

**TONBRIDGE & MALLING BOROUGH COUNCIL**  
**COMMUNITIES and HOUSING ADVISORY BOARD**

**20 July 2021**

**Report of the Director of Planning, Housing and Environmental Health**

**Part 1- Public**

**Matters for Information**

**1 STOCK CONDITION MODELLING UPDATE**

**This report updates Members on the private sector stock condition modelling exercise undertaken by the Building Research Establishment (BRE).**

**1.1 Background**

1.1.1 The Council has a legal duty under the Housing Act 2004 to keep the housing conditions in their area under regular review.

1.1.2 Members previously endorsed the commissioning of Building Research Establishment (BRE) to undertake a housing stock condition modelling exercise with access to the model via an online system known as the Housing Stock Condition Database (HSCD). The Council also commissioned BRE to undertake additional work to identify private rented stock in the TMBC area (PRSID) improving accuracy in identifying private rented sector dwellings across the borough. This PRSID section of the report was funded by MHCLG's Private Rented Sector Innovation and Enforcement Grant Fund (2019/2020).

**1.2 Stock Modelling Approach**

1.2.1 A housing stock modelling approach produces a series of models describing the housing conditions in a specified area. It is a desk top model approach utilising data from national datasets, such as the English House Condition Survey, and basic dwelling information. The modelled data is provided as a database and presented in spreadsheet form and as a series of maps illustrating housing indicators across the Borough.

1.2.2 The BRE Housing Stock Condition Database (HSCD) provides dwelling level data from the modelled data and enables local authorities to update, view and query their own local data. The Council decided to included a basic integration of Energy Performance Certificate (EPC) data, integrate energy efficiency and energy planning variables (BRE modelled data not sourced from EPCs) and Local Land and Property Gazetteer integration to enable integration of both local benefit

data integration and local building control variables. The dwelling level data can be downloaded from the HSCD.

- 1.2.3 In addition to the housing stock modelled data report, the PRSID provides estimates on the key housing indicators mentioned in 1.2.6 to each census output area at dwelling level.
- 1.2.4 The database can be used to cross tabulate different variables, for example Category 1 Hazard for Excess Cold with Low Income Households and can provide a map which indicates where concentrations of households living on the lowest incomes in hard to heat properties are likely to be found.
- 1.2.5 BRE completed this work on 23 June 2020, providing the Council with detailed information on the likely tenure, condition and household vulnerability of housing stock and the geographical distribution of properties of interest.
- 1.2.6 This included a comprehensive report with a series of maps and a dwelling level housing stock modelling database, illustrating the following housing indicators across the borough:
- Category 1 Housing Health and Safety Rating System (HHSRS) hazard;
  - Category 1 hazard for excess cold;
  - Category 1 hazard for falls;
  - Estimated Standard Assessment Procedure (SAP) rating;
  - Presence of a household in fuel poverty;
  - Indication of disrepair in relation to the Decent Homes standard;
  - Presence of a vulnerable household where a member of the household is in receipt of an income or disability related benefit; and
  - Private rented dwellings.
- 1.2.7 The presence of Category 1 HHSRS hazards indicates the residential accommodation does not meet the minimum standard for housing. The category 1 hazards for excess cold and falls gives a link with the key housing health related determinants for excess winter deaths and hip fracture in people aged 65 and over.
- 1.2.8 The SAP rating gives an indication of the energy efficiency rating of the property. These indicators with the others mentioned in 1.2.6 provide useful information that we can use as the evidence base for any housing and health related strategies and targeting of financial assistance under our Housing Assistance Policy.

### 1.2.9 **Headline information and figures (modelled)**

- 1.2.10 There are 54,476 dwellings in Tonbridge and Malling, 67% are owner occupied, 16% private rented and 17% social rented.
- 1.2.11 4,054 dwellings in the private sector have category 1 Housing Health and Safety Rating System (HHSRS) hazards. This equates to 9% of properties.
- 1.2.12 856 dwellings in the private rented sector have category 1 HHSRS hazards. This equates to 10% of properties in the private rented sector.
- 1.2.13 The highest concentrations of all HHSRS hazards in the private rented sector are found in the wards of Burham and Wouldham, Wrotham, Ightham and Stansted and Downs and Mereworth.
- 1.2.14 The highest concentrations of fuel poverty (Low Income High Costs definition) in the private rented sector are found in the wards of Trench, Downs and Mereworth and Snodland East and Ham Hill and for excess cold the highest concentrations are in Burham and Wouldham, Wrotham, Ightham and Stansted and Downs and Mereworth.
- 1.2.15 The average SimpleSAP rating for all private sector dwellings in Tonbridge and Malling is 61, which is better than England (60) but the same as South East. For owner occupied stock the figure is 60 and for private rented stock it is 62.
- 1.2.16 The total cost of mitigating category 1 hazards in Tonbridge and Malling's private sector stock is estimated to be £13.9 million – with £11.0 million in the owner occupied sector, and £2.9 million in the private rented sector.
- 1.2.17 There are an estimated 735 HMOs in Tonbridge and Malling, of which approximately 171 come under the mandatory licensing scheme.
- 1.2.18 6.2% (2,806) of private sector dwellings and 5.8% (508) of private rented dwellings in Tonbridge and Malling are estimated to have an EPC rating below band E.
- 1.2.19 In the private sector stock, there are an estimated 9,348 dwellings with un-insulated cavity walls and 6,681 dwellings with less than 100mm of loft insulation.
- 1.2.20 Analysis of the energy efficiency variables indicates that the owner occupied stock has the highest average figures for the majority of variables (SimpleCO2, energy and heat demand, energy and heat cost).
- 1.2.21 **Outcomes**
- 1.2.22 These indicators provide useful information that we can use as the evidence base for housing and health related strategies and targeting of financial assistance under our Housing Assistance policy.

1.2.23 The BRE modelled data and database have already been used to help identify potentially eligible properties for current energy efficiency schemes including identifying:

- A target group of the least energy efficient private rented properties with an EPC Band rating of F & G for our participation in BEIS MEES Enforcement and Compliance pilot (Year 2).
- Private sector properties with an EPC rating E, F or G which can be targeted to raise awareness of the LAD GHG Phase 2 funding availability for low-income owner occupier households.

1.2.24 Going forward we will use the modelled data as an evidence base for funding opportunities, to target delivery of future housing improvement/energy efficiency schemes and to support proactive housing enforcement related activity. For example, identifying:

- A target group of least energy efficient private sector 'off gas' properties which may be potentially eligible for Home Upgrade Grant and 'on gas' properties which may potentially be eligible for LAD GHG Phase 3 funding subject to meeting low-income household eligibility criteria.
- Social housing homes and partners for the upcoming Social Housing Decarbonisation Funding which is targeted at the least energy efficient social housing occupied by low-income households.
- Licensable HMO's to ensure these properties are duly licensed with the Council and meet the minimum standards.

### **1.3 Legal Implications**

1.3.1 None

### **1.4 Financial and Value for Money Considerations**

1.4.1 None

### **1.5 Risk Assessment**

1.5.1 Not applicable

Background papers:

contact: Jason Wheble

NKD – Private sector housing stock condition modelling exercise, considered by Communities & Housing Advisory Board on 12 November 2018

Eleanor Hoyle

Director of Planning, Housing and Environmental Health