first, that the inspectors employed must already have had considerable experience in assessing the structural condition of houses; secondly, that careful checks of the judgments made by the inspectors had to be carried out both before and during the fieldwork to ensure that observer errors were kept to a minimum.

Both lessons were carefully borne in mind during the national survey.

With the co-operation of various local authorities up and down the country the department obtained the services for a period of six weeks of twenty-five public health inspectors experienced in house inspection, and one building surveyor, who had previously worked as a public health inspector.

A joint briefing of the inspectors was held before the survey, followed by an exercise in which their assessments were set against those made by a small team of specialist professional officers from the department.

This test showed that while there was inevitably some variation in the application of standards within the group, no inspector could be suspected of eccentric judgment when compared with the department's specialists.

Further checks were made during the fieldwork. These were again made by the department's specialists who accompanied the inspectors on the visits and compared their markings. Apart from the costs of minor repairs (see *Observers errors* below) the inspectors' assessments of condition were again found to be sound.

Limitations of man power and finance precluded the introduction into the sample design and work allocation of the elaborations necessary to permit the measurement of observer variability. Additional measures were, therefore, taken to keep possible distortions in the data to a minimum. These were:

- (a) inspectors were in general allocated to areas at least 50 miles from their home districts. This was intended to minimise the risk that an inspector's judgments might be swayed by prior familiarity with an area;
- (b) each inspector was sent to ten areas outside London selected for their varying character and geographic location. This was a precaution against any particular inspector being allocated to several areas of similar characteristics which might affect his judgments; and
- (c) all inspectors, apart from one G.L.C. employee, spent the first week of the survey in the Greater London area. This arrangement allowed easy contact with the department's organising team to clear up any initial difficulties encountered in the field. It also allowed for informal meetings of all the staff involved both in the fieldwork and in its organisation.

Editing; processing and tabulation

Editing of completed forms was carried out by staff of the department. The information was then transferred to punched cards, processed and tabulated. From these tables the final estimates were derived within the department's Statistics Branch.

Sampling errors

The table below gives the 95 per cent confidence limits associated with various sizes of estimates; that is, for a given estimate the true figure will lie within the limits in 19 out of 20 cases.

Table of approximate 95 per cent confidence limits

Estimate	Limits
100,000	100,000 \pm 40,000
250,000	250,000 \pm 65,000
500,000	500,000 \pm 90,000
1,000,000	1,000,000 \pm 125,000
2,000,000	2,000,000 \pm 170,000
4,000,000	4,000,000 \pm 220,000
6,000,000	6,000,000 \pm 245,000
8,000,000	8,000,000 \pm 255,000
10,000,000	10,000,000 \pm 245,000

The sampling errors of the estimates were increased through using a simplified sampling method in large authorities' areas and the errors have been cautiously taken to be of the order of 25 per cent higher than for simple random sampling, although an analysis for certain items using the 'jack-knife' technique suggests that the sampling errors were, in fact, probably nearer to those for simple random sampling.

Observer errors

It is believed that the efforts described above to minimise observer errors were generally successful and that the inspectors' assessments were sound except in the estimation of costs of minor repair work. The inspectors, on average, underestimated these so that it was necessary to take the lowest category as under £125 instead of under £100, and the next category from £125.

Sampling frame deficiency

A major deficiency in the valuation lists when used as sampling frames arises from the delays which occur before new houses and flats are entered in the lists. The estimates derived from the survey were adjusted to allow for new completions up to the time of the fieldwork. Information from the 1966 Census post-enumeration survey has since shown that the adjustment was slightly too small. This did not, however, affect the estimated numbers of dwellings that were unfit, those that required significant repairs or those that lacked amenities.

Comparisons with estimates from other sources

The previous national estimate of the number of unfit dwellings had been derived by aggregating the returns made by local authorities in the first quarter of 1965. These totalled approximately 820,000, whereas the survey indicated that there were about 1,800,000 unfit dwellings in the first quarter of 1967. It was known that, for national purposes, the returns received from local authorities were unsatisfactory because they were not uniformly based. Many returns related to current slum clearance programmes - in some cases short-term programmes - rather than to assessments of the full problem.

Although data on amenities from the survey and from the 1966 Sample Census are not directly comparable, rough estimates of dwellings without baths and without internal water closets from Census figures of households sharing or lacking these amenities, show broad agreement with the results of this survey.

Similarly, the estimates of the distribution of dwellings by region, by type of area and by tenure based on the

Census and other sources agree broadly with those derived from the survey.

The differences between the estimates of numbers of dwellings by tenure are being examined but are likely to be attributable to sampling errors and to differences of definition.

Part III. Conclusions

This survey has made a major contribution to the improvement of information on house condition and in particular on the scale and distribution of unfit housing. The information obtained has been important for policy purposes and is very relevant when assessing the need for new housebuilding and for improvement of the existing stock.

It has been shown that useful information can be obtained by sample methods in this field and the experience gained has been used in organising a series of similar surveys in the conurbations: a number of individual local authorities are now undertaking sample surveys for their own areas. These surveys have been similar in scope to the national house condition survey but there are a number of extensions which are desirable and which may prove to be practicable such as studies of observer variability and assessments of the environment.

The present surveys provide information at a point in time and further work will be necessary on how to obtain efficiently and at reasonable cost, measures of trends in house condition.

Ministry of Housing and Local Government

APPENDIX A

Definitions

Dwellings The same definition was used as in the 1966 Sample Census; in essence, this required that the living accommodation should be structurally separate and have independent access. Only permanent dwellings were included in the survey.

Unfit dwellings An inspector decided whether each dwelling was statutorily unfit for habitation on the basis of Section 4 of the *Housing Act 1957* which refers to the following factors: repair; stability; freedom from dampness; natural lighting; ventilation; water supply; drainage and sanitary conveniences; facilities for storage, preparation and cooking of food and for the disposal of waste water.

Potential clearance areas The inspector considered whether an unfit dwelling was likely to be dealt with by clearance area action or by action to deal with the individual dwelling; in the former case, the dwelling has been classified as an unfit dwelling in a potential clearance area. In addition, clearance area action could be considered necessary which would affect a dwelling which was not unfit; for example, where necessary to allow satisfactory clearance of an area of generally unfit housing.

Repair costs The inspector made an assessment of the cost or the repairs which a local authority would carry out if it acquired the dwelling for letting for a period of, say, twenty years. Costs of installing the basic amenities for the first time were not included, but necessary costs of replacing existing

amenities were. Internal decoration costs were also excluded unless these would have been required as a result of other repairs. Repairs to out-buildings, boundary walls, etc. were excluded.

Basic amenities Standard improvement grants are made to assist in providing certain amenities for the exclusive use of the occupiers of a dwelling. Information was collected in this survey about four of these amenities: a water closet inside the dwelling, a fixed bath or shower, a wash basin, and a hot and cold water system serving a bath, a wash basin and a kitchen sink. The 1966 Sample Census data relate to the exclusive or shared use by each household of a water closet inside the building (not necessarily inside the dwelling), of a fixed bath, and of a hot water tap.

Tenure In this survey, dwellings were classified as owner occupied, rented from a local authority or new town (including occupiers of local authority tied housing), closed under Housing or Planning Act powers, or other tenure. The last category broadly corresponded to dwellings rented from private owners but included privately owned tied housing and dwellings owned by government departments, etc. Census based estimates are divided into those owner occupied, those rented from local authorities or new towns, those rented from private owners, and other tenures; other tenures in this case being mainly tied houses whatever their ownership and dwellings rented with farms and business premises.

APPENDIX B

Tables of stock of dwellings:

Table No.

- 1 By region and condition
- 2 By type of area and condition
- 3 By tenure and condition
- 4 By gross value and condition
- 5 By repair costs and condition
- 6 By type of area and repair costs
- 7 By tenure and repair costs
- 8 Lacking basic amenities: by amenities lacked
- 9 By condition and repair costs and lack of basic amenities
By lack of basic amenities and condition
- 10 By lack of basic amenities and region
- 11 By lack of basic amenities and type of area
- 12 By lack of basic amenities and tenure
- 13 By lack of basic amenities and gross value
- 14 By tenure and age
- 15

Note: 1. Further tables will appear in *Housing Statistics Great Britain, No. 9* and subsequent issues.

2. Estimates in these tables are subject to sampling error.



LOCAL AUTHORITY AREA

C		LA			EPR		Con	U _R
1	2	3	4	5	6	7	8	9

ADDRESS OF RATEABLE UNIT

SCHEDULE NUMBER OF RATEABLE UNIT

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10,11,12

NUMBER OF DWELLINGS IN RATEABLE UNIT

LESS THAN 1 Y	1 OR MORE specify	UNOBTAINABLE X
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13

If more than 1 dwelling in rateable unit
ADDRESS OF DWELLING
one form for each dwelling

NUMBER OF RATEABLE UNITS IN DWELLING

LESS THAN 1 Y	1 OR MORE specify	UNOBTAINABLE X
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14

SURVEYOR

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15,16

DATE OF INSPECTION

rateable value

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17,18,19

HAS THE DWELLING BEEN INSPECTED INTERNALLY

YES 1	NO 2
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20

IS THE DWELLING A (OR PART OF A)

DETACHED HOUSE 1	SEMI-DETACHED 2	TERRACE HOUSE 3	NON RESIDENTIAL plus SINGLE DMG. 4	PURPOSE BUILT BLOCK OF FLATS 5	BLG. CONVERTED TO MORE THAN 1 DMG. 6
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21

DATE OF CONSTRUCTION OF BUILDING

PRE 1919 1	1919-1944 2	POST 1944 3
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22

IS THE DWELLING IN MULTIPLE OCCUPATION

MULTI-OCCUPIED 1	PROBABLY M.O. 2	PROBABLY NOT M.O. 3	NOT MULTI-OCCUP. 4
---------------------	--------------------	------------------------	-----------------------

23

IS THE DWELLING "UNFIT"

UNFIT 1	PROBABLY UNFIT 2	PROBABLY NOT UNFIT 3	NOT UNFIT 4
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24

WOULD YOU EXPECT ACTION TO BE TAKEN UNDER 1957 HSG. ACT
this section to be filled in whether dog is unfit or not

PART II 1	PART III 2	NO 3
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25

IS THE ENVIRONMENT UNSATISFACTORY

UNSATISFACTORY 1	NOT UNSATISFACTORY 2
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26

NUMBER OF ROOMS IN DWELLING

specify	UNOBTAINABLE X
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27

DOES THE DWELLING POSSESS FOR THE EXCLUSIVE USE OF THE OCCUPANTS

FIXED BATH IN A BATHROOM 1	FIXED BATH NOT IN A BATHROOM 2	NEITHER 3	UNOBTAINABLE X
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28

DOES THE DWELLING POSSESS FOR THE EXCLUSIVE USE OF THE OCCUPANTS

WASH HAND BASIN 1	NONE 2	UNOBTAINABLE X
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29

DOES THE DWELLING POSSESS FOR THE EXCLUSIVE USE OF THE OCCUPANTS

W.C. WITH ENTRANCE INSIDE DWELLING 1	W.C. WITH ENTRANCE INSIDE BUILDING 2	W.C. WITH ENTRANCE OUTSIDE BUILDING 3	NONE 4	UNOBTAINABLE X
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30

DOES THE DWELLING POSSESS

HOT & COLD WATER AT THREE POINTS 1	NONE OR LESS THAN THREE POINTS 2	UNOBTAINABLE X
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31

IS THE DWELLING IMPROVABLE (4 POINTS)

ALREADY HAS 4 AMENITIES 1	YES 2	NO: WATER SUPPLY IMPRACTICABLE 3	NO: OTHER REASON specify 4	UNOBTAINABLE X
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32

WHERE CAN THE BATHROOM BE ADDED

ALREADY HAS BATHROOM 1	INTERNALLY W/OUT LOSS OF BEDSPACE 2	INTERNALLY WITH LOSS OF EXTERNAL 3	INTERNALLY WITH LOSS OF B.S. ONLY 4	EXTERNALLY ONLY 5	NOT IMPROVABLE 6	UNOBTAINABLE X
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33

WOULD REPAIRS TO THE DWELLING COST

LESS THAN £100 1	£100-£250 2	£250-£500 3	£500-£700 4	£700-£1000 5	OVER £1000 6	UNOBTAINABLE X
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34

WHAT IS THE TENURE OF THE DWELLING

CLOSED UNDER HSG. OR PLANNING ACTS 1	OWNER-OCCUPIED 2	N.T. OR L.A. TENANT 3	OTHER 4	UNOBTAINABLE X
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35

FORM NOT COMPLETED FOR REASONS

NO LONGER A DWELLING 1	DWELLING DEMOLISHED 2	CARAVAN OR HOUSEBOAT 3	ADDRESS UNTRACEABLE 4	OTHER REASON specify 5
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36

OTHER NOTES

Stock of dwellings: by region and condition

Estimated number February 1967

England and Wales

TABLE 1

Region	Unfit dwellings						Dwellings not unfit						All dwellings	
	In potential clearance areas		Not in potential clearance areas		All unfit dwellings		In or adjoining potential clearance areas		Not in or adjoining potential clearance areas		All dwellings not unfit			
	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage
Northern, Yorkshire and Humberside and North West	578	52.6	184	25.0	762	41.5	51	45.1	4,218	30.7	4,269	30.8	5,031	32.0
South East	139	12.6	199	27.0	338	18.4	21	18.6	4,956	36.0	4,977	35.9	5,315	33.9
Rest of England and Wales ¹	382	34.8	354	48.0	736	40.1	41	36.3	4,577	33.3	4,618	33.3	5,354	34.1
England and Wales	1,099	100.0	737	100.0	1,836	100.0	113	100.0	13,751	100.0	13,864	100.0	15,700	100.0

¹ East Midlands, West Midlands, South West, East Anglia and Wales.

Stock of dwellings: by type of area and condition

Estimated number February 1967

England and Wales

TABLE 2

Type of area	Unfit dwellings						Dwellings not unfit						All dwellings	
	In potential clearance areas		Not in potential clearance areas		All unfit dwellings		In or adjoining potential clearance areas		Not in or adjoining potential clearance areas		All dwellings not unfit			
	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage
Conurbations	454	41.3	146	19.8	600	32.7	62	54.9	4,655	33.9	4,717	34.0	5,317	33.9
Other urban areas	523	47.6	283	38.4	806	43.9	48	42.5	6,302	45.8	6,350	45.8	7,156	45.6
Rural districts	122	11.1	308	41.8	430	23.4	3	2.6	2,794	20.3	2,797	20.2	3,227	20.5
England and Wales	1,099	100.0	737	100.0	1,836	100.0	113	100.0	13,751	100.0	13,864	100.0	15,700	100.0

Stock of dwellings: by tenure and condition

Estimated number February 1967

England and Wales

TABLE 3

Tenure	Unfit dwellings						Dwellings not unfit						All dwellings	
	In potential clearance areas		Not in potential clearance areas		All unfit dwellings		In or adjoining potential clearance areas		Not in or adjoining potential clearance areas		All dwellings not unfit			
	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage
Owner occupied	273	24.8	283	38.4	556	30.3	47	41.6	7,368	53.6	7,415	53.5	7,971	50.8
Rented from local authorities or new town corporations	49	4.5	23	3.1	72	3.9	18	15.9	4,158	30.2	4,176	30.1	4,248	27.1
Other tenures ¹	705	64.1	413	56.0	1,118	60.9	48	42.5	2,202	16.0	2,250	16.2	3,368	21.4
Closed ¹	72	6.6	18	2.5	90	4.9	—	—	23	0.2	23	0.2	113	0.7
All tenures	1,099	100.0	737	100.0	1,836	100.0	113	100.0	13,751	100.0	13,864	100.0	15,700	100.0

¹ Dwellings closed under Housing or Planning Act powers.

Stock of dwellings: by gross value and condition
Estimated number February 1967

TABLE 4 England and Wales

	Unfit dwellings						Dwellings not unfit						All dwellings	
	In potential clearance areas		Not in potential clearance areas		All unfit dwellings		In or adjoining potential clearance areas		Not in or adjoining potential clearance areas		All dwellings not unfit			
Gross value	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage
Under £60	716	65.2	360	48.8	1,076	58.6	49	43.3	1,184	8.6	1,233	8.9	2,309	14.7
£60—£79	185	16.8	118	16.0	303	16.5	28	24.8	2,140	15.6	2,168	15.7	2,471	15.7
£80—£99	36	3.3	97	13.2	133	7.2	3	2.7	2,719	19.8	2,722	19.6	2,855	18.2
£100—£119	90	8.2	62	8.4	152	8.3	7	6.2	2,600	18.9	2,607	18.8	2,759	17.6
£120—£139	15	1.4	28	3.8	43	2.4	8	7.1	1,841	13.4	1,849	13.3	1,892	12.1
£140—£179	16	1.4	34	4.6	50	2.7	5	4.4	1,719	12.5	1,724	12.4	1,774	11.3
£180 and over	18	1.6	17	2.3	35	1.9	3	2.7	1,321	9.6	1,324	9.6	1,359	8.6
Rated with business premises	23	2.1	21	2.9	44	2.4	10	8.8	227	1.6	237	1.7	281	1.8
All gross values ..	1,099	100.0	737	100.0	1,836	100.0	113	100.0	13,751	100.0	13,864	100.0	15,700	100.0

Stock of dwellings: by repair costs and condition
Estimated number February 1967

TABLE 5 England and Wales

	Unfit dwellings						Dwellings not unfit						All dwellings	
	In potential clearance areas		Not in potential clearance areas		All unfit dwellings		In or adjoining potential clearance areas		Not in or adjoining potential clearance areas		All dwellings not unfit			
Repair costs	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage
Under £125	5	0.5	15	2.0	20	1.1	18	15.9	10,094	73.4	10,112	73.0	10,132	64.5
£125—£249	44	4.0	92	12.5	136	7.4	33	29.2	2,352	17.1	2,385	17.2	2,521	16.1
£250—£499	252	22.9	162	22.0	414	22.6	22	19.5	892	6.5	914	6.6	1,328	8.4
£500—£999	380	34.6	210	28.5	590	32.1	29	25.7	350	2.5	379	2.7	969	6.2
£1,000 and over	418	38.0	258	35.0	676	36.8	11	9.7	63	0.5	74	0.5	750	4.8
All repair costs ..	1,099	100.0	737	100.0	1,836	100.0	113	100.0	13,751	100.0	13,864	100.0	15,700	100.0

Stock of dwellings: by type of area and repair costs
Estimated number February 1967

TABLE 6 England and Wales

Type of area	Under £125		£125—£249		£250—£499		£500—£999		£1,000 and over		All repair costs	
	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage	Thous-ands	Per-centage
Conurbations	3,465	34.2	866	34.4	454	34.2	317	32.7	215	28.7	5,317	32.9
Other urban areas ..	4,613	45.5	1,163	46.1	623	46.9	479	49.4	278	37.1	7,156	45.6
Rural districts	2,054	20.3	492	19.5	251	18.9	173	17.9	257	34.2	3,227	20.5
England and Wales ..	10,132	100.0	2,521	100.0	1,328	100.0	969	100.0	750	100.0	15,700	100.0

Stock of dwellings: by tenure and repair costs

Estimated number February 1967

England and Wales

TABLE 7

Tenure	Under £125		£125—£249		£250—£499		£500—£999		£1,000 and over		All repair costs	
	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage
Owner occupied ..	5,572	55.0	1,219	48.4	656	49.4	316	32.6	208	27.7	7,971	50.8
Rented from local authorities or new town corporations ..	3,526	34.8	548	21.7	95	7.2	52	5.4	27	3.6	4,248	27.1
Other tenures ..	1,022	10.1	742	29.4	574	43.2	578	59.6	452	60.3	3,368	21.4
Closed ¹ ..	12	0.1	12	0.5	3	0.2	23	2.4	63	8.4	113	0.7
All tenures ..	10,132	100.0	2,521	100.0	1,328	100.0	969	100.0	750	100.0	15,700	100.0

¹ Dwellings closed under Housing or Planning Act powers.

Stock of dwellings lacking basic amenities: by amenities lacked

Estimated number February 1967

England and Wales

TABLE 8

Amenities lacked	Thousand dwellings	Percentage of total lacking one or more amenities
One amenity:		
Hot and cold water at three points	242	6.1
Internal water closet	543	13.8
Total lacking one amenity	785	19.9
Two amenities:		
Hot and cold water at three points; wash basin	582	14.8
Hot and cold water at three points; bath	2	—
Hot and cold water at three points; internal water closet	77	2.0
Total lacking two amenities	661	16.8
Three amenities:		
Hot and cold water at three points; wash basin; bath	198	5.0
Hot and cold water at three points; wash basin; internal water closet	393	10.0
Hot and cold water at three points; bath; internal water closet	39	1.0
Total lacking three amenities	630	16.0
All four amenities	1,867	47.3
Total lacking one or more amenities	3,943	100.0

Stock of dwellings: Relation between repair costs, condition and provision of amenities

Estimated number February 1967

England and Wales

TABLE 9 Thousand dwellings

	Under £125	More than minor expenditure on repairs					All repair costs
		£125-£249	£250-£499	£500-£999	£1,000 and over	£125 and over	
Outside potential clearance areas							
Dwellings with all amenities:							
Not Unfit	9,235	1,551	495	161	30	2,237	11,472
Unfit	—	26	45	54	51	176	176
Total	9,235	1,577	540	215	81	2,413	11,648
Dwellings lacking amenities:							
Not Unfit	859	801	397	189	33	1,420	2,279
Unfit	15	66	117	156	207	546	561
Total	874	867	514	345	240	1,966	2,840
In or adjoining potential clearance areas							
Not Unfit	18	33	22	29	11	95	113
Unfit	5	44	252	380	418	1,094	1,099
Total	23	77	274	409	429	1,189	1,212
All dwellings	10,132	2,521	1,328	969	750	5,568	15,700

Stock of dwellings: by lack of basic amenities and condition

Estimated number February 1967

England and Wales

TABLE 10

	Unfit dwellings						Dwellings not unfit						All dwellings	
	In potential clearance areas		Not in potential clearance areas		All unfit dwellings		In or adjoining potential clearance areas		Not in or adjoining potential clearance areas		All dwellings not unfit			
	Thous- ands	Per- centage	Thous- ands	Per- centage	Thous- ands	Per- centage	Thous- ands	Per- centage	Thous- ands	Per- centage	Thous- ands	Per- centage	Thous- ands	Per- centage
Amenities lacked														
Total stock	1,099	100.0	737	100.0	1,836	100.0	113	100.0	13,751	100.0	13,864	100.0	15,700	100.0
Internal water closet ..	962	87.5	450	61.1	1,412	76.9	65	57.5	1,442	10.5	1,507	10.9	2,919	18.6
Fixed bath	923	84.0	401	54.4	1,324	72.1	51	45.1	731	5.3	782	5.6	2,106	13.4
Wash basin	965	87.8	485	65.8	1,450	79.0	72	63.7	1,518	11.0	1,590	11.5	3,040	19.4
Hot and cold water at three points	991	90.2	526	71.4	1,517	82.6	72	63.7	1,811	13.2	1,883	13.6	3,400	21.7
One or more of the basic amenities	1,021	92.9	561	76.1	1,582	86.2	82	72.6	2,279	16.6	2,361	17.0	3,943	25.1

Stock of dwellings: by lack of basic amenities and region

Estimated number February 1967

England and Wales

TABLE 11

	Northern, Yorkshire and Humberside and North West		South East		Rest of England and Wales ¹		England and Wales	
	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage
Amenities lacked								
Total stock	5,031	32.0	5,315	33.9	5,354	34.1	15,700	100.0
Internal water closet	1,255	43.0	586	20.1	1,078	36.9	2,919	100.0
Fixed bath	854	40.6	481	22.8	771	36.6	2,106	100.0
Wash basin	1,101	36.2	853	28.1	1,086	35.7	3,040	100.0
Hot and cold water at three points	1,083	31.9	1,044	30.7	1,273	37.4	3,400	100.0
One or more of the amenities..	1,402	35.5	1,126	28.6	1,415	35.9	3,943	100.0

¹ East Midlands, West Midlands, South West, East Anglia and Wales.

Stock of dwellings: by lack of basic amenities and type of area

Estimated number February 1967

England and Wales

TABLE 12

	Conurbations		Other urban areas		Rural districts		England and Wales	
	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage
Amenities lacked								
Total stock	5,317	33.9	7,156	45.6	3,227	20.5	15,700	100.0
Internal water closet	957	32.8	1,419	48.6	543	18.6	2,919	100.0
Fixed bath	727	34.5	961	45.6	418	19.9	2,106	100.0
Wash basin	1,119	36.8	1,385	45.6	536	17.6	3,040	100.0
Hot and cold water at three points	1,209	35.6	1,618	47.6	573	16.8	3,400	100.0
One or more of the amenities..	1,360	34.5	1,914	48.5	669	17.0	3,943	100.0

Stock of dwellings: by lack of basic amenities and tenure

Estimated number February 1967

England and Wales

TABLE 13

	Owner occupied		Rented from local authorities or new town corporations		Other tenures		Closed ¹		All tenures	
	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage
Amenities lacked										
Total stock	7,971	50.8	4,248	27.1	3,368	21.4	113	0.7	15,700	100.0
Internal water closet	952	32.6	363	12.4	1,522	52.2	82	2.8	2,919	100.0
Fixed bath	565	26.8	93	4.4	1,311	65.1	77	3.7	2,106	100.0
Wash basin	849	27.9	479	15.8	1,632	53.7	80	2.6	3,040	100.0
Hot and cold water at three points	1,018	30.0	521	15.3	1,779	52.3	82	2.4	3,400	100.0
One or more of the amenities	1,288	32.7	675	17.1	1,895	48.1	85	2.1	3,943	100.0

¹ Dwellings closed under Housing or Planning Act powers.

Stock of dwellings: by lack of basic amenities and gross value

Estimated number February 1967

England and Wales

TABLE 14

	Lacking one or more of the amenities		Total stock	
	Thousands	Percentage	Thousands	Percentage
Gross value				
Under £60	1,616	41.0	2,309	14.7
£60—£79	851	21.6	2,471	15.7
£80—£99	563	14.3	2,855	18.2
£100—£119	449	11.4	2,759	17.6
£120—£139	160	4.0	1,892	12.1
£140—£179	130	3.3	1,774	11.3
£180 and over	100	2.5	1,359	8.6
Rated with business premises	74	1.9	281	1.8
All gross values	3,943	100.0	15,700	100.0

Stock of dwellings: by tenure and age

Estimated number February 1967

England and Wales

TABLE 15

Tenure	Pre-1919		1919-44		Post-1944		All ages	
	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage	Thousands	Percentage
Owner occupied	3,045	50.5	2,472	58.1	2,454	45.3	7,971	50.8
Rented from local authorities or new town corporations	291	4.8	1,241	29.2	2,716	50.1	4,248	27.1
Other tenures	2,598	43.1	536	12.6	234	4.3	3,368	21.4
Closed ¹	95	1.6	6	0.1	12	0.2	113	2.1
All tenures	6,029	100.0	4,255	100.0	5,416	100.0	15,700	100.0

¹ Dwellings closed under Housing or Planning Act powers.


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