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Housing

Private Sector Housing Strategy and HMO update

Purpose

- 1.1 To introduce a presentation (Appendix 1) updating Members in relation to current private sector housing issues, including Houses in multiple Occupation (HMOs).
- 1.2 To provide a basis to enable members of the Regeneration and Housing Scrutiny Review Board to consider these issues and the proposed response to them.

Recommendations

- 2.1 To consider the presentation (Appendix 1).
- 2.2 To make any comments or recommendations following discussions in relation the presentation received.

Reasons

- 3.1 To ensure that Members of the Board are aware of the key emerging issues in relation to the private sector housing including HMOs.
- 3.2 To allow the Board an opportunity to make any comments or recommendations in relation to the issues covered by the presentation.

Supporting information

- 4.1 The very poor condition of some homes and the effects that these conditions can have upon the occupants' health, has in recent months featured heavily both in the national and local media. The presentation to Members will concentrate on the housing conditions within Derby's privately owned and privately rented housing stock.
- 4.2 In particular, the presentation will highlight the findings of two recent reports undertaken by the Council:
 - i) The Condition of Private Rented Sector Homes in Derby.
 - ii) Derby Private Sector Housing – Housing and Health Impact Assessment (HIA) 2022.

- 4.3 The presentation will not only detail the conditions found within privately owned and privately rented homes including HMOs, but also highlight the partnerships being developed and measures being put in place to respond to the issues that are raised.

Public/Stakeholder engagement

- 5.1 None arising directly from this report.

Other Options

- 6.1 Do Nothing. Not adopting a proactive approach is inadvisable as Local Authorities have a legal duty to address poor housing conditions in their area. The presentation will highlight that the HIA presents evidence of significant health inequalities in Derby due to poor standard of some private sector housing. There is a clear need for intervention and partnership working between housing, health and social care teams to address the problem.

Legal implications

- 7.1 None directly arising from this report.

Climate implications

- 8.1 None directly arising from this report. However, in May 2019 the council declared a climate emergency in Derby and included the need for energy efficient homes as a priority theme in its Climate Change Action Plan 2022. The presentation will touch on the need for the introduction of initiatives designed to address the cold and damp related causes of ill health. Such measures will also increase the thermal efficiency of hard to heat and poorly insulated private sector homes thereby reducing demand for heating related energy and CO2 emissions.
- 8.2 The UK is already affected by rising temperatures. The most recent decade (2008-2017) has been on average 0.8°C warmer than the 1961-1990 average. All ten of the warmest years in the UK have occurred since 1990 with the nine warmest occurring since 2002. The Net Zero Strategy is a UK government strategy that sets out plans to decarbonise all sectors of the UK economy. Through energy efficient homes, it will help deliver cost effective carbon savings to carbon budgets and progress towards the UK's target for net zero by 2050.

Financial and value for money issues

- 9.1 There are no financial implications arising directly from this report.

Equality implications

- 10.1 None directly arising from this report, however, due to the size of the private housing sector, there will be a substantial number of occupants from protected groups who are affected by poor quality housing. For example, in 2019-20, 18% of private rented households had a Household Reference Person (HRP) with an ethnic minority background compared to 10% of owner-occupiers. Two-thirds of private renters

(66.5%) in Normanton are from an ethnic minority and over half (57.2%) rent a property in Arboretum. A large number of owner-occupiers in the central wards are also older, vulnerable people on a low income. In addition, 11% of people with a long-term health problem or disability live in Derby's privately rented homes.

Socio-economic implications

- 11.1 None directly arising from this report. However, the presentation will show that residents in lower economic status are overly represented in poorer quality/ less energy efficient homes and are therefore at increased risk of experiencing poor health. Therefore, action to improve the quality of housing will have a significant impact on reducing socio-economic inequalities.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal	Olu Idowu, Head of Legal	27.02.2023
Finance	Amanda Fletcher, Head of Finance	27.02.2023
Service Director(s)	David Fletcher, Service Director, City Development and Growth	27.02.2023
Report sponsor	Rachel North, Director of Communities and Place	
Other(s)	Ian Fullagar, Head of Strategic Housing	27.02.23
Background papers:	None	
List of appendices:	Appendix 1 - Private Sector Housing Strategy and HMO update	