

VALE of GLAMORGAN



BRO MORGANNWG

The Vale of Glamorgan Council Housing Renewal Policy 2014



| | | |
|----|---|----|
| 1. | EXECUTIVE SUMMARY | 3 |
| 2. | INTRODUCTION | 4 |
| 3 | Alignment with national and local strategies and Plans..... | 5 |
| 4 | HOUSING RENEWAL – WORKING WITH LOCAL PARTNERS | 10 |
| 5 | LOCAL ISSUES, NEEDS AND EXPECTATIONS – EVIDENCE BASE..... | 16 |
| 6 | PRIVATE SECTOR HOUSING PRIORITIES | 31 |
| 7 | POLICY TOOLS | 37 |
| 8 | APPEALS, CUSTOMER COMPLAINTS AND CUSTOMER CARE | 66 |
| 9 | PERFORMANCE MANAGEMENT | 68 |
| 10 | RESOURCE ALLOCATION FOR THE POLICY..... | 70 |
| 11 | TRANSITIONAL ARRANGEMENTS | 72 |

**THE VALE OF GLAMORGAN COUNCIL
PRIVATE SECTOR HOUSING RENEWAL POLICY 2014**

Executive Summary

1.1 “A home is a vital part of people’s lives. It affects their health and well being, quality of life, and the opportunities available to them. Housing is the bedrock of communities. It drives the demand for local services, shops and facilities. People’s homes are the focus for the delivery of many services, such as health and care services. Investing public money in building and refurbishing homes already makes a significant contribution to national and local economies, creating and supporting thousands of jobs and training opportunities. It plays a huge part in regenerating communities, improving the way they look, their safety, and helping people feel good about where they live. There is scope to do more. Investing in housing brings with it many benefits for people themselves, including their health, well being and quality of life. (The National Assembly for Wales: Improving Lives and Communities – Homes in Wales.)

1.2 Poor quality housing can have an impact on the health of the occupants and on the quality of life in an area. It is primarily the responsibility of homeowners to maintain their own property. However, the Council is committed to improving housing quality across all tenures, including the owner-occupied sector, and fully accepts that some homeowners, particularly the elderly and most vulnerable, do not have the necessary resources to keep their homes in good repair. The Council has a role to provide assistance in these cases.

1.3 The Council has a statutory duty to review the condition of the housing stock in it’s area from time to time and has extensive powers to intervene where it considers housing conditions are unacceptable. In some cases it can take formal enforcement action under housing legislation especially in relation to private rented accommodation.

1.4 This Policy has been developed and reviewed in accordance with Welsh Assembly Government Circular Guidance 20/02 and has been influenced using the following drivers:

- Alignment of housing renewal policy with wider strategic objectives.
- Local partnership working.
- An evidence base of local issues, needs and expectations.
- The latest survey information of private housing conditions
- Resources available to influence change
- Prioritised assistance and enforcement.
- Dealing with complaints and redress.
- Monitoring and performance indicators
- Experience of the previous Housing Renewal Policy.

1 Introduction

- 2.1 Poor quality housing can have an impact on the health of the occupants and on the quality of life in an area. It is primarily the responsibility of homeowners to maintain their own property. However, the Council is committed to improving housing quality across all tenures including the owner-occupied sector and fully accepts that some homeowners, particularly the elderly and most vulnerable, do not have the necessary resources to keep their homes in good repair. The Council therefore has an important role to provide assistance in these cases.
- 2.2 In July 2002 the National Government made significant changes to housing grant legislation, introducing the Regulatory Reform (Housing Assistance) (England & Wales) Order 2002. This Order allows local authorities to formulate their own flexible financial assistance policies to target their funding to address specific local needs and priorities. As a result local authorities are able to consider various options for providing a wide range of assistance to aid housing renewal. These options include:
- Maximising renewal area programmes
 - Loans and equity release schemes
 - Grant / loan mixes
 - Assistance with moving to more suitable accommodation
 - Practical advice and assistance about how to get repairs done
- 2.3 The Vale of Glamorgan Council has utilised these options to meet corporate priorities and objectives in creative ways that has led to the better use of budget allocation and the provision of opportunities to attract private finance.
- 2.4 Following Welsh Assembly Government guidance, this policy has been developed and prepared having regard to the following drivers:
- National, regional & local strategies and plans
 - Corporate Policies and plans
 - An evidence base of local issues, needs and expectations
 - The Vale of Glamorgan Private Sector House Condition Surveys
 - Removal of fitness and application of the Housing Health and Safety Rating system as a measure of the suitability of housing conditions
 - Regeneration of Areas
 - Reduction in funding available for Private Sector Housing Renewal
 - Prioritise Assistance and enforcement
 - Licensing of Private Rented Accommodation
 - Dealing with complaints and redress
 - Monitoring and Performance indicators
 - Experience of previous housing renewal policies in application and use.

2 National and Local Strategies and Plans

2.1 The National Context

Following Welsh Assembly Government guidance, this policy has been prepared taking account of national and local issues and corporate policies for the Council. The following documents have been considered:

- National Housing Strategy Improving Lives and Communities - Homes in Wales (2010)
- 2011 Programme; Welsh Homes
- Vibrant and Viable Places (2013)
- Vale of Glamorgan Community Strategy 2011-2021
- Vale of Glamorgan Council Corporate Plan 2010-2014
- Housing and Public Protection Service Plan 2013/14
- Vale of Glamorgan Council Unitary Development Plan
- The Local Housing Strategy for the Vale of Glamorgan 2007-2012

2.1.1 Welsh Government National Housing Strategy - Improving Lives and Communities - Homes in Wales

This document sets the Welsh Government's strategy to meet the housing requirements of Wales. The key element of this strategy is to improve people's lives through better housing provision and services. This will be achieved through:

- Providing more housing of the right type and by offering more choice.
- Improving homes and communities, including energy efficient measures in new and existing homes.
- Improving housing-related services and support, particularly for vulnerable people and people from minority groups.

The Council plays a key role to assist the Welsh Government achieve these aims. The Council not only assesses the need for housing and plans what type and size of housing should be built and where, but also provides housing services to support people into housing and to remain within their existing home. To assist in the achievement of the Welsh Government's aims, the Private Sector Housing Renewal Policy has had regard to the national strategy and government programme, in addition to the Council's overarching role in the provision of a range of housing services.

2.2 Vibrant and Viable Places

This Welsh Government Regeneration Framework sets out the vision that everyone in Wales 'should live in well connected vibrant, viable and sustainable communities with a strong local economy and good quality of life'. In the

document it sets out its key urgent priorities as; town centres, coastal communities and community first clusters.

This framework recognises the impact of housing regeneration through Renewal Area activity to achieve it's vision.

Within the Vale of Glamorgan, the Castleland Renewal Area was declared in 2010 and seeks to assist regeneration of the area through investment in the housing. This area also addresses all three key urgent priorities Welsh Government has set out.

2.3 The Local Context

2.3.1 Vale of Glamorgan Community Strategy 2011 -2021

The Community Strategy provides the long-term context for planning in the Vale of Glamorgan. It is much more than a Council document, with its aim of improving the quality of life of communities throughout the Vale. It gives a focus for joint working and planning between public agencies and the voluntary, business and community sectors.

The Community Strategy has been developed by the Local Service Board and incorporates the main partnership priorities and strategies in to one plan. The document provides a vision and framework to address key issues in all areas of the Vale and detailed ten priority outcomes:

1. People of all ages are actively engaged in life in the Vale and have the capacity and confidence to identify their own needs as individuals and within communities.
2. The diverse needs of local people are met through the provision of customer focused, accessible services and information.
3. Vale residents and organisations respect the local environment and work together to meet the challenge of climate change.
4. Older people are valued and empowered to remain independent, healthy and active. They have equality of opportunity and receive high quality services to meet their diverse needs.
5. Children and Young people in the Vale are well informed and supported to access a broad range of quality services that enable them to take full advantage of the life opportunities available in their local communities and beyond.
6. People of all ages are able to access coordinated learning opportunities and have the necessary skills to reach their full potential, helping to remove barriers to employment.
7. The underlying causes of deprivation are tackled and the regeneration of the Vale continues, opportunities for individuals and businesses are developed and the quality of the built and natural environment is protected and enhanced.
8. The Vale maximises the potential of its position within the region working with its neighbours for the benefit of local people and businesses, attracting visitors, residents and investment.

9. Residents and visitors are safe and feel safe and the Vale is recognised as a low crime area.
10. Health inequalities are reduced and residents are able to access the necessary services, information and advice to improve their wellbeing and quality of life.

The Housing Renewal Policy will have a positive impact on a number of these outcomes.

2.3.2 Vale of Glamorgan Council's Corporate Plan 2013-2017

The Corporate Plan is the key Council policy document. The plan is in place for a four year period and sets out how the Council will achieve the vision outlined in the Community Strategy.

Adopting the themes of the Community Strategy, the Council's Corporate Plan translates the vision of the Community Strategy into actions over the medium term that will enable the Council to achieve the outcomes detailed in the Community Strategy.

The Corporate Plan is used as the framework for Service Plans and underpins the Council's budget. It reflects the Council's aspiration to improve the services it delivers to the local community and is fully integrated with the Council's Medium Term Financial Plan.

Whilst the Community Strategy will raise a priority for action, such as "maximise renewal area programmes." The Corporate Plan will list an improvement objective, a specific action and a completion date. Below are key Outcomes this strategy will assist in meeting

Outcome: The Vale of Glamorgan has a thriving economy supporting cohesive sustainable communities.

Action: R.17 Implement the Castleland Renewal Area to improve the standard of housing and the local environment. (2016/17).

Outcome: Vale of Glamorgan residents have access to affordable, good quality suitable housing and housing advice and support.

Action: H5 Facilitate the renewal of the private sector housing stock through a range of renewal and improvement initiatives. (2016/17)

Action: H11 Assist people to live independently in their homes by reducing the time taken to deliver Disabled Facilities Grants and delivering the Accessible Homes Policy. (2013/17)

2.3.3 Development Services Service Plan 2013/14

Service planning is essentially the business planning process of the Council and plays an integral role in helping the Vale to achieve its strategic aims and objectives.

The Council's Performance Management Framework stresses the importance of the 'golden thread' – that is a clear cascade of information and objectives from national and local priorities, through community and corporate strategic plans, Service Plans and on to team and individual objectives to ensure what's important gets done.

Service Plans are a vital part of the 'golden thread' which link the Corporate Plan objectives through to individual Personal Development and Review plans (PDRs) so that each person in the Council knows how what they do contributes to achieving the Council's improvement objectives.

Each of the Council's Service Plans:

- Clearly identify how the key outcomes prioritised by the Council are to be achieved
- Help to identify and mitigate risks to planned services and improvements
- Outlines and addresses customer needs
- Focuses on key service issues such as quality and productivity

Development Services Service Plan is renewed annually and contains all of the service areas which work towards the delivery of the Housing Renewal Policy. The actions within the Service Plans are monitored by Scrutiny Members, supporting vital work towards the main Council objectives.

2.3.4 Vale of Glamorgan Council Unitary Development Plan 1996 – 2011

This will be replaced by the Local Development Plan (LDP) currently under review. The LDP will set out the vision, objectives, strategy and policies for managing development in the Vale of Glamorgan.

2.3.5 The Local Housing Strategy for the Vale of Glamorgan

This strategy is currently under review and a new Local Housing Strategy will be published by 31st March 2014. The Local Housing Strategy will outline the Council's aims and objectives in relation to housing and include the views of stakeholder and residents.

2.3.6 Local Housing Market Assessment Update 2010

The Welsh Government require all local authorities in Wales to produce a Local Housing Market Assessment (LHMA) which provides an understanding of the nature and level of housing demand and need in the local housing market.

The Council's LMHA (2010) enables the authority to derive overall figures for the number of households requiring additional housing in its area and to determine what this means in terms of market and affordable housing provision.

The LHMA (2010) assists the development of sound planning policies, including affordable housing policies and the Local Development Plan (LDP). The Council can then provide the right mix of housing in terms of tenure in order to develop sustainable communities. The identified overall housing need in the Vale of Glamorgan for affordable housing is 915 units per annum.

2.3.7 Rural Affordable Housing Need Survey 2010

The Local Housing Market Assessment (LHMA) 2008 was an overarching document which provided information on a Vale wide basis; it gave very good information for Barry and Penarth and some of the larger towns but because it was based on a sample survey the results at a very local level i.e. village or community were not sufficiently robust. There was also the need to provide more detailed information on the housing needs of rural parishes, which account for over 40% of the Vale, in order to determine the housing need in specific locations and how this need can be met.

The Rural Affordable Housing Need Survey 2010 was commissioned to contribute to the LHMA Update 2010 and provide a detailed analysis of the extent of housing need in the communities of rural Vale, essentially all postcode areas outside of Barry and Penarth.

The results show an annual requirement of 250 affordable units per year in rural Vale, with Rhoose, St. Athan and Llantwit Major having the largest net need for affordable dwellings.

3 HOUSING RENEWAL – WORKING WITH LOCAL PARTNERS

2.4 Care and Repair in the Vale

Care & Repair in the Vale exists to support older people to repair, adapt and maintain their homes thereby enabling them to live as independently as possible with increased safety, security, warmth and comfort.

The Agency can help older people with works ranging from very small items such as the repairing of a small water leak or the installation of handrails through to major jobs such as bathroom conversions or replacing a roof.

Care & Repair can provide:

- Impartial advice about repairs or other works that are required
- Details of reputable contractors
- Assistance with obtaining and evaluating quotations
- Grant / benevolent fundraising assistance
- Assistance with overseeing the completion of work

The Agency can also provide advice and information to enable people to remain living independently within their own homes. This can include:

- A 'healthy homes' assessment to minimise any potential risks from possible hazards
- Energy efficiency advice
- A welfare benefits check
- Details of services that can help with daily living or daily activities or other local services of interest

During 2012/13, the Agency's Caseworkers completed 341 referrals and helped older people undertake over £226k worth of housing repair, adaptation and maintenance works. The Agency's Handypersons completed over 2,600 referrals and helped older people by undertaking a wide range of small repairs, maintenance works and adaptations. Through the Rapid Response Adaptation Programme, the Agency helped 142 older people return to their homes from hospital as well as helped 322 older people to make the homes safer by providing a small scale, quick adaptations or repairs. The Agency also delivered the Independent Living Grant programme and helped 9 older people in need of mid-level adaptations to maintain their independence.

The services the Agency provides make a real difference to older people. Feedback to the Agency from their client group shows older people using their service feel more safe, more secure and more able to remain living independently in their own homes as a result of the work the Agency does. Older people often receive that 'little bit of help' from the Agency's services which promotes their wellbeing and independence as well as helps prevent or delay the onset of more intensive support. In many instances, the impact on the health and wellbeing of older people is huge, particularly where the Agency is the only organisation supporting a client to address their needs.

Care & Repair in the Vale are also working with the Castleland Renewal Area team to assist in undertaking home repairs for vulnerable people in the area.

2.5 Supporting People

The Supporting People programme provides '**housing related support**' services which help people gain the knowledge and skills needed to develop or maintain their capacity to live independently. The Supporting People Programme is administered locally by the councils Supporting People Team who fund and monitor local HRS services. Services are provided by a number of third sector organisations.

Housing related support services include:

- Floating support services – support delivered to a person in their own home.
- Sheltered housing – SP fund the warden and alarm element in many of these schemes.
- Supported housing – housing with support on site for a number of client groups, e.g. for people with a learning disability, mental health issues, drug and alcohol issues, ex offenders, young people.
- Refuge and move on accommodation for women fleeing domestic abuse.

The third sector organisation who provide housing related support services are monitored by the Supporting People Team.

2.6 Housing Advice and Homelessness

The Council's Housing Advice and Homelessness Team offer housing advice to residents and aim to prevent homelessness. The services they offer include:

- Housing advice
- Assistance to access the private rented sector
- Helps with bonds, deposits and rent in advance
- Referrals to the councils Homes4U waiting list for all council and RSL rented accommodation
- Homelessness prevention
- Referrals to partner agencies, such as Shelter and CAB

The Housing Advice and Homelessness Team are also responsible for meeting the councils statutory homelessness duty, including homelessness assessments and access to temporary and emergency accommodation.

Housing advice and assistance to those aged between 16 and 25 years is provided by Llamau on behalf of the council. Llamau are based in a 'one stop shop' in Barry and they provide a range of homeless prevention initiatives, such as mediation. Llamau work closely with the Housing Advice and Homelessness Team and Children's Services to meet young peoples housing needs.

2.7 Energy Suppliers

In 2013 the Vale of Glamorgan Council in partnership with Cardiff City Council launched 'Cyd Cymru' a collective energy purchasing scheme. The scheme was designed to invite registration from householders from all over Wales to register for inclusion in the scheme. Three registration windows were available for the financial year 2013 – 14. The hope being that those who registered would be offered an attractive energy tariff. The Energy Saving Trust was appointed as the agent to oversee the process.

2.8 The Barry Cluster Communities First Partnership

The Communities First (C.F.) programme is a Welsh Government flagship initiative that aims to enable local people in the most deprived communities across Wales (determined by the Welsh Multiple Index of Deprivation) to play an active role in shaping the future of their community, challenging barriers whether they be real or perceived in order to make positive changes to the areas where they live.

Communities First in Barry, is one of the first 12 Clusters out of the 52 planned across Wales. The Cluster includes the wards of Gibbonsdown, Court, Cadoxton, Castleland and Buttrills. The team work to the agreed direction of the Partnership Board. The Partnership Board is made up of residents, statutory, voluntary and private sector representatives. Currently the Vale of Glamorgan Council is both the Grant Recipient body and Host employer for the Communities First programme. A holistic, resident led approach aims to address issues including the following themes: child poverty, environment, community safety, jobs and business, education and training and health and well being. Community representation is critical to the long-term success of the programme which aims to develop sustainable projects and initiatives which will continue after Communities First. Self governing, resident led initiatives are developed and encouraged with an aim to include the entire community. The ultimate objective for the community is sustainability.

2.9 Barry Regeneration Area

The Regeneration Area in Barry provides a number of opportunities to utilise the additional resource and Welsh Government commitment to add value to activity in the area.

The objectives of the Regeneration Area are that Barry will be;

- A great place to live boosting the population
- A rising star – spreading the benefits
- A learning town – building a culture of lifelong learning
- A great place to work and grow a business
- A place where all opportunities are harnessed to improve health
- A great place to visit – bringing more visitors back
- An easy place to access – promoting sustainable transport

- A place to be proud of – investing in quality design
- A place with sustainable communities – meeting local needs

The Council will work with the Regeneration Area to add value to ongoing activity in the Barry area, to lever in additional activity and maximise the benefits to be gained from the regeneration programme not only for Barry but the whole of the Vale of Glamorgan.

2.10 Statutory Agencies

The Council will continue its membership of and participation in the South Wales Housing Enforcement Group where neighbouring authorities meet on a regular basis with the South Wales Fire Service in relation to fire safety issues in Houses in Multiple Occupation.

The Council is committed to developing further joint initiatives with the South Wales Fire & Rescue Service, particularly in relation to home safety and the installation of smoke detectors within private homes.

2.11 Safer Vale Partnership

The Safer Vale Partnership is responsible for reducing crime and disorder and the fear of crime within the Vale of Glamorgan. The Partnership operates in a multi agency environment comprising of both Statutory and voluntary organisations. Members include the Council, South Wales Police Authority, South Wales Fire Authority, Probation Service, Health, VCVS . In order to achieve year on year reductions in crime and disorder the Partnership, analysis of data has identified the following areas as priority:

- Domestic Abuse
- Substance misuse (including alcohol)
- Youth Issues
- Community Engagement (including Anti social behaviour)
- Prolific and priority offenders

Management groups have been established to review the issues within the priority areas to provide sustainable solutions that will assist in the reduction of both crime and disorder and the fear of crime itself.

2.12 Registered Social Landlords

The Council works closely with its registered social landlord (RSL) partners a number of ways to include;

Homes4U partnership

Homes4U is the Council run choice based lettings scheme which provides the opportunity for applicants to decide where they wish to live. It gives the applicant a chance to bid for homes they really wish to live in, it enables applicants to focus on choices rather than points and it helps to develop sustainable communities, as applicants will only bid for homes in the areas they

wish to live in. Homes4U is a partnership between the Council, Newydd Housing Association, Wales and West Housing Association, Hafod Housing Association, and United Welsh Housing Association. Homes4U allocates homes in the Vale on behalf of the Council and its RSL partners listed above.

Strategic Housing Forum

This forum facilitates partnership working between the Councils Housing Strategy team, Section 106 Officer, Housing Association partners and stakeholders in order to develop, implement and monitor the Local Housing Strategy. In particular, this forum focuses on meeting the Vales identified housing need through the development of affordable housing across the county.

Overarching Housing Forum

This forum provides direction to all housing related forums and groups coordinated by the Council (E.g. the Supporting People (SP) Planning Group, SP Liaison Group, Homelessness Forum etc). The forum is chaired by the Councils Head of Housing and is attended by the RSL Chief Executives, Welsh Assembly representatives and Council officers from Planning, Public Protection and Regeneration. The Forum contributes to the achievement of the Local Housing Strategy's (2007-12) by providing leadership and a coordinated approach within the wider strategic context of corporate objectives.

The Council will continue to develop partnership working with the principal Registered Social Landlords operating locally. In particular to develop their role as Managing Agents for private sector landlords who are unable to provide satisfactory standards of management in Houses in Multiple Occupation. The Council will also work in partnership with Registered Social Landlords in relation to problem vacant dwellings.

4.11 Landlords Forum & Letting Agents Forum

The Council has continued to hold regular meetings with private sector landlords and letting agents to provide information and updates on relevant housing matters. The forum meetings are open to all landlords and letting agents operating in the Vale of Glamorgan. Further meetings will continue with the proposal to encourage landlords to take ownership of the forum and to take an active role in housing strategies and forums.

4.12 Landlord Accreditation Wales Scheme (LAWS)

The Landlord Accreditation Wales (LAW) Scheme is a joint national initiative between the Private Sector Housing/ Environmental Health Services in all the Local Authorities in Wales. The scheme is supported by the Welsh Assembly Government. It recognises good landlords and helps them differentiate themselves from less reputable landlords who give the rental market a bad name. It also allows tenants to seek out professional landlords who offer good, well managed accommodation.

It works by accrediting the landlord, not the property, therefore identifying the participants as competent and professional in their dealings with their properties

and tenants, and with the skills necessary to run a successful business. To become accredited individual applicants are required to complete a 'fit and proper' person declaration, agree to the schemes Code of Conduct and successfully complete a one day professional development course. The Council will continue to support the development of this scheme.

4.13 Vale Housing & Homelessness Forum

The Council works with VCVS in coordinating quarterly meetings of agencies who work with the homeless or those with housing difficulties to discuss relevant issues and options affecting their organisations or their clients. This forum consults on local and national policy documents, organises meetings prior to local and national elections and shares information on upcoming projects. The Forum also links in with other strategic partnerships, networks and forums

4.14 Partnership working with Cardiff Council

The Council will continue to work with its regional partner Cardiff City Council to address long term empty properties and to deliver the Welsh Government's Houses into Homes Scheme.

The Houses into Homes scheme enables empty property owners to apply for an interest free loan of up to £25,000 per unit of accommodation to renovate and/or convert long term empty properties so that they are suitable for use as accommodation. To be eligible for a loan the property must have been empty for a minimum of six months and the loan must be repaid within two or three years depending on whether the property is sold or let.

Cardiff and the Vale of Glamorgan Council have been allocated £1.4 million to deliver this scheme and to increase the number of empty properties returned to use.

4.15 Flying Start

Flying Start is a Welsh Government programme to support families with young children to have a better start in life in areas of deprivation. The Flying Start programme in the Vale of Glamorgan includes the Castleland Renewal Area. Flying Start provides intensive health visiting, parenting support and free childcare to two year olds. As part of Flying Start's programme, they also provide accident prevention advice and safety equipment where necessary, to young families to help them implement that advice. This equipment can include locks for cupboard doors, windows or stair-gates.

5 LOCAL ISSUES, NEEDS AND EXPECTATIONS – EVIDENCE BASE

5.1 Vale of Glamorgan Council Private Sector House Condition Survey 2002 & 2009

Consultants Michael Howard Associates Ltd. carried out the Vale of Glamorgan Private Sector House Condition Survey 2009 on behalf of the Council.

Stock Profile

There are about 52,000 household dwellings in the Borough, of which 48,000 are privately owned and the remainder are Council properties or registered social landlords. Of the private sector housing stock 87.4% are owner-occupied and 11.4% are privately rented. In comparison with the survey 2002, this shows an increase in private rented accommodation in the Vale of Glamorgan.

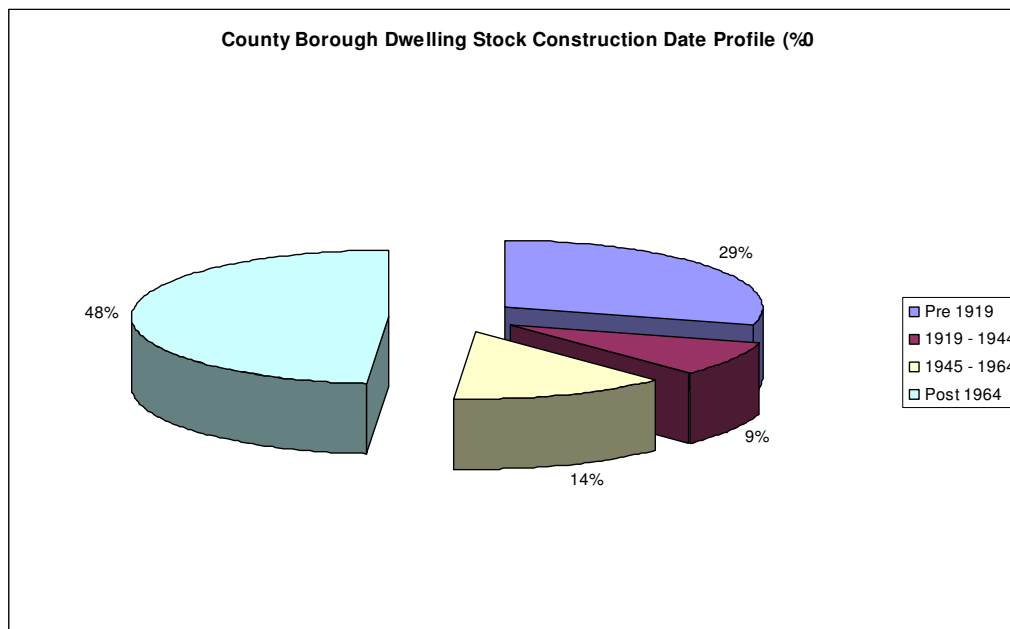


Figure 5.1 Stock by Construction date

Much of the private housing stock can be considered to be relatively young with nearly half of dwellings being constructed since 1964. The older pre 1919 housing presents 29.1% of the private sector housing stock. The key finding is the rate of development that has taken place in the private sector over the last 40 years.

When the age of the housing stock is compared with the housing type, the older pre 1919 housing is predominantly terraced housing (65%). It is also worth noting that the majority of 'other converted flats with non-residential use' are also found in the older Pre 1919 housing stock.

The table on the next page summaries the construction date housing in the Vale of Glamorgan against building type.

| | Terraced | Semi-detached | Detached | Purpose Built Flat | Non-Res, & Flat | Total |
|-------------|----------|---------------|----------|--------------------|-----------------|-------|
| Pre 1919 | 64.6 | 14.7 | 13.7 | 1.4 | 5.6 | 100.0 |
| 1919 - 1944 | 13.4 | 64.0 | 21.5 | 1.2 | 0.0 | 100.0 |
| 1945 - 1964 | 21.1 | 46.9 | 26.2 | 5.8 | 0.0 | 100.0 |
| Post 1964 | 18.1 | 25.8 | 41.3 | 14.1 | 0.8 | 100.0 |
| County | | | | | | |
| Borough | 31.6 | 28.7 | 29.5 | 8.1 | 2.1 | 100.0 |

Table 5.1 Distribution of dwellings by building type and construction date (%)

When the age of the housing stock is considered by tenure, see figure 5.2, the trend shows the oldest stock is more likely to be rented than owner occupied. This is also seen in the newer post 1964 stock.



Figure 5.2 Distribution of dwellings in construction age in the tenure type (%)

The survey confirms that traditional houses are the predominant building type in the Vale of Glamorgan at 89%, but the high proportion of semi-detached and detached should be noted.

The analysis of stock by building use estimated there are fewer than 300 traditional houses in multiple occupations (0.6%), but also estimated that 3% were converted flats and 2.1% flats with non-residential use many of which would be classified as houses in multiple occupations under poorly converted building section of the definition.

The survey estimated that 3.8% (1800) of the housing stock is vacant of which 0.6% (estimated 311) are long-term problem vacant properties. While the figure is comparable with the national picture of 3.5%, over time there is no significant change in the number of empty homes in the Vale of Glamorgan.

Stock Condition

The previous measure of housing conditions used to assess the quality of the housing stock was defined in the Housing Act 1985 as unfitness. This has been replaced by the Housing Health and Safety Rating System as set out under the Housing Act 2004.

For comparison with previous surveys an assessment of fitness and those defective but not unfit was undertaken. The survey reveals the overall level of unfitness in Vale's private sector housing stock has reduced to 1.8%, compared to 6% in 2002). However, those properties that are seriously defective has increased to 10.5% compared to 6.8% in 2002. As a combined figure the survey shows an improvement in the condition of the housing stock in the Vale of Glamorgan.

Housing Health and Safety Rating System

The current measure of housing standards is the Housing Health and Safety Rating System (HHSRS) introduced by the Housing Act 2004. The guidance to the system sets out 29 hazards that most commonly occur in dwellings.

The statutory guidance gives the starting points for this assessment for each hazard (i.e. what are the average *likelihoods* and *spread of harms* for particular types and ages of dwelling) This data is then used to calculate a hazard score which in turn produces a hazard band (A to J with A being the most serious). Bands A to C are *Category 1* hazards with bands D to J being *Category 2* hazards.

It should be noted in applying this guidance the average dwelling built before 1980 produce a Category 1 hazard in relation to the excess cold hazard. This has a significant bearing on the HHSRS results.

In Vale of Glamorgan, key hazards identified in the survey were associated with excess cold (57.1%), falls associated with stairs (9.6%) and falls on the level (8%). Table 5.2, on the next page, details the percentage of all hazards found within the housing stock.

The Housing Act 2004 places a duty upon local authorities to seek to remedy Category 1 hazards where they are found. Of the hazards identified slightly more than a third (34.3%) are assessed as being category 1 hazards. Some 46.5 % of all excess cold hazards and 45.5% of falls associated with stairs were assessed as category 1 hazards. Additionally, falls on the level (18%) and fire hazards (19.4%) were assessed as category 1.

As a dwelling can contain a number of hazards further analysis of the survey considered the hazards per dwelling. It was found that 59.1% of dwellings have only one hazard, 23.3% two, 10% three and 7.6% more than 3 hazards.

Slightly less than 1 in 2 dwellings in the private sector in Vale of Glamorgan were identified as having a Category 1 hazard, representing about 23,600 dwellings. Practically all dwellings with a Category 1 hazard were affected by the threat of excess cold and are often associated with older harder to heat dwellings. The figures equate to 5,700 dwellings being affected by falls on stairs or on the level. Table 5.3 below details the distribution of highest scoring hazards per dwellings.

| Hazard Type | All categories (%) |
|---|---------------------------|
| Damp and Mould Growth | 4.8 |
| Excess Cold | 57.1 |
| Carbon Monoxide | 1.1 |
| Lead | 0.1 |
| Entry by intruders | 3.5 |
| Lighting | 0.1 |
| Food Safety | 0.1 |
| Personal Hygiene, Sanitation and Drainage | 1.8 |
| Falling on level surfaces | 8 |
| Falling on stairs | 9.6 |
| Falling between levels | 4.4 |
| Electrical hazards | 1.9 |
| Fire | 4.5 |
| Flames, hot surfaces | 1.3 |
| Collision and entrapment | 0.6 |
| Position and operability of amenities | 0.2 |
| Structural collapse and falling elements | 0.8 |
| All Hazards | 100 |

Table 5.2 - Percentage of all hazards found (Category 1 & 2).

| Hazard Type | All (%) |
|---------------------------|----------------|
| Damp and Mould Growth | 0.2 |
| Excess Cold | 84.5 |
| Entry by intruders | 0.8 |
| Falling on level surfaces | 4.5 |
| Falling on stairs | 7.4 |
| Falling between levels | 0.7 |
| Electrical hazards | 0.1 |
| Fire | 1.4 |
| Flames, hot surfaces | 0.2 |
| Collision and entrapment | 0.1 |

Table 5.3 – Distribution of Highest Scoring hazard per dwelling

Costs Estimates

Information from the stock survey was used to determine the costs involved in repairing and maintaining the Vale of Glamorgan's private sector housing stock. There are different total costs to remedy the stock depends upon the measure used. The key findings were:

- An expenditure of £5.28 million is needed to remedy the immediate backlog of repair (formerly classified as unfitness).
- In terms of the HHSRS £33.3 million is required to remedy Category 1 hazards. The cost of resolving all deficiencies leading to hazards (irrespective of severity or hazard score) would be £92.8 million. The majority of these costs would be associated with dealing with the threat of excess cold.
- An estimated £41.24 million is needed to tackle urgent repair (including backlog repair), where there is a risk to health and safety of the occupant or where to delay the repair would have a significant effect on the building fabric, throughout the private sector.
- An estimated £74.17 million is needed over the next 5 years for general repair (including backlog and urgent repair) in the private sector.
- The total cost of comprehensive repair (including backlog repair, urgent and general repair) in the private sector is some £186.57million over the next 10 years.

The highest urgent repair costs and urgent repair costs, that is the worst conditions in terms of repair only in the private sector, are associated with the oldest stock, flats and, in particular, long-term vacant properties. The incidence of disrepair is more likely in the privately rented sector.

In terms of the cost per dwelling it is estimated that the average cost to deal with the backlog of repair per unfit dwelling (applying that standard) is about £6,000.00 per unfit dwelling, rising to about £8,800.00 per unfit dwelling including urgent repair, up to about £9,700.00 per unfit dwelling including general repair, and up to about £11,600.00 per unfit dwelling including comprehensive repair.

In contrast the overall average cost for dealing with identified hazards under the HHSRS is in the range of £1,000 per affected dwelling.

The survey identified a number of key local issues within this investment framework, including:

- A remaining core of older unfit private housing largely treatable on a single dwelling basis but with significant smaller hotspots of poor housing condition, associated with pre-1919 terraced housing in that would benefit from more comprehensive area based approaches.
- Significant investment is still required to encourage improvement in the condition of the private sector housing.

- An uneven distribution of physical housing problems and hazards across the housing stock with above average rates of unsatisfactory housing conditions in:
 - Vacant dwellings
 - The private rented sector
 - Converted flats/Houses in Multiple Occupation
 - The pre-1919 housing stock
 - Terraced housing

The Vale of Glamorgan's Private Sector Housing – Key Facts

| STOCK PROFILE | 2002 | 2009 |
|---|---------------|----------------|
| Total | 46,872 | 47,952 |
| Occupied | 45,971 (98%) | 46,100 (96.2%) |
| Vacant – total | 901 (2%) | 1,800 (3.8 %) |
| Long-term vacants (of over 6 months) | 645 | 502 |

2.12.1.1 UNFITNESS AND DISREPAIR

| | 2002 | 2009 |
|--------------------------------|-------------|-------------|
| Unfitness – Total | 6.0% | 1.8% |
| Seriously Defective | 6.8% | 10.5% |
| Combined (Unfit/defective) | 12.8% | 12.3% |
| Fitness rate in owner-occupied | 5.6% | 1.2% |
| Fitness rate in private rented | 9.7% | 4.6% |
| Fitness rate in vacant stock | 31.6% | N/A |
| Fitness rate in pre 1919 stock | 13.6% | 4.9% |

2009 (£ million)

| | |
|--|-----------|
| Costs to make fit – short life retention | £5.28 |
| Cost to address Category 1 Hazards | £33.3 |
| Cost to urgent repairs (unfit/defective) | £41.24 |
| For 10 year comprehensive repairs | £186.57 |
| For 30 year long term renewal cost | £1,292.29 |

2.12.1.2 SOCIO-ECONOMIC FACTORS

| | |
|---------------------------------------|-------|
| Resident on income less than £15.2k | 44.9% |
| Household with Negative or No Savings | 50.7% |
| Owner with outstanding Mortgage | 43.6% |

2.12.1.3 ENERGY EFFICIENCY

| | |
|--|-------|
| Houses with 'Poor' energy rating (SAP under 39 Band F&G) | 19% |
| Households at risk 'Fuel Poverty' (Annual energy costs over 10% income) | 33.3% |

5.2 Vale of Glamorgan Council House Condition (Questionnaire) Survey 2001

As part of the 2002 house condition survey it was determined that a stratified sample of 30,000 households be identified and sent a postal survey. Some 10,500 questionnaires were returned, verified and validated. The survey sought information in relation to the age, type of the property and other socio-economic information including energy efficiency data.

The following graph relates to the key findings from the survey;

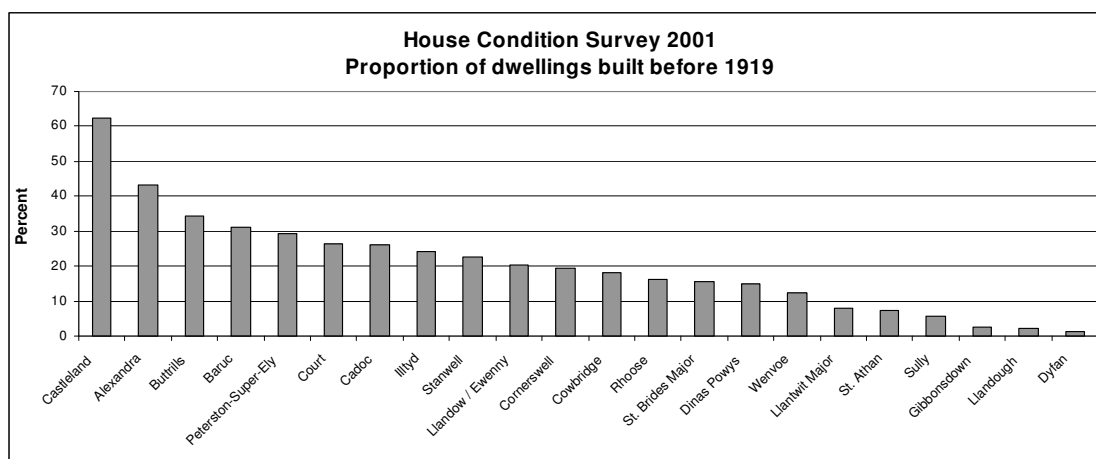


Figure 2 Proportion of dwelling built before 1919

From the survey the Castleland and Alexandra Wards contain the most pre 1919 housing and the greatest concentration of private rented accommodation. This provides essential evidence to support the Council's current policies in relation to the allocation of resources to the Castleland Ward.

5.3 Housing and Health Survey 2003

The survey sought to collect information on the relationship between health and housing. Data was obtained from studies, a large scale survey and a series of semi-structured interviews.

The study revealed the following key findings;

- Dampness was a problem in 37% of homes and more than 66% reported problems of condensation.
- In both Court and Cadoc wards over 20% of households did not have a smoke alarm fitted.
- Asthma and bronchitis problems rated **twice** as high in those homes where dampness was reported as a problem.

- Asthma and eczema rated **higher** in those homes where condensation was reported as a problem.
- Asthma rated **three** times as high where frequent mould/mildew was reported as present.
- In the relationship between satisfaction with the quality of air and asthma, prolonged cold symptoms and night time coughing each were **three** times higher in homes who recorded low satisfaction.
- In the relationship between satisfaction with warmth of bedroom and asthma. Asthma was reported **three** times higher in homes that recorded low satisfaction.
- Anxiety and depression was recorded **twice** as high in homes that reported low satisfaction with security measures. This also shows that the fear of crime has a significant impact on health.
- A significant relationship was also identified for those living in flats/maisonettes. Occupiers reported levels **twice** as high for the following compared to other types of dwelling; bronchitis, anxiety, chest complaints, asthma, prolonged cold symptoms and general health status.
- There was also some indication of a **higher** rate of anxiety (10.7%) and depression (14.8%) in those living in over-crowded conditions.

The findings from this survey highlight the likely health costs of people living in cold, damp unfit housing and deprived communities.

The adverse effects of poor housing on health are well documented. Within the recently declared Neighbourhood Renewal Area in Castleland, and the added value that the Barry Regeneration Area can bring, there is a real opportunity to have an impact on peoples' health and wellbeing through improving the housing they live in, as well as impacting on the wider community. A prospective health impact assessment is currently being developed to help inform the delivery and implementation of the Castleland Renewal Area and to ensure community engagement and involvement in the process. It is anticipated from experience that the process will highlight ways of maximising the positive health impacts, and minimising any negative or perceived negative impacts of Area Renewal.

5.4 Health Inequalities in the Vale of Glamorgan 2002

The summary findings reveal that there are two identifiable housing issues from the study which are both in need of, and amenable to, improvement, home insulation and the presence of smoke alarms.

One of the conclusions from the report stated, "There are particular high rates of death for cerebrovascular disease, bronchitis and emphysema, asthma and road accidents". It is widely accepted that for all the above, except road accidents, the health of residents is adversely affected by living in cold, damp living conditions, especially for the elderly. It is important that assistance is provided in the Housing Renewal Policy that seeks to remedy these problems for those in greatest need.

The report also concludes that “It is likely that the mortality and morbidity in the most deprived areas is worse than those in the less deprived areas”. Area Renewal as referred to in this Housing Renewal Policy, can play an important role in the regeneration of deprived neighbourhoods.

5.5 Welsh Index of Multiple Deprivation 2011

The Welsh Indices of Multiple Deprivation (WIMD) 2011 updates the index published in 2008. However, within the overall score, there exist variations of both high and low levels of deprivation within the Vale. In particular, Castleland, Gibbonsdown, Cadoc and Court Wards rank as the four electoral divisions with the highest levels of deprivation. In contrast, Wenvoe, Cowbridge and Dinas Powys are ranked as the three areas with the lowest deprivation score.

The survey contains a range of measures to identify the level of deprivation experienced in an area at a super output area scale. A total of 1,896 super output areas cover the whole of Wales of which 78 lie within the Vale of Glamorgan. 53 of the Vale of Glamorgan’s super output areas fall within the top half of the table for least deprived areas in Wales. However, 10 of the Vale of Glamorgan’s super output area fall within the top quartile of most deprived areas in Wales; all of these fall within Barry and the immediate surrounding area. 2 of the super output areas, Gibbonsdown 2 and Court 3, have been placed in the top 10% of most deprived areas in Wales (ranks 100 and 115 respectively).

In conclusion the Indices of Multiple Deprivation shows that a large number of wards in the Vale of Glamorgan are amongst the least deprived areas in Wales. However, Barry is an anomaly to this having some of the most deprived lower super output areas in Wales.

5.6 Local Housing Market Assessment (LHMA) Update 2010

The Local Housing Market Assessment (LHMA) Update 2010 was based on a new survey of 4,594 rural households in Vale and updated analysis of 4,409 households surveyed in 2007. These two datasets were amalgamated and the dataset was weighted to provide an accurate profile of all households in Vale as of July 2010.

The identified housing need of 915 affordable housing units per annum in the Vale of Glamorgan is significantly higher than the equivalent figure of 652 calculated in 2007. This increase is principally because of the economic downturn; overall affordability levels in the Borough have worsened and the overall supply of current housing stock has reduced.

Affordable housing can include social rented, intermediated rented accommodation and low cost home ownership. Of the 915 affordable housing units required per annum, table 5.6 shows the split between social rented and intermediate rented products needed.

| | Intermediate | Social Rented | Total |
|------------------------------|--------------|---------------|--------|
| Total Gross Need per annum | 190 | 1'368 | 1'558 |
| Total Gross Supply per annum | 21 | 622 | 643 |
| Net Annual Need | 169 | 746 | 915 |
| % of Net Shortfall | 18.4% | 81.6% | 100.0% |

Table 5.6 – The number of affordable units required

The assessment found that of the total additional affordable housing to be provided in the Vale almost a fifth should be intermediate products. However, this finding is dependent on intermediate products being available at a 'usefully affordable point'.

Over the next 20 years the Assembly's demographic projections suggest that there will be a notable aging of the resident population with a significant increase in the number of people aged 65 or over and the proportion of people aged 85 and over is expected to double. In addition, there is to be large increases in the number of single person and lone parent family households.

Therefore, in terms of the accommodation required to provide a balanced housing market over the long-term, around 55% of the requirement for new housing is for market accommodation; of which over 70% should have three or four bedrooms. The majority of new intermediate housing should have one, two or three bedrooms. Around 70% of new social rented accommodation should have one and two bedrooms and 30% should have three and four bedrooms

The Housing Renewal Policy can assist in meet this housing need by ensure the existing stock is well maintained and used to it fully capacity.

5.7 Rural Affordable Housing Need Survey 2010

The Rural Affordable Housing Need Survey 2010 provides a detailed analysis of the extent of housing need in the communities of rural Vale of Glamorgan (rural Vale) following the approach set out in the Welsh Assembly Government (WAG). The results from the Rural Affordable Housing Need Survey 2010 provide evidence to support the development of affordable housing in appropriate rural locations within the County.

The Rural Affordable Housing Need Survey 2010 is primarily based on the Rural Housing Need Survey which was sent to over 22,000 households and obtained responses from 4,954 households; this was then grossed up to the total rural population. The household survey collected a significant amount of data about the resident household population. Some 83.5% of households in rural Vale are owner-occupiers, with 10.5% private renters and 6.0% social renters. Pendoylan and St. Athan record notably high levels of social renting households, whilst almost a third of households in St. Georges-Super-Ely live in the private rented sector.

Information from Land Registry indicates the average sale price of a dwelling in the Vale of Glamorgan was £124,848 in the fourth quarter of 2009, above the national average. Although prices have not yet recorded a large decrease in response to the economic downturn, the number of dwellings sold is still small compared to historic levels.

Three price markets were identified for owner-occupation in rural Vale. It was found that entry-level prices ranged around £118,500 for a two bedroom home in the Coastal sub-market up to £350,000 for a four bedroom property in the East and Rural sub-market. Entry-level rents in the private rented sector varied from £104 per week for a one bedroom home up to £183 per week for a four bedroom property. Social rents were significantly lower than this at an average of £59 per week for a one bedroom property rising to £72 for a four bedroom property.

In accordance with the assessment specified by the Welsh Assembly Government there is annual requirement of 250 affordable units per year in rural Vale.

Rhose, St. Athan and Llanwit Major have the largest net need for affordable dwellings. The survey found there to be no requirement for affordable housing in ten of the 25 communities and that there are small surpluses in a further four communities.

In terms of the type of affordable accommodation required, further analysis suggests that around 25% could be intermediate (priced at the mid-point between entry-level market and social rents) and the remaining 75% social rented.

In summary there is a shortfall of housing; there is a need for the existing housing stock to be retained and maintained and for empty properties to be brought back into use at the earliest opportunity

5.8 The Vale of Glamorgan Black and Minority Ethnic Housing Strategy and Action Plan

In the development of the strategy and action plans research highlighted the following issues;

- The Vale of Glamorgan Council has a BME population of 2576 out of a total population of 119,292 (or 2.16%) based on the 2001 Census.
- In terms of housing tenure, BME households in the Vale of Glamorgan are generally over represented in the private rented sector.
- Negative aspects included poor state of repair of homes
- There was a lack of familiarity with system relating to grant assistance for repairs etc.
- Female participants in the survey felt that language was the most important barrier to accessing services.

5.9 The Vale of Glamorgan Council Homelessness Service

The Housing Advice Team is committed to homelessness prevention for all clients who access the service. Local links with mediation services, work with secondary schools in the Vale and a dedicated homelessness prevention fund all help to achieve this aim.

While the number of Homelessness application has reduced there is still a significant problem for the Vale with 185 homeless households accepted as statutorily homeless in 2009/10 and £333,000 being spent on Bed & Breakfast accommodation in the same year.

The Housing Advice Team constantly strives to reduce homelessness and provide alternatives to Bed & Breakfast accommodation, such as working with private landlords and Housing Associations

5.10 Local Housing Market

Affordability

The affordability ratio is the ratio of average annual earnings to average house price and is an indication of the relative affordability of houses in an area. The house price to earnings ratio in the Vale is currently 6.6:1 based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last 12 months. The regional house price to earnings is 5.8:1 The Vale has one of the highest affordability ratios in Wales.

House Prices

The house price information used by the Vale is based on the sales and valuations recorded over the last 3 months. The average house price in the Vale is currently £212,600 , compared to a regional average of £158,800.. The lower quartile house price is £123,700,, compared to a regional average of £98,000.

The number of bedrooms is a key determinant of price, current average prices in the Vale by bedrooms count and property type are as follows;

| | |
|-------------------|----------|
| 1 bedroom flat | £100,600 |
| 2 bedroom flat | £132,100 |
| 2 bedroom house - | £148,500 |
| 3 bedroom house - | £178,200 |
| 4 bedroom house - | £284,300 |

The average price of a new build flat in the Vale is currently £188,400, compared to a regional average of £135,500. The average price of a new build house is currently £365,700,, compared to a regional average of £182,100.

Housing Sales

From Jan – December 2012 there were 1,314 property sales in the Vale of Glamorgan. This equates to 2.4% of the private housing stock turning over, compared to a regional average of 2%...

| Year | 2nd Hand House Sales | 2nd Hand Flat Sales | New Build House Sales | New Build Flat Sales |
|------|----------------------|---------------------|-----------------------|----------------------|
| 2009 | 1,013 | 91 | 23 | 20 |
| 2010 | 1,193 | 119 | 12 | 28 |
| 2011 | 1,189 | 124 | 14 | 25 |
| 2012 | 1,113 | 152 | 14 | 35 |
| 2013 | 44 | 5 | not available | not available |

Table 3 Annual turnover by broad type and age:

During 2012 the price band with most sales were those properties prices from £100k to £125k.

House prices in the Vale are higher than the Welsh Average for individual house types and higher than the Welsh average for all house types.

Accommodation

There are 6,320 units of accommodation in purpose built blocks of flats. There are 1,573 units of accommodation that are part of a converted or shared house (including bed-sits), and 581 units in commercial buildings. These are high risk units that have implications for private sector housing inspection and enforcement

5.11 2011 Census & Population Projections

Household composition

The projections suggest that:

- the number of children (aged 15 years and under) is forecast to fall from 23,200 from mid 2011 to 23,30 in mid 2026.
- the number of people aged 65 and over is forecast to rise from 23,200 in mid 2011 to 32,900 in mid 2026, while
- the number of people aged 85 and over is forecast to rise from 3,200 in mid 2011 to 5,300 in mid 2026.

(Source: StatsWales, Population Projections)

The total population of the Vale of Glamorgan is projected to increase by 4.6% by mid-2026 to 126,700 people. The population is projected to continue increase over the remainder of the projection period to mid 2036 where it will reach 133,727.

The projected increase in the Vale of Glamorgan's population is predominately due to the increase in people aged 65 and over. The population group is projected to grow around 25% of the area population by mid 2026. This increase is due to improved life expectance which results in more people living longer, the ageing of larger cohorts, such as those born after the Second World War, a net in-migration of people and a decrease in the birth rate.

The predicted change in the age of the population from census information shows that the Vale has an ageing population likely to generate increased demand for Disabled Facilities Grants.

5.13 Barry Town Centre Living Study & Neighbourhood Renewal Assessment

The purpose of the study was to link housing and town centre regeneration. The study looked at the physical conditions of the stock, environmental and quality of life issues, socio-economic issues, community views and opinions, the health of the main town centre and the upper part of Holton Road, the Housing Market and Urban Capacity.

The property survey was carried out on 1,458 properties, to include residential and commercial properties but excluded flat blocks and social housing estates. The study found that 93.82% of the building stock surveyed was built before 1919 and was predominantly terraced houses in long rows off Holton Road with the core retail area around Kings Square.

The most common problems identified in the residential properties were

- heating, fuel efficient and poor insulation,
- a need for general external repair to include decoration, lead flashing, wall finishes, rainwater goods and garden walls and paving
- a wide range of internal repairs to address rising damp, penetrating damp, unsatisfactory kitchens and bathroom,
- Just over 1/3 of the households contained a resident with a disability
- The study also identified the area has a high demand for affordable housing

The survey concluded the area in general had poor environmental quality and identified a number of environmental issues to include;

- land adjacent to the railway land in poor condition,
- poor quality front gardens and boundaries,
- dumped rubbish,
- graffiti,
- untidy rear lanes,
- vacant sites, and
- poor quality green space.

In terms of Holton Road the survey found the shopping facilities lacked choice and places of quality to eat and drink. Those more affluent residents were attracted to other shopping centres and not Holton Road.

While parking was identified as the main overall concern on Holton Road, the upper part of Holton Road was identified for action due to the fragmented number of businesses within a poor quality environment with a number of units vacant and many protected by large metal shutters. This survey concluded that the upper part of Holton Road has the scope to provide additional residential units if there was a policy to encourage conversion of commercial to residential.

The survey concluded for the residential area a range of options for intervention were required to address the problems to include; group repair or facelift type work to selected block across the study area, assistance to owners to help address hazards within the property, loans or grants for undertaking internal works, widespread works to general street environment and pro-active neighbourhood management. For the town centre the study concluded a range of options were required again to include;

- Identifying a Primary Shopping Area on Holton Road,
- Adopt a proactive approach to attracting specific retailers or categories into the town centre,
- Encourage existing owners to create more large retail footprints in existing premises to attract new national multiples to Barry,
- Offer financial assistance to improve poor quality shop fronts along the whole of Holton Road,
- Improve car parking,
- Develop and promote a year round cultural/ entertaining events along Holton Road, and
- Consolidate remaining businesses in the upper part of Holton Road and encourage land use change to residential.

The study supported the need for the Castleland Ward and Holton Road to be identified as a Renewal/ Regeneration Area to enable interventions to be focused on the area.

5.11. Barry Regeneration Area

Barry offers strong potential to realise the benefits of a more strategic approach to regeneration within South East Wales. The designation of Barry as a Regeneration Area over the last 3 years has given confidence to the local authority and key partners to deliver a holistic approach to regeneration that helps secure investment to deliver real economic and social benefits to the town.

Projects and activities have been identified and completed to address the regeneration challenge that is particular to Barry. Aligning housing and regeneration projects and activities to improve the housing stock are helping to capture the social and economic benefits too.

6 PRIVATE SECTOR HOUSING PRIORITIES

Priorities for the new Private Sector Housing Renewal Policy will be -

6.1. Area Based

The 2009 house condition survey confirm that higher level of unfit and disrepair in the pre 1919 housing and a higher proportion of Category 1 Hazards.

The Barry Town Centre living study estimated that 7.78% of the housing in the Castleland Area was unfit. This is significantly higher than the average across the Borough. The study also found 57.3% of the stock in Castleland had significant hazards and 39% were not adequately heated or insulated. This is again significant when compared to the average figures across the Vale.

This increase in poor housing conditions supports the need of local, area based interventions. This can be achieved through the declaration of a Renewal Area.

Area based initiatives will focus on the strategic area renewal scheme already declared in the Castleland Area and link with the Communities First area and the Barry Regeneration Area

6.2. Client Based

The 2002 House Condition Survey of the private sector housing stock revealed the association of poor housing conditions with social and economic disadvantage affecting older people in particular, together with those on low incomes and on state benefit support.

| HOUSEHOLD CHARACTERISTIC | CONDITION CATEGORY | | |
|-----------------------------|--------------------|-----------|-------------|
| | | DISREPAIR | UNFIT |
| | % | % | % |
| AGE OF H.O.H. | % | % | % |
| Under 25 years | 2.6 | 3.0 | 1.9 |
| 25-34 years | 9.7 | 5.6 | 14.7 |
| 35-44 years | 21.8 | 21.8 | 13.8 |
| 45-54 years | 22.3 | 24.1 | 9.1 |
| 55-64 years | 15.4 | 21.8 | 19.8 |
| 65 years + over | 27.6 | 20.5 | 40.8 |
| Unobtainable | 0.5 | 0.6 | 0.0 |
| MEANS TESTED BENEFIT | % | % | % |
| Benefits received | 18.0 | 20.5 | 25.6 |
| No benefits | 82.0 | 79.5 | 74.4 |

Table 6.1

Figure 6.2 - Housing Conditions & Household Characteristics

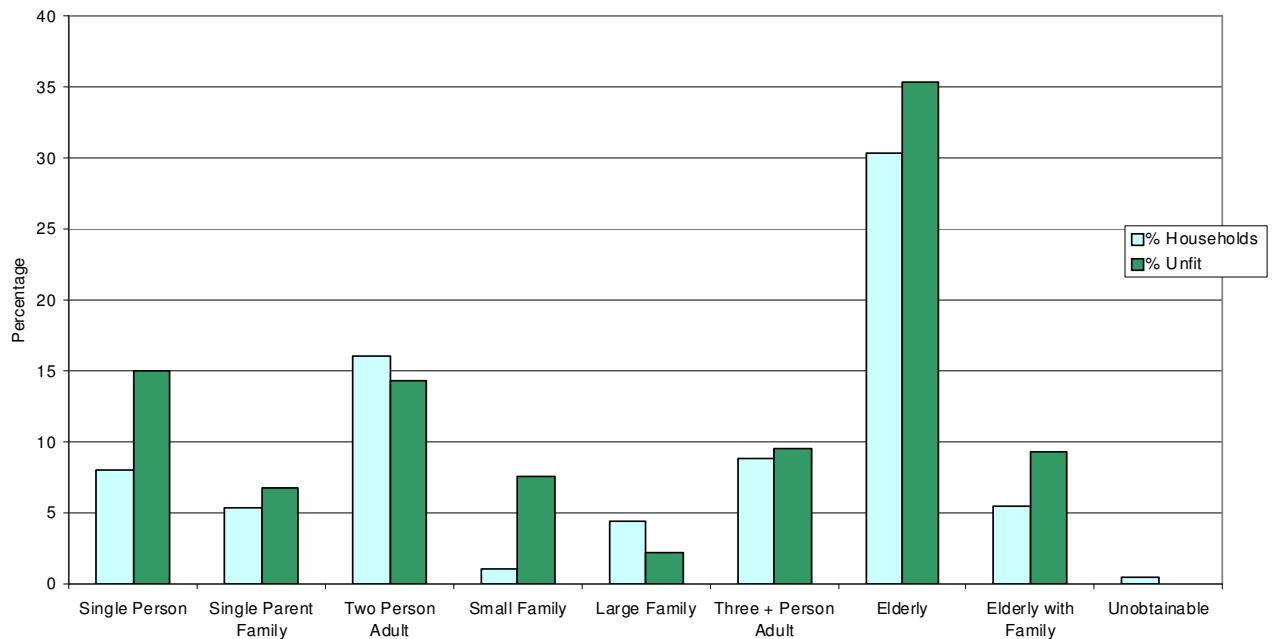


Table 6.2 Housing conditions and household characteristics

The socio- economic assessment in the 2009 House Condition Survey further supported this finding. This survey considered income levels and savings of residents. The survey reveal that more than half the households with no saving or income less than £15.2k lived in unfit or defective dwellings or dwellings with category 1 hazard present.

| | Vale of Glamorgan | Household Dwelling Unfit | Household Dwelling Unfit or Defective | Household dwelling with Cat 1 Hazard |
|-----------------------|-------------------|--------------------------|---------------------------------------|--------------------------------------|
| No Savings | 49.9% | 78% | 55.4% | 44.4% |
| Means tested benefits | 23% | N/A | 48.2% | 25.1% |
| Income > £15.2k | 44.9% | 74.7% | 50.9 | 50.7% |
| Income £15.2 - £40 | 39.9% | 0% | 21.4% | 38% |
| Income £40k plus | 20% | 0% | 3.5% | 11.3% |

Table 6.3

Therefore, there is evidence to support the link between poor housing conditions and those on low income and savings.

Client based initiatives will focus on older people, persons with disabilities, single parents and vulnerable groups including those on low incomes and on state benefit support.

6.3. Sector Based

The 2002 and 2009 House Condition Surveys of the private sector housing stock revealed an uneven distribution of unfitness/disrepair and significant hazards in particular housing sectors, primarily the private rented sector, pre-1919 terraced housing and vacant properties.

Analysis of this data by stock age identifies that older pre 1919 private sector and the inter ward stock have the higher levels of unfitness and defective conditions justifying the need for further invention work in the older housing stock.

The analysis by tenure shows that progress has been made in 2009 in dealing with poor housing in the owner occupied sector with unfitness at 1.2% compared to 5.6% in 2002. While improvements have been made in the private rented sector, with unfitness at 4.6% compared to 9.7% in 2002, there is significantly higher incidence of defective dwelling (19.8%) which confirms the need to address the conditions in this sector.

Figure 6.4 -Unfit & Defective conditions by tenure

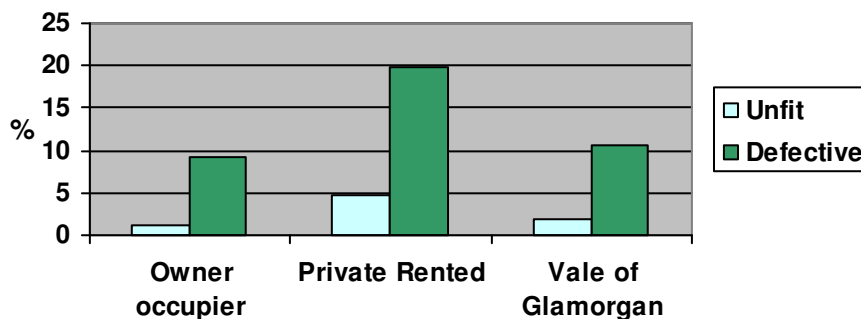


Figure 6.4

Analysis of hazards by tenure shows the situation in the private rented sector to be significantly worse than the owner occupied sector. In addition, a number of the category 1 hazards, for example damp and mould, entry by intruders and electrical hazards were only found in the private rented sector.

| Hazard | Owners occupiers | Private Rented | All |
|---------------------------|------------------|----------------|------|
| Damp and Mould Growth | 0.0 | 0.6 | 0.1 |
| Excess Cold | 38.3 | 50.3 | 39.8 |
| Entry by intruders | 0.0 | 0.6 | 0.1 |
| Falling on level surfaces | 1.7 | 0.6 | 1.6 |
| Falling on stairs | 6.1 | 3.3 | 5.8 |
| Falling between levels | 0.7 | 0.0 | 0.6 |
| Electrical hazards | 0.0 | 0.6 | 0.1 |
| Fire | 1.1 | 1.7 | 1.1 |
| ALL | 47.9 | 57.5 | 49.1 |

Table 5.4 Tenure of dwellings with Category 1 Hazard (%)

Analysis of category 1 hazards compared to the age of the property reveals a number of key points :

- Two out of three (65.3%) of all dwellings built before 1919 were assessed as having a category 1 hazard.
- Nearly half of dwellings with a falls on stairs Category 1 hazard were built pre 1919.
- All dwellings with Category 1 hazards for damp and mould growth, entry by intruders, and electrical hazards were constructed pre 1919

| Hazard No. | Pre 1919 | 1919 to 1944 | 1945 to 1964 | 1965 to 1975 | 1976 to 1981 | Post 1981 | All |
|---------------------------|----------|--------------|--------------|--------------|--------------|-----------|------|
| Damp and Mould Growth | 0.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.1 |
| Excess Cold | 49.2 | 49.7 | 34.2 | 51.9 | 34.3 | 24.0 | 39.8 |
| Entry by intruders | 0.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.1 |
| Falling on level surfaces | 1.7 | 0.0 | 3.3 | 1.4 | 2.6 | 0.5 | 1.6 |
| Falling on stairs | 11.8 | 5.3 | 8.4 | 3.9 | 1.3 | 1.0 | 5.8 |
| Falling between levels | 1.0 | 0.0 | 0.7 | 0.7 | 0.0 | 0.5 | 0.6 |
| Electrical hazards | 0.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.1 |
| Fire | 0.8 | 0.0 | 2.1 | 1.4 | 3.9 | 0.0 | 1.1 |
| All | 65.3 | 55 | 48.8 | 59.2 | 42.2 | 26.0 | 49.1 |

Table 6.5 Construction date of dwellings with Category 1 Hazards (%)

When considering the property type the survey revealed a high proportion (80%) of category 1 hazards in convert flats above non-residential premises.

Sector based initiatives will focus on the private rented sector, pre-1919 terraced housing, converted flats / bedsits and vacant dwellings.

6.4. Theme Based

While the overall energy efficiency of the housing stock is better than the average for England, the total number of homes estimated to be at risk of fuel poverty (based on total income net of tax and NI) is about 33.3% of the total number of households. (Higher than UK rate of 14% UK Fuel Poverty Strategy – 6th Annual Progress Report 2008). This figure has increased over the past 10 years.

| | 2002 | 2009 |
|------------------------------------|------|--------|
| Average NHER | 5.3 | 7.0 |
| Average SAP | 47 | 51 |
| Poor energy efficiency (SAP<35) | n/a | 3.7% |
| Owner occupied with SAP<35 | n/a | 2.7% |
| Private rented with SAP <35 | n/a | 9.4% |
| Average energy consumption (GJ/yr) | n/a | 104 |
| Average CO2 emissions (tonnes/yr) | 7.6 | 6.8 |
| Average total fuel costs (£/year) | £723 | £1,156 |
| Household in Fuel Poverty | 28% | 33.3% |

Table

When the energy efficiency of the stock is considered, the energy efficiency performance of a property generally improves from the older to the newer age bands.

| Age Band | Average NHER | Average SAP |
|-----------|--------------|-------------|
| Pre 1900 | 6.0 | 44 |
| 1900-29 | 6.6 | 50 |
| 1930-49 | 6.4 | 45 |
| 1950-65 | 7.0 | 48 |
| 1966-76 | 6.9 | 48 |
| 1977-81 | 7.2 | 53 |
| 1982-90 | 7.6 | 59 |
| 1991-95 | 7.5 | 5.7 |
| Post 1995 | 8.0 | 64 |

Table - Average SAP and NHER by Age Band

Variations by housing sector and household type illustrate differing levels of energy efficiency and higher relative levels of fuel poverty.

Housing Health and Safety Rating System (HHSRS)

The introduction of the HHSRS changed the focus and priority of housing condition assessment to those factors most affecting the health and safety of the occupants. This form of assessment demonstrates a direct link to the impact these hazards have on health and safety. The House Condition Survey 2009 and the Barry Town Centre and Neighbourhood Renewal Assessment also show the most significant hazards is excess cold which directly links energy efficiency and fuel poverty.

Theme based initiatives will focus on energy efficiency measures and reducing the number of households living in fuel poverty. Assistance offered must focus on addressing category 1 and significant category 2 hazards identified under the Housing Health and Safety Rating System.

7 POLICY TOOLS

7.1. AREA RENEWAL

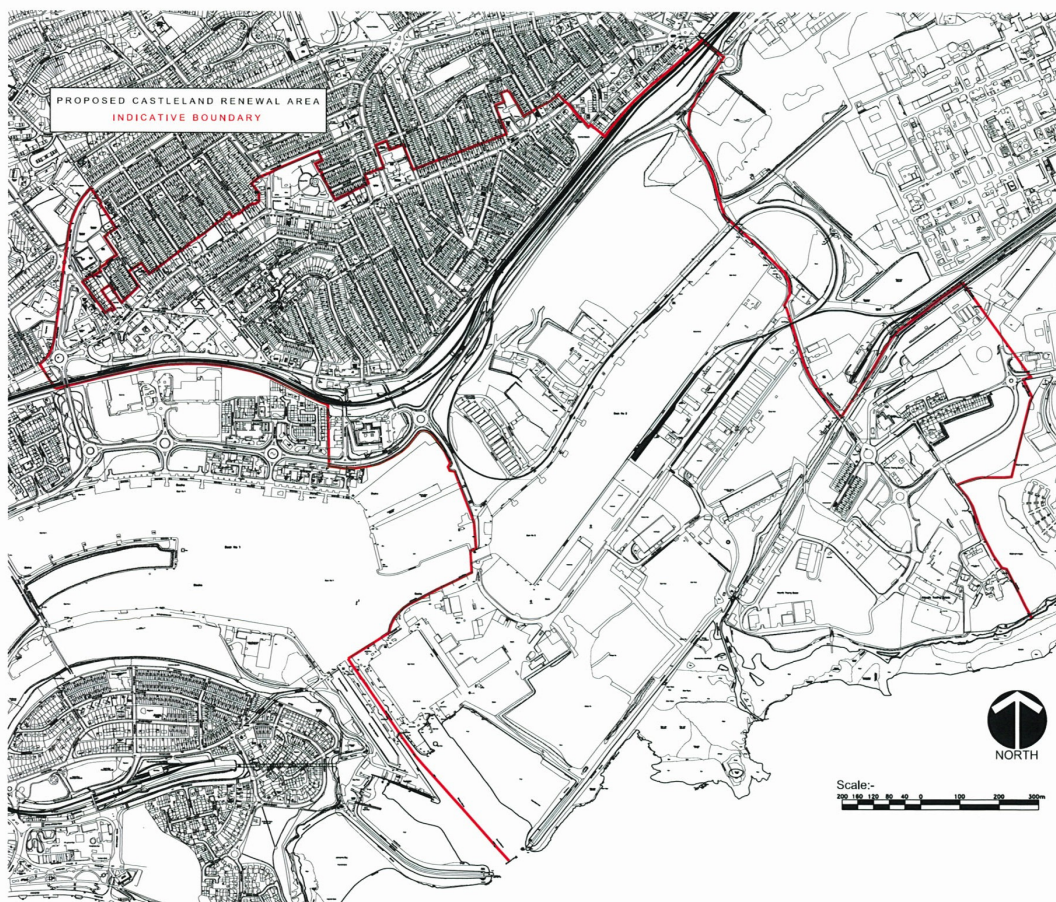
Renewal Areas form an integral part of the Council's Private Sector Housing Renewal Strategy and enables the Local Authority to focus action on a particular community with area based action.

A Renewal Area is an area of housing which has high housing, social and environmental need for improvement. Through declaring a Renewal Area it enables focused actions to:-

- Improve housing
- Improve general amenities & the local environment
- Increase community and market confidence
- Maximise external investment into the area
- Reverse the decline of an area

7.1.1 Castleland Renewal Area

The Council currently has one Renewal Area that covers Holton Road and part of the Castleland ward. This is indicated by the red line in the diagram below.



Boundary of Castleland Renewal Area

The Council committed to reversing the decline of Barry Town Centre (Holton Road) and the surrounding residential area following a Town Centre Living Study in 2008. Wider than a traditional Neighbourhood Renewal Assessment, the Town Centre Living Study links housing and town centre regeneration to bring about greater opportunities for long term sustainable change within an agreed long term strategy for public and private sector investment supported by the Council and the Welsh Government.

As part of the Town Centre Living Study, both a physical survey and a consultation with stakeholders was undertaken and analysed generating the following key findings:

For Housing

- Properties that are not adequately heated, fuel efficient or well insulated is a common problem
- There is a range of general repair needs, but in particular, works are required to external decorations, lead flashings, walls and fences, paved areas, wall finishes, gutters and rain water pipes
- There is a wide range of internal repairs required to address rising damp, penetrating dampness, unsatisfactory kitchen and bathroom facilities and various hazards
- Just over a third of households (36%) contain a resident who has a disability. This equates to 441 households
- Initial findings of the Local Housing Market Assessment (Vale of Glamorgan Council / Cardiff City Council) indicate that the highest demand for affordable housing in the Vale is within Barry

For the Environment

- There is a generally poor quality environment
- The area of land adjacent to the railway station has a particularly poor quality environment
- Poor quality garden frontages / boundaries
- Dumped rubbish
- Graffiti
- Untidy rear lanes
- Unattractive vacant sites on the corner of Belvedere Crescent and on Merthyr Street
- Poor quality green space at Bassett Street playground
- The number of vacant properties on the upper part of Holton Road where many businesses are closed and therefore permanently protected by large metal shutters
- Dog fouling in streets, particularly Dock View Road

And for the Town Centre

- The town centre shopping offer lacks choice and the quality of places to eat and drink is quite poor. There is very little to do in the evening as the High Street and Broad Street centres are more popular locations for restaurants, bars etc

- More affluent / mobile members of the community are frequently attracted out of Barry to shop at other competing shopping locations
- Shoppers, residents and business owners are all concerned about parking arrangements in and around the town centre
- The upper part of Holton Road contains a small, fragmented number of shops, takeaways and other small service businesses within a very poor quality environment. There are lots of long-term empty properties (20-25% vacant retail floor space – Source: Vale of Glamorgan Council Research and Development Team for the period 2005-2008), poor quality residential accommodation and falling confidence

Using the findings from the survey the following key principles to deliver work within the Castleland Renewal Area are:

- 1 To make the most effective and efficient use of public funds in bringing about the improvements and investment necessary
- 2 To focus on those works which will bring about the widest benefit to the area as a whole
- 3 To focus on substantially reducing the number of privately owned and privately tenanted homes which fail to meet current standards
- 4 To focus on reducing the number of vacant retail / business premises with a policy on the upper part of Holton Road to encourage / promote change of use to residential
- 5 To respect the historic and architectural heritage of the area
- 6 To ensure that the proposals for action and investment have wide support amongst the community and that they have been appropriately shaped by it

Using these key principles, a work programme has been developed for the Renewal Area focusing on:

- The delivery of a Facelifting programme to residential properties within the area
- Maximising funding available to improve the energy efficiency of the housing stock and reduce fuel poverty in the area.
- The declaration of an additional HMO licensing scheme for the area to improve the physical quality and management of poorly converted HMOs
- Focused support to owners of empty properties in the area to return them back into residential use
- The delivery of a package of financial assistance to improve the commercial and vacant property in the upper section of Holton road
- Maximise funding opportunities to improve the physical environment in the area.
- Work with Community First to deliver initiatives to support the resident's wellbeing.

To implement a number of these actions, the main funding streams for capital improvements are from the Council's General Fund and the Welsh Government

Specific Capital Grant for Renewal Areas. Both funding sources have provided indicative funding for the next three years to enable a programme of works to be developed. Beyond this timescale additional funding will need to be sought.

Therefore, the financial assistance set out below to assist the delivery of the Renewal Area programme may be subject to change if the financial settlement changes.

All the assistance detailed in this Policy is subject to applicant and property eligibility, and conditions of ownership and use as set out in this policy. The applicant will also be informed of these upon enquiry and/ or application. If the resources available to deliver the assistance changes, some of the following assistance below may be withdrawn or subjected to prioritisation criteria based on the Council Priorities.

7.1.2 Residential Facelifting Scheme

This assistance will only be available in the Council's Renewal Areas and will be funded from Renewal Area funding each year.

The main purpose of Facelifting Schemes is to stabilise and give confidence to properties in an area through external improvements to front and gable end elevations, so improving the visual appearance and feel of a street or block.

By improving the external appearance of a whole street of houses, a very significant change in the environment and visual aspect of the street can be achieved. As well as altering and improving the visual aspect of a whole street, it can also alter the perceptions of those who live in and visit the street, making the street / area a better place to live and more attractive to future residents.

Below summaries the eligibility and terms and conditions of the assistance

| | |
|-----------------------|---|
| Aim | To improving the visual appearance and feel of a street or block within the Declared Renewal Area through external improvements to front and gable end elevations. |
| Applicant Eligibility | Applicants must be aged 18 years or over on the date of application. Applicants must own the property and will be required to prove title to the property and give consent to the Council to allow works to be carried out on the property. |
| Property Eligibility | Must be within the Renewal Area and in an identified scheme. In order for Facelifting to be effective, blocks will need to be in a sufficiently reasonable state of repair and stability. |
| Works funded | To improve the external fabric of a property where 50% or more is visible from the street. Typical works to include: <ul style="list-style-type: none"> • Renewal of rainwater gutters and downpipes • Renewal of fascia, soffit and barge boards • Stone / brick cleaning and re-pointing or over-rendering • Replacement of timber doors and windows • Installation of loft insulation |
| Applicant | None |

| | |
|------------------------------------|--|
| contribution | |
| Maximum assistance | 100% grant funded |
| Agency and fees | <p>Council Grants Agency Service must be employed. The agency will provide a full service in preparing plans, obtaining tenders, preparing and submitting the formal application forms, supervising works on site and certifying the works on completion. The Council will charge a fee for this service that will be met from the grant.</p> <p>Fees associated with the completion of the works or applicant will be payable through the assistance.</p> <p>The Council will set the limits for payment of agency sets on an annual basis</p> |
| Terms and conditions of assistance | <p>Applicant must remain the owner of the property throughout the processing of the assistance.</p> <p>The absentee owner of a vacant property must sign an agreement which makes it a condition that 100% of the Facelift expenditure incurred by the Council on the property is repaid to the Council on demand, if the owner fails to re-occupy or let the property within 6 months of practical completion of the scheme. It is the responsibility of the property owner to demonstrate to the authority that the property has been reoccupied. Facelift investment will not be reclaimed if the property becomes vacant subsequently, for example if the tenant leaves.</p> |
| Length of conditions | None |
| Repayment conditions | None |

7.1.4 Energy Efficiency Grant

In 2011, the Renewal Area team commissioned a study of the energy performance of properties across the Castleland Renewal Area. This study was undertaken by Warm Wales, who were instructed to provide a report on the current energy efficiency of the stock, identify potential for improvements to the stock's energy performance and identify funding opportunities to enable these improvements to be achieved.

As part of the study, properties were surveyed and energy performance data collected. This data was used to generate energy performance ratings for each property which were mapped, see overleaf.

Castleland Renewal Area



Figure 8. Map of 'current' SAP ratings of all available EPCs in the area

Map of the current SAP ratings for EPC data in Castleland Renewal Area

The data was further analysed to calculate what the improved energy performance of the properties could be, and again this data was mapped as shown below.

Castleland Renewal Area



Figure 9. Map of 'potential' SAP ratings of all available EPCs in the area

Map of the potential SAP ratings for EPC data in Castleland Renewal Area

From this data, it is clear there are no specific concentrations of poor energy performance in the area, and properties throughout the area would benefit from energy efficiency measures.

The report also looked at the cost and carbon saving to upgrade the energy performance of the properties using a fabric first approach (i.e. external wall insulation) and a system first approach (i.e. central heating upgrades). The cost are summarised in the table below.

| Measures | HHSRS Target: Fabric First | HHSRS Target: Systems First |
|-----------------|---------------------------------------|--|
| Draught | (99 dwellings) £9,900 | (195 dwellings) £19,500 |
| Floor | (391 dwellings) £207,230 | - |
| Heating | - | (539 dwellings) £1,239,700 |
| Lighting | (62 dwellings) £3,100 | (583 dwellings) £29,150 |
| PVs | - | - |
| Roof | (539 dwellings) £134,750 | (199 dwellings) £48,750 |
| Solar | - | - |
| Wall | (583 dwellings) £4,823,238 | - |
| Windows | - | - |
| TOTAL | £5,178,218 | £1,337,100 |

Table - Total costs of achieving targets per measure

Analysing the report, to reach the minimum standard and increase the SAP rating of properties to a reasonable level, it can be concluded that it is more cost effective to upgrade the systems first and not the fabric, i.e. upgrade heating systems.

For a mid terrace property the cost of upgrading through a system first approach for the area would be £706,200, which equate to 579,604 kg of CO2 saved per year (£1.21 per Kg CO2). Upgrading through a structure first approach, the cost would increase to £2,476,390, saving 890,400kg of CO2 per year but with the cost of per Kg of CO2 saved per year increasing to £2.78 per Kg CO2.

The energy efficiency survey supports the approach that has begun in the area to improve the energy efficiency of properties. In 2011 and 2012 a number of streets were submitted in funding bids to the Welsh Government ARBED programme. These funding bids were successful and boilers, heating and hot water systems have been upgraded, solar panel technology utilised and V phases technology fitted in eligible properties within the ARBED phase 1 and 2 areas. In 2013, a further bid was submitted although the outcome has not been announced on drafting this policy.

The decision on what properties were included in each ARBED bid was based on operational and practical issues. Therefore, to ensure all residents can benefit from improvements to their property's energy performance, a grant is to be offered that will enable properties not included in an ARBED bid to receive the same assistance but through a Council funded scheme.

Through targeting loft insulation during the Facelifting programme and complementing the Welsh Governments ARBED programme with the Renewal Area Energy Efficiency Grant, the Renewal Area programme will ensure poor performing properties are improved and fuel poverty is addressed through physical improvements in the area.

Summary of the Renewal Area Energy Efficiency Grant

| | |
|------------------------------------|--|
| Aim | To improve energy efficiency through improvements to the property to raise the property's SAP rating to 65+ or EPC rating to C where possible. Through improving the energy efficiency of the property reduce household fuel bills and begin to address fuel poverty in addition to reducing carbon dioxide |
| Applicant Eligibility | Owner must be owner occupiers or private landlord |
| Property Eligibility | The property must be within the Renewal Area and not included in a Welsh Government Arbed Scheme. The property must have a SAP rating of below 65, or an EPC rating of below C. |
| Works funded | The project will fund measures that will have a positively impact on householder fuel bills and increase the property's energy performance. Work could include boiler renewal, full gas central heating system, solar thermal hot water systems and voltage optimisation unit. External and Internal Wall Insulation will not be funded through this scheme |
| Applicant contribution | No contribution towards the works |
| Maximum assistance | 100% grant funded to secure a SAP rating of 65. |
| Agency and fees | The Council's Agent must be employed. The service includes the survey of the property, advice to applicants on the work, arrangement for the work to be undertaken, supervision of the works on site and certification of the works on completion. Fees associated with the completion of the works or application will be payable through the assistance. |
| Terms and conditions of assistance | None |
| Length of conditions | None |
| Repayment | None |

| | |
|------------|--|
| conditions | |
|------------|--|

7.1.4 Home Safety Grant

This grant will only be available in the Council's Renewal Areas. It will be funded from Renewal Area funding but delivered by Care and Repair.

The purpose of the grant is to provide assistance to home owners aged 60 or over, or families who qualify for the Flying Start programme, to stay safe, secure and warm within their own home. This will help protect the vulnerable resident's health and reduce the impact on the health service and social services.

To support Flying Start's programme of accident prevention in the Renewal Area, in partnership with Care and Repair, the cost of fitting the accident prevention equipment will be covered by this grant. Flying Start will directly refer the eligible young families to Care and Repair, who will use their handyman to fit the equipment provided.

Below summaries the eligibility and terms and conditions of the assistance

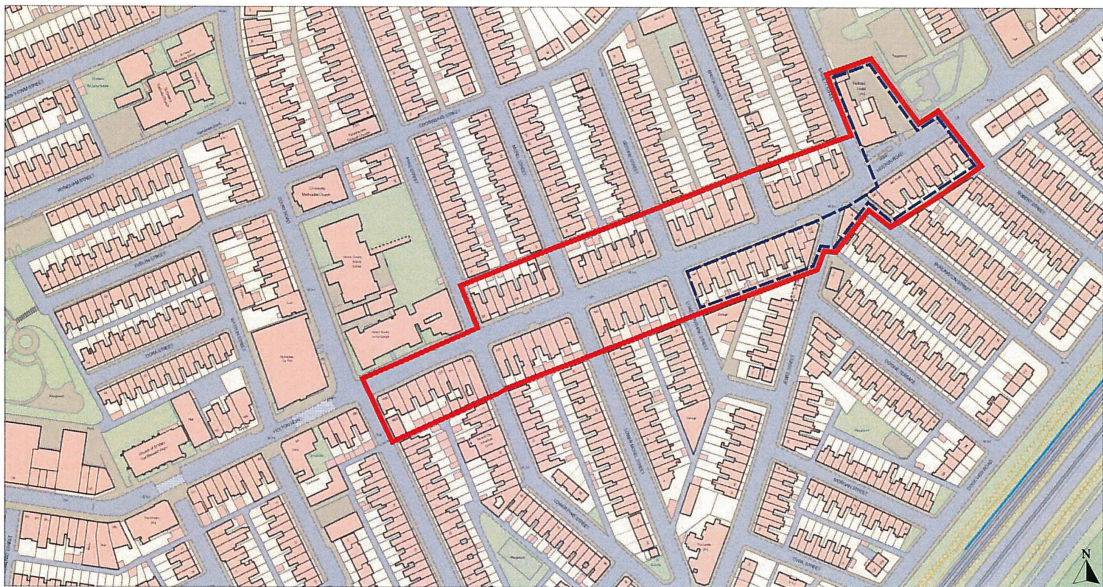
| | |
|------------------------|--|
| Aim | To remove an imminent risk to the health and safety of occupants in Renewal Area relating to the property's condition. To support the Flying Start accident prevention project for young families in the Renewal Area. |
| Applicant Eligibility | Applicants must be; <ul style="list-style-type: none"> • eligible for Flying Start programme to have the safety equipment fitted, or • the applicant must be aged 60 and over and on a means tested benefit or equivalent income and must own the property or have a repairing obligation within their lease (applicants will be required to prove title to the property/ repairing obligation). Applicants must live in the property as their main residence. |
| Property Eligibility | Properties must be within the Renewal Area. Flying Start have provided safety equipment through their accident prevention programme, or For all other work a hazard must be present that is an imminent risk to the health and safety of the occupier. |
| Works funded | The cost to fit the safety equipment which would be provided by Flying Start, or Works required to remove the imminent risk. |
| Applicant contribution | None |
| Maximum assistance | £2,500 including fees and VAT |
| Agency and fees | Care and Repair Agency to be employed to administer the grant. Fees associated with the completion of the works or application will be payable through the assistance. |
| Terms and | Applicant must remain the occupier/ owner of the property |

| | |
|--------------------------|--|
| conditions of assistance | throughout the processing of the assistance. |
| Length of conditions | None |
| Repayment conditions | None |

7.1.4 Holton Road Redevelopment

To support and help grow confidence in the businesses and the street, a number of grants will be available that aims to support owners to improve the appearance of their properties and to assist owners of vacant properties to return them to use by converting vacant commercial properties into residential use.

For clarification, upper Holton Road is defined as properties within the red line on the map below



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Boundary of Upper Holton Road
Local Retail Centre



Retail Core

Map to indicate properties within Upper Holton Road, Barry

Holton Road Conversion Grant

This grant seeks to support the change of use of a commercial property to a residential property through part funding the alterations to the ground floor front elevation of the property. While this grant does not fund internal works, the owner may also apply for a Houses into Homes loan that will provide this financial assistance, subject to terms and conditions. This loan is detailed later in this policy.

Below is a summary of the Holton Road Conversion Grant

| | |
|-----|--|
| Aim | To replace the existing shop front and shutters with a |
|-----|--|

| | |
|------------------------------------|--|
| | residential front that meets the design requirements of the SPG |
| Applicant Eligibility | Applicants must be aged 18 years or over on the date of application. Applicants must own the property and will be required to prove title to the property, or Have a lease with a repairing obligation that has at least 5 years to run |
| Property Eligibility | Properties must be within the Renewal Area and in upper Holton Road, Barry. Planning consent must be obtained to convert the property to residential use. |
| Works funded | Removal of the existing shop front and associated works to form the new residential front. Works also include structural work to ground floor, new windows and doors to form the new external front for the residential accommodation. |
| Maximum Grant | 85% grant funded, inclusive of VAT and fees. |
| Agency and fees | Council Grants Agency Service may be engaged to assist in the completion of the works. The agency will provide a full service in preparing plans, obtaining tenders, preparing and submitting the formal application forms, including submission of planning applications, in addition to supervising works on site and certifying the works on completion. The Council will charge a fee for this service that will be met from the grant. The fees for this service will be 12% of the cost of the works. If the Council's Grants Agency Service is not employed, a fix admin fee of £600 will be charged. Fees associated with the completion of the works or grant application can be included in the Grant Application and will be payable through the Grant, e.g. Grant application fee, planning application fee. |
| Terms and conditions of assistance | Applicant must remain the owner or the leaseholder of the property throughout the processing of the grant and for a period of 5 years from completion of the works. The applicant must sign an agreement which makes it a condition that the grant is repaid to the Council on demand, if the owner fails to let or occupy the property within 6 months of practical completion of the scheme. It is the responsibility of the applicant to demonstrate to the authority that the property has been occupied. |
| Length of conditions | 5 years |
| Repayment conditions | Reducing amount if there is a breach in ownership. Full grant amount if the property is not occupied within 6 months of works completing. |

Holton Road Town Centre Living Grant

It is recognised that whilst a ground floor may be occupied with a commercial use, the floor above this unit may be empty. However, due to there being no direct access to this space from the front elevation, converting this space into living accommodation can be costly. To support the use of this wasted resource and provide much needed residential accommodation, this grant will part fund the alternations needed to the ground floor front elevation to enable this direct access to be installed while retaining the commercial use on the ground floor.

Below is a summary of the Holton Road Town Centre Living Grant

| | |
|-----------------------|---|
| Aim | To fund external works to the ground floor front elevation to create a separate access to potential residential accommodation independent from the commercial use in the building |
| Applicant Eligibility | Applicants must be aged 18 years or over on the date of application. Applicants must own the property and will be required to prove title to the property, or applicant must be a leaseholder with a full repairing obligation and have freeholder consent for the work. |
| Property Eligibility | Must be within the Renewal Area and in an identified scheme on Holton Road, Barry. Planning consent has been obtained to convert the property to residential use where this is required. |
| Works funded | Works to external elevation to include: New Shop front to allow access to be created, Structural works to elevation to enable separate entrance to be created, New front door to residential accommodation. No internal reconfiguration work will be funded. |
| Maximum Grant | Property in Upper Holton Road 85% grant funded, inclusive of VAT and fees. Property in the rest of Holton Road 50% grant funded, inclusive of VAT and fees. |
| Agency and fees | The Council's Grants Agency Service can be engaged to assist in the completion of the works. The agency will provide a full service in preparing plans, obtaining tenders, preparing and submitting the formal application forms, including submission of planning applications, in addition to supervising works on site and certifying the works on completion. The Council will charge a fee for this service that will be met from the grant. The fees for this service will be 12% of the cost of the works. If the Council's Grants Agency Service is not engaged, a fixed admin fee of £600 will be charged. Fees associated with the completion of the works or grant application can be included in the Grant Application and will be payable through the Grant, e.g. Grant application fee, planning application fee. |
| Terms and | Applicant must remain the owner or leaseholder of the |

| | |
|--------------------------|---|
| conditions of assistance | <p>property throughout the processing of the grant.</p> <p>The applicant must state if the commercial premises will be let, occupied by themselves or sold within 6 months of the completion of the works and sign an agreement to this effect making their intention a condition that the grant</p> <p>For the residential accommodation, the applicant must sign an agreement that the residential accommodation will be let, occupied or sold within 6 months of practical completion of the works.</p> <p>Failure to comply with these intentions will be a breach in the condition of the grant.</p> <p>It is the responsibility of the applicant to demonstrate to the authority that the property has become occupied.</p> |
| Length of conditions | 5 years |
| Repayment conditions | <p>Reducing amount if breach in ownership outside the initial agreement.</p> <p>Full amount if property is not to let or occupied within 6 months of works completing.</p> |

Improvement to commercial premises

To further support the regeneration of Upper Holton Road, discretionary grant aid will be available to improve the front elevation of commercial premises. The aim of these grants will be to assist owners and leaseholders to replace shop fronts and carry out improvements to the front elevation. Details of the grant aid available will be detailed in a separate policy.

7.2 FACILIATING ADAPTATIONS

The demand for major adaptation to peoples' homes is likely to increase as the population of older people increases and medical advances improves life chances.

People who are struggling to live independently can contact the Council to request assistance. Occupational Therapists carry out assessments on these people to determine need, and where appropriate assist meeting that need by providing equipment, installing minor adaptations to the their home or refer the case to the Disabled Facilities Team for a major adaptation which are dealt with through this Policy.

This section outlines the financial assistance available to assist eligible owners and residents to adapt homes in the Vale of Glamorgan.

To ensure the Council's resources can meet the demand for assistance, the Council has introduced the document Guidance and Priorities for the Adaptations of Homes of People with Impairments. This document is to be read in conjunction with this policy.

The aim of the Guidance and Priorities for the Adaptations of Homes of People with Impairments is to:

- provide a consistent approach across all cases and enhance quality control,
- provide information to the public to ensure the Council's decisions on eligible grant funded work are transparent, and
- help reduce the overall cost of major adaptations to enable the Council to manage pressures on the service.

The assistance outlined in this policy will take account of this guidance document.

Once assistance is provided to adapt the property to a disabled residents need, the service, maintenance and repair of the adaptation and equipment provided becomes the responsibility of the property owner or resident.

All the assistance detailed in this Policy is subject to applicant and property eligibility, and conditions of ownership and use. The eligibility and conditions for each form of assistance is set out below and the applicant for the assistance will also be provided within this information on application.

The assistance set out in this Policy is subject to available resources. Council priorities and client needs will be considered when resources are allocated. If the resources available reduce, some of the assistance below may be withdrawn, or will be subjected to prioritisation criteria based on client need and Council Priorities detailed in the Guidance and Priorities for the Adaptations of Homes of People with Impairments document.

7.2.1 Mandatory Disabled Facilities Grant

Disabled Facilities Grants are mandatory and are made available in accordance with the statutory requirements. This grant is subject to a maximum statutory limit, which is currently £36,000. The level of assistance provided in each case will be determined in accordance with the means test as set out in statutory regulations. The grant will also be subject to conditions as set out in Regulations.

The Priorities and Guidance for Adaptation Works for People with Impairments sets out the works that will be funded through this grant.

In accordance with the Disabled Facilities Grant (Conditions relating to approval or payment of Grant) General Consent 2008 all Mandatory Disabled Facilities Grants will be entered into the local land charge register and will be subject to occupation and ownership conditions. Where these conditions are breached, the grant funding awarded will be recovered in line with the statutory regulations.

The Disabled Facilities Grant (Conditions relating to approval or payment of Grant) General Consent 2008 set 10 year grant conditions from the certified date (the date works are completed) based on ownership and occupation of the

property. If the grant conditions are breached during this period, any Grant award that exceeds £5,000 will become repayable where the applicant has an owners interest in the property.

The Council will demand the repayment by the recipient of the grant of such part of the grant that exceeds £5,000 if—

- (a) the recipient disposes (whether by sale, assignment, transfer or otherwise) of the premises in respect of which the grant was given within 10 years of the certified date; and
- (b) the Council, having considered—
 - (i) the extent to which the recipient of the grant would suffer financial hardship were they to be required to repay all or any of the grant;
 - (ii) whether the disposal of the premises is to enable the recipient of the grant to take up employment, or to change the location of his employment;
 - (iii) whether the disposal is made for reasons connected with the physical or mental health or well being of the recipient of the grant or of a disabled occupant of the premises; and
 - (iv) whether the disposal is made to enable the recipient of the grant to live with, or near, any person who is disabled or infirm and in need of care, which the recipient of the grant is intending to provide, or who is intending to provide care of which the recipient of the grant is in need by reason of disability or infirmity,
- (v) is satisfied that it is reasonable in all the circumstances to require the repayment.

Disabled Facilities Grants will be available for all sectors across the whole of the Vale. Council Tenants are eligible to apply for Council House Adaptation Assistance delivered through the Council House Adaptation Team. Registered Social Landlords are eligible to apply for Physical Adaptations Grant (PAG) from the Welsh Government for their tenants and they will be encouraged to do so.

A prioritisation scheme and a fast-track system ensures the most urgent cases are dealt with, without undue delay, should demand exceed available resources.

Where the work required to adapt a property is not reasonable and practical, clients will be offered assistance to move to a more suitable or more easily adapted property.

7.2.2 Major Adaptations Grant

The statutory limit for grant aid for the Mandatory Disabled Facilities Grants is £36,000 which will be applied. Where the cost of adaptations exceeds the Mandatory Disabled Facilities Grant limit, and it is not reasonable for the disabled applicant to use the relocation grant to move to a more suitable property, the Council will fund a Discretionary Disabled Facilities Grant.

This Major Adaptation Grant is offered on the same terms and conditions of the mandatory DFG, including the means tested and grant conditions and will fund the same adaptation works and fees as the Mandatory DFG.

Below summaries the eligibility and terms and conditions of the assistance

| | |
|------------------------------------|---|
| Aim | To fund essential adaptation to assist disabled residents to remain at home where the cost of works is above £36,000 and it is not reasonable for the disabled resident to move. |
| Applicant Eligibility | Must be eligible for Mandatory DFG. Not have been in receipt of a relocation grant, unless the case has agreed by the Head of Service of Public Protection and Adult Social Services. |
| Property Eligibility | Must be eligible for a Mandatory DFG. |
| Other Eligibility | The cost of adapting the disabled resident's current property will be less than the cost to funding a relocation grant and adaptation at the new property |
| Works funded | Grants will be available for the purposes specified in the Housing construction and regeneration act 1996, to facilitate necessary and appropriate adaptation where this is reasonable and practicable. Only works that are necessary, appropriate, reasonable and practicable that meet the needs of the disabled client will be funded. Works funded will be in line with the Council's ' Priorities and Guidance for adaptations for people with impairment' policy document. |
| Maximum assistance | The maximum grant is currently £60,000 inclusive of VAT and associated fees. |
| Agency and fees | Applicants will be offered the assistance of the Council Grants' Agency service which will provide a comprehensive service in preparing plans, obtaining tenders, preparing and submitting the formal grant application, supervising works on site and certifying the works on completion. Alternatively, an applicant may employ their own agent. Agent fees will be met by the grant. Fee levels will be set by Council each financial year. |
| Terms and conditions of assistance | The applicant must remain the owner of the period throughout the grant condition period. The disabled person for whom the adaptation has been provided must remain in occupation throughout the grant condition period. Equipment and adaptations undertaken through grant aid become the responsibility of the applicant for repair and maintenance. |
| Length of conditions | 10 years from the Certified date. The certified date is the date on which the Council certifies the works as satisfactorily complete. |
| Repayment conditions | Where the applicant is also the owner of the property, if the grant conditions are breached, i.e. the house is sold within 10 years of the certified date or the disabled person moves out |

| | |
|--|---|
| | <p>within 10 years of the certified date, grant monies paid over £5,000 will be repayable in full unless the applicant can prove the move was due to change in medical need.</p> <p>The Council will also consider waiver of the grant conditions if the applicant can provide evidence repayment will cause where financial hardship. Where this is established the Council may waive all or part of the grant repayment.</p> <p>These conditions are local land charges and are binding on any person who is for the time being the owner of the dwelling or building</p> |
|--|---|

7.2.3 Relocation Assistance

The purpose of this grant is to assist disabled households to move to a more suitable property where the adaption of their existing property is not reasonable and practicable. Where this grant is offered, the disabled person will still be eligible for a mandatory Disabled Facilities Grant on the new property.

Below summaries the eligibility and terms and conditions of the assistance

| | |
|-----------------------|--|
| Aim | To assist owner occupier and private tenants to move home where their existing property cannot be adapted to meet a disabled household member's need. |
| Applicant Eligibility | <p>Owner occupiers where they, or a member of their permanent household, is eligible for a mandatory Disabled Facilities Grant and live at the property as their main or sole residency.</p> <p>Private Sector tenants where they, or a member of their permanent household is eligible for a mandatory Disabled Facilities Grant and the disabled person has occupied the property for two or more years as their main or sole residency.</p> <p>The disabled person must be eligible for a mandatory Disabled Facilities Grant.</p> <p>No relocation grant is available for Council Tenants or Housing Association Tenants. Council and Housing Association tenants must seek advice from their landlords.</p> |
| Property Eligibility | <p>The existing property cannot be reasonably or practically adapted to a disabled household member's need,</p> <p>For a private tenants application, the landlord is refusing consent for the adaptations, or the property can not be reasonably or practically adapted to need</p> <p>And for both private tenants and owner occupier applications the property being moved to will meet the needs of the disabled client or can be reasonably and practically adapted as assessed by an occupational therapist, and, where appropriate, the landlord consents to the work in advance of the move.</p> |
| Works funded | <p>Owner Occupier - Estate agent fees, stamp duty, legal fees and removal costs and any other reasonable expense occurred to move properties.</p> <p>Private Tenant – letting agent fees, legal fees and removal costs and any other reasonable expense occurred, but bonds</p> |

| | |
|------------------------------------|---|
| | will not be funded. |
| Applicant contribution | There will be no applicant contribution as this may be required for the adaptations of the new property. |
| Maximum assistance | The maximum grant available is £10,000. |
| Agency and fees | Administration fee is payable to the Council. This fee will be set by Council. |
| Terms and conditions of assistance | The applicant must remain the owner or tenant of the property for the length of the grant conditions. The eligible disabled resident must living in the house as their main residence for the length of the grant conditions after the date of completion of the sale. |
| Length of conditions | 10 year conditions from the date of completion of the sale, or start of the tenancy agreement. |
| Repayment conditions | For owner occupiers – where the house is sold within 10 years of the certified date then the grant monies will become repayable in full. Where the disabled person moves out within 10 years of the certified date the grant monies will become repayable in full unless the applicant can prove the move was due to change in medical need. The Council will demand the repayment by the recipient of the grant in full. The Council may consider waiver of the grant conditions if the applicant can provide evidence in writing that repayment will cause financial hardship. Where this is proved the Council may waive all or part of the grant repayment. These conditions are local land charges and are binding on any person who is for the time being the owner of the dwelling or building. |

7.3 ENERGY EFFICIENCY ASSISTANCE

The Home Energy Conservation Act 1995 (HECA) required local authorities to report on the energy efficiency improvement of domestic properties that were in existence within each local authority at the time of the initial report. However, the UK Energy Act 2011 repealed this requirement which resulted in a lot of the collaborative working amongst Welsh Local Authorities stopping.

Green Deal was first launched in October 2012 and then re-launched on 28th January 2013. However, the take up for Green Deal has been very slow, with only just over 200 properties actually having measures installed by November 2013.

Alongside the Green Deal is ECO, the energy company obligation. Through ECO energy companies part fund energy efficiency measures. Already a complicated scheme, it was further complicated by the intervention of the British government at the end of 2013 resulting in the timescales for ECO being changed.

In April 2014, it is expected that the renewable heat incentive for domestic properties will begin. The feed in tariff has proved very successful in developing the photovoltaic market within the UK. Many Vale residents now generate electricity and believe it or not South Wales is one of the sunniest areas of the UK.

As the above begins to indicate the grants and energy efficiency promotion schemes available have changed significantly over the past few years, and are likely to continue to change. Therefore, while the assistance below is correct at the time this Policy is written, it is possible this assistance will alter through the life of this document.

7.3.1 Health Through Warmth Scheme (HTW)

This scheme helps frontline health and social care staff to reduce ill health amongst their clients caused by living in cold and damp homes. It provides a one-stop referral system through which they can refer their clients for energy grants to improve their homes. A coordinating Officer was recruited in April 2003 to locally manage the scheme. Unfortunately, in 2011 npower decided to change the way the scheme was administered and the funding for the Vale of Glamorgan post ended at the end of 2011. From January 2012, Health Through Warmth has been administered via npower's head office in Worcester. Trained referrers are able to submit referral forms direct to Worcester, but updates on local referral rates are now not routinely available.

Unfortunately the loss of the local Health Through Warmth coordinator has had the knock on effect of reducing significantly the help and advice on energy efficiency that was available to the residents of the Vale.

7.3.2 Carbon Emission Reduction Target funding

Schemes for providing discount insulation measures to private households funded by energy suppliers have been running during recent years. CERT funding ended in Dec 2012 and was superseded by the Green Deal.

7.3.3 ARBED Schemes

The arbed programme is the Welsh Assembly's Strategic Energy Performance Investment Programme. The arbed programme supports the One Wales ambitions to reduce climate change, eradicate fuel poverty and boost economic development and regeneration in Wales.

The arbed programme was established in 2009 and designed to bring environmental, social and economic benefits across Wales. In the first phase of the scheme £30m was invested. This involved working with social housing providers to make communities in deprived areas of Wales more energy efficient by retro-fitting homes with innovative measures including solid wall insulation and renewable technologies such as solar panels and heat pumps.

The second phase of the programme commenced in 2011. In 2011 and 2012 a number of streets were submitted in funding bids to the Welsh Government ARBED programme. These funding bids were successful and boilers, heating and hot water systems have been upgraded, solar panel technology utilised and V phases technology fitted in eligible properties within the ARBED phase 1 and 2. In 2013, a further bid was submitted and the outcome has not been announced on drafting this policy.

The decision on what properties were included in each ARBED bid was based on operational and practical issues. Therefore, to ensure all residents can benefit from improvements to their property's energy performance, a grant is to be offered that will enable properties not included in an ARBED bid to receive the same assistance but through a Council funded scheme.

7.3.4 Energy Efficiency Advice / Promotion

With the loss of the Health Through Warmth coordinator post and with the significant changes in national energy efficiency promotion schemes public enquiries are re-directed to the following national phone help lines.

For NEST the number is 0808 808 2244.

For the Energy Saving Trust the number is 0800 512012

For the Green Deal the number is 0300 123 1234

In addition to the national phone help lines, the Council's website has information on energy efficiency and promotion.

7.4 OTHER FORMS OF ASSISTANCE

7.4.1 Handy Person Service and Hospital Admissions Prevention Scheme

The Handy Person Service is Vale wide and provided by Care and Repair in the Vale to their client group. All enquiries for assistance received by the Council are referred to Care and Repair in The Vale through a formalised referral system.

The handy person scheme is for small repairs and minor maintenance and clients only pay for the costs of materials. Assistance under the Hospital Admissions Prevention Scheme is provided to carry out works to enable someone to remain in their own home whereas they may have otherwise had to go into hospital or some form of care. Works might include replacing broken glass, moving furniture, securing doors and windows, repairing heating, emergency electrical work, etc.

7.4.2 Loans / Equity Release for Occupied Accommodation.

The Council participated in the South Wales Loans Pilot to evaluate the use of equity based loans. The loan available was offered through a partner to residents living within the Penarth Renewal Area. The loan was based upon

the idea of shared equity. Interest in this loan was low and the contract with the partner has now expired. However, the Council will continue to work with external financial bodies, non-profit making institutions, the Welsh Assembly Government and other local authorities to obtain value for money and accessible loan and equity release facilities.

In the meantime, however, the Council will give advice and encouragement, where appropriate, for applicants to access private loans and equity release funding.

7.4.3. Housing Advice

The Council provides a Housing Advice Service, through the Civic Offices on Holton Road, Barry.

The Council has a specialist team of officers who undertake housing advice work with a focus on homelessness prevention. The team is made up of Homelessness Assessment Officers who provide the first point of contact for the team and give housing advice. They advise on homelessness prevention and the housing options available to each client. They can then refer cases to either the Homeless Prevention Team or to the statutory homelessness route via a Homelessness Advice Officer. The prevention team liaise with landlords to stop evictions, mediate with disputing parties to prevent homelessness and provide assistance into the private rented sector. The Mortgage Rescue Scheme in the Vale is also managed within this service. The team is also responsible for providing temporary accommodation and investigating homelessness applications using relevant and current legislation.

The Council also funds a Housing Advice Service specifically for young people via a contract with Llamau which provides the same advice, prevention and statutory homelessness work as above but aimed at young people. They also provide grants for furniture for those people obtaining their first tenancy.

7.5. PRIVATE SECTOR HOUSING ENFORCEMENT

Local authorities have extensive powers to intervene where they consider are unsafe or unacceptable housing conditions. The majority of these powers are contained in the Housing Act 2004, the Housing Act 1985 (as amended), the Housing Act 1996 and the Housing Grants, Construction and Regeneration Act 1996 (as amended).

The interventions available to address poor property conditions include:

- enforcement activity (e.g. serving improvement or prohibition notices on owners, Demolition Orders, Management Orders);
- slum clearance;
- compulsory purchase orders (e.g. for empty homes);
- Renewal areas.
- licensing of House in Multiple occupation

- selective licensing of the private rented housing

Part 1 of the Housing Act 2004 uses the evidence based Housing Health and Safety Rating System (HHSRS). This uses a risk-based approach to the enforcement of poor housing conditions that affect the health and safety of residents.

The enforcement framework applies to all types of dwellings and includes:

- Improvement Notice, where works are required to address or reduce a hazard
- Prohibition Order, which closes the whole or part of a dwelling or restricts the number of permitted occupants
- Suspension of these types of action, for example where the current occupant is not identified as vulnerable to the hazard in question
- Hazard Awareness Notice
- a Demolition Order – available for Category 1 hazards only (unless subject to Order)
- a Clearance Area - available for Category 1 hazards only.

The Act enables the Council to act in default of the property owner and recover costs from them, and to prosecute for lack of compliance with the provisions to carry out emergency remedial works or prohibit occupation.

The Council affirms that ultimately owners are responsible for the repair and maintenance of their own properties and the Council's Private Sector Housing Renewal Policy will encourage the co-operation of individuals in keeping their homes in good repair.

Enforcement is an integral part of the Council's strategy and policy framework to support good quality accommodation in the private sector. Having regard to the poor condition identified in the private rented accommodation the Council's enforcement activity focuses on improving standards in this sector.

Following consultation, which included the private rented sector, the Council adopted in 2001 an Enforcement Policy based on the Cabinet Office's Enforcement Concordat. This policy sets out to ensure the Council undertakes its enforcement role in a fair, open and transparent manner.

In addition to the Enforcement Policy, when an officer is dealing with a house that is below acceptable standards, the specific enforcement policy guidance for housing as contained in Welsh Assembly Government Circulars is followed.

The principal services provided by the Environmental Health Housing section are detailed below;

7.5.1 Reactive Private Sector Housing Service

A reactive service to address poor conditions in the private rented sector is provided by the Council and when appropriate enforcement action is taken to ensure:

- Dwellings are free from significant hazards and are not a statutory nuisance;
- Vacant properties are secured and do not present a risk to public health;
- Satisfactory standards are maintained to protect the health and safety of the occupants of residential and holiday caravan sites.

7.5.2 Houses in Multiple Occupation (HMO)

The Housing Act 2004 provided for a new definition of HMO and limited the scope of licensing and enforcement action (other than in relation to Housing Health and Safety Rating System action) to certain types of HMOs within that definition.

This definition includes a number of standard tests that covers living accommodation occupied by persons who do not form a single household and two or more of the households shared one or more basic amenities. This covers houses, flats or buildings containing flats where rent is payable.

There is also a separate test for certain blocks of flats that do not comply with the appropriate building standard, that being the Building Regulation 1991.

The last House Condition Survey in the Vale of Glamorgan estimated that only 0.6% of the housing stock would be classed a traditional multiple occupation with shared amenities, but 3% of the stock are self contained flats that may fall under the poorly converted blocks of flats definition. Previous estimates indicated that there are 300 higher risk three or more storey HMOs across the Vale.

7.5.3 HMO Licensing

Under The Housing Act 2004 Part 2 there are different types of HMO licensing, mandatory licensing that all local authorities must implement and additional licensing that they may introduce.

The Welsh Government has prescribed by Regulations certain categories of HMOs that are subject to mandatory licensing. These are HMOs (other than those which are exempt) which comprise of three storeys or more and are occupied by five or more persons, who comprise two or more households where there are shared facilities.

It is a requirement that any person operating an HMO, which is subject to mandatory licensing, will need to obtain a licence from the Council to continue operating the property. As part of the licence the Council must ensure that the licensee, manager and others involved in the running of the property are fit and proper persons and can impose conditions as part of the licence to ensure the property is suitable for occupation and that there are satisfactory management arrangements.

The Council approved the implementation and charges for Mandatory licensing in June 2007. Since implementation, the Council has licensed six such properties.

Under the previous Housing Renewal Policies, the Service continued to inspect other HMOs on a risk basis using enforcement powers under Part 1 of the Housing Act 2004 (House Health & Safety Rating System) to improve standards and conditions. While this is effective in achieving improvements, enforcement under Part 1 is lengthy and a time-consuming process.

The Housing Condition survey identified that the private rented sector, including traditional HMO and converted buildings have a higher proportion of significant hazards and are in poorer state of state of disrepair.

The Housing Act 2004 gives the Local Authority powers to introduce Additional Licensing for other HMOs. The additional licensing operates in a same way as Mandatory licensing where responsible person must apply for a licence, including a fee, and the Council is required to consider where the landlord is a fit and proper person, property is suitable for occupation and the are satisfactory management arrangements.

In July 2013, the Council introduced additional HMO licensing in the Castleland Renewal Area following consideration of the conditions of the stock in that area.

Consideration will be given to the introduction of further additional licensing on a phased basis to different areas of the Vale of Glamorgan over the next 3 years. However, prior to the introduction of such schemes the Council will undertake extensive consultation with residents and landlords.

7.5.4 Selective Licensing

The Housing Act 2004 gives Local Authorities the power to introduce selective licensing of private rented accommodation in certain circumstances. Again, selective licensing also operates in a similar way to HMO licensing where the responsible person must apply for a licence and the Council is required to consider whether the landlord is a fit and proper person and whether there are suitable management arrangements. Conditions can be attached to licences.

Selective licensing is restricted to areas with there are high concentration of private rented accommodation, area of low demand and high levels of anti-social behaviour. Guidance from Welsh Government allows local Authorities to consider selective licensing as part of a renewal area, area regeneration, or where the level of private rented accommodation is above 25% of the housing.

With the Welsh Government's Housing Bill proposing mandatory registration of all landlords and licensing of landlords, letting agents and managing agents,

consideration of introducing Selective Licensing will not be considered until the outcome of this Bill is known.

7.5.5 Empty Homes

Having regard to the identified housing need in the Vale of Glamorgan and the problems caused by long term empty homes it is recognised that a more pro-active and corporate approach to tackling empty homes is required.

In response, the Council adopted an Empty Homes Strategy. The Empty Homes Strategy sets out the Council's aims and objectives to reduce the number of long-term empty properties within the Vale. It also details how this will be achieved through advice and assistance to owners and use of appropriate enforcement action where necessary.

This Housing Renewal Policy supports the Empty Property Strategy by making available a loan to assist owners to return empty properties back into residential use. The funding for this loan comes from the Welsh Government's Houses into Homes scheme. To access this funding, local authorities are required to work collaboratively utilising the six regions model. The Vale of Glamorgan Council is working in partnership with Cardiff Council to implement this scheme regional.

The eligibility for the loan and terms and conditions has been set nationally. Owners applying for the loan will be required to enter into a legal agreement with the Council detailing the terms and condition of the finance. However, below is a summary of eligibility criteria, terms and conditions, etc.

| | |
|-----------------------|--|
| Aim | To renovate a dwelling to a reasonable standard, free from any serious hazards (as a minimum), so that it is suitable for immediate occupation, whether by for sale (loan to sell) or to let (loan to let). Or To convert an empty property or commercial building into one or more units to the Houses into Homes Standard (as a minimum), so that it is suitable for immediate occupation, whether by for sale (loan to sell) or to let (loan to let). |
| Applicant Eligibility | Person(s) applying for the loan may either be the existing or prospective owner(s), but must in either case be able to supply security for the loan as detailed below. The property must been in the applicant(s) name before the loan can be approved. The applicant must not have any debt owing to the Council. The applicant must not been prosecuted by the Council for housing related offences |
| Property Eligibility | The property must have been vacant for a minimum of 6 months. |
| Works | To be eligible works, the works must: - |

| funded | <p>On completion, result in the property/units being suitable for immediate occupation as a dwelling(s), Comply with all relevant Building Regulations, and Achieve the Houses into Homes Standard. In summary this standard ensure the property meets the current statutory minimum standard for housing is in a reasonable state of repair has reasonably modern facilities and services, and provides a reasonable degree of thermal comfort, i.e. efficient heat and insulation.</p> | | | | | | | | |
|------------------------------|--|--------------------|------------|--------------|---------|--------------------|---------|-------------------|---------|
| Maximum assistance | <p>£25,000 per unit of accommodation, Up to a maximum of £150,000, per applicant.</p> | | | | | | | | |
| Fees | <p>An administration fee is payable to the Council on submission of the application as follows</p> <table border="0" data-bbox="502 745 1098 891"> <thead> <tr> <th data-bbox="502 745 710 779">Loan amount</th> <th data-bbox="975 745 1034 779">Fee</th> </tr> </thead> <tbody> <tr> <td data-bbox="502 779 687 813">£0 - £50,000</td> <td data-bbox="975 779 1098 813">£295.00</td> </tr> <tr> <td data-bbox="502 813 783 846">£50,001 - £100,000</td> <td data-bbox="975 813 1098 846">£395.00</td> </tr> <tr> <td data-bbox="502 846 783 880">£100,001-£150,000</td> <td data-bbox="975 846 1098 880">£495.00</td> </tr> </tbody> </table> <p>A Land Registry Fee is also payable to cover the Council's cost to register a first or second charge on the property being offered as security. This fee is as follows-</p> <p>For loans up to £149,999.99 the fee is £50.00 per title For loans over £149,999.99 the fee is £70.00 per title</p> <p>A Company applying for a Loan will also be required to pay a fee of £45.00 to cover costs associated with registering the charge at Companies House</p> <p>Application received without payment of the associated fees will not be processed.</p> | Loan amount | Fee | £0 - £50,000 | £295.00 | £50,001 - £100,000 | £395.00 | £100,001-£150,000 | £495.00 |
| Loan amount | Fee | | | | | | | | |
| £0 - £50,000 | £295.00 | | | | | | | | |
| £50,001 - £100,000 | £395.00 | | | | | | | | |
| £100,001-£150,000 | £495.00 | | | | | | | | |
| Terms and conditions of loan | <p>All loans paid under this scheme will be repayable.</p> <p>All loan applicants will be required to enter into a legal agreement with the Council regarding the repayment of the loan.</p> <p>Where the loan applied for and approved as a "Loan to Sell" the loan will be repayable immediately and no later than the date stipulated in the Loan Facility Agreement (maximum of 2 years).</p> <p>Where the loan applied and approved as a "Loan to Let", the loan will be repayable no later than the date stipulated in the Loan Facility Agreement (maximum of 3 years), unless there is an earlier disposal of the property or the units within the property are divided and all sold on the same day.</p> <p>Where the property is converted into units and there is a</p> | | | | | | | | |

disposal of one or more units (prior to the fixed dates set out in the terms of the Loan Facility Agreement), then on each such disposal of a unit, the applicant must repay the lesser amount of the gross sale proceeds and the amount of the loan outstanding. If, after all such disposals, monies are still outstanding under the loan, then the applicant must repay such monies on whichever occurs the earlier of the disposal of the final unit or the relevant date as set out in the loan agreement.

The applicant must undertake works to the property to meet the Houses into Homes Standard. Failure to do so will be a breach of the loan agreement and will trigger a repayment request

The applicant must complete the works to the property will the stated timescales. Failure to do so will be a breach of the loan agreement and will trigger a repayment request.

In the case of a loan to sell, where the property is not made available for sale within 12 weeks of the date set for completion of those works (*or by date to be agreed for the Houses into Homes scheme, if earlier*), a breach of loan conditions will be considered to have occurred.

In the case of a loan to let, where the property is not made available for let within 12 weeks of the date set for completion of those works, a breach of loan conditions will be considered to have occurred.

Where any sum is required to be paid, but is not repaid in accordance with the loan conditions, a breach of conditions will have occurred and Vale of Glamorgan Council may demand immediate repayment of the loan and any interest.

The loan is interest free, but were there is a breach of the loan conditions the Vale of Glamorgan Council will charge interest at the Standard National Rate in force at the time of the loan, currently 3.2%

Failure to repay the loan at the end of the term or on demand where there is a breach will result in the Council taking legal action to recover the loan.

All loan applicants must agree to a legal charge being placed on the property to secure the loan. Agreement may be made in exceptional circumstances to accept a charge on an alternative property.

| | |
|--|---|
| | <p>All legal charges must be either first or (where Vale of Glamorgan Council receives confirmation from the first charge holder that it consents to a second charge) second charges. Third or subsequent charges will not be accepted.</p> <p>Where it is agreed to accept a legal charge on an alternative property that is not the subject of the loan application, the alternative property must be located in England or Wales and have a valuation of that property must be submitted to the Council prior to the advance of any loan. The additional legal costs associated with this arrangement must be covered by the applicant.</p> <p>All loans paid under this scheme will be repayable.</p> |
|--|---|

7.5.6 Caravan Site Licensing

The importance of caravan sites, in particular residential mobile home, in providing lower cost and retirement accommodation is recognised within the Vale of Glamorgan. There are currently 17 licensed sites in the Vale of Glamorgan, which includes five residential sites that provides up to 370 units of accommodation.

Such sites are currently licensed by the Council under the Caravan Sites and Control of Development Act 1960. However, in 2013, Welsh Government introduced the Mobile Homes (Wales) Act 2013, which will come into force during 2014, replacing the Caravan Sites and Control of Development Act 1960 for licensing residential Mobile Home Sites.

Under the Mobile Homes (Wales) Act 2013, licence applicants will be need to prove they are a 'fit and proper person' in addition to the site and individual units meeting required physical and management standards. Site owners will be required to maintain, and improve the sites where necessary, to comply with site licence conditions and the condition of individual units are not substantially altered or allowed to deteriorate resulting in poor living condition and non-compliance with the site licence.

Welsh Government are also considering the need to update legislation in relation to holiday sites.

For this purpose the Public Protection Service will:

7.5.7 Nomination and Leasing Schemes

The implementation of nomination rights and use of the Council leasing scheme can help address identified housing need and homeless re-housing in the private rented sector.

The service will continue to work with colleagues in Public Sector Housing, Homelessness and the Voluntary Sector to promote nomination and leasing Schemes with private sector landlords.

7.5.8 Accreditation Scheme

Accreditation schemes can encourage and promote landlords providing good standard, well managed accommodation. The Council will continue to work in partnership with all other local authorities to support and promote the Landlord Accreditation Wales scheme (LAWS). As part of this work the Council will:

- Continue support for a private sector housing landlords' forum and work with relevant landlord and letting agent association to develop the forum.
- Promote the LAWS courses and run at least one local training course a year.
- Provide appropriate incentives and reductions for accredited landlords and agents.

7.5.9 Housing (Wales) Bill

At the time of drafting this Policy, Welsh Government had consulted on a Housing (Wales) Bill and this Bill was progressing through the legislative process.

One purpose of The Housing (Wales) Bill is to improve housing conditions in the private rented sector through the introduction of a mandatory registration and licensing scheme of landlords, letting and management agents in Wales. Through the introduction of this scheme, the Bill aims to support the improvement of physical and property standards of privately rented accommodation and to increase awareness of the rights and responsibilities of tenants, landlords and letting and management agents.

To achieve this, the Bill proposes:

- Private landlords must register with the local authority in which the property is located.
- Landlords and letting and management agents managing property must be licensed with the local authority in which the property is located.
- To become licensed the applicant must be a fit and proper person, must have undergone recognised training in managing rental property, and it an agent be a member of professional body approved by the local authority.
- Failure to register or license will be an offence for which the local authority can prosecute.

If this Bill receives Royal Consent, the Council will work to ensure landlords are informed about the change to assist them in the transition phase by providing information and advice through the landlord forum, the Landlord Accreditation Wales scheme, and other communication channels through which we have contact with landlords.

APPEALS, CUSTOMER COMPLAINTS AND CUSTOMER CARE

8.1 Customer Care / Access to Services

A customer monitoring system will be used to review the services provided under this policy and to ensure services are fairly and equitably delivered.

This policy will also be publicised to ensure all vulnerable and Ethnic Minority groups are aware of the services provided and will be monitored through the customer monitoring system.

8.2 Customer Appeals/Complaints

A customer appeal may arise from an applicant being dissatisfied with a decision in relation to the interpretation of the Housing Renewal Policy or amount of assistance given.

Right to review and appeal on decisions made under this policy

Where an applicant is dissatisfied with the decision they receive in relation to

- a) the works to be funded through a DFG; or
- b) a Houses into Homes loan application that has been rejected

the applicant may make a request for a review within 21 days of the decision being issued. The request should be addressed to the Principal Housing and Pollution Officer, Development Services Directorate, Civic Office, Holton Road, CF63 4RU. A review would then be carried out by a person senior to the person who made the decision and had no involvement in the case. The applicant will be notified of the decision in writing within 28 days from receipt of the request for the review.

If the applicant remains dissatisfied with the outcome of the review, the applicant may appeal the decision to:

- a) The Strategic Disabled Facilities Working Group Panel
- b) The Houses into Homes Loans Appeal Panel

The appeal should be addressed to The Head of Public Protection, Development Services Directorate, Civic Office, Holton Road, CF63 4RU. This appeal must be made within 21 days of the review decision being issued.

The appropriate panel will review the appeal within 28 days of it being lodged and will inform the applicant in writing within 7 days of their decision. The decision of the Strategic Disabled Facilities Working Group Panel and the Houses into Homes Loans Appeal Panel is final.

Any complaints relating to this policy should be directed to the Customer Complaints Officer, C1V, Barry Leisure Centre, Greenwood Street, Barry Cf63 4JJ.

If you remain unhappy with the way you have been dealt with by the Council you can at any stage you may refer your complaint to the Local Government

Ombudsman who may decide to investigate the matter further. However, the Ombudsman may ask the Council's procedures to be completed before carrying out their investigation.

For all other customers dissatisfaction about the standard of service provided, the Council's Corporate Complaints process should be used. To access this process, any complaints relating to this policy should be directed to the Customer Complaints Officer, C1V, Barry Leisure Centre, Greenwood Street, Barry Cf63 4JJ.

If customers remain unhappy with the response provided or the way in which the complaint was handled, any stage a complaint maybe referred to the Local Government Ombudsman who may decide to investigate the matter further. However, the Ombudsman may ask the Council's procedures to be completed before carrying out their investigation.

On a Quarterly basis, the outcome of complaints received are analysed and are used by the Council in the development of future Housing Renewal Policies and services.

8 PERFORMANCE MANAGEMENT

9.1. National Performance Indicators

| Ref. No. | Performance Indicator Description | Target 2014/15 | Target 2015/16 |
|----------|--|----------------|----------------|
| PSR002 | Average number of calendar days taken to deliver a DFG | 250 | 220 |
| PSR/004 | The percentage of private sector dwellings that had been vacant for more than 6 months at 1 April that were returned to occupation during the year through direct action by the local authority. | 3% | 3.5% |

9.2. Development and Monitoring of Local Performance Indicators

Local Indicators of performance are detailed within the relevant Service Plan and Team Plans. The indicators with the service plan are monitored on a quarterly basis and reported to Cabinet and the Housing and Public Protection Scrutiny Committee. These indicators are reviewed and amended annually, below are the indicators for 2013/14.

| Ref. No. | Performance Indicator Description | Target 2014/15 | Target 2015/16 |
|----------|--|----------------|----------------|
| PSR/009a | The average number of calendar days taken to deliver a Disabled Facilities Grant for children and young people | 350 | 300 |
| PSR/009b | The average number of calendar days taken to deliver a Disabled Facilities Grant for adults | 250 | 220 |
| L485a | % of service requests responded to within 5 working days | 90% | 90% |
| L485b | % of service requests completed within 3 months | 90% | 90% |

9.3. Arrangements to Ensure Propriety and to Prevent Fraud.

Risk and fraud will be minimised by reference to the good practice and recommendations in "Fraud in the Private Sector Housing Renewal and Disabled Facilities Grant Programme" produced by the DLTR, guidance in the National Assembly for Wales Circular 20/02 and by close collaboration with the Council's Internal Audit section.

Measures taken include production of detailed procedure notes and supporting documentation to set out the stages of the grant process, the use of application forms with the warning that all information provided will be

checked and may be shared with other departments, inspections prior to payments and verification of details provided for the means test.

9 RESOURCE ALLOCATION FOR THE POLICY

Three main funding streams are used in providing financial assistance under the Private Sector Housing Renewal Policy, the Council's General Fund allocation and Specific Capital Grant awarded by the Welsh Assembly Government for Renewal Area and Houses into Homes loans.

There is considerable pressure on the Council's General Fund, which provides the major source of funding for all types of assistance. The bid for resources for assistance for private sector housing has to compete against other capital schemes proposed by other Departments' and those identified in the Corporate Plan.

In line with identified demand for disabled adaptations, the substantial sum of the Council's funding has been allocated to the provision of disabled adaptations. However, due to pressure on the General Fund this allocation will reduce in 2014/15 to £1 million and then £900,000 for 2015/16 and 2016/17. To mitigate this reduction in funding, work is ongoing to reduce the delivery costs of the physical adaptation works to reduce the impact on disabled people.

Another major source of funding available is the Welsh Assembly Government Specific Capital Grants for Renewal Areas which will fund Housing Renewal Assistance only. Welsh Government has provided indicative funding for the next three years, which has been considered in the development of this tools in this Policy.

The final source of funding is from the Welsh Government's Houses into Homes Scheme. £2.8 million has been awarded to the Cardiff and Vale region to deliver loans. This funding must be recycled within the loan scheme across the region.

This Housing Renewal Policy framework has been designed to be funded within the allocated or indicative resources. This has been achieved through targeting and prioritising work that will have the greatest impact from the investment made.

Funding for the proposed policy tools for the next three years are outlined in the table below:

| PRIVATE HOUSING – GENERAL CAPITAL FUND | 2014/15 Amount (£) | 2015/16 Amount (£) | 2016/17 Amount (£) |
|---|--------------------------|--------------------------|--------------------------|
| Match funding for Renewal Area (Capital Bid) | £500,000 | £500,000 | £500,000* |
| Balance for new Disabled Facilities Grant (Capital Bid) | £1,000,000 | £900,000 | £900,000 |
| Sub Total - General Capital Fund (Capital Bids) | £1,500,000 | £1,400,000 | £1,400,000 |

| | | | |
|--|--------------------------|--------------------------|--------------------------|
| Welsh Government Specific Capital Grant for Renewal Areas – Indicative amount | £677,981 | £677,981 | £677,981 |
| ESTIMATED TOTAL HOUSING RENEWAL BUDGET 2011/12 | <u>£2,177,981</u> | <u>£2,077,981</u> | <u>£2,077,981</u> |

Table 8

*At time of this draft the Council has not ratified its budget

10 TRANSITIONAL ARRANGEMENTS

The Council will continue to process and approve applications for Grants in accordance with the current regulations and in line with the budget available for them.

All assistance approved under previous policies will continue to be dealt with under that policy.

This Policy will come in to force on the 1st April 2014 and all application approved after this date will be in line with this policy.

11 IMPLEMENTATION OF THE POLICY

12.1. Adoption of the Policy

This document has been developed in accordance with Welsh Government guidance and presents the proposed policy framework for private sector housing renewal in the Vale of Glamorgan from 1st July 2014

12.2 Access to the Policy

An Executive Summary is available free of charge and a copy of the full document can be examined at the Civic Office in Barry or at the Castleland Renewal Area Office 198 Holton Road, Barry. A copy of the full document can also be provided for a minimal charge of £5.

Copies of both documents are available at all local offices and on the Council's web site at 'www.valeofglamorgan.gov.uk'.

12.3. Future Changes

Where any significant changes are proposed to the published policy for Housing Renewal, they will again be reported to the Executive for adoption. Such changes can include eligibility and scope as well as any new forms of assistance that may be introduced. Once adopted by Council the revised policy will be published and made available in accordance with government guidance.

The policy will be reviewed on a three yearly cycle or earlier should legislative or budgetary issues so require.

