

# DELIVERING DECENT HOMES IN THE PRIVATE SECTOR

## The North West Guidance Manual

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# PRESENTATION OUTLINE

- Where did the Guidance Manual come from?
- Why is it important?
- What is it for?
- What is it saying?
- What happens next?



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# WHERE DID THE MANUAL COME FROM?

## The Decent Homes target for the Private Sector (PSA7)

- The target will be met if:
  - There is a year on year increase in the proportion of vulnerable private sector households in decent homes;
  - If the 2006-2007 EHCS, reporting in October 2007, shows the proportion of vulnerable households in decent private sector homes to be more than 65%;
  - If the 2010-2011 EHCS, reporting in October 2011, shows the proportion of vulnerable households in decent private sector homes to be more than 70%;
  - If the 2020-2021 EHCS, reporting in October 2021, shows the proportion of vulnerable households in decent private sector homes to be more than 75%.



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# WHERE DID THE MANUAL COME FROM?

- Delivering Decent Homes is one of the RHB's 4 key priorities.
- P.S. Network Group tasked with developing guidance.
- Sub Group established.
- Much good practice going on in region.
- Finally, produced March 2006 and made available on GONW website.



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# WHY IS IT IMPORTANT?

Why is the private sector becoming important?

The private sector – it's big...

- Owner Occupied 71%
- Private Rented 11%
- Local Authority 11%
- RSL 8%



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# Why is it important?

....and it's in poor condition

- Social Sector non-decent 31.3% 1,252k
- Private Sector non-decent 28.7% 5,060k
  - Of which, in the PRS 42.0% 984k

(2004 EHCS Key Findings)



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# WHY IS IT IMPORTANT?

Private sector vulnerable households living in non decent homes

	1996	2001	2003	2004
Owner-Occupied	929 51.4%	784 37.9%	722 32.4%	691 29.9%
Private Rented	504 72%	366 58%	335 54%	<b>342</b> 49.7%
Private Sector (PSA7)	57.1%	42.7%	37.2%	34.5%*

\*PSA target for 2006 has already been achieved.



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# WHY IS IT IMPORTANT?

- Table reflects the national position, but there are differences in the sub region.
- Audit Commission still looking for challenging local authority targets against PSA7, even if you have met the 2006 target locally.



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# WHAT IS THE GUIDANCE FOR?

- Provides a Framework –
  - To help maximise each authorities delivery against the targets;
  - Provides examples of good practice in the region;



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# WHAT IS IT SAYING?

- Decent Homes is not an enforceable standard.
- Different approach is needed in private sector than social rented sector.
- Different approach needed between owner-occupied and private rented sectors.
- Local Authorities need to take a strategic approach to achieving PSA7 targets.



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# WHAT IS IT SAYING?

- Establish an accurate baseline from where you can work.
- Use a stock survey.
- Local Authorities should be using a range of tools to deliver PSA7 – good examples across the region.
- Maximise opportunities under RRO to deliver.



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# WHAT IS IT SAYING?

- Ensure that resources are targeted towards greatest need.
- There are 4 areas where Local Authorities can contribute to performance:
  - Direct Improvement Action;
  - Direct Clearance Action;
  - Positive Referrals;
  - General Third Party Initiatives.



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# WHAT IS IT SAYING?

- Local Authorities should develop methods of capturing information about decent homes, to assist in monitoring/targeting.
- Decent homes should not necessarily detract from area based programmes, but should be considered as part of the delivery process.
- Decent Homes links with other Agendas.
- Sharing information between partners and their understanding of our objectives.
- Skill sharing and training.



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# WHAT HAPPENS NEXT?

- Regional baseline for PSA7?
- Greater accountability for Local Authorities in the region in achieving PSA7? RHB and GONW may oversee!
- More joined up approach between DEFRA and DCLG?
- What contributions can LAAs make?
- If the 2006 target has been met, we need to think about the 2010 target.



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# WHAT HAPPENS NEXT?

- Intensification of efforts to secure private finance in respect of loan assistance.
- Revisit renewal policies on a regular basis to maximise performance.
- How do we keep the Guidance up to date and relevant?



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