

CABINET (HOUSING) COMMITTEE

3 FEBRUARY 2016

PRIVATE SECTOR HOUSING RENEWAL STRATEGY 2016 – 2021

Report of ASSISTANT DIRECTOR (CHIEF HOUSING OFFICER)

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RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

The Private Sector Housing Renewal Strategy is part of a family of strategies that underpin the main Winchester Housing Strategy and aims to compliment the Preventing Homelessness Strategy (Report CAB 2549 refers) which was endorsed by Cabinet on 26 March 2014.

The current Private Sector Housing Renewal Strategy has lapsed and this Report has been prepared to inform Members of the proposed direction of the new strategy.

RECOMMENDATIONS:

That the proposals within this Report are agreed for inclusion in the new Private Sector Housing Renewal Strategy and that subject to any revisions, a new draft Strategy be submitted to the Cabinet (Housing) Committee in March 2016 for recommendation to Cabinet.

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DETAIL:

1 Introduction

- 1.1 This report seeks to provide an overview on the progress to date of reviewing the Private Sector Housing (PSH) Renewal Strategy 2016 – 2021.
- 1.2 The Council approved the last PSH Renewal Strategy in 2009.
- 1.3 It should be considered within the context of the overarching Winchester Housing Strategy 2013 / 14 – 2018 / 19 (Appendix 1).

The Winchester Housing Strategy priorities are as listed below:

- To maximise the supply of high quality affordable housing in urban and rural areas;
 - To improve the housing circumstances of vulnerable and excluded households;
 - Supporting local people accessing high quality and affordable housing which meet their needs;
 - To make best use of housing;
 - To support our residents.
- 1.4 By way of background, the Council commissioned a private sector house condition survey, carried out by David Adamson and Partners and the Report was published in July 2015. (Appendix 2). An executive summary of the Report is available in Appendix 1. The survey programme was designed and implemented according to national guidelines issued by the Department for Communities and Local Government in England.
 - 1.5 A sample size of 800 dwellings was inspected representing 1.9% of a total private sector housing stock of around 41,500 dwellings. To adequately reflect the distribution and composition of private sector housing within the Council area, the sample was stratified into 8 Parish Groups. The survey did

not include social housing owned by Housing Associations in the District, or Council owned housing stock.

- 1.6 The survey results and statistical evidence provide an up to date review of private sector housing conditions, trends and issues within the Winchester District. The survey concluded overall that the housing stock in all private tenures is generally in good condition and that since the last survey in 2007:
- a) Fuel poverty in respect of PRS properties in the Winchester district has dropped from 9.6% in 2007 to 7.7% in 2014.
 - b) The SAP rating across the district for PRS properties has also increased from 56 in 2007 to 64 in 2014.
 - c) Rates of non-Decency have fallen from 22.1% of private housing in 2007 to 16.5% in 2014.
- 1.7 The survey recommended a number of areas for future consideration as part of the review process as listed below.

Key direction and areas for future strategy consideration:

- Intervention in the multi-occupied component of the private rented sector including licensing where appropriate and landlord engagement.
- Support for economically vulnerable households, elderly households and households with children living in non-Decent homes across private sector tenures
- Encouragement of owner-occupied home improvement through increased awareness of condition issues and possible loan support.
- Exploitation of energy funding streams including *Green Deal and ECO funding within a comprehensive fuel poverty strategy.
- More detailed examination of health service partnerships for housing intervention using survey information on house condition and household health.

* Since survey publication Green Deal funding has been abolished by the government and ECO funding is limited.

- 1.8 The Private Sector House Condition Survey findings provide reliable data on which to base and conduct the strategy review process. Many of the survey findings align with the Winchester Housing Strategy priorities, Housing business plans and local service plans which in turn informed the 7 priority

areas of work for the new PSH Strategy to be discussed further in section 2.

- 1.9 A draft Private Sector Housing Renewal Strategy 2016 – 2021 will be available for consideration at the Cabinet (Housing) Committee in March 2016 for recommendation to Cabinet.

2 Strategy Priority Areas

Priority 1 – Increasing access to the private rented sector through the City Lets scheme.

The City Lets scheme is a new initiative introduced by the Council to help people who are in housing need, to find accommodation in the private rented sector. It offers tenants and landlords a range of support services in order to try and create lasting and sustainable tenancies for the benefit of all. The scheme offers landlords a bond guarantee and encourages them through a number of incentives to let their properties at the Local Housing Allowance (LHA) rate, rather than at the market rate. The scheme to date has provided accommodation for 9 households who were homeless or threatened with homelessness.

Priority 2 – Bring Empty Homes back into use

Report CAB2675 (HSG), elsewhere on the agenda for this meeting, gives Members a broader insight into the options the Council could consider to reduce the number of properties empty for long periods.

Priority 3 – Make best use of Disabled Facilities Grant (DFGs) funding

The Council is responsible for the provision of Mandatory Disabled Facilities Grants (DFGs) under our legislative duties.

The stock condition survey identified that 5,644 (13.8%) of households in Winchester indicated that at least one household member was affected by a long-term illness or disability. Of those households with an illness / disability 2,579 households (45.7%) stated that they had a mobility issue with their home. Only 17% of those households with a mobility issue live in an adapted home.

The Council's Capital programme includes a budget of £500k for 2016/17 (£705k in 2015/16, including a "carry forward" from 2014/15) to provide and administer financial assistance in respect of DFG grants. These can include grants for kitchen and bathroom adaptations, stair lifts and specialist hoists for

both owner occupiers and/or private/social housing tenants who are disabled or elderly. DFG grants help to prevent homelessness by enabling people to remain living independently in their own homes and who without a grant, might have ended up in a care or nursing home.

Priority 4 – the promotion of energy efficiency and fuel poverty schemes

The Home Energy Conservation Act 1995 requires the Council to actively promote energy saving initiatives to help reduce domestic fuel consumption by improving energy efficiency and a decrease in CO2 emissions and thus in turn reduce fuel poverty. The latest Private Sector House Condition Survey has identified that Winchester levels of energy efficiency have improved significantly since 2007, as evidenced by an increase in average SAP ratings from 56 to 64.

Priority 5 – Preventing homelessness and sustaining tenancies through enforcement powers

The Housing Act 2004 (the Act) places a duty on the City Council to “consider the housing conditions in their district with a view to determining what action to take under their powers to deal with hazards identified under the Housing Health and Safety Rating System (HHSRS) or provide financial assistance for home repair and improvement”.

The Act also places a duty upon the Council to deal with ‘Category 1’ hazards identified by the HHSRS by the most appropriate means and a discretionary power to deal with ‘Category 2’ hazards.

The enforcement options available to deal with domestic dwellings are:

- to serve an improvement notice;
- make a prohibition order;
- serve a hazard awareness notice;
- take emergency remedial action;
- make a demolition order; or
- declare a clearance area.

Enforcement action will not normally be the first response to minor contraventions of legislation. The level of PSH enforcement action although low, is similar to other Hampshire local authorities and reflects the generally good condition of the PRS stock as identified in the 2015 survey report.

Priority 6 –Licensing and accreditation of Houses in Multiple Occupation

The Council's PSH team is responsible for undertaking the statutory requirement of the Housing Act 2004 to licence larger houses in multiple occupation (HMOs) of three storeys or more and occupied by five or more tenants. Under the Act a HMO is generally defined as a building or flat where the basic facilities are shared, such as the kitchen, bathroom or toilet, by persons who do not live together as a related group. PSH also operates a voluntary Accreditation Scheme for shared HMOs and student rented accommodation. During 2015 55 properties were accredited and 23 properties were licensed providing safe and decent homes.

In November 2015, the Government published a consultation paper 'Extending mandatory licensing of Houses in Multiple Occupation (HMOs) and related reforms'. If introduced this will have a significant impact on staff resources.

Priority 7 – Reducing the numbers of non-decent homes

The Private Sector House Condition Survey identifies that housing conditions locally with regard to the Decent Homes Standard are better than the national average. Local conditions with regard to category 1 hazards (serious safety hazard) are also better than the national average with thermal comfort (heating and insulation) and amenity performance (lacking modern facilities) in line with the national average. However, levels of disrepair locally are above the national average and will have implications for future deterioration within the private housing sector stock. The enforcement options to deal with category 1 and 2 hazards are as detailed in Priority 5 above.

It should be noted that although numbers are low, costs to achieve Decent Homes within the private-housing sector are estimated at £52.354M averaging £7,672 per non-Decent home.

The details of how the Council will tackle these priorities and other pressures and challenges will be contained within the draft PSH renewal strategy action plan. The action plan will set out clear tasks, expected outcomes, timescales and lead responsibilities in partnership with the wider housing services team and our stakeholder organisations.

3 OTHER CONSIDERATIONS:

The Private Sector Housing team is additionally responsible for the monitoring and enforcement of Mobile Home Parks and Caravan Sites; the enforcement of The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 and The Redress Scheme. The Redress scheme is a dispute resolution service between tenants and property management agencies. The Council is the enforcing authority ensuring that all relevant letting and management agents are signed up to one of the three redress schemes as required under 'The Redress Schemes for Letting Agency Work and Property Management Work (Requirement to belong To a Scheme etc.) (England) Order 2014. Other considerations of work will be contained within the draft PSH strategy action plan.

4 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

The Community Strategy Active Communities outcome contains a commitment to 'support local people in accessing high quality and affordable housing which meets their needs'. The Private Sector Housing Renewal Strategy will contribute to the Council achieving this aim.

5 RESOURCE IMPLICATIONS:

- 5.1 The intention is to prioritise existing staff time and resources to produce the new strategy and deliver the action plan in partnership with the wider housing teams and our stakeholders.

6 RISK MANAGEMENT ISSUES

- 6.1 A great deal of new regulation for the private rented sector was introduced in 2015 which is due to be implemented in 2016 and which may further impact on staff resources and on the delivery of the new Private Sector Housing Renewal Strategy.

7 BACKGROUND DOCUMENTS:

Private Sector House Condition Report July 2015

8 APPENDICES

Appendix 1 - Private Sector House Condition Report July 2015 – Executive Summary



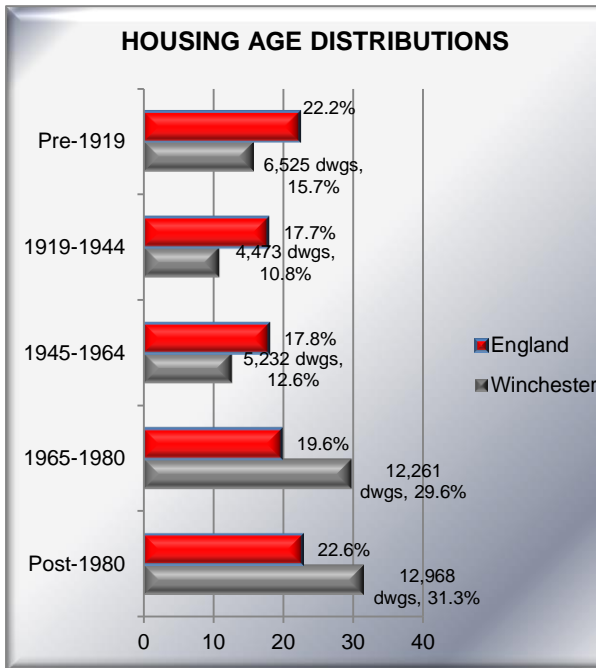
1. SURVEY BACKGROUND

- 1.1 David Adamson & Partners Ltd. was commissioned by Winchester City Council to complete a review of housing and household conditions across the private housing sector. The last survey of housing conditions was completed in 2007. Information from the current study provides an up-to-date benchmark for private sector housing locally against national housing conditions and provides a base of information for the review and further development of private sector housing strategies.
- 1.2 The 2014 study has involved a comprehensive survey programme across a sample of 800 dwellings representing 1.9% of all private dwellings in Winchester. Survey investigation has included physical housing conditions (HHSRS and Decent Homes), energy efficiency (RdSAP) and the circumstances and attitudes of occupying households.
- 1.3 The house condition survey programme was designed and implemented according to national guidelines issued by the Department for Communities and Local Government in England. A sample size of 800 dwellings was agreed with the Council representing 1.9% of a total private sector housing stock of 41,458 dwellings. To adequately reflect the distribution and composition of private sector housing within the Council area the sample was stratified into 8 Parish Groups. The survey does not include social housing owned by Housing Associations in the City, or Council owned housing stock.
- 1.4 In addition to the main survey of private sector housing a secondary boost sample of 100 dwellings in multiple occupation was issued permitting a more detailed review of

housing conditions within this important and growing sector of the City. The HMO sample was targeted within the Stanmore area and selected from HMO addresses held by the Council.

2. PRIVATE SECTOR HOUSING STOCK

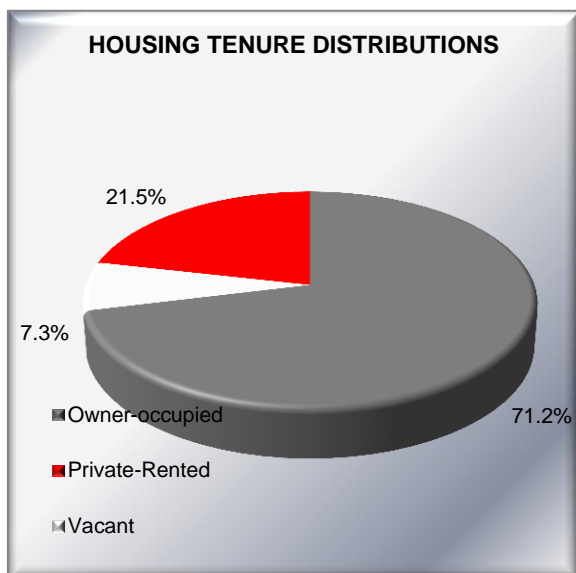
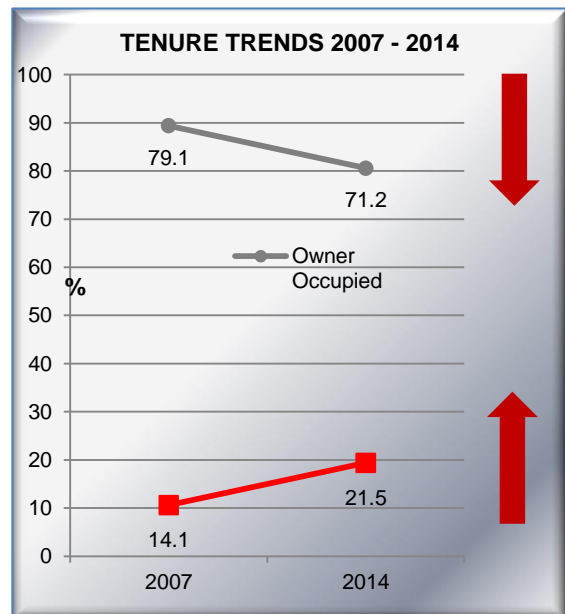
- 2.1 Winchester City Council area contains a private sector housing stock of 41,458 dwellings. At the time of survey 38,424 dwellings were occupied (92.7%), the remaining 3,034 dwellings (7.3%) were vacant. The majority of vacant dwellings have been vacant under 6 months and are expected to return to occupancy in the short term.
- 2.2 The age of a home is strongly associated with its condition and energy performance. The oldest homes (Pre-1919) generally perform less well in these respects than newer homes. Private sector housing in the City of Winchester is representative of all building eras but predominantly of post second World War Construction. 10,998 dwellings (26.5%) were constructed pre-1945. Within this group, 6,525 dwellings (15.7%) were constructed pre-1919, 4,473 dwellings (10.8%) in the inter-war period (1919-1944). 30,641 dwellings (73.5%) were constructed post-1944. Within this group, 12,968 dwellings (31.3%) are of post-1980 construction. Private sector housing stock in the City of Winchester is younger than the national average.



in recent years with a consequent reduction in the proportion of owner-occupied homes. Rates of private-rental have increased in Winchester from 14.1% of private sector dwellings in 2007 to 21.5% in 2014. Conversely owner-occupation has fallen from 79.1% in 2007 to 71.2% in 2014.

Significant national growth in private-rental has been recorded since 2003, overtaking in size the social-rented sector for the first time in 2012-13. Increases nationally have been related to the removal of rent controls, the introduction of assured short-hold tenancies and the growth in buy-to-let. Winchester university status will also impact on rental levels.

2.3 Owner-occupation is the predominant form of private sector tenure accounting for 29,531 dwellings or 71.2%. 8,893 dwellings (21.5%) are rented privately. Rates of private-rental in Winchester at 21.5% are in line with the national average (21.8% of private dwellings nationally in 2012-13).



2.5 Geographically rates of private-rental are significantly above average in Parish Group 8 – estimated at 35.1%. This group comprises Winchester Town Centre and incorporates the University Area and known concentrations of multiple occupation.

2.4 In line with the national trends, rates of private-rental in Winchester have increased



3. PRIVATE SECTOR HOUSEHOLDS

3.1 The private sector housing stock contains 40,800 households and a household population of 90,479 persons. Private sector households are predominantly small in size. 12,344 households (30.3%) are single person in size, an additional 16,482 households (40.4%) contain two persons. Average household size is estimated at 2.22 persons.

3.2 Private sector households exhibit a broad demographic profile. 11,883 households (29.1%) are headed by a person aged 65 years and over; 8,200 households (20.0%) are headed by a person aged under 35 years. The City of Winchester contains a significant student population which inflates the number and proportion of households headed by an individual aged under 25 years. Approximately 713 dwellings were assessed to be in multiple occupation with the average number of households within these dwellings estimated at 4.3. These multiple occupied dwellings contain 3,090 individual households with over 90% being students.

PRIVATE SECTOR HOUSEHOLDS BY AGE OF HOH AND HOUSEHOLD TYPE					
AGE OF HEAD OF HOUSEHOLD	HHOLDS	%	HOUSEHOLD TYPE	HHOLDS	%
Under 25 years	4631	11.3	Couple no Children	17687	43.4
25-34 years	3569	8.7	Couple with Children	9175	22.5
35-44 years	6741	16.5	Lone Parent Family	728	1.8
45-54 years	7792	19.1	Other Multi-Person	1151	2.8
55-64 years	6184	15.2	Single Person Under 60 years	3149	7.7
65 years and over	11883	29.1	Single Person 60+ years	4488	11.0
			Student	4422	10.8

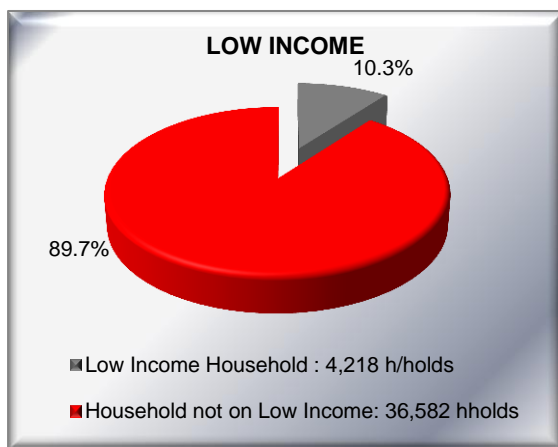
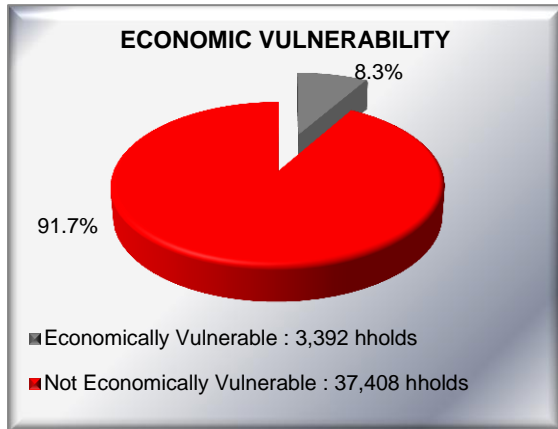
3.3 Demographic and social characteristics vary by tenure reflecting a younger, more mobile private-rented sector against an older owner-occupied sector. In 57.9% of private-rented households the head of household is aged under 35 years; 37.7% of owner occupied households have a head of household aged 65 years and over. Household type distributions reflect the demographic differences between tenures. 14.7% of private rented households are single person households aged under 60 years; 13.2% of owner-occupied households are single elderly in composition. The private-rented sector is also highly mobile – 39.5% of private rented households have been resident in their current dwelling under 1 year. In contrast, 48.4% of owner-occupiers have been resident in their current dwelling over 10 years.

3.4 23,018 heads of household (56.4%) are in full or part-time employment, 164 heads of household (0.4) are unemployed, 4,522 heads of household (11.1%) are students and 12,675 heads of household (31.1%) are economically retired.

3.5 3,392 Households (8.3%) are in receipt of means tested or disability related benefits and are economically vulnerable. Applying definitions within revised fuel poverty methodologies 4,218 households (10.3%) have equivalised net annual incomes below the national median which is currently set at £11,553. These households can be defined as 'low income'. The median annual net annual household income is estimated at £32,500 per household compared to a current UK average of £33,000. Overall income levels are reduced due to the inclusion of student households. Excluding students, increases the median annual household income to £35,100.



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3.6 Economic circumstances vary between the owner-occupied and private-rented sectors, the former exhibiting an older household age profile, the latter dominated by younger, single-person student households. Thus:

- *59.4% of owner-occupied heads of household are employed, 40.1% of private-rented heads of household are students.*
- *39.5% of owner-occupied heads of household are economically retired compared to 9.1% of private-rented households.*
- *Levels of economic vulnerability are broadly comparable across tenure although income differentials are substantial. 36.0% of private-rented households are on low incomes*

compared to under 1% of owner-occupied households.

Median annual household income for private-rented households is estimated at £22,099 compared to £40,299 in the owner-occupied sector.

4. HOUSING CONDITIONS 2014

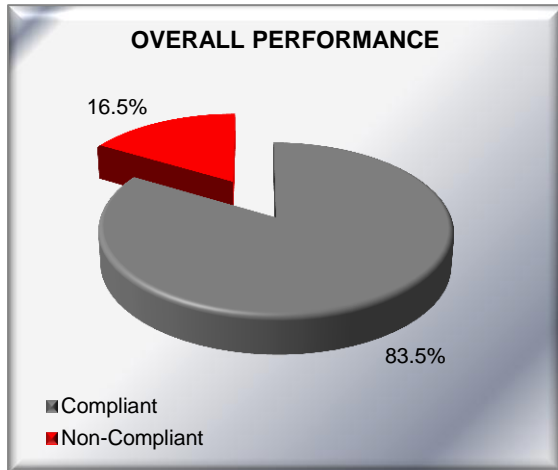
4.1 34,634 dwellings (83.5%) meet the requirements of the Decent Homes Standard and can be regarded as satisfactory. The remaining 6,824 dwellings (16.5%) fail the requirements of the Decent Homes Standard and are non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- *2,108 dwellings (5.1%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS).*
- *4,546 dwellings (11.0%) are in disrepair.*
- *63 dwellings (0.2%) lack modern facilities and services.*
- *2,506 dwellings (6.0%) fail to provide a reasonable degree of thermal comfort.*

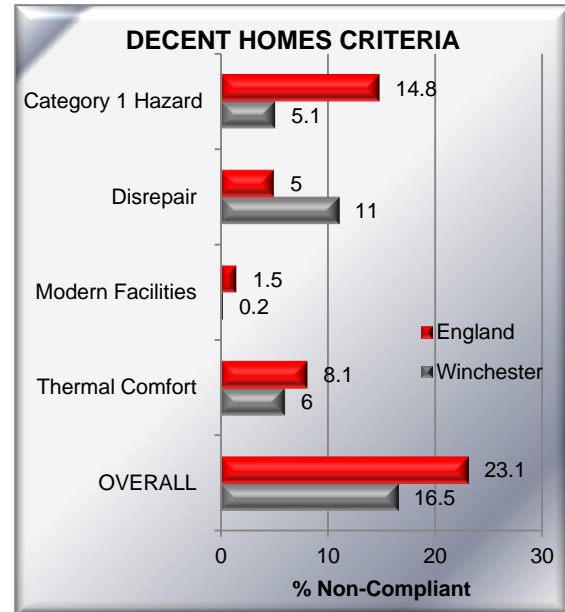
The majority of non-Decent homes fail on one item of the standard (4,715 dwellings – 69.1%); the remaining 2,109 non-Decent Homes exhibit multiple failures (30.9%).



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4.2 Information available from the English Housing Survey 2012/13 enables housing conditions in Winchester to be placed in a national context. Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 16.5% of private sector housing fails the Decent Homes Standard compared to 23.1% of private sector housing nationally (2012/13). Local conditions with regard to Category 1 hazards are better than the national average, thermal comfort and amenity performance are in line with the national average. Levels of disrepair locally (11%) are however above the national average (5.0%) and these have implications for future deterioration within the private housing sector.



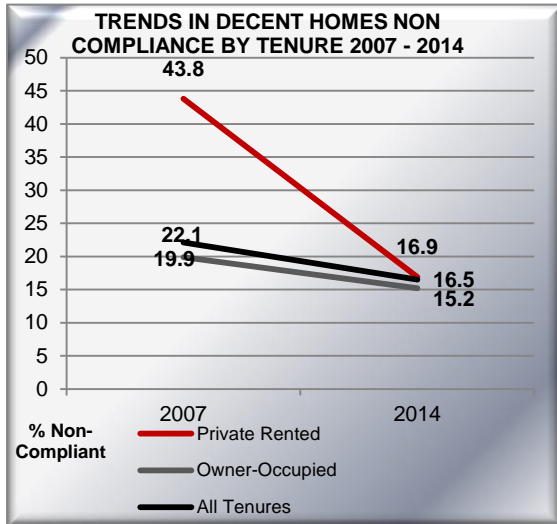
4.3 Significant improvements in private sector housing conditions have been recorded nationally in England since 2008 witnessing a 32.8% reduction in overall rates of non-Decency which have declined from 34.4% of private housing non-Decent in 2008 to 23.1% in 2012. The extent of change nationally is mirrored locally in Winchester with a 16.7% reduction in overall rates of non-Decency from 22.1% of private housing non-Decent in 2007 to 16.5% non-Decent in 2014.

4.4 In Winchester the overall rate of decent homes compliance has improved since 2007. The number of owner-occupied non-Decent homes has reduced by approximately 17% from 5844 non-Decent homes in 2007 to 4837 non-Decent homes in 2014. Rates of non-Decency within the owner-occupied sector have reduced from 19.9% in 2007 to 15.2% in 2014. The rate of non-compliance within the private rented sector has fallen from 43.8% in 2007 to 16.9% in 2014 whilst the absolute number of non-Decent private rented dwellings has decreased from 2290 dwellings to 1500 dwellings. Trends in non-Decency within the



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private-rented sector reflect both improvements in the condition of existing private-rented dwellings from 2007 but also the significant increase in the size of the sector through new build flats and buy-to-let.



4.5 Costs to achieve Decent Homes within the private-housing sector are estimated at £52.3545M averaging £7,672 per non-Decent home.

4.6 Variations in Decent Homes performance reflect significantly higher rates of failure for:

- Terraced housing
- Flats in converted buildings
- Dwellings constructed pre-1919

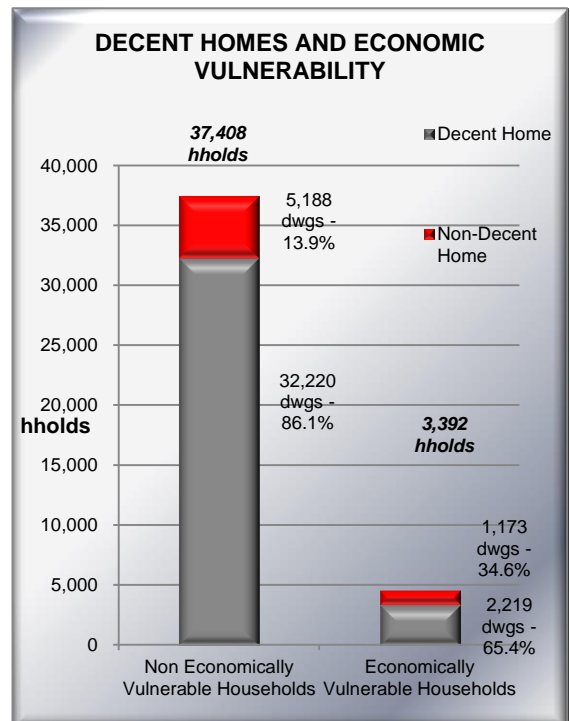
Geographically, highest rates of Decent Homes failure are recorded for Parish Groups 3 and 8.

4.7 The current SAP rating for private sector housing in Winchester is measured at 64, significantly above the national average of 56 for all private housing in England. Average CO₂ emissions total 3.82 tonnes per annum again significantly better than the national average (6.01 tonnes). The lower quartile SAP rating for private housing is 60.

4.8 Significant improvements in the energy efficiency of private sector housing have been recorded with an increase in average SAP ratings from 56 in 2007 to 64 in 2014.

5. HOUSING AND HOUSEHOLD ISSUES

5.1 Poor housing conditions impact on socially and economically disadvantaged households and in particular the elderly and the economically vulnerable. Households with a head of household aged 65 years and over account for 39.3% of all households resident in non-Decent dwellings; economically vulnerable households account for 18.4% of all households resident in non-Decent dwellings. Overall, 65.4% of economically vulnerable households live in non-Decent dwellings – below the previous PSA Target 7 thresholds for 2011 and 2021.



5.2 The Department of Energy and Climate Change (DECC) has recently announced its intention to adopt a new definition of fuel

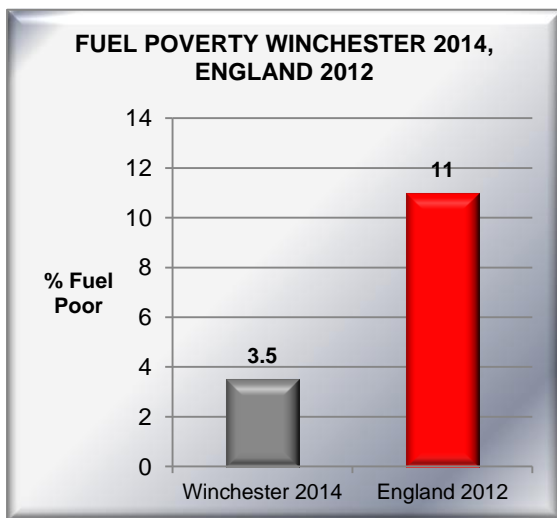


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poverty based on a Low Income High Costs (LIHC) framework recommended by Professor Hills in his independent review. Under the new Low Income High Cost definition a household is considered to be fuel poor where:

- *They have required fuel costs that are above average (the national median level).*
- *Were they to spend that amount, they would be left with a residual income below the official poverty line.*

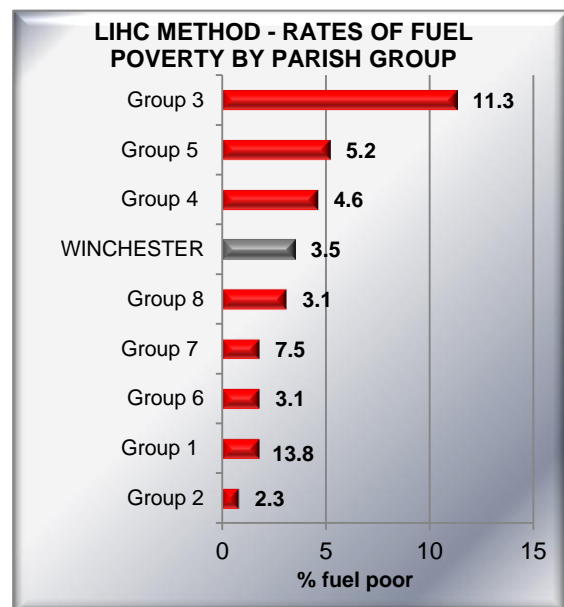
5.3 Under current definitions 1,409 households in Winchester (3.5%) have low incomes and high fuel costs and are in fuel poverty. Rates of fuel poverty are below above the average for England estimated at 11% of households in 2012.



5.4 Demographically, fuel poverty impacts most strongly on elderly households. 726 households headed by a person aged over 65 years are in fuel poverty representing 6.1% of all older households and 51.4% of all households in fuel poverty. 446 single elderly households are in fuel poverty representing 9.9% of all single elderly

households and 31.6% of all households in fuel poverty. Economically, fuel poverty as might be expected impacts more strongly on households with low incomes and on the economically vulnerable. 256 economically vulnerable households are in fuel poverty representing 7.5% of vulnerable households and 18.2% of all households in fuel poverty. 584 low income households are in fuel poverty representing 13.8% of all low income households. AHC equivalised annual income for households in fuel poverty is estimated at £15,465 compared to over £31,090 for households not in fuel poverty.

5.5 Within the housing stock rates of fuel poverty are above average within the private-rented sector (5.8%), and for households living in pre-1919 housing (10.0%). Geographically the highest rates of fuel poverty are associated with Parish Groups 3 (11.3%), 5 (5.2%) and 4 (4.6%).

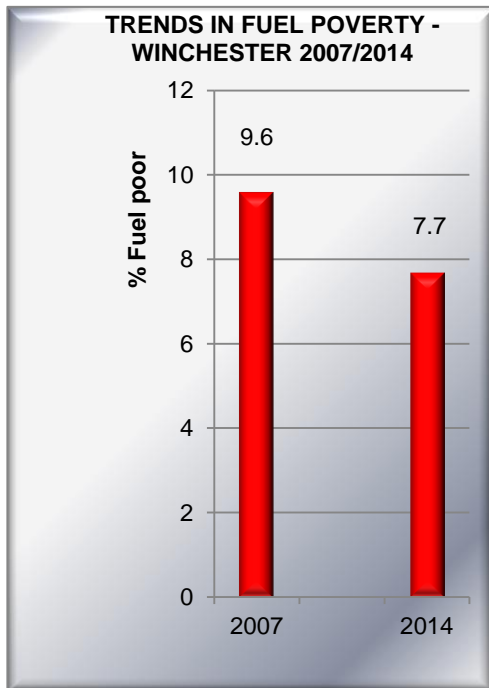


5.6 Fuel poverty was measured during the 2007 house condition survey using the then applicable percentage method. Under this method a household is in fuel poverty if it



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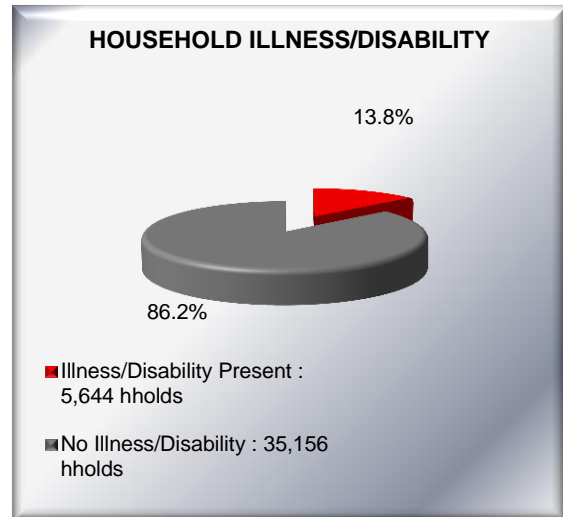
would be required to spend more than 10% of its income (including housing benefit or income support for mortgage interest) on all household fuel use. This method has been applied to the 2014 house condition survey to determine recent trends in fuel poverty. In 2007, 3,317 private sector households were assessed to be in fuel poverty representing 9.6% of all private sector households. Using the 10% assessment method 3,157 households were assessed to be in fuel poverty in 2014 representing 7.7% of all private households.



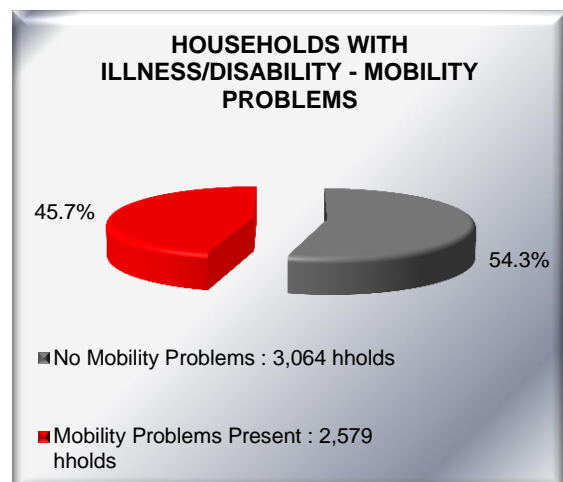
5.7 5,644 households in Winchester (13.8%) indicated that at least one member was affected by a long-term illness or disability. The most common complaints relate to:

- Mobility impairment/physical disability
- Heart and circulatory problems
- Respiratory illness

Illness and disability are generally age related. 3,357 households affected by illness/disability (59.5%) have a head of household aged 65 years and over.

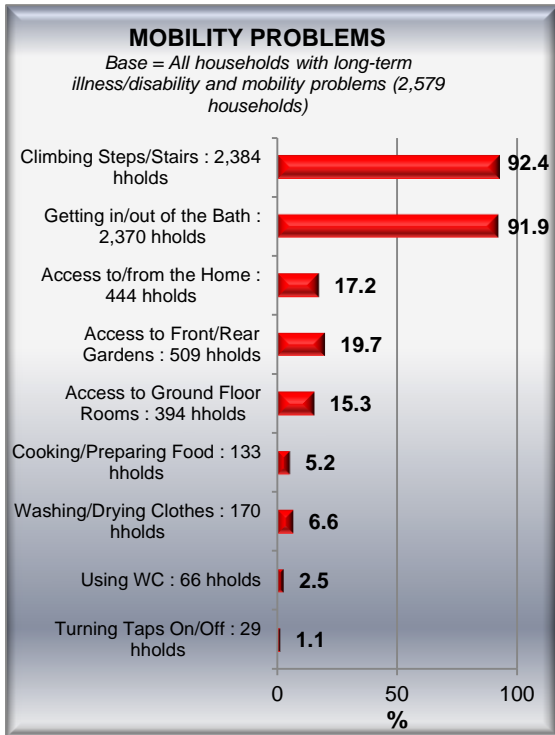


5.8 Of the 5,644 households affected by a long-term illness or disability, 2,579 households (45.7%) stated that they had a mobility problem within their dwelling. Normal use and occupation of the dwelling was unaffected for the remaining 3,064 households (54.3%).





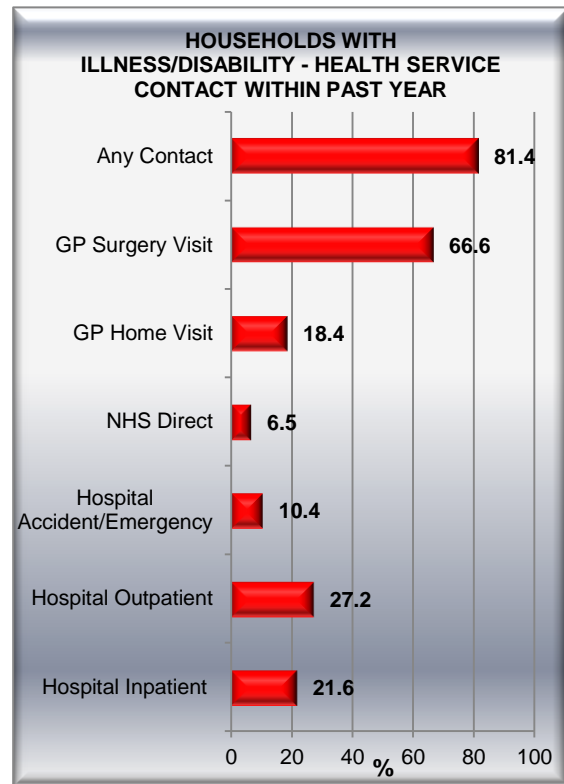
EXECUTIVE REPORT OF SURVEY



5.9 Levels of adaptation for mobility/health needs are low – 1,138 adapted dwellings (2.7%). Only 441 households with a mobility problem (17.1%) live in an adapted dwelling. For the remaining 2,138 households with a mobility problem (82.9%) no adaptations have been made to their existing dwellings.

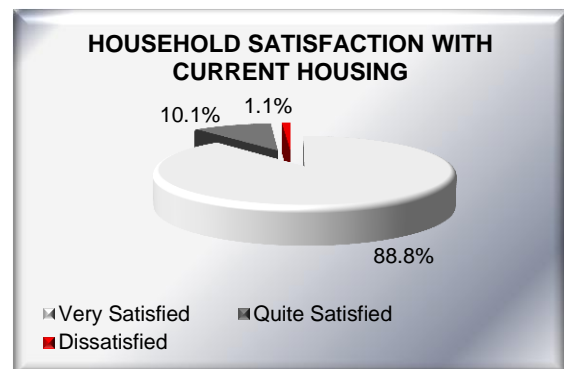
5.10 Households experiencing illness/disability were asked if this had resulted in the use of health service resources during the past year and additionally if the illness/disability affected their normal use of the dwelling signifying a potential need for adaptation. Health service contact in the past year is significant among households experiencing illness/disability. 3,758 households with an illness/disability (66.6%) have made a surgery visit to their GP, a further 1,037 households (18.4%) have arranged a home visit from their GP, and 3,342 households (59.2%) have attended hospital in an inpatient, emergency or outpatient capacity. Overall, 4,595 households with an

illness/disability (81.4%) have had contact with local health services in the past year.



6. HOUSEHOLD ATTITUDES TO HOUSING AND LOCAL AREAS

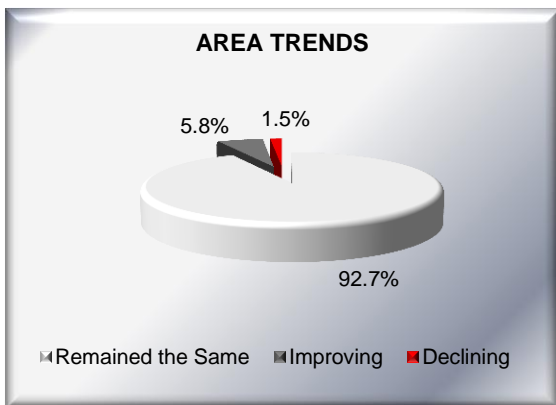
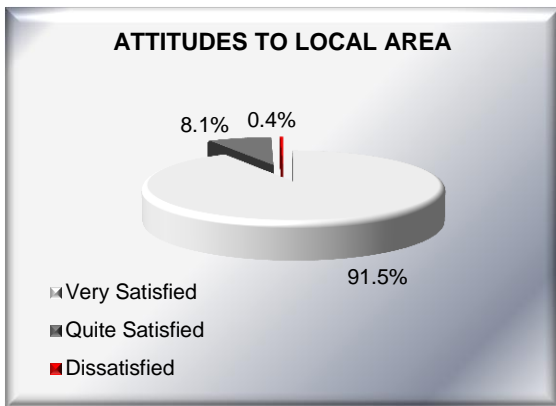
6.1 Housing satisfaction levels are good. 36,216 households (88.8%) are very satisfied with their current accommodation, 4,128 households (10.1%) are quite satisfied. Only, 456 households (1.1%) expressed direct dissatisfaction with their home.





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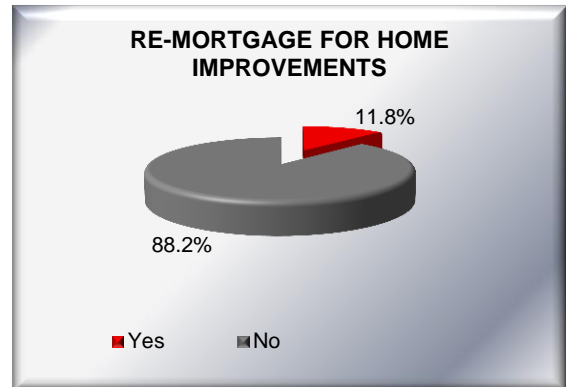
6.2 Household satisfaction with their local areas is also high. 37,321 households (91.5%) are very satisfied with where they live; 3,315 households (8.1%) are quite satisfied. 165 households are dissatisfied with the area in which they live (0.4%). The majority of households (37,831 hholds – 92.7%) regard their local area as largely unchanging over the last 5 years; 597 households (1.5%) perceive their area as improving while 2,372 households (5.8%) perceive a decline in their local area.



7.0 OWNER-OCCUPIERS IN NON-DECENT HOMES

7.1 4,494 owner-occupied households (15.2%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £33.361M. 868 households within this sector are economically vulnerable, 210 households

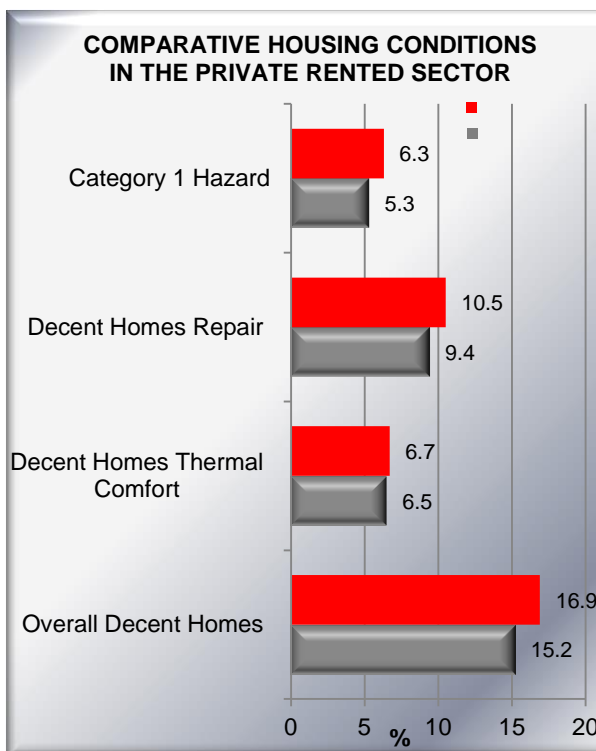
while not economically vulnerable are elderly. Economic factors will influence the ability of owner-occupiers to improve their homes but other factors will also impact. 90% of owner-occupiers in non-Decent Homes are very satisfied with their current home, 72% have completed no major repairs/improvements in the last 5 years and 81% have no intentions of carrying out repairs/improvements within the next 5 years. 54% of owner-occupied households have no existing mortgage or financial commitments on their home. Equity levels within the owner-occupied sector are estimated at £11 billion. Among owner-occupied households living in non-Decent Homes 15% stated they would re-mortgage for home improvements, 25% were interested in Council interest free loans.





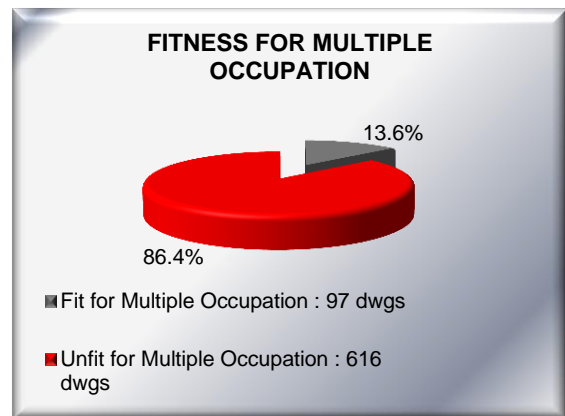
8.0 THE PRIVATE-RENTED SECTOR AND HOUSES IN MULTIPLE OCCUPATION

8.1 8,893 private dwellings are in private-rental representing 21.5% of all private sector dwellings in the City. This sector has grown significantly since 2007 serving both student and buy-to-let markets. Within the private-rented sector 713 dwellings (8.0%) were in multiple occupation and predominantly occupied by single person student households in the Stanmore area. No significant differences in housing conditions were recorded between tenures or within the private-rented sector itself between dwellings in single or multiple occupation.



8.2 All HMO's identified were located in Parish Group 8 and are typically represented by inter-war and early post-war semi-detached and terraced housing. All HMO's surveyed were shared houses with the majority located over 2 occupied storeys. From a total

of 713 HMO's only 54 dwellings were assessed as licensable under the Housing Act 2004. Repair conditions and amenity sharing ratios within HMO's were assessed as satisfactory. Fire detection and means of escape from fire were however assessed as poor. Only 97 dwellings (13.6%) offer fully working AFD, fire doors were not present in 519 dwellings (72.7%). Overall, 97 HMO's (13.6%) were assessed as fit for multiple occupation. The remaining 616 dwellings (86.4%) were unfit for multiple occupation on the basis of means of escape from fire and other fire precautions.



8.3 The attitudes of private-rented tenants in general towards their accommodation and the areas in which they live are positive and on a par with the views of owner-occupied households:

- **85.9% of private-rented tenants are very satisfied with their current accommodation compared to 89.9% of owner-occupiers. While a slightly higher proportion of private-rented tenants expressed direct dissatisfaction with their accommodation this remains low at 2.4%**
- **90.2% of private-rented tenants are very satisfied with the area**



*in which they live compared to
91.9% of owner-occupiers*

9.0 STRATEGIC ISSUES

9.1 The Council's private sector housing strategy 2009 – 2013 contained a number of overarching aims relating to the quality and use of existing housing stock. These have included:

- *Promoting high standards in private and affordable housing*
- *Better quality housing stock*
- *Homeowner support to maintain house condition*
- *Reduction in fuel poverty and cold homes by improving levels of energy efficiency*

9.2 The house condition survey permits a number of key questions around these aims to be examined as a guide to the impact of private housing strategies and their future development.

1. What is the current condition of HMO's and are they effectively managed? – Generally no significant difference in housing conditions is apparent between the owner-occupied and private-rented sectors including the HMO housing stock. Levels of disrepair are however above average in the HMO sector at 15.1% compared to 10.5% for the private-rented sector as a whole and 9.4% for the owner-occupied sector. Overall 82.7% of tenants living in private-rented dwellings regard the repair condition of their dwelling as very good or quite good. Management regulations in HMO's were assessed as good in only 76 dwellings (10.6%) with the majority assessed as average (529 dwgs – 74.2%). In 108 HMO dwellings (15.1%) management regulations

were assessed as poor. Certification and testing within HMO's appears haphazard at least in the eyes of tenants. With the exception of gas safety certificates over 80% of tenants were unaware of electrical testing and certification including PAT, fire equipment maintenance, emergency lighting tests and OFTEC annual safety certification. Amenity provision within HMO's is generally satisfactory, however 616 dwellings (86.4%) were assessed as unsatisfactory for multiple occupation on the basis of means of escape from fire and other fire precautions.

2. Should all private-rented property be accredited as in selective licensing for HMO's? – Survey findings do not support any extension of accreditation to the remainder of the private-rented sector. Housing conditions within the private-rented sector are not significantly different to those in the owner-occupied sector and levels of tenant satisfaction with their accommodation are high. Outside the HMO sector, the private-rented sector exhibits a varied housing profile with significant components of good quality modern housing.
3. What has been the impact of energy efficiency measures on levels of fuel poverty? – Levels of energy efficiency have increased significantly since 2008 supported by a 23% reduction in the number of dwellings failing the thermal comfort requirements of the Decent Homes Standard and by an increase in average SAP ratings from 56 in 2007 to 64 in 2014. The provision of energy efficiency measures with regards to insulation and heating is significantly higher in Winchester than the national average. Locally, 27,978 dwellings (72.8%) have loft insulation to 200mm or above; 20,256 dwellings have cavity insulation; 35,909 dwellings (91.3%) offer double glazing and 37,140 dwellings (96.7%) are fully centrally heated. Using the 10%



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assessment method rates of fuel poverty have decreased from 9.6% in 2008 to 7.7%. 3,157 households remain in fuel poverty in 2014. Within the housing stock rates of fuel poverty are above average in the private-rented sector, for households in pre-1919 housing and detached housing. Geographically, above average rates of fuel poverty are associated with Parish Groups 3,4 and 5. Apart from the obvious association between fuel poverty, the economically vulnerable and low income households single elderly households are particularly affected with fuel poverty apparent in 23% of these households.

4. What is the current condition of the housing stock and key intervention targets? – Housing conditions in Winchester have improved significantly since 2007 with rates of non-Decency declining from 22.1% of private housing in 2007 to 16.5% in 2014 (a reduction numerically of 1,365 non-Decent dwellings or 16.7%). Rates of non-Decency locally of 16.5% are better than the national average for England of 23.1%. With the exception of disrepair improvements in all categories of non-Decency have been recorded since 2007 including Category 1 hazard failure which has reduced by 2,446 dwellings or 53.7%. Levels of disrepair within the Decent Homes Standard are above average in Winchester and have increased significantly since 2007 (+3,217 dwellings). Increases in disrepair may be due to depressed economic and mortgage conditions during the inter-survey period leading to the postponement of home improvement and repair. 72% of owner-occupiers living in non-Decent homes have completed no repairs or improvements in the last 5 years. Disrepair is strongly age-related and significantly higher in the pre-1919 housing stock – particularly terraced housing and converted/mixed-use flats.

Greater concentrations of disrepair are evident in Parish Groups 8 and 3. Costs to address non-Decency will cost the private housing sector £52.354M net (£70.36M gross including fees and VAT) with the majority of expenditure targeted towards the owner-occupied sector and pre-1919 housing.

5. How many vulnerable households currently reside in non-Decent homes? – Currently 1,173 vulnerable households (34.6%) live in non-Decent homes: 2,219 vulnerable households (65.4%) live in Decent Homes – a figure below the previous PSA7 target nationally of 70%.
6. How many households currently experience medical or mobility problems and live in unsuitable/unadapted properties? – 5,644 households in Winchester (13.8%) indicated that at least one member was affected by a long-term illness/disability with 41% of these households (2,290 households) experiencing mobility impairments or physical disability. 2,579 households experience mobility problems within their dwelling with adaptations present for only 17% of these households.



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SURVEY FRAMEWORK

THE COMPOSITION OF PARISH GROUPINGS	
PARISH GROUP	CONSTITUENT PARISHES
GROUP 1	Curdridge, Shedfield, Swanmore, Wickham
GROUP 2	Bishops Waltham, Corhampton and Meonstoke, Droxford, Durley, Upham, Whiteley
GROUP 3	Colden Common, Compton and Shawford, Hursley, Otterbourne, Owlesbury, Twyford
GROUP 4	Beauworth, Bighton, Bishops Sutton, Bramdean and Hinton Ampner, Cheriton, Exton, Itchenstoke and Ovington, Kilmeston, New Alresford, Old Alresford, Tichborne, Warnford, West Meon
GROUP 5	Boarhunt, Denmead, Hambledon, Soberton, Southwick and Widley
GROUP 6	Chilcomb, Crawley, Headbourne Worthy, Itchen Valley, Kings Worthy, Littleton and Harestock, Micheldever, Northington, South Wonston, Sparsholt, Wonston
GROUP 7	Badger Farm, Olivers Battery, Waltam Chase
GROUP 8	Winchester Town

