

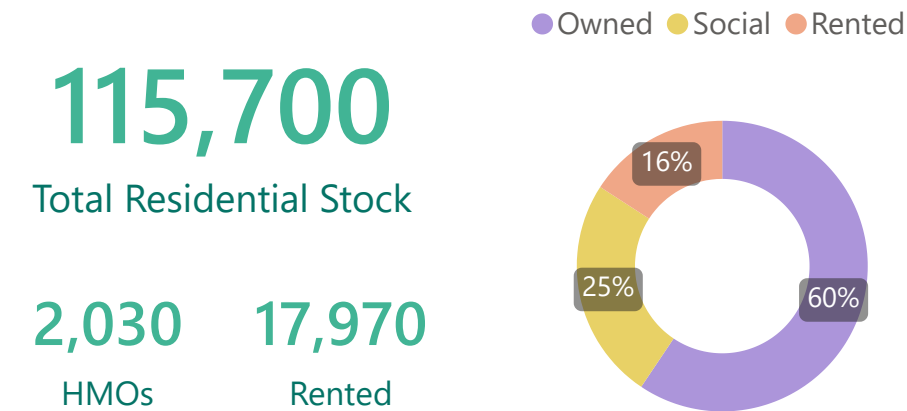
Walsall JSNA

Chapter 6 – Housing

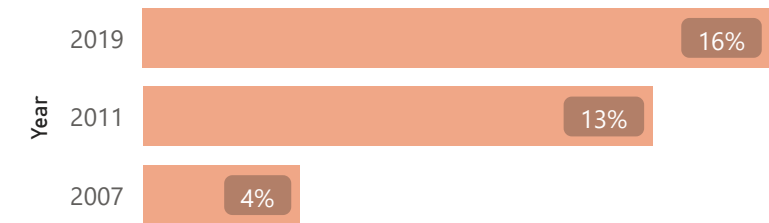
Contents

- 6.1 Housing Conditions
- 6.2 Improving Housing Conditions
- 6.3 Disability Facility Grants
- 6.4 Fuel Poverty
- 6.5 Housing Affordability
- 6.6 Homelessness
- Appendix

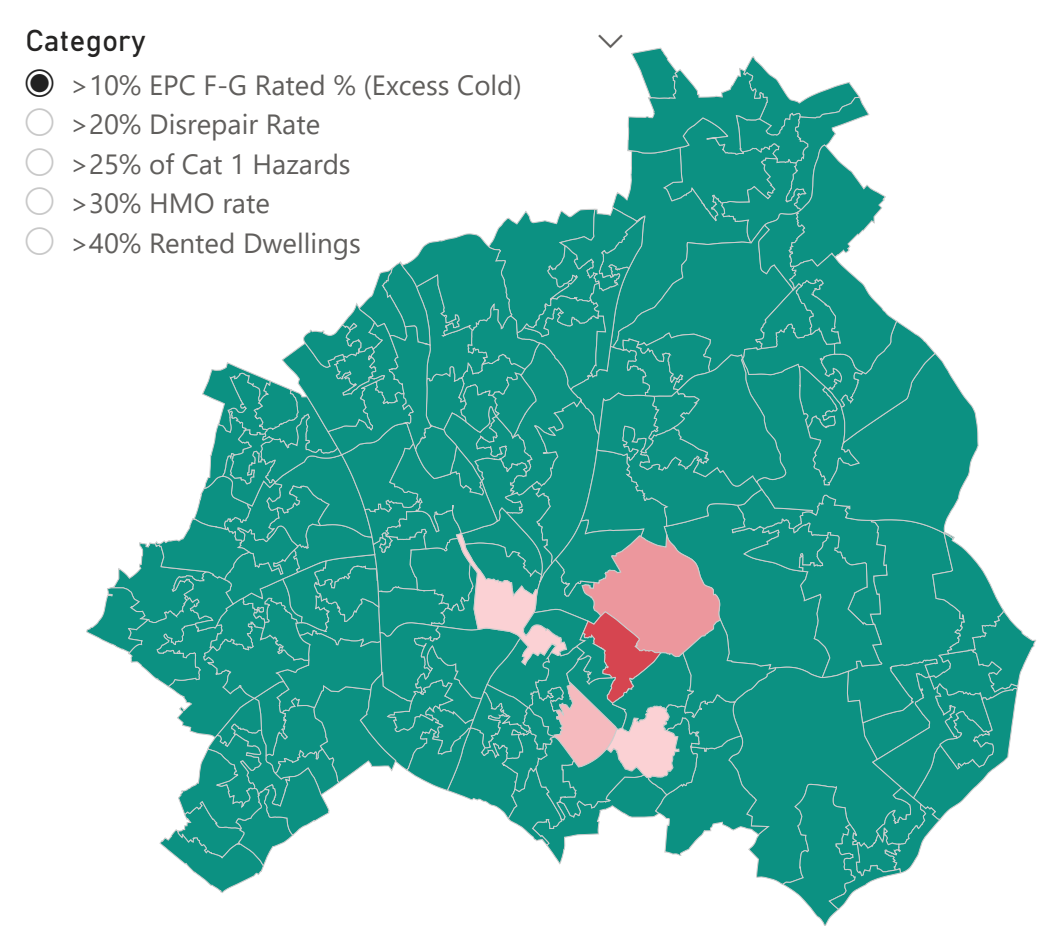
Total Housing Stock Overview 2019



Proportion of Housing Stock Privately Rented by Year



Stock Condition Survey 2019 notable findings mapped by LSOA



Key Points

Housing Conditions
Housing quality issues are concentrated within the South of Walsall, particularly Palfrey, Pleck and Paddock wards, where serious Disrepair and Hazards are notably high. Estimates at the cost of mitigation for hazardous housing across the borough is approximately £29.9 million. Investigation into these areas is necessary to ensure occupants are protected against rogue landlords, illegal housing conditions, modern day slavery and overcrowding.

Houses in Multiple Occupation (HMO)
HMOs are a growing property type within Walsall, and as of 2019 there were an estimated 2,030, representing 11% of all privately rented property. More than 30% of properties in Alumwell South and Pleck West are estimated to be HMOs.

Growth of Renting
Rented property now accounts for an estimated 16% of total housing stock, seeing substantial growth from 4% in 2007. These are predominantly in and around the town centre, such as the Alumwell East area, where 54% of all property is privately rented.

% of Housing Stock Rented

16%
% of Stock Privately Rented

Notable Wards	% Rented
St. Matthews	30%
Pleck	24%
Willenhall South	22%
Palfrey	20%
Birchills	19%

Rented Housing % HMOs

11%
Houses in Multiple Occupation (HMO)

Notable Wards	% of Stock HMO
Palfrey	18%
Pleck	17%

Rented Housing in Disrepair

9%
Classified as in Disrepair

Notable Wards	% in Disrepair
Pleck	14%
Palfrey	13%

Hazardous Rented Housing

14%
With a Category 1 HHSRS hazard rating

Notable Wards	% Hazardous
Paddock	19%
Palfrey	18%

£ 6,900,000

Estimated cost to mitigate across rented Housing Stock

Data Source: Walsall Housing Condition Survey 2019 produced by Building Research Establishment Ltd (BRE).

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Key Points

Enforcement Measures Required to Ensure Suitable Housing Conditions

As seen in the previous section of this JSNA (Housing Conditions), there are areas of the borough where a substantial proportion of the housing stock is sub-standard or hazardous. Walsall Council therefore works proactively with landlords especially private landlords to continue to improve the housing stock in the borough.

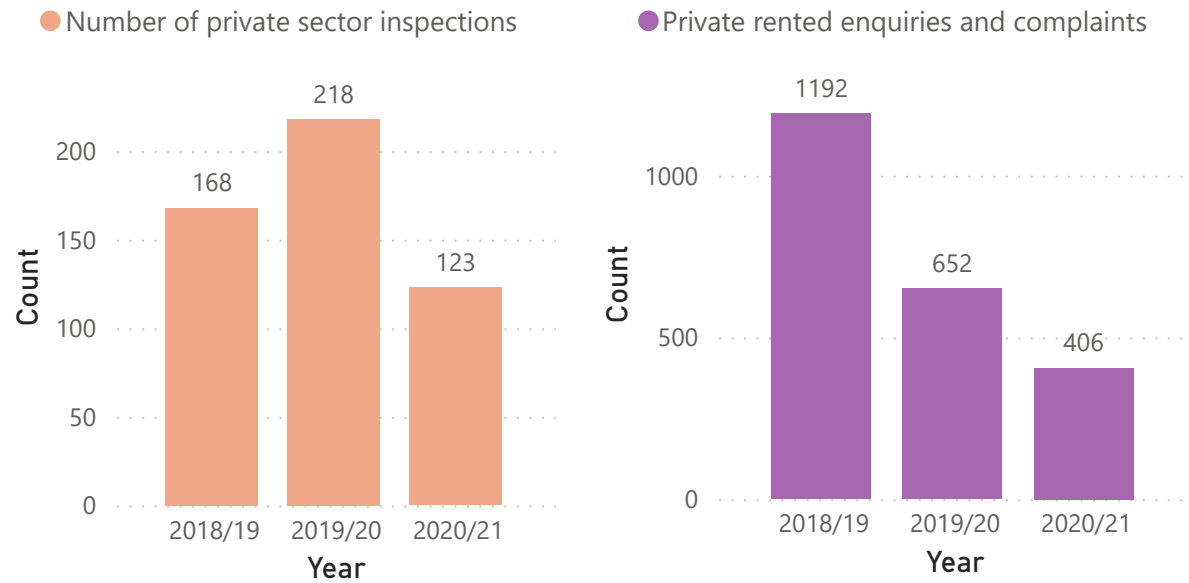
Where landlords fail to take appropriate action, the council uses a variety of enforcement powers to secure improvements including Legal Notices, Civil Penalty Notices (fines) and where necessary, prosecution.

1
Landlord Prosecuted (2020/21)

Statutory Housing Notices Served by Type and Year

Action Taken	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
Improvement Notice (Cat 2)	5	3	1	4	2	12	18	11	22	78
Improvement Notice (Cat 1)	5	1	1	3	2	5	10	11	14	52
Emergency Prohibition Order	0	2	3	4	3	3	2	0	8	25
Prohibition Order	2	1	2	3	1	0	3	1	6	19
Hazard Awareness Notice	0	1	1	0	0	1	0	1	0	4
Emergency Remedial Action	0	0	1	0	0	0	0	0	0	1
Total	12	8	9	14	8	21	33	24	50	179

Number of Private Inspections and Complaints



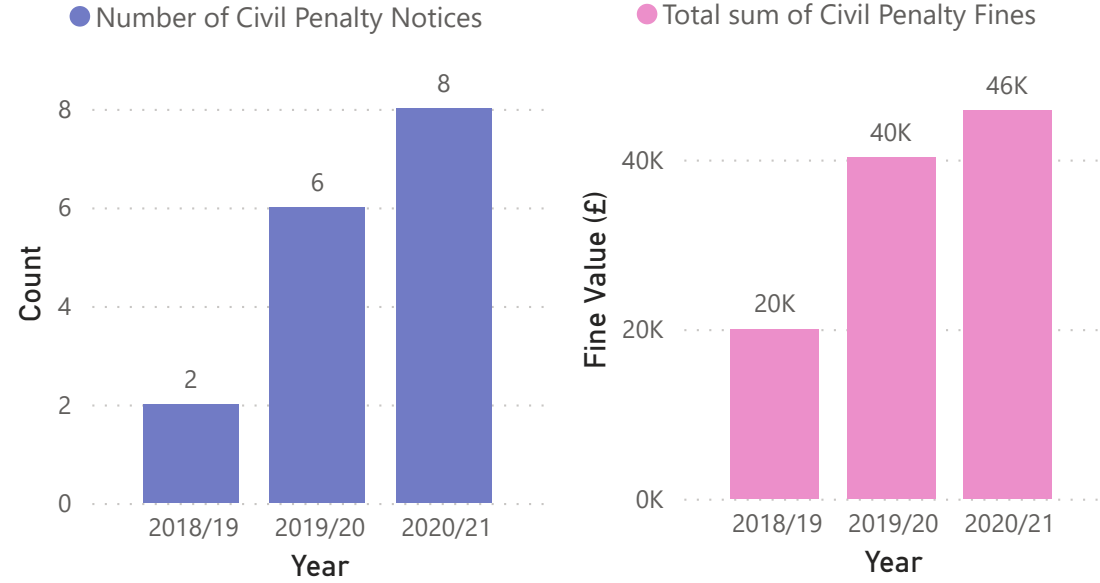
Key Points

Complaints and Actions

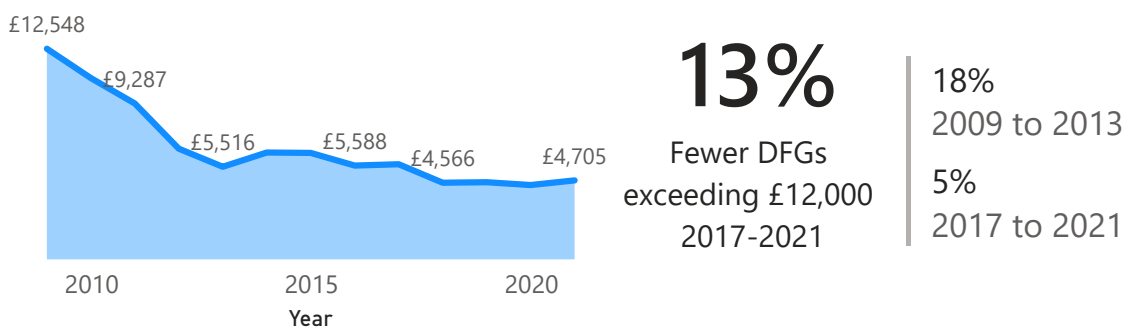
Actions to improve housing standards have led to a substantial drop in renter complaints from 1,192 in 2018/19 to 406 in 2020/21 (a decrease of 65%).

Enforcement actions have increased in recent years: the number of penalty notices issued rising to 8 in 2020/21, with fines totalling £46,000 for that year.

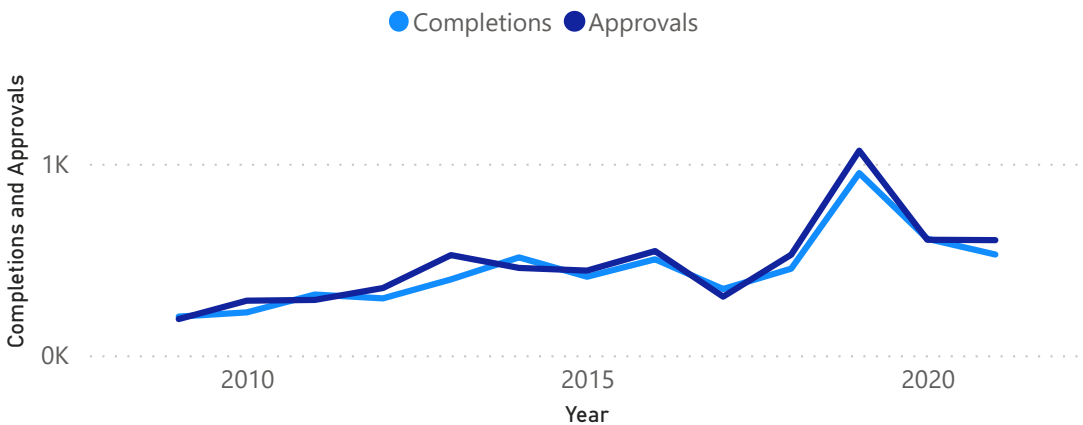
Enforcement - Civil Penalty Notices and Fines



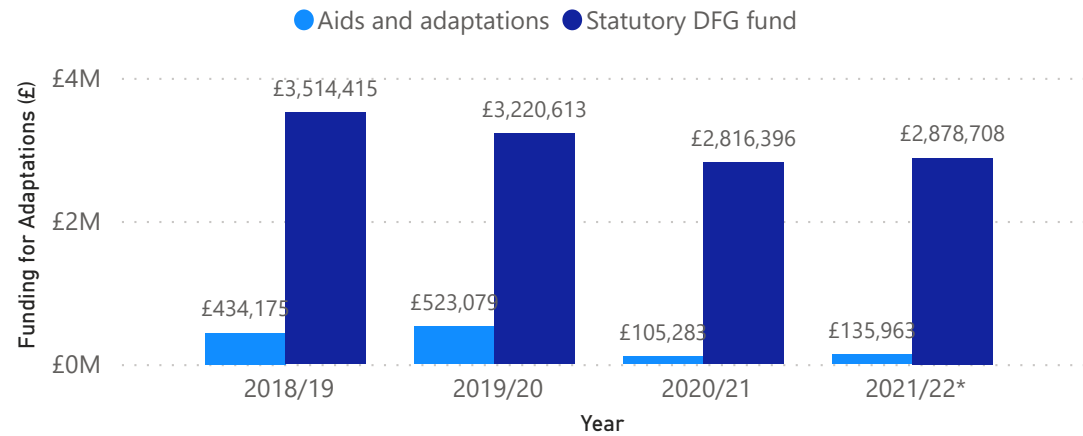
Average Cost of Disability Facility Grant at completion



Disability Facility Grant Approvals and Completions



Investment in Aids and Adaptations



*2021/22 figure only up to 1st March 2022.

Key Points

Help for the disabled

Each year, Walsall Council helps hundreds of families and individuals through statutory Disabled Facility Grants (DFGs) and other forms of home adaptations. The statutory maximum value for a DFG is £30,000. The council seeks to consider DFG applications as quickly as possible. DFG applicants have 12 months from the date of their grant being approved to complete the works. They can ask for this period to be extended.

Change in cost of larger DFGs (i.e. those over £12,000) at completion.

The council and partners have been able to dramatically reduce the cost of DFGs which has led to being able to help more households with the same funding.

Helping more with lower average cost schemes

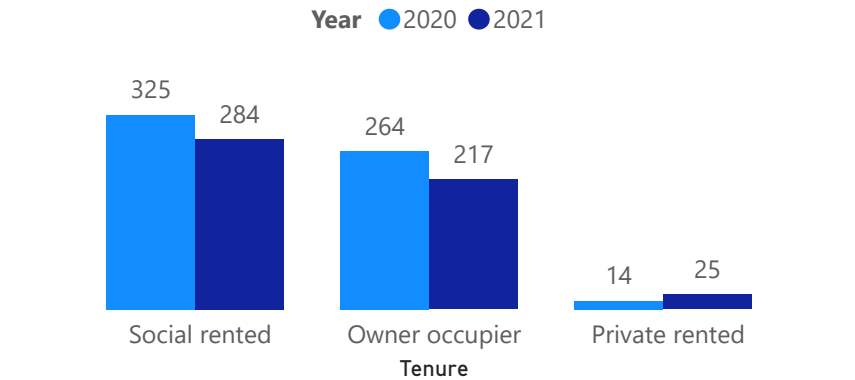
National average DFG cost remained steady at circa £7,000 between 2009/10 to 2016/17 when they rose to nearly £9,000. At the start of this period (in 2009) the average cost of a completed DFG in Walsall was almost £12,600 with 76 schemes costing between £12,000 and the statutory maximum of £30,000. Therefore, the average was considerably higher than the national level. Over the last 10+ years a range of council activities have taken place to help tackle excessive costs and have resulted in average costs decreasing to £4,705, below the national average.

Land / property charges – Helping re-cycle funds

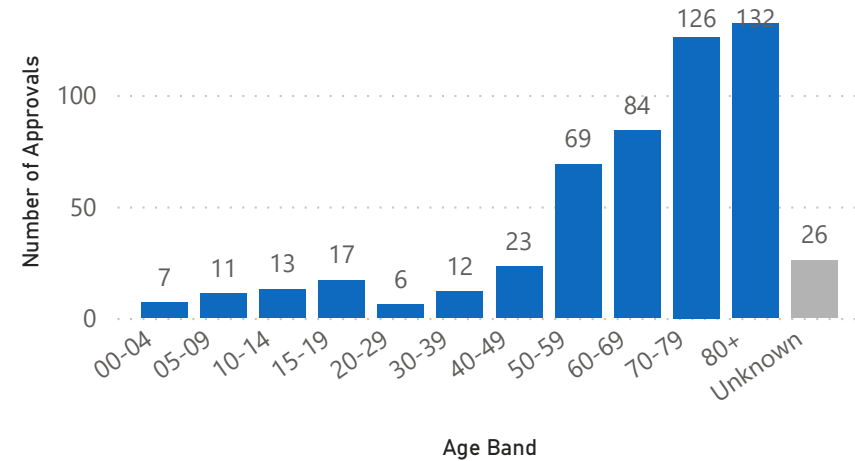
Charges are placed on owner occupied DFGs where the cost of the works at completion exceeds £5,000. The charges are to a maximum of £10,000. Since 2015 over £1.5M of charges have been placed on properties. The charges are repayable if the home is sold or a relevant transfer takes place within 10 years of the grant completion.

Data Sources: Walsall Council Housing Standards and Improvement

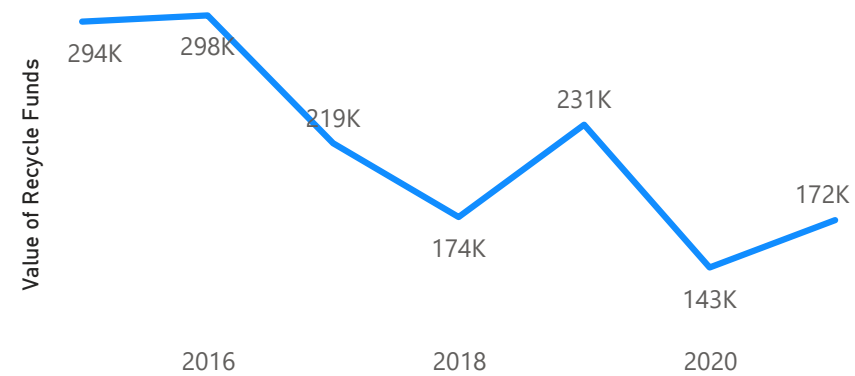
Tenure of Disability Facility Grants completed



Disability Grant Applicant Age at Time of Approval



Land / property charges – Helping re-cycle funds



Total Housing Stock Overview 2019

115,225
Households

19%
Walsall

17%
Statistical Neighbours

13%
England

11th

Highest Fuel Poverty in
England (out of 317)

Ranked alongside other
Local Authorities, this
places Walsall amongst
the highest

3%

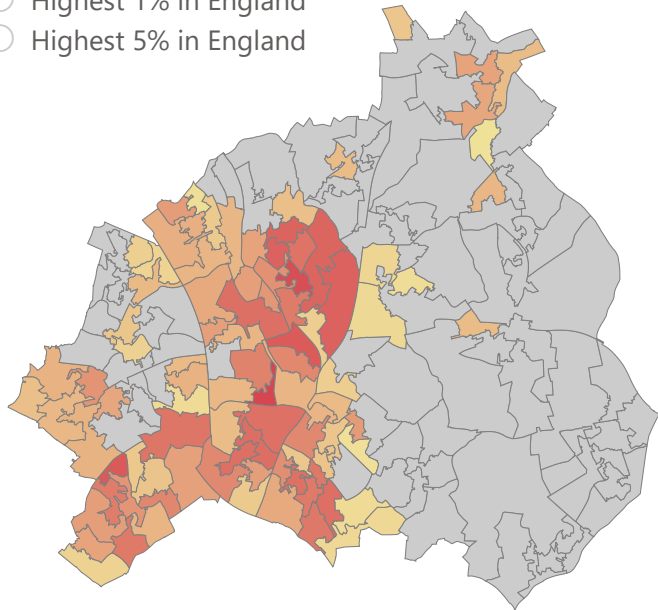
22,299

Walsall Households in Fuel Poverty

Local Areas (LSOAs) with High Proportion of Households in Fuel Poverty

Fuel Poverty Prevalence

- Exceeds West Mids Avg.
- Highest 1% in England
- Highest 5% in England



Isoa name	%
Birchills East	37.6%
Harden North West	36.5%
Rough Hay West	34.9%
Ryecroft North	34.8%
Blakenall Heath West	33.9%
Goscote South & Coal Pool East	33.9%
Blakenall Heath North	33.6%
Goscote North & Harden South East	33.5%
Alumwell South	32.3%
Fullbrook	32.2%
Pleck North	32.2%
Leamore South	32.1%
Palfrey North	32.0%
Alumwell East	31.0%

*West Midlands Average of 17.5%

Key Points

Households Facing Fuel Poverty

Fuel poverty in England is measured using the Low Income Low Energy Efficiency (LILEE) definition: a household is considered to be fuel poor if it has a fuel poverty energy efficiency rating of band D or below, and if necessary fuel expenses leave the household with a residual income below the official poverty line.

There are 3 important elements in determining whether a household is fuel poor:

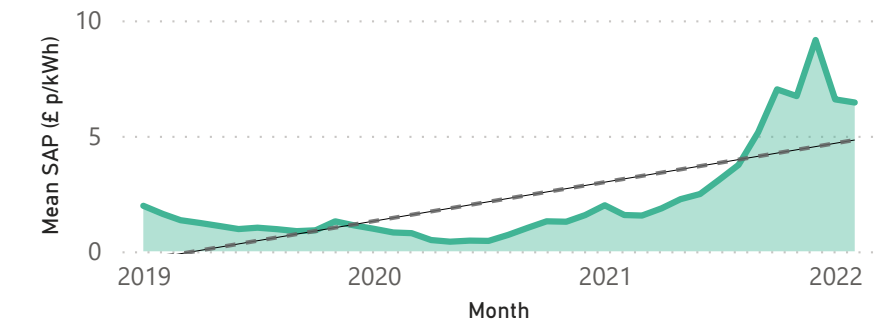
- 1) Household Income
- 2) Household Energy Requirements
- 3) Fuel Prices

As of early 2022, growth in household incomes is being outpaced by rising inflation and rapidly increasing fuel prices. This is likely to push more households into fuel poverty and exacerbate issues faced by those already there.

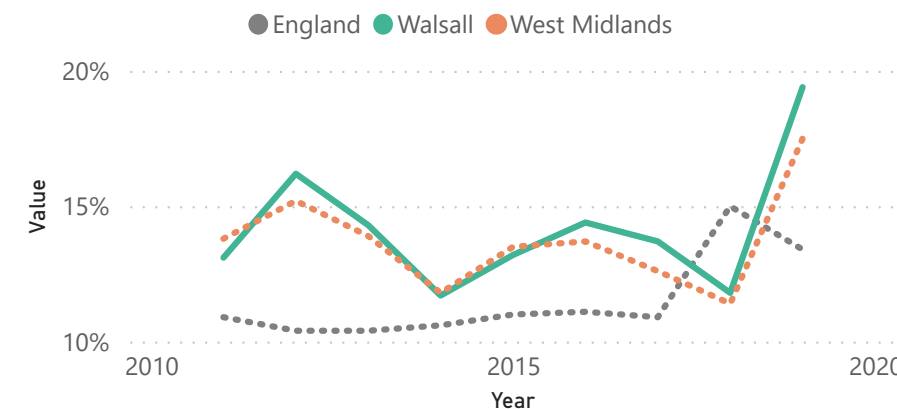
Energy Advice

Walsall Council seeks to help residents tackle fuel poverty by helping them access funding for home insulation and heating schemes. We have a published Home Energy Conservation Act (HEC) Action Plan, viewable here: https://go.walsall.gov.uk/heca_report_improving_home_energy_efficiency_together and use this national website to provide up to date information on available schemes: <https://www.simpleenergyadvice.org.uk/>

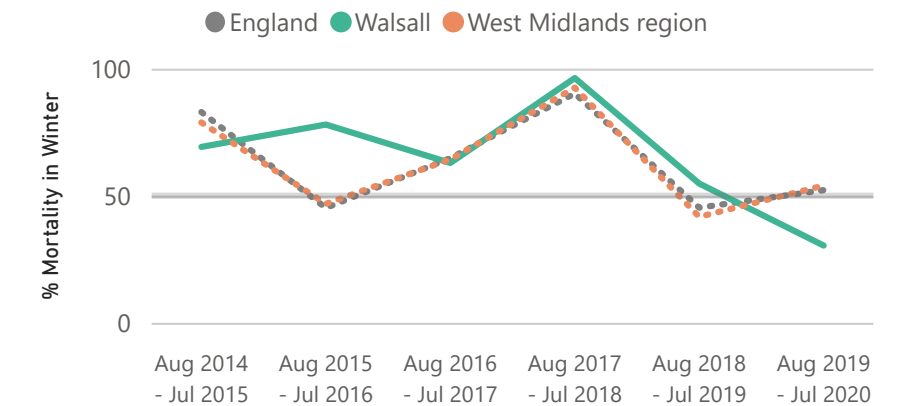
Traded Gas Price - System Average Price (SAP)



Fuel Poverty Over Time (2019 Definition, LILEE)



Excess Winter Deaths Index (% Mortality in Winter)



House Prices

£175,000
Median Property Price

2021
Year

6
Times Median Income

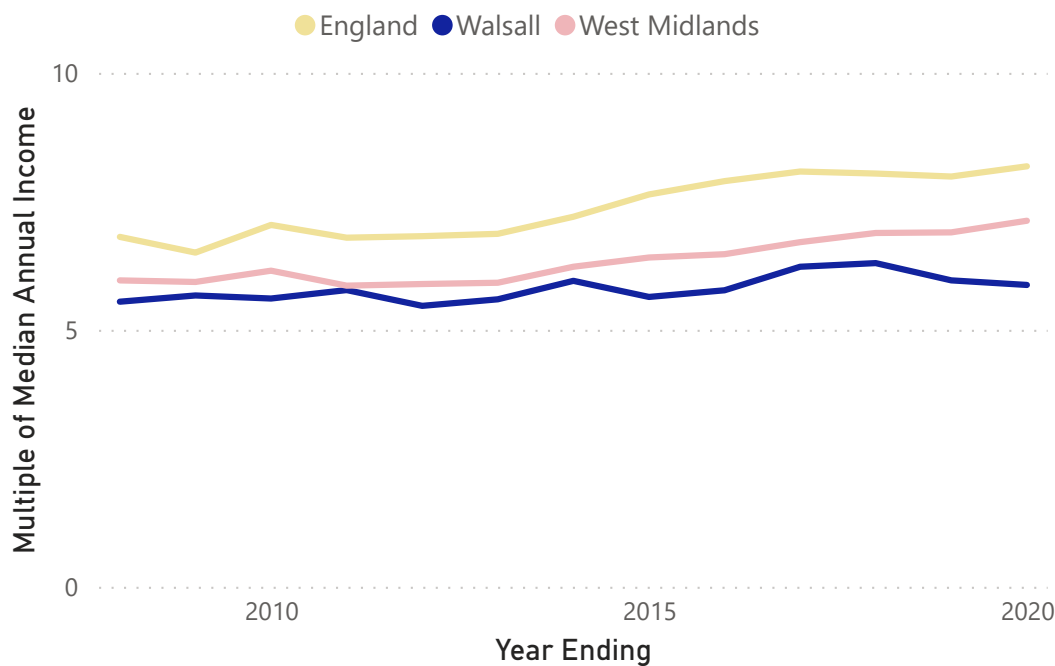
Key Points

Decreasing affordability

House prices continue to rise in the borough with many buyers unable to afford to purchase or generate deposits required. Affordability ratios continue to increase unfavourably for many on low incomes: the house price to income is around 6 times their income, an increasing trend also seen nationally.

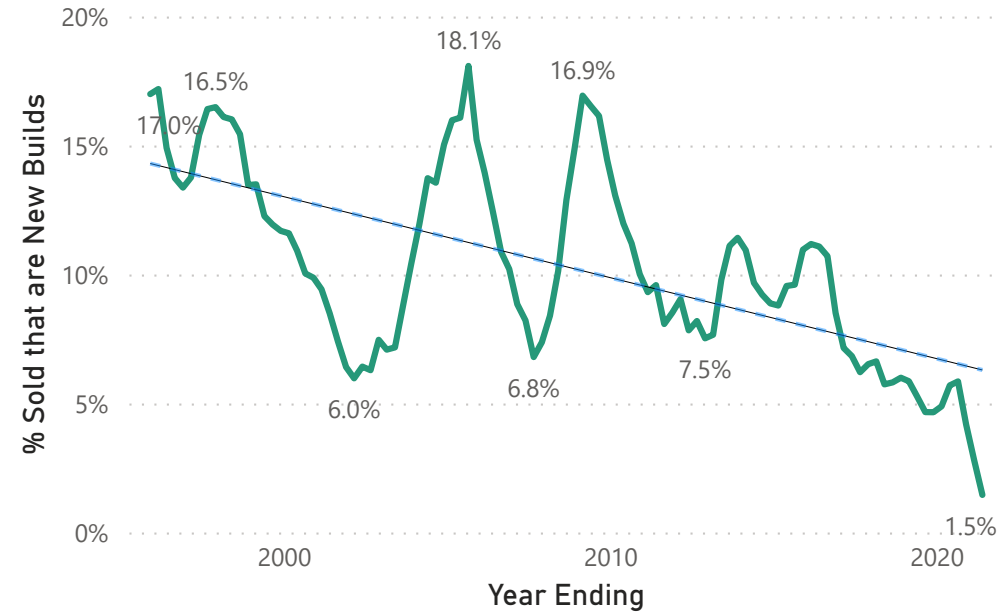
Many larger properties are being purchased by landlords and converted into Houses in Multiple Occupation therefore meaning further reductions in family accommodation.

Affordability: Median Property Price as a multiple of Annual Income

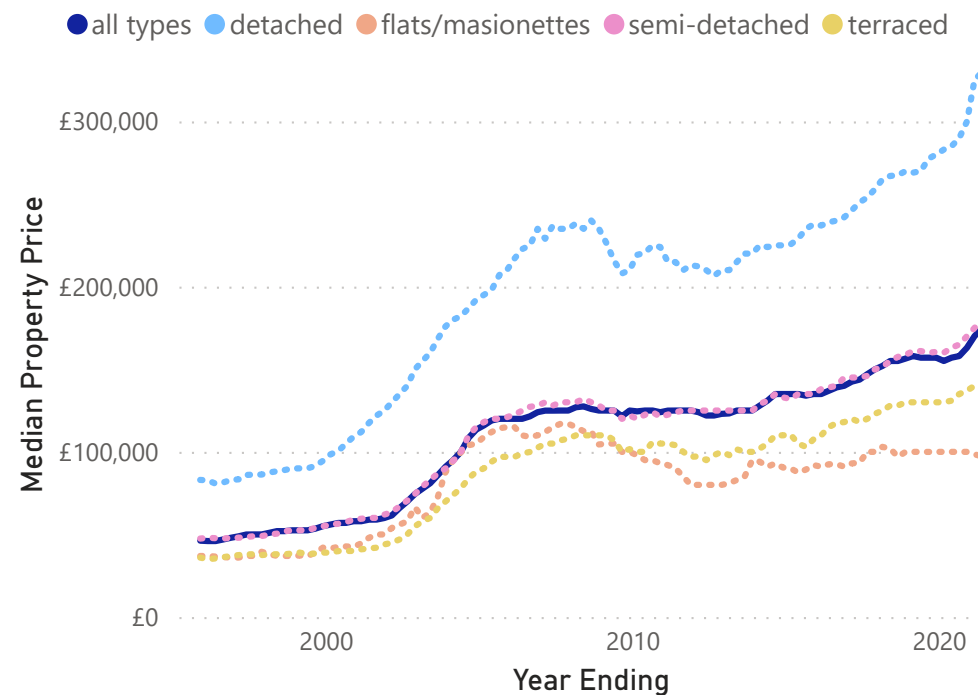


Data Sources: ONS Median House Prices Jul 2021, NOMIS Annual Survey of Hourly Earnings 2021.

Housing Supply: New builds as a % of all Houses Sold



Median Property Prices Over Time by Property Type

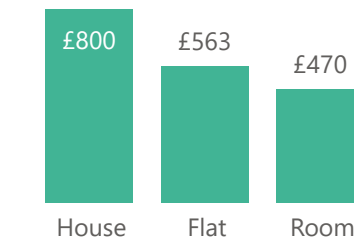


Key Points

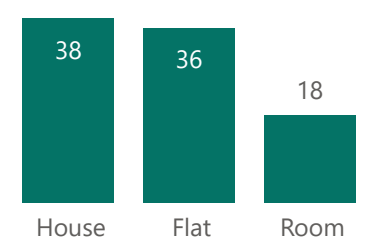
Private Sector Rent Levels

Private sector rent levels are considerably above local housing allowance rates, which means those on low incomes cannot afford the shortfall in rent. Supply and affordability strains in the private housing market further restrict options available to those on low incomes.

Median Rent Value by Type

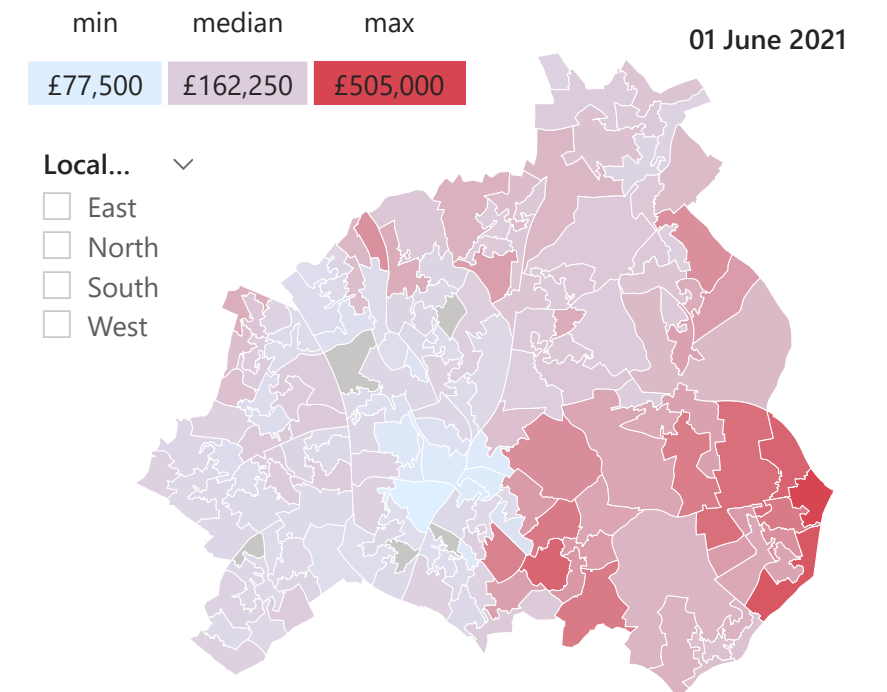


No. of Properties for Rent by Type



Data Source: Snapshot from home.co.uk (February 2022)

Median Property Price by Local Area (LSOA), All Types



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Key Points

1097 households were initially assed (eligible) in Walsall 2019/2020, this compares to 2197 in Dudley, 2173 in Wolverhampton and 1234 in Sandwell.

COVID-19

During the Covid-19 pandemic, overall homelessness enquiries fell by 18% between 2019/20 and 2020/21. Many households remained in situ due to the uncertainty and a central government freeze on rented accommodation evictions. Throughout the pandemic period domestic abuse cases also reduced with many victims unable to reach out for help.

Service Demand

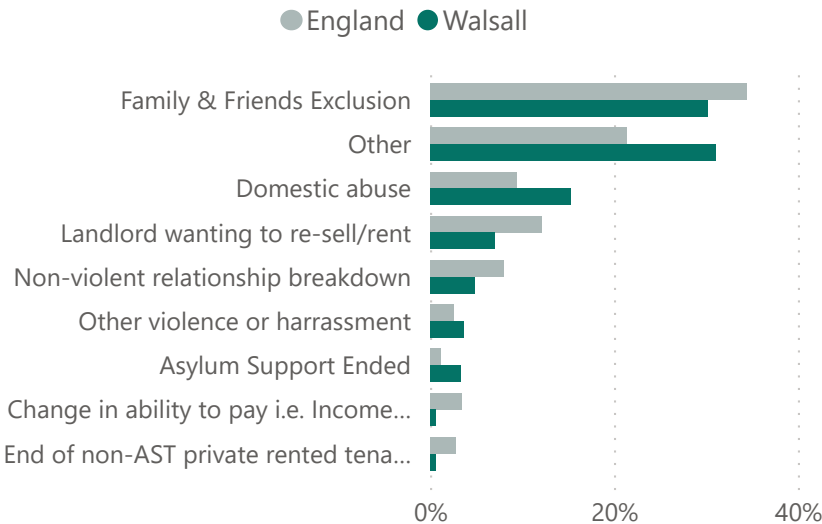
835 Households assessed, duty owed to 824.

- Prevention duty owed 41% (England 42%)
- Relief duty owed 58% (England average is 53%)

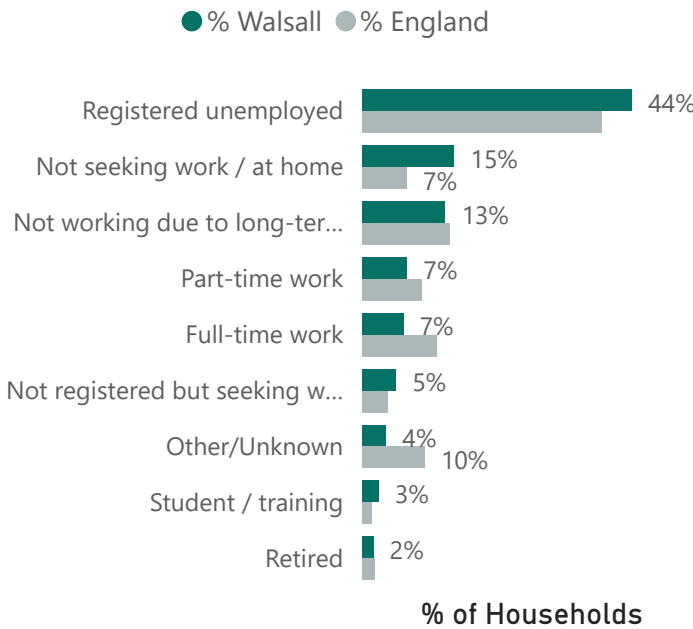
Reason for loss of last settled home

- Family or friends no longer willing to accommodate
- Not known
- Domestic abuse

Homelessness by reason for loss of Tenancy 2019-20



Employment Status at time of Assessment



Key Points

Support Needs of the Homeless

Whilst the largest type of support needed is similar to national, those with Mental Health problems (17%), Walsall has a substantially larger demand from younger age groups: 18-25 year olds and young people leaving care. Aggregated, this accounts for 21.4% of service demand, almost 4x that of England (5.8%). Domestic abuse is also higher than the national average, at 13.5% of support needs. Ranked, the three highest are:

- 1) Mental Health
- 2) Domestic Abuse
- 3) Young People

Physical ill health/disability and reoffending history applicants are substantially lower in Walsall than national (-5%): Walsall experiences disproportionate demand from those under 25.

Prevention and Relief in Walsall 2020-21 (Households)

Reason	Prevent	Relief
Other reasons / not known	107	107
Family or friends no longer willing or able to accommodate	99	167
Domestic abuse	50	70
Landlord wishing to sell or re-let the property	23	2
Non-violent relationship breakdown with partner	16	67
Other violence or harrassment	12	24
Required to leave accommodation provided by Home Office as asylum support	11	11
Breach of tenancy or licence, not related to rent arrears	5	9
Breach of tenancy, not related to rent arrears	5	1
Left institution with no accommodation available	4	8
Rent arrears	4	7
End of non-AST private rented tenancy	2	0
Total	343	481

Support Needs of Households 2021-22 (% Households owed a Homelessness Duty)

Type of Support Need	% of households owed a duty:	Walsall	England	Walsall vs England
History of mental health problems		17.1%	22.4%	-5.3%
At risk of / has experienced domestic abuse		13.5%	9.8%	3.6%
Young person aged 18-25 years requiring support to manage independently		11.1%	3.7%	7.4%
Physical ill health and disability		7.5%	13.4%	-5.9%
Drug dependency needs		6.7%	6.6%	0.0%
Care leaver aged 18-20 years		5.8%	1.1%	4.7%
History of repeat homelessness		5.5%	6.9%	-1.4%
Offending history		5.4%	9.3%	-3.9%
Young person aged 16-17 years		4.5%	0.9%	3.6%
History of rough sleeping		4.2%	5.8%	-1.6%
Young parent requiring support to manage independently		3.6%	0.9%	2.7%
Alcohol dependency needs		3.2%	4.4%	-1.2%
At risk of / has experienced sexual abuse / exploitation		2.3%	1.9%	0.4%
Care leaver aged 21+ years		2.3%	1.3%	1.0%
Former asylum seeker		2.0%	0.8%	1.3%
Learning disability		1.6%	4.1%	-2.5%
Access to education, employment or training		1.4%	2.5%	-1.0%
At risk of / has experienced abuse (non-domestic abuse)		1.4%	2.6%	-1.1%
Old age		0.6%	0.9%	-0.4%
Served in HM Forces		0.3%	0.6%	-0.3%

Data Sources

Housing Conditions

Walsall Housing Condition Survey 2019 produced by Building Research Establishment Ltd (BRE).

Improving Housing Conditions

Walsall Council Housing Standards and Improvement

Disability Facility Grants

Walsall Council Housing Standards and Improvement

Fuel Poverty

Fuel Poverty Households:

Walsall Council Housing Standards and Improvement

Excess Winter Mortality - Fingertips, Office for Health Inequalities and Disparities (OHID):

<https://fingertips.phe.org.uk/search/excess%20winter%20deaths>

Traded Gas - System Average Price - Office for National Statistics (ONS):

<https://www.ons.gov.uk/economy/economicoutputandproductivity/output/datasets/systemaveragepricesapofgas>

Housing Affordability

House Prices - Office for National Statistics (ONS), Median House Prices Jul 2021:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricefornationalandsubnationalgeographiesquarterlyrollingyearhpssadataset09>

Household Earnings - NOMIS Annual Survey of Hourly Earnings 2021:

<https://www.nomisweb.co.uk/>

Private Sector Rent Levels - Home.co.uk, snapshot from February 2022:

https://www.home.co.uk/for_rent/walsall/current_rents?location=walsall

Homelessness

Homeslessness figures for Walsall, including Support Needs - Walsall Housing Strategy & Partnerships

Prevention, Relief and Economic Status - Homelessness Statistics, Ministry of Housing, Communities and Local Government (MCHLG):

<https://www.gov.uk/government/collections/homelessness-statistics>

Contact

If you have any queries please feel free to contact us via email:

Insight@walsall.gov.uk

Maps

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