



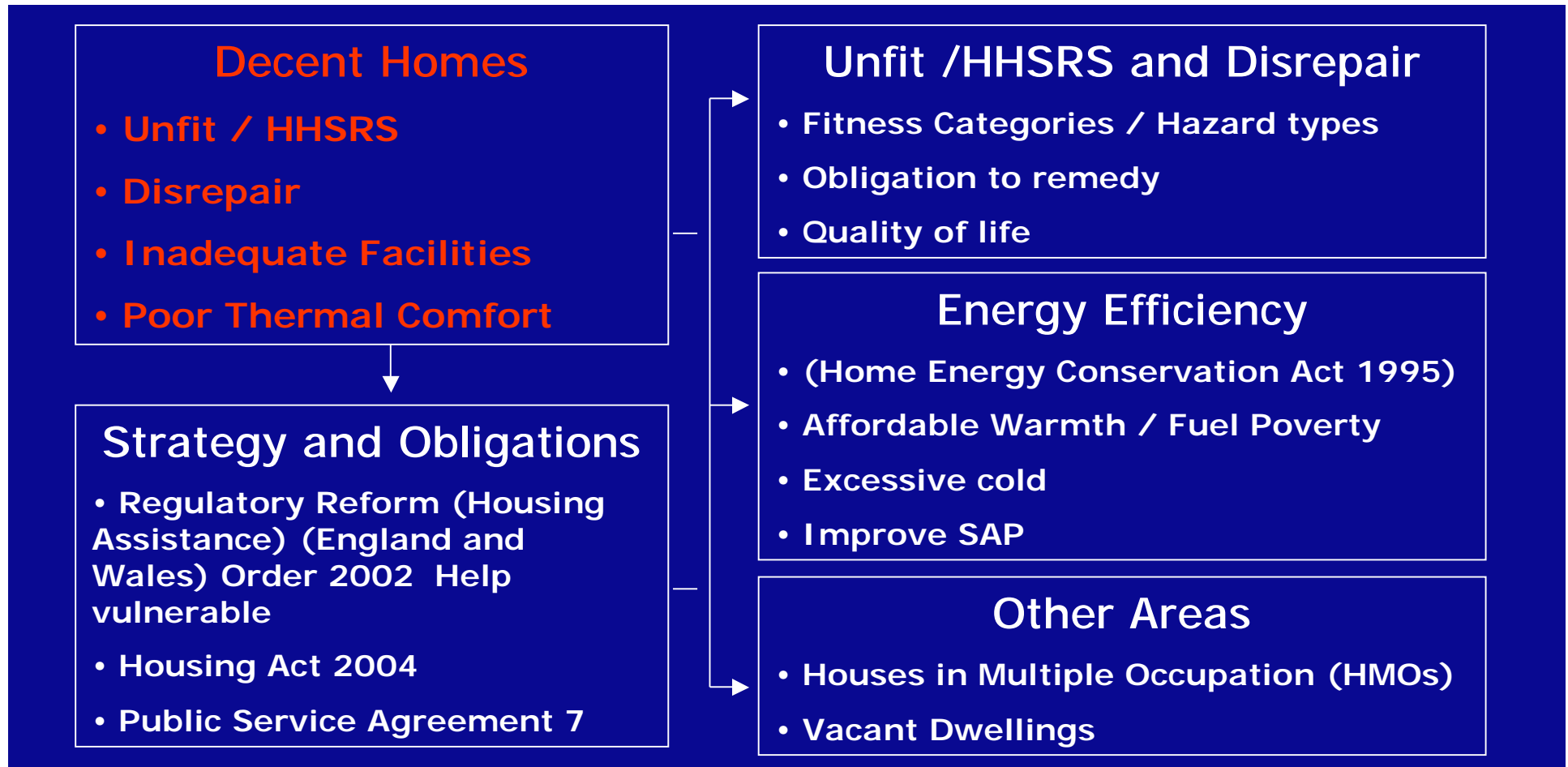
Epping Forest

House Condition Survey 2005

Presentation To:

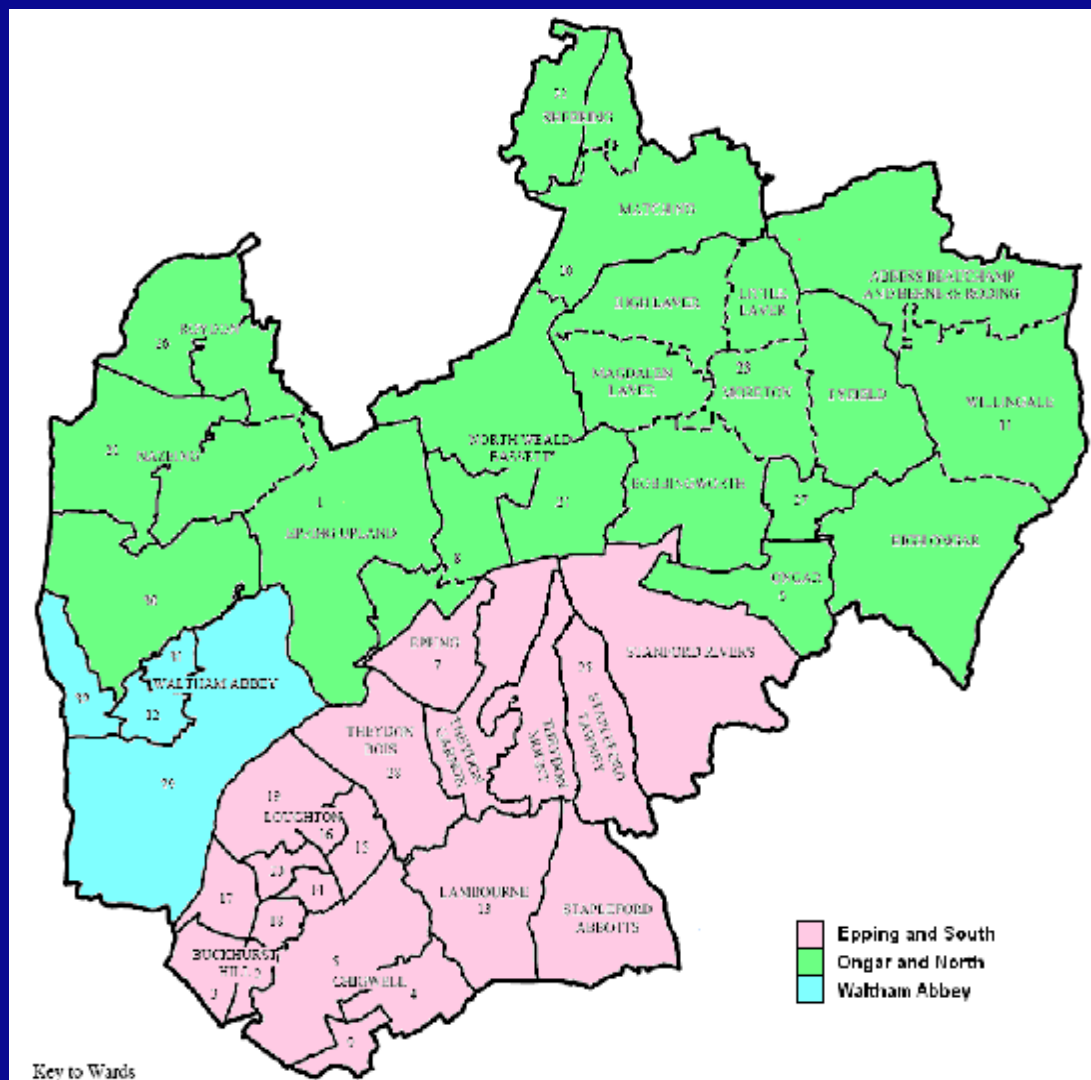
- Epping Forest District Council

# Why carry out a stock condition survey?



Working for **success** in the public sector





**Key to Wards**

- |   |                       |                              |
|---|-----------------------|------------------------------|
| 1 Broadley Common, Epping Upland and Nazeing  | 17 Finney Lane        | 23 Moreton and Tyfield       |
| 2 Buckhurst Hill East                         | 18 Lambourne          | 24 North Weald Bassett       |
| 3 Buckhurst Hill West                         | 19 Loughton Alderum   | 25 Passingford               |
| 4 Chigwell Row                                | 20 Loughton Broadway  | 26 Roydon                    |
| 5 Chigwell Village                            | 21 Loughton Fairmead  | 27 Shelley                   |
| 6 Clipping Ongar, Greencast and Marden Ash    | 22 Loughton Forest    | 28 Theydon Bois              |
| 7 Epping Hemnal                               | 23 Loughton Rodang    | 29 Waltham Abbey High Beach  |
| 8 Epping Lindsey and Thornwood Common         | 24 Loughton St John's | 30 Waltham Abbey North East  |
| 9 Grange Hill                                 | 25 Loughton St Mary's | 31 Waltham Abbey Paternoster |
| 10 Haslingwood, Matching and Sheering Village | 26 Lower Nazeing      | 32 Waltham Abbey South West  |
| 11 High Ongar, Willingale and the Rodangs     | 27 Lower Sheering     |                              |

# Tenure distribution

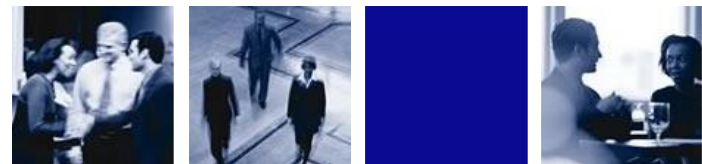


Tenure	Epping Forest 2005			EHCS 2001
	Total Stock	% Total Stock	% Private Sector	
Owner occupied	40,240	79%	91%	70%
Housing association (RSL)	1,260	3%	3%	7%
Privately rented	2,470	5%	6%	10%
Local Authority*	6,820	13%	-	13%
<b>Total</b>	<b>50,790</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

*Source: Epping Forest Private Sector House Condition Survey 2005*

*\* National local authority figures are shown here for comparative purposes. Figures given generally throughout the report are in relation to the private sector only.*

Working for **success** in the public sector

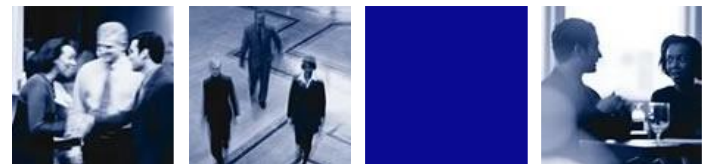


# Predominant features



- Small social sector and private rented sector.
- More modern stock, but slightly more pre 1919 also.
- Large number of detached, semi-detached houses and purpose built flats, but very few converted flats of any kind.
- More residents over the age of 60 than average, and more over the age of 75.
- More traditional families and couples than average.
- Above average income, but unevenly distributed.
- Significant level of benefit receipt over 20%.

Working for **success** in the public sector



# The Decent Homes Standard



- Decency above national average
- Predominantly relating to thermal comfort
- Has become a far greater problem from April 2006

Sub Area	Private non decent dwellings	Per cent non decent	Shortfall for vulnerable households (70%)
Epping and South	2,700	55.6%	700
Ongar and North	1,300	60.0%	210
Waltham Abbey	1,000	63.0%	110

Working for **success** in the public sector



1,260 Publicly Rented Dwellings (Housing Association)

42,710 Private Sector Dwellings

The ODPM PSA7 targets in respect of decent homes relate to owner occupied and privately rented dwellings only

8,500 vulnerable households (in receipt of benefits) in private sector homes

10,430 non decent private sector homes (owner occupied and privately rented only)

Number of dwellings which are non decent & which are occupied by vulnerable households

3,580

Reduction needed by 2010

1,020

Cost to make all of these decent at an average cost of £4,800 = £4.9 million





# Impact of Housing Act 2004

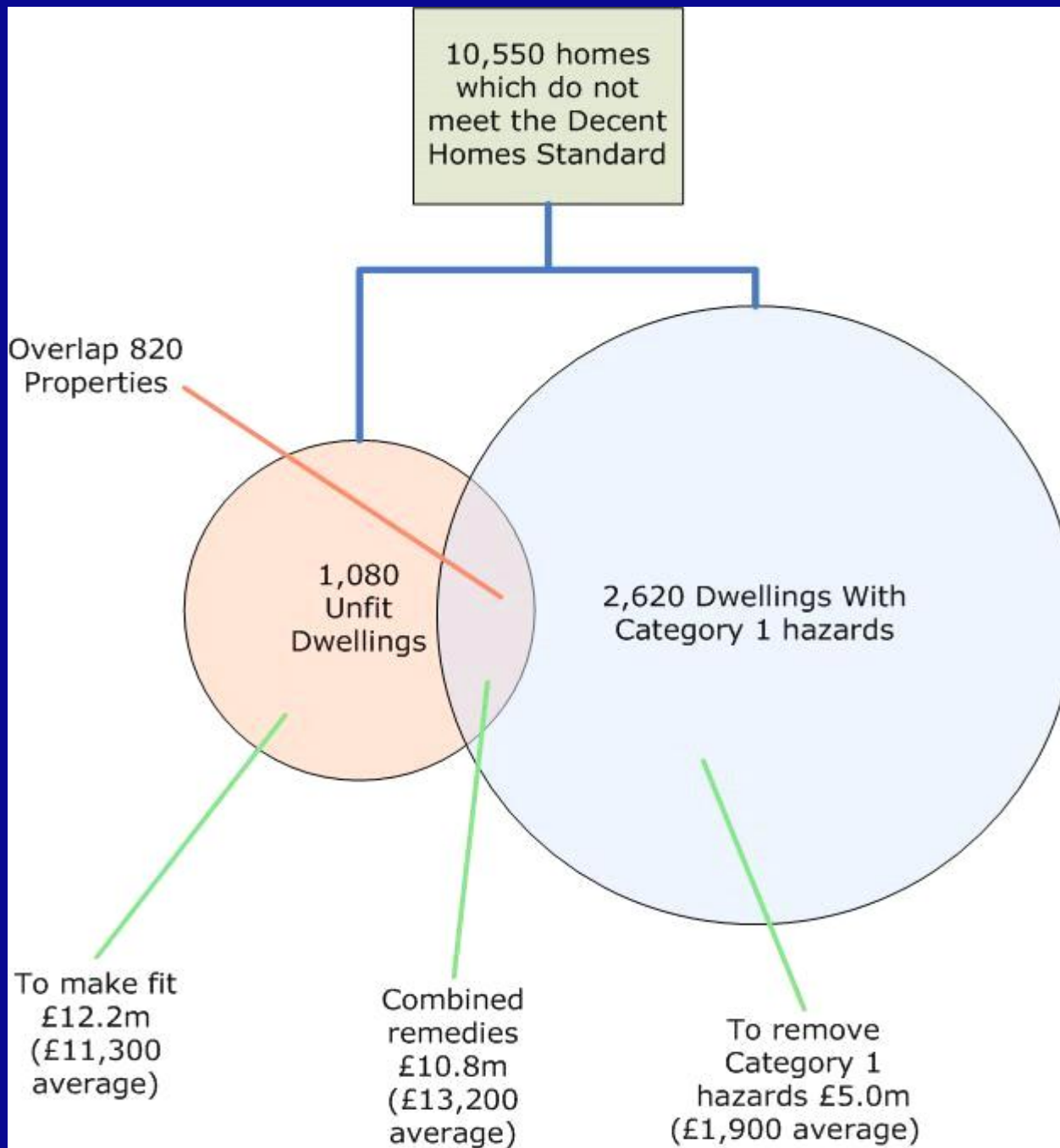


- Change from fitness to Housing Health and Safety Rating System 1,900 (4.3%) to 3,400 (7.4%)
- There is only a 23.8% overlap between the two
- Nearly 900 HMOs, a significant number, with between 55 and 60 falling under mandatory licensing
- Powers to grant EDMOs and deal with empty properties better
- 1,250 vacant, with 36% vacant for over 6 months

Working for **success** in the public sector



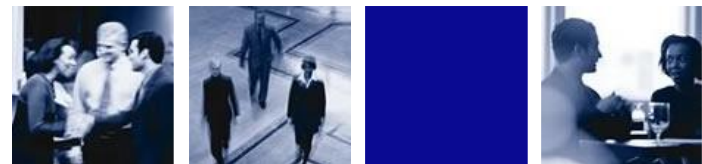




# Category 1 hazards



- Local authority required to take action where a category 1 hazard has been identified (as with unfitness)
- Shift from unfit to category 1 hazard dwellings is a huge shift – implications for training and resources
- Primary hazard failures Excessive Cold 50.3% and Falls on Stairs 38.9%
- Strongly associated with the same characteristics as unfitness – older dwellings, the privately rented sector and converted flats
- Dwellings mostly occupied by those on lower incomes and benefit receipt

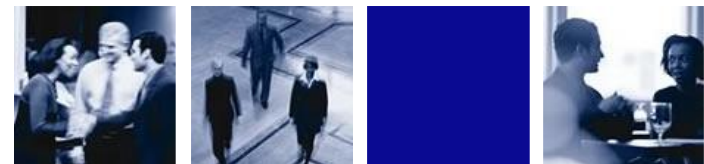


## Other significant stock issues

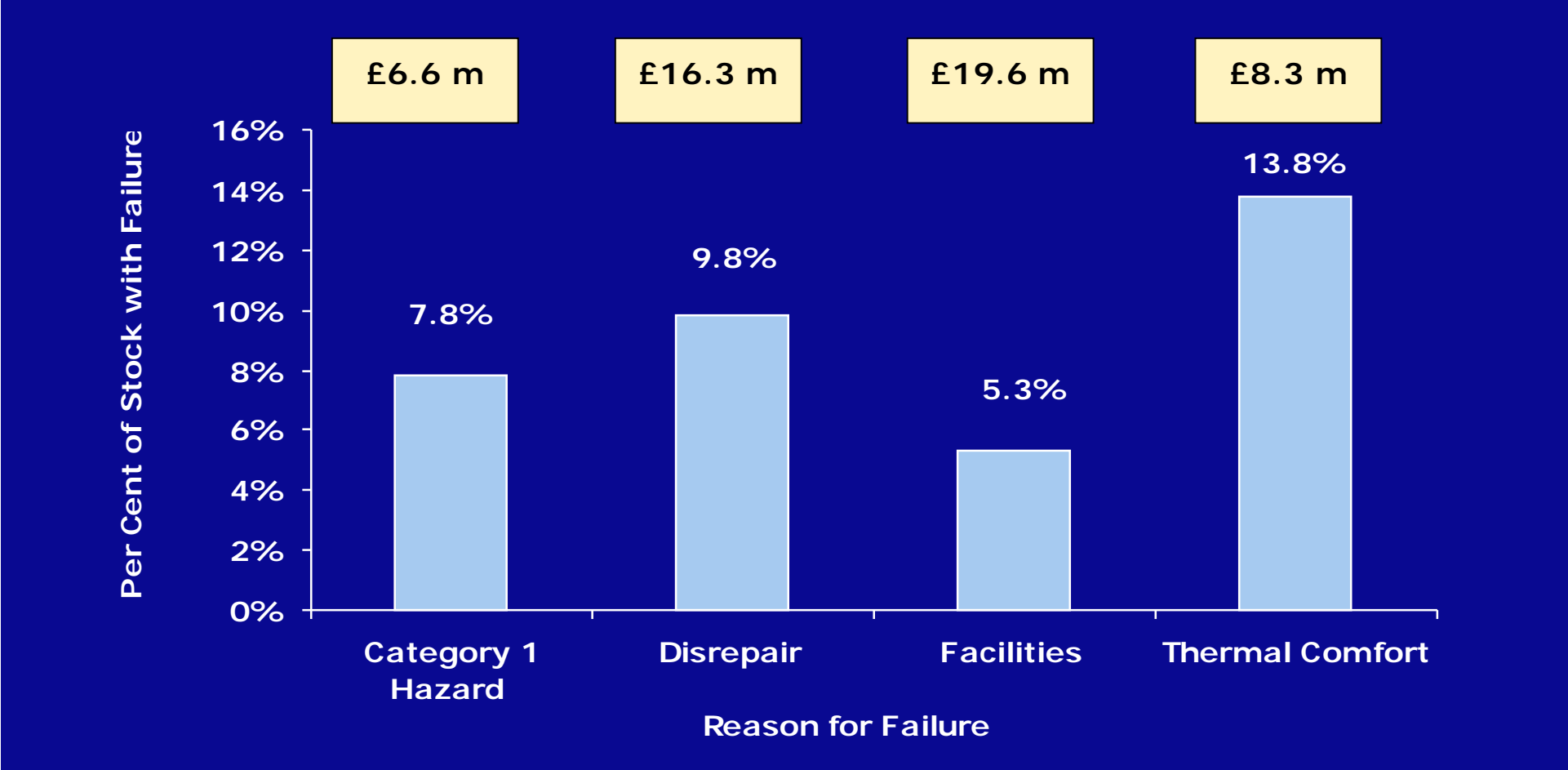


- 1,800 (4.1%) of dwellings are in fuel poverty. Elimination of fuel poverty key to a number of required targets.
- 6,100 (13.8%) dwellings fail the thermal comfort criterion. Most need better insulation, but 1,400 need new heating.
- There is an issue with equity rich cash poor. Average house prices are high but there are many low income older households.
- Vulnerability is defined under the Decent Homes Standard as households in receipt of means tested benefits.

Working for **success** in the public sector



# Cost implications for repair and improvement



Working for **success** in the public sector

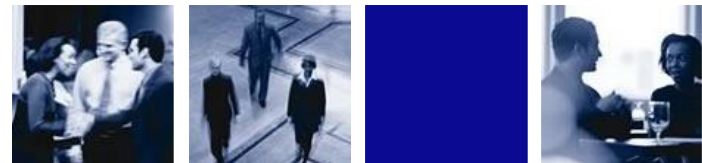


# Energy Efficiency and thermal comfort



- Cost to remedy fuel poverty £2.2 million, 1,800 dwellings.
- Mean SAP (58) same as the EHCS, pockets of poor energy efficient dwellings (Private rented, Rural properties).
- Improving energy efficiency useful in a wide number of policy areas.
- Problem of cold hazards and the prevention of excess winter deaths is particularly an issue given an aging population in Epping Forest
- Hard to heat homes, gas supply to rural dwellings and purpose built flats

Working for **success** in the public sector

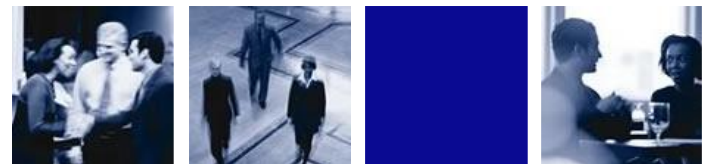


## Action thus far



- Empty homes strategy now largely developed, with policy tools for bringing vacant dwellings back into use
- HMO inspections ongoing, this should result in a definitive list of current, licensable HMOs. In addition, providing information on compliance and enforcement needed
- Revised and much expanded private sector housing strategy now being written

Working for **success** in the public sector

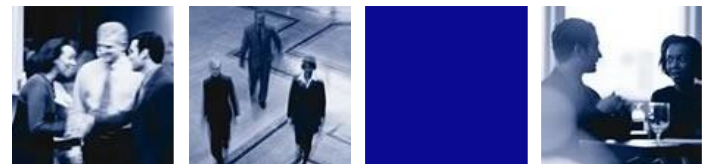


# What of the future?

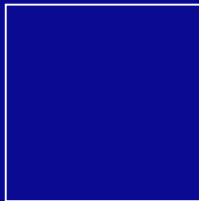


- Staff resources – there are a significant number of shortfalls and problems in the stock
- Financial resources – meeting the targets will cost money, the evidence suggests a lot may not afford this
- PSA7, Vacant dwellings, Licensable HMOs and Fuel poverty are OBLIGATORY or MANDATORY issues
- Rapid movement toward sub-regional working, use of housing strategies and joined up housing policy

Working for **success** in the public sector







**pps plc**

**Thank You**