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Private Sector Housing Strategy

2005 - 2010

Executive
15 August 2005

Contents

- 1.0 Background & Context
- 2.0 Introduction
- 3.0 Our Vision
 - 3.1 Affordable Homes
 - 3.2 Improving House Conditions
 - 3.3 Customer Oriented Approach
- 4.0 Brent's Corporate Objectives, Links with Other Strategies & Partnerships
 - 4.1 Key Concerns
 - 4.2 Links with Other Strategies
 - 4.3 Partnerships
- 5.0 Use of Survey Data
- 6.0 Demographic and Household Changes
- 7.0 Tenure in Brent
- 8.0 Private Sector House Condition
 - 8.1 Housing Health & Safety Rating System
 - 8.2 Decent Homes Standard
 - 8.3 Strategy to Improve Conditions in Private Sector Housing
- 9.0 Empty Property
 - 9.1 Flat Above Shops
 - 9.2 Empty Property Initiative
 - 9.3 Strategy to Turn Empty Properties into Homes
- 10.0 Homelessness
 - 10.1 Homeless Decisions
 - 10.2 Strategy for Tackling Homelessness
- 11.0 Owner Occupied Property
 - 11.1 Strategy for Owner Occupied Property
- 12.0 Private Rented Property
 - 12.1 Borough's Use of Private Rented Sector
 - 12.2 Strategy for Private Rented Property
- 13.0 Houses in Multiple Occupation
 - 13.1 Management & Stock Condition of HMOs
 - 13.2 HMO Registration & Licensing
 - 13.3 Hotels and Hostels
 - 13.4 HMO Strategy

14.0 Energy Efficiency

14.1 Fuel Poverty

14.2 Achieving Home Energy Efficiency

14.2.1 Importance of Householders' Awareness/Understanding
of Energy Efficiency Issues

14.3 Energy Efficiency in the Private Sector

14.3.1 Households with Low SAP Ratings

14.4 Energy Efficiency Strategy

15.0 Crime Prevention

15.1 Strategy for Crime Prevention

16.0 Regeneration

16.1 Private Sector Housing and Regeneration Strategy

17.0 Next Steps

Action Plan

“We will endeavour to develop a service that, within the next ten years, ensures that all residents are living in a decent home of their choice in a tenure of their choice.”¹

1.0 Background & Context

Private sector dwellings are a very valuable and important housing resource in which most Brent residents live. Within the sector, owner occupation is the largest tenure, but the borough also has one of the largest private rented sectors in outer London. The Council, in its role as the strategic housing authority has responsibility for considering the quality and availability of housing. In recent years, in common with most London authorities, the numbers of homeless households have increased in tandem with a decrease in the Council’s own stock. At the same time, the number of properties owned by housing associations has increased but not sufficiently to accommodate all homeless households for whom the Council has accepted responsibility. The private rented sector has become increasingly the tenure which fills the gap for the Council in the difficult equation of supply and demand. To ensure the welfare of tenants and improve conditions and management in the sector, we have taken a proactive stance by offering training and advice to landlords through initiatives such as the Landlords Accreditation Scheme and “Better Renting”.

This strategy is written at a time when many changes are affecting the role of local authorities in respect of private sector housing. The Regulatory Reform Order which came into effect in July 2003 allowed almost complete discretion in the way local authorities offer assistance to home owners. The Housing Act, 2004 will introduce the licensing of high risk houses in multiple occupation and the Housing Health & Safety Rating System will replace the fitness standard. At the same time, the Decent Homes standard is being rolled out across all tenures. The introduction of the “single capital pot” and allocation of funding to local authorities on a regional basis is a further challenge for private sector housing.

Our latest Housing Needs Survey, 2003 (HNS) indicates that the housing market is stabilising but for many Brent residents household income has not kept pace with increasing housing costs exacerbating the issue of affordability. This is demonstrated by the continuing high demand for social housing. To supplement this supply we have introduced a number of initiatives which provide affordable housing* in the private rented sector. *The definition of private rental affordability used in the HNS is “A household is unable to afford private rented housing if renting privately would take up more than 30% of the net household income.”

¹ Housing Strategy 2002-07, 2003 Update

The condition of housing in the borough, according to the 2003 HNS has improved over the past five years but the number of unfit properties is still above the national average. Private rented homes have the highest levels of unfitness, followed by owner occupied properties. Our strategy, as supported by the funding regime effective from July 2003, uses advice, assistance and enforcement to improve housing conditions for residents who are vulnerable and in greatest need.

2.0 Introduction

Brent is a vibrant, multi-ethnic local authority with the second most diverse population in England and Wales. The population has increased by 22,700 since 1991 to 263,466² in an area covering 4,325 hectares. Of the outer London boroughs, Brent is one of the most densely populated, at 61 persons per hectare compared to an outer London average of 35.2 persons and an inner London average of 78 persons per hectare. We have the second lowest percentage of white households (45.3%) in England and Wales, the largest percentage of people (38.2%) born outside the EU and the fifth highest percentage of people (8.4%) born elsewhere in the UK. The largest ethnic minorities in Brent are Indian (18.5%), Black Caribbean (10.5%), and Black African (7.8%).

There has been some economic growth over the past 5 – 10 years demonstrated by increased average household income (though still below the national average) and a slight rise in the number of residents employed. However, the borough is ranked 71st on the index on deprivation and there are acute concentrations of deprivation across the borough. For example 9.8% of the borough's population live in the 10% most deprived wards in the country and 1.5% of unemployed people are classed as long term unemployed compared to 1.4% in London.

Brent continues to benefit from a number of regeneration schemes, the most notable of which is the building of Wembley Stadium and the refurbishment of the surrounding area. Another high profile initiative is the successful New Deal for Communities in South Kilburn where the residents have voted housing to be one of the key priorities.

Brent is located between areas of lower prices to the North and higher property prices to the South and East influencing the increase in prices and rents in Kilburn and Queen's Park faster than in the rest of the borough. There are pockets of relative affluence, next to areas which suffer multiple deprivation. We share some broad demographic features with other West London boroughs, in particular a higher proportion of residents in the age groups 20 to 39 than the national average. Although Brent has higher levels of single person households than might be

² Census 2001

expected for a London borough, it also has the second highest average household size in London and the 12th highest number of lone parents, including the second highest number of lone parents with non-dependent children. The lower than expected growth in the number of households contradicts projections, reflecting only a marginal increase in single households. This may confirm a move towards sharing among single people, driven by affordability. In particular, there are indications of:

- requirement for specific strategies to address the needs of diverse communities,
- continued demand for larger units across all tenures,
- need to provide for single people including key workers,
- need to increase access to affordable housing³ – both in the owner occupied and private rented sectors.

The 2003 Housing Needs Survey states that 13.6% of all households have one or more person with special needs. The physically disabled and frail elderly account for 67.9% and 32.8%⁴ respectively, of all persons with special needs. The high level of residents with physical disability is reflected in the high demand for adaptations across all tenures.

Of the 79,039⁵ privately owned homes (of which 5,268 are vacant⁶), the largest tenure is owner occupation (60,100), followed by private renting (18,939 dwellings).

The level of unfitness in the private sector is above the national average at 5.8%, with the highest percentage of inhabited unfit housing found in the private rented sector (9.4%).

The private rented stock, the second largest tenure and larger than in most other outer London boroughs is a very important source of housing for many who are unable to buy their own property or who do not qualify for social housing. In addition Brent, like many other London authorities, is looking to the private rented sector to supplement housing supply for the increasing numbers of households who are or become homeless. Therefore it is our aim to continue to improve private housing conditions and enlarge the number of dwellings available at affordable rents for tenants.

³ The definition of mortgage affordability used in the HNS is “A household is not eligible for a mortgage if it has a gross household income less than one third its mortgage requirements.”

The definition of private rental affordability used in the HNS is “A household is unable to afford private rented housing if renting privately would take up more than 30% of the net household income.”

⁴ The total exceeds 100% as households can have more than 1 member with special needs and people can be both physically disabled and frail elderly.

⁵ London Borough of Brent Private Sector Housing Condition Survey, 2003

⁶ HIP Submission, 2003

Our funding strategy, effective from July 2003, focuses on directing greater investment into the private sector through developing and strengthening partnerships, using a mixture of grants, advice, assistance and enforcement.

The key objectives of this strategy are to:-

- prevent homelessness through advice and intervention as appropriate;
- increase access into the private rented sector and preserve and encourage an affordable rental market;
- improve housing conditions and management of the private rented sector by a combination of training, carefully targeted grants and where necessary enforcement;
- improve housing conditions for owner occupiers through subsidised equity release (where appropriate), and grants;
- increase the number of dwellings, in line with government targets, which meet the Decent Homes Standard occupied by vulnerable households;
- provide adaptations to tenants and owner occupiers to enable people to live independently in their own homes;
- build on our successful empty property strategy, regenerate properties and increase the supply of affordable housing;
- implement HMO licensing and continue to ensure a co-ordinated approach with our Planners aimed at preserving existing HMOs;
- extend advice to maximise energy efficiency initiatives to reduce fuel poverty;
- ensure that the private sector is fully involved in local regeneration initiatives;
- reduce crime and fear of crime.

3.0 Our Vision

Our aim is to work with partners and stakeholders to achieve a privately owned housing sector which is accessible, of high quality in terms of structure, energy efficiency, property and tenancy management and sufficiently diverse to meet a range of housing needs and preferences. Our approach must be one which will deliver the overall aim of decent homes across all tenures.

To attain this we will have to bring about considerable improvements in access and affordability and in the physical condition and quality of the private sector housing stock of the borough.

To Achieve our Vision, we will:-

1. Secure access to affordable housing for households in need and inform, educate and regulate the sector, using enforcement powers when necessary.
2. Improve and maintain the quality of the private sector stock, especially in the rented sector.
3. Provide a customer focused quality service.

To fulfil our strategic function and help us progress towards our vision we have created many partnerships both within and outside the Council. Further details on our partners can be found in paragraph 4.3 below. The key service providers within Housing & Customer Services are Private Housing Services and the Private Housing Information Unit who work closely with the Housing Resource Centre. The means by which we aim to achieve our vision, are given below.

3.1 Affordable Homes**Houses in Multiple Occupation (HMOs)**

Preserve and improve existing stock of HMOs so that they meet the minimum statutory standards in terms of fire regulation and basic amenities.

Brent has a relatively large private rented sector, a proportion of which is HMOs. This is an important source of affordable housing which we are keen to maintain for tenants with limited options. However, we want to ensure that minimum standards are met and offer focused financial assistance and training to landlords to help provide good quality management.

Supporting this strategy is a proactive approach with a borough wide registration scheme prioritising Wembley, Willesden Green and Cricklewood; areas identified as having HMOs in worst condition. The introduction of HMO licensing will sustain the improved standards in the properties already registered, and we will continue to encourage landlords to work with us to improve conditions for tenants of HMOs.

Private Rented Sector

- **Increase access to affordable housing for households in need;**
- **inform, educate and regulate the sector, using enforcement powers when necessary;**
- **improve and maintain the quality of the private rented sector.**

We recognise that the private rented sector has an important role to play in housing our residents. Working in partnership with landlords therefore, we have successfully introduced initiatives, such as the Assured Lettings

Scheme and Breaking the Chain⁷ which guarantee the availability of a property at an affordable rent (or capable of being covered by Housing Benefit) for a minimum of 1 and 2 years respectively.

Owner Occupation

Enable owner occupiers to maintain their homes and assist vulnerable owner occupiers to stay in their own homes.

Home ownership in Brent is lower than most London boroughs and incomes are below the national average; therefore our focus is to enable residents to maintain their own homes either through grants or subsidised equity release which carries a guarantee of no repossession.

Empty Properties

Reduce empty properties with the largest allocation in London of empty property grants in return for nomination rights to provide homes at affordable rents.

The majority of empty properties are to be found in the private sector. To encourage owners, our strategy is proactive providing grants in return for nomination rights and fixing rents at affordable levels.

Energy Efficiency

Maximise energy efficiency and eliminate fuel poverty, where practicable, by the year 2010 in line with the UK Fuel Poverty Strategy.

Reducing fuel poverty and increasing energy efficiency is an essential part of making housing affordable. We aim to reduce fuel poverty and improve the health of the borough's most vulnerable private sector residents through targeted initiatives, such as "Heat Streets" and by providing advice and grants.

Regeneration

Include private sector residents in consultation and effect improvements to the housing stock in the private sector in regeneration areas.

Regeneration initiatives extend life chances by providing training and employment opportunities thus helping to overcome affordability problems. We are aware, however, that regeneration on a large scale, such as the New Deal for Communities project in South Kilburn and the new stadium in Wembley, can result in displacement of private sector tenants. We are also aware that a regeneration area, by becoming more desirable can result in spiralling housing costs. The grant conditions contained in our funding strategy will help to prevent this where we intervene to ensure that housing conditions are improved whilst affordability is maintained.

The Harlesden Renewal Area, declared in 1996 is an initiative, with a life span of 10 years, specifically targeting the regeneration of private sector housing.

⁷ Details of these schemes are available from the Housing Resource Centre or Private Housing Information Unit or they can be accessed on the Council's website.

Homelessness

- **Increase supply and manage demand efficiently and effectively.**
- **Work closely with our internal and external partners to identify any underlying homelessness trends in Brent and together build systems of prevention supported by long-term access to all relevant services.**
- **Develop initiatives in the private sector which provide a realistic alternative to social housing.**
- **Build on the success of our homelessness prevention service and develop it still further with an in-house advice agency.**

We have a comprehensive programme to assist residents in private sector housing to prevent homelessness. Where this is not possible, we provide assistance in finding a home and where we have a statutory duty we aim to make good quality privately leased temporary accommodation available.

3.2 Improving House Conditions

In line with our vision for the borough, the Council is keen to ensure that every resident in Brent is able to live in a home which is in good repair and meets their needs. To achieve this, we are implementing a mixture of assistance, encouragement, grant aid, training and enforcement to achieve a substantial improvement in housing conditions across private sector housing. We will focus on i) the private rented sector, particularly houses in multiple occupation which have the highest percentage of unfitness and ii) residents who are vulnerable (as defined in our Funding Strategy⁸).

Training which is offered to landlords through our Accreditation Scheme will improve management standards throughout the rented sector.

Houses in Multiple Occupation

Ensure all HMOs meet minimum statutory standards and are fit for human habitation.

We plan to prepare for the licensing scheme by a greater concentration of resources, to ensure improvements are made. We will continue to work with landlords to ensure that all HMOs meet the means of escape from fire standards and are provided with basic amenities.

Unfitness

Tackle the unacceptably high levels of unfitness and disrepair, particularly in the private rented sector and for our vulnerable residents.

Our main aim is to ensure that vulnerable residents do not live in unfit properties. We therefore prioritise rectification of unfitness with small works grant which specifically targets works for health gains.

⁸ Strategy for Funding Private Sector Renewal available on request from Private Housing Services

Substantial Disrepair

We reactively enforce rectification of all substantial disrepair in registerable HMOs. We also enforce rectification of the worst of the disrepair in single dwellings where the disrepair will result in unfitness within 3 years if not rectified.

3.3 Customer Focused Quality Approach

The Council has pursued a policy of active partnership with stakeholders in all areas, including private sector housing. Relevant organisations and residents will be consulted and their views incorporated in any new policy or initiatives we introduce. We want to ensure that the principles of Best Value are mainstreamed in our services and meet the needs of our customers.

The three Units within Housing & Customer Services delivering services to private sector residents hold Quality Awards and IIP accreditation. In addition, the Needs & Private Sector Division of Housing & Customer Services has been a pilot for adopting the European Foundation for Quality Management excellence model (EFQM) before a decision is made to roll it out for the service area as a whole. As part of Best Value principles we already benchmark and share good practice with other authorities and actively interact with our partners in the West London sub-region. Best Value reviews have been undertaken across Housing & Customer Services. Following an inspection of our Housing Resource Centre the assessment of the Housing Inspectorate resulted in awarding the service two stars with excellent prospects for improvement. An internal review has been carried out on the Private Housing Information Unit and Private Housing Services and an action plan implemented as a response to the report.

Last year, we were chosen to participate in a study conducted by the Race Equality Unit (REU), funded by the Housing Corporation, Habinteg and Asra Housing Associations because of proven good practice in this area. The purpose of the research was to improve access to housing for black and minority ethnic (BME) groups, with particular reference to D/deaf people and people with disabilities in BME groups, collate and share good practice and identify gaps in the service. We have develop an action plan to plug the gaps in the service and incorporate good practice set out in the REU's report, published in March 2005. In line with best practice and Best Value we will continue to improve the way we involve and engage with local people through active participation.

4.0 Brent Council's Corporate Objectives and Links with Other Strategies

*"Brent will be the home of choice for the diverse population and businesses."*⁹

4.1 The Key Concerns

The key concerns for local people are expressed in the five cross cutting themes below, which encapsulate the Council's objectives between now and 2006:-

- **Supporting Children and Young People**
Housing & Customer Services has a key role to play in improving life chances for children and young people by a strategic approach to improve housing conditions for those most in need.
- **Promoting Quality of Life and the Green Agenda**
We are keen to ensure that people with disabilities who require adaptations to remain in their own homes and continue to live independently are provided with the help they need to promote their quality of life.
Additionally, by improving housing conditions, increasing energy efficiency, focusing on vulnerability and health gains, and reclaiming empty properties we are promoting quality of life and improving the environment in which people live.
- **Regeneration and Priority Neighbourhoods**
We have identified three areas as HMO "hotspots" where housing conditions are worst in the borough. We are also continuing to prioritise the Harlesden Renewal Area with special emphasis on empty properties and HMOs.
- **Tackling Crime and Community Safety**
Housing & Customer Services has taken the lead in the Council in establishing a racial harassment policy which applies to all tenures, in partnership with the police. To increase community safety, we plan to extend this to apply to all hate crimes.
- **Achieving Service Excellence**
Housing & Customer Services contributes to and fully supports the Council's corporate standards which states:-
"Whenever customers have contact with Brent Council they will receive consistently excellent standards of customer service. These standards will ensure that all sections of our diverse multi-cultural community, including those with special needs, have full access to all areas of service delivery. The Council is committed to ensuring that customer service excellence is integral to the planning, resourcing, and delivery of all Council services."

4.2 Links with Other Strategies

- This strategy is allied to and fully supports our *Housing Strategy 2002 – 2007* (2003 update).

⁹ Corporate Strategy 2002 - 2006

- *Funding Strategy for Private Sector Renewal* is an integral part of the Private Housing Strategy, which has been recently reviewed.
- Our *Homelessness Strategy* developed last year is closely linked with all internal strategies of Housing & Customer Services.
- *Supporting People Strategy and the Older People's Strategy*, due to be published this year, has several themes which interlink with this strategy.
- The Council has adopted the *Equality Standard for Local Government*, therefore, in addition to the *Race Equality Scheme* the Equality Standard has influenced the shaping of this strategy.
- *The Fuel Poverty Strategy*, though principally delivered by our partner, Energy Solutions North West London, supports and in turn is supported by the Private Housing Strategy.
- Other strategies which affect the Private Sector Strategy are the *Community Cohesion Plan, the West London Strategy, Local Strategic Partnership and the UDP*.

4.3 Partnerships

The Council is the strategic housing authority for the borough a role which combines actively delivering services and enabling other public, private and voluntary organisations to provide supplementary or additional services to residents. The list below shows our partners in the many different areas connected to housing to provide as comprehensive a service as possible.

- **Housing Associations**

We work with many housing associations that provide hostel accommodation, supported housing and extra supply of affordable housing. Our Joint Commissioning partners are key to maximising supply. This is a three way partnership between Brent Council, the Housing Corporation and Registered Social Landlords (RSLs). Its aim is to maximise the provision of affordable housing for the borough by developing a shared housing strategy with selected RSLs who at present are Acton HA, ASRA, Catalyst HG, Family HA, Genesis HG, Metropolitan HT, Network HG, Octavia Housing and Care and Ujima HA. Another important function provided by housing associations, under a monitored contract, is the management of leased accommodation for homeless households.

- **Voluntary Organisations**

Housing & Customer Services has many partnerships with voluntary organisations which enhance the services provided to Brent residents in many areas. The areas in which organisations work with us to provide and enhance services include:-

- provision of specialist housing advice,
- provision of general advice,
- advice and assistance on energy efficiency,
- advice to residents with disabilities,

- advice and assistance to older people,
 - crime reduction and support for victims of crime,
 - domestic violence,
 - support and advice for young people,
 - support and advice for residents with problems of substance abuse,
 - support for people with mental health problems and
 - a number of community groups.
- **Public Service Agencies**

In order to deliver the comprehensive services to residents, we work closely with the Police, the Fire Service, the Primary Care Trust, the Probation Service, the Rent Service, the Brent Neighbourhood Watch Association, Connexions and Sure Start.

5.0 Use of Survey Data

A Housing Needs Survey (HNS) (across all tenures) and a House Condition Survey (HCS) focusing on privately owned and RSL properties, were commissioned in 2003. Similar surveys were carried out in 1996, with an update of the HNS in 2001, allowing some limited comparisons to be made and trends identified. This is largely due to a number of difficulties which have been identified with the 1996 HCS rendering the information, in some areas, of limited value.

The 2003 surveys were based on ODPM guidance, with a sample size of 1,250 and 1,000 respectively – similar to that used by the English House Condition Survey, giving statistically valid data. As sub-division of the original data can lead to a sample size too small for validation, exact figures have not been projected from such data. The information has been used instead to inform and contribute to a broad picture of the changes within the borough.

In addition to the information available from the HNHCS 2003, data was drawn from the 2001 Census, particularly in respect of demographic and household changes.

6.0 Demographic and Household Changes

Brent's population has shown an increase of 8.4%¹⁰ between 1991 and 2001, reversing the trend over the previous 50 years. This appears to be in line with changes in the Greater London population.

Owner occupation has increased slightly and there has been a small rise in the number of privately rented properties. The number of rented RSL properties has seen a substantial increase, whilst the number of Council properties has continued to decrease.

¹⁰ Census 2001

The employment profile of the borough has remained relatively stable over the last 10 years, although unemployment has fallen slightly, with 7.6% of the economically active population (16 – 74 year olds) being unemployed.

Although Brent is classified as an outer London borough, we share many problems experienced by inner London authorities. For example:-

- density;
- overcrowded conditions – one of the highest figure of all London boroughs;
- third lowest owner occupation in outer London;
- high proportion of privately renting similar to the inner London average;
- highest proportion of households (13.3%) living in housing association accommodation of all outer London boroughs;
- second most diverse population in the country;
- one of the highest numbers of homeless households in the UK;

The summary of our main indicators below will help to place Brent into a London context:-

Table 1	%	Rank	
Total population size	263,464	100	7
Population of pensionable age	52,312	4.8	19
Total minority ethnic groups population	144,182	57.7	2
Unemployment	9,901	5.0*	10
Married couple households	29,239	29.2	17
Lone parent families	8,188	8.2	12
Without own bath/shower & toilet	1,566	1.6	7
All households with no car/van	37,287	37.3	18
Average household size		2.6	2
Overcrowding indicator**	23,943	23.9	4
Limiting long-term illness	41,099	15.6	14
Brent residents born outside EU	100,543	38.2	1

*percentage calculated from a total population aged 16-74

**The overcrowding indicator provides a measure of under-occupancy and overcrowding. Eg a value of -1 implies there is 1 room too few and that there is overcrowding in the household. The occupancy rating assumes that every household, including 1 person households has a minimum of 2 common rooms (excluding bathrooms).

The average gross household income in the borough is £21,552¹¹ (excluding all benefits), which compares to a national average of approximately £23,000 and represents an increase of £4,322 since the 1996 HNS. Though there has been an increase, RSL and Council tenants' average incomes still lag behind:-

¹¹ Housing Needs Survey, 2003

Table 2

Tenure	Ave. gross annual household income (exc. Benefits) £	Ave. net weekly household income (inc. non housing benefits) £	Ave. amount of saving £
Owner occupied (no mortgage)	15,522	308	4,760
Owner occupied (with mortgage)	37,300	554	2,958
Council	7,160	190	317
RSL	6,694	172	476
Private Rented	18,044	294	1,131
All Households	21,552	361	2,466

Source: London Borough of Brent Housing Needs Survey, 2003 Table 4.2

The 2003 survey also indicates that 61.2% of residents have savings under £1,000, compared with 75.6% of residents in 1998.

Household income across all tenures is relatively low particularly in the rented sector. The tables below show the minimum and average price of buying and renting in Brent demonstrating the gap between income and affordability, leading to unsatisfactory housing, for example, 23.9% of Brent's households have an occupancy rating of -1 or less and is one of the highest of all the London boroughs. The tables also show the rise in the cost of housing between 1998 and 2003, highlighting the growing difficulties of affordability and access.

Minimum and average property prices/rents (as at July 2003 and 1998) are shown in the tables below:-

Table 3

Property size	Minimum Price £		Average Price £		Newbuild Price £	
	2003	1998	2003	1998	2003	1998
1 bedroom	124,500	42,000	132,000	53,000	171,000	n/a
2 bedrooms	148,000	58,200	161,000	70,400	216,000	n/a
3 bedrooms	208,500	91,000	254,000	111,200	275,000	n/a
4 bedrooms	298,500	129,000	340,000	159,000	421,000	n/a

Table 4

Property size	Minimum rent £/week		Average rent £/week	
	2003	1998	2003	1998
1 bedroom	150	113	160	128
2 bedrooms	180	137	200	155
3 bedrooms	240	191	260	235
4 bedrooms	280	225	300	271

Source: London Borough of Brent Housing Needs Survey, 2003/1998 Table 3.3.

The above tables show the enormous increase in house prices, particularly for first time buyers, bearing in mind the relatively modest increase in incomes in the borough. By contrast, rent levels have increased more slowly.

7.0 Tenure in Brent

The total number of privately owned properties in the borough is 79,039¹², - 60,100 of which are owner occupied and 18,939 privately rented. There are 12,860 RSL owned dwellings and 10,206 rented from the Council. The growth of owner occupation has slowed markedly in the 10 years between 1991 to 2001 (1,663)¹³ compared to the 10 years between 1981 - 1991 (6,164). The highest concentration of owner occupation is in the West and North of the borough.

In the period between 1991 – 2001, the largest increase in the rented sector has been in RSL owned properties, due to transfers from Council stock and new build. The number of households renting from housing associations has almost doubled with a 95.9% increase from the 1991 figure. Brent has the highest proportion of households in housing association accommodation of all Outer London boroughs. The number of Council owned properties continued to fall from 16,506 in 1991 to 10,592 in 2001. In the same period, the private rented sector grew by 3.8% from 16,416 to 17,043) reversing the decrease seen between 1981 to 1991.

8.0 Private Sector House Condition

The total number of properties in the private sector is 79,039 the majority of which were built before 1944¹⁴, and account for 77.9% of the stock with only 15.3% built post 1964. Building types are varied, with semi-detached properties (28.6%) and converted flats (22.8%) making up the two largest groups followed by purpose built flats (21.6%), mid terrace (16.4%), end terrace properties (6.8%) whilst detached houses account for only 3.9%. The 2003 survey shows overcrowding and lack of general amenities to be a problem in the South and East of the borough. The survey found 15.1% of the total stock to be in poor condition (5.8% unfit and 9.3% defective either due to disrepair or food preparation) which compares adversely to the national average of 4.2% unfitness rate. The unfitness rate since our previous survey appears to have reduced substantially, but due to the unreliability of the data collected in that survey, it is not possible to draw any conclusions.

The highest percentage of inhabited unfit housing was found in the private rented sector (9.4%) whilst 61.1% of vacant properties were identified as

¹² 2003 Private Sector Stock Condition Survey

¹³ Census 2001

¹⁴ 2003 Private Sector Stock Condition Survey

unfit. The average cost of carrying out urgent and comprehensive repairs in Brent compares unfavourably to the average cost shown in the English House Condition Survey (Brent £1,391 EHCS £1,310; Brent £4,201 EHCS £3,820 respectively).

The tables and graphs below give more detailed information on unfitness across tenures, age of dwellings and unfitness and occupants' ethnicity and unfitness.

Unfit properties and tenure

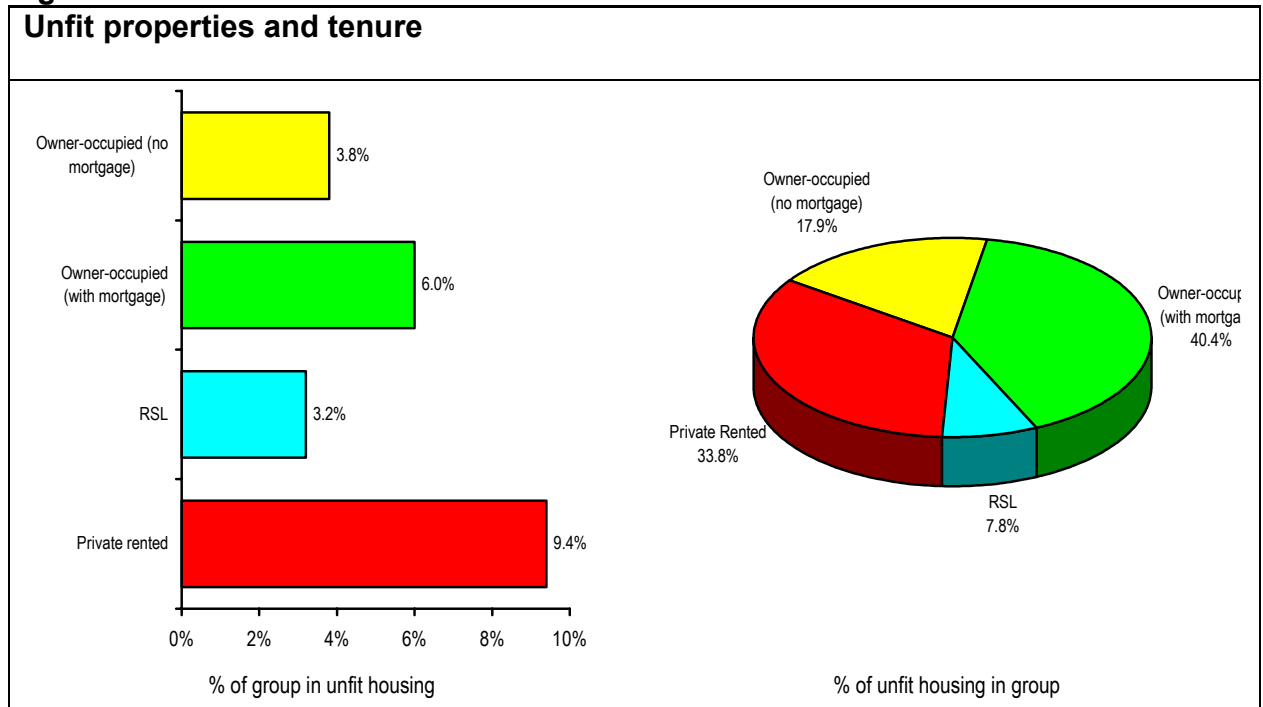
Table 5

Tenure of unfit properties

Tenure	Unfitness				
	In unfit housing	Not in unfit housing	Total	% of group in unfit housing	% of those in unfit housing in group
Owner-occupied (no mortgage)	947	23,760	24,707	3.8%	17.9%
Owner-occupied (with mortgage)	2,141	33,253	35,393	6.0%	40.4%
RSL	415	12,445	12,860	3.2%	7.8%
Private rented	1,789	17,150	18,939	9.4%	33.8%
TOTAL	5,292	86,608	91,900	5.8%	100.0%
Vacant properties	1,356	864	2,220	61.1%	25.6%

Source: Table 5.3 London Borough of Brent Private Sector Stock Condition Survey 2004

Figure 1



Source: Figure 5.2 London Borough of Brent Private Sector Stock Condition Survey 2003

Unfit dwellings and dwelling age

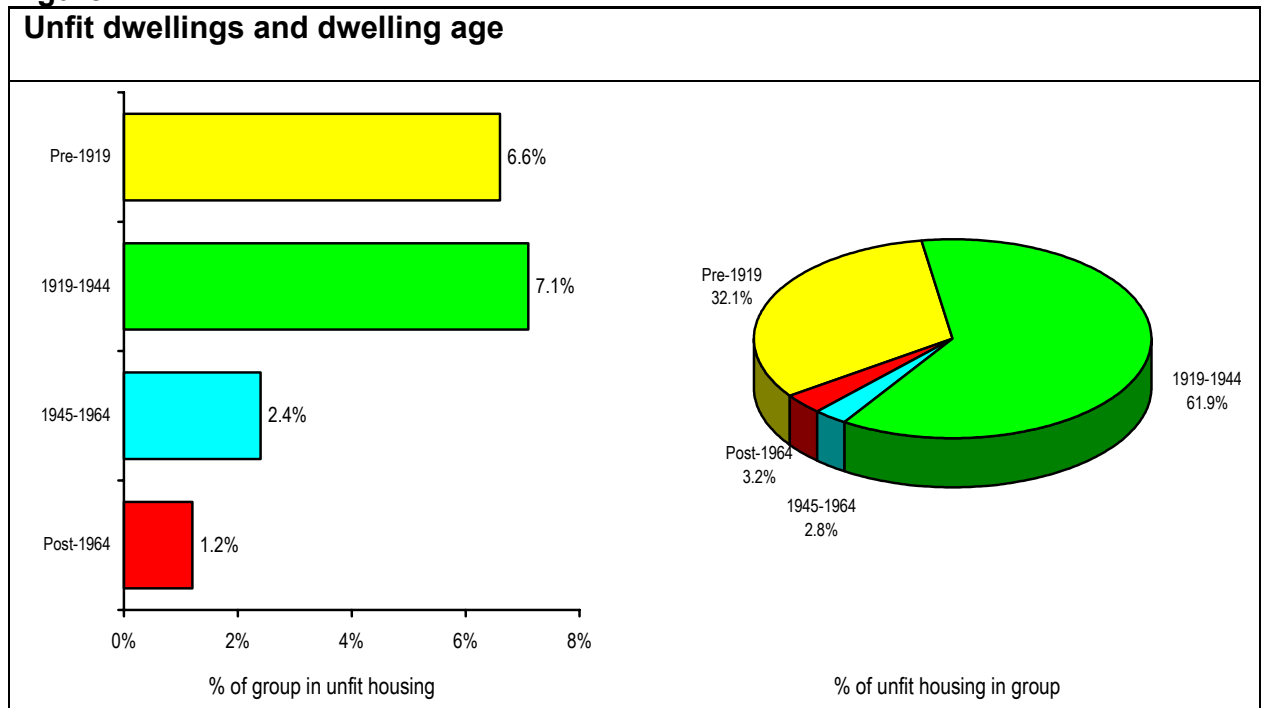
Just under 80% of the borough’s dwelling stock was built in or before 1944 and it is these properties which have the highest proportion of unfitness, as illustrated below.

Table 6
Relationship between Unfit and Age of Properties

Age	Unfitness			% of group in unfit housing	% of those in unfit housing in group
	Unfit housing	Not unfit housing	Total		
Pre-1919	1,700	23,945	25,645	6.6%	32.1%
1919-1944	3,273	42,639	45,912	7.1%	61.8%
1945-1964	148	6,093	6,241	2.4%	2.8%
Post-1964	171	13,930	14,101	1.2%	3.2%
TOTAL	5,292	86,608	91,900	5.8%	100.0%

Source: Table 5.4 London Borough of Brent Private Sector Stock Condition Survey 2003

Figure 2



Source: Figure 5.3 London Borough of Brent Private Sector Stock Condition Survey 2003

The HCS showed that of the building types the level of unfitness was most prevalent proportionately in converted flats (9.3% - 1,938); detached houses (9.0% - 321); end terrace houses (5.5% - 344); semi-detached

houses (4.9% - 1,276); purpose built flats (4.7% - 935); and mid-terrace houses (3.2% - 478).

The survey looked at household characteristics and unfitness. The results showed:-

- that 7.9% households containing two or more adults and one child are living in unfit housing compared to 4.4% of all households in the borough. (Table 5.7 HCS 2003);
- special needs households appear to be slightly less likely to be living in unfit homes than non-special needs households (3.2% compared to 4.5% respectively); (Table 5.8 HCS 2003)
- the survey data suggests that proportionately mixed race or black households are more likely to be living in unfit housing as shown in the table below.

Table 7
Ethnic group and unfitness

<i>Ethnic group</i>	<i>Unfitness</i>				<i>% of those in unfit housing in group</i>
	<i>Unfit housing</i>	<i>Not unfit housing</i>	<i>Total</i>	<i>% of group in unfit housing</i>	
<i>White</i>	1,879	43,892	45,771	4.1%	47.7%
<i>Mixed</i>	382	3,652	4,034	9.5%	9.7%
<i>Asian</i>	762	22,408	23,169	3.3%	19.4%
<i>Black</i>	914	12,929	13,842	6.6%	23.2%
<i>Other</i>	0	2,863	2,863	0.0%	0.0%
TOTAL	3,937	85,743	89,680	4.4%	100.0%

Source: Table 5.9 London Borough of Brent Private Sector Stock Condition Survey 2003

The above tables provide information on the unfitness found in different categories of private sector housing. Clearly private rented accommodation has a higher percentage of unfitness (Table 5 above) whilst properties built pre-1919 – 1944 have more unfit dwellings than those built between 1945 onwards. According to the 2003 HCS, out of the 18,939 private rented dwellings in the borough, 14,984 were built before 1944¹⁵. Looking at ethnicity and unfitness, Table 7 above shows that the largest percentage of any group living in unfit properties is where the head of the household is of mixed race origin. This again is due to a high percentage of households (63%) within this group living in properties built before 1945¹⁶, coupled with the second lowest average income¹⁷.

8.1 Housing Health & Safety Rating System

The Housing Act, 2004 introduces the Housing Health & Safety Rating System (HH&SRS) which will replace the fitness standard. This is likely to be effective from April, 2006. The HH&SRS is a means of identifying risks

¹⁵ Table A1.1 House Condition Survey

¹⁶ Table A1.2 House Condition Survey

¹⁷ Table 4.6 Housing Needs Survey

and of evaluating the potential effect of risks on the health and safety of occupants, visitors, neighbours and passers-by. It is not, unlike the fitness standard, concerned with the fabric of the building, except if it affects health and safety. The 2003 HCS assessed properties for the 10 most appropriate local hazards (out of a possible 32) and found that on the basis of the guidance available at the time, 5,834 dwellings (6.3%) had at least one hazard described as requiring a mandatory response (Bands A – C). The hazards requiring such a response from the Council fall into three categories:-

- fire
- falls on the level
- falls on the stairs.

24,876 dwellings (27.1%) had hazards which required a discretionary response (Bands D – I), with 61,190 dwellings (66.6%) with no recorded hazards.

The survey concluded that private rented dwellings are most likely to be in the mandatory or discretionary category together with older dwellings (pre1919). Single pensioner households were more likely than average to be in either the mandatory or discretionary categories but the survey did not show any trends in relation to special needs or ethnic groups. It should be noted, however, that the HCS was based on version 1 of the HH&SRS, as version 2 had not been issued at the time the survey was carried out.

8.2 Decent Homes Standard

The HSC 2003 assessed stock condition in the borough according to the Decent Homes Standard set by the government in 2000, which is:-

- it meets the current statutory minimum standard for housing (ie not unfit)
- it should be in reasonable state of repair
- it should have reasonably modern facilities and services and
- it should provide a reasonable degree of thermal comfort.

The survey found that in the private sector 31.6%, or 29,059 of dwellings would be categorised as non-decent. The table below shows the reasons for homes being considered non-decent.

Table 8

Causes of non-decent homes in Brent		
<i>Non decent due to</i>	<i>Number of non-decent dwellings</i>	<i>% of non-decent dwellings</i>
<i>Unfitness</i>	5,292	18.2%
<i>Disrepair</i>	8,594	29.6%
<i>Modern facilities</i>	2,310	8.0%
<i>Thermal comfort</i>	23,492	80.8%

Source: Table 8.3, London Borough of Brent Stock Condition Survey 2002

NB Percentages add up to more than 100 because some dwellings fail on more than one criterion

In comparison with national figures (for all dwellings) the results suggests that the reasons for non-decency in Brent closely mirror those found nationally.

8.3 Strategy to Improve Conditions in Private Sector Housing

Our Funding Strategy for Private Sector Renewal, effective from July 2003, offers residents different means to improve housing conditions. These range from subsidised equity release, within an in-house home improvement agency, to small works grants targeting works which will produce a health benefit particularly for vulnerable residents, as defined in the Funding Strategy. The main criterion for eligibility for a small works grants is vulnerability and it is intended that the means testing should apply to everyone equally.

To increase the numbers of vulnerable households living in homes which meet the DHS we will introduce a one off interest free loan up to £7,500 repayment of which will be triggered on the sale of the property. Residents will be responsible for meeting the balance needed to bring their home up to the DHS. Enforcement is also used as and when necessary.

9.0 Empty Property

In April 2004 our Council Tax records indicated that there were 4,928 empty properties across tenures. Vacant Council and RSL properties account for a small proportion, 221 and 393 respectively, and are almost all transient, between lettings or part of a regeneration project. There are a further 352 "other" public sector properties which were empty in April, 2004.

Most empty properties are to be found amongst privately owned housing. In total there were 3,962 in April 2004, 2,682 of which had been empty for more than six months, representing 3.4% of all privately owned stock.

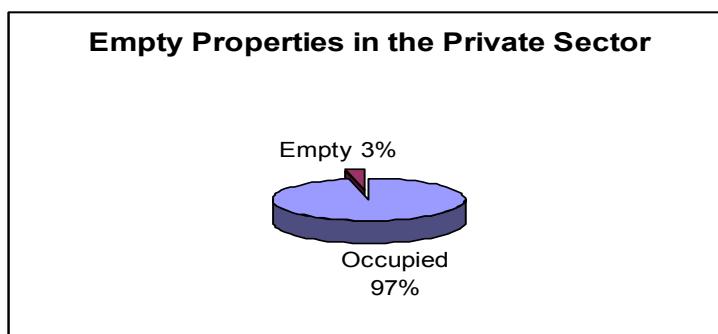


Figure 3

Source: HIP Submission, 2004

Empty properties are a blight on the environment and a waste of resources. They often attract vandalism, rodent infestation, fly tipping,

squatting and sometimes even arson. The community at large is penalised by the cost and nuisance this inflicts and it also represents loss of income for the landlord, coupled with capital depreciation and increased maintenance costs. A study carried out by the Royal Institute of Chartered Surveyors showed capital depreciation also affected neighbouring properties by up to 10%.

There are many reasons why properties are left empty but the overall effect is detrimental to everyone, particularly in a borough like Brent where demand for housing far outstrips supply. Although the issue is far more complex, based on a simple equation, the number of vacant properties in the borough would be sufficient to house homeless families living in temporary accommodation. The effect of withdrawing dwellings from supply restricts the housing market still further, driving up accommodation costs and adding to the lack of affordable housing. Empty properties have a direct effect therefore, on affordability.

9.1 Flats Above Shops

There are about 490 mixed commercial and residential use properties in the borough a proportion of which are empty. Usually, these are empty spaces which can be used as flats above shops but such spaces can be particularly difficult to convert into residential use for a number of reasons. There may be problems with planning permission for change of use; there may not be independent access; shop owners often do not wish to become landlords and lose extra space for storage.

Our Unitary Development Plan encourages the utilisation of empty space wherever this is practicable.

9.2 Empty Property Initiatives

Empty Property Team

We have a busy Empty Property Team comprised of four officers, including two surveyors who are the first port of call for the public. Our services are widely advertised and residents are encouraged to report empty properties in their area using the Empty Property Hotline.

Grants programme

We have one of the largest grant programmes in the country to encourage owners to bring back empty properties into use. Funding of works to such properties are usually through a mix of public subsidy and private finance, in return for 5 year nomination rights or longer. We offer an enhanced grant to those landlords who successfully complete the training course and become accredited under our Accreditation Scheme. For other proposed changes to the grants programme please see 9.3.1 below.

Public subsidy

Working in partnership with housing associations, empty properties have also been renovated through Social Housing Grant, Local Authority Social Housing Grant and Temporary Social Housing Grant to provide accommodation for homeless households.

Housing Association Leasing Scheme (HALS) and Housing Association Managing Agent (HAMA) Schemes

Again working with our partners a proportion of empty properties renovated through grant aid are passed to housing associations for management. This helps to monitor that the property is occupied and we are able to take advantage of the full 5 year nomination rights.

Rent Deposit Guarantee Scheme

Offered to tenants who wish to gain access into private renting but who do not have the necessary deposit required by a landlord.

Assured Letting Scheme (ALS), supported by Rent Deposit Guarantee

The ALS is available to landlords who wish to manage their own property rather than pass it to a housing association, but is another route through which we can offer help and assistance and at the same time monitor our 5 year nomination rights.

Homefinder Service

This is a web-based interactive service, offering a vacant property list updated and administered by the Private Housing Information Unit where landlords can advertise for free and tenants seeking accommodation in the private rented sector can view vacancies. The service is available to landlords and tenants to ensure that properties are let as soon as possible.

Advice & Assistance

Our Empty Property Team have prepared a comprehensive package of advice and assistance to encourage owners in bringing back vacant properties.

CPO Policy

We have a policy approved by Members which we can use if and when appropriate. However, we have not found it necessary to institute any proceedings under this policy due to our proactive work in bringing empty properties back into use.

Mapping of Empty Properties

We are in the process of mapping empty properties in the borough to identify areas where clusters of vacant dwellings may exist, affecting the environment and the economy of the area.

Targeting Problem Empties

Working in partnership with Environmental Health each year the Empty Property Team identifies a property, such as a large house or a block of flats which has been completely or partially empty for sometime and has been the source of problems to neighbours and residents. This approach has resulted in successfully bringing back into use:-

- a listed building which had been empty for years, now owned by a housing association and converted into two flats and
- two large blocks of flats in the last two years in which 56 dwellings have been returned to use.
- In the coming year, we propose to target a block of flats, with over 10 dwellings which is partly occupied but its physical condition is

causing concern to the existing tenants and neighbouring property owners.

9.3 Strategy to Turn Empty Properties into Homes

Reduce empty properties with the largest allocation in London of empty property grants in return for nomination rights providing dwellings available at affordable rents.

Brent's campaign to "Turn the Empties into Homes" recognises the need for good quality affordable accommodation for all Brent residents, across all tenures and our Empty Property Team provides advice and implements initiatives to encourage owners of empty properties to turn the drain on their resources into an asset.

Our stated objectives are:-

- To maintain a good working relationship with internal and external partners to sustain and develop initiatives to turn empty properties into homes;
- To develop initiatives to prevent properties becoming empty;
- To provide an example to owners and landlords in the private sector of good quality efficient management practices in social housing;
- To maximise all resources (funding, advice, planning powers and enforcement action) to turn empty properties into homes;
- To encourage involvement of the whole community through an effective communication strategy and sharing of information.

9.3.1 In addition we will introduce a number of amendments to the empty property grants regime:-

- Give a grant of the first £3,000 and 50% of remaining eligible expense, up to £6,500 x "permitted number" of occupants for a property, on condition of obtaining nomination rights for 5 years;
- unforeseen extras on empty property grants to be funded at the % rate grant is calculated. Currently extras are 100% grant funded.
- to achieve greater efficiency and longer term stability for homeless households, possibly leading to discharge of duty where appropriate, we will offer an additional 5%, for each extra year beyond 5 years' nomination rights, up to 10 years and not exceeding 75% of the total cost of works;
- enhanced energy efficiency works if a landlord becomes a member of the Landlords Accreditation Scheme;
- to prevent any abuse of empty property grants, no grant will be offered if the dwelling was previously tenanted and the tenant was evicted through no fault of their own within the preceding 12 months or where enforcement notices had been served on that landlord by Private Housing Services.

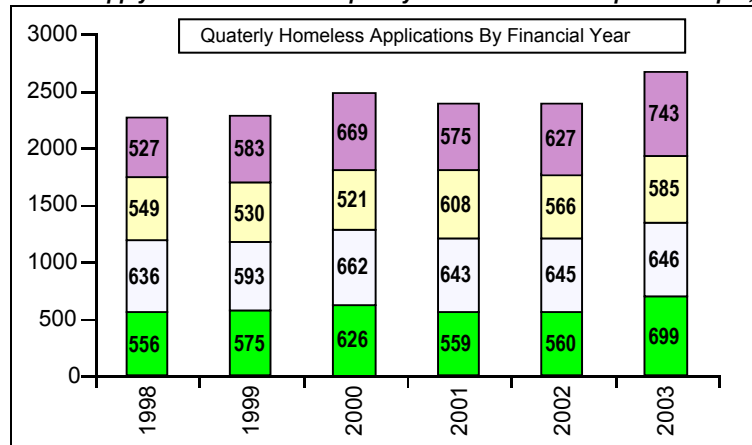
10.0 Homelessness

Historically, Brent has had a high level of applications for housing with increasing numbers of people presenting as homeless. Demand

stabilised after the early 1990s rising again throughout London since 1999.

The graph below shows homeless applications in Brent by financial year, between 1998 to 2003. In 2003/04 almost 2,700 applications were received.

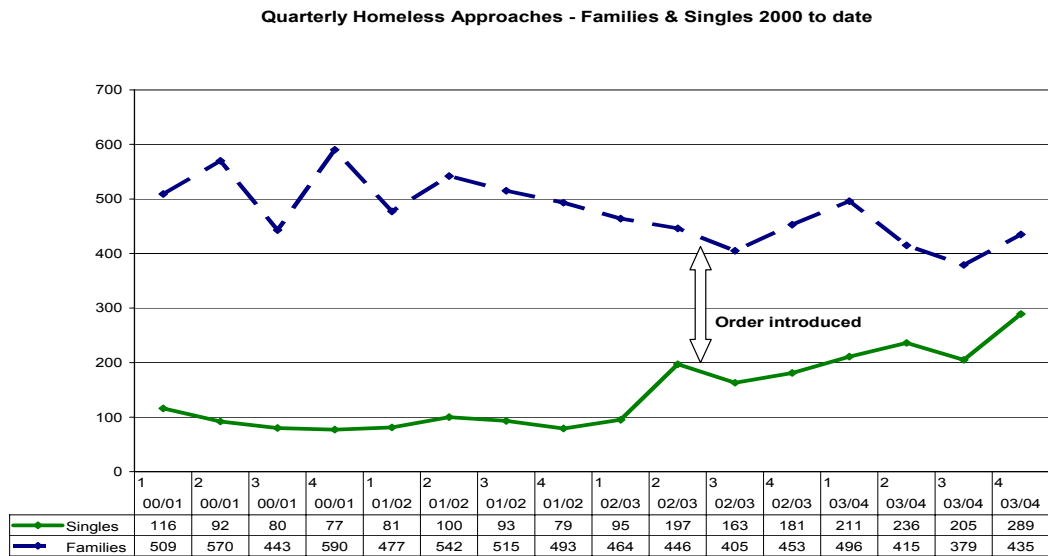
Figure 4 Source: *Supply & Demand and Temporary Accommodation Report 26th April, 2004*



This shows an increase of around 300 applications in comparison to the previous financial year. There are several reasons for this increase, including a significant rise in the number of approaches from single applicants. This is largely a result of the Priority Need Order introduced in July 2002, which extended the priority need categories. The upwards trend in applications is expected to continue in 2004/05.

The graph below shows quarterly homeless approaches from single applicants and families since April 2000. Approaches from singles show a marked increase from quarter 2 of 2002/03 onwards (when the Priority Need Order was introduced).

Fig.5



Supply & Demand and Temporary Accommodation Report 26th April, 2004

However, despite the growth in numbers, the percentage of homeless applications which are accepted is expected to be lower than in previous years. This projection is based on the good performance of the Homeless Prevention Team, who are part of the Private Housing Information Unit. Their early intervention in potentially homeless cases enables many instances of homelessness to be prevented or delayed whilst other housing solutions are investigated.

The work of the in-house Housing Benefit Team has contributed to the reduction in homeless acceptances. This team was originally set-up to fast track all new Housing Benefit applications for Temporary Accommodation providers and direct lettings into the private sector (under the ALS). The team has successfully prevented homelessness in around 250 cases this year, in private or HALS PSL tenancies by addressing HB issues surrounding the case.

Finally, homeless assessment processes within the Housing Resource Centre were reviewed in the early part of 2003/04, and revised procedures were introduced aimed at achieving more efficient investigations.

There are many reasons for the fluctuation in the supply and demand for housing. However, one of the major factors is the prevailing condition of the general housing market, which in turn will affect the availability of private rented accommodation. In the last few years there has been an increasing reluctance on the part of landlords to take tenants who are reliant on housing benefit. In the long term this situation may become worse with the introduction of the Standard Housing Allowance, particularly as over the last few years, the capital value of property has

increased substantially whilst rents have not risen making the lower end of the rented market less attractive.

Most households who are accepted as homeless are families with children, though over 40% of those on our Housing Register are single people or couples without children. Given the potential changes, we are likely to see an increase in applications for social housing from this group who are over-represented in tenancies.

As a preventive measure and to balance fluctuations in supply, we have developed a number of initiatives which, in the long term will help increase affordable housing and provide greater security of tenure for private tenants.

Brent Council places great emphasis on the prevention of homelessness and assists residents with problems which may threaten their homes and other tenancy issues. Reference has already been made to the work of the Homeless Prevention Team (based in the Private Housing Information Unit), and the in-house Housing Benefit Team based in the Housing Resource Centre. Private Housing Services provide advice and assistance to tenants, landlords and owner occupiers on grants and other ways of funding renovation and or maintenance. In addition the Council funds voluntary agencies including the Brent Community Law Centre and the CAB to provide advice free at the point of delivery.

In the last year, our in-house Homeless Prevention Team has prevented/delayed more than 800 households from becoming homeless. In addition to the work of this team, officers offer advice (and representation in some cases) on mortgage arrears and conciliation in landlord and tenant disputes. We also run a very successful lay advocacy scheme in partnership with local solicitors and voluntary organisations.

Permanent prevention of homelessness for assured shorthold tenancies however present the service with an increasing challenge. Such tenancies by their nature are less secure, therefore, in some cases it is only possible to delay homelessness, giving a longer period for the tenant to find alternative accommodation. To counter this in some measure, we have a number of initiatives, in the private rented sector which gives tenants a greater degree of security, such as the ALS and "Breaking the Chain". Our Homelessness Strategy has been underpinned by thorough research and an audit of the legal and administrative practices of the Housing Research Centre by Shelter's quality team and Vantagepoint consultants in 2003. Some gaps were identified which have been or are being addressed, though the findings in the main were favourable.

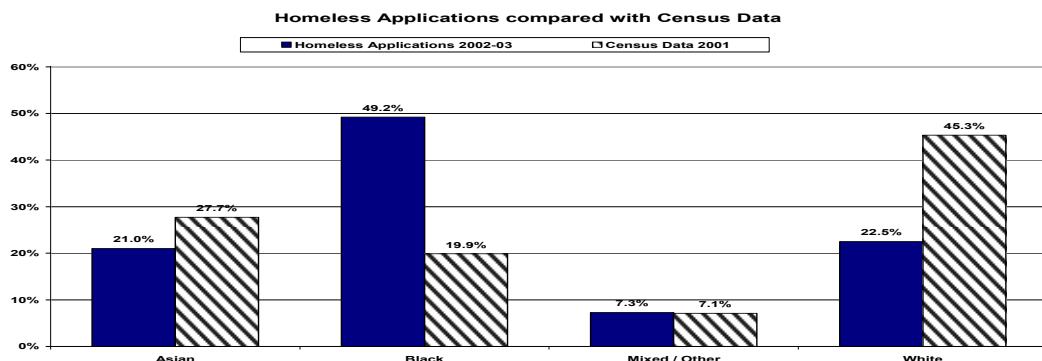
Brent is the second most diverse borough in London, with minority ethnic groups representing the majority of residents. The Asian and particularly the Black population in the borough are over-represented amongst homeless applicants, whilst the White population is under-represented. Clearly, the reasons for these differences are complex and relate to a variety of social, economic and demographic factors, including income levels, family size, quality of housing and patterns of tenure. To ensure our homelessness decisions are fair and equitable we regularly carry out a statistical analysis to check the proportion of acceptances against applications. The table below shows the ethnicity of applicants approaching the Housing Resource Centre as homeless over the last three financial years.

Table 9

Code	2000-01	2001-02	2002/03
Asian	17.5%	19.7%	21.0%
Black	47.9%	47.9%	49.2%
Mixed / Other	9.9%	7.2%	7.3%
White	24.7%	25.2%	22.5%
Sum:	100%	100%	100%

However, the proportions of applicants applying from each ethnic grouping in comparison to the resident population are quite different, as demonstrated in the next chart.

Fig.6

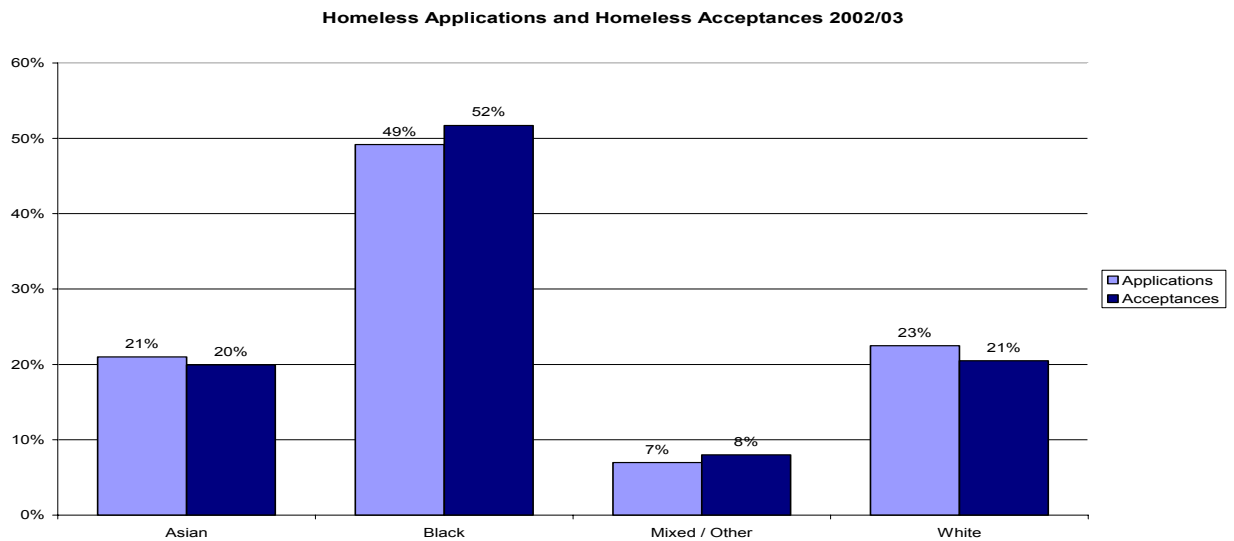


This comparison shows the variations between the population of Brent and those applying for assistance as homeless in 2002/03.

10.1 Homeless Decisions

A statistical analysis can be carried out against homeless decisions using the chi-square test. Application of this test confirms the hypothesis that there is no direct correlation between ethnic origin and whether a homeless application was accepted or not in 2002/03. This therefore demonstrates that there is strong statistical evidence that there is no discrimination in the assessment of homeless applications. The next graph shows a breakdown of applications and acceptances by ethnic grouping in 2002/03. Overall, 51% of applications were accepted as homeless in this year.

Figure 7



10.2 Strategy for Tackling Homelessness

Our key objectives are:-

- 1) To increase supply and manage demand efficiently and effectively.**
- 2) To work closely with our internal and external partners to identify any underlying homelessness trends within Brent and together build systems of prevention supported by long-term access to all relevant services.**
- 3) To develop initiatives in the private sector which provide a realistic alternative to social housing.**
- 4) To build on the success of our homelessness prevention service and develop it still further with an in-house advice agency.**

Homelessness and the need to provide additional affordable housing remains for us, in common with other London authorities, a crucial issue. Our strategy therefore, relies on careful analysis and seeks to engage all stakeholders.

Our strategy for achieving our objectives is supported by:-

- Continued improvement in the turnaround time for council relets, (which has been sustained following the introduction of Locata).
- Continued success in attracting Approved Development Plan resources, £32.3million in 2003/04 and £90.11million over the two financial years 2004/06.
- Continued local authority support of RSLs for new build rented properties just under £4m for 2003/04 and £4.8 for 2004/05.
- An effective Housing Association Leasing (HALS) programme.
- Continuing initiatives started with the help of the ODPM's Directorate and the B&B Unit.

- Effective intervention in the private sector to promote and sustain access to rented housing.
- Effective Empty Property Strategy delivered by a dedicated team resourced through a mix of private and public funding providing nomination rights.
- Development of policy and practice in the UDP to maximise new supply, apply appropriate density limits, encourage conversion, adaptation and good design.
- Specific action to meet BME needs through the successful BME Protocol and development of the Diversity Strategy.
- Development of out-of-borough “pan sub-regional” schemes in partnership with other London boroughs and authorities in other regions.
- Build on the success and develop further the work of the Homeless Prevention Team. The Team’s objective is to find the cause of homelessness. Also to assist tenants to overcome homelessness through early intervention and if all else fails to enable them to access alternative accommodation in the private rented sector rather than having to go into B&B. The Team has been especially successful with mediation between 16/17 year olds in reconciling the majority of young people with their families and ensuring that they have access to ongoing advice to deal with problems at an early stage so they do not develop and make homelessness inevitable.
- Enhance and develop the in-house housing advice service through increased investment.

11.0 Owner Occupied Property

Owner occupation is the largest tenure in the borough, with 60,100 properties out of just over 100,000 across all tenures. The 2003 HCS found the condition of housing for owner occupiers to be slightly better than average 5.0% compared with 5.8%. As could be expected given the level of property prices, the household income in this tenure is also above average, £26,411 compared to £21,552.

However, the HNS shows a substantial difference in income of owner occupiers with a mortgage (£37,300) and owner occupiers with no mortgage (£15,522). Generally, this group are equity rich but cash poor, having entered owner occupation more than 25 years ago. Disposable income is limited as the head of household is likely to be retired. However, this group is likely to benefit from a substantial increase in the capital value of their property over this period and also enjoys the lowest housing costs.

Fitness levels between owner occupiers with mortgage and no mortgage differ. Unfitness is below average at 3.8% for those with no mortgage, whilst owners with outstanding loans are in properties with an unfitness level of 6% compared to an average of 4.4%. There could be a number of

reasons for this. A higher percentage of ethnic minority groups have become owner occupiers more recently, for example there are 11,794 Asian and 4,053 Black owner occupiers with mortgages and 6,576 and 2,580 without mortgages respectively. Although income levels for those who fully own their properties appear to be lower, family size and corresponding responsibilities may well have decreased allowing greater investment to improve housing conditions.

Table 10

Unfitness in Owner Occupation				
<i>Tenure</i>	<i>Unfitness</i>			
	<i>In unfit housing</i>	<i>Not in unfit housing</i>	<i>Total</i>	<i>% of group in unfit housing</i>
<i>Owner-occupied (no mortgage)</i>	947	23,760	24,707	3.8%
<i>Owner-occupied (with mortgage)</i>	2,141	33,253	35,393	6.0%

Source: Table 5.3 London Borough of Brent Private Sector Stock Condition Survey 2004

Affordability is one of the main barriers to owner occupation given the continued increases in property values for first time buyers. Prices for a one bedroom dwelling have increased from £53,000 in 1998 to £132,000 in 2003, excluding almost all Council or RSL tenants from owner occupation. Income levels in the borough are below average and this is particularly true of special needs households (average gross annual household income exc. benefits - £9,766 compared to the income of a non-special needs household of £23,410); a disparity is also clearly demonstrated between different ethnic groups, as shown below.

Table 11

Household income by ethnicity			
<i>Ethnic group</i>	<i>Average gross annual household income (excluding benefits)</i>	<i>Average net weekly household income (including non housing benefits)</i>	<i>Average amount of savings</i>
<i>White</i>	£22,269	£371	£2,846
<i>Mixed</i>	£16,740	£297	£1,733
<i>Asian</i>	£25,298	£412	£2,701
<i>Black</i>	£14,285	£266	£1,280
<i>Other</i>	£25,524	£389	£1,660
ALL HOUSEHOLDS	£21,552	£361	£2,466

Source: Table 4.6, London Borough of Brent Housing Needs Survey 2003

There is almost a direct comparison of income levels and owner occupation. 51% of owner occupiers are White whilst accounting for 45% of all residents. Black households make up 11.2% of owner occupiers against 18.3% of all residents.

Table 12

	<i>Owner-occupied (no mortgage)</i>	<i>Owner-occupied (with mortgage)</i>	<i>RSL</i>	<i>Private rented</i>	<i>Total</i>
<i>Ethnicity of Head of household</i>					
<i>White</i>	14,368	15,757	4,817	10,830	45,771
<i>Mixed</i>	906	1,442	1,278	407	4,034
<i>Asian</i>	6,576	11,794	1,483	3,317	23,169
<i>Black</i>	2,580	4,053	4,968	2,241	13,842
<i>Other</i>	0	1,504	154	1,205	2,863
TOTAL	24,430	34,550	12,700	18,000	89,680

Source: Table A1.1, London Borough of Brent House Condition Survey 2003

There is a variance of fitness standards between ethnic groups, with 9.5% Mixed race and 6.6% Black households living in unfit properties compared to an average of 4.4% of all residents. The cost of eliminating disrepair and unfitness in owner occupied property varies substantially, as shown below.

Table 13 Source: Table 4.4 London Borough of Brent Private Sector Stock Condition Survey 2003

Disrepair costs by tenure				
<i>Tenure</i>	<i>Urgent repairs</i>	<i>Basic repairs</i>	<i>Comprehensive repairs</i>	<i>Standardised repair cost</i>
	<i>Repair cost per dwelling £</i>			<i>£ per sq. m</i>
<i>Owner-occupied (no mortgage)</i>	£1,409	£2,781	£4,004	£30.0
<i>Owner-occupied (with mortgage)</i>	£1,428	£3,235	£4,647	£32.5
<i>RSL</i>	£1,036	£1,776	£2,356	£28.6
<i>Private rented</i>	£1,540	£3,116	£4,876	£39.7
TOTAL	£1,391	£2,884	£4,201	£32.8
<i>Vacant dwellings</i>	£11,897	£14,944	£16,493	£130.9

To remedy unfitness, however, is between £5,936 and £12,504 depending on the level of unfitness and the number of items on which a dwelling fails. Owner occupied properties have the second lowest unfitness level after RSL dwellings, but older properties are more likely unfitness. Of the 60,101 dwellings owner occupied, 50,602 were built between the beginning of the 20th Century and 1944. It is expected therefore, that the cost of bringing these dwellings up to fitness level is significant, though clearly, responsibility for maintaining owner occupied property lies with the owners themselves.

There are 13.9% owner occupiers with special needs (7,194) split between those with a mortgage - 2,593 and 4,601 with no mortgage. This group, according to the HSC, are less likely to live in unfit homes, 3.2% compared to 4.5% with households with no special needs. It is probable that the higher proportion of households with special needs in the group with no outstanding mortgages is due to the age of residents, as reflected in the high demand for adaptations from households in this tenure.

11.2 Strategy for Owner Occupied Property

Key Objectives:

Enable owner occupiers to maintain their homes and assist vulnerable owner occupiers to stay in their own homes.

In line with the Regulatory Reform Order, we reviewed our enabling role in respect of private sector housing and published a document "Strategy for Funding Private Sector Renewal" which came into effect in July, 2003. This will be reviewed this year and adjustments made where necessary, but major changes in direction are not indicated at this stage.

The local housing authority has a strategic role in enabling improvements in housing conditions, though primary responsibility for owner occupied property rests with owners. Our strategy therefore, rests on:-

- financial assistance – Small Works Grants up to £5,000 in any 3 year period, for health gains - to vulnerable households for disrepair, energy efficiency etc., as specified in our Funding Strategy;
- assistance from an in-house home improvement agency to apply for grants, select builders and supervise works;
- assistance for Brent residents is also available from Kensington & Chelsea's "Staying Put" Home Improvement Agency (part funded by Brent Council) for help with privately financed repairs, maintenance and adaptations;
- working in partnership with the Home Improvement Trust to enable owners to unlock surplus equity safely for home improvements and we provide support with our in-house agency service if required;
- assistance to obtain appropriate financial advice for owner occupiers who are not eligible for equity release through the Home Improvement Trust;
- a range of appropriate assistance, in partnership with Social Services, for residents who need support either because of their age or disability. This includes:-
 - a handyperson scheme to help with minor maintenance tasks,
 - providing minor adaptations, such as grab rails,
 - accident prevention in the home focusing on reducing tripping/falling to prevent hospitalisation and enable people to live in a secure and safe environment;
 - "Elders Voice" a voluntary organisation, part funded by the Council, provides assistance to older residents;
- providing major adaptations through disabled facilities grants to enable people to stay in their own homes;
- provision of a relocation grant to owner occupiers whose home is unsuitable for adaptation
- the provision of a duty advocacy service developed in partnership with local solicitors and with the support of County Court judges to help homeowners facing repossession.

All grants are means tested, including disabled facilities grants and the need is such, across tenures, that we have a waiting list. The maximum grant payable is normally £25,000 but we have discretion to supplement this in exceptional circumstances.

12.0 Private Rented Property

The private rented sector in Brent is the second largest tenure, with almost 19,000 dwellings, accounting for almost 21% of properties in private sector housing. The highest concentration of privately rented properties are in the South West of Brent, with the remainder spread evenly throughout the borough.

Rents have not increased by as much as property values, making renting more affordable than buying, for example, since 1998 the average rent for a one bedroom property has increased by 20%, compared with an almost 250% increase in the purchase price of a similar dwelling. Although market forces have kept rents relatively stable, there is a gap between the minimum rent which is very close to the local reference rent and the average rent. A household on housing benefit (which is based on the local reference rent) would have to supplement the vast majority of private sector rents making them unaffordable for tenants in this group. Just under 80% of households in this tenure are single people and couples with no children. Six percent of households in the private rented sector have special needs.

The majority of landlords in the borough have a small to medium portfolio of rented properties, with a few large property companies active in the higher end of the rented market. The trend, in common with other London boroughs is a reduction of housing benefit uptake. This is due to landlords restricting lettings to tenants who rely on housing benefit to cover rental payments because of historical problems with housing benefit administration.

Of the 18,000 households in the private rented sector there is a small proportion who still hold regulated tenancies, but most tenancies are Assured Shorthold, providing very little security. This tenure has the highest turnover of residents for many reasons.

Because of its flexibility, it is a valuable housing resource and the best option for people who need to move frequently, for example people on short term contracts and students. However, the private rented sector also has the highest proportion of unfit properties and provides less satisfactory housing at the lower end than any other tenure. The 2003 HNS found that 27.9%¹⁸ of all households are living in private rented

¹⁸ Housing Needs Survey Table 6.2

property which is unsuitable for their needs and 8.4%¹⁹ of all households cannot afford market housing (renting or buying) suitable for their needs. Private tenants show a significantly higher level of dissatisfaction with their housing than owner occupiers and more private tenants gave housing costs as their greatest reason for dissatisfaction than in any other tenure.

The private rented sector is composed of all property types, from detached houses to houses in multiple occupation, but 79% of rented properties were built between pre-1919 and 1944. Consequently, disrepair and the rate of unfitness is high. The HCS found that private rented dwellings showed the highest repair costs as shown below and an unfitness rate of 9.4% against an average unfitness rate of 5.8% of all dwellings privately owned.

Table 14 Source: Table 4.4, *London Borough of Brent Private Sector Stock Condition Survey 2003*

Repair costs by tenure				
<i>Tenure</i>	<i>Urgent repairs</i>	<i>Basic repairs</i>	<i>Comprehensive repairs</i>	<i>Standardised repair cost</i>
	<i>Repair cost per dwelling £</i>			<i>£ per sq. m</i>
<i>Owner-occupied (no mortgage)</i>	£1,409	£2,781	£4,004	£30.0
<i>Owner-occupied (with mortgage)</i>	£1,428	£3,235	£4,647	£32.5
<i>RSL</i>	£1,036	£1,776	£2,356	£28.6
<i>Private rented</i>	£1,540	£3,116	£4,876	£39.7
TOTAL	£1,391	£2,884	£4,201	£32.8
<i>Vacant dwellings</i>	£11,897	£14,944	£16,493	£130.9

The ethnicity of residents in the private rented sector does not reflect the ethnic make up of the borough as a whole. However, it should be noted that Brent has one of the largest Irish populations in the country, many of whom are single men, which could account for the proportionately high percentage of White private tenants.

Table 15

Ethnicity of Head of Household	%
White	60.2
Asian	18.4
Black	12.4
Other	6.8
Mixed	2.2

12.1 Borough's Use of the Private Rented Sector

Although Brent has a large pool of privately rented properties, access to this sector for tenants on housing benefit is very much influenced by market forces. We have, however, been very successful in attracting

¹⁹ Housing Needs Survey Table 6.7

landlords to HALS and our direct leasing schemes, the rents for which are at housing benefit levels.

Like most London boroughs we have to look to the private sector to provide temporary housing for applicants claiming to be homeless:-

- where we have accepted responsibility under the 1996 Housing Act;
- where applicants are awaiting assessment of their homelessness claim;
- asylum seekers claiming political asylum other than at the port of entry into the UK and
- to house families found to be intentionally homeless but where the Council has a statutory responsibility under the Children's Act.

In addition, however, we have a number of schemes such as "Breaking the Chain" which provides a homeless family with accommodation in the private sector, effectively discharging the Council's obligation to supply housing.

12.2 Strategy for Private Rented Property

Key Objectives:

- **Increase access to affordable housing for households in need;**
- **inform, educate and regulate the sector, using enforcement powers when necessary;**
- **improve and maintain the quality of the private rented sector.**

We recognise that the private rented sector has an important role in meeting a variety of housing needs and contributing positively to the retention and development of mixed communities. The needs the sector fulfils are varied ranging from high value properties to family accommodation for homeless households receiving Housing Benefit. Our strategy focuses on residents who are vulnerable and in need, though clearly appropriate action is taken as and when necessary in all rented accommodation.

Over the years, security of tenure has been reduced but given the gap in demand for and supply of social housing, this sector has increasingly provided both short and long term solutions for those in housing need. Affordability and good management of the sector is therefore, essential.

Delivery of these objectives varies to fit the circumstance, but our overarching strategy is to improve the entire sector.

- For homeless applicants, we have successfully secured substantial numbers of properties through a number of initiatives and our empty property strategy. The conditions negotiated ensure affordability,

- stability and professional management. We have achieved this through partnership working with housing associations, voluntary organisations and landlords.
- In terms of the wider private rented sector, we have pursued a policy of working in co-operation with landlords wherever possible to ensure the continued existence of good quality rented accommodation and stability for the tenant, as set out in our Enforcement Concordat. However, if the landlord fails to comply, the Council will take enforcement action in the interests of the occupants.
 - To inform and educate the sector our new grants policy, effective from July 2003, has made grants to landlords conditional on successfully completing a course on housing management.
 - Brent Council is part of the London wide Landlord Accreditation Scheme which is a further means of informing and educating those involved in the management of the private rented sector. We believe this scheme is superior to an independent Accreditation Scheme because it promotes better cross borough partnership and helps share good practice.
 - The grants strategy focuses on securing improvements which will deliver a health gain for vulnerable residents.
 - We are aware that improvements in private rented properties can directly impact on affordability. We propose to tackle this in two ways. Firstly we will provide training for staff how improvements can affect rents so that officers are able to offer well informed choices to tenants about suggested works to be carried out in their homes. Secondly, we intend to measure more accurately the effects of our action on private sector tenants, to ensure that our actions do not inadvertently contribute to affordability and homelessness problems.
 - To support our strategic stance and provide a more focused consultation with landlords and tenants the Council has, for sometime funded a voluntary organisation - Brent Private Tenants Rights Group – to maintain a tenants' organisation. We have are also continuing to support landlords in maintaining a Brent Landlords Group whose aim is to identify the needs and aspirations of landlords and to promote good practice in the private rented sector.
 - The Council holds quarterly meetings of the Private Housing Forum to which tenants and landlords together with all stakeholders interested in private sector housing are invited, including homeless households housed in privately leased accommodation under housing association management.
 - The agenda for the forums is based on requests from stakeholders and includes information on changes which affect the sector, such as new legislation, housing benefit regulations, grant policy, including our strategy for empty property and energy efficiency.

- The agenda includes a “soap box” session so people can raise issues of general interest as well as an hour long “surgery” to allow personal issues to be raised with Council officers. The Rent Service also attends and their Officers take part in the “surgery” sessions held by Council officers at every forum to answer queries raised by tenants and landlords.
- As part of our general service, information and advice is provided to landlords and tenants on a range of issues, for example, housing benefit, tenancy matters, disrepair obligations etc by the Council. We are planning to supplement this with increased in-house housing advice for the private rented sector. This will give us a clearer direction where training on management issues maybe of greatest benefit so that inequalities in the private rented sector can be better targeted.
- We regard private landlords as valuable partners and stakeholders but there are still a small number of unscrupulous landlords who harass tenants and exploit them by providing poor quality accommodation. We will continue to use enforcement powers as and when necessary and prevent other landlords from following this path.
- The Housing Act will make the selective licensing of private rented properties in areas of low housing demand and/or areas suffering from anti-social behaviour, possible from April, 2006. The Council will reserve the right to use this power in certain circumstances when an ASBO has been served on a tenant.
- Mandatory enforcement of hazards under the new Housing Health & Safety Rating System (HH&SRS) is between bands A-C but to safeguard the health and safety of residents, we will use our discretionary powers to extend enforcement of hazards assessed within bands D-E.
- The “minded to” notice will be repealed in October, 2005 by the Housing Act, 2005 but we will replace it with a “draft notice” (except where an emergency notice has to be served) which will give us the time and opportunity to consult on the required works.
- We will continue to make a charge when a notice is served on a landlord and if works are not started by the agreed date.

13.0 Houses in Multiple Occupation

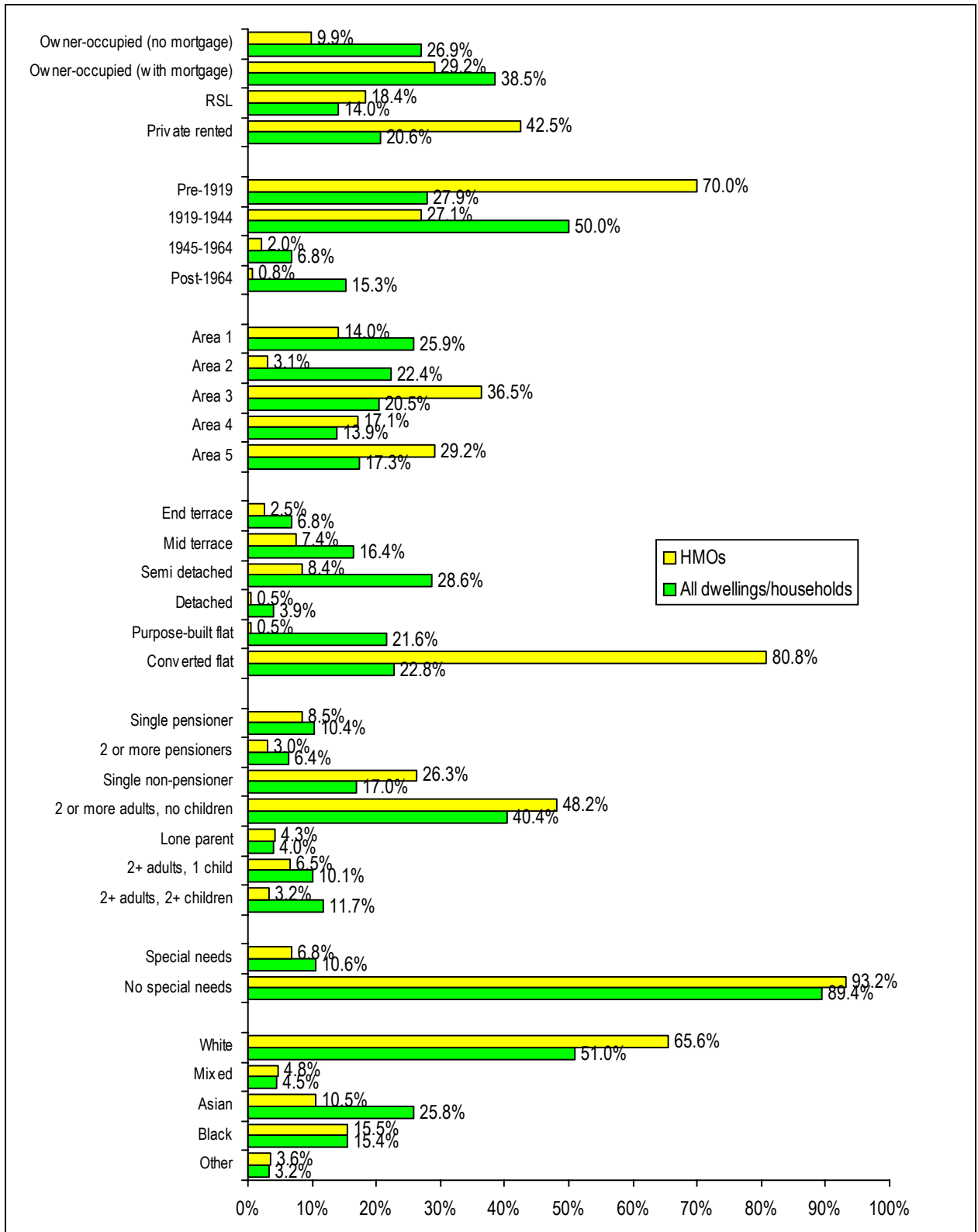
Houses in multiple occupation (HMOs) include any property containing more than one household. HMOs can be divided into bed-sits, shared houses or flats, hotels, hostels and houses converted into flats.

According to the recent HCS there are 10,674 HMOs, owned privately or by RSLs in the borough, 4,538 or 42.5% of which are in the private rented sector. The majority, 8,275, are converted houses, 438 bed-sits, 1,670 shared houses, 193 households with lodgers and 98 registered homes.

The number of HMOs shown in the 2004 survey is significantly lower than in the survey carried out in 1996. Although the variance is largely due to differences in surveying techniques between the two HCSs (ie the 1996 survey counted each dwelling within an HMO as a separate unit, whereas the 2004 survey considers the HMO to be the whole building), the numbers shown above need to be treated with some caution. There have been substantial changes in the numbers of bed-sits, which have decreased whilst the number of shared houses have increased five fold. Although we are unable to make a precise comparison, the trend of these changes is supported by the experience of officers; there has been a decline in the traditional bed-sit HMOs but an increase in shared houses.

The figure below shows some of the main characteristics of HMOs, which are also compared with the overall stock. In general the buildings used as HMOs are older, with 70.0% dating from before 1919 compared with 27.9% of all dwellings.

The high cost of owning or renting self-contained accommodation in the borough means that HMOs provide the only affordable housing for many residents. This is especially true for low income households who do not qualify for any of the priority groups for social housing. This is reflected in the HMO population which is mostly made up of non-pensioner adults without children (74.5%), this compares with 57.4% of all households. Additionally, non-special needs and White households appear more likely to be living in HMOs than other household groups. Most HMOs are concentrated in the South and South-East of the borough, accounting for almost 66% of this type of accommodation.



Source: Figure 9.1, London Borough of Brent Private Sector Stock Condition Survey 2003

Figure 9

13.1 Management and Stock Condition of HMOs

The Stock Condition Survey found the level of compliance with The Housing (Management of Houses in Multiple Occupation) Regulations 1990 to be good, as indicated below in Table 16.

The majority of HMOs were judged to be 'good' or 'adequate' with only 10.6% of buildings categorised as inadequate or poor. Given the levels of failure under the HMO standard this result may not appear realistic— however the management regulations generally relate to the condition of common parts and not the condition inside individual units nor do the management regulations relate to missing facilities (only the condition of such facilities which exist).

Table 16

HMOs and management regulations		
<i>Management regulations</i>	<i>Number of buildings</i>	<i>% of buildings</i>
<i>Good</i>	2,804	26.3%
<i>Adequate</i>	5,000	46.8%
<i>Just adequate</i>	1,742	16.3%
<i>Inadequate</i>	705	6.6%
<i>Poor</i>	424	4.0%
TOTAL	10,674	100.0%

Source: Table 9.7, London Borough of Brent Private Sector Stock Condition Survey 2003

The 2003 HCS shows the estimated average repair costs for HMOs to be considerably higher than repair costs for self-contained dwellings, as shown in the table 17 below.

Table 17

Overall repairs cost comparison (HMOs and all dwellings)				
<i>Repairs category</i>	<i>HMOs</i>		<i>All dwellings</i>	
	<i>Total cost</i>	<i>Average cost per building</i>	<i>Total cost</i>	<i>Average cost per dwelling</i>
<i>Urgent repair</i>	£29.0m	£2,718	£127.8m	£1,391
<i>Basic repair</i>	£49.2m	£4,606	£265.0m	£2,884
<i>Comprehensive repair</i>	£68.7m	£6,438	£386.1m	£4,201
<i>Standardised repair cost (/m²)</i>		£37.2	-	£32.8

Source: Table 9.2 London Borough of Brent Private Sector Stock Condition Survey 2003

Using the definition of unfitness in S604 of the Housing Act 1985, the survey estimates that 8.2% (or 875) of all HMOs are unfit, compared with a borough average of 5.8%. However, when HMOs are measured against the HMO standard which looks at means of escape from fire, fire detection systems and amenities, this figure increases to 77.1% of all HMOs or 8,234 buildings. Focusing on the private sector, the table below shows the number of buildings failing the standard on either or both counts.

Table 18

Dwellings failing the HMO standard (due to fire and amenities) – private rented sector only)		
<i>Category</i>	<i>Number of buildings</i>	<i>% of buildings</i>
<i>Does not fail the standard</i>	1,120	24.7%
<i>Fails for fire</i>	2,984	65.8%
<i>Fails for fire and amenities</i>	434	9.6%
TOTAL	4,538	100.0%

Table 9.10 Source: London Borough of Brent Private Sector Stock Condition Survey 2003

Research by the DETR confirmed that the risk of fire for residents of HMOs is increased, particularly in buildings which are more than three storeys. The risk of dying from fire is six times as great for an HMO occupant as someone living in a self-contained property.

The percentage of HMOs overall which fail the standard on fire detection and means of escape is unacceptably high. Therefore we take enforcement action in accordance with our Enforcement Concordat. No grants are available towards the cost of the required works and/or associated costs.

13.2 HMO Registration and Licensing Scheme

An HMO Registration Scheme, with control provisions, has been in force in the borough since May 1999. Since its introduction, 416 buildings have been improved and registered. Most houses which are comprised entirely of self contained flats are exempt from the current registration scheme.

It is intended to passport HMOs already in the registration scheme into the new licensing regime when this provision comes into force under the Housing Act. The Council supports compulsory licensing of high risk HMOs (for 3 storeys and above housing 5 or more people who share amenities) and views it as a positive move which will increase the safety of HMO residents. Risk of injury from fire increases with the height of the building. It is estimated that there are 540 licensable HMOs in Brent, 180 of which are already registered.

13.3 Hotels & Hostels

In the past year there has been a reduction in the number of hotels with the decrease in numbers of homeless households being accommodated in hotels. A number of Bed & Breakfast hotels have converted to HMOs and have been registered under the Registration Scheme.

At present there are 21 hotels and hostels housing tenants in the borough. Some hotels are large, some with over 200 bed spaces. They are inspected regularly and where they fall below standard appropriate measures are taken to ensure that problems are remedied within a stated period, otherwise contracts for block bookings are cancelled.

All hotels are inspected within the BABIE scheme to ensure they meet the required standards of management, provision of facilities and provisions for means of escape from fire. Most are graded A or B. Because most hotels have a much higher number of bed spaces than an average HMO, if standards fall the potential risk is far greater for their occupants. There is a rolling programme of inspection and targeted enforcement (HMO grants are not available to hotels and hostels) to ensure a high standard is maintained.

13.4 HMO Strategy

Key Objectives:

Improve and preserve existing stock to provide affordable accommodation offering a safe environment for occupants and meeting the minimum statutory standards.

Owner occupied self contained flats which account for 39.1% of HMOs, the majority of which were houses which have been sub-divided into flats present a much lower risk than bed-sits or shared houses and fall within our strategy for owner occupied properties.

Therefore, the strategy focuses on bed-sits and shared houses (that is the private rented sector), which make up 42.5% of all HMOs.

- The HMO registration scheme, with control provisions, covers the entire borough. To date, since its declaration in 1999 we have registered over 420 properties, on a rolling programme, giving priority to Wembley, Cricklewood and Willesden Green, areas of bed-sit HMO concentration.
- Under transitional arrangements all registered HMOs will be passported into the licensing scheme.
- We will use Interim and Final Management Orders to protect the health and safety or welfare of occupants or those residing or having interest in other properties in the vicinity, as appropriate.
- Our budget forecast includes the extra staffing resources required to implement the licensing scheme.
- Grants are available to landlords who are, or agree to join our Landlords Accreditation Scheme to ensure that the HMO Standard is met.
- Conditions attached to the licensing scheme will focus on ensuring sustainable improvements in HMOs in the borough.

14.0 Energy Efficiency

Some of the reasons why we have set ourselves the target of improving efficient use of energy are:-

- One of the Council's key priorities is to promote quality of life and the green agenda.

- The government's Decent Homes Standard states that housing should provide a reasonable degree of thermal comfort.
- More efficient use of energy will help reduce fuel poverty. For many households, fuel bills represent the second biggest housing expenditure after rent or mortgage payments. Therefore more efficient use of energy will contribute to more affordable housing and the green agenda and help reduce CO².

14.1 Fuel Poverty

The generally accepted definition of fuel poverty is when a household is said to spend more than 10% of its income to achieve a satisfactory level of heating and all other requirements, such as lighting, cooking, hot water, etc.

There are many reasons for fuel poverty which is affected by a combination of the following factors:-

- Household income;
- Housing standard;
- Occupancy;
- Household characteristics and
- Cost of fuel.

The English House Condition Survey 2001, indicates that 30% of UK households spend more than 10% of their disposable income on fuel bills. The Brent HCS does not provide an exact estimate, but given the lower income levels, degree of deprivation and high percentage of older properties it is estimated that this figure is exceeded in Brent.

There have been a number of studies which show a direct link between health problems and inadequate heating, for example, increased rates of asthma and other respiratory diseases. Inadequate heating will also cause deterioration of the property resulting in increased repair and maintenance costs.

We aim to achieve affordable warmth for our residents by cutting energy costs and thereby reducing fuel poverty and in the long-term eradicating it.

14.2 Achieving Home Energy Efficiency

Improving the energy efficiency of the housing stock is the main solution to the problem of fuel poverty, although it is not always possible to achieve affordability if the house is under-occupied and/or the original built form makes it impossible to make the home energy efficient.

A number of improvements can be made, as shown below, most of which are quite simple and cost effective.

Table 19

Measure	Applications
Loft insulation (250mm)	Where 100mm or less is present
Cavity Wall Insulation (CWI)	Where a good condition cavity is present
Draught-proofing	Proven effect in reducing illness in elderly households
Condensing boiler	For a new heating system or replacement boiler.
Improved heating controls	For new systems or upgrading old system
Energy efficient lights and appliances	Although not part of the building fabric can lead to significant savings
Internal wall insulation	For solid wall dwellings
External wall insulation	For solid wall dwellings

In many cases households can benefit from these measures by reducing their fuel bills and but more importantly through warmer homes and reduced condensation.

Although energy efficiency improvements cannot always completely solve the problem, for many households they can lead to tangible improvements at minimal cost.

14.2.1 Importance of Householders' Awareness/Understanding of Energy Efficiency Issues

In order that energy efficiency is increased, informed choices need to be made by the householder about:-

- Choice of heating systems and most effective way of operating the chosen system;
- Settings of heating controls;
- Different payment methods and budgeting for fuel;
- Running costs of different forms of energy;
- Benefits of low energy light bulbs and their most appropriate use;
- Prevention and control of condensation;
- Simple low cost/no cost measures.

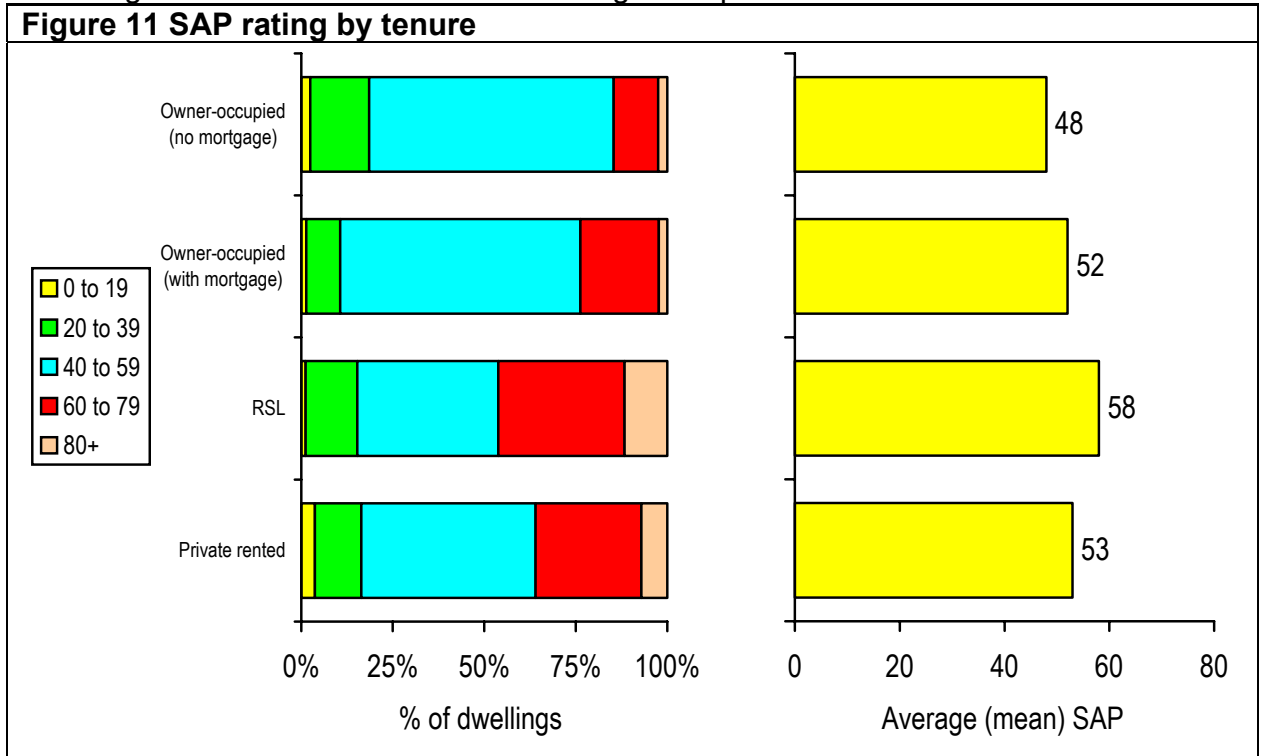
14.3 Energy Efficiency in the Private Sector

An energy rating is intended to give a measure of the overall energy efficiency of a dwelling. The Standard Assessment Procedure (SAP) is the Government's recommended system for home energy rating. The SAP rating is standardised for floor area so that the size of the dwelling does not strongly affect the result. SAP is expressed on a scale of 1 to 120 – the higher the number, the more energy efficient the dwelling.

The average SAP rating for Brent is 52. This compares with a national average (2001) of 51 and an average for London of 53. The majority of dwellings have a SAP rating between 40 and 59 (58.5%). An estimated 7.4% of dwellings have a SAP of below 30 (compared with a national average of 9.4% and a regional average of 6.0% in London). The SAP

rating in Brent estimated for 2003 is significantly higher than the equivalent figure in 1996, which was 37.

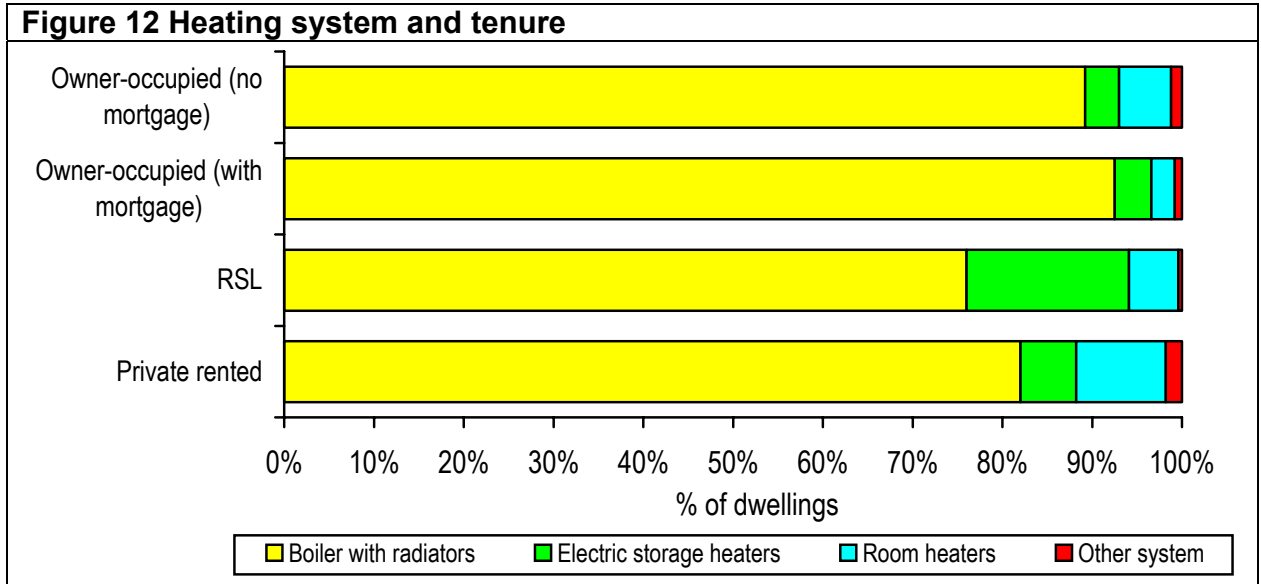
The graph below show SAP ratings by tenure. Owner-occupied (no mortgage) dwellings show the lowest mean SAP rating, the highest being for RSL dwellings. Typically the older the dwelling, the lower the SAP rating. Dwellings built pre-1964 have an average SAP of around 50. The highest mean SAP is found in dwellings built post-1964.



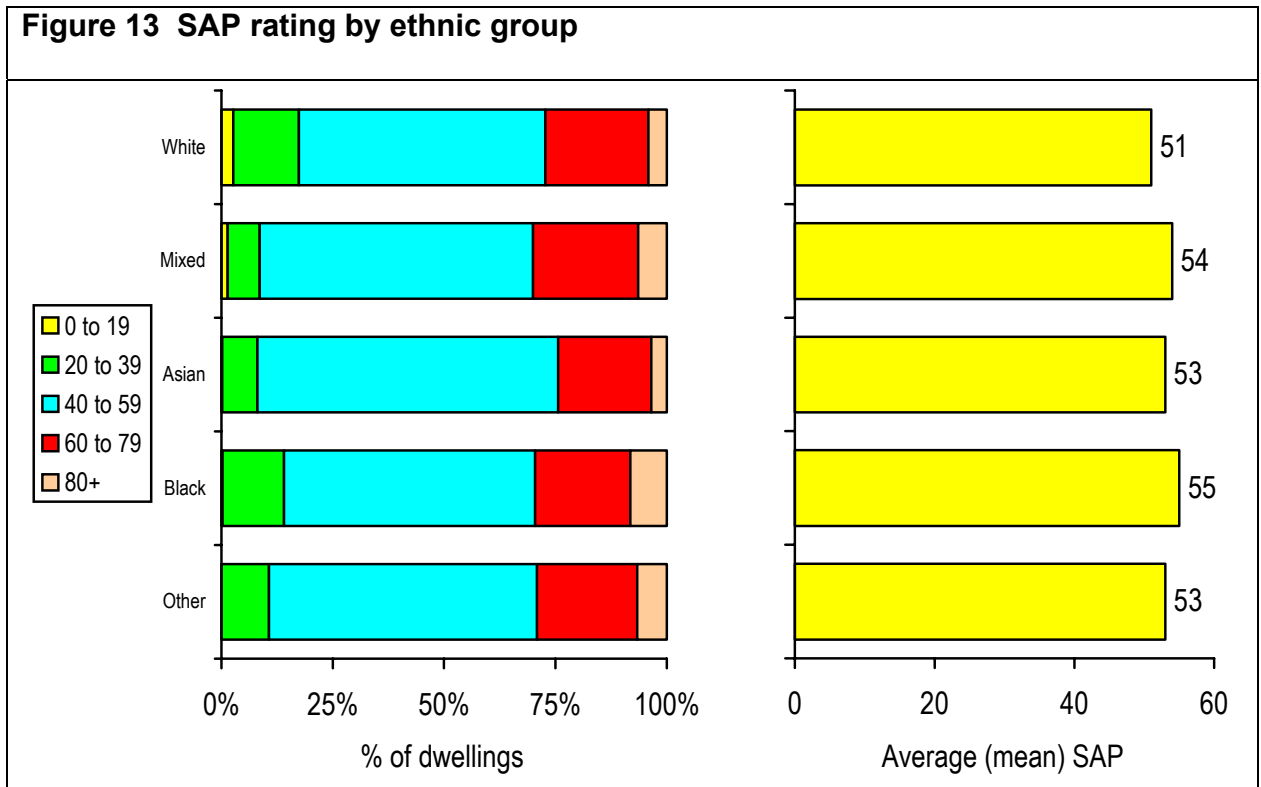
Source: Figure 6 London Borough of Brent Private Sector Stock Condition Survey 2003

The survey confirmed that SAP rating is dependent on building type. Exposure is often a key factor, detached, semi-detached and end terraced dwellings show lower SAP ratings; mid terraced dwellings have a mean SAP of 54, whilst detached houses have the lowest mean SAP rating of 41. Flats in Brent also have high mean SAP ratings. The highest mean SAP rating is for purpose-built flats (mean SAP of 60).

The figures below show heating systems by tenure. The data shows that 92.6% owner-occupied dwellings (with a mortgage) are likely to have boiler with radiators central heating. Dwellings in the private rented sector appear particularly likely to use room heaters whilst RSL dwellings are likely to have electric storage heaters. Pre-1919 dwellings appear most likely to have room heaters whilst post-1964 dwellings show a high proportion with electric storage heaters.



Source: Figure 6.1 London Borough of Brent Private Sector Stock Condition Survey 2003



Source: Figure 6.10 London Borough of Brent Private Sector Stock Condition Survey 2003

Results by ethnic groups show that Black households have the highest mean SAP rating while White households show the worst energy efficiency. This could be due to an over representation of Black

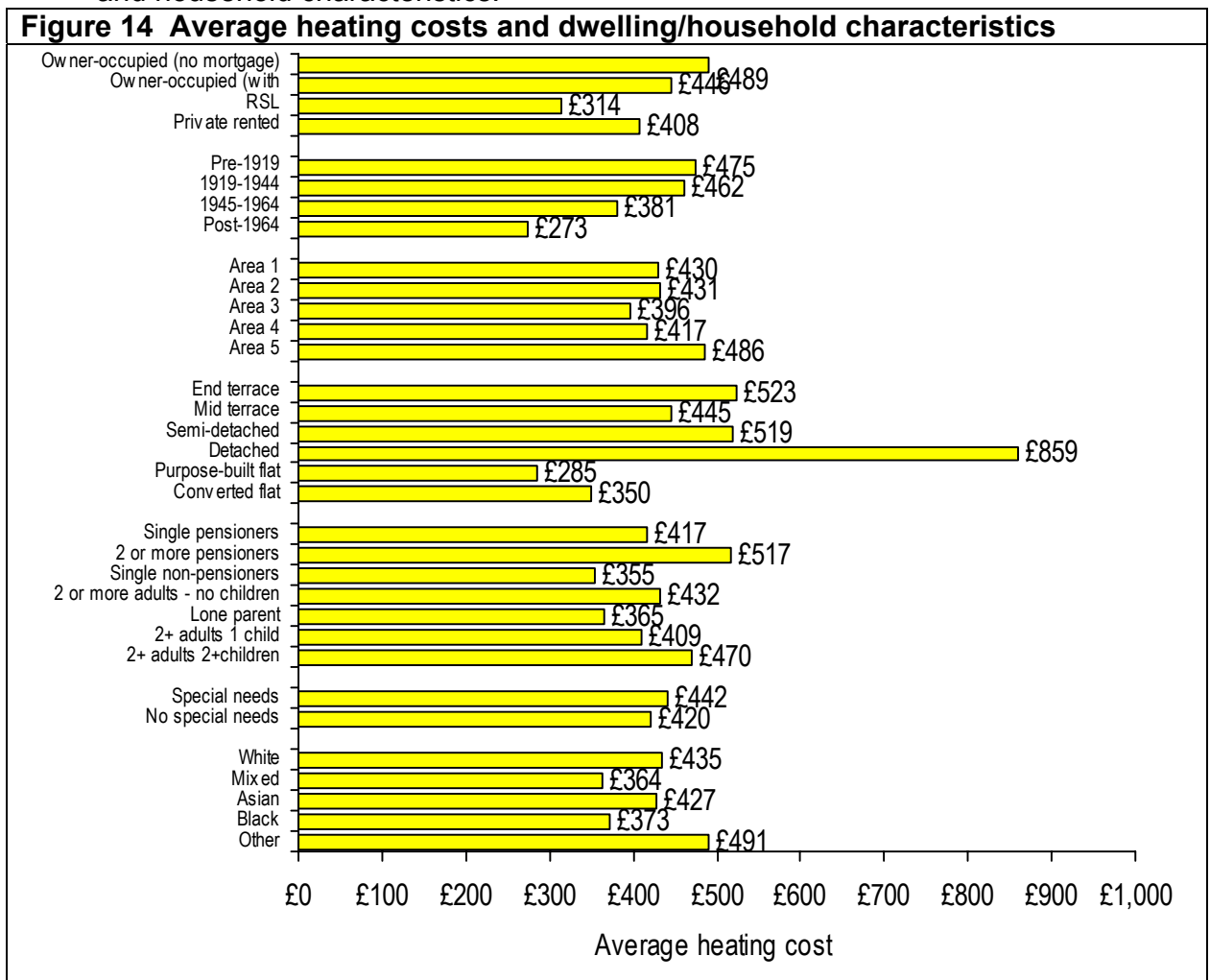
households in RSL dwellings whilst White households are over represented in the private rented sector.

14.3.1 Households with low SAP ratings

SAP ratings vary between different types of households. Households living in the least efficient homes (that is in a home with a SAP rating of 30 or less) tend to:

- live alone – 37.8% of the least efficient homes contain only one person, whereas only 27.5% of all households are single person households.
- be elderly – 31.9% of the least efficient homes only contain elderly people, 16.9% of all households are only older people.
- have special needs – 13.2% of the least efficient homes contain someone with a special need compared with 10.6% of all households.
- have low incomes – the average gross earned income of households in the least energy efficient homes is £17,355 compared with £23,028 for all households.

The graph below shows a summary of average heating costs and dwelling and household characteristics.



Source: Figure 6.13 London Borough of Brent Private Sector Stock Condition Survey 2003

14.4 Energy Efficiency Strategy

Key Objectives:

We aim to maximise energy efficiency and eliminate fuel poverty, where practicable, by the year 2010 in line with the UK Fuel Poverty Strategy.

Our Fuel Poverty Strategy, drawn up and delivered jointly with our partners, sets out our aims, objectives and delivery plan. A summary is given below.

- Brent Council together with its partners aims to eliminate fuel poverty by implementing actions intended to improve the energy efficiency of the stock to a level needed to eliminate fuel poverty. The council will continue with other actions to reduce poverty and reduce under-occupation where that is the primary cause.
- A house shall be deemed to be improved to a necessary level when a household, which is not under-occupying the home, and in receipt of benefits, should not need to spend more than 10% of its disposable income on fuel. (Targets set out in appendix 1) Provided that the original construction of the house does not make this impossible through conventional cost effective measures.
- Surveyors in Private Housing Services are receiving additional training in measuring and improving energy efficiency to ensure that dwellings in Brent meet the Decent Homes Standard in respect of energy efficiency.

Programmes in Brent to Reduce Fuel Poverty

A free energy advice service is available to Brent residents, which helps by giving advice on

- No cost and low cost ways to save energy
- Accessing specific energy efficiency grants (see below)
- Contractors providing energy efficiency services
- Help with tariffs and billing problems
- Holds surgeries around the Borough

The service, provided by Energy Solutions, with funding provided from the London Borough of Brent can be accessed through:-

- A freephone service
- Home visits when required.

The service is publicised through posters, seminars, referral networks, the local media, and by working with local voluntary sector groups.

The Warm Front Grant

This is the main government grant for homes vulnerable to fuel poverty, and is seen by the government as the main way of tackling fuel poverty. It is for people who own or privately rent their home and are on certain benefits. It is available to people who are 60 and over, households with

children under 16, are pregnant, are disabled, or have a long-term illness. Only one grant is available for each home.

Energy Efficiency Commitment (EEC)

Under the regulatory regime of the privatised energy utilities monies equivalent to £1 per customer has been set aside to be spent on energy efficiency improvements. This money is used for several grant programmes including the provision free low energy light bulbs and setting up of insulation and heating schemes.

Heatstreets

Heatstreets main objective is to target low income and vulnerable households living in fuel poverty. The project seeks to tackle the thermal performance of our stock and also provides practical advice for residents in reducing their fuel costs. This dual approach will provide a mechanism for achieving increased thermal comfort and a reduction in fuel bills.

Home Energy Solutions Project

There are currently no energy efficiency schemes, which gather hard data about household energy consumption or the barriers to its reduction. This project set up with funding from the Association of London Government aims to work intensively with a selection of households across different housing types, social and ethnic groups to develop replicable strategies for better energy management and cost effective investment in energy conservation and renewable energy.

Energy Intelligence Programme

Energy Solutions have taken on board that the best time to improve energy efficiency into the home is when improvements are being made it is therefore the ideal time for clients to have a survey done and advice and energy saving measure will be given to clients and, their architects and builders. Energy Solutions will guide clients to grants and discounts, products and installers to enable clients to get best value and a comfortable home.

Potential Programmes

It is recognised that existing programmes need to be built on to achieve the desired results and to make more efficient use of resources. These programmes fall into the following broad categories:

- Accessing further sources of funding to act as incentives
- Making better use of the opportunities offered by existing spending programmes
- Encouraging householders or landlords to invest their own money

The following list gives some specific examples of other initiatives that could be explored in Brent:

Credit Unions

Work with Credit Unions has already been explored in other parts of the country. The benefits are that they offer credit to those not able to access credit through mainstream financial institutions. This is significant as most other loan schemes use conventional credit scoring techniques, which

only allow loans to those who could simply use their credit cards. Also, many energy efficiency measures are relatively low cost and below the minimum threshold provided by banks. For these reasons Credit Unions are able to offer credit to those who most need it.

Integrated Advice

For many people in fuel poverty, the relatively large proportion of their income spent on energy can contribute to debt and also disconnection. In the latter case most utilities would install pre-payment meters rather than disconnect the customer, which instead leads to what is known as 'self-disconnection' when the householder runs out of money to top up the meter.

In most cases when seeking help householders are counselled on debt management, whereas they would benefit more from learning how to reduce their bills. It is likely that most people in this situation would also qualify for some kind of grant.

Improved Education and Publicity

Although there is an existing open access advice centre through Energy Solutions (NWL) it is recognised that householders will only use that service if they think they have a need for it or there is another incentive such as grants or free low energy light bulbs. Although the advice centre has been well used the figures show that after 2 years only a small percentage of the population has been reached, although most of these are in the sector vulnerable to fuel poverty.

To generate the increased demand for advice additional publicity and promotion should be considered. Brent Council is in an ideal position as it has access to publicity channels such as Brent Magazine and the Council Tax mailing list. Experience in other boroughs has shown that direct mailing from the Council who are perceived as impartial has a far greater impact than from a commercial organisation that will not be trusted.

15.0 Crime Prevention

Crime and fear of crime have a detrimental effect on people's sense of well being. This can significantly impact on people's health and quality of life. It can also affect the community at large. Replacing or repairing property is expensive for home-owners, businesses, landlords and the Council. As a consequence goods become more expensive, insurance premiums rise and local rates increase to meet this cost. Physical or mental attacks on another person can often mean time off work or studies for the victims and this has a detrimental effect on the victim's sense of security and therefore their quality of life. If a person fears that a crime may take place either to their person or their property, it can effect how they live their lives, and can force them into isolation and subsequently leading to stress related illnesses. Property crime can have a big psychological impact as it removes people's sense of security from their

own home, which should be the one place in which they can feel safe and secure. These problems are particularly acute for the elderly and those living alone.

There is evidence that those in fear of crime are deterred from full involvement in society, and become socially excluded.

In order to help recent victims of crime, and help prevent repeat crime, we have formed partnerships with various agencies, such as the police, who have crime prevention officers (CPOs). They offer advice to recent victims of housing crime on the prevention of further incidents. The CPOs are also able to provide free installation of crime prevention measures to properties that meet certain criteria and are within burglary hotspots. Our other partners such as the Housing Resource Centre are also able to offer vulnerable households various home security devices, Victim Support Brent, are able to give information and support to victims of crime and their family and friends. Crime prevention is about cooperation and about taking collective responsibility for the area in which we all live therefore we are working with Brent Neighbourhood Watch Association to encourage residents to prevent crime collectively in their local neighbourhood.

The “increasing crime reporting reduction in doorstep crime and burglary project”, offers residents in the St Raphaels, Brentfield and Mitchellbrook area who are vulnerable or have been a victim of burglary within the last 12 months free installation of physical security measures.

The council is in the process of setting up an Anti-Social Behaviour (ASB) team to tackle ASB across the borough and across all housing tenures. The team will be able to investigate cases of ASB and where necessary take appropriate action.

The Housing Resource Centre via its Sanctuary project is able to help victims of domestic violence to remain in their homes. The scheme provides safety devices and a safe room for those experiencing violence, with access to a dedicated team, who will respond to emergency situations.

A housing crime strategy and subsequent action plan is currently being produce which will look at crime issues across all tenures, including the private sector and ways to tackle them.

15.1 Strategy for Crime Prevention

In order to help recent victims of crime, and help prevent repeat crime, we have formed partnerships with various agencies, such as the police, who have crime prevention officers (CPOs) who offer advice to recent victims of housing crime on the prevention of further incidents.

Our other partners such as:-

- Victim Support give victims of crime and their family and friends information and support.
- Brent Neighbourhood Watch Association work with residents to prevent crime collectively in their local neighbourhood.
- The “Increasing crime reporting and reducing doorstep crime and burglary project” currently offers residents in the St Raphaels, Brentfield and Mitchellbrook area who are vulnerable or have been a victim of burglary within the last 12 months free installation of physical security measures.

Housing & Customer Services provides help through:-

- The Housing Resource Centre offer vulnerable households various home security devices and
- Private Housing Services gives grants (up to £5,000 in any period of 3 years) to install home safety devices.

Corporately, the Council is currently in the process of setting up an Anti-Social Behaviour (ASB) Team to tackle ASB across the borough and across all housing tenures.

16.0 Regeneration

Brent has a variety of regeneration initiatives in the private sector as well as those targeting social housing though most major housing programmes have focused on large estates of Council housing. Those which focus on or include the private sector are:-

- the Harlesden Renewal Area – focusing on private sector housing through a number of completed group repair schemes and enhanced renovation grants but now concentrating on empty properties and HMOs;
- SRB programme in Kilburn which helped us to improve all HMOs in the area;
- The South Kilburn New Deal for Communities which is an all embracing regeneration programme of the area driven by residents. The Masterplan was worked out on the basis of consultation with all residents in the area, including private sector tenants and owner occupiers;
- The regeneration of Wembley is centred around the new stadium but extends to private sector housing and employment also.

16.1 Private Sector Housing and Regeneration Strategy

Include private sector residents in consultation and effect improvements to the housing stock in the private sector in regeneration area.

- We will continue to consult with residents across all tenures when a regeneration initiative is being developed to ensure that different needs and perspectives are taken into account as we are currently doing in Wembley and South Kilburn.

- We will continue to seize opportunities whenever possible to regenerate private sector housing, by using the appropriate tools, for example:-
 - declaring a renewal area as in Harlesden,
 - bidding for funding to regenerate specific types of dwellings as in Kilburn renovating HMOs through SRB and private funding,
 - seeking to be part of studies, such as the one carried out by the Race Equality Unit to improve services to people with special needs and address inequalities in access to housing.

17.0 Next Steps

Attached is a fully costed action plan which will be incorporated into service operational plans of the relevant units so that it can be properly monitored. The strategy will be reviewed and updated as necessary.

25.7.05

Appendix 1A - Action Plan for Private Sector Strategy 2005 - 2010

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap	Actions	Targets	
	Capital £	Revenue £	Cap©/Rev® £	Capital £	Rev £	£ '000	Capital £	Revenue £	Cap©/Rev® £		Output/ year	By
1.Prevent homelessness through advice and intervention as appropriate.		1,321,000	→		1,497,000	→		1,475,000 per yr →	→	Prevent homelessness through advice and intervention.	2,000/year housing advice, conciliation and duty advocacy.	Ongoing
										Identify underlying trends & develop preventive measures.		July 06
											Support London Housing Advice Strategy and its objectives by adopting AHAS PIs	
Non-Priority & Rough Sleeping Scheme (funded by ODPM Homelessness Str Delivered by Phrase HA and DePaul Trust)		75,000				75,000®*	•		225,000®*	Provide housing for non-priority applicants and rough sleepers		50 people to be housed/year
2. Increase access into the private rented sector and preserve and encourage an affordable rental market.										Develop realistic alternatives to social housing in private rented sector.	500	
										Work with landlords and the Rent Service to ensure rents of all Council backed letting initiatives are affordable.		Ongoing

*Funding for the Homeless Strategy by the ODPM in future years is likely to continue, but at present it is not clear at what level. Therefore the funding for this project has been identified as a potential gap. If the current source of funding ceases or decreases but the project is considered a priority, funding will be allocated from existing resources.

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets		
	Capital £	Revenue £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Revenue £	Cap©/ Rev® £		Output/ year	By	
3. Improve housing conditions and management of the private rented sector by training, grants and enforcement.	30,000	944,010 gross. 854,810 net	0	30,000	967,610 gross. 876,180 net	0.	90,000	3,050,405 gross. 2,762,172 net	0	April 05- March 07 Inform, educate and regulate the sector, using enforcement powers when necessary.	2005/06 40 landlords to be trained through Landlord Accreditation Scheme	Ongoing	
											2005/06 40		
											2006/07 40		
											2007/10 120		
											Improve and maintain the quality of private rented sector.	2005/06 890 dwellings (tenancies) improved	
												2006/07 ditto	
											2007/10 2670 dwellings (tenancies) improved.		

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	
	Capital £	Revenue £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Revenue £	Cap©/ Rev® £		Output/ year	By
3. Improve housing conditions and management of the private rented sector by training, grants and enforcement. Continued										Implement HHSRS & seek approval from Members for disc. enforcement for bands D-E.		1/10/05
										Ensure all PHS staff are fully trained in the HHSRS and information leaflets are distributed through advice and community sectors.		30/9/05
										Extend ISO 9001:2000 monitoring arrangements to assess the effectiveness of the new licensing/HHSRS regime.		Dec 2005
										Participate in Landlords Day annually		October 2005
										Commission new HC/HNS		Sept. 2006
										Provide publicity, incentives and encouragement for landlords to join the Accreditation Scheme.		Ongoing

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	
	Capital £	Rev £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Revenue £	Cap©/ Rev® £		Output/ year	By
Better Renting Scheme (funded by ODPM Homelessness Strategy Delivered by Brent Private Tenants Rights Group)										Provide info to tenants/landlords on "Better Renting" when appropriate.		Ongoing
										Review effectiveness of Heat Streets and consider whether additional initiatives are needed.		Sept. 2005
		15,000	0		0	15,000*		0	45,000*	Contact landlords and estate agents to publicise the scheme	100 Idlords 20 estate agents/yr	April 2007
										New landlords/EAs participating	52/year	
										Bulletins produced	4/yr	
										New partners involved	12/year	
										Service events held	12/year	
										Service units accessed	50	
										Homelessness prevented	50	
										Disputes resolved	50	
	Powergen 861,722 GOL 522,143 H/hlders 432,560 Total 1,816,425		To be review'd Possibility of 912,141 Being carried over to 06/07.							Begin Heat Streets initiatives. (The start of this project has been delayed and permission is being sought from the ODPM to run it over financial years April 2005 – March 2007.	850	30/4/05

*Funding for the Homeless Strategy by the ODPM in future years is likely to continue, but at present it is not clear at what level. Therefore the funding for this project has been identified as a potential gap. If the current source of funding ceases or decreases but the project is considered a priority, funding will be allocated from existing resources.

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets			
	Capital £	Revenue £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Revenue £	Cap©/ Rev® £		Output/ year	By		
4. Improve housing conditions for owner occupiers	700,000	89,367 gross. 17,452 net	0	700,000	91,601 gross. 19,686 net.	0	2,100,000	288,774 gross. 232,381 net.	0	Provide Small Works Grants to vulnerable households.	2005/6	460		
											2006/7			
											2007/10		1380	
											Provide advice and Small Works Grant assistance through in-house agency.	2005/6	427	
												2006/7		
												2007/10		1281
5. Increase the number of dwellings, in line with government targets, which meet the DHS for vulnerable occupants.	166,000	76,567 gross 55,205 net		321,500*	78,481 gross 31,885 net*	300,000 ©* and 31,885 ®*	972,000*	247,413* gross. 124,860 net	972,000 (C)* + 124,860(R)*	Extend ISO 9001:2000 monitoring arrangements to review effectiveness of Houseproud and effect improvements.	2005/6	4	Bi annually	
											2006/7		15	Bi annually
											2007/10		60	Bi annually
										Identify and map vulnerable households in the private sector.			30/5/05	
										Submit report to Exec recommending 0% loan for 1 st £7.5K to help VP meet DHS.			July 2005	
										Provide advice and assistance through in-house agency.	2005/6	20 (half year)		
											2006/7		40	
											2007/10		120	

*The Decent Homes Standard is a new project so capital and revenue funding has been identified as a gap at this stage, but funding will be diverted from existing resources.

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	
	Capital £	Rev £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Rev £	Cap©/ Rev® £		Output/ year	By
6. Provide adaptations to tenants and owner occupiers to enable people to live independently in their own homes.	2,677,000	678,499 gross. 325,982 net		2,677,000	695,462 gross. 340,432 net		2,677,000	2,192,453 gross. 1,111,649 net		Reduce PHS waiting list for adaptations.	To max. 6 weeks	On going
										Deliver adaptations programme having regard to ODPM Good Practice Guide "Delivering Housing Adaptations for Disabled People".		On going
7. Build on our successful EPS, regenerate properties and increase supply of affordable housing.	2,345,000 incl. 300 Hm Str	251,414 gross. 66,988 net inc 40 Hm Str		2,000,000	257,699 gross. 113,273 net		6,000,000	812,399 gross. 379,121 net		Introduce option of extra grant for extra years of NR.		Aug 2005
										Introduce enhanced grants (additionally grant aid thermal insulation) to promote uptake of training for landlords via the Accreditation Scheme.		Aug 2005
										Number of new units (PHS) (>5 yrs NR)	15	
										Number of new units (PHS) (5 yrs NR)	100	
										Included within the total number of new units, number of units with additional insulation	5	

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	
	Capital £	Rev £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Rev £	Cap©/ Rev® £		Output/ year	By
8. Implement HMO licensing and continue to work with Planning to preserve existing HMOs.	0	141,680 gross. 76,680 net (GF)		0	125,222 gross. 25,222 net (GF)		0	205,861 gross. net. 100,861 net (GF)		Advertise campaign to encourage owners to apply for HMO licenses, and residents to report licensable premises to us.		30/9/05
										Draw up agreements with suitable partners to offer management services for HMOs.		30/9/05
9. A) Extend advice to maximise energy efficiency initiatives to reduce fuel poverty.	0	ESNWL funded for £39k by Housing & Customer Services. In addition PHS and BHP carry out work to increase energy efficiency.	0	0	ESNWL funded for £39k by Housing & Customer Services. In addition PHS and BHP carry out work to increase energy efficiency	0	0	ESNWL funded for £39k by Housing & Customer Services. In addition PHS and BHP carry out work to increase energy efficiency	0	Develop an energy efficiency database for all households to include fuel poverty indicators		2005/06
										Share data with agencies in the borough in order to provide targeted advice to vulnerable households.		Ongoing
										Work with the community and voluntary groups to promote energy efficiency.	20 per year, increase 5%	
										Promote energy efficiency measures to other agencies in Brent.		
										Work with the Health Services to make fuel poverty a core issue.	Agreed PSAs in joint strategies.	
Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	

	Capital £	Rev £	Cap©/ Rev® £	Capital £	Rev £	£	Capita l £	Rev £	Cap©/ Rev® £		Output/ year	By
Continued 9.A. Extend advice to maximise energy efficiency initiatives to reduce fuel poverty.										Provide free fuel poverty awareness training for carers and frontline staff in contact with vulnerable households.	All carers groups and Social Services and Housing	2005/06
										Prioritise the most cost effective measures for improving energy efficiency.	Prioritise top 5 actions.	
										Ensure that energy efficiency information is collected in Housing surveys.	All Housing surveys.	
										Promote grants and services to all householders using Council mailing lists.	2005/06 2 mailings	
											2006/07 4 quarterly mailings	
											2007/10 8 - 10	
										Ensure that all private financed heating schemes include fuel poverty performance indicators.	2005/06 1%	
									2006/07 2.5%			
									2007/10 5% per yr			
									Maximise the funding available by accessing the Energy Efficiency Commitment and other government programmes.	Increase funding by 2% each year.		

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	
	Capital £	Rev £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Rev £	Cap©/ Rev® £		Output/ year	By
Continued 9.B. Extend advice to facilitate attainment of Fuel Poverty, Decent Homes and Dwelling Energy Efficiency targets.	0	39,000	0	0	39,000 to be reviewed	0	0	39,000 to be reviewed	0	Provide free energy advice that is accessible to all Brent households.	2005/06 1,350 h'seholds	
											2006/10 2% increase annually	
										Target advice and grant assistance to ensure privately owned homes in Brent meet the Thermal Comfort criterion of the Decent Homes Standard	2005/10 5% of dwellings per year.	
										Eliminate fuel poverty and work towards increasing the energy efficiency of private dwellings in the borough by 20% by 2020	2005/10 4% increase in energy efficiency per year compared to 2000.	
										Increase by 2% each year the number of new clients being referred for Warm Front grants.	2005/06 150	
									Increase by 2% each year the number of new clients receiving energy advice at surgeries.	2005/06 1000		

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	
	Capital £	Rev £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Rev £	Cap©/ Rev® £		Output/ year	By
Continued 9.B. Extend advice to facilitate attainment of Fuel Poverty, Decent Homes and Dwelling Energy Efficiency targets.										Increase by 2% each year the number of home and group visits to vulnerable clients.	2005/06 200	
										Increase the number of agencies making referrals to the service	1% each year.	
										Increase the number of private householders accessing the housing energy efficiency advice service.	2% each year.	
										Target energy efficiency advice and grants to vulnerable households.	5% each year, identified by data matching.	
										Target grants to low income households, householders over 60 or in receipt of benefits.l	5% each year, identified by data matching.	
										Ensure that customer satisfaction achieved.	80% of customers	

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	
	Capital £	Rev £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Rev £	Cap©/ Rev® £		Output/ year	By
10. Private sector is fully involved in local regeneration initiatives.										Include shorthold tenants in regeneration areas to encourage them to participate in consultations on proposed changes.		On going
										Ensure private sector residents are included in any training and/or employment opportunities.		Ongoing
										Ensure that wherever practicable, community facilities are available to private as well as social housing residents.		On going
										Ensure that any option appraisal/impact assessment carried out on environmental changes, includes private sector residents.		On going

Objectives	Current Resources 2005/06		Gap 2005-06	Resources for 2006-07		Gap 2006-07	Resources for 2007 - 2010		Gap 2007-10	Actions	Targets	
	Capital £	Rev £	Cap©/ Rev® £	Capital £	Rev £	£	Capital £	Rev £	Cap©/ Rev® £		Output/ year	By
11. Reduce crime and fear of crime.	0	70,000 – covering all tenures.	0	0	70,000 – covering all tenures.	0	0	70,000 – covering all tenures.	0	Development crime reduction work with private sector tenant associations.		April, 2006
										Develop work with our key partners in this area.		April, 2006
										Increase %age of time spent on private sector to 30%, from 10%.		April, 2006