



# **Decent Homes In The Private Sector**

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# What Is A Decent Home?

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



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# **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.



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# 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



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# **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.



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# 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.



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# 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.



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# 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 non-decency.



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