

Strategic Housing Research Project

Presentation of Findings

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Opinion Research Services



» Social research company

- Established in 1988 within University of Swansea
- Spin-out company 1998
- 49 full-time employees
 - Social researchers and IT staff
- Social Research Call Centre
- Swansea-based
- 95% public sector work

» Specialise in...

- Health, housing, local government, policing, fire and rescue services
- Surveys and deliberative research

- » Carried out in order to gain a strategic picture of housing condition issues in the private sector and also the wider housing needs and preferences of residents
- » Aimed for a sample of 1,000 dwellings in the private sector and a further 100 surveys in the social sector.
- » Survey carried out over the winter 2016-17 covering a wide range of housing condition indicators and a detailed housing needs and aspirations survey
- » Achieved sample was 1,148 households.

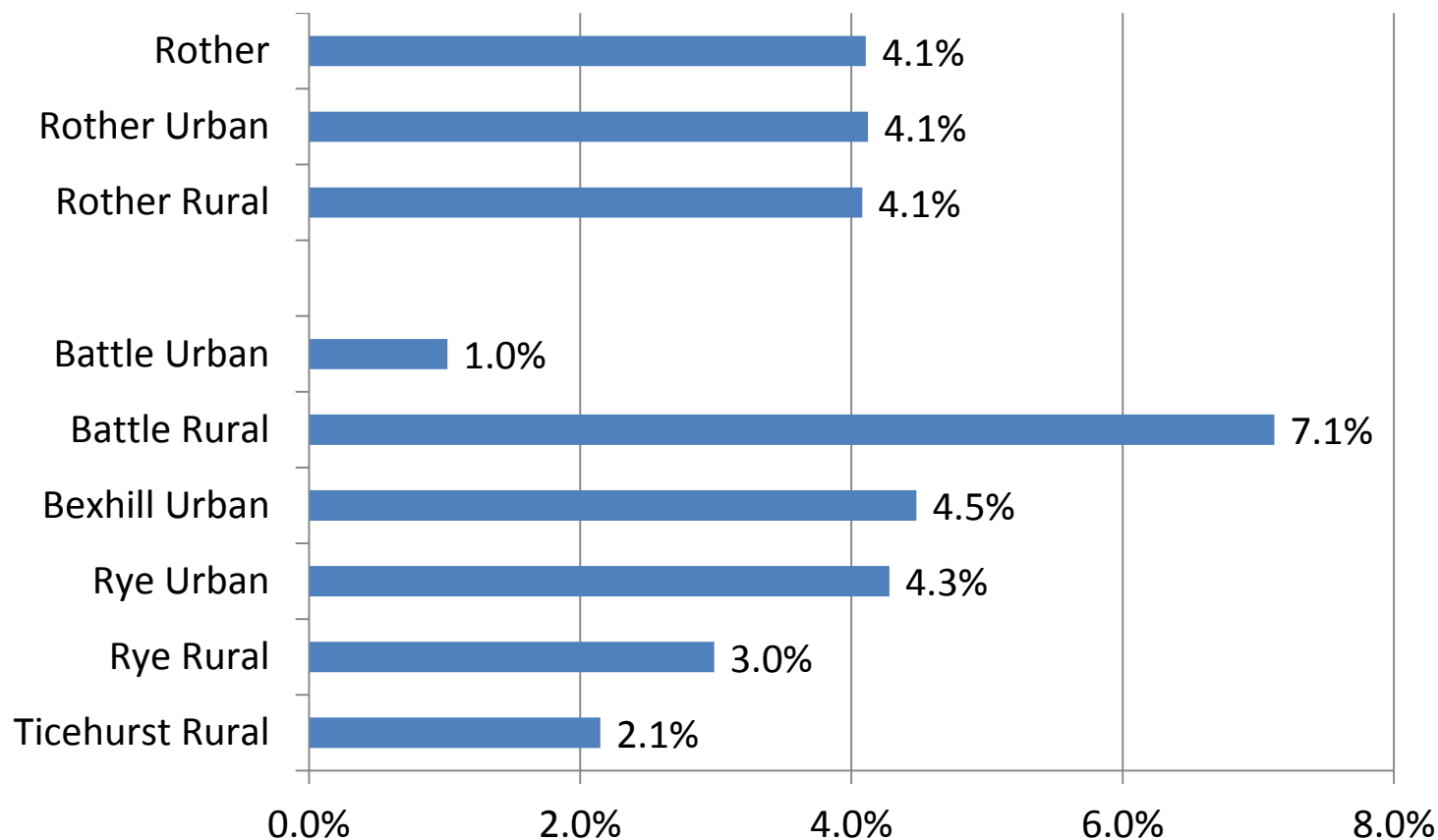
Tenure of the housing stock in Rother



- » The housing stock in Rother has a higher proportion of owner occupied dwellings than the national average.
- » The private rented sector is approx. 19% of the private sector from approx. 17% at the time of the 2011 Census

Tenure	Study Area 2017		Census 2011		EHS (2014-15)
	Households	Percent	Study Area		
			Households	Percent	
Owner occupied	30,748	72%	30,300	74%	63%
Privately rented	7176	17%	6,400	16%	20%
Socially rented	4731	11%	4,200	10%	17%
All Tenures	42,655	100%	40,900	100%	100%

Overcrowding in Rother



» Above the national average for overcrowding which is 3%

» Sub-area results should be treated with caution

- » **Government policy that everyone should have the opportunity of living in a “decent home”. The Decent Homes Standard contains four broad criteria that a property should:**
 - » **A - be above the legal minimum standard for housing (free from category one hazards), and**
 - » **B - be in a reasonable state of repair, and**
 - » **C - have reasonably modern facilities (such as kitchens and bathrooms) and services, and**
 - » **D - provide a reasonable degree of thermal comfort (effective insulation and efficient heating).**
- » **If a dwelling fails any one of these criteria it is considered to be “non decent”.**

» Higher overall failure rate than found nationally (30.2% vs 21.8%)

» Thermal comfort is particularly an issue

Reason	Dwellings	Per cent (of non-decent)	Per cent (of stock)	England per cent (EHS 2014)
Category 1 hazard dwellings	7,210	61.3%	18.5%	13.2%
In need of repair	1,860	15.6%	4.8%	4.9%
Lacking modern facilities	30	0.3%	0.1%	1.8%
Poor degree of thermal comfort	6,420	53.7%	16.5%	7.8%
<i>Total failures</i>	15,520	-	-	-
Total dwellings failing the Decent Homes Standard	11,760	100.0%	30.2%	21.8%

» Most common requirement for both owner occupied and private rented dwellings is for loft insulation, and due to low average cost total for this measure is not high

Reason	Total Cost (£ million)	Cost per dwelling (£)
Category 1 hazard dwellings	30.9	4,290
In need of repair	8.5	4,540
Poor degree of thermal comfort	15.6	2,430
Lacking modern facilities	0.3	10,030
Total (and average per dwelling)	49.5	3,190

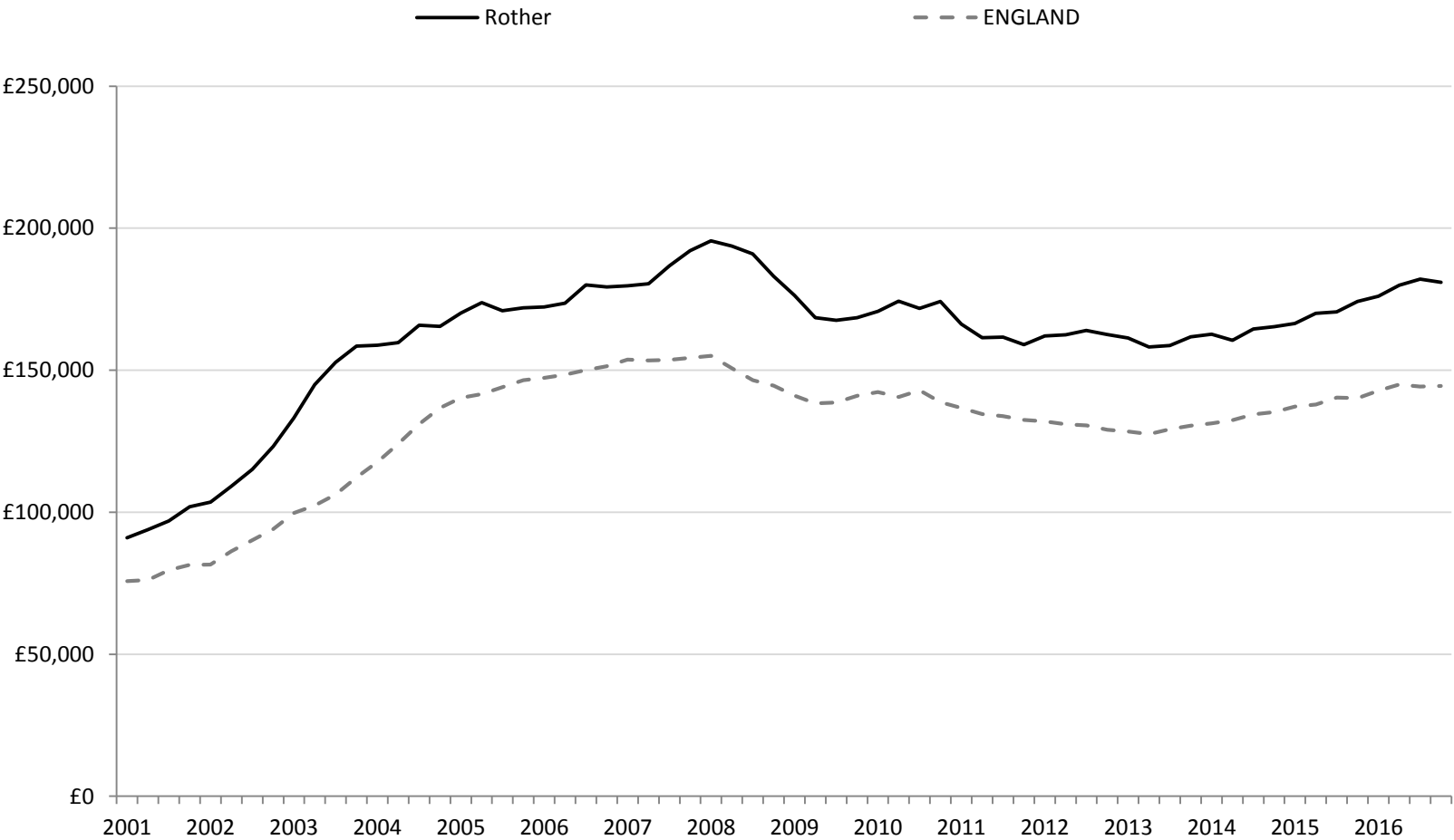
- » Notable numbers of dwellings off mains gas (only 71% use for main heating fuel)
- » SAP is a measure of energy efficiency for dwellings. The higher the SAP score the better. Average SAP rating 59 compared to 60 for England

EPC SAP Range Banded	EPC SAP Range Banded	Owner occupied	Private rent	Overall	EHS 2013-14
Band A (92-100)	Band A (92-100)	0.1%	0.0%	0.1%	1.0%
Band B (81-91)	Band B (81-91)	0.2%	0.0%	0.2%	
Band C (69-80)	Band C (69-80)	31.9%	18.5%	29.3%	20.9%
Band D (55-68)	Band D (55-68)	43.0%	46.4%	43.7%	52.6%
Band E (39-54)	Band E (39-54)	16.1%	20.4%	16.9%	19.1%
Band F (21-38)	Band F (21-38)	5.4%	6.8%	5.7%	5.0%
Band G (1-20)	Band G (1-20)	3.2%	7.9%	4.1%	1.5%
Total	Total	100.00%	100.00%	100.00%	100.0%

- » Growing private rented sector with typically worse conditions to owner occupied sector
- » Significant improvements have been achieved, but easy to treat properties have often been addressed already
- » Resources primarily focused on heating systems and insulation and tackling excess cold and thermal comfort failures
- » Requirement for adaptations or equipment for disabled occupiers

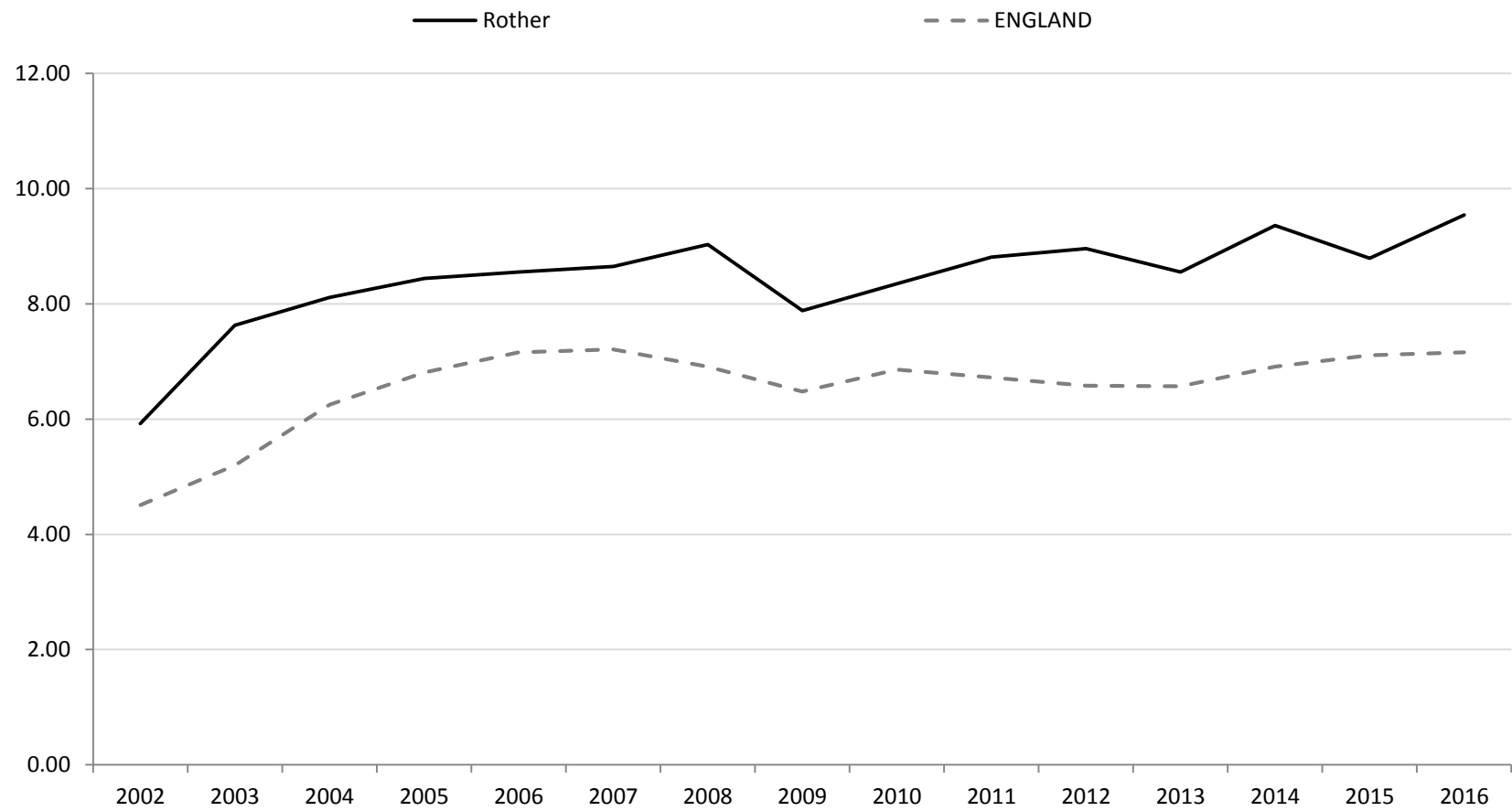


» Real House Price Trends: Lower Quartile Prices adjusted to 2016 values using CPI (Source: ONS; Bank of England)



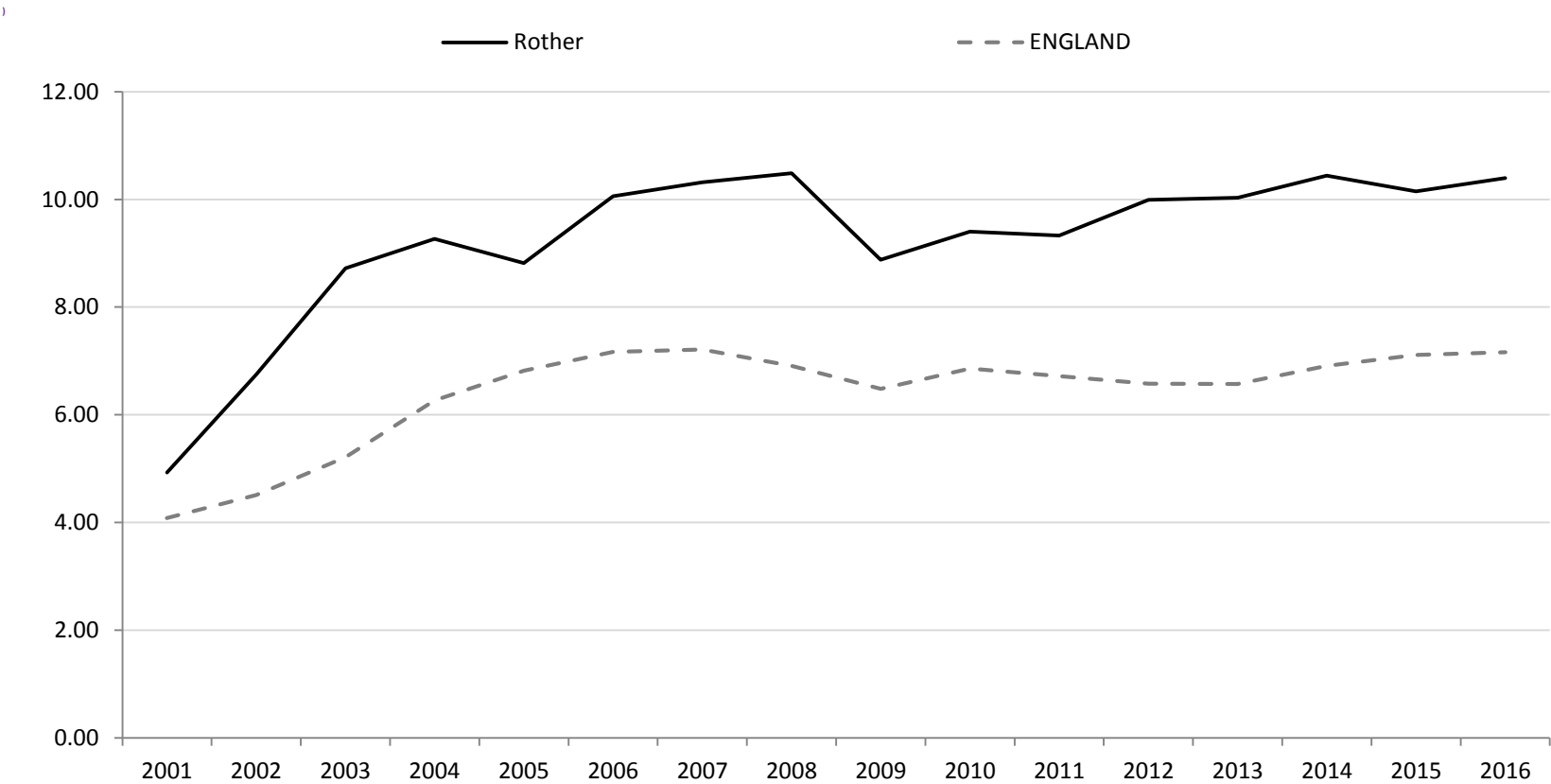


Ratio of Lower Quartile House Price to Lower Quartile Resident-Based Earnings (Source: ONS)





Ratio of Lower Quartile House Price to Lower Quartile Workplace-Based Earnings (Source: ONS)



- » At a national level the number of homes delivered has not met the national household projections since 1983
- » Affordability has declined sharply across England in the past 15 years.
- » Government Housing White Paper is seeking to address this.
Options to help improve affordability:
 - Deliver more housing – limited in Rother by land constraints
 - Community led housing schemes
 - Increasing self and custom build plots
 - Second home council tax exemptions
 - Return empty homes back to use
 - Deliver more social housing

Historic Tenure for Rother

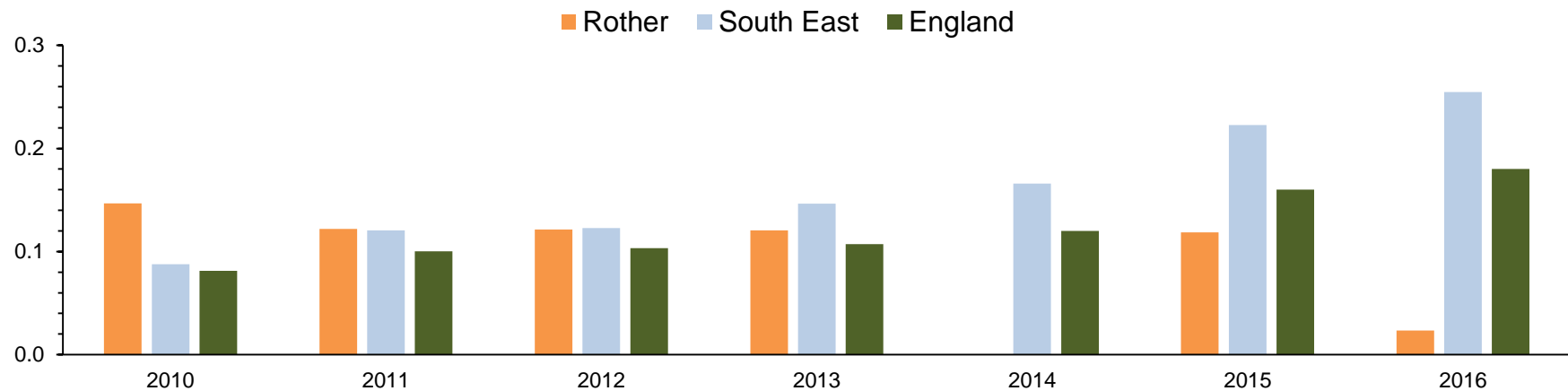


Tenure	Total Households			
	1981	1991	2001	2011
Owner occupied	22,100	28,100	29,700	30,300
Private rent	3,700	3,400	4,400	6,400
Social rent	5,000	3,900	4,000	4,200
TOTAL	30,800	35,400	38,100	40,900
Owner occupied	71.8%	79.5%	77.9%	74.1%
Private rent	12.1%	9.5%	11.5%	15.5%
Social rent	16.1%	11.0%	10.6%	10.4%

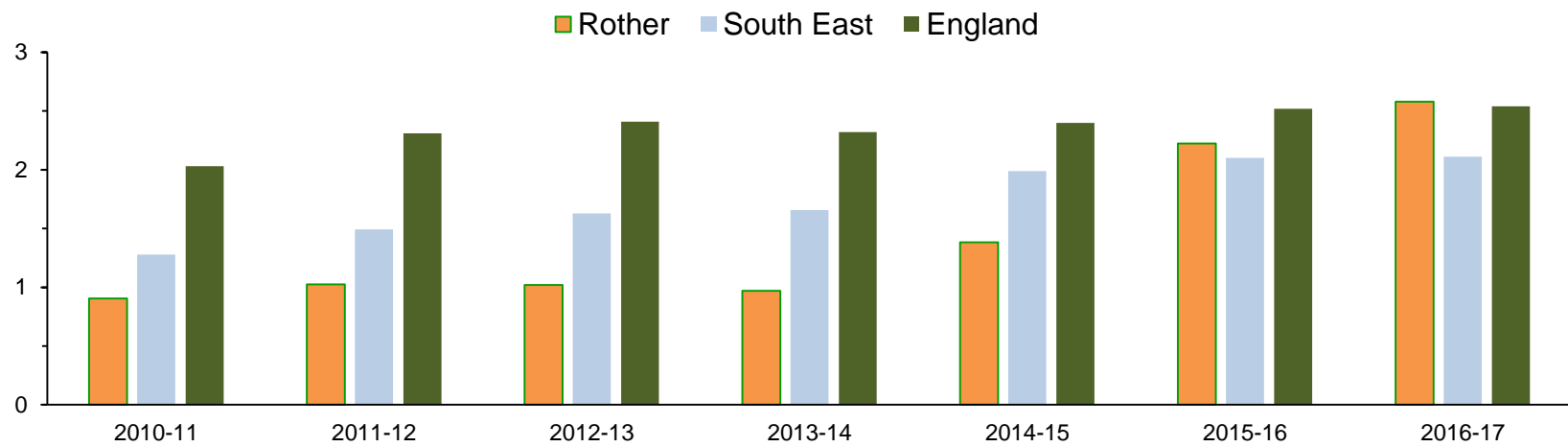
- » **Social housing delivery has fallen sharply since 1983**
- » **In many areas the stock of affordable housing has fallen due to right to buy sales not being replaced. Only 300 more social rent properties in Rother in 2011 than in 1991.**
- » **Government White Paper also seeks to diversify housing delivery. Two new affordable housing tenures proposed:**
 - Build to rent - rents fixed at 20% below market rents
 - Starter Homes – newbuild properties sold at least 20% below market prices
- » **Money is also available for Councils to directly build affordable housing**
- » **Other options to help create or release affordable housing:**
 - Reduce long-term empties
 - Rural exception sites
 - Incentivise downsizing
 - GLA are prioritising applications which agree to 35% affordable housing. This could be adopted in line with Rother DC's Affordable Housing Policy



Number of rough sleepers per 1,000 households



Homelessness acceptances per 1,000 households



- » **Links to affordability and tenure issues discussed above**
- » **At a national level, welfare reform has seen maximum weekly benefits capped for non working households, maximum housing allowance capped and Universal Credit start to be introduced.**
- » **Tax changes have also seen buy to let investment become less attractive**
- » **Options available to local authorities are very limited**
 - Discretionary payments to help with housing costs
 - Prevention measures to stop homelessness
 - Conciliation services for young persons and their parents to try to keep them at home
 - Social service pathways for dealing with complex needs for former service personnel, prisoners, care leavers etc. to try to prevent homelessness.



Thank You

Any Questions?