Non-Traditional Housing in Calderdale

Non-Traditional Housing

DEFINITION

Traditional Housing

Usually, houses and flats are traditionally built. By this we mean constructed of brick and tile, brick and slate, stone and slate, render and tile, render and slate or even timber frame, depending on which part of the country you are from.

Non-Traditional Housing

Non-traditional housing construction can be classed as construction techniques that utilise systems of building, focused on speed and economy of construction. It is the sort of construction that is used where a great deal of housing is required quickly, so it was often used by local authorities to mass build.

HISTORY

Pre 1919

House-building had virtually ceased during the four years of the Great War, 1914 - 1918. Prior to this, changes in housing construction had been relatively gradual, allowing plenty of time for assessing the performance in use of materials and components brought together in a novel way.

After the Great War

During World War 1 our housing stock had been bombed and demolished, leaving the country with fewer houses. There had also been a lack of maintenance over the war years, as the workforce had been at war. Upon the return of the armed forces houses were needed quickly. Replacement and renewal of housing was a major issue with an acute shortage of housing. This was when the use of pre-fabrication for house building was first seen in the UK in significant numbers. 1918 was the starting point for non-traditional house building. The building industry at the time was seriously affected by a shortage of skilled labour and essential materials due to the war effort. However, of the total 4.5 million houses erected in Great Britain between 1919 and 1939, the number built by new methods was comparatively small. It is difficult to say precisely how many non-traditional dwellings were built during this period, but the figure is probably less than 250 000, with the vast majority for Local Authority use. In general, the pace of innovation took over and house-builders entered unchartered territories.

After the Second World War

The Second World War brought an even greater demand for the rapid construction of new dwellings. In addition to the need to rebuild homes damaged as a result of the war, the Government had other objectives that were set out in a white paper in 1945, to provide a separate dwelling for any family who wanted one and to complete the slum clearance programme started before the war. After the Second World War there was a surplus of steel and aluminium production, and an industry in need of diversification. These factors drove the move towards the use of prefabrication, as a

result many new varieties of concrete, timber framed and steel framed systems emerged. Whilst most systems were intended to provide permanent or long-term housing a few were intended only as emergency or temporary solutions.

Development of UK Systems

Throughout the 1940s, 1950s and 1960s important changes in house construction were taking place with considerable attention focussed on productivity and new methods of production. The philosophy shifted towards that of Industrialised building. This is based on the principle that as much work as possible is transferred from the site to the factory leaving a simple assembly system to be carried out on site. Off-site manufacturing shifts the entire house-building process into the factory, cutting down on time and gets around the problem of the shortage of skilled labour.

After the war years the types of construction included large panel construction, Wimpey no fine concrete construction, Airey houses and some high rise buildings. 1954 was a high water mark for housing production in the UK, with just under 350 000 dwellings completed. From then on, output dropped steadily, before stabilising at a plateau of around 300 000 in 1960.

During the 1950's high rise construction was gathering pace. There was a lot of enthusiasm for, and confidence in industrialised building by those promoting it. The bias was now towards high and medium rise flats, a pattern which was to continue right through to 1975. However, a large section of the public remained suspicious about 'modern building', particularly high rise construction, whether it was an industrialised building system or not. The subsidy reforms of 1967 effectively rang the death-knell for the tower block, sealed by the partial collapse of Ronan Point, a high rise, 22-storey large panel construction, in 1968.

During the 1960s another approach to construction also gained popularity. Of the great variety of approaches taken, it was found that improvements in productivity could be realised by simplifying (or 'rationalising') the design and construction of traditional buildings to produce the Rationalised Traditional Construction, known as 'Rat-Trads'. They had masonry cross-walls with the front and rear elevations in-filled with storey-height timber framed panels. Dimension and details were standardised.

Another type of construction used during the 1960s and 1970s was volumetric construction which involved producing buildings as a number of boxes that are connected on site. This usually involved lightweight frame constructions of either timber or metal and some pre-cast concrete systems and pre-cast volumetric concrete systems were also used.

In the late 1970s and 1980s steel, timber and concrete systems continue with timber framed construction dominating until a dramatic downturn in popularity following adverse TV coverage. In the early 1980s an episode of World in Action was severely critical of a small group of timer framed dwellings in the West of England. The gist of the programme was that the dwellings were not watertight, and that the inevitable consequence had been early development of decay in parts of the structure. It implied that these dwellings might be typical of all timber frame construction, and that many more owners of such homes could expect severe problems in the future and accordingly timber frame could not be considered a suitably robust means of construction. A survey of more than 400 dwellings, many in areas of severe weather exposure, found no evidence of decay and the

catalogue of failures predicted by the programme never materialised. But the damage was done and this area of the market collapsed because of the programme and the idea of homes from the factory was to lie dormant for the next 15 years.

1974 saw major changes in Building Regulations and very few new systems were developed after that date. The range of systems and construction techniques used has been extremely varied, with over 500 systems used between 1919 and 1976.

Performance of non-traditional Housing

Although age, wear, lack of maintenance and misuse take their toll and make buildings look rather poor, many non-traditional housing systems initially provided quite pleasant looking homes, and a good number remain so. In general most non-traditional housing systems have performed well from a structural point of view, although some problems developed with a number of system-built dwellings.

By the 1980s some fundamental problems affecting structural stability and durability began to emerge in some of the concrete system built houses. The problems occurred, because of either carbonation, or the presence of chlorides in the concrete which resulted in the corrosion of steel.

Overall, the majority of non-traditional dwellings have provided levels of performance not very different from many traditionally built dwellings of the same age. However, there are inherent defects with several systems. Some dwellings may be beyond economic repair.

The Housing Defects Act 1984

Whilst some properties have been successful others suffer from basic design faults. The BRE (Building Research Establishment) was commissioned by the Government in the early 1980s to assess a range of house types whose condition was causing concern. Defects were discovered in the design and construction of a number of house types designed and built before 1960 and these were subsequently designated as inherently defective under the Housing Defects Legislation.

The Housing Defects Act 1984 (now incorporated into the Housing Act 1985) was introduced to deal with these problems. The Act made provision of grants to homeowners wishing to bring their properties up to a mortgage able standard. Owners' were entitled to government assistance for a 10 year period from 1984. Houses subject to assistance were covered by a PRC certificate. Unfortunately the Government ceased to fund the scheme in the 1990s and it lapsed.

One of the main problems with non-traditional houses whether defective or not, is that the mortgage companies such as banks or building societies refused to lend money against them to potential buyers. Under the Right to Buy, it was the tenant who required a mortgage and amendments to the properties were required in order to get it, even though in many cases there was nothing physically wrong with the properties. Therefore, over the years, there has been the need to convert non-traditional housing into traditional housing to improve borrowing opportunities.

The National Home Building Council (NHBC) still keep a list of the firms that will undertake work to the PRC scheme standard and for some people with a PRC constructed home, this is a route to mortgageability.

Housing organisations and associations with large amounts of stock also required properties to be brought up to a more modern standard for thermal efficiency, which normally involved a cladding system along with checks on structural elements. Some properties have even had to be practically re-built, which can be very difficult and would be almost as costly as building from scratch.

Fuel Poverty and Non-Traditional Housing

The Centre for Sustainable Energy (CSE) carried out an investigation into non-traditionally constructed homes and identifying the risk of fuel poverty for residents. The CSE was commissioned to undertake the study for the Hard-to-Treat Homes sub-group of the Energy Efficiency Partnership for Homes (EEPfH). The study used the House Condition Survey data to calculate fuel poverty risk. Standard Assessment Procedure (SAP) ratings were first calculated for each non-traditional housing type and then running costs were compared with published data on general income distribution.

52 Local Authorities with significant numbers of non-traditional housing were identified as study areas. Whilst Calderdale wasn't one of them, Leeds, Bradford and Wakefield were.

The findings were that overall, low-rise non-traditional housing is more energy efficient than traditional masonry dwellings with solid walls, but less so than traditional cavity wall housing. Of the main types of construction, non-traditional, medium and high-rise flats have the highest SAP ratings, despite a significant proportion of inefficient dwellings.

Based on the 'full-income' definition of fuel poverty, levels of fuel poverty are generally higher in both low-rise and high-rise non-masonry dwellings than in other forms of construction, with the exception of traditional masonry dwellings with solid walls.

The research of potential case studies found that significant levels of improvement have been and continue to be carried out on all non-traditional stock. Findings suggest that good practice would require stock owners to thermally improve the walls through external cladding or replacement, insulation of roof or loft spaces and replacing inefficient central heating.

NON-TRADITIONAL HOUSING IN CALDERDALE

Types of Non-Traditional Housing in Calderdale

All Non-Traditional House construction types fall into one of the following four categories:

- Metal Framed Houses (M)
- Pre-Cast Concrete Houses (P)
- In-situ concrete Houses (S)
- Timber framed Houses (T)

There are over 500 different non-traditional construction types used in the country between 1919 and 1976. Other types of non-traditional housing include caravans, mobile homes, park homes and houseboats.

According to the publication Non Traditional Houses – Identifying Non-Traditional Houses in the UK: 1918 – 75, there were **11 different types of Non-Traditional House Constructions used in Calderdale**:

- BISF Type AI (M)
- Lowton Cubitt (M)
- Trusteel 3M (M)
- Trusteel Mk II (M)
- Airey (P) *
- Kenkast (P)
- Newland (P) *
- Tarran Temporary Bungalow (P) *
- Wimpey No-fines (S)
- Rowcon Type I (T)
- Rowcon Type II (T)

*Designated Defective

Details of the different types of construction used in Calderdale

BISF Type A1

Also known as BISF. Manufactured by British Iron & Steel Federation and British Steel Homes Ltd. Period built: 1944 – 50. Number built: 35 000. Designers: Frederick Gibberd and Donoval Lee.

Identification Characteristics
2-storey, semi-detached and terraced houses.
Shallow pitch gable roof covered with profiled asbestos cement sheets.
External walls rendered to first floor level and vertically profiled steel sheets above.
Large ground floor windows.
PS trims to windows and doors.
Some houses have single storey lean-to structure at gable wall

Mount Pleasant Drive, Hebden Bridge. BISF construction

Notes for surveyors:

Minor to severe corrosion of RSA and RSC stanchions, particularly at bases and corners.
Minor to severe corrosion of sheeting rails.
Cracking of ground floor slabs, particularly at corners.
Corrosion of metal lathing and failure of render.
Corrosion of profiled steel sheets and steel flashings.
Corrosion of cast-iron flue pipes and metal cowling.
Deterioration of profiled asbestos cement sheet roof cover.

Lowton-Cubitt

Also known as Cubitt, LC, LC System and Modulow. Manufacturers: Cubitts Construction Systems Ltd and Lowton-Cubitt Housing Ltd. Period Built: 1964 – 1970s. Number Built: 3700. Designer: Lowton Construction Group.

Identification Characteristics:
2-storey terraced houses.
Medium pitch gable roof covered with interlocking concrete tiles.
External walls of tile hanging, PVC shiplap boarding, or render.
Brick panels at separating wall.
Gable wall of brick throughout, or mathematical tiles to eaves level, and vertical timber boarding at apex.
Brick or mathematical tiles returned around front and rear walls.
Some dwellings have integral garages and utility rooms on ground floor giving appearance of 3-storey house.

Fall Spring Gardens, Elland. Lowton Cubitt

Notes for Surveyors:
Minor to moderate corrosion of RSC frame and RS hollow box stanchions, particularly at external wall bases located below DPC.
Damaged, loose or missing holding down bolts.
Vertical and horizontal cracking of gas concrete panels, particularly in separating wall.
Rain penetration at infill panel-brick joints.

(The system was also used for flats)

Trusteel 3M

Also known as: Trusteel. Manufacturer: Trusteel Corporation (Universal) Ltd. Period Built: 1966 -76. Number built: 17 000. Designers: M R Park and C R Stapleford.

Identification Characteristics:
Bungalows, 2-storey semi-detached and terraced houses.
Shallow pitch gable roof or monopitch covered with interlocking concrete tiles or slates or flat roof covered with asphalt.
External walls of brick, concrete panel, tile hanging or shiplap timber boarding throughout or in combination.
Steelwork visible in roof space.

Mixenden Road, Mixenden, Halifax. Trusteel construction (not known if 3M or Mkll)

Notes for surveyors:
Superficial corrosion of cold RSC stanchions, particularly at bases.
Superficial corrosion of steel lintels over doors and windows.
DPC near or below ground level.
Debris and mortar droppings in cavity bottom.
Condensation and mould growth in living areas and roof space.
Damaged, loose of missing roof tiles and flashings
Inadequate fire stopping of separate wall.
Flue pipes misaligned, poor support and missing sections.
(The system was also used for flats)

Trusteel Mk II

Also known as: Minox or Trusteel. Manufacturer: Trusteel Corporation (Universal) Ltd. Period Built: 1946 – 66. Number Built: 20 000. Designer: C R Stapleford.

Identification Characteristics:
Bungalows, chalet bungalows and 2-storey detached, semi-detached and terraced houses.
Medium pitch hipped or gable roof covered with plain or interlocking concrete tiles.
External walls of brick, plain or harled (pebbledash) render, tile hanging or shiplap boarding throughout or in combination.
Steelwork visible in roof space.

Woodbrook Road, Mixenden, Halifax. Trusteel construction (not known if 3M or Mkll)

Notes for Surveyors:
Severe corrosion of steel lattice stanchions, particularly at bases
Severe corrosion of steel lintels and sill supports.
DPC's near or below ground level.
Debris and mortar droppings in cavity bottom.
Sulfate attack to concrete ground floor slab.
Corrosion of galvanised windows.

Airey - Designated Defective

Also known as: Airey new improved duo-slab house. Manufacturer: W Airey & Sons Ltd and R Costain Ltd. Period Built: 1945 – 55. Number Built**:** 26 000. Designers: Frederick Gibberd.

Identification Characteristics:
2-storey semi-detached houses.
Medium or steep pitch hipped or gable roof covered with tiles or flat roof covered with bituminous felt.
External walls of exposed aggregate PRC panels throughout with upper panels oversailing lower panels.
Splayed PRC corner panels.
Tile hanging or horizontal timber boarding to gable apex.

Westfield, Hebden Bridge. Airey construction

Notes for Surveyors:
Cracking of PRC columns.

Water penetration through PRC panels.
High chloride content in PRC panels.

Kencast

Manufacturer: Kencast Buildings Ltd. Period Build 1960's. Number Built: 1000

Identification Characteristics:
Detached and semi-detached bungalows.
Medium Pitch gable roof covered with slates or tiles.
External walls rendered throughout.
Tile hanging at gable apex.
Some bungalows have vertical timber boarding below some front wall window.
Whilst publications lead us to believe there were Kencast houses constructed in Calderdale, none have been identified. This picture shows a typical Kencast detached bungalow.

Kencast bungalow, Oswestry.

Note for Surveyors:
Hairline cracking between components

Newland – Designated Defective

Also known as: Tarran-Newland. Manufacturer: Tarran Industries Ltd. Period Built: 1944 – 56. Number Built: 8000 (included Dorran, Myton, Newland & Tarran)

Identification Characteristics:
2-storey semi-detached terraced houses.
Shallow pitch gable roof covered with tiles or profiled asbestos cement sheets.
External walls of narrow storey height PRC panels.
Gable wall apex of asbestos cement sheets.
Flat canopy over recessed front door.

The Newlands, Sowerby. Tarran-Newland construction

The house in the middle of the picture, with the red door, shows the construction in its original condition, prior to renovation, all the rest of the houses on this street have been refurbished and brought up to modern standards.

Notes for Surveyors:
Cracking and spalling of columns, panels and kerb units.
Appreciable differences in carbonation rates measured both internally and externally
Sometimes significant levels of cast-in chloride.

An advert from 1948, for 100 new Tarran-Newland houses in Halifax!


126

100

TARRAN-NEWLAND HOUSES

for HALIFAX

Soon, a hundred Halifax families will be enjoying the modern comfort of the Tarran-Newland House — a factory-built house which can be erected quickly, thus effecting economy in skilled site labour, and which displays the artistic line and fine workmanship which belong to the best architecture of all generations.

TARRAN INDUSTRIES LTD

Public Works, Building and Civil Engineering Contractors, Specialists in Factory-made Building Units.

LONDON 7 WARWICK HOUSE STREET, COCKSPUR STREET, S.W.1. WHITEHALL 6881
HULL CLOUGH ROAD, HULL HULL 898 (6 LINES)
GLASGOW HOSKING, 141, BELLSHILL, LANARKSHIRE BELLSHILL 3313

<u>Tarran Temporary Bungalow</u> – Designated Defective

Also known as: Prefab, Tarran, Tarran Mark IV. Manufacturer: Tarran Industries Ltd. Period Built: 1944 – 56. Number Built: 8000 (included Dorran, Myton, Newland and Tarran).

Identification Characteristics:
Detached bungalows.
Shallow pitch gable roof covered with profiled asbestos cement sheets.

External walls of storey height aggregate-faced PRC panels throughout.
Metal cowl to chimney.

Wadsworth Ave, Todmorden. Tarran bungalows

Lacy Ave, Todmorden. Tarran bungalows.

Notes for Surveyor:
High rates of carbonation of internal surface of PRC panels.
Low rates of carbonation of external surface of PRC panels.
High rates of carbonation and low levels of chloride in PRC corner columns.
Cracking and spalling of PRC panels and columns.
Softening and rot of timber kerb.

Wimpey No-Fines

Also known as: Butterfly, Butterfly No-Fines, Formwall, Gateshead butterfly, Gateshead No-Fines, No-fines, Wimpey, Wimpey W6M. Manufacturer: George Wimpey & Co. Ltd. Period Built: 1940's – 1970's. Number built: 300 000.

Identification Characteristics:
Bungalows and 2-storey semi-detached and terraced houses.
Medium pitch hipped or gable roof covered with tiles, or flat or shallow valley roof covered with bituminous felt of asphalt.
External walls of render throughout, or to front and rear walls and flank wall of brick.
Precase concrete corbel to gable end eaves.
Some dwellings have front bay windows.

Sandhall Lane, Pellon, Halifax. Wimpey No Fines Flats.

Notes for Surveyors:
Vertical cracking of no-fines concrete external walls.
Horizontal cracking of render above window drips.
Scarcity and corrosion of wall ties to brick cladding.
Low to high rates of carbonation of dense aggregate concrete ring beams.

(The system was also used for flats)

Rowcon Type I

Also known as: Rowcon. Manufacturer: Rowlinson construction Ltd. Period Built: 1961 – 70. Number Built: 1700.

Identification Characteristics:
2-storey terraced houses.
Medium pitch gale roof covered with tiles or flat roof covered with bituminous felt.
Front and rear external walls of painted plywood with brick piers at separating walls.
Gable wall of brick or concrete blocks returned around corners.
Some houses have concrete block pier at separating wall.
Whilst publications lead us to believe there were Rowcon houses constructed in Calderdale, none have been identified. This picture shows a Rowcon Type I construction.

Notes for Surveyors:
Localised wetting of bottom rail of timber frames and adjacent cladding.
Localised decay of door and window frames.
Voids in concrete fill in separating wall.
No breather membrane to external wall timber frame panels.

Rowcon Type II

Also known as: Rowcon. Manufacturer: Rowlinson Construction Ltd. Period Built: 1966 – 70. Number Built: 1700. Designer: K H Edmondson.

Identification Characteristics:
2-storey terraced houses.
Monopitch roof covered with tiles.
Front and rear external walls of brick with horizontal timber boarded panels above doors and 2-storey feature panels with aggregate render below windows and tile hanging at gable apex.

Gable wall of brick throughout or to upper storey window head level and tile hanging above.

Whilst publications lead us to believe there were Rowcon houses constructed in Calderdale, none have been identified. This picture shows a Rowcon Type II construction.

Notes for Surveyors:
Localised decay of timber window frames.
Lack of fire stopping in external wall cavity at separating wall.
Voids in concrete fill in separating wall.
(The system was also used for flats)

As a point of interest, according to the same publication, neighbouring Local Authorities have the following number of different types of non-traditional construction:

- Bradford: 19
- Kirklees: 5
- Leeds: 42
- Wakefield: 20

High Rise Flats

Besides the above types of non-traditional constructions, there are also 21 high rise blocks of flats in Calderdale, across the Borough:

Address	Number of flats in block
• Albion Court, Halifax	85
• St JamesCourt, Halifax	67
• Lister Court, Halifax	90
• Shaw Lodge, Halifax	84
• Blenheim Court, Halifax - Empty – in regeneration area	106
• Westbrook Court, Halifax – Empty – in regeneration area	107
• Cobden Court, Halifax – Empty – in regeneration area	107
• Akroyd Court, Boothtown	85

• Range Court, Boothtown	85
• Haley Court, Boothtown	85
• Mixenden Court, Mixenden	95
• Jumples Court, Mixenden	95
• Wheatley Court, Mixenden	96
• Dodgeholme Court, Mixenden – Empty – Condemned	101
• Hebble Court, Mixenden	96
• Towngate House, Elland	60
• Castlegate House, Elland	32
• Church House, Elland	32
• Talbot House, Elland	64
• Ladstone Towers, Sowerby Bridge	86
• Houghton Towers – Sowerby Bridge	87
Total number of flats	**1745**

High Rise Flats, Calderdale

Shaw Lodge, Halifax

Hebble Court, Mixenden

Akroyd Court, Boothtown

Church House, Elland

Ladstone Towers, S Bridge

Jumples Court, Mixenden

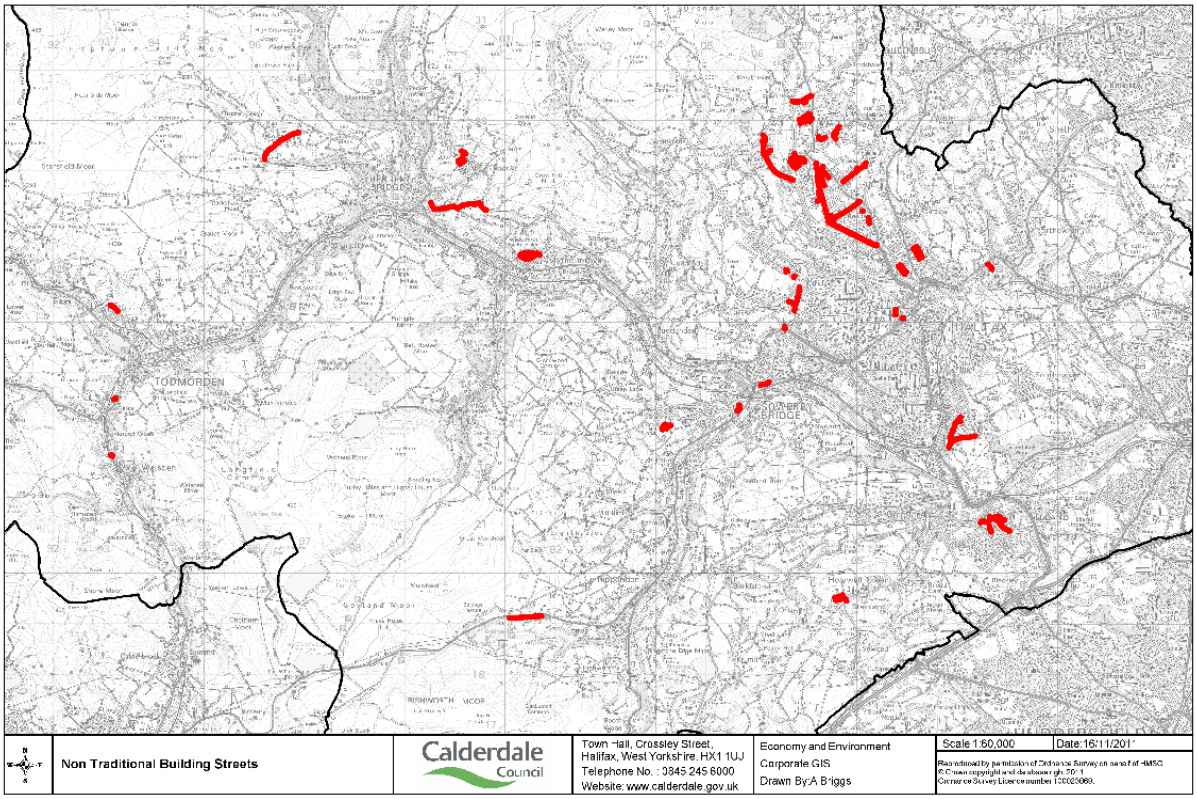
Number of Non-Traditional Houses in Calderdale

Whilst it is not known exactly how many non-traditional construction houses there are in the Borough of Calderdale we estimate there to be in the region of **2392.**

(This doesn't include 100 caravans/park homes, 8 houseboats and 1745 flats in 21 High Rise Blocks).

Location of Non-Traditional Housing in Calderdale

This map shows the location of non-traditional housing in Calderdale:



The following table shows the streets in Calderdale, in order of post code, with non-traditional housing, as highlighted on the above map and, where known, the type of non-traditional construction used:

House no.s	Street	Post code	Type of Non-Trad construction	External wall insulation fitted y/n	Date EWI installed
	Whinney Hill Park, Brighouse	HD6 2PU	Non-Trad Houses		
	Albion Court, Halifax	HX1 1YN	High Rise Flats		
	St James Court, Halifax	HX1 1YP	High Rise Flats		
	Shaw Lodge, Halifax	HX1 2NA	High Rise Flats		
	Clarence Street, Halifax	HX1 5DH	Non Trad Flats - Wimpey No Fines Flat		
	Lister Court, Halifax	HX1 5DR	High Rise Flats		
	Brunswick Gardens, Halifax	HX1 5HJ	Non Trad Flats		
	Cobden Court,	HX1 5TE	High Rise Flats		

Halifax		
Blenheim Court, Halifax	HX1 5TG	High Rise Flats
Westbrook Court, Halifax	HX1 5TH	High Rise Flats
Mount Pleasant Avenue, Halifax	HX1 5TN	Non-Trad Houses
St Winifred's Close, Illingworth, Hx	HX1 8LR	Non-Trad Houses - Wimpey No Fines
Sandhall Lane, Pellon, Halifax	HX2 0DJ	Non Trad Flats - Wimpey No Fines Flat
Sandhall Drive, Pellon, Halifax	HX2 0DL	Non-Trad Flats - Wimpey No Fines Flat
Ling Bob Croft, Halifax	HX2 0PX	Non Trad Flats - Wimpey No Fines Flat
Ling Bob Close, Halifax	HX2 0QA	Non Trad Flats - Wimpey No Fines Flat
Cote Hill Fold, Halifax	HX2 7LX	Non Trad Flats - Wimpey No Fines Flat
Moorland Close, Ovenden, Halifax	HX2 8AQ	Non Trad Flats - Wimpey No Fines Flat
Cousin Lane, Illingworth, Halifax	HX2 8DZ	Non Trad Flats - Wimpey No Fines Flat
Myrtle Drive, Illingworth, Halifax	HX2 8HQ	Non Trad Houses - Trusteel
Myrtle Avenue, Illingworth, Halifax	HX2 8HS	Non Trad Houses - Trusteel
Solstice Way, Illingworth, Halifax	HX2 8JH	Non Trad Houses - Wimpey No Fines
Watkinson Bungalows, Illingworth, Hx	HX2 8JT	Non Trad Flats
Dudley Crescent, Illingworth, Halifax	HX2 8LD	Non Trad Houses - Wimpey No Fines
Turner Avenue North, Illingworth, Hx	HX2 8LF	Non Trad Houses - Wimpey No Fines
Church Close, Illingworth, Halifax	HX2 8LJ	Non Trad Houses - Wimpey No Fines
Jumples Court, Mixenden, Halifax	HX2 8NS	High Rise Flats
Dodgeholme Court, Mixenden, Halifax	HX2 8NU	High Rise Flats
Hebble Court, Mixenden, Halifax	HX2 8PA	High Rise Flats
Mixenden Road, Mixenden, Halifax	HX2 8PU	Non Trad Houses - Trusteel
Woodbrook Road, Mixenden, Halifax	HX2 8PY	Non Trad Houses - Trusteel

Mixenden Court, Mixenden, Halifax	HX2 8QJ	High Rise Flats
Wheatley Court, Mixenden, Halifax	HX2 8QL	High Rise Flats
Hambleton Drive, Mixenden, Halifax	HX2 8SP	Non-Trad Houses
Hunter Hill Road, Mixenden, Halifax	HX2 8ST	Non-Trad Houses
St Andrews Close, Illingworth, Halifax	HX2 9AW	Non Trad Flats
Watkinson Road, Illingworth, Halifax	HX2 9DB	Non Trad Flats
Moss Drive, Illingworth, Halifax	HX2 9HA	Non Trad Flats - Wimpey No Fines Flat
Field Head Lane, Illingworth, Halifax	HX2 9JL	Non Trad Houses
North Byland, Illingworth, Halifax	HX2 9JT	Non Trad Houses - Wimpey No Fines
West Byland, Illingworth, Halifax	HX2 9JU	Non Trad Houses - Wimpey No Fines
North Bolton, Illingworth, Halifax	HX2 9JW	Non Trad Houses - Wimpey No Fines
Byland, Illingworth, Halifax	HX2 9JX	Non Trad Houses - Wimpey No Fines
East Byland, Illingworth, Halifax	HX2 9JY	Non Trad Houses - Wimpey No Fines
East Fountains, Illingworth, Halifax	HX2 9JZ	Non Trad Houses - Wimpey No Fines
North Selby, Illlingworth, Halifax	HX2 9LG	Non Trad Houses - Wimpey No Fines
South Selby, Illingworth, Halifax	HX2 9LH	Non Trad Flats - Wimpey No Fines
Selby, Illingworth, Halifax	HX2 9LQ	Non Trad Flats - Wimpey No Fines
Mozeley Drive, Illingworth, Halifax	HX2 9RG	Non Trad Flats - Wimpey No Fines Flat
Nursery Close, Ovenden, Halifax	HX3 5NT	Non Trad Flats - Wimpey No Fines Flat
Ovenden Way, Ovenden, Halifax	HX3 5NU	Non Trad Flats
Grove Court, Ovenden, Halifax	HX3 5QR	Non Trad Flats - Wimpey No Fines Flat
Athol Close, Ovenden, Halifax	HX3 5SB	Non Trad Flats - Wimpey No Fines Flat
Nursery Lane, Ovenden,Halifax	HX3 5SW	Non Trad Flats - Wimpey No Fines Flat
Haley Court, Boothtown, Halifax	HX3 6DE	High Rise Flats
Akroyd Court,	HX3 6DG	High Rise Flats

Boothtown, Halifax		
Range Court, Boothtown, Halifax	HX3 6DH	High Rise Flats
Woodside View, Boothtown, Halifax	HX3 6EH	Non Trad Houses - Wimpey No Fines
Woodside Crescent, Boothtown, Hx	HX3 6EJ	Non Trad Flats - Wimpey No Fines Flat
Woodlands Avenue, Boothtown, Hx	HX3 6HJ	Non Trad Flats - Wimpey No Fines Flat
Woodlands Grove, Boothtown, Hx	HX3 6HP	Non Trad Flats - Wimpey No Fines Flat
Shibden Grange Drive, Shibden, Hx	HX3 6XJ	Non Trad Flats - Wimpey No Fines Flat
Park Lane, Siddal, Halifax	HX3 9ED	Non Trad Flats - Wimpey No Fines Flat
Backhold Lane, Siddal, Halifax	HX3 9EJ	Non Trad Flats - Wimpey No Fines Flat
Fall Spring Gardens, Elland	HX4 9PB	Non Trad Flats - Lowton Cubitt
Mexborough House, Elland	HX5 0BG	Non Trad Flats
York House, Elland	HX5 0BQ	Non Trad Flats
Savile House, Elland	HX5 0BS	Non Trad Flats
Church House, Elland	HX5 0BU	High Rise Flats
Quarmby House, Elland	HX5 0BX	Non Trad Flats
Rutland House, Elland	HX5 0BY	Non Trad Flats
Calder House, Elland	HX5 0DA	Non Trad Flats
Derwent House, Elland	HX5 0DH	Non Trad Flats
Brooksbank Gardens, Elland	HX5 0DJ	Non Trad Flats
Talbot House, Elland	HX5 0DL	High Rise Flats
Towngate House, Elland	HX5 0DN	High Rise Flats
Castlegate House, Elland	HX5 0RN	High Rise Flats
Coniston House, Elland	HX5 0RP	Non Trad Flats
Cornwall House, Elland	HX5 0RW	Non Trad Flats

Lower Bentley Royd, S Bridge	HX6 1DW	Tarran Bungalows
The Newlands, Sowerby Bridge	HX6 1HG	Non Trad Houses - Tarran
Salisbury House, Sowerby Bridge	HX6 2LG	Non Trad Flats
Winchester House, Sowerby Bridge	HX6 2LJ	Non Trad Flats
Canterbury House, Sowerby Bridge	HX6 2LL	Non Trad Flats
Wells House, Sowerby Bridge	HX6 2LN	Non Trad Flats
Ripon House, Sowerby Bridge	HX6 2LQ	Non Trad Flats
Ladstone Towers, Sowerby Bridge	HX6 2QP/W	High Rise Flats
Houghton Towers, Sowerby Bridge	HX6 2QR/S	High Rise Flats
Croft House, Sowerby Bridge	HX6 3AS	Non Trad Flats
Ryburn Street, Sowerby Bridge	HX6 3AZ	Non Trad Flats - Wimpey No Fines Flat
Rochdale Road, Triangle	HX6 3PE	Tarran Bungalows
Beeston Hurst, Ripponden, S Bridge	HX6 4LP	Non Trad Houses - Airey
Banksfield Avenue, Hebden Bridge	HX7 5NB	Non Trad Houses - BISF
Banksfield Crescent, Hebden Bridge	HX7 5NG	Non Trad Flats
Mount Pleasant Drive, Hebden Bridge	HX7 5NQ	Non Trad Houses - BISF
The Woodlands, Hebden Bridge	HX7 6JP	Non-Trad Houses
Smithy Lane, Colden, Hebden Bridge	HX7 7HN	Non Trad Houses - Airey
Wadsworth Lane, Hebden Bridge	HX7 8DL	Non Trad Houses - BISF
Moorfield, Hebden Bridge	HX7 8SG	Non Trad Flats
Westfield, Wadsworth, Hebden Bridge	HX7 8SH	Non Trad Houses - Airey
Hallroyd Crescent, Todmorden	OL14 5DA	Non-Trad Houses
Hallroyd Place, Todmorden	OL14 5DB	Non-Trad Houses

Lacy Avenue, Todmorden	OL14 6RP	Non Trad Houses - Tarran
Mount Pleasant, Todmorden	OL14 7AS	Non-Trad Houses
Stubley Holme, Todmorden	OL14 7EJ	Non-Trad Houses
Wadsworth Avenue, Todmorden	OL14 7NF	Non Trad Houses - Tarran
Cedar Street, Todmorden	OL14 7TB	Non-Trad Houses
Yewtree Court, Todmorden	OL14 7TF	Non-Trad Houses
Whirlaw Avenue, Todmorden	OL14 8DP	Non-Trad Houses - Airey
Bobbin Mill Close, Todmorden	OL14 8PZ	Non-Trad Houses

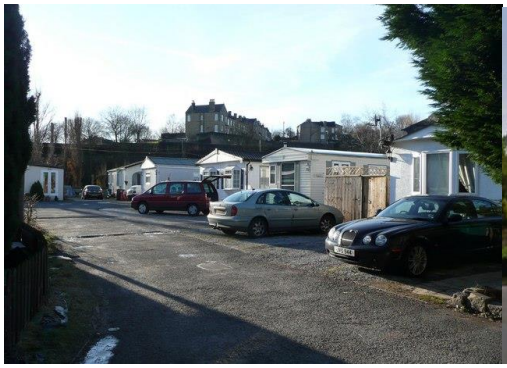
Other Types of Non-Traditional Housing in Calderdale

In Calderdale there are other types of Non-Traditional Housing such as Caravans, Mobile Homes, Park Homes, and Houseboats.

Caravans
In Calderdale there are 5 registered caravan sites:

- Atlas Mill Caravan Site, Brighouse with 24 caravans
- Elland Hall Caravan Park, Elland with 21 caravans
- Ladstone Park, Sowerby Bridge with 13 caravans
- Pennine Caravan and Campsite, Heptonstall with 10 caravans
- Upper Abbots Royd Farm, Barkisland with 32 caravan

Atlas Mill Road Caravan Site



Upper Abbots Royd Caravan Site

Static Caravans or mobile homes, are prefabricated homes built in factories and then taken to the place where they will be occupied. They are usually placed in one location and left there permanently.

Caravans were initially marketed primarily to people whose life style required mobility. However, in the 1950's, the homes began to be marketed as an inexpensive form of housing designed to be set up and left in a location for a long time or even permanently, installed with a masonry foundation.

Previously, units had been less wide, but in 1956 a wider version was introduced along with the new term 'mobile home'. The homes were given a rectangular shape and made from pre-painted aluminium panels. During the 1960's and 1970's the homes were made even longer and wider, making mobility more difficult. Nowadays, when a factory-built home is moved to a location, it is usually kept there permanently and the mobility of the units has considerably decreased.

Park Homes (Mobile Homes)

Although the legal definition of a park home is still that of 'mobile home', today's park home is a spacious modern bungalow. In appearance, there is virtually no difference between a park home and a conventional house. Many park homes look like attractively designed and traditionally built bungalows with a pitched roof. The only real difference is the method of construction.

They are constructed to a British Standard under carefully controlled workshop conditions before being transported to the park. Here they are sited on a base and connected to all mains services such as electricity, drainage and sometimes mains gas.

A park home is timber framed and provided with a tough and durable weatherproof exterior, plus a textured finish. Particular attention is paid to achieving a high level of insulation. This keeps heat loss and future energy bills to a minimum. Park homes are designed for easy maintenance, and owners are unlikely to be faced with sudden high repair bills.

A modern park home

They are fitted out to a very good standard and are usually supplied fully furnished, including new carpets, curtains, dining and living room furniture, new beds and fitted bedrooms, bathrooms and kitchens. The park home's luxurious modern interior, provides good sized living areas and a separate kitchen with integrated appliances with either two or three bedrooms with built-in wardrobes. Central heating and double glazing are usually installed as standard.

Costs of park homes compare very favourably with conventional housing. They can vary according to the make and model and the market value of the land on which the home is situated, the same factors which influence the price of a conventional home. There is a wide choice to be found with prices varying from £60 000 - £90 000. However, prices can rise to over £250 000 in the more highly priced areas such as in the South of the country. Park fees, known as pitch fees, may be in the range of £120 - £200 per month, influenced by the location of the park, and/or the amenities it provides. Usual financial provision is made by the park home owner for gas, water, electricity and council tax.

Most park homes are rated Band A for council tax purposes (the lowest band) and all the ones situated in Calderdale are Band A.

The Mobile Homes Act 1983 gives owners of park homes security of tenure. It also gives the home owner the right to sell the home on the park, and the right to leave it to certain members of the family. The protection offered by the Mobile Homes Act 1983 applies to licensed residential parks only and is not available on holiday parks. There are also important differences between a residential park home, which is designed and built for permanent living, and a caravan holiday home, which is constructed to different standards to reflect its use as leisure accommodation

Most park residents are retired, with about 80% in or near retirement, although some parks have a higher proportion of park home owners who go out to work on a full-time or part-time basis. Many residential parks are real communities where no-one need feel isolated. Many park home owners enjoy being drawn into the activities, committees, clubs and other social opportunities which develop as a result of initiatives by residents themselves. Other family members of park home owners also have peace of mind from the knowledge that many parks area kin to semi-sheltered environments, with a resident owner or manager to provide additional security.

Houseboats

In Calderdale there are a number of locations for moorings for houseboats:

- Salterhebble Locks, Halifax
- Canal Wharf, Sowerby Bridge
- Hebble End, Hebden Bridge
- Hebden Bridge Marina, Hebden Bridge
- Mayroyd Moorings, Hebden Bridge
- Stubbing Lock, Hebden Bridge
- Baltimore Marina, Todmorden
- Canal Side Moorings, Todmorden

Whilst some people might live on houseboats permanently others move around the country's 4000 miles of canals and waterways, depending upon their type of licence. Without a permanent mooring, boats can stay no more than 2 weeks in one location and must move more than two miles away to their next location. There are about 8 houseboats moored permanently in Calderdale.

A typical houseboat

According to Department for Communities and Local Government, the average house price is £207 000, putting conventional property ownership, out of the reach of millions. A residential boat is a far cheaper outlay. The average price of a canal boat – the most common form of floating home – is anything between £60 000 and £100 000, according to the National Association of boat Owners (NABO). But there are other costs involved as well such as a boat safety certificate (like an MOT), insurance, and a mooring permit. A permanent mooring can cost £2000 in the north and as much as £5000 in the south.

Buying a houseboat is not 'getting on the property ladder', it is not like buying real estate and the boat will depreciate. Unlike houses, narrow boats are not investments and are unlikely to appreciate although they should retain current values because the cost of new boats continues to rise.

People living on boats need to adapt to a simple lifestyle, with little space for storage and possessions. The pace of life may be slow, but at times it can be hard work such as carrying coal on board, emptying the loo, and washing clothes by hand.

Also, living on a houseboat, there are issues with water, cold, heating, and condensation. They cannot be insulated so other measures need to be put in place in order to keep warm, such as gas heaters, solid fuel burners, using wood or coal, central heating or even under floor heating, which can now be fitted to houseboats and is a good idea when space is at a premium.

Mill Conversions, Straw Bale Construction, Wooden Huts, etc

Under this heading, we would like to ask for any information about location and addresses of any such constructions/conversions and any others you may be aware of. Also, any comments you would like to add would be much appreciated.

Conclusion

Not all non-traditional housing and prefabricated property is necessarily unmortgageable or defective. It depends very much on the type of construction and whether a scheme of repair has been effected. It is not always obvious to the lay person that a property is prefabricated or whether it may be classed as a 'defective dwelling', especially as over the years there has been a need to convert non-traditional housing into traditional housing for mortgage and insurance purposes.

And the Future...

Prefabrication has not gone away. Timber 'kit' houses can still be purchased and are very popular with self-builders and steel often forms the loadbearing element of new property**.** Prefabricated structures are very popular in many European countries and the trend will, to some extent, be reflected in England in the future**.**