



Stafford
BOROUGH COUNCIL

Landlord's Forum
7 September 2016
Stock Condition Survey

Why Do A Survey?

- Legal Requirement
- Target resources
- Provide a baseline
- Measure improvements

Survey Process

- Stock modelling
- Experian data
- English housing survey
- EPC Data
- Census

Stock Modelling

bre

Each property is individually modelled

Loft
insulation

On gas

Wall
insulation

Number of floors

Fuel type

Dwelling type

- detached
- terraced
- semi
- flat
- bungalow

Dwelling tenure

Dwelling age

- pre 1919
- 1919 – 1944
- 1945 – 1964
- 1965 – 1980
- 1981 – 1990
- post 1991



Heating
system

Floor area

Wall type

Heating
controls

Information source

Experian
Ordnance Survey
Modelled from EHS

How It Works

How it works

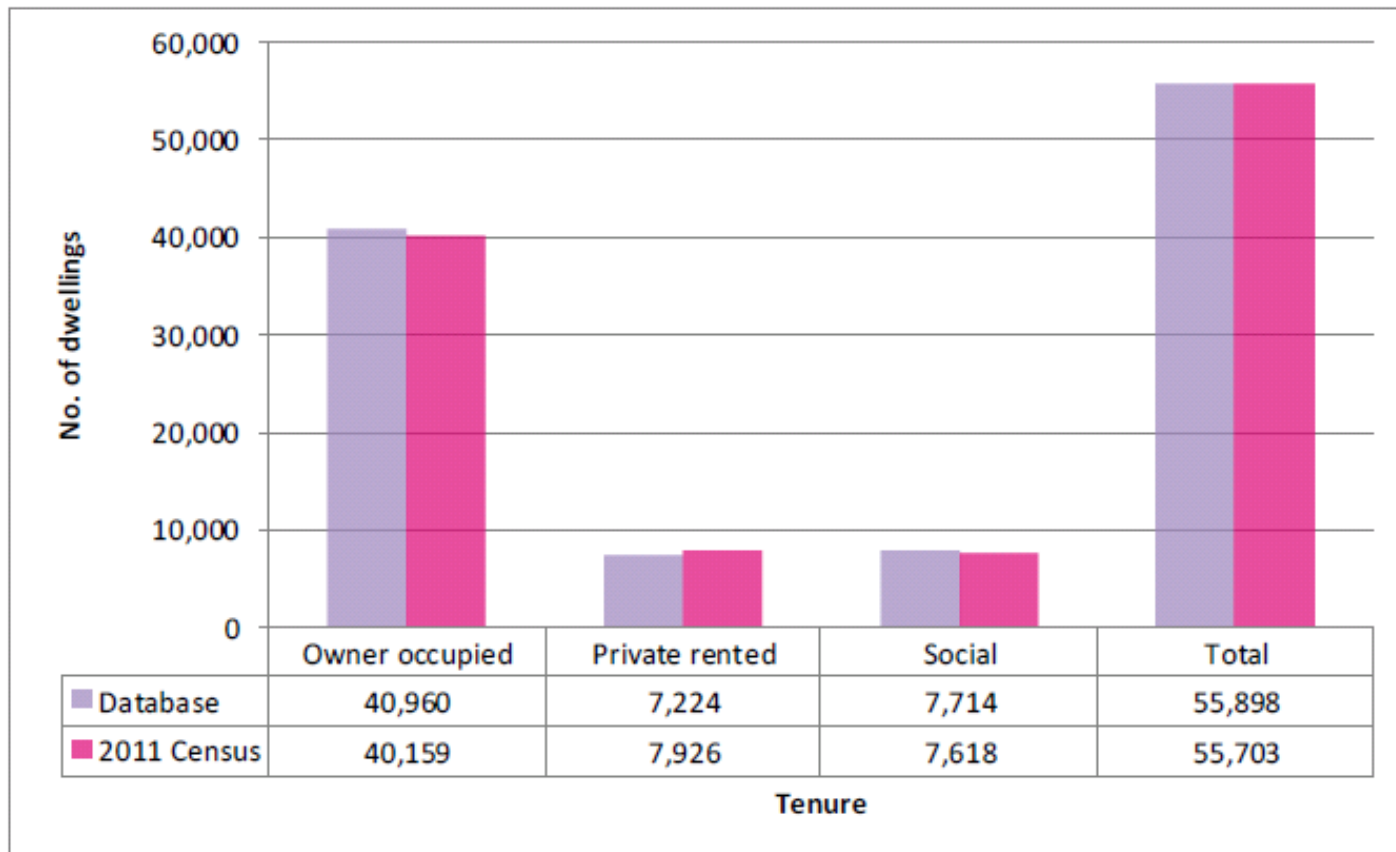
Step 1 – profile housing in local area

Step 2 – using knowledge from EHS predict likely fuel type, boiler type, insulation levels for each property

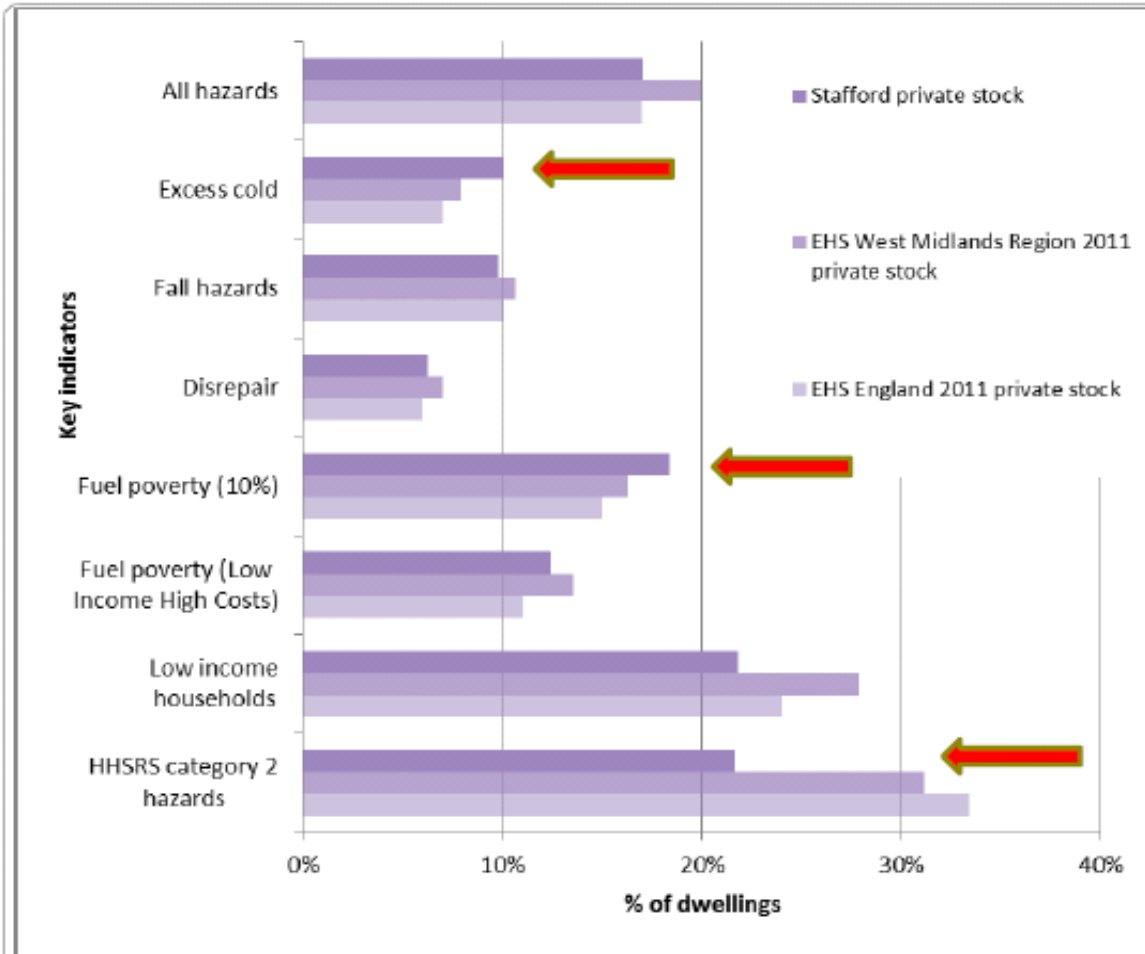
Step 3 – calculate levels of energy efficiency, carbon emissions and excess cold hazard for each individual property

Step 4 – calculate likelihood of a dwelling failing other standards with reference to relationships identified from EHS

Tenure



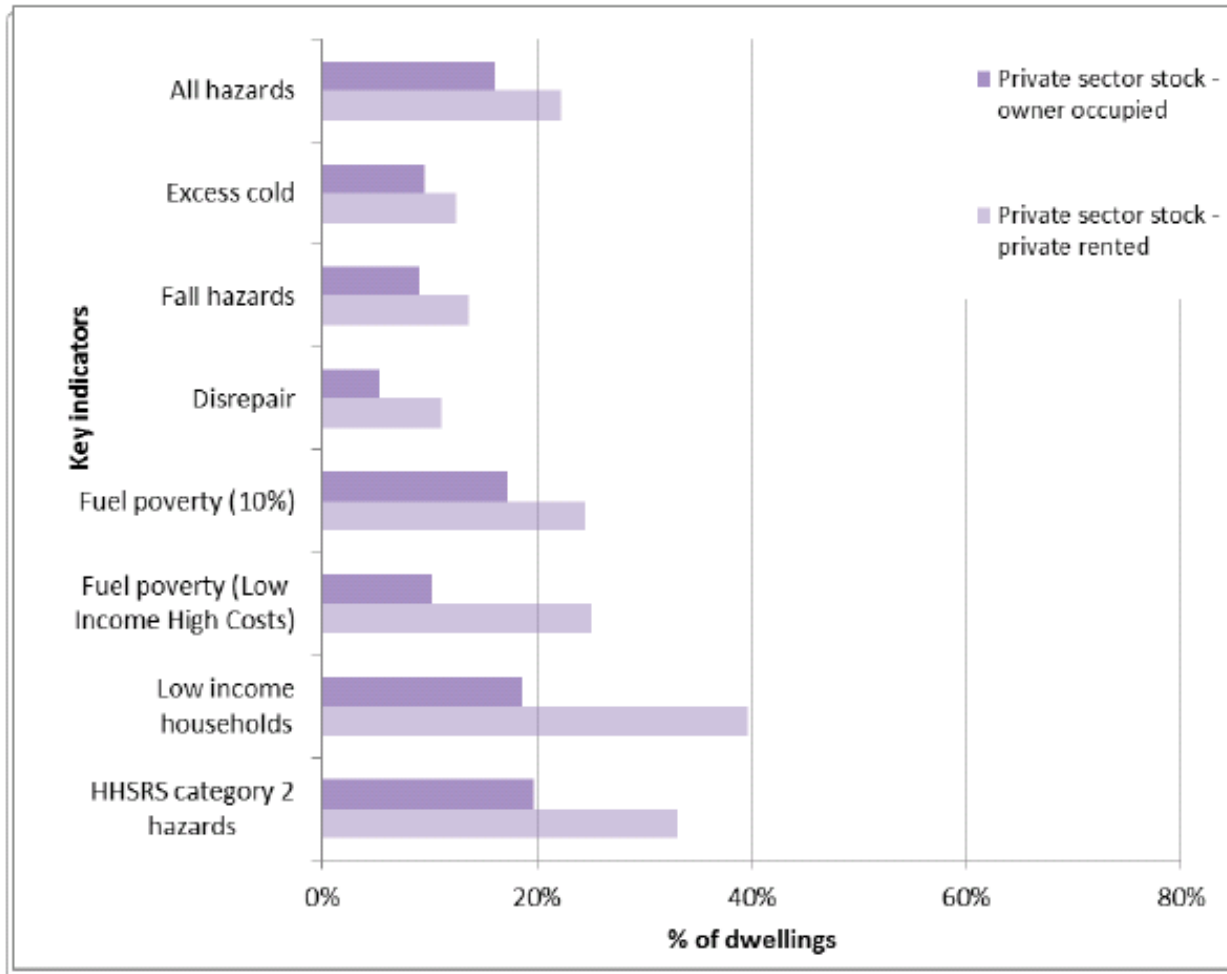
Headline Figures



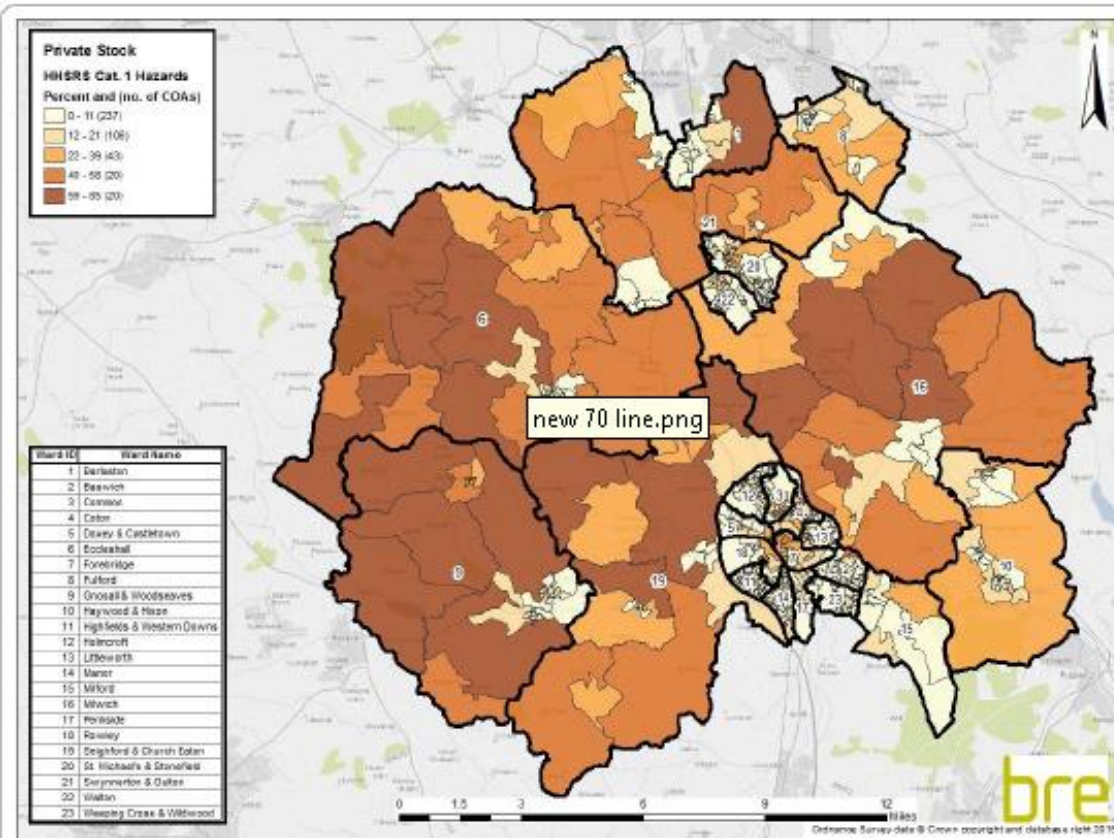
Headline Figures 2

Indicator		Private sector stock			
		Owner occupied		Private rented	
		No.	%	No.	%
No. of dwellings		40,960	-	7,224	-
HHSRS category 1 hazards	All hazards	6,594	16%	1,606	22%
	Excess cold	3,934	10%	907	13%
	Fall hazards	3,725	9%	985	14%
Disrepair		2,214	5%	800	11%
Fuel poverty (10%)		7,078	17%	1,769	24%
Fuel poverty (Low Income High Costs)		4,172	10%	1,807	25%
Low income households		7,637	19%	2,860	40%
HHSRS category 2 hazards		8,073	20%	2,384	33%

Tenure Comparison

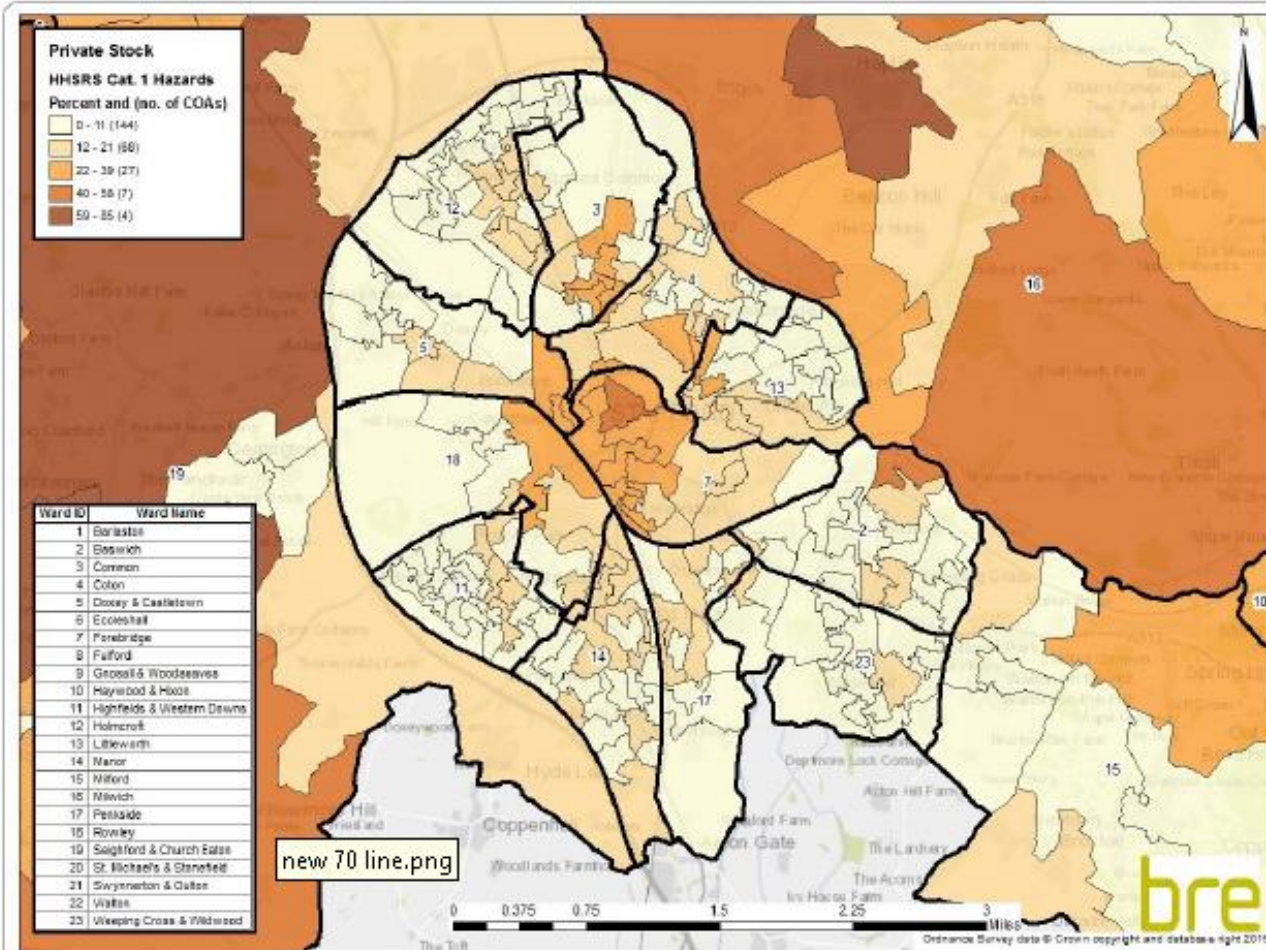


Mapping – Category 1 Hazards Stafford Borough

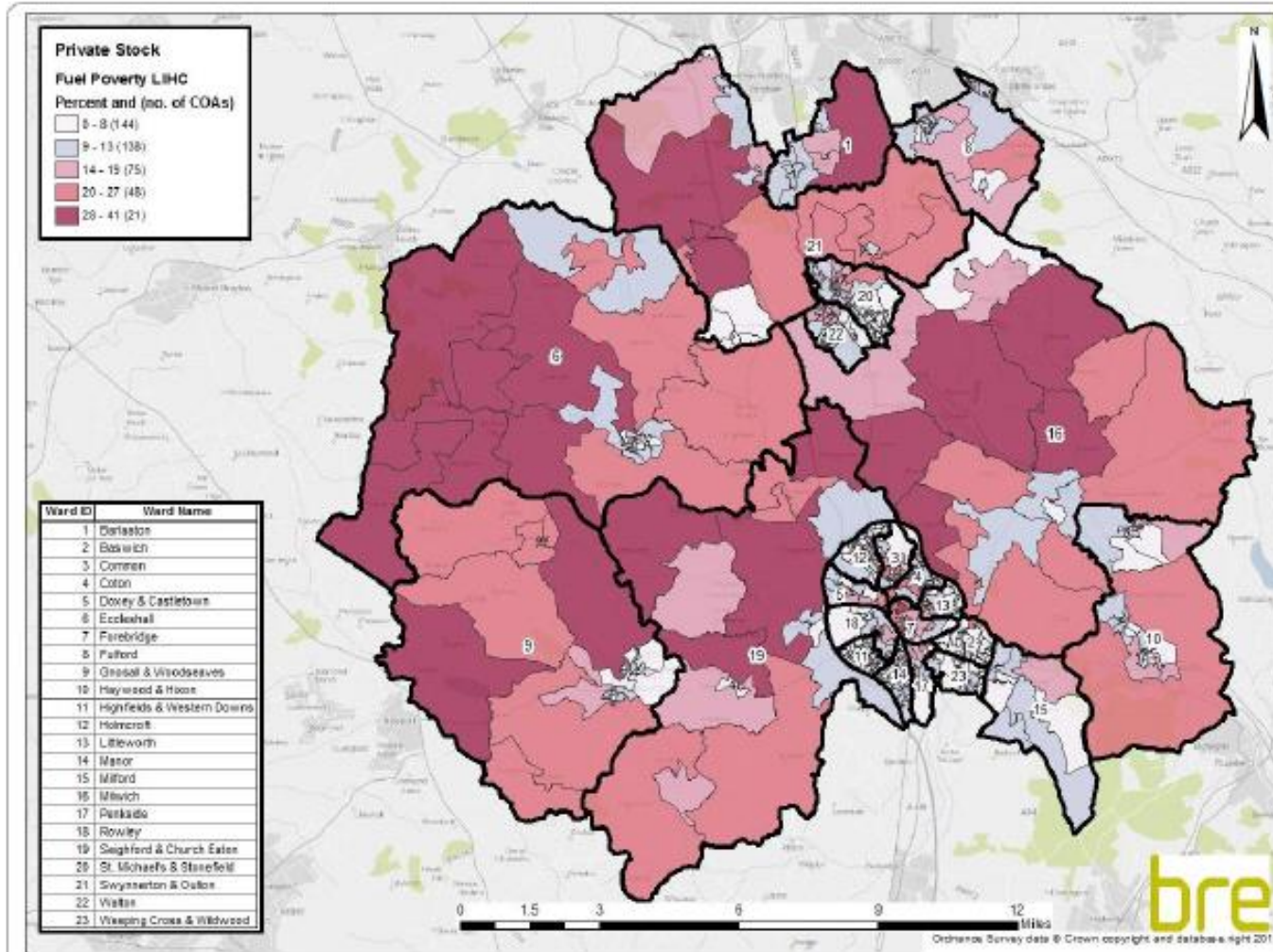


Highest concentrations are in the Milwich, Eccleshall and Seighford & Church Eaton wards, as well as Gnosall and Woodseaves.

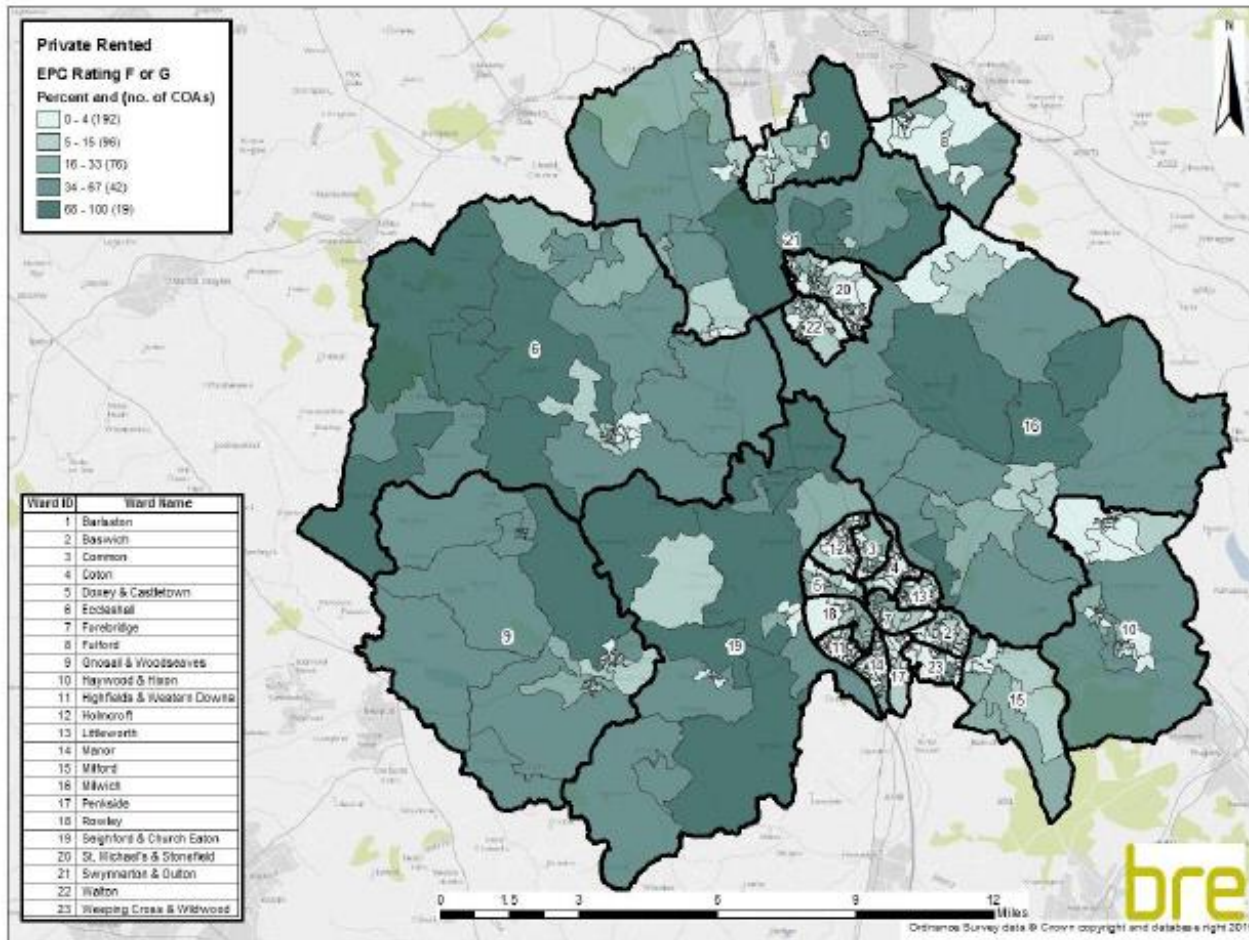
Mapping – Category 1 Hazards Stafford Town



Fuel Poverty



PRS with EPC F&G



Comparison with Previous Surveys

Date of Survey	No Homes with Category 1 Hazards	No Non Decent Homes
2008	1331 (2.4%)	Not recorded
2011	10,267 (23%)	14,615 (33%)
2015	8,200 (17%)	14,143 (25%)

Summary of Key Findings

- The condition Stafford's private sector housing is broadly similar to the England average
- The most common hazards are cold and falls
- The private rented stock is proportionately worse than the owner-occupied sector
- Cold homes and fuel poverty are more likely to be found in rural areas
- Poor housing in the Borough is estimated to cost the health and social care sectors £4.9M each year
- 538 homes empty for more than 6 months

What we want to do

- Improve health and wellbeing through housing improvements
- Ensure a choice of good quality homes
- Ensure minimum legal standards are met
- Recognise and promote good landlords
- Respect tenants and home-owners wishes
- Prevent homelessness
- Demonstrate savings to health and social care leading to future investment in housing improvement

What we don't want to do

- Maintain the status quo
- Alienate good landlords
- Put tenants at risk of retaliatory evictions
- Generate unreasonable expectations
- Have short term unsustainable fixes

Our Response: The Private Rented Sector

- Rolling programme of enforcement activity using BRE data focused on high scoring CSOAs
- Link enforcement action to wider regeneration/ support – environmental crime/ food safety/ employment/ income maximisation
- Target PRS properties with low EPCs
- Liaise with CT/HB to improve data on PRS
- Relaunch accreditation scheme – review incentives eg DGS/ discounted Licence fees/ loans
- Develop policy for discharging homeless duty into PRS

Our Response: Home Owners

- Review Assistance Policy
- Develop initiatives on cold homes/ falls prevention inc flexible use of DFG funding
- Targeted Geographical Promotion of financial assistance
- Promotion amongst health/ social care agencies
- New role – Healthy Homes Officer

Our Response: Assistance Policy

- Actively promote interest free loans & the Home Improvement Agency
- Extend loans to landlords for energy efficiency improvements in exchange for nominations & rents set at LHA/ accreditation
- Explore opportunities to develop a handyperson service (DFG/ Age well commissioning/ BCF)
- Work with Community Safety to improve the effectiveness of Let's Work Together
- Introduce more flexibility around empty homes loan linked to nominations

Our Response: Health and Wellbeing

Start Well

- Educate Health Visitors/ Children's Centres on hazards affecting children
- Combine programmes with initiatives to improve household income – eg benefit checks/ employment

Age Well

- Deliver energy efficiency programmes to areas with higher rates of older people & fuel poverty
- Develop small scale interventions to reduce falls
- Develop effective Home Improvement Agency/ Handyperson services

Thank you

Questions?