

3.5 General Characteristics:

- The population of Purbeck is significantly older than the national average.
- Average incomes are lower than the national average however the average cost of housing is significantly higher than the national average.
- 49% of those living in the private rented sector are on benefits significantly higher than the national average.

Decent Homes Standard

- The level of non decent dwellings in Purbeck is 36.4%, marginally higher than the national average of 35.3%; however the level of non decent dwellings in the privately rented sector is 57%, much higher than the national average of 46.8%. This means that approximately 7,500 dwellings are unfit in Purbeck with approximately 1,500 of those in the privately rented sector.
- The highest levels of non decency is found in converted flats (56.1%) and low rise purpose built flats (46.5%) built prior to 1944.
- The highest levels of non-decent homes are found in the urban areas of Wareham, Wool and Swanage. Most 'vulnerable' (on low income) households in non decent homes however live in Swanage.
- 58.3% of 'vulnerable' households are living in decent homes but there is a current shortfall of 459 homes required to be made decent in order for the Council to meet the old PSA7 target by 2011.

Empty Property

- The number of empty dwellings is lower than the national average (3.1%) however there are estimated to be between 50 and 170 long term vacant properties. (longer than 6 months)

Energy Efficiency and Fuel poverty

- 40% of privately rented properties have category 1 hazards present. (70.6% of these are caused by 'excess cold').
- The mean SAP rating (a measure of the dwellings energy efficiency) of all property is 55 in Purbeck marginally better than the national average of 49 however the average in the privately rented sector is only 45.

Disability and Access

- There is a strong association between disability and low income.
- In households where a member is disabled the main need identified is hand and grab rails followed by redesigned bathrooms, ramps and stair lifts.