Private Sector Housing Study

Hull Road Ward

This sheet is a briefing on the findings of research into housing conditions and their impact on the health of residents relating to your ward. It will help identify potential priorities or projects designed to improve housing conditions which can impact on other issues such as healthcare; adult social care; community; the environment and community safety.

Key Information

- Total number of dwellings in ward : **3,607**
- **48%** of Hull Road residents own their own home, either outright or with a mortgage, **32%** are private renters and **18%** are social tenants (2011 census)
- Percentage of properties built prior to1964: **82%**

Key housing statistics for the ward are compared to the city average. The coloured arrows give a simple guide whether the indicator is above, on par or below the city average.

13% of properties have a category 1 hazard (see over). The citywide average is 14%

2% of properties have a category 1 excess cold hazard. The citywide average is 4%

9% of properties have a category 1 fall hazard. The citywide average is 10%

7% of properties are in disrepair. The citywide average is 6%

36% of households are low income households. The citywide average is 28%

10% of households are in fuel poverty, the citywide average is 9%

The average simple SAP (see over) is **60**, the citywide average is 59

The statistics for the ward indicate issues which could be addressed through identified ward priorities.

In **Hull Road Ward** the current ward priorities are:

- Promote a friendly and welcoming community
- Encourage volunteering and community involvement
- Supporting residents to prosper and access the services they need

Options

Low Cost Interventions

1) *Awareness campaigns* – Develop leaflets/posters to raise awareness of the key issues of tackling cold homes and falls in the home.
2) *Targeting existing services* – Engage with Better Homes York and Citizen Advice York to tackle fuel poverty and handy person/ Be independent services to raise awareness of poor housing conditions which can lead to people, especially older residents, falling.

Other Interventions

1) *Consider a specific project* - Tackling the risk of fall hazards/excess cold using Community Care funding to provide additional services within the ward e.g. grant funding for installation of handrails on staircases and loft insulation.

Background Information

The Council commissioned the Building Research Establishment in 2015 to undertake a series of data modelling exercises on our private housing stock to produce an integrated stock model and a Health Impact Assessment. This information will help deliver our housing strategy and enable a targeted approach to improving housing as well as health outcomes, including down to ward level, particularly in relation to the owner occupied and private rented sectors.

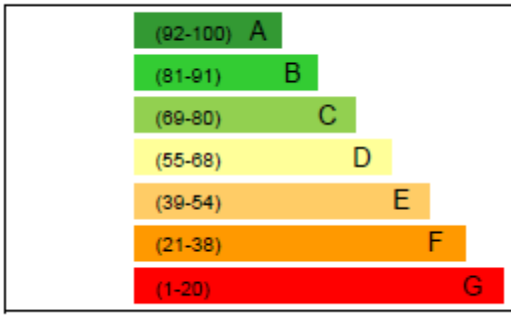
The Housing Health and Safety Rating System (HHSRS) is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It assesses 29 categories of housing hazard. Each hazard has a weighting which will help determine whether the property is rated as having a Category 1 (serious) hazard. **The two main Category 1 Hazards for the city were excess cold and danger of falls.**

A **Property in disrepair** is based on the former Decent Homes Standard. A property is said to fail this standard if it is not in a reasonable state of repair (assessed from the age and condition of a range of building components including walls, roofs, windows, electrics and heating systems).

A **low income household** is defined as a household in receipt of a means tested benefit, including Council Tax benefit and income based Job Seekers Allowance. For child tax credit and working tax credit, the household is only considered a low income household if it has a relevant income of less than £15,050.

A household is said to be in **fuel poverty** if they have required fuel costs that are above average and, were they to spend that amount, they would be left with a residual income below the official poverty line.

EPC (Energy Performance Certificate) ratings are based on a banding system of A – G, where A is the best performing and G is the worst. Each band has a corresponding range of SAP ratings associated with it so that, for example, a dwelling with a SAP rating of 69 would fall into EPC band C.



	Count	Percent
A (92-100)	0	0.0%
B (81-91)	204	0.3%
C (69-80)	13,291	18.3%
D (55-68)	36,431	50.0%
E (39-54)	18,180	25.0%
F (21-38)	3,475	4.8%
G (1-20)	1,233	1.7%

The estimated average Simple SAP for private sector stock in York is 59 - an EPC rating of D. The number of private sector dwellings with an EPC rating below band E is estimated to be 4,708 (6.5%) – see chart above.

The **Standard Assessment Procedure (SAP)** is the UK Government's standard methodology for home energy cost ratings. SAP ratings allow comparisons of energy efficiency to be made, and can show the likely improvements to a dwelling in terms of energy use. Councils, housing associations, and other landlords also use SAP ratings to estimate the energy efficiency of existing housing.

For more information contact Housing Standards and Adaptations Team:
housing.standards@york.gov.uk or 01904 552300

Hull Road Ward Falls

Fall Risks

- 0 - 5
- 6 - 11
- 12 - 18
- 19 - 28

Fall Hazards

% Fall Risks

- 0% - 5%
- 5.1% - 8%
- 8.1% - 12%
- 12.1% - 17%
- 17.1% - 22%
- 22.1% - 28%

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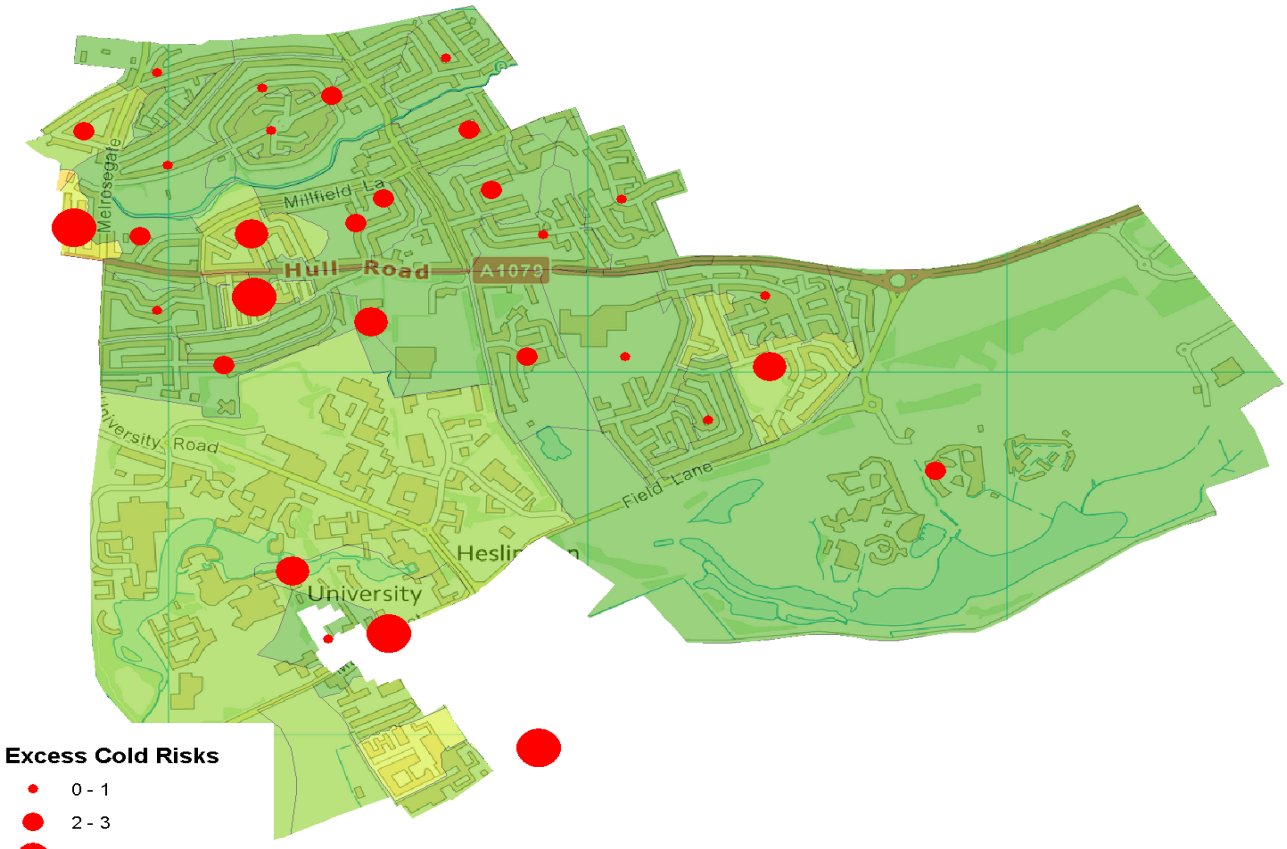
Hull Road Ward Excess Cold



Excess Cold Risks

- 0 - 1
- 2 - 3
- 4 - 6
- 7 - 11

Hull Road Mask

Excess Cold

% Excess Cold RIsks

- 0% - 3%
- 3.1% - 9%
- 9.0% - 18%
- 18.1% - 27%
- 27.1% - 38%
- 38.1% - 58%

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CITY OF YORK COUNCIL

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