

York Private Sector Housing Strategy - Action Plan 2014-2019

1	Strategic Aim 1. Encourage and support owner occupiers to maintain safe homes free from category one hazards			
1	Partnerships: Homes and Loans Service, Age UK York, Ward Members			
1	Objectives and outcomes	Why	Baseline position	Target/date
1	Reduced proportion of category 1 hazards in dwellings in the poorest performing areas, households and dwelling types	Overall condition is relatively good, though some disparities in performance exist between different areas and dwelling types	11,444 dwellings in the private sector have category 1 hazards (BRE 2015)	To maintain and where possible improve the levels
1	Increased public awareness of the range of services available to encourage and support owner occupiers	Many owner occupiers do not know what information and advice is available	Overall awareness of key services is low	Increase advice and information in the poorest performing areas in the city
1	Encourage and support greater access to home appreciation loans and equity release products to fund repairs and maintenance	Equity potential among owner occupied households is high. Attitudes to equity release for households in non-decent housing is encouraging	The Private Sector Assistance policy provides a safety net for vulnerable customers	To maintain the safety net for vulnerable customers who can not access a commercial loan
1	Strategic Aim 2. Encourage, support and regulate private landlords and agents in providing provide safe and well managed properties free from category 1 hazards. Inform and support tenants around what they can expect.			
1	Partnerships: Higher York, Safer York Partnership, Independent Landlords, National Landlord Association, York Residential Landlord Association, Association Residential Letting Agents			
1	Objectives and outcomes	Why	Baseline	Target/date
1	Encourage and support landlords and agents to reduce number of category 1 hazards in private rented homes with a particular focus on HMOs and poorest performing areas	Private rented sector is growing and the overall standards are worse. We need to ensure the sector is fit for purpose for years to come.	3,711 PRS dwellings have category 1 hazards (BRE 2015)	Reduce the gap between tenures and dwelling types by 2021

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1	Consider the need to extend licensing of HMOs to smaller HMOs	Private rented sector is growing and the overall standards are worse. We need to ensure the sector is fit for purpose for years to come.	3,711 PRS dwellings have category 1 hazards (BRE 2015)	Reduce the gap between tenures and dwelling types by 2021
1	Improve the sector by ensuring that all landlords and agents have access to good quality training	Private rented sector is growing and the overall standards are worse. We need to ensure the sector is fit for purpose for years to come.	3,711 PRS dwellings have category 1 hazards (BRE 2015)	Reduce the gap between tenures and dwelling types by 2021
1	Regulate more robustly and take action against the worst landlords and agents	The majority of landlords and agents maintain a good standard of accommodation. However there are a very small number who flout the law	Given the growing importance of the sector we need to step up our approach to those landlords who do not respond to encouragement and support, and take action	Complete review of enforcement policy 2017.
1	Actions towards this objective will include:			
1	Increased awareness of tenants rights, responsibilities and support available	Lack of knowledge is the main cause of poorer standards in the private rented sector	85% of landlords own just 1 or 2 properties and lack of knowledge is the main cause of poorer standards	Annual landlords fair and private sector tenant event. Implement national 'tenants charter' and national code of conduct for landlords
1	Strategic Aim 3. To enable people whose independence may be at risk safely remain in or return to their home			
1	Voluntary Sector, Citizen's Advice, Age UK, CCG, Be Independant, CYC Housing, CYC Adult Services, Ward members			
1	Objectives and outcomes	Why	Baseline	Target/date
1	Reduce number of category 1 hazards relating to falls in households with older people/children with a focus on the worst performing areas	York has higher than the national average figures for vulnerable households living in, or returning to homes with category 1 hazards are more likely to be admitted/re-admitted to hospital.	7546 category 1 hazards that relate to falls	Reduce the number of category 1 hazards

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1	Ensure that those who need adaptations to help them remain in or return to their accommodation receive the appropriate level of advice, support and assistance	To meet the growing demand of an ageing population and disabled children with complex needs	130-150 Disabled Facilities Grants 2015	Assist a minimum of 150 households access Disabled Facilities Grants per year
1	Increased awareness of the "stay at home services" available to support independence	To target older householders who are more at risk re services which would help them to remain at home	There are a range of services in place across the city provided by both CYC and the voluntary sector	To target the wards with greatest risk of falls and excess cold hazards
1	Strategic Aim 4. Maximise use of the existing housing stock to increase the supply of decent affordable homes			
1	Homes and Loans Service, North Yorkshire Fire and Rescue, North Yorkshire Police, Homes and Communities Agency			
1	Objectives and outcomes	Why	Baseline	Target/date
1	Maintain accurate information about the numbers of long-term empty Properties.	High housing demand so every property counts	194 long term empty properties 2014	Ongoing reduction in LTE properties by 2021
1	Encourage owners of privately owned empty homes to bring them back into use.	Empty homes are a waste of resources and by targetin empty homes it maxamises the new homes bonus nad increases the number of affordable homes in the city	xx households on the waiting list	To target 30 homes per year to brought back in to use
1	Target owners whose empty homes cause a significant detrimental impact to the neighbourhood	Empty homes can be a source of environmental nuisnace, ASB and blight to neighbourhoods especially where long term empty homeowners have not engaged with the council	xxx homes have been identified as having a detrimental problem	To target these as part of the 30 homes per year to brought back in to use
1	Strengthen existing and develop new partnerships to reduce the number of long-term empty homes in particular above shops	To ensure that available space is used for housing and to help regenerate the city centre	Upper floors study suggest that there is about 360,000Sq ft of useable space which equates to 800 1 bedroom flats	To target these as part of the 30 homes per year to brought back in to use

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1	Reduced proportion of under occupied private sector homes (as part of the wider York Housing Strategy)	Very high levels of under occupation suggesting York is not making best use of its existing housing stock	77% under occupancy in 2008	Less than 77% under occupancy by 2021
1	Strategic Aim 5. Enable more sustainable homes by increasing energy efficiency and reducing fuel poverty			
1	Citizen's Advice, Better Homes York, CYC Housing and CYC Sustainability			
1	Objectives and outcomes	Why	Baseline position	Target/date
1	Improve energy efficiency by targeting work in the worst performing areas and property types	The overall energy efficiency of dwellings in York is relatively high when compared to the national figure. overall energy efficiency is good some disparities in performance exist between areas.	Average SAP rating figure for owner occupied stock is 59 and for private rented stock it is 56 (BRE 2015)	All wards in line with the current city average SAP rating, which is 59, by 2021
1	Reduce fuel poverty by targeted work in the worst performing areas and property types	Fuel poverty in the city has doubled since 2008	15% of households living in the private sector are in fuel poverty (BRE, 2015)	All wards in line with current city average for fuel poverty by 2021
1	Maximise funding opportunities from LCR/YNYER/other partners	The overall energy efficiency in York is good, however there are some disparities in performance between areas of the city.	Average city wide energy efficiency rating (SAP) 59 in 2015 but some areas/sectors/house types showing poorer performance	To help a minimum of 200-400 homes/year improve the energy efficiency of their homes
1	Partnerships Strong partnerships form the foundation of this strategy. It is important to maintain and develop regional partnerships, including in the Leeds City Region and North Yorkshire and East Riding and also local partnerships, including the Safer York Partnership, Age UK, Citizens Advice and the CCG. This strategy will be shared and communicated to partners and potential partners to assist delivery of the strategy's aims.			

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Governance

The steering group that developed this strategy will meet at least annually to review progress and ensure the strategy remains responsive to emerging needs.

We will produce a short annual report to be published on the council's website.

Within the action plan, the baseline position along with a target and date to be achieved accompanies each objective.

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Monitoring

Within the action plan, the baseline position along with a target and date to be achieved accompanies each objective. This will be monitored through a performance monitoring and data reporting. There are also other performance indicators being monitored and ways of measuring the success of the strategy.

Satisfaction surveys with the adaptations and loans services

Monitoring of the Disabled Facilities Grant

HSSA - Annual return

Number of people taking up Better Homes/Collective Switch

Next BRE or stock condition survey

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KEY: