

Appendix A. York Private Sector Housing Strategy Action Plan 2008-2013

<b>Strategic Aim 2. To encourage private landlords to provide good quality and well managed properties for their tenants</b>						
<b>Objectives:</b>	<b>Why</b>	<b>Baseline position</b>	<b>Target/date</b>	<b>Resources</b>	<b>Current position</b>	<b>Lead*</b>
Improve the condition of private rented homes in the city more in line with the city average for all occupied dwellings	Overall standards in the private rented sector are worse than other occupied houses	28.3% non Decent (3602 dwellings) against an average of 19.2 per cent for all occupied dwellings	By 2013 to bring rate of non decency in line with all occupied dwellings -19.2%	Existing	Completed most of the actions last year. Developing quarterly newsletter for landlords and letting agents	CYC Housing
Maintain and where possible improve energy efficiency of private rented homes and in particular flats in converted buildings	The energy efficiency of some private rented accommodation is much lower than for occupied dwellings as a whole	SAP 54 2008 for converted flats	By 2013 to bring the SAP rating of converted flats in line with the other sectors	Existing	Action to be taken forward as part of the new strategic aim 6	S4Y
Reduce the incidence of fuel poverty in private rented sector dwellings	Fuel poverty in the private rented sector is twice the rate of all occupied dwellings and three times that of owner occupied dwellings	No dedicated fuel poverty strategy	A dedicated fuel poverty strategy by April 2009	Existing	Action to be taken forward Draft action plan on hold with new initiatives -	CYC Housing
Improve the condition of houses in multiple occupation (HMOs) and smaller shared houses	Housing conditions within this sector are significantly worse than occupied housing as a whole	37.2% non Decent in 2008	By 2013 to reduce the gap between tenures	Existing	Key achievement Licensed HMO programme - on track to ensure that all licensed HMOs are free from category 1 hazards. Refreshed CoP will look at case	CYC Housing
Improve the security of private rented sector dwellings, particularly in the worst performing areas (Micklegate, Fishergate and Guildhall wards), dwellings (converted flats, pre 1919) and households (elderly, students)	There area a greater absence of core measures* in the private rented sector	24 per cent of private rented dwellings show an absence of core measures (compared to 9 per cent for owner occupied dwellings)	By 2013 to reduce the gap between tenures	Existing	Key achievement handyperson funding came to an end but extra funding through SYP.	Safer York Partnership / CyC Housing

KEY: tbc = To be confirmed / S4Y = Sustainability 4 Yorkshire / CYC Housing = City of York Council Community and Neighbourhood services