

Appendix 3. York Private Sector Housing Strategy Action Plan 2008-2013

Strategic Aim 1. Encourage and support owner occupiers to maintain and repair their homes and introduce energy efficiency measures					
Objectives:	Why	Baseline position	Target/date	Resources	Lead*
Maintain, and where possible improve, the overall condition of owner occupied dwellings in the city, with particular focus on the worst performing areas and dwelling types*	Overall condition is relatively good, though some disparities in performance exist between different areas and dwelling types	9786 households live in non Decent homes	180 homes made Decent per year	Regional housing Board Investment Programme bid 20011-14	CYC Housing
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	Grants and assistances policy that focuses on grants rather than loans	Develop a new assistance policy that makes more use of mixed loan / grant packages by April 2009	Existing	CYC Housing
Maintain, and where possible increase, the average energy efficiency of homes in the city and target as a priority the worst performing areas	The current overall SAP level is relatively high when compared to the national figure though disparities in performance exist between some areas	Average city wide energy efficiency rating (SAP) 66 in 2008. Hull Road and Fishergate wards have average SAP rating of 46 and 58 respectively	City wide SAP rating of 66 or higher by 2013	Existing	ESTAC
Continually investigate funding opportunities to tackle poor energy efficiency and ensure York residents maximise the opportunities available					
Reduce the incidence of fuel poverty in the city, particularly in the worst performing areas of the city and amongst the most vulnerable households	Tackling fuel poverty is a key priority in the York Local Area Agreement. The government has set challenging fuel poverty targets**	No fuel poverty action plan in place	A fuel poverty action plan in place by April 2009	Existing	ESTAC
Increase public awareness of the range of services available to encourage and support owner occupiers	Overall awareness of key services is low	26% awareness of the Home Improvement Agency / 56 % awareness of ESTAC 2008	Ensure at least 50% public awareness of key services, especially in target areas and households by 2013	Existing	CYC Housing

KEY: tbc = To be confirmed / \*Guildhall, Micklegate and Hull Road wards and pre 1919 terraced houses and converted flats / \*\*the Government wants to see an end to fuel poverty in all vulnerable households by 2010 and in all households by 2016 / ESTAC = Energy Saving Trust Advice Centre / CYC Housing = City of York Council Housing and Adult Social Services

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Strategic Aim 2. To encourage private landlords to provide good quality and well managed properties for their tenants					
Objectives:	Why	Baseline position	Target/date	Resources	Lead*
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%	tbc	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	tbc	ESTAC
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	tbc	ESTAC
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	tbc	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	Safet York Partnership / CUC Housing

KEY: tbc = To be confirmed / ESTAC = Energy Saving Trust Advice Centre / CYC Housing = City of York Council Housing and Adult Social Services / \*Core measures include secure door and window locking

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<b>Strategic Aim 3. To help people whose independence may be at risk remain in or return to their homes</b>					
<b>Objectives:</b>	<b>Why</b>	<b>Baseline position</b>	<b>Target/date</b>	<b>Resources</b>	<b>Lead*</b>
Maintain, and where possible increase, the number of vulnerable households in homes classed as Decent	Government target for 2010 already exceeded but need to keep a focus on this issue	79% in 2008	80% or more by 2013	Existing	CYC Housing
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	110 Disabled Facilities Grants administered each year	To administer 150 Disabled Facilities Grants per year	tbc	CYC Housing
Create a comprehensive prevention strategy to support people within their own homes and communities to prevent and/or reduce risks to their independence	Improved quality of life for people needing care support and reduce the predicted deficit between available resources and projected demand for services	There are a range of services in place across the city provided by both CYC and the voluntary sector but this is not comprehensive. CSCI rating of current provision is currently 'Good'	Equity of provision to demand across all wards. CSCI rating of 'Excellent'	Social care transformation grant	CYC Housing and Adult Social Services - Commissioning
To establish a user led Centre for Independent (CIL) Living	This is a national Government objective based on good practice examples elsewhere	No CIL in place	Deliver CIL by 2010	Existing resources	CYC Housing and Adult Social Services
Meet the increasingly complex needs of families with disabled children	Growing demand from this client group requiring extra resources	Ruth Abbott	Ruth Abbott	tbc	CYC Housing
KEY: tbc = To be confirmed / CSCI =					

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<b>Strategic Aim 4. Maximise use of the existing housing stock to increase the supply of decent affordable homes in York</b>					
<b>Objectives:</b>	<b>Why</b>	<b>Baseline position</b>	<b>Target/date</b>	<b>Resources</b>	<b>Lead*</b>
Maintain, and where possible reduce further, the current low level of long term empty properties in the city	Need to ensure ongoing low level of long term empty properties	0.9% in 2008	0.9% or below by 2013	Existing	CYC Housing
Tackle under occupation of private sector housing (this objective will be addressed as part of the wider Sub Regional Housing Strategy 2009-2012)	Very high levels of under occupation	77% in 2008	tbc	Existing	CYC Housing
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<b>Strategic Aim 5. Strengthen existing and develop new partnerships to support the private housing sector</b>					
<b>Objectives:</b>	<b>Why</b>	<b>Baseline position</b>	<b>Target/date</b>	<b>Resources</b>	<b>Lead*</b>
Maintain clear strategic leadership for private sector housing standards in the city	To help all stakeholders with a role to play in improving private sector housing standards work together effectively	Agreed private sector housing strategy 2008-13	New private sector housing strategy agreed by 2013	Existing	CYC Housing
Improve joint working between key agencies delivering services relevant to this strategy	To achieve greater efficiencies working towards shared goals	Private sector housing strategy 2008-13 steering group established	Undertake annual progress review in November each year for the lifetime of the	Existing	CYC Housing
Improve partnership working with private sector landlords	To help bring improvements in the management and maintenance of the private rented housing stock	No Landlords Forum	Establish Landlord Forum by 2009	Existing, plus additional £10k annual funding for landlord forum administration	CYC Housing
Maintain and improve the North Yorkshire Local Authorities Strategic Partnership	Sub regional partnership is an important arena for sharing good practise and bring investment in to the city	North Yorkshire Private sector Steering group quarterly meetings	Maintain programme of quarterly meetings and investment bids. Sharing good practise from across the Region and country	Existing	CYC Housing
Maintain, and where possible improve, the level of customer satisfaction with services	To ensure our policies and service delivery meets customer needs	82 per cent of customers rated the grants and assistance service in 2007 excellent	90% satisfaction with services by 2013	Existing	CYC Housing
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