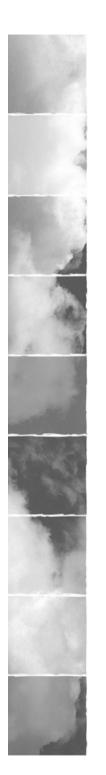
#### Decent Homes In The Private Sector

Sue Byard – Assistant Director Strategic Housing

Mark Wade – Housing Standards and Improvement Manager

Presentation to Health, Social Care and Inclusion Scrutiny and Performance Panel – 30<sup>th</sup> November 2006





#### What Is A Decent Home?

'A decent home is one which is wind and weather tight, warm and has modern facilities'.



## A Decent Home Meets The Following 4 Criteria:

a)It meets the current statutory minimum standard for housing.

b)It is in a reasonable state of repair.

c)It has reasonably modern facilities/services.

d)It provides a reasonable degree of thermal comfort.



Walsall Council

### Targets

• National Public Service Agreement (PSA) 7 Target:-

- 65% of private sector vulnerable households must live in a decent home by 2006.

- 70% by 2010.
- 75% by 2020.

- LPI 4 – The number of non decent homes occupied by vulnerable households made decent.

- LAA Target



### Delivery Of Decent Homes In Walsall – Mixed Communities

- Housing Standards and Improvement Service.
- Private Sector Housing Renewal Strategy and Wider Housing Strategy.
- Housing Renewal Assistance Policy grants and loans including equity release.
- Enforcement.
- Advice and guidance.
- Energy Efficiency.





## Non Decent Homes In Walsall

• 2003 House Condition Survey

- Estimated 21,771 vulnerable households, 14,224 of these live in decent homes.

- 15,240 must live in decent homes by 2010.

- This means that 1016 properties need to be made decent by 2010 to meet the 70% national target.



#### **Annual Targets**

Year	Target Number of Home To Be Made Decent	Percentage f Decent Homes In Walsall
2005/06	150	66%
2006/07	158	66.7%
2007/08	236	67.8%
2008/09	236	68.9%
2009/10	236	70%
Total	1016	

• Targets based on assumed available capital funding for Renovation Grants/loans of £2m per annum for the first 2 years and £3m per annum after that.



# **Progress To Date**

- 170 units made decent in 2005/06 slightly over target.
- 158 units target for 2006/07.
- 93 made decent by October 2006 on target.
- £3m annual capital programme vital to continue good progress.

• Programmed 2007 stock condition survey will be used to decide targets to 2020 and focus resources on areas with high level of nondecency.

