

Private Sector Housing in Carlisle

A home is so much more than bricks and mortar. It's a place to raise your family, to experience major life events, and a place to create and share memories.



The Private Sector in Carlisle

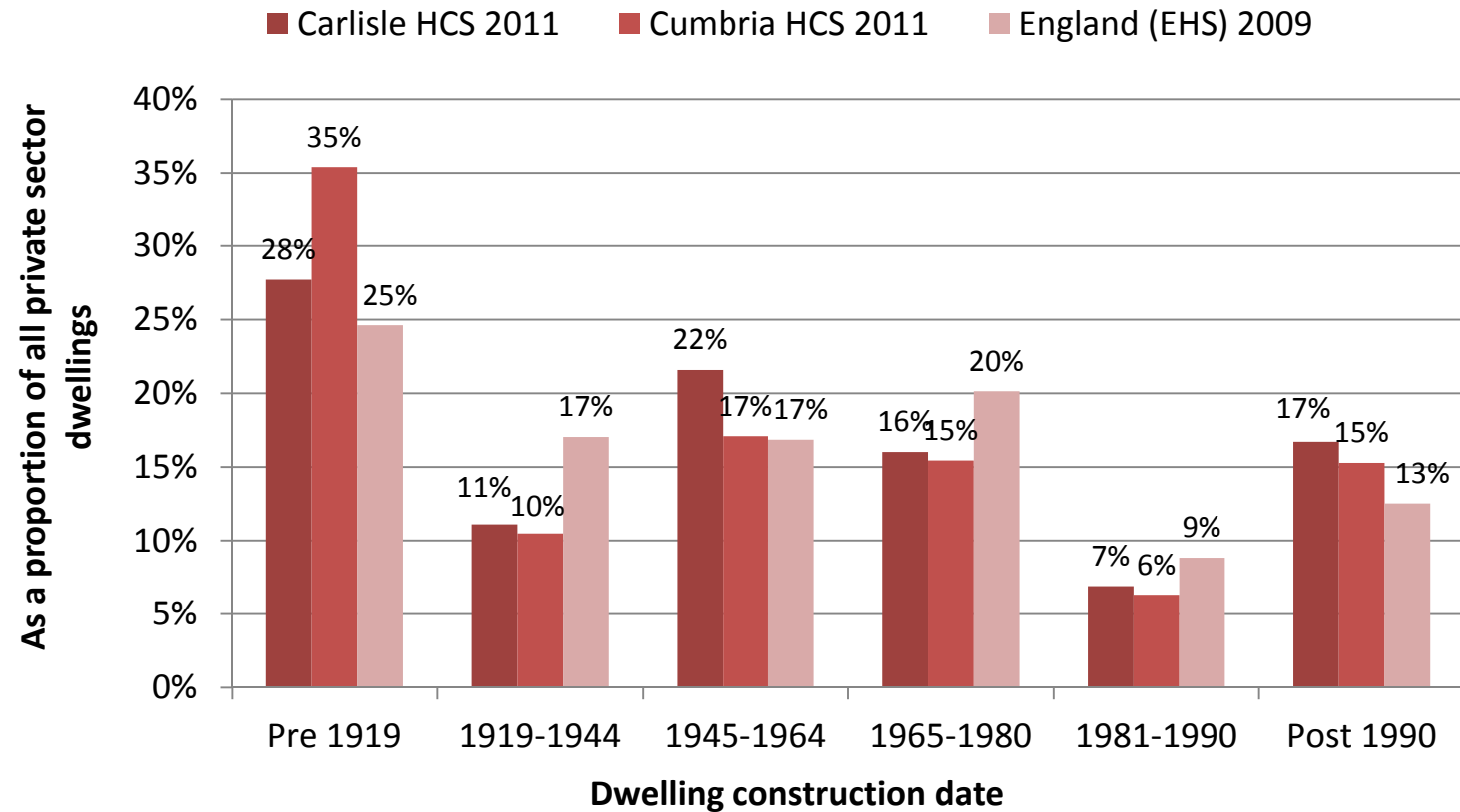
Picture of Housing Tenure

Tenure	Dwellings	Carlisle	Cumbria	EHS 2009
Owner occupied	34,730	70.3%	73%	67%
Privately Rented	7,160	14.5%	13%	15%
Private Sector Stock	41,890	84.8%	86%	82%
<i>Housing Association (RSL)</i>	7,500	15.2%	11%	9%
<i>Local Authority</i>	0	0.0%	2%	9%
<i>Social Housing</i>	7,500	15.2%	14%	18%
All Tenures	49,390	100%	100%	100%

The data has been taken from the Councils, Private Sector Housing Stock Condition Survey 2012

The Private Sector in Carlisle

Stock profile



The Private Sector in Carlisle

General housing characteristics

- The private rented sector in Carlisle has grown, estimated at 17%.
- National statistics estimate that there are **4.4 million** renters in England.
- There are currently **634** long term empty properties in Carlisle.
- Private renters live mainly in **flats** and **terraced** housing in the City.
- Average rent in the City is **£458**, per calendar month.

The Private Sector in Carlisle

The Private Rented Sector person profile

- 58% of private sector renters are aged between 25 and 44.
- Carlisle has a higher proportion of disability in the sector.
- **72%** of those living in the private rented sector, were in employment.
- Currently **2259** Local Housing Allowance claimants in the private rented sector.
- **Carlisle has 384** students in the private rented sector.
- Tenants are staying longer in there homes.

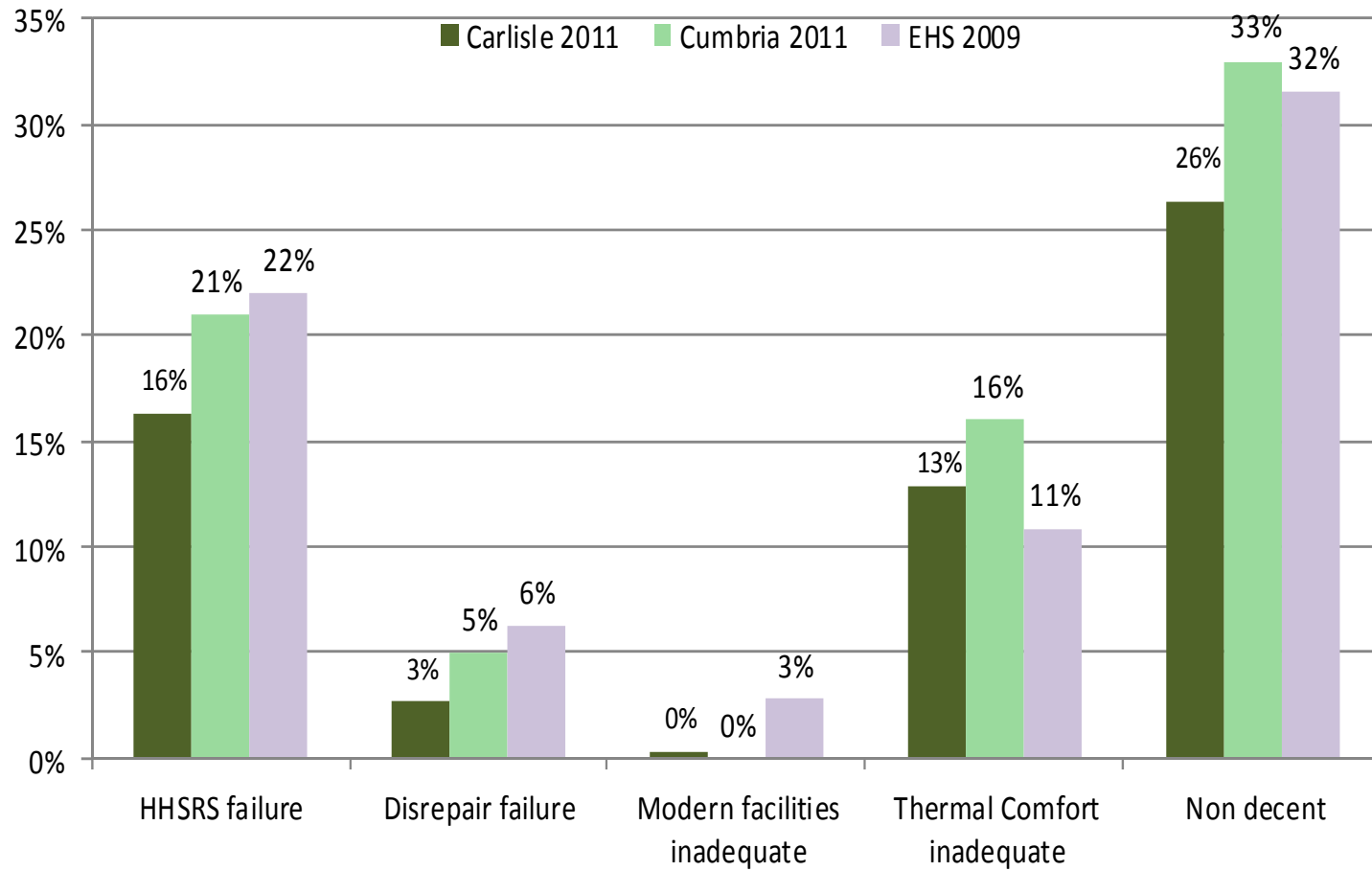
The Private Sector in Carlisle

Housing Conditions

- What are the Housing Standards?
 - Decent Homes
 - Housing and Health and Safety Rating System
- What are the private rented sector conditions locally?
- The most common hazards found in the stock
- Hazards we receive complaints about

The Private Sector in Carlisle

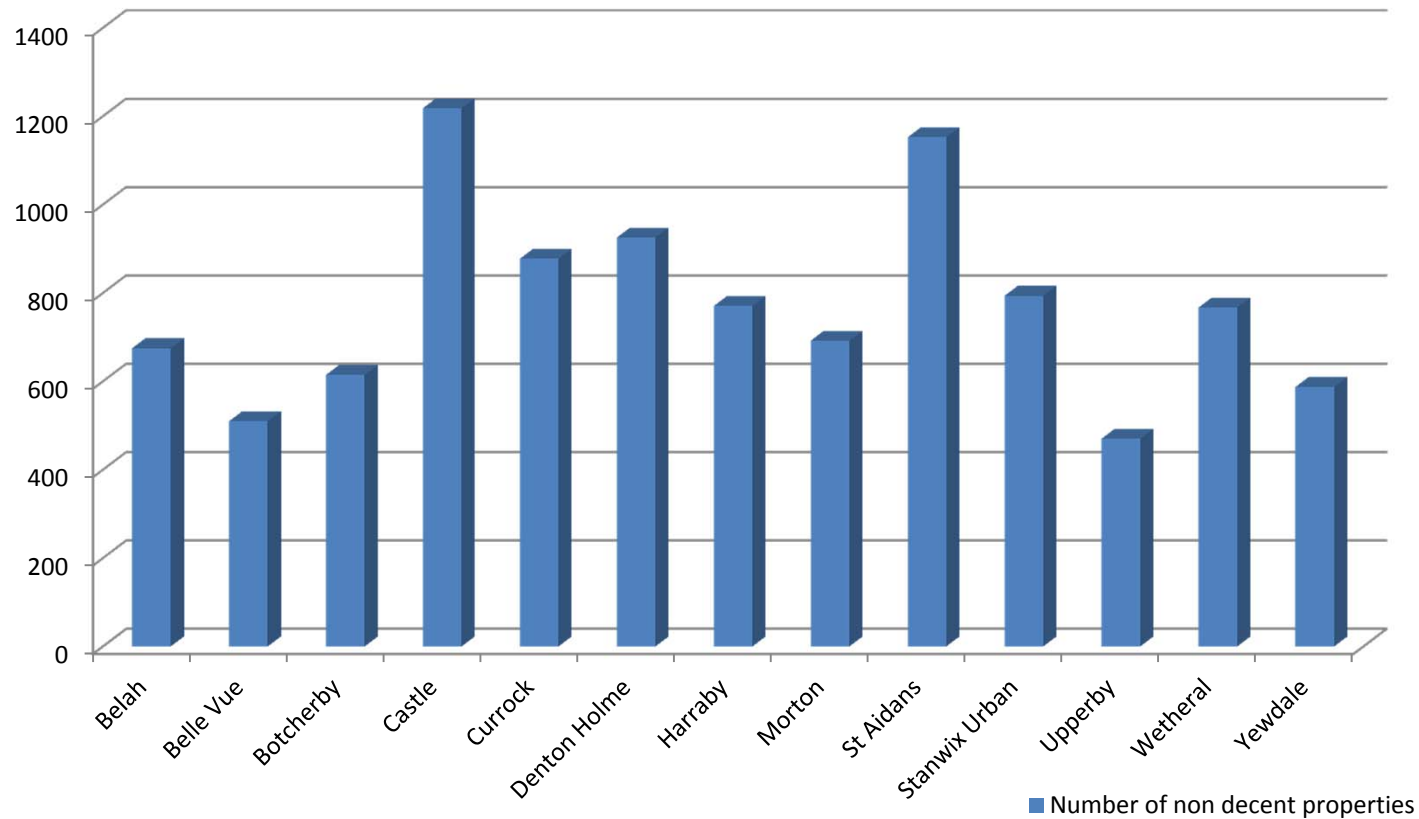
Housing Conditions



The Private Sector in Carlisle

Housing Conditions

Number of non decent properties per ward



The above graph shows the wards within Carlisle and District with the highest proportion of non decent housing

The Focus on the Private Rented Sector in Carlisle

The statutory framework

- The Housing Act 2004
- What are the Councils obligations?
 - Complaints
 - Duty to assess
 - Duty to take action
 - HMO's

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www.carlisle.gov.uk

The Focus on the Private Rented Sector in Carlisle

The Private Sector Housing Service

- Function of the service
- Policy framework for delivery
- Team structure
- Areas of work

“ We will address Carlisle's current and future housing needs to protect and improve residents quality of life”

The Carlisle Plan

The Focus on the Private Rented Sector in Carlisle

Our partners

- The team works closely with the following external key stakeholders;
- Cumbria Fire and Rescue Services
- Cumbria District Councils
- Cumbria Constabulary
- Local Registered providers
- Children and Adult Social Services
- Cumbria NHS Partnership Trust
- Trading Standards
- Locally represented Landlords group
- National Landlords Association (NLA)

The launch of the Cumbria Landlords Accreditation Scheme



House Conditions Complaints

A typical inspection



The Focus on the Private Rented Sector in Carlisle

Delivery in 2014/2015

- HMO Delivery
- Complaints and Advice
- Empty Property Project
- Cumbria Landlord Accreditation Scheme
- **Homeless Prevention and Private Sector Liaison Officer**
- Tenancy redress scheme legislation

The Focus on the Private Rented Sector in Carlisle

Going forward for 2015/2016

- Risk assessed approach to the inspection regime
- Proactive inspection of HMO properties
- £1.14m from DECC to fund heating systems in off gas properties without central heating.
- Private Sector Housing Strategy in 2015/2016

The Focus on the Private Rented Sector in Carlisle

Legislation on the horizon for the sector

- Smoke and Carbon Monoxide detection
- Provision for protection against retaliatory
- Energy efficiency improvements in the sector.
- Immigration Bill
- Nation wide licensing scheme
- Tackling Rogue Landlord discussion paper

Questions?