

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

<b>Strategic Aim 2. Encourage and enable 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>Progress</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% of private rented homes are non Decent 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	tbc		CYC Housing
Increase the role of the private rented sector in meeting housing need by improving access to those who traditionally face barriers to it.	Some households face barriers	41 household accessing private rented accommodation in 2009/10.	Number of people helped in to private sector accommodation through YorHomes and Choice based lettings.	tbc		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% of HMOs classed as non Decent in 2008.	By 2013 to reduce the incidence of non decency in the HMO stock and bring in line with non decency in general housing stock (19.2%).	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		Safer York Partnership / CYC Housing
KEY: tbc = To be confirmed / S4Y = Sustainability 4 Yorkshire / CYC Housing = City of York Council Communities and Neighbourhoods / *Core measures include secure door and window locking						

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**Strategic Aim 3. Enable people whose independence may be at risk remain in or return to their homes.**

Objectives:	Why	Baseline position	Target/date	Resources	Progress	Lead*
Maintain, and where possible increase, the number of vulnerable households living 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 or warden call 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.	150 Disabled Facilities Grants administered per year.	175 Disabled Facilities Grants per year by 2013.	tbc.		CYC Housing.
Explore Procurement as a mechanism of providing a more efficient and value for money service.	To provide a speedier service for customers and to make best use of limited resources.	Single contract in place for stairlifts.	Seek new framework contracts for other types of work by 2013.	Existing.		CYC Housing.

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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>Progress</b>	<b>Lead*</b>
Maintain, and where possible reduce further, the current low level of long term private sector 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 homes (this objective will be addressed as part of the wider Housing Strategy).	High levels of under occupation.	77% in 2008.	Below 77% under occupation by 2013.	Existing		CYC Housing
<b>Actions towards these objectives will include:</b>						
Maintain and where possible reduce further the low level of overcrowding of private rented sector homes (this objective will be addressed as part of the wider Housing Strategy).	Low levels of overcrowding .	4% in the private rented sector in 2008.	4% or below by 2013.	Existing		CYC Housing
<b>Actions towards these objectives will include:</b>						
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<b>Strategic Aim 5. Strengthen partnerships to support private sector housing improvements.</b>						
<b>Objectives:</b>	<b>Why</b>	<b>Baseline position</b>	<b>Target/date</b>	<b>Resources</b>	<b>Progress</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 strategy.	Existing		CYC Housing
Explore new partnerships to deliver services both in the voluntary and private sector	To achieve greater efficiencies working towards shared goals	No contractor forum.	Contractor forum by Dec 2011.	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	1 main landlord fairs/conference per annum.	Minimum of 1 landlord fair per annum + targetted events when appropriate.	Existing, plus additional £10k annual funding for landlord forum administration.		CYC Housing.
Maintain and improve the North Yorkshire Local Authorities Strategic Partnership and Leeds Local Enterprise Partnership .	Sub regional partnership is an important arena for sharing good practice 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 practice from across the Region and county.	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	90% satisfaction with services by 2013.	Existing.		CYC Housing .
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Strategic Aim 6: Create sustainable homes and reduce carbon emissions from the domestic sector						
Objectives:	Why	Baseline position	Target/date	Resources	Progress	Lead*
Maintain, and where possible increase, the average energy efficiency of homes.	The overall energy efficiency of dwellings in York is relatively high when compared to the national figure.	Average city wide energy efficiency rating (SAP) 66 in 2008.	Average SAP rating for the city to be 66 or more by 2013.	Existing		S4Y
Improve the energy efficiency of homes in the worst performing areas of the city with a focus on private rented homes	Whilst overall energy efficiency is good some disparities in performance exist between areas.	Hull Road and Fishergate wards have average SAP rating of 48 and 58 respectively.	Minimum SAP rating of 65 in all wards by 2013.	Existing		S4Y
Reduce the domestic sector's CO2 emissions in line with the city's longer term climate change targets.	Carbon modelling indicates national plans alone will not allow York to meet its ambitious carbon reduction targets. Domestic dwellings account for 34% of all York's CO2 emissions.	DECC NI 186 - domestic sector CO2 emissions 2008 = 436kt	tbc following feasibility assessment by 2013	tbc		S4Y

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 / S4Y = Sustainable for York