



**Oswestry Town
Housing Market Area**



Context

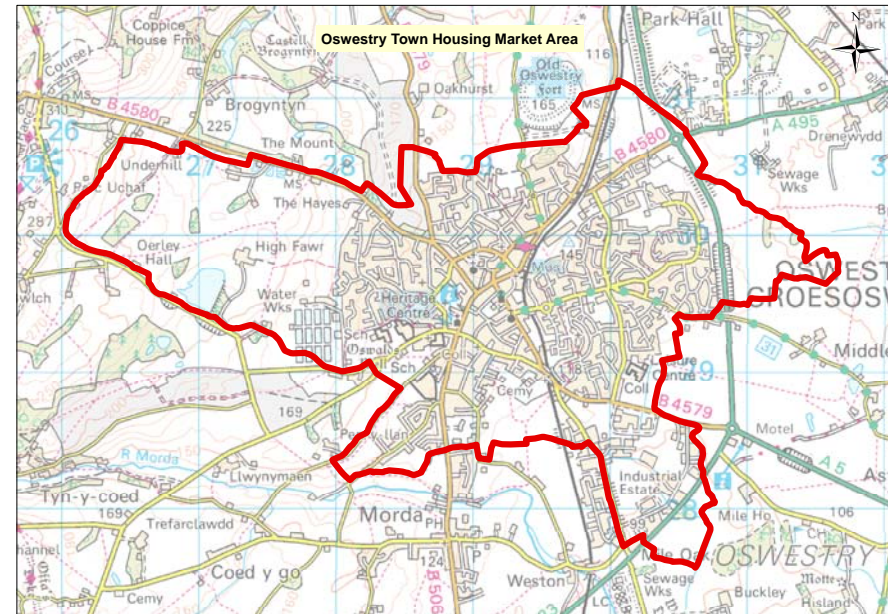
Oswestry Town Housing Market Area (HMA) is located in the north west of the county close to the border with Wales. The nearest large settlements are Shrewsbury to the south and Wrexham to the north. Smaller settlements within close proximity to Oswestry include Gobowen, St Martins, Whittington and Ellesmere.

Oswestry is the largest market town in Shropshire with a population of 16,846. Compared with other market towns in the county, Oswestry's population is comparatively young with 30% under the age of 25. 60.1% of the population are of working age, the equivalent of 10,124 people. In addition to the town population, Oswestry also acts as a key service centre for a substantial hinterland.

Oswestry is an important employment centre, providing more jobs than it has resident workers. There are an estimated 720 workplaces in Oswestry. Only 3% of these have over 50 employees, with 81.5% employing 10 or fewer.

The largest employers in Oswestry Town HMA include Lyoyds Animal Feed, Richard Burbidge, Jones Greyhound, British Telecom, The Cheese Company, Lindstrad, Elements Europe and Sainsbury's.

3,209 resident workers travel outside of the local area to work. There is a small net out-flow of managers. 4,577 travel to Oswestry to work. Oswestry draws employees from a wide range of places over a 10-20km radius. Trefonen, Gobowen, Pant and Whittington act as important feeder settlements.



Population

In 2007, the estimated population of Oswestry Town HMA was 16,846. See table below for full age breakdown.

Housing Market Area	All Ages	0-15	16-29	30-44	45 to Retirement age*	Retirement age** plus	Working Age
Oswestry Town	16846	3095	2916	3646	3562	3627	10124

Source: Office for National Statistics, Crown Copyright 2009. These estimates are based on the Mid-2007 Population Estimates for Lower Layer Super Output Areas (LLSOA) in England and Wales by Broad Age Group and Sex. The LLSOA estimates are apportioned to settlements using postal addresses from Ordnance Survey's Address Point.

These figures may not sum due to rounding and they may vary slightly from figures that have been published previously which were based on Middle Layer Super Output Areas.

* 45 to 59 for women and 45 to 64 for men

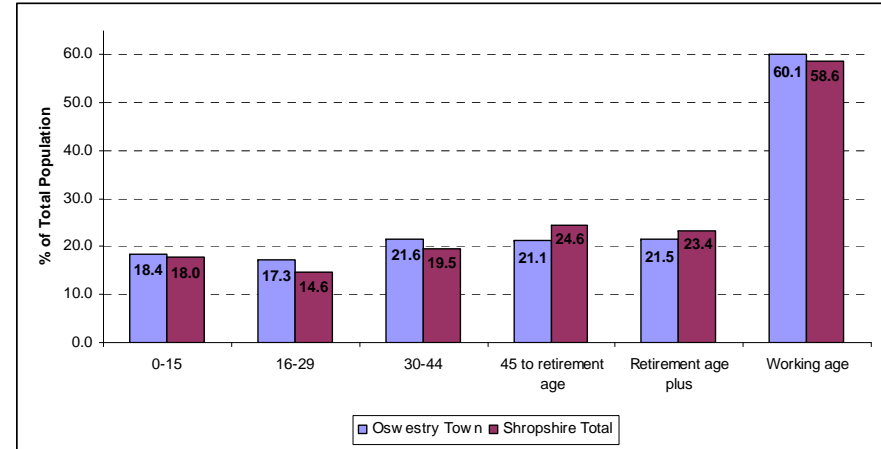
** Retirement age is 60 for women and 65 for men

Notes

1. These figures are consistent with the published mid-2007 local authority population estimates.
2. Whilst the estimates are produced down to unit level, it is not implied that the estimates are accurate to this level of detail. In addition there are limitations with the administrative data sources used to produce these estimates which may impact on the quality of the estimates.
3. These estimates are experimental statistics and do not yet meet the quality standards of National Statistics.

There is a higher than average youth population in Oswestry with around 30% of the HMA's population under the age of 25. The area also has a higher than average working age population (60.1% of the total resident population) as apposed to 58%

Figure 1 Population Proportions in Oswestry Town HMA Compared with Shropshire Proportions



Dwelling Stock

In 2001 there were 7,289 dwellings in Oswestry Town HMA which represents 6.0% of the total dwelling stock in Shropshire.

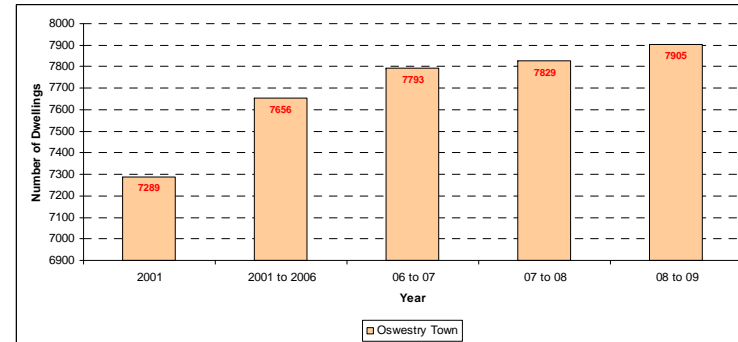
There were a total of 7,027 households, representing 6% of the total number of households in the county in 2001.

Between 2001 and 2006 Oswestry Town HMA saw a 5.0% increase in dwelling stock to bring the total amount of dwelling in 2006 to 7,656. This increase was almost double that of the county's increase in the same period which stood at 2.3%.

Overall, dwelling stock in Oswestry Town HMA has seen an 8% increase between 2001 and 2009 bringing total dwellings in the area to 7905 which represents 6.2% of the Shropshire total.

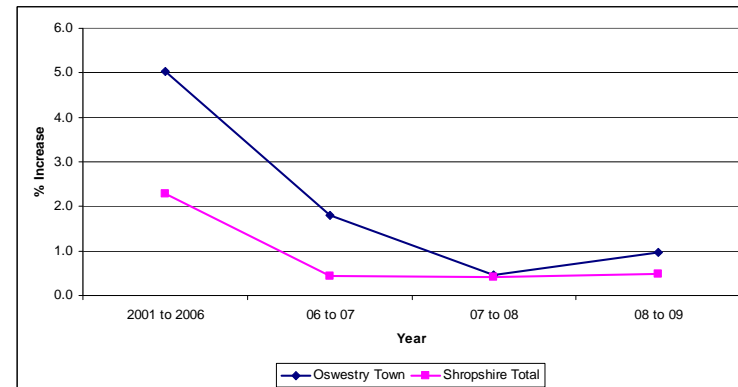
The largest percentage increase in dwelling stock occurred during 2006 and 2007 when the increase in Oswestry Town was almost 4 times the increase which took place in the county during the same period.

Figure 2 Dwelling stock numbers in Oswestry Town HMA between 2001 and 2009.



Source: 2001 Census

Figure 3 Percentage change in dwelling stock between 2001 and 2009 in Oswestry Town HMA and Shropshire County.



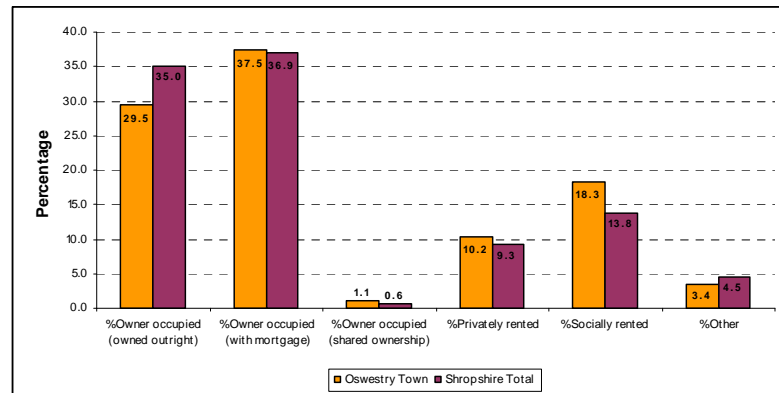
Source: 2001 Census

Dwelling Tenure

In 2001 there were 7,027 households in Oswestry Town HMA, the majority of these households were owner occupied with a mortgage (37.5%) this equates to 2,634. This proportion is marginally higher than the Shropshire average of 36.9%.

The proportion of those in shared ownership accommodation, privately rented properties, socially rented properties and “other” all exceed the Shropshire average figures. However the proportion of households which are owned by their occupier outright is lower than the Shropshire average by 5.5%, with only 29.5% of households owned outright, equating to 2,076 households. This is compared to 35.0% in Shropshire.

Figure 4 Dwelling by tenure type in Oswestry Town HMA and Shropshire County in 2001



Source: 2001 Census

	Owner occupied (owned outright)	Owner occupied (with mortgage)	Owner occupied (shared ownership)	Privately rented	Socially rented	Other	Total
Oswestry Town	2,076	2,634	75	719	1,287	236	7,027

Dwelling Type

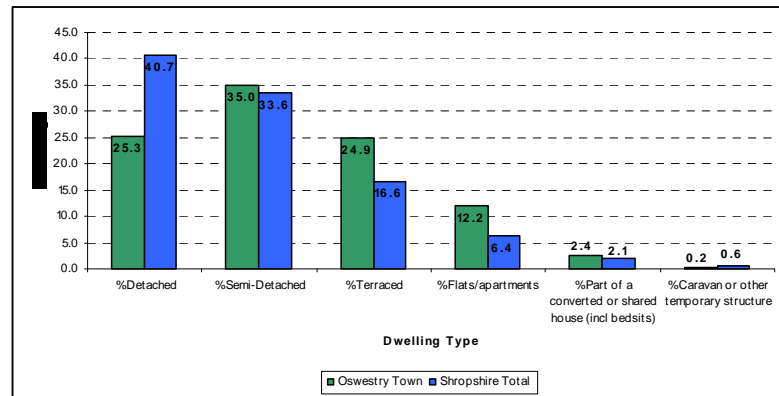
In 2001 the majority of the dwellings in Oswestry Town were semi-detached properties which accounted for 35.0% of all dwellings in this HMA. This equates to 2,548 properties. This is a higher than average proportion of semi-detached properties, with the Shropshire average standing at 33.6%.

There is also a higher than average amount of terraced housing and flats/apartments in this particular HMA with the former accounting for 24.9% of all dwellings in the area and the latter

12.2%. This is compared to the Shropshire average of 16.6% for terraced housing and 6.4% for flats/apartments. The larger than average proportion of these types of properties can be accounted for by the urban nature of this HMA. As a consequence, there is a lower than average proportion of detached houses with just 25.3% of all dwellings being of this type. This is compared with 40.7% in the county.

	Detached	Semi-Detached	Terraced	Flats/apartments	Part of a converted or shared house (incl bedsits)	Caravan or other temporary structure	Total
Oswestry Town	1,845	2,548	1,816	887	178	15	7,289

Figure 5 Dwellings by type in Oswestry Town HMA and Shropshire County in 2001



Source: 2001 Census

Dwelling Size

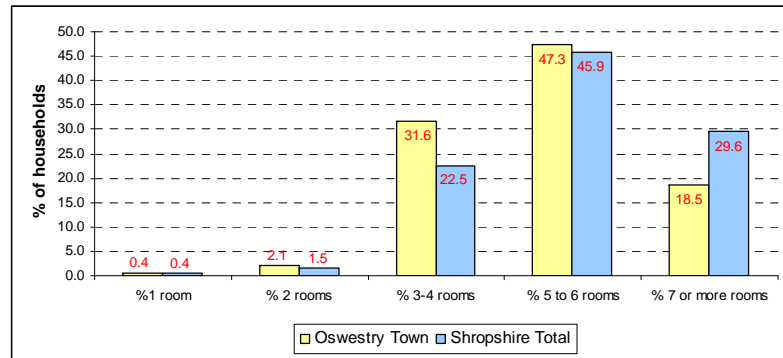
In 2001, the majority of dwellings in Oswestry Town HMA comprised of between 5-6 rooms. Approximately 3,317 dwellings in Oswestry had this number of rooms. This equates to 47.3% of the total number of dwellings in this HMA. This is slightly higher than the Shropshire average of 45.9%.

Oswestry Town HMA also contains a higher than average proportion of its dwellings containing 2 rooms or 3 to 4 rooms (2.1% and 31.6% respectively). This can be accounted for due to the large number of terraced housing and above average number of flats/apartments in this HMA.

There is however a lower than average proportion of dwellings with 7 or more rooms in the area, with these properties only accounting for 18.5% of the total, whereas in Shropshire as a whole this figure stands at 29.6%.

Figure 6 Dwellings by size in Oswestry Town HMA and Shropshire County in 2001

	1 room	2 rooms	3-4 rooms	5-6 rooms	7+ rooms
Oswestry Town	29	146	2,217	3,317	1,298



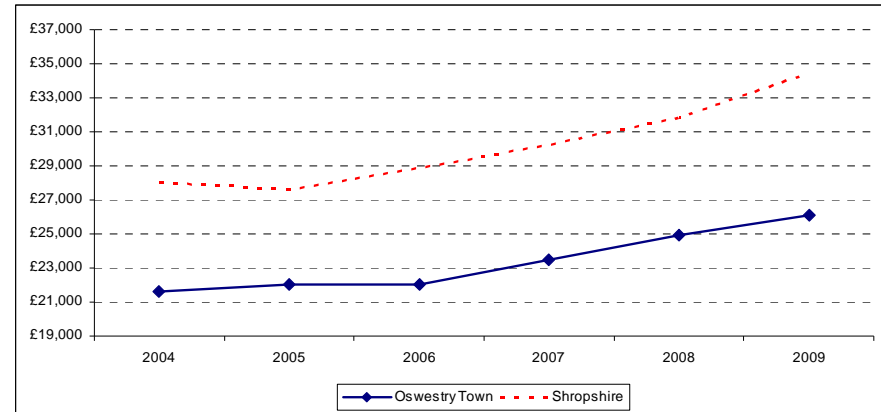
Source: 2001 Census

Household Income 2009

	Total Household Income	Median Household Income	Average Household Income	Lower Quartile Income
Oswestry Town	£217,015,690	£23,846	£26,108	£16,261

Source: 2001 Census

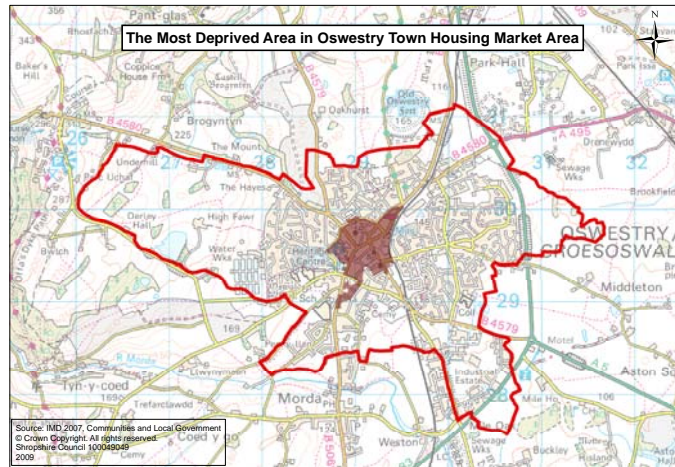
Average Household Income 2004-2009



Source: 2001 Census

Between 2004 and 2009 average household income levels in Oswestry Town have been consistently lower than the Shropshire average, and although continue to rise year on year they still remain lower than the county figure.

Deprivation



The most deprived area in Oswestry Town HMA can be found in the former ward of Castle in Oswestry (see above). This area falls within the top 19% most deprived areas nationally according to the Index of Multiple Deprivation 2007 (IMD). In 2007, 1234 people lived in this area which equates to 7.3% of the total population of Oswestry Town HMA.

This Super Output Area (SOA) is the fourth most deprived area in Shropshire in 2007.

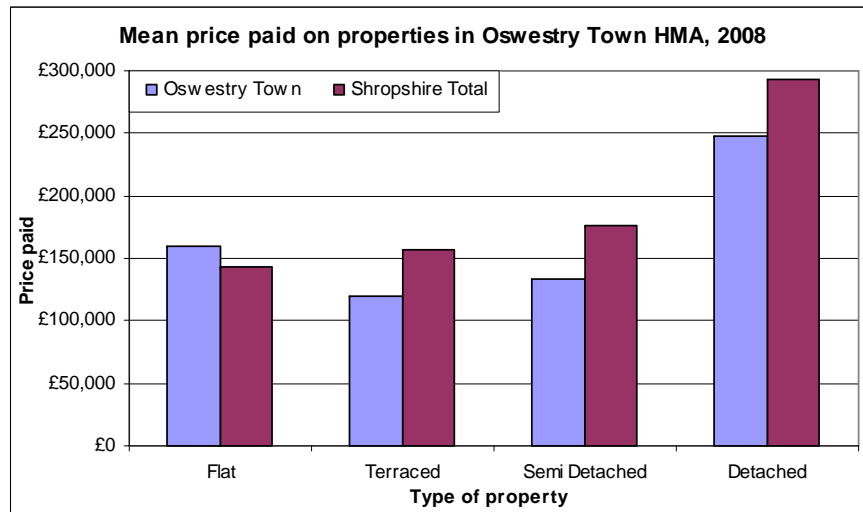
House and Rental Costs

Market Entry Prices for Oswestry Town		
	To Buy	To Rent
1 Bed Flat	N/A	£250
2 Bed Flat	£119,950	£490
2 Bed House	£133,975	£375
3 Bed House	£182,450	£575

Source: Rightmove Price Paid Data 2009, copyright 2010

Property Sales, 2008		
	Oswestry Town HMA	Shropshire
Number of Sales	190	2,690
Median Price	£138,082	£179,725
Mean Price	£167,482	£213,649

Source: Land Registry Sale Data 2008, copyright 2010



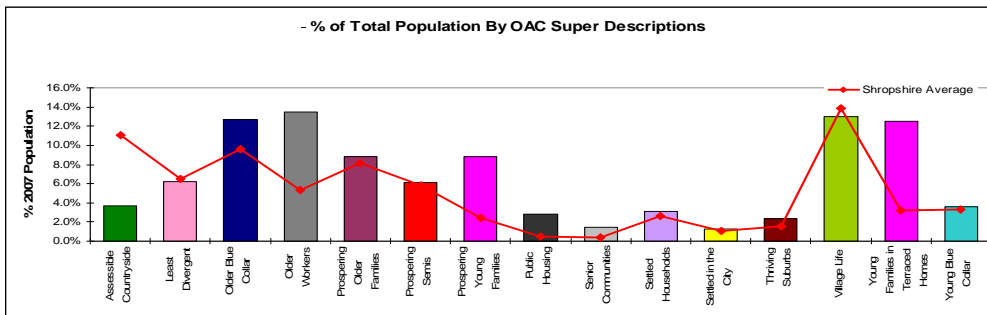
Source: Land Registry Sale Data 2008, copyright 2010

In 2008 mean house prices in Oswestry Town are lower than the Shropshire average. Terraced, semi detached and detached properties are all lower than the Shropshire mean house price, however flat prices are slightly higher than the Shropshire average.

Oswestry Town HMA1 – Output Area Classification (OAC)

The Output Area classification (OAC) is used to group together geographic areas according to key characteristics common to the population in that grouping. These groupings are derived using 2001 Census data.

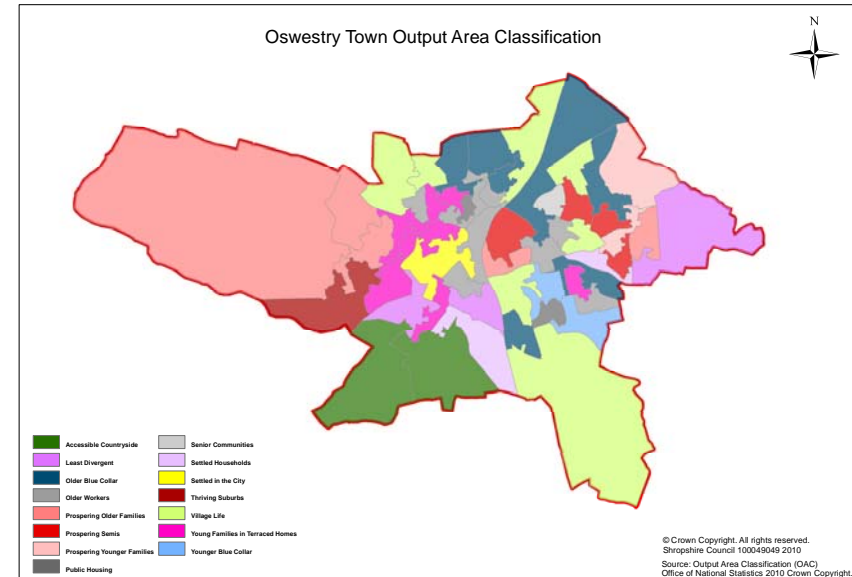
OAC was created in collaboration between the Office for National Statistics (ONS) and the University of Leeds using well established methods. It is freely available from ONS and other sources for all to use, and complements commercially available classifications, such as Mosaic or Acorn. Among the wide ranging applications for OAC are the profiling of populations, structuring other data, and the targeting of resources.



The classification can be used for understanding and analysing area-based data at a local level, particularly to identify areas that are similar to each other in terms of the characteristics used to derive the classification.

The graph above shows how the HMA compares to the county average in each of the 15 super groups. In Oswestry Town HMA

the majority of its residents in 2007 were classed as Older Workers



(13.5%), Village Life (13%), Older Blue Collar Workers (12.7) and Young Families Living in Terraced Homes (12.5%). Apart from those living in what is classed as Village Life, these groups all have a higher than average representation in this HMA.

Those living in the Accessible Countryside group have a lower than average representation in this HMA with only 3.6% classed as living in this group in Oswestry Town compared to 11.1% in Shropshire. This is not surprising though as this HMA is more urban than most in the county.

Each super group is given a universal profile using the Census variables which are distinct in each one; these are set out below:

Terraced Blue Collar:

The variables with proportions far below the national average are¹

- No central heating
- Rent (private)
- Detached Housing
- HE Qualifications
- All Flats
- Born Outside the UK

The variables with proportions close to the national average are²

- Single Pensioner Households
- Age 45-64
- Age 25-44
- Health and Social work employment
- Provide unpaid care

The variables with proportions far above the national average are³

- Terraced Housing
- Rent (Public)

Young Blue Collar:

The variables with proportions far below the national average are¹

- Detached Housing
- HE Qualifications
- All Flats

The variables with proportions close to the national average are²

- Single person households (not pensioner)

Settled in the City:

The variables with proportions far below the national average are¹

- Detached Housing
- Households with non-dependant children

The variables with proportions close to the national average are²

- Health and Social work employment

- Students (full-time)
- Single pensioner household
- Age 25-44
- Health and Social work employment
- Provide unpaid care

The variables with proportions far above the national average are³

- Terraced Housing
- Rent (Public)
- No central heating
- Lone Parent household

Older Blue Collar:

The variables with proportions far below the national average are¹

- All Flats

The variables with proportions close to the national average are²

- Rooms per Household
- Population Density
- Two adults no children
- Age 25-44
- Health and Social work employment
- Age 0-4
- Unemployment
- Age 45-64
- Hotel & Catering employment
- Divorced

The variables with proportions far above the national average are³

- Rent (Public)
- Age 65+
- Two adults no children

The variables with proportions far above the national average are³

- HE Qualification
- Born outside the UK
- Rent (Private)
- All Flats

Transient Communities:

The variables with proportions far below the national average are¹

- Detached Housing
- Households with non-dependant children
- Terraced Housing
- Age 5-14
- 2+ Car household
- Working part-time
- Economically inactive looking after family
- Rooms per household
- Mining/Quarrying/Construction employment
- Age 0-4
- Lone Parent household

The variables with proportions close to the national average are²

- Rent (Public)
- Divorced

The variables with proportions far above the national average are³

- Financial intermediation employment
- No central heating
- HE Qualification
- Public Transport to work
- Single person household (not pensioner)
- Born outside the UK
- Rent (Private)
- All Flats

Village Life:

The variables with proportions far below the national average are¹

- Public Transport to work
- Population Density
- All Flats

The variables with proportions close to the national average are²

- Health and Social work employment
- Terraced Housing
- Wholesale/retail trade employment
- Manufacturing employment
- Routine/Semi-Routine Occupation
- Age 5-14

The variables with proportions far above the national average are³

- Agriculture/Fishing employment
- Detached Housing

Agriculture:

The variables with proportions far below the national average are¹

- Public Transport to work
- Population Density
- All Flats
- Terraced Housing
- Rent (Public)

The variables with proportions close to the national average are²

- Hotel and catering employment
- Working part-time

The variables with proportions far above the national average are³

- Agriculture/Fishing employment
- Detached Housing
- Work from home
- 2+ car household

Accessible Countryside:

The variables with proportions far below the national average are¹

- Public Transport to work
- Population Density
- Rent (Public)

The variables with proportions close to the national average are²

- Financial and intermediation employment

- Age 5-14
- Health and Social work employment
- Single pensioner household
- Economically inactive looking after family
- Mining/Quarrying/Construction employment
- No central heating
- Working part-time

The variables with proportions far above the national average are³

- Agriculture/Fishing employment
- Detached Housing
- 2+ car household

Prospering Younger Families:

The variables with proportions far below the national average are¹

- All Flats
- No central heating
- Single pensioner household
- Age 65+
- Terraced Housing
- Rent (Public)

The variables with proportions close to the national average are²

- Indian, Pakistani or Bangladeshi
- Work from home
- Wholesale/retail trade employment
- People per room
- Population Density
- Students (full-time)
- Mining/Quarrying/Construction employment

The variables with proportions far above the national average are³

- Detached Housing
- 2+ car household

Prospering Older Families:

The variables with proportions far below the national average are¹

- All Flats
- No central heating

- Single person household (not pensioner)
- Terraced Housing
- Rent (Public)
- Rent (Private)

The variables with proportions close to the national average are²

- Single Pensioner Households
- Age 5-14
- Wholesale/retail trade employment
- Manufacturing employment
- Students (full-time)
- Mining/Quarrying/Construction employment
- Health and Social work employment

The variables with proportions far above the national average are³

- Detached Housing
- 2+ car household

Prospering Semis:

The variables with proportions far below the national average are¹

- All Flats
- Rent (Public)
- Rent (Private)
- Terraced Housing

The variables with proportions close to the national average are²

- Single Pensioner Households
- Age 5-14
- Wholesale/retail trade employment
- Students (full-time)
- Health and Social work employment
- People per room
- Work from home
- HE Qualification
- Routine/Semi-Routine Occupation

There are no variables with proportions far above the national average³

Thriving Suburbs:

The variables with proportions far below the national average are¹

- No central heating
- Terraced Housing
- Rent (Public)

The variables with proportions close to the national average are²

- Public Transport to work
- Age 5-14
- Economically inactive looking after family
- Health and Social work employment

The variables with proportions far above the national average are³

- Detached Housing
- 2+ car household

Senior Communities:

The variables with proportions far below the national average are¹

- 2+ car household
- Detached Housing
- Age 5-14
- Age 0-4
- Rooms per household
- Economically inactive looking after family

The variables with proportions close to the national average are²

- Provide unpaid care
- Age 45-64
- Health and Social work employment

The variables with proportions far above the national average are³

- Age 65+
- Single pension household
- Rent (Public)
- All Flats

Older Workers:

The variables with proportions far below the national average are¹

- Detached Housing

The variables with proportions close to the national average are²

- Provide unpaid care
- Age 25-44
- Health and Social work employment
- Age 0-4
- Age 45-64
- Age 5-14
- Working part-time
- Households with non-dependant children
- People per room

The variables with proportions far above the national average are³

- Rent (Public)
- All Flats

Public Housing:

The variables with proportions far below the national average are¹

- Detached Housing
- 2+ car household
- HE Qualification
- Rent (Private)

The variables with proportions close to the national average are²

- Provide unpaid care
- Age 25-44
- Health and Social work employment
- Single pension household
- Manufacturing employment
- Mining/Quarrying/Construction employment
- Wholesale/retail trade employment

The variables with proportions far above the national average are³

- Rent (Public)
- All Flats
- Public Transport to work
- Unemployment
- Lone Parent household

Settled Households:

The variables with proportions far below the national average are¹

- All Flats
- Rent (Public)

The variables with proportions close to the national average are²

- Provide unpaid care
- Indian, Pakistani or Bangladeshi
- Divorced
- Single person household (not pensioner)
- HE Qualification
- Age 45-64
- Lone Parent household
- Health and Social work employment
- Rent (Private)
- People per room
- Wholesale/retail trade employment

The variables with proportions far above the national average are³

- Terraced Housing

Least Divergent:

There are no variables with proportions far below the national average¹

The variables with proportions close to the national average are²

- Age 5-14
- Population Density
- Lti (SIR)
- Agriculture/Fishing employment
- Household with non-dependant children
- Age 25-44
- Health and Social work employment
- Provide unpaid care
- Routine/Semi Routine Occupation
- Financial intermediation employment
- Hotel & Catering employment

- Manufacturing employment
- Rooms per household
- Wholesale/retail trade employment

The variables with proportions far above the national average³

Young Families in Terraced Homes:

The variables with proportions far below the national average are¹

- Detached Housing
- Rent (Public)

The variables with proportions close to the national average are²

- Single pensioner household
- Indian, Pakistani or Bangladeshi
- Financial intermediation employment
- People per room
- Born outside the UK
- Rooms per household
- Public Transport to work
- Health and Social work employment
- Students (full-time)
- Age 5-14
- Mining/Quarrying/Construction employment
- Lti (SIR)

The variables with proportions far above the national average are³

- Terraced Housing
- Rent (Private)
- No central heating

Aspiring Households:

The variables with proportions far below the national average are¹

- Rent (Public)

The variables with proportions close to the national average are²

- Black African, Black Caribbean, or Other Black
- Age 45-64
- People per room

- Divorced
- Working part-time
- Health and Social work employment
- Students (full-time)
- Age 5-14

There are no variables with proportions far above the national average³

1 For a variable to be 'far below average' it must have a difference of more than 0.15 below the UK mean

2 For a variable to be 'close to the average' it must have a difference of 0.015 either below or above the UK mean

3 For a variable to be 'far above average' it must have a difference of more than 0.15 above the UK mean

Oswestry Town

Vulnerable Households according to OAC

Households classed as vulnerable using the OAC Super group classifications are Senior Communities, Older Workers and those living in Public Housing. In Oswestry Town HMA 17.9% of the resident population can be classed as vulnerable when looking at the OAC Classification. This is far higher than the county average of only 6.2%. This is mainly due to the fact that the proportion of Older Workers in this HMA is far higher than the county average; see table below.

Vulnerable Households

The proportion of the population in each of the classifications can be compared to the average for the county, which is shown in the table below.

Output Area Classification (OAC)			
	Total 2007* Population	% of total population	
OAC Group Description	Oswestry Town	Oswestry Town	Shropshire
Senior Communities	260	1.5%	0.4%
Older Workers	2373	13.5%	5.3%
Public Housing	503	2.9%	0.5%

*Source: Office for National Statistics, Crown Copyright 2009. These estimates are based on the Mid-2007 Population Estimates for Lower Layer Super Output Areas (LLSOA) in England and Wales by Broad Age Group and Sex. The LLSOA estimates are apportioned to Census Output Areas using postal addresses from Ordnance Survey's Address Point.

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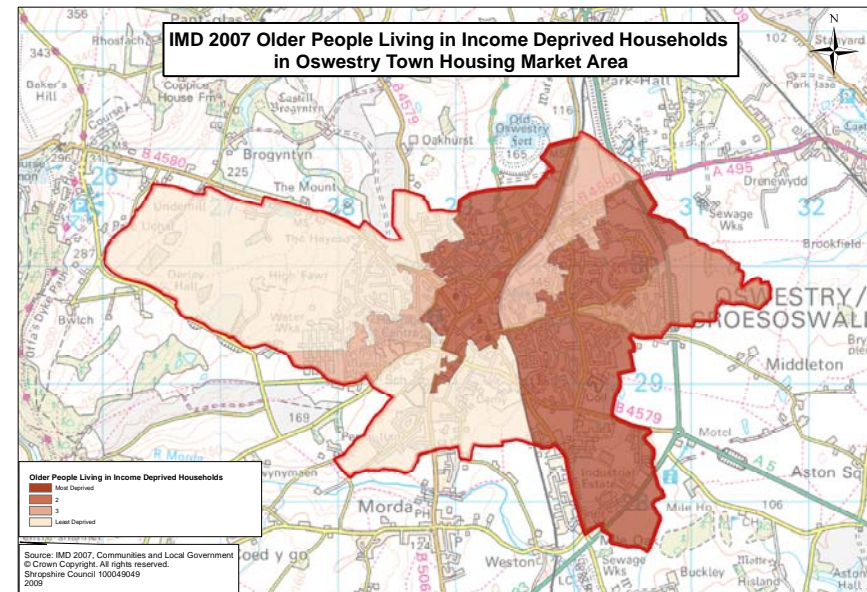
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3. These estimates are experimental statistics and do not yet meet the quality standards of National Statistics.

IMD 2007 – Older People Living in Income Deprived Households

The Income Deprivation Affecting Older People Index (IDOPI) measures the percentage of the population over 60 who are living on means tested benefits.

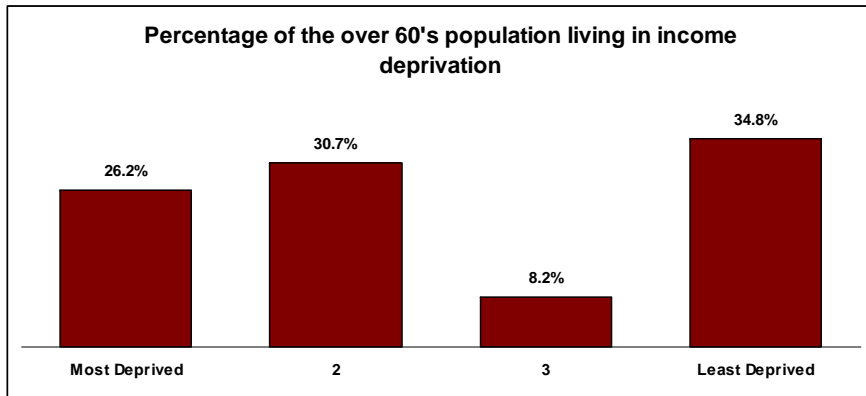
The map below highlights which Super Output Areas (SOAs) in Oswestry Town HMA are the most deprived in the county in terms of older people living in income deprivation.



Oswestry Town

An SOA in the former ward of Gatacre is the most deprived area in the HMA in terms of older people living in income deprivation. Compared with all other SOAs in Shropshire this area falls within the top 4% most deprived areas and the top 15% most deprived of areas nationally. 7.3% of the total over 60's population in this HMA live in this SOA.

The graph below shows the percentage of the over 60's population in Oswestry Town who live within the most and least deprived SOAs in Shropshire:



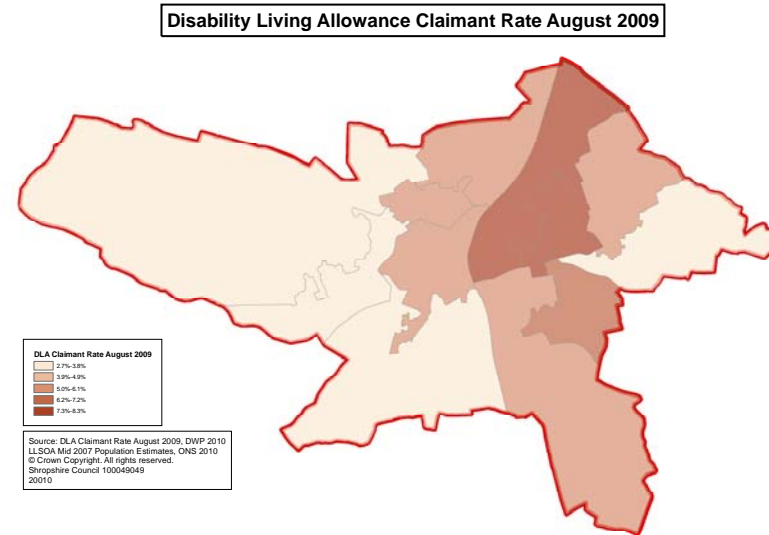
Source: IMD 2007 Communities and Local Government 2010

Disability Living Allowance Claimants August 2009

Disability Living Allowance – sometimes referred to as DLA – is a tax-free benefit for children and adults who need help with personal care or have walking difficulties because they are physically or mentally disabled.

As of August 2009 5.2% of the total population in Oswestry Town claimed DLA, this is compared to 4.6% in Shropshire, 4.9% in England and 5.5% in the West Midlands.

The map below shows the claimant rates in each SOA in August 2009. They range from 8.3% in an SOA located in the former ward of Cambrian Ward to 2.7% in the former ward of Maserfield.



Oswestry Town

Population Projections – Growth of the over 65 Population

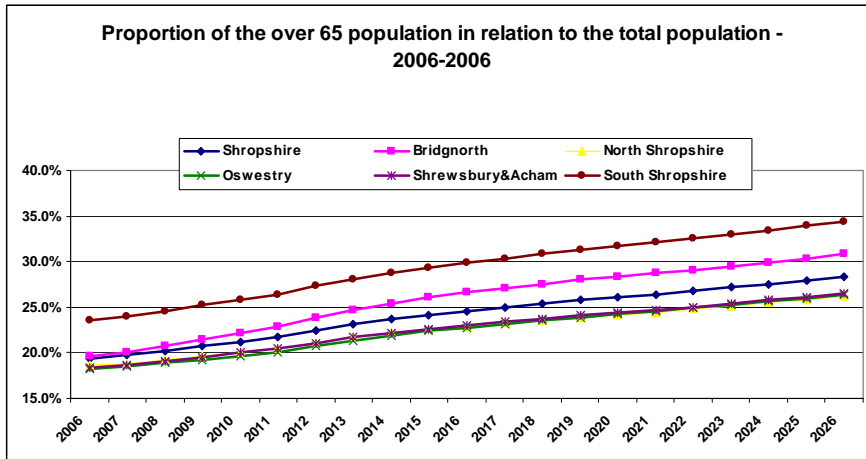
Between 2006 and 2026 the population of over 65's in the former district of Oswestry is expected to increase by 6,800, from a population of 8,500 in 2006 to 15,300 by 2026. This represents an 80% increase in the over 65 population in the next 20 years. This compares to a 60.3% increase in the former district of Bridgnorth, a 62.6% increase in the former district of North Shropshire, a 49.3% increase in the former borough of Shrewsbury an Atcham, a 66.7% increase in the former district of South Shropshire and a 61% increase in Shropshire.

The graph below highlights the steady growth of the over 65 population in 5 of the former district areas and in Shropshire as a whole. The proportion of the over 65 population in relation to the total population as a whole is greater in the former district of South Shropshire where there over 65 population consistently makes up around 5% more over the overall population than in any other former district and indeed Shropshire as a whole.

The proportion of the over 65 population is expected to increase the most in the former district of Bridgnorth where the proportion is expected to rise by 11.2%, this is followed by South Shropshire where the proportion is expected to rise by 10.9% (See table below).

Proportion of over 65's in relation to total population			
	Proportion 2006	Proportion 2026	Proportion Change
Bridgnorth	19.6%	30.8%	11.2%
North Shropshire	18.6%	26.3%	7.7%
Oswestry	18.3%	26.4%	8.1%
Shrewsbury & Atcham	18.3%	26.5%	8.2%
South Shropshire	23.6%	34.4%	10.9%
Shropshire	19.4%	28.4%	9.0%

Source: ONS Sub National Population Projections 2006. ONS Crown Copyright© 2010



Source: ONS Sub National Population Projections 2006. ONS Crown Copyright© 2010

Extract From Shropshire’s Joint Strategic Needs Assessment 2009

Housing: Impact on Health and Well-Being

Housing, care and support are critical to success in achieving key outcomes for health and wellbeing, such as helping people retain their independence and remain in control of their health care and lifestyles.

The end product of more integrated commissioning of housing, health and social care partnerships is more effective and more personalised services for vulnerable people and those who might become vulnerable if their housing is not matched to their current needs or adapted to reflect their changing circumstances.

Effective partnership with housing is central to promoting health, independence and wellbeing and ensures relevance to a number of key national programmes, including those aiming to:

- reduce re-offending
- increase employment
- promote physical and mental health and reduce health inequalities
- increase individual choice in care and support options
- encourage a single, community-based integrated social and health
- care support systems
- promote independent living.

There is considerable interdependence between housing, health and social care in promoting wellbeing, the joint planning, partnered funding, integrated commissioning and joined up provision of services.

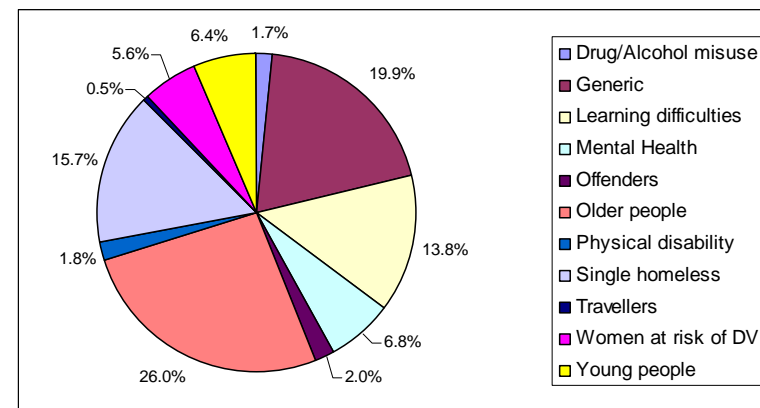
Vulnerable Households : Housing Support Services

There is a diverse range of housing need – with particular issues for vulnerable people and those who may be excluded from access to suitable housing for a variety of reasons. This includes people who are in need of tenancy support due to a physical disability, learning disability or acquired brain injury.

The Shropshire Supporting People Programme helps over 5,000 older or vulnerable people to maintain their independence by providing them with the support they need to stay in their own home. The support offered is varied and structured around individual needs: helping a tenant to apply for housing benefit; access training or work; providing 24 hour support at a sheltered housing scheme for frail older people.

Shropshire Supporting People Programme : Spend by Primary Client Group

Fig 1: Spend by Primary Client Group (excluding Community Alarm services)



Oswestry Town

Decent Homes and Affordable Warmth

Shropshire Council is committed to bringing council homes, and private homes occupied by vulnerable households, up to a decent standard – the 'Decent Homes Standard'.

The Council's target is to ensure that, by 2010, 70% of vulnerable households in the private sector and 100% of households in the public (Council-owned) sector meet the Decent Homes Standard.

There are estimated to be 6,400 vulnerable households in the private sector in Shropshire, approx 67% of whom occupy decent homes. Assistance is provided to vulnerable households through the Anchor Staying Put Shropshire Home Improvement Agency, who facilitate access to:

- financial assistance through the Government backed "Kickstart" programme
- adaptations for people with disabilities
- the 'Keep Shropshire Warm' scheme

The Agency, which has core funding through Supporting People, ensures that vulnerable and older people have access to support in maintaining, improving and adapting their homes

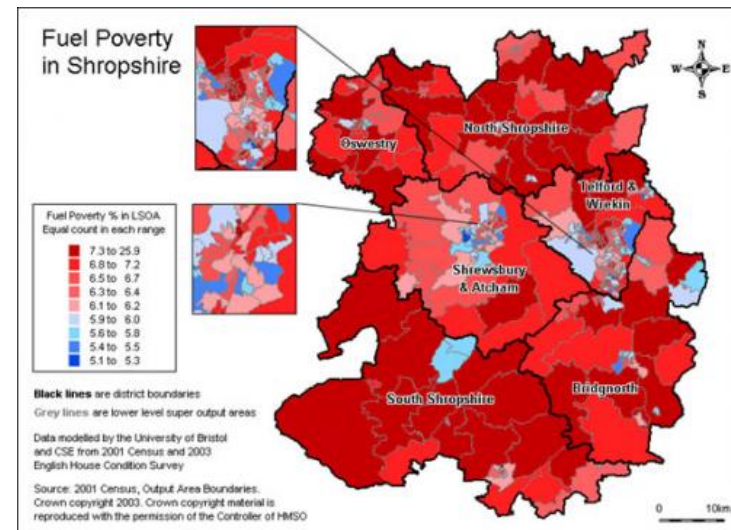
Affordable Warmth

Over 20,000 households throughout Shropshire live in "fuel poverty". Keep Shropshire Warm helps provide a way out of fuel poverty, making affordable warmth a reality for thousands of households across Shropshire. Keep Shropshire Warm has assisted 5702 households since January 2008.

Fuel poverty occurs when a household spends at least 10% of their annual income ensuring their property is adequately heated. Inefficient heating systems and poor levels of insulation and draught

proofing often mean that people struggle to afford the necessary heat for their homes leading to cold and damp conditions in the home, in turn exacerbating poor health conditions.

The map below shows the levels of fuel poverty in Shropshire.



Shropshire has a high rate of fuel poverty and there are a number of different factors which contribute to this:

- Many homes in Shropshire are in rural areas which are off the gas-grid network; this can lead to a higher usage of more expensive forms of heating such as Oil or LPG.

- Large numbers of dwellings in Shropshire are poorly or completely un-insulated, with many being of solid wall construction making them harder and more costly to insulate.
- There are a large number of listed buildings in Shropshire which can often be very hard to treat in terms of insulation, double glazing or installing heating.
- Many properties are "under occupied" i.e. one person may be living in a four bedroom house and having to pay to heat the whole house on a single income

Source: Joint Strategic Needs Assessment 2009 – Shropshire Council