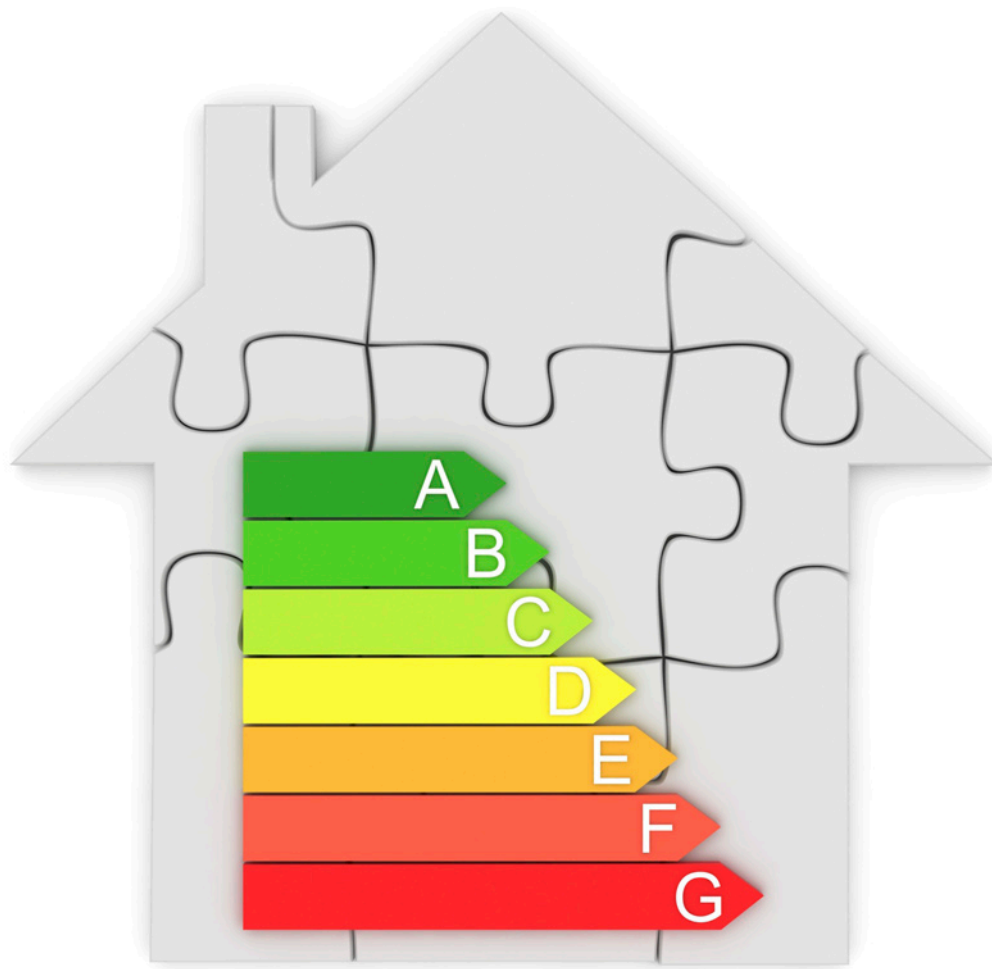


EAST CAMBRIDGESHIRE DISTRICT COUNCIL



Appendix 1-
Summary of Key Findings and Recommendations
Housing Model 2015

Summary of Key Findings and Recommendations

Private Sector Housing Model Report 2015

Key Findings

1. 1,089 (22%) dwellings in the private rented sector have Category 1 Health and Housing Rating System (HHSRS) Hazards. The levels of excess cold hazards are particularly high in East Cambridgeshire. The private rented sector is considerably worse than other tenure for HHSRS Category 1 hazards and fuel poverty.
2. The highest concentrations of fuel poverty are found in the wards of the Dullingham Villages, The Swaffhams and Stretham, along with Excess Cold hazards.
3. The highest concentration of all HHSRS hazards are found in the Dullingham Villages, The Swaffhams and Downham Villages.
4. The average SimpleSAP ratings is 52 (including both owner-occupied and private rented dwellings, which is worse than England (55) and the East of England (55)). The private rented sector is 50 within East Cambridgeshire.
5. The total cost of mitigating Category 1 hazards in the private sector is estimated to be £18.3 million.
6. 19.3% (5,843) of private sector dwellings and 24.3% (1,205) of private sector rented dwellings are estimated to have an EPC rating below band E. Under proposed legislation these properties would not be eligible to be rented out after 2018.

Main recommendations

- A. Given the importance of housing to the local population, it is important for ECDC to develop the necessary strategies to tackle the issues identified in this report.
- B. To make any meaningful impact it will be necessary for different departments within the local authority to work together as well as reaching out to external organisations. This is most likely to include environmental health, housing and public health departments in the local authority along with health and community groups operating in the local authority area.
- C. Proactive strategies are often the most productive at identifying vulnerable people living in poor housing. Joint working is key to this, using the knowledge and resources that are found in different departments and organisations.
- D. The Council needs to target resources to the private rented sector with regards to Category 1 hazards and fuel poverty via well designed strategies and policies, including enforcement if necessary.

The full report is available online at www.eastcambs.gov.uk/housing/private-sector-housing under Private Sector Housing Stock Model Report 2015.