



Hastings Borough Council:

Private Sector Stock Condition Survey 2023

Report of Findings

Autumn 2023



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Executive Summary

Summary of Key Findings and Conclusions

Introduction

1. In 2016, Opinion Research Services (ORS) was commissioned by Hastings Borough Council (the Council) to prepare a Private Housing Stock Condition Survey. Local authorities have an obligation under the Housing Act 2004 to keep housing conditions in their area under review for all tenures, including private sector housing.
2. To meet this obligation, Hastings Borough Council commissioned ORS to carry out a survey on a random sample of private sector housing within seven selected wards (the study area consists of Braybrooke, Castle, Central St. Leonards, Gensing, Old Hastings, Ore and Tressell). The data collected provides a significant evidence base to inform the Council's Housing Strategy.
3. Hastings Borough Council have also developed a number of policies which set out their overall approach to the private sector housing stock. With specific regard to the study area in 2016, the Council were operating a selective licensing scheme for all privately renting landlords requiring that both landlords and property meet certain criteria. This ran from October 2015 to October 2020. A further additional licence scheme covering the Gensing, Castle, Braybrooke and Central St Leonards wards and relating to all Houses in Multiple Occupation (HMOs) was introduced in May 2018 and ended in May 2023. Any licences issued under the scheme are still valid until their expiry date.
4. The Council commissioned ORS again in 2022 to review the wider housing stock of Hastings. The aim of the 2022 study was to extend the findings of the 2016 HSCS to cover the whole of Hastings and to also take a much deeper overview of the housing sector in Hastings. The original plan for this study was to conduct 500 surveys across the whole of Hastings and St Leonards and then link these to national survey data from the English Housing Survey (EHS) and also a wider range of secondary data which covers the area.
5. However, the response rates to housing surveys have been falling over time. In 2010 a surveyor could be expected to complete around 8 housing surveys a day and around 50% of households would agree to a survey. This fell over time, so that by 2019 we could expect to achieve 5-6 surveys a day and have 35% to 40% of households agree to take part in a survey. For the 2022 survey in Hastings, the initial response rates resulted in surveyors completing less than one survey a day and response rates were below 10%. This in turn made undertaking the surveys economically unattractive to surveyors.
6. These figures were completely exceptional in ORS's experience, but they also showed no prospect of improving. Therefore, a decision was taken in agreement with the Council to not undertake any household surveys and to move instead to a pure secondary data approach to the study. Using information from the English Housing Survey, the Hastings HSCS 2016, the Council's own data, and a range of available secondary data, including the full Energy Performance Certificate (EPC) record, Census data, DWP benefit claim records, Valuation Office Agency (VOA) record for council tax, Land Registry records for house prices and a wide range of Office for National Statistics (ONS) data it is possible to estimate the condition of the housing stock of the borough without undertaking any surveys.

Dwelling Stock

7. The vacancy rate (the percentage of unoccupied properties at any given time) for Hastings rose from 3.8% in 2011 to 8.5% in 2021. This means that there were 3,744 properties vacant in Hastings. This is much larger than the rise across the whole of England which rose from 4.0% to 6.0%. In Central St Leonards ward the rate was 18.4%, so the Census indicated that around 1 in five properties was vacant in 2021, with nearly 900 empty homes. The growth in vacant properties appears to be entirely accounted for by a growth in empty terraced and flatted dwellings in 2021.
8. There are two possible key explanations for the growth in vacant homes in Hastings, the first being that it is an error in the Census, which could be checked by analysing response rates per small area. The second is that properties were genuinely vacant because furloughed workers and low-income households moved out of their private rented properties during the pandemic and therefore the dwellings were left vacant on a temporary basis. This in turn would see the size of the total population and the private rented sector in Hastings being under-estimated.
9. Holiday lets account from around 2% of all properties in Hastings, so they do contribute to the growth in vacant dwellings.
10. When we consider how the tenure of properties has changed across time, Castle, Central St Leonards and Gensing all show a drop in the number of private rented dwellings between 2011 and 2021. At the same time, all three show sharp rises in the owner occupation rate, which is not consistent with much of the rest of Hastings. Some of this may be due to issues with the Census 2021, but the pattern is also consistent with the size of the private rented sector in these areas as having peaked and owner occupations rates increasing again. Across the whole of Hastings, owner occupation rates appear to have stabilised, and the private rented sector has stopped growing as quickly as it has in the past. Going forward, the current tenure split is likely to remain relatively stable without major changes in government policy driving new affordable housing development.
11. For Hastings, over a third of the total stock was built before 1900 and around half was built before 1939. On average, the housing stock of Hastings is much older than that of the wider South East or for England as a whole. The rate of new build development is very low, so it would generally be expected that the housing stock will be in worse condition given its age. The rate of new build development is relatively low, so new stock is not driving a rapid improvement in the standard of an average property in the area.
12. The number of people accepted as homeless is more than twice as high than the average per capita for the South East and England as a whole. 1.29% of all households in Hastings are currently in temporary accommodation, with nearly 1% of all households being placed in temporary private rented accommodation. Between 3 and 4 times more households are in temporary accommodation in Hastings than in the South East or England. The figures also imply that around 5% of the entire private rented stock of Hastings is being used for households in temporary accommodation. Data also shows that the number of rough sleepers is 5 to 6 times higher in Hastings than the average per capita for the South East and England as a whole.
13. It can be assumed that all the households in temporary accommodation in the private rented sector are unable to address their own housing needs and would ideally require affordable rented accommodation. However, this does not exist in sufficient quantity to meet their needs. The private rented sector in Hastings remains large, and a lack of security of tenure and ability to maintain financial stability will continue to see many households facing statutory homelessness.

Population

14. Between 2011 and 2021, the population of Hastings officially grew by 742 persons¹, but this figure should be treated with caution in light of the growth in the vacancy rate across Hastings. In practice the population growth was probably higher. A clear fact is that the population of Hastings is ageing and that this clearly has implications for the need for adapted housing, adult social service care and dedicated older persons housing provision.
15. The population aged 20-44 years are much more concentrated in the private rented sector, while a disproportionate number of people aged 45 years and above are in owner occupation. In the longer-term a key question remains how households who are currently renting will transition into becoming owner occupiers. Central Government has created schemes such as First Homes to assist households into owner occupation and many will also inherit property, but it is also the case that many current private rented will remain in this tenure for the long run. It is therefore important that the stock condition and tenure security of the private rented sector continue to improve.
16. The number of single persons has fallen between 2011 and 2021, but there has been a rise in over 1,000 for single persons aged over 55 years. Couples without children have risen in numbers, particularly for those aged 65+ years. Families with dependent children have grown by over 500.
17. Data from 2011 and 2021 shows that the White population of Hastings has declined by over 2,700 people, while all other ethnic groups have seen a rise in their number. The White population includes not only White British, but also Other White groups and Gypsies and Travellers. The White population still represent over 91% of the population of Hastings, which is much higher than the English and South East averages.

Employment and Income

18. The share of the population of Hastings in employment is much lower than the English and South East averages. The population who are long-term sick is more than double the rate of the South East average. This relates back to the health of the population, with more people in Hastings reporting that they have a limiting long-term illness.
19. Households in receipt of housing benefit and/or Universal Credit in Hastings are nearly double the rate of the South East of England and are well above the rate for England as well. The receipt of disability related benefits is also much higher in Hastings than in either the South East or England as a whole. Both the South East and England have much higher average household incomes than Hastings.
20. For most of the time, movement in Hastings house prices in Hastings has broadly mirrored changes in England as a whole, but they have increased from being slightly cheaper than the English average to being slightly higher. Compared to the South East, property prices in Hastings are relatively low, but they are higher than the England average with the exception of flats. Property price growth has varied across wards by between 30% and 70% over the period 2016-2022.
21. Rents have grown by between 22% and 38% in Hastings over the period 2016-2022. This is broadly in line with inflation rates over the same time period. However, the growth in rents is higher than the rate at which

¹ Census 2011 estimated 90,254 persons usually resident in Hastings in 2011. The most recent Census 2021 figures (at time of writing) show an estimated 90,996 persons in 2021. $90,996 - 90,254 = 742$

Local Housing Allowance has grown over the same time period, so any household who is dependent upon housing benefit will now find maintaining a tenancy harder to finance.

Stock Condition

22. Data from the EHS 2019 shows that Hastings is projected to have had 7.3% of its housing stock with Category 1 hazards in 2019 and that 17.9% of its housing stock was non-decent. This compares to 6.5% for the South East and 9.9% for England with Category 1 hazards and 13.0% for the South East and 16.7% for England for non-decent.
23. Comparing Hastings to other similar areas across the South and East of England, Category 1 hazards appear to be too heavily skewed towards the owner-occupied sector in the modelled EHS data, with insufficient cases in the private rented sector.
24. Updating the modelling in 2023, we have identified that around 3,100 properties across Hastings are likely to contain a Category 1 hazard, with around 1,200 of these experiencing excess cold. Meanwhile, we consider that around 7,500 properties are likely to fail the Decent Homes Standard. The impact of the modelling shows that the highest rates of Category 1 hazards are to be found in the wards subject to licensing, but that the rates are all much lower than they were in the 2016 HSCS. The rate of failure for Category 1 hazards has fallen sharply across England in recent years and that appears to have been mirrored across Hastings.

Energy Efficiency

25. Across Hastings, around 80% of properties use mains gas as their main heating source, but many properties still do use storage or single room heaters which tend to be less energy efficient and more expensive. In general, the heating systems of most properties are considered to be very or fairly good. However, around 15% of those in the private rent sector are considered to be very or fairly poor.
26. Across the whole of England, 39% of properties which contain a loft have insulation of at least 200mm. In Hastings, only 34.5% of properties have insulation of at least 200mm. Many of the areas with the oldest properties are also least likely to contain sufficient loft insulation and this represents an area for potential relatively cheap energy efficient gains in the housing stock.
27. Similarly, while 71% of properties which have cavity walls also contain insulation of those walls, this figure is much lower in the private rented sector, and this represents another area where relatively simple gains to energy efficiency could be achieved.
28. A similar pattern to heating systems and insulation also applies to windows, with the private rented sector and flats much less likely to have fully double-glazed windows and they are more likely to be exclusively single glazed.
29. There is a considerable difference across Hastings in energy use and CO2 emission per property. The older housing stock of Braybrooke, Castle, Central St Leonards, Gensing, Old Hastings and Silverhill see much higher rates of emissions and energy use.
30. Overall, across Hastings, around 6% of properties are in the highest performance bands for SAP and 3% are in the two worst bands. The EPC ratings of affordable housing in Hastings show much better results than owner occupation and private rented properties.

31. At ward level there is considerable variation in the EPC ratings of properties. SAP scores correlated strongly with Category 1 hazards, so there is strong correlation between the areas with poor SAP scores and those which display higher shares for Category 1 hazards.
32. Around 3.3% of properties in the private rented sector are in the lowest energy performance bands. Not all of those properties can be brought up to a higher standard. However, around 250 properties could be improved, with around 125-150 being potentially able to improve by a large amount, but at an average cost of £14,300 per property.
33. Government data now indicates that 12.9% of all households in Hastings in 2022 live in fuel poverty, which is similar to the England average and well above the South East average. Nearly 20% of all households in Castle, Central St Leonards and Gensing wards experience fuel poverty.
34. Therefore, the housing stock of Hastings has improved considerably in recent years, but there is still potential for further improvements, which would not only benefit the tenants and owner occupiers of Hastings, but also could offer a wider economic boost to the area through job creation.

HMOs and Licensing

35. On the 13 June 2011 Hastings approved an additional HMO licensing scheme under section 56(1)(b) of the Housing Act 2004. This scheme operated from 19 September 2011 through to 18 September 2016. The scheme was renewed in 2018 and ended on 3 May 2023. Hastings Borough Council also approved the introduction of a selective licensing scheme in March 2015 covering all privately rented accommodation in seven wards: Braybrooke, Castle, Central St Leonards, Gensing, Old Hastings, Ore and Tressell. The scheme started on the 26 October 2015 and finished on 25 October 2020.
36. The selective licensing scheme covered over 8,000 properties in the seven wards, while the additional licensing scheme covered a further 1,566 HMOs. Hastings Borough Council's own records indicate a total of 107 mandatory licensable HMOs in 2023 which require mandatory licences because they contain 5 or more persons and at least 2 households. All of these figures appear to be an accurate reflection of the true scale of the private rented sector and HMOs in Hastings.
37. A key justification for introduction for selective and additional licensing² in Hastings was the link between ASB and the PRS and this still exists. The impact of the modelling also shows that the highest rates of Category 1 hazards and non-decent homes are to be found in the wards subject to licensing, but that the rates are all much lower than they were in the 2016 HSCS.
38. The key driver of this conclusion is that the older housing is much more likely to contain both Category 1 hazards and non-decent homes and these are to be found in the same areas that were licensed. Just because the licensed areas still have the highest rates of Category 1 hazards and non-decent homes does not mean that the schemes have not been successful. The schemes successfully identified almost all of the private rented properties and HMOs in the areas and a combination of inspections, engagement with landlords, improvement notices and a small number of prosecutions for landlords saw considerable improvements being made the housing stock in the area.

² Note: additional licensing was also focused on poor management standards

- ³⁹. The schemes can therefore be considered to have been successful as they helped to considerably improve the housing stock of Hastings and created a framework to monitor future housing interventions and processes for addressing complaints.

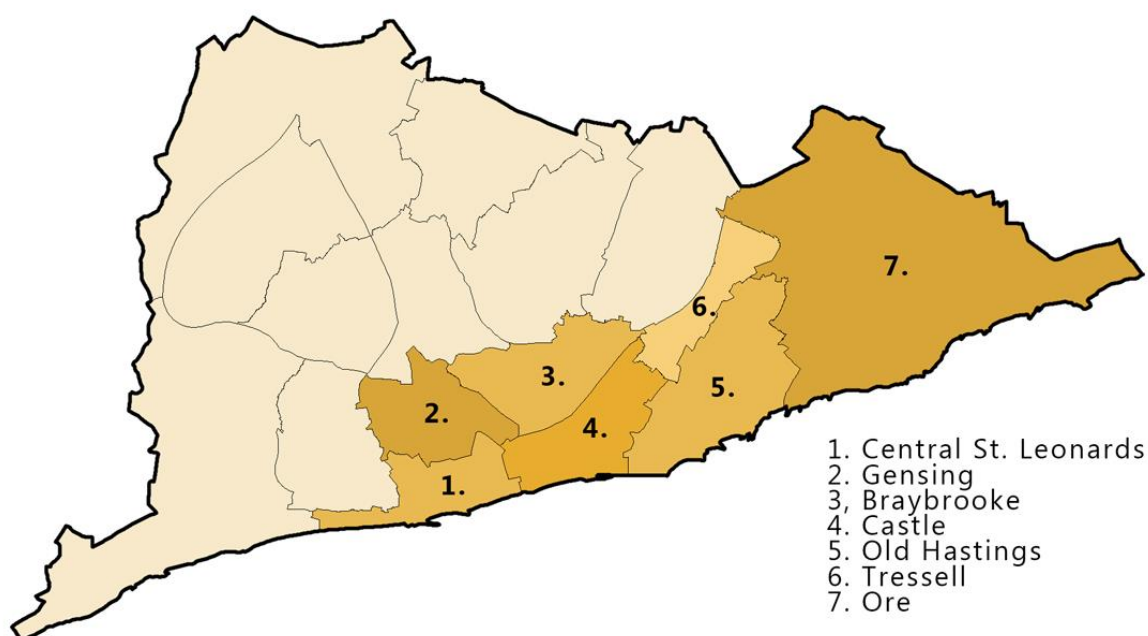
1. Introducing the Study

Background to the project

Introduction

- 1.1 In 2016, Opinion Research Services (ORS) was commissioned by Hastings Borough Council to prepare a Private Housing Stock Condition Survey (The HSCS 2016). Local authorities have an obligation under the Housing Act 2004 to keep housing conditions in their area under review for all tenures, including private sector housing.
- 1.2 To meet this obligation, Hastings Borough Council commissioned ORS to carry out a survey on a random sample of private sector housing within seven selected wards (the study area consists of Braybrooke, Castle, Central St. Leonards, Gensing, Old Hastings, Ore and Tressell). The data collected provided a significant evidence base to inform the Council's Housing Strategy.
- 1.3 The locations of the seven Hastings and St Leonards wards comprising the study area can be seen in Figure 1 below.

Figure 1: Map of Hastings showing locations and boundaries of study area wards.



The Council's Obligations and Powers

- 1.4 Councils have an obligation to enforce certain statutory minimum standards in housing and have powers that they can use to do this, while further non-mandatory powers are available to the Authority under a range of legislation including the Housing Act 2004.
- 1.5 Local authorities are also required by Government to complete certain returns indicating the distribution of their housing stock by tenure and the condition of certain aspects of the stock.
- 1.6 Hastings Borough Council have also developed a number of policies which set out their overall approach to the private sector housing stock. With specific regard to the study area in 2016, the Council were operating a selective licensing scheme for all privately renting landlords requiring that both landlords and property meet certain criteria. This ran from October 2015 to October 2020. A further additional licence scheme covering the Gensing, Castle, Braybrooke and Central St Leonards wards and relating to all Houses in Multiple Occupation (HMOs) was introduced in May 2018 and ended in May 2023. Any licences issued under the scheme are still valid until their expiry date.

Guidance regarding House Condition Surveys

- 1.7 Guidance on how to conduct surveys has evolved over time:
 - » Local House Conditions Survey Guidance (1993; updated 2000): the Department of the Environment issued a Guidance Manual setting out how Local House Condition Surveys should be conducted, including a detailed survey form in a modular format, and a step-by-step guide to implementing a survey.
 - » Housing Health and Safety Rating System Guidance (HHSRS) (guidance was issued in 2004; updated 2006).
- 1.8 Local authorities are encouraged, by both sets of guidance, to make full use of information gathered from house condition surveys in conjunction with data from other sources.

2023 Hastings HSCS

- 1.9 The Council commissioned ORS again in 2022 to review the wider housing stock of Hastings. The aim of the 2022 study was to extend the findings of the 2016 HSCS to cover the whole of Hastings and to also take a much deeper overview of the housing sector in Hastings.
- 1.10 Since the time of the 2016 HSCS the modelling of housing stock condition has evolved considerably. Much more secondary data has been published, including access to all Energy Performance Certificates (EPC) conducted across the whole of England since 2008. This means that fewer household surveys are typically required for a stock condition survey.
- 1.11 The original plan for this study was to conduct 500 surveys across the whole of Hastings and St Leonards and then link these to national survey data from the English Housing Survey (EHS) and also a wider range of secondary data which covers the area. This would have allowed an assessment of the stock condition of Hastings and St Leonards and would have also gathered information on the residents who are occupying the housing stock.

- ^{1.12} However, the response rates to housing surveys have been falling over time. In 2010, a surveyor could be expected to complete around 8 housing surveys a day and around 50% of households would agree to a survey. This fell over time, so that by 2019 we expected to achieve 5-6 surveys a day and have 35% to 40% of households agree to take part in a survey. Housing stock surveys were then largely placed on hold during the pandemic because properties could not be accessed. For the 2022 survey in Hastings, the initial response rates resulted in surveyors completing less than one survey a day and response rates were below 10%. This in turn made undertaking the surveys economically unattractive to surveyors.
- ^{1.13} These figures were completely exceptional in ORS's experience, but they also showed no prospect of improving. A decision was therefore taken to move away from the original approach of pre-selected addresses with pre-alert letters to households asking them to take part in the survey, to an approach which saw surveyors attempting doorstep surveys of defined streets and inspecting where permission was given by the household. However, this approach also saw a very low response rate to the surveys and a decision was taken with the Council to not spend limited resources on an approach that was producing very little data.
- ^{1.14} Therefore, a decision was taken in agreement with the Council to not undertake any household surveys and to move instead to a pure secondary data approach to the study. It is known from the EHS that the number of properties which are non-decent has fallen from 26% in 2010 to 15% in 2020 and those seeing Category 1 hazards have fallen from 17% in 2010 to 9% in 2020. Therefore, there has been a massive improvement in the condition of the housing stock of England as a whole over the last decade. This is partly due to newbuild properties adding to the stock, but also due to retrofitting efforts to improve poor stock and also some demolition of very poor properties.
- ^{1.15} Using information from the EHS, the Hastings HSCS 2016, the Council's own data, and a range of available secondary data, including the full Energy Performance Certificate (EPC) record, Census data, DWP benefit claim records, Valuation Office Agency (VOA) record for council tax, Land Registry records for house prices and a wide range of Office for National Statistics (ONS) data it is possible to estimate the condition of the housing stock of the Borough without undertaking any surveys. For example, it is known that older properties and those in the private rented sector are likely to be in poorer condition, while new builds and those in the social rented sector are likely to be more energy efficient and in better condition. Using this information it is possible to derive estimates at ward level for the condition of the housing stock.

Comparing the Study Area with England

- ^{1.16} To gain an understanding of how the study area compares to the rest of England, ORS used the EHS 2020 and other data for the whole of the South East of England and also for the whole of England in many of the tables. This places Hastings' data into wider context.
- ^{1.17} The figures presented in this report are estimates. Quoting an exact figure for any number, for example: the number of privately rented dwellings which are non-decent is not necessary and would not be accurate. Percentages within the report are only quoted to whole numbers or 1 decimal place for the same reason. An additional reason for doing this is that most issues will be changing on a daily basis across a housing stock of this size, so the results can only ever be a snapshot in time.

2. Housing Profile

The Housing Stock of Hastings

Vacant Properties

- 2.1 In general with a study such as this, we would start by looking at the tenure and property types in the area. However, the Census 2021 shows one major issue which impacts upon many other areas of the analysis set out below and that is that the vacancy rate for Hastings rose from 3.8% in 2011 to 8.5% in 2021. This means that there were 3,744 properties vacant in Hastings, while Council Tax records for 2023 indicate that there were 728 empty furnished or second homes in Hastings. This is much larger than the rise across the whole of England which rose from 4.0% to 6.0%. Therefore, Hastings has moved from having a below average vacancy rate to one well above the national average. The reasons for the rise in vacant dwellings across England can be placed at a lack of students in some term-time addresses, holiday and second homes not being occupied and a rise in short-term lets through websites such as Airbnb seeing more properties not having a usual resident.
- 2.2 As discussed later in this report, holiday lets account for around 2% of all properties in Hastings, so they do contribute to the growth in vacant dwellings, but the rest of the growth is harder to explain and is very unusual for an area which is not part of a national park and does not contain a major higher education campus.
- 2.3 The reason for highlighting this point here is that Hastings shows some very unusual patterns in relation to tenure and occupied property types and the vacancy rate is a key factor in explaining these.

Figure 2: Percentage of Dwellings Vacant 2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
TOTAL	8.6%	8.3%	8.5%	6.9%	6.0%

- 2.4 The growth in the share of the housing stock which is vacant has not occurred evenly across Hastings as shown in Figure 4 and Figure 5. In Central St Leonards ward the rate was 18.4%, so the Census indicated that around 1 in five properties was vacant in 2021, with nearly 900 empty homes. Meanwhile, Conquest ward had only 45 vacant properties or 2% of its housing stock.
- 2.5 There are a number of potential explanations for why a high vacancy rate may have occurred in the area in March 2021. These include:
- » Students not being at their term-time address due to the pandemic. However, Hastings is not an area with a high number of students;
 - » A high number of holiday and second homes. This explanation applies in areas such as national parks, but there is no evidence that there is a sufficient number of short-term lets in Hastings for this explanation to hold;

- » Overseas workers being away from their work during the pandemic. This explanation definitely applies in Central London in March 2021 where there was a very high number of vacant homes, but similar areas to Hastings don't show the same level of vacant properties;
- » Furloughed workers and those working from home moving back in with their families. This is a clear possibility and would see private rented stock being temporarily vacant as workers left the area;
- » Regeneration schemes seeing properties ready for demolition. This did not apply in Hastings;
- » Census error. Any non-response the Census was meant to be back checked and, if necessary, visited to encourage households to complete the survey. However, ORS are aware of cases in the 2011 Census where the properties were marked as vacant when backchecking did not occur. This is unlikely, but it is possible and could be checked by analysing responses rates by area in Hastings; and
- » The properties were genuinely vacant. Tax changes introduced in 2021 have acted as a disincentive to landlords, so it may be that many landlords were trying to leave the market and their properties were genuinely empty in March 2021.

2.6 To place the vacancy issue in context, we have compared the vacancy figures for Hastings in 2011 and 2021 against the rest of East Sussex and also similar seaside towns in the south and east of England. The vacancy rate of 8.5% in Hastings has brought it into line with many other areas, but these areas include parts of the South Downs National Park or contain a higher number of holiday caravans which tend to be recorded as vacant.

2.7 The vacancy rate in Brighton and Hove has risen, but this is in a city with a large university and the lack of students at their term-time address can probably explain much of the rise. The only other area showing a similar pattern to Hastings is Great Yarmouth, which also has a very high number of households in private rent with housing benefit support. However, other similar areas such as Tendring (the town of Clacton) and Torbay (the towns of Torquay, Brixham and Paignton) have not shown similar behaviour.

Figure 3: Percentage of Dwellings Vacant 2021 (Source: UK Census of Population)

	2011 Census Vacancy Rate	2021 Census Vacancy Rate	Change in Vacancy Rate 2011-2021
EAST SUSSEX (Including Brighton and Hove)			
Brighton and Hove	2.3%	7.2%	4.9%
Eastbourne	5.2%	7.8%	2.6%
Hastings	3.8%	8.5%	4.7%
Lewes	3.8%	5.4%	1.6%
Rother	7.1%	9.3%	2.1%
Wealden	3.8%	5.2%	1.4%
SOUTHERN AND EASTERN SEASIDE TOWNS			
Bournemouth, Christchurch and Poole	4.4%	6.6%	2.3%
Great Yarmouth	5.1%	9.7%	4.5%
Southend	5.0%	5.1%	0.1%
Tendring	7.2%	7.3%	0.1%
Thanet	8.4%	9.8%	1.4%
Torbay	7.7%	9.1%	1.4%
Worthing	2.6%	3.8%	1.1%

- 2.8 An important point to note is that much of the data set out below must be considered in light of the higher vacancy rate, which means that not all properties in 2021 have a record of their type, size or occupants.

Figure 4: Percentage of Dwellings Vacant 2021 by Ward (Source: UK Census of Population)

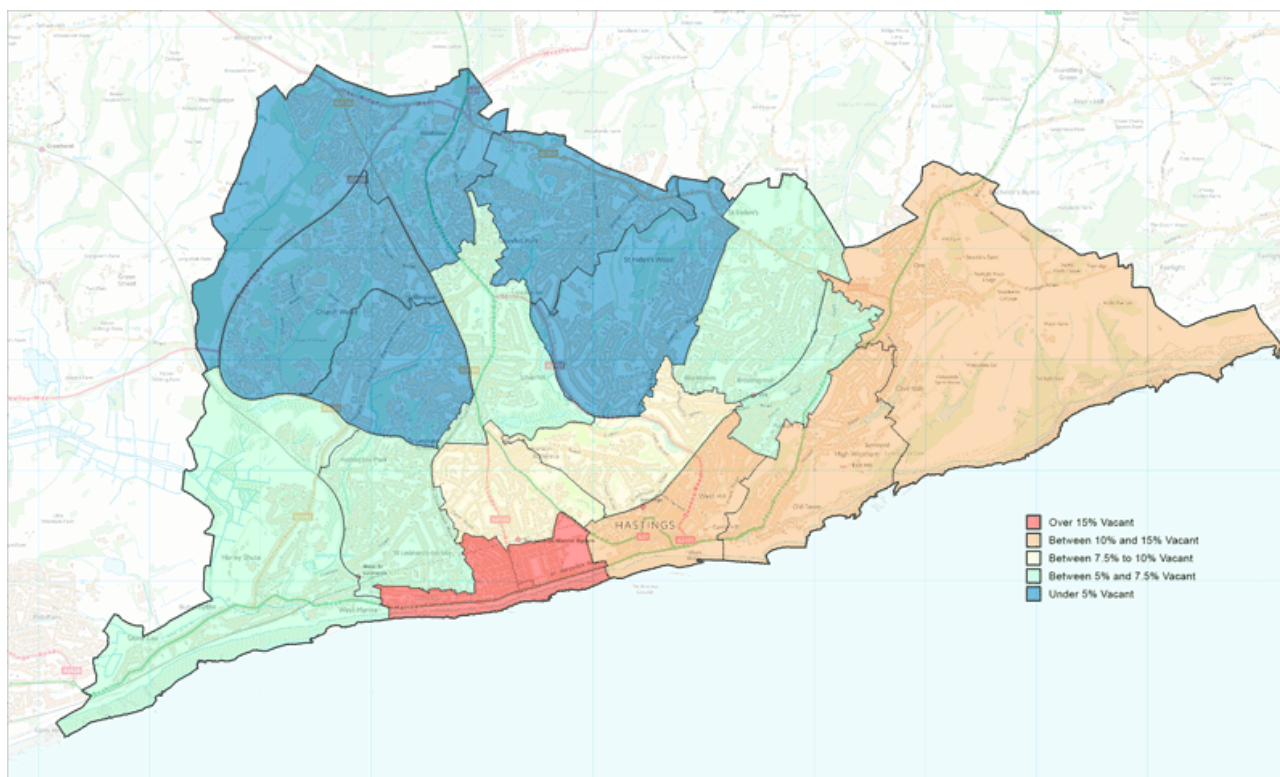


Figure 5: Percentage of Dwellings Vacant 2021 by Ward (Source: UK Census of Population)

	Number of Households			
	Dwellings	Occupied Dwellings	Vacant Dwellings	% Dwellings Vacant
Ashdown	2,244	2,175	69	3.1%
Baird	2,347	2,203	144	6.1%
Braybrooke	2,729	2,492	237	8.7%
Castle (Hastings)	4,135	3,578	557	13.5%
Central St Leonards	4,884	3,986	898	18.4%
Conquest	2,212	2,167	45	2.0%
Gensing	3,537	3,209	328	9.3%
Hollington	2,301	2,215	86	3.7%
Maze Hill	2,535	2,347	188	7.4%
Old Hastings	2,731	2,433	298	10.9%
Ore	2,660	2,363	297	11.2%
Silverhill	2,201	2,114	87	4.0%
St Helens (Hastings)	2,593	2,460	133	5.1%
Tressell	2,345	2,212	133	5.7%
West St Leonards	2,131	1,998	133	6.2%
Wishing Tree	2,602	2,491	111	4.3%
TOTAL	44,187	40,443	3,744	8.5%

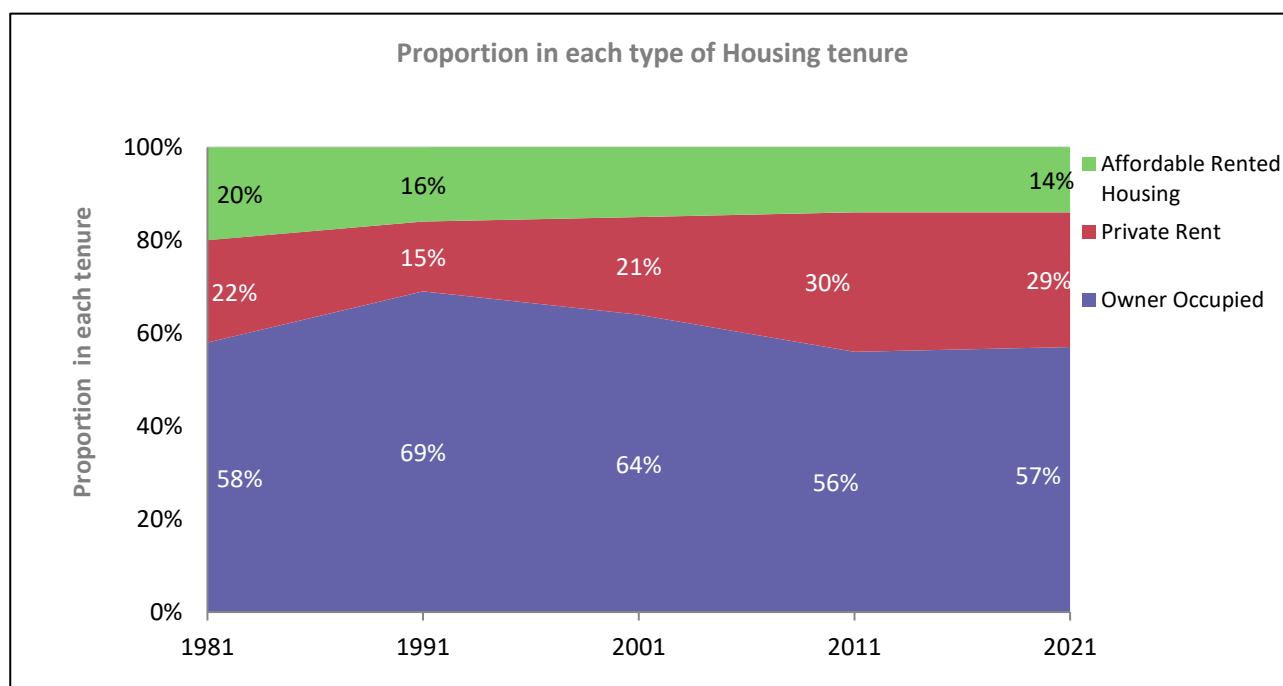
Second Homes, Holiday Lets and Other Short Term Lets

- ^{2.9} In recent years, an increasing share of the housing stock of the country has been moved to provide holiday lets through websites such as Airbnb, Booking.com and TripAdvisor while other property has been held either as second homes or as property which is held as a potential investment opportunity. In May 2023, a total of 800 properties (excluding private rooms) were listed in Hastings, which represent nearly 2% of the housing stock. In total, 474 properties are listed on Airbnb. The remainder were largely let through Booking.com.
- ^{2.10} As set out above, data from the Census shows that the vacancy rate for Hastings rose from 3.8% in 2011 to 8.5% in 2021, so short-term lets and second homes do not appear to explain all of this change. However, they may explain some of the decline in the private rented sector in Castle, Central St Leonards and Gensing wards, which also had high vacancy rates, with properties moving from private rent to short-term lets. Unfortunately, there is little historic data for short-term lets so it is not possible to compare the data to the past situation.

Housing Tenure Trends

- ^{2.11} When considering the local housing market, it is worth noting the changes to tenure over the past forty years. The chart below shows how the most notable change has been the decline in the proportion of people in affordable rented properties (comprising Social Rent and other affordable rented homes), which has fallen during the period (from 20% to 14% in Hastings). In contrast, private rent has seen a growth. Between 1981 and 1991 there was a strong growth in owner occupiers, partly as a consequence of the introduction of Right to Buy policies. This peaked at 69% in Hastings and has fallen back to 1981 levels.

Figure 6: Housing tenure trends for Hastings (1981 – 2021). Source: UK Census of Population



- ^{2.12} During the same period the actual volume of housing in Hastings has risen from 29,550 to 41,150 households. Importantly, the volume of households in private rented housing has fallen in Hastings between 2011 and 2021, but as discussed above, this may in turn be at least in part due to a quirk of the 2021 Census.

2.13 The table below provides the detailed data for the period.

Figure 7: Number of Households in Hastings by Tenure 1981-2021 (Source: UK Census of Population)

	Number of Households					Net Change			
	1981	1991	2001	2011	2021	1981-1991	1991-2001	2001-2011	2011-2021
Owner occupied	17,281	23,254	23,901	22,899	23,090	+5,973	+647	-1,002	+191
Private rent	6,453	4,901	7,770	12,272	11,590	-1,552	+2,869	+4,502	-682
Affordable Rented Housing	5,825	5,463	5,933	5,988	5,771	-362	+470	+55	-217
TOTAL	29,559	33,618	37,604	41,159	40,451	+4,059	+3,986	+3,555	-708

2.14 The table below shows owner occupation in Hastings is slightly below the levels of the South East of England and England as a whole, while the private rented sector is much larger.

Figure 8: Percentage of Households by Tenure 2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
Owner occupied	60%	54%	57%	67%	62%
Private rent	27%	30%	29%	19%	21%
Affordable Rented Housing	13%	16%	14%	14%	17%
TOTAL	100%	100%	100%	100%	100%

Figure 9: Change in Percentage of Households by Tenure 2011- 2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
Owner occupied	0.5%	0.5%	0.5%	3.4%	2.1%
Private rent	0.3%	-3.5%	-1.7%	3.4%	3.7%
Affordable Rented Housing	-0.3%	-0.8%	-0.5%	1.1%	0.5%
TOTAL	1%	-4%	-2%	8%	6%

- ^{2.15} The table below provides the tenure for each ward in Hastings. The standout figures relate to the wards of Castle, Central St Leonards and Gensing which show much higher rate of private dwellings than the other wards. However, they also have some of the highest rates for vacant homes, so the true figures may be even higher.

Figure 10: Percentage of Households in Hastings by Tenure by Ward 2021 (Source: UK Census of Population)

	Number of Households			
	Owner Occupied	Private Rented	Affordable Rented Housing	Total Number of Occupied Dwellings
Ashdown	76.3%	15.4%	8.4%	2,175
Baird	56.9%	13.1%	30.0%	2,203
Braybrooke	61.7%	33.5%	4.8%	2,492
Castle (Hastings)	40.3%	51.1%	8.6%	3,578
Central St Leonards	33.0%	52.8%	14.2%	3,986
Conquest	78.5%	19.2%	2.3%	2,167
Gensing	46.0%	47.2%	6.8%	3,209
Hollington	46.2%	16.0%	37.8%	2,215
Maze Hill	66.4%	24.5%	9.2%	2,347
Old Hastings	67.5%	25.4%	7.1%	2,433
Ore	60.5%	24.0%	15.6%	2,363
Silverhill	67.7%	22.2%	10.1%	2,460
St Helens (Hastings)	78.5%	12.4%	9.1%	2,114
Tressell	48.3%	25.3%	26.4%	2,212
West St Leonards	70.3%	21.8%	8.0%	1,998
Wishing Tree	50.4%	14.1%	35.6%	2,491
TOTAL	57.1%	28.7%	14.3%	40,443

- ^{2.16} When we consider how the tenure of properties across time has changed, Castle, Central St Leonards and Gensing all show a drop in the number of private rented dwellings between 2011 and 2021. At the same time, all three show sharp rises in the owner occupation rate, which is not consistent with much of the rest of Hastings. Some of this may be due to issues with the Census 2021, but the pattern is also consistent with the size of the private rented sector in these areas as having peaked and owner occupations rates increasing again. The owner-occupied stock across the whole of Hastings is now very similar to the picture in 1981, before Right to Buy was introduced, while the affordable rented stock has shrunk. Without major changes in national policy it is likely that the tenure balance in Hastings will remain relatively stable over time going forward.

Figure 11: Change in Percentage of Households in Hastings by Ward by Tenure 2011-2021(Source: UK Census of Population)

	Percentage Change in Households		
	Owner Occupied	Private Rented	Affordable Rented Housing
Ashdown	-2.9%	5.4%	-2.6%
Baird	-1.2%	3.0%	-1.8%
Braybrooke	6.7%	-4.2%	-2.4%
Castle (Hastings)	4.8%	-5.0%	0.2%
Central St Leonards	5.9%	-6.9%	1.0%
Conquest	-5.0%	4.3%	0.7%
Gensing	5.1%	-4.7%	-0.4%
Hollington	2.2%	3.9%	-6.0%
Maze Hill	1.7%	-4.2%	2.5%
Old Hastings	3.1%	-1.7%	-1.4%
Ore	0.9%	2.1%	-3.0%
Silverhill	-0.3%	0.6%	-0.3%
St Helens (Hastings)	-4.5%	4.0%	0.4%
Tressell	0.3%	-1.7%	1.4%
West St Leonards	-2.5%	1.6%	0.9%
Wishing Tree	-2.3%	-0.9%	3.2%
TOTAL			

The Private Rented Sector

- ^{2.17} The long-term growth in the private rented sector in Hastings is consistent with national trends. Growth in the sector seems likely to continue, driven by a combination of demand and supply factors:
- » Increasing demand from more households;
 - » Recent reductions in incomes (in real terms);
 - » Affordability of owner occupation reducing;
 - » Changing Bank lending practices;
 - » The impact of inheritance and the difficulties involved in selling properties;
 - » Pensions reform: pension drawdowns invested in buy to let property.
- ^{2.18} The growth of the Private Rented Sector has been acknowledged as both a growing and long-term option for meeting the nation's housing need. The Department of Communities and Local Government (DCLG now DLUHC) with the Intermediary Mortgage Lenders Association forecasted that the private rented sector will increase in size to 35% nationally by 2032.³ On this basis, the number of households renting privately could double again over the next twenty years.
- ^{2.19} As the PRS expands and other sectors contract, it is clear that many households who would traditionally meet their housing needs in other sectors are now renting privately. This includes many households currently unable to afford their housing costs, which can be seen from the expansion of families receiving housing benefit in the sector, in particular since the start of the most recent recession.
- ^{2.20} The Office for Budget Responsibility analysis of the UK's public finances for Government explicitly recognises a likely growth in the share of housing benefit claimants in the private rented sector in its Economic and Fiscal Outlook (March 2014)⁴:
- "The share of [housing benefit] spending accounted for by the private rented sector is forecast to rise from 30 per cent in 2007-08 to 40 per cent by 2018-19. ... We expect the share of claimants in the private rented sector to continue rising over the forecast period, but for average awards to rise more slowly than nominal GDP per capita due to policy, including on uprating."* (Paragraphs 4.152-154)
- ^{2.21} It should be noted that since the introduction of Universal Credit, no more updated figures specifically concerning housing benefit have been produced by the Office for Budget responsibility.
- ^{2.22} Importantly, the Government sees the PRS having an important and long-term role in meeting the housing need of the nation; and although the National Planning Policy Framework (NPPF) and housing needs Planning Practice Guidance (PPG) do not mention the current or future role of housing benefit, the policy to support low-income households in the private rented sector with housing benefit is long-standing and housing benefit is explicitly factored into the long-term forecasts for public spending.

³ <http://news.rla.org.uk/rpi-rent-revolution/>

⁴ <http://cdn.budgetresponsibility.org.uk/37839-OBR-Cm-8820-accessible-web-v2.pdf>

- 2.23 Policy by both Government and Local Authorities is focused on improving Management and Maintenance in the sector (via licensing or self-regulation schemes) and expanding supply⁵ (including the Build to Rent investment scheme⁶). The Government published “A Fairer Private Rented Sector” in June 2022⁷, and the Executive summary stated:

“The role of the Private Rented Sector (PRS) has changed in recent decades, as the sector has doubled in size, with landlords and tenants becoming increasingly diverse. Today, the sector needs to serve renters looking for flexibility and people who need to move quickly to progress their careers, while providing stability and security for young families and older renters.”

- 2.24 Given this context, it is important for local authorities to recognise the role of the private rented sector at a local level. It remains appropriate to recognise that the private rented sector will continue to make an important contribution towards providing housing options for households unable to afford their housing costs in the future.

Housing Property Type Trends

- 2.25 A striking statistic relating to property type is shown in Figure 12. This shows that the 2021 Census found a smaller number of terraced properties and flats occupied than the 2011 Census. This in turn saw fewer properties occupied in 2021 than in 2011.
- 2.26 A reduction in the number of terraced properties does happen in some areas due to the conversion of houses to flats and the number of flats can also fall in an area, often due to demolitions. However, neither of these appear to be the case in Hastings. Instead, the growth in vacant properties appears to be entirely accounted for by a growth in empty terraced and flatted dwellings in 2021.

Figure 12: Number of Households in Hastings by Property Type 2011-2021 (Source: UK Census of Population)

	Number of Households		2011-2021
	2011	2021	
Detached	7,561	7,733	172
Semi-detached	8,473	8,835	362
Terraced	9,502	9,157	-345
Flat or maisonette (purpose built or converted)	15,530	14,648	-882
Caravan or other mobile or temporary structure	93	82	-11
TOTAL	41,159	40,455	-704

⁵ <https://www.gov.uk/government/publications/private-rented-homes-review-of-the-barriers-to-institutional-investment>

⁶ <https://www.gov.uk/government/publications/build-to-rent-round-2-initial-due-diligence>

⁷ <https://www.gov.uk/government/publications/a-fairer-private-rented-sector>

- 2.27 Figure 13 shows how the flats in Hastings have changed over time. The 2021 Census shows a reduction in the number of purpose-built flats, but a larger reduction in the number of converted properties, which would often but not necessarily be Section 257 flats, and also flats associated with a commercial building.

Figure 13: Number of Households in Hastings by Flat Type 2011-2021 (Source: UK Census of Population)

	Number of Households		
	2011	2021	2011-2021
Purpose Built flat	8,331	8,073	-258
Part of a convert or shared house including bedsits	6,554	6,099	-455
In a commercial building	645	476	-169
TOTAL	15,530	14,648	-882

- 2.28 Figure 14 and Figure 15 bring together the information on property type and flats. These show that houses form the core basis for the owner-occupied stock, while much of the affordable rented stock is flats. The private rented sector is very heavily dominated by flats, with many being purpose built, but with around 4,000 being in converted buildings or in a commercial building.

Figure 14: Number of Households in Hastings by Property Type and Tenure 2021 (Source: UK Census of Population)

	Number of Households		
	Owner Occupied	Private Rented	Affordable Rented Housing
Detached	6,970	632	130
Semi-detached	6,164	1,421	1,249
Terraced	5,872	2,004	1,279
Flat or maisonette (purpose built or converted)	4,012	7,427	3,104
Caravan or other mobile or temporary structure	63	17	1
TOTAL	23,081	11,501	5,763

Figure 15: Number of Households in Hastings by Flat Type and Tenure 2021 (Source: UK Census of Population)

	Number of Households		
	Owner Occupied	Private Rented	Affordable Rented Housing
Purpose Built flat	1,662	3,540	2,849
Part of a convert or shared house including bedsits	2,050	3,210	193
Part of another converted building	190	331	45
In a commercial building	110	346	17
TOTAL	4,012	7,427	3,104

2.29 Figure 16 shows that property types vary considerably across Hastings, with the ward of Ashdown, Conquest and St Helens having around 50% of the housing stock as detached dwellings. Meanwhile, flats make up more than 50% of the housing stock in Castle, Central St Leonards and Gensing.

Figure 16: Percentage of Households in Hastings by Property Type 2021(Source: UK Census of Population)

	Number of Households					
	Detached	Semi-Detached	Terraced	Flats or Maisonette	Other Property Type	Total Number of Properties
Ashdown	49.5%	19.4%	17.6%	10.8%	2.8%	2,175
Baird	23.2%	34.4%	27.3%	15.2%	0.0%	2,203
Braybrooke	18.6%	17.0%	20.5%	43.8%	0.1%	2,490
Castle (Hastings)	3.0%	5.4%	27.3%	64.2%	0.0%	3,578
Central St Leonards	2.2%	4.3%	8.7%	84.6%	0.2%	3,989
Conquest	55.9%	20.0%	14.2%	9.9%	0.0%	2,167
Gensing	6.5%	9.4%	18.2%	65.9%	0.1%	3,212
Hollington	15.3%	33.5%	42.3%	8.9%	0.0%	2,215
Maze Hill	32.6%	23.2%	4.7%	39.4%	0.1%	2,347
Old Hastings	11.1%	23.9%	36.9%	28.0%	0.0%	2,435
Ore	17.3%	27.2%	33.7%	21.8%	0.0%	2,365
Silverhill	18.0%	34.5%	23.4%	24.0%	0.0%	2,459
St Helens (Hastings)	46.0%	30.7%	4.5%	18.8%	0.0%	2,115
Tressell	6.1%	19.7%	46.7%	27.4%	0.0%	2,213
West St Leonards	18.1%	42.6%	21.3%	18.1%	0.1%	1,999
Wishing Tree	15.0%	33.5%	23.0%	28.5%	0.0%	2,493
TOTAL	19.1%	21.8%	22.6%	33.6%	2.8%	40,455

2.30 Figure 17 shows that for many wards the vast majority of the flats are purposes built. However, a majority in Braybrooke, Castle, Central St Leonards, Gensing and Old Hastings are in converted or commercial buildings.

Figure 17: Percentage of Households in Hastings by Flat Type 2021 (Source: UK Census of Population)

	Number of Households			
	Purpose Built flat	Part of a convert or shared house including bedsits	Part of another converted building	In a commercial building
Ashdown	85.9%	7.7%	4.3%	2.1%
Baird	87.7%	8.7%	1.2%	2.4%
Braybrooke	39.4%	57.8%	1.9%	0.8%
Castle (Hastings)	45.0%	44.7%	5.5%	4.8%
Central St Leonards	50.0%	42.6%	4.0%	3.3%
Conquest	76.7%	14.9%	4.5%	4.0%
Gensing	42.2%	53.1%	2.5%	2.2%
Hollington	82.2%	9.6%	4.6%	3.6%
Maze Hill	55.3%	37.1%	6.9%	0.6%
Old Hastings	47.0%	33.7%	7.9%	11.4%
Ore	82.8%	12.4%	2.1%	2.7%
Silverhill	74.6%	23.4%	1.0%	1.0%
St Helens (Hastings)	56.5%	34.5%	2.9%	6.1%
Tressell	74.0%	20.6%	3.8%	1.6%
West St Leonards	60.9%	29.4%	6.9%	2.8%
Wishing Tree	95.5%	2.4%	0.3%	1.8%
TOTAL	55.3%	37.5%	3.9%	3.3%

2.31 The wider data for the South East and England as a whole show that Hastings contains a much higher share of flats and a lower share of detached properties.

Figure 18: Percentage of Households by Property Type 2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
Detached	20.8%	17.5%	19.1%	28.0%	22.9%
Semi-detached	21.1%	22.6%	21.8%	28.4%	31.5%
Terraced	26.7%	18.8%	22.6%	21.3%	23.0%
Flat or maisonette	31.4%	40.7%	36.2%	21.6%	22.2%
Caravan or other	0.0%	0.4%	0.2%	0.7%	0.4%
TOTAL	100%	100%	100%	100%	100%

- 2.32 As well as Hastings containing more flats than the South East or England on average, it also contains a much higher share of converted flats, with nearly half being converted or in a commercial property, compared to around a quarter not being purpose built in the South East and England.

Figure 19: Percentage of Households by Flat Type 2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
Purpose Built flat	55.6%	55.2%	55.3%	78.1%	76.4%
Part of a convert or shared house including bedsits	36.3%	38.4%	37.5%	14.2%	15.9%
Part of another converted building	4.1%	3.7%	3.9%	3.7%	3.8%
In a commercial building	4.0%	2.8%	3.3%	4.0%	3.9%
TOTAL	100%	100%	100%	100%	100%

- 2.33 Figure 20 and Figure 21 show that in the last 10 years, the occupied dwelling stock of Hastings has fallen, while that for the South East and England has risen. Across the South East and England, the share of the dwelling stock occupied by purpose-built dwellings has risen sharply, but this has fallen in Hastings. Households in converted properties have reduced across Hastings, the South East and England. The drops in terraced properties and converted flats across the South East and England may link to students not being at their term-time addresses or low income or migrant workers moving elsewhere temporarily, but this explanation doesn't apply as easily to Hastings.

Figure 20: Change in Percentage of Households by Property Type 2011-2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
Detached	0.3%	0.6%	0.4%	0.7%	1.0%
Semi-detached	0.9%	0.9%	0.9%	1.6%	1.3%
Terraced	-0.7%	-1.0%	-0.8%	-0.5%	-1.1%
Flat or maisonette	0.6%	-0.6%	0.0%	0.8%	0.4%
Caravan or other	-2.6%	-2.4%	-2.5%	0.6%	0.0%
TOTAL	-1.4%	-2.6%	-2.0%	3.3%	1.6%

Figure 21: Change in Percentage of Households by Flat Type 2011-2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
Purpose Built flat	-1.8%	-1.9%	-1.8%	5.1%	8.1%
Part of a convert or shared house including bedsits	-4.4%	-6.0%	-5.3%	-4.0%	-1.6%
In a commercial building	-1.4%	-1.0%	-1.2%	-1.0%	-0.7%
TOTAL	-3.5%	-5.1%	-4.4%	3.8%	9.7%

Age of the Housing Stock

- ^{2.34} The Valuation Office Agency (VOA) Council Tax database contains records of when a property was built. For Hastings, over a third of the total stock was built before 1900 and around half was built before 1939. It should be remembered that the best predictor for the overall condition of the house stock of an area is the age of the properties. Only 970 dwellings have been added to the database since 2013, which, when combined with a higher vacancy rate, sees fewer households residing in the area.

Figure 22: Number of Households in Hastings by Property Age 2022 (Source: VOA Council Tax: 2022)

	Number of Properties
Pre 1900	15,720
1900-1939	6,860
1945 - 1972	9,040
1973 - 1999	8,910
2000-2012	2320
2013-2022	970
TOTAL	43,820

- ^{2.35} Across the wards of Hastings, there is a very large difference in the age of the properties. Castle, Central St Leonards and Gensing have around three quarters of their housing stock built before 1900. However, wards such as Ashdown, Hollington and Conquest have seen around a half or more of their stock built post 1973.

Figure 23: Percentage of Dwellings by Age Band 2021 (Source: VOA Council Tax: 2022)

	Percentage of Households					
	Pre 1900	1900-1939	1945 - 1972	1973 - 1999	2000-2012	2013-2022
Ashdown	5.2%	2.1%	24.1%	41.9%	24.6%	2.1%
Baird	2.5%	18.9%	53.9%	8.6%	5.3%	10.7%
Braybrooke	41.6%	30.0%	5.8%	20.6%	1.6%	0.4%
Castle (Hastings)	77.3%	6.3%	4.0%	8.8%	2.8%	1.0%
Central St Leonards	77.3%	4.7%	5.1%	8.8%	2.4%	1.7%
Conquest	4.1%	3.7%	43.4%	44.7%	3.2%	0.9%
Gensing	73.5%	5.8%	2.6%	11.4%	5.2%	1.5%
Hollington	6.6%	16.4%	10.9%	56.3%	5.9%	3.9%
Maze Hill	26.4%	16.3%	21.3%	29.1%	4.3%	2.7%
Old Hastings	55.6%	24.1%	10.5%	7.3%	1.7%	0.7%
Ore	22.6%	15.3%	37.0%	18.3%	4.7%	2.1%
Silverhill	31.2%	29.0%	25.0%	12.0%	1.8%	1.1%
St Helens (Hastings)	5.7%	22.8%	39.9%	24.1%	7.0%	0.4%
Tressell	29.0%	29.8%	16.4%	14.3%	6.7%	3.8%
West St Leonards	13.5%	32.8%	16.6%	27.1%	7.9%	2.2%
Wishing Tree	8.6%	6.6%	51.2%	22.3%	9.4%	2.0%
TOTAL	35.9%	15.7%	20.6%	20.3%	5.3%	2.2%

- 2.36 On average, the housing stock of Hastings is much older than that of the wider South East or for England as a whole. The rate of new build development is very low, so it would generally be expected that the housing stock will be in worse condition given its age.

Figure 24: Percentage of Dwellings by Property Age 2022 (Source: VOA Council Tax: 2022)

	Percentage of Dwellings				
	Hastings	St Leonards	Hastings Borough	South East England	England
Pre 1900	34.4%	37.2%	35.9%	13.4%	15.8%
1900-1939	18.2%	13.3%	15.7%	16.2%	20.4%
1945 - 1972	23.9%	17.6%	20.6%	28.9%	26.4%
1973 - 1999	17.1%	23.3%	20.3%	24.7%	21.3%
2000-2012	3.9%	6.5%	5.3%	9.2%	8.8%
2013-2022	2.4%	2.1%	2.2%	7.7%	7.2%
TOTAL	100%	100%	100%	100%	100%

Overcrowding

- 2.37 The Census 2021 calculates whether a property is overcrowded or under-occupied based upon the bedroom standard. This is calculated by comparing the number of bedrooms the household requires to the number of available bedrooms.
- 2.38 The number of bedrooms the household requires is calculated according to the Bedroom Standard, where the following should have their own bedroom:
1. Adult couple
 2. Any remaining adult (aged 21 years or over);
 3. Two males (aged 10 to 20 years);
 4. One male (aged 10 to 20 years) and one male (aged 9 years or under), if there are an odd number of males aged 10-20;
 5. One male aged 10-20 if there are no males aged 0-9 to pair with him;
 6. Repeat steps 3-5 for females;
 7. Two children (aged 9 years or under) regardless of sex;
 8. Any remaining child (aged 9 years or under).
- 2.39 An occupancy rating of:

-1 or less implies that a household's accommodation has fewer bedrooms than required (overcrowded);

+1 or more implies that a household's accommodation has more bedrooms than required (under-occupied);

0 suggests that a household's accommodation has an ideal number of bedrooms.

- 2.40 Across Hastings as a whole, the number of overcrowded households rose slightly between the 2011 and 2021 Censuses. This saw the overcrowding rate rise from 3.5% to 3.9% overall. It is important to note that 63% of all households technically under-occupy their housing according to the bedroom standard, with nearly 29% of households under-occupying by 2 or more bedrooms. However, 0.4% of households are overcrowded by 2 or more bedrooms.

Figure 25: Under-occupation and Overcrowding in Hastings 2011-2021 (Source: UK Census of Population)

	Percentage of Households		2011-2021
	2011	2021	
Under-occupied by 2+ bed rooms	27.6%	28.9%	+1.3%
Under-occupied by 1 bedroom	34.9%	34.2%	-0.7%
Correct number of rooms	34.0%	33.0%	-1.0%
Overcrowded by 1 bedroom	3.2%	3.5%	+0.3%
Overcrowded by 2+ bedrooms	0.4%	0.4%	+0.1%
TOTAL	100%	100%	0

- 2.41 The highest rate of overcrowding in Hastings occurs in the affordable housing sector at 8.6%, while the private rented sector has a rate of 6.2% overcrowding.

Figure 26: Under-occupation and Overcrowding by Tenure 2021 (Source: UK Census of Population)

	Percentage of Households			
	Owner Occupied	Private Rented	Affordable Rented Housing	Total
Under-occupied by 2+ bed rooms	44.1%	8.3%	9.6%	28.9%
Under-occupied by 1 bedroom	38.0%	31.7%	24.4%	34.2%
Correct number of rooms	16.4%	53.9%	57.4%	33.0%
Overcrowded by 1 bedroom	1.4%	5.5%	7.5%	3.5%
Overcrowded by 2+ bedrooms	0.2%	0.7%	1.1%	0.4%
TOTAL	100%	100%	100%	100%

- 2.42 In terms of property types, the majority of overcrowded households lived in flats, particularly purpose-built ones, with houses showing a very high rate of under-occupation.

Figure 27: Under-occupation and Overcrowding by Property Type 2021 (Source: UK Census of Population)

	Number of Households				
	Under-occupied by 2+ bedrooms	Under-occupied by 1 bedroom	Correct number of rooms	Overcrowded by 1 bedroom	Overcrowded by 2+ bedroom
Detached	4,570	2,326	733	83	21
Semi-detached	3,447	3,216	1,874	263	39
Terraced	3,021	3,612	2,186	297	38
Flat or maisonette (purpose built or converted house)	651	4,638	8,531	754	77
Caravan or other (including flats in converted commercial buildings)	7	54	16	3	2
TOTAL	11,696	13,846	13,340	1,400	177

Figure 28: Under-occupation and Overcrowding by Flat Type 2021 (Source: UK Census of Population)

	Number of Households				
	Under-occupied by 2+ bedrooms	Under-occupied by 1 bedroom	Correct number of rooms	Overcrowded by 1 bedroom	Overcrowded by 2+ bedroom
Purpose Built flat	226	2,507	4,764	525	51
Part of a convert or shared house including bedsits	324	1,733	3,267	188	19
Part of another converted building	37	222	291	17	2
In a commercial building	60	177	211	23	5
TOTAL	647	4,639	8,533	753	77

^{2.43} Overcrowding rates in Hastings are comparable to those in the South East and England as a whole.

Figure 29: Under-occupation and Overcrowding by Area 2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
Under-occupied by 2+ bed rooms	31.1%	26.9%	28.9%	38.1%	35.6%
Under-occupied by 1 bedroom	34.5%	34.0%	34.2%	32.4%	33.2%
Correct number of rooms	30.7%	35.1%	33.0%	26.1%	26.8%
Overcrowded by 1 bedroom	3.4%	3.5%	3.5%	3.0%	3.6%
Overcrowded by 2+ bedrooms	0.4%	0.5%	0.4%	0.4%	0.7%
TOTAL	100%	100%	100%	100%	100%

^{2.44} Overcrowding rates also do not show a very high variation between wards in Hastings. The highest rate is in Tressell at 5.8% and the lowest rate is 1.6% in Conquest. Tressell contains one of the highest rates of affordable housing in Hastings, while Conquest has the highest rate of home ownership.

Figure 30: Under-occupation and Overcrowding by Ward 2021 (Source: UK Census of Population)

	Percentage of Households				
	Under-occupied by 2+ bedrooms	Under-occupied by 1 bedroom	Correct number of rooms	Overcrowded by 1 bedroom	Overcrowded by 2+ bedroom
Ashdown	44.7%	33.7%	18.9%	2.4%	0.3%
Baird	32.3%	32.3%	30.4%	4.4%	0.5%
Braybrooke	33.9%	30.2%	32.9%	2.6%	0.3%
Castle (Hastings)	18.1%	30.0%	46.9%	4.4%	0.5%
Central St Leonards	10.4%	31.4%	53.0%	4.7%	0.5%
Conquest	41.1%	38.9%	18.4%	1.3%	0.2%
Gensing	19.8%	30.1%	45.6%	4.0%	0.6%
Hollington	27.5%	33.3%	33.8%	4.6%	0.7%
Maze Hill	33.8%	37.0%	26.5%	2.5%	0.2%
Old Hastings	36.4%	36.1%	25.0%	2.2%	0.2%
Ore	29.5%	37.5%	28.0%	4.6%	0.4%
Silverhill	34.9%	34.7%	27.7%	2.4%	0.3%
St Helens (Hastings)	41.9%	37.8%	18.6%	1.5%	0.1%
Tressell	23.1%	36.1%	35.0%	5.1%	0.6%
West St Leonards	33.6%	38.5%	24.6%	2.8%	0.4%
Wishing Tree	26.5%	36.9%	32.1%	3.8%	0.8%
TOTAL	28.9%	34.2%	33.0%	3.5%	0.4%

Council Tax Bands

^{2.45} As well as identifying the age of properties, the Valuation Office Agency (VOA) database also highlights the Council Tax bands for areas. Over 60% of all properties in Hastings are Bands A or B, which are the two lowest bands.

Figure 31: Percentage of Properties in Hastings by Council Tax Band 2022/23 (Source: VOA Council Tax: 2022)

BAND	Percentage of Properties
A	33.7%
B	28.2%
C	17.6%
D	13.0%
E	5.2%
F	1.8%
G	0.4%
H	0.0%
TOTAL	100%

- 2.46 The Council Tax bands for different property type sees nearly 80% of flats beings Band A, with almost all other flats being Band B. Meanwhile, nearly 20% of detached properties are in the highest Bands F-H.

Figure 32: Percentage of Households by Dwelling Type 2021 (Source: UK Census of Population)

BAND	Percentage of Dwellings				
	Detached	Semi-detached	Terraced	Flat or maisonette	Caravan or other
A	0.4%	0.7%	7.0%	78.1%	16.1%
B	0.6%	30.9%	64.4%	16.9%	7.3%
C	4.8%	48.2%	21.5%	3.8%	31.9%
D	43.8%	16.0%	5.8%	1.0%	39.8%
E	32.5%	3.8%	0.9%	0.1%	4.2%
F	14.2%	0.1%	0.3%	0.1%	0.6%
G	3.3%	0.1%	0.1%	0.0%	0.0%
H	0.6%	0.0%	0.0%	0.0%	0.0%
TOTAL	100%	100%	100%	100%	100%

- 2.47 The housing stock of Hastings sit in much lower Council Tax bands than the wider South East or England as a whole. In the South East as a whole, only around 25% of the stock is in Bands A or B, while 15% is in Bands F-H compared to 2% in Bands F-H in Hastings.

Figure 33: Percentage of Dwellings by Council Tax Band 2022/23 (Source: VOA Council Tax: 2022)

	Percentage of Dwellings				
	Hastings	St Leonards	Hastings Borough	South East England	England
A	29.7%	37.5%	33.7%	8.9%	23.5%
B	28.0%	28.4%	28.2%	16.5%	19.6%
C	20.0%	15.3%	17.6%	25.8%	21.9%
D	15.5%	10.8%	13.0%	20.2%	15.6%
E	5.1%	5.2%	5.2%	13.2%	9.9%
F	1.2%	2.5%	1.8%	8.1%	5.3%
G	0.5%	0.3%	0.4%	6.4%	3.5%
H	0.0%	0.1%	0.0%	1.0%	0.6%
TOTAL	100%	100%	100%	100%	100%

- 2.48 There is considerable variation in the Council Tax bands across Hastings, tied to the age of the properties and their property type. Castle, Central St Leonards and Gensing see very high numbers of properties in the lowest bands, but Ashdown see 30% of its stock in Bands E-H.

Figure 34: Percentage of Dwellings by Council Tax Band 2022/23 (Source: UK Census of Population)

	BAND							
	A	B	C	D	E	F	G	H
Ashdown	12%	22%	16%	20%	15%	14%	1%	0%
Baird	18%	34%	27%	16%	4%	0%	0%	0%
Braybrooke	41%	19%	15%	16%	8%	2%	0%	0%
Castle (Hastings)	62%	24%	8%	6%	1%	0%	0%	0%
Central St Leonards	78%	13%	5%	3%	0%	0%	0%	0%
Conquest	5%	13%	25%	41%	13%	2%	1%	0%
Gensing	58%	20%	12%	5%	4%	1%	0%	0%
Hollington	12%	65%	10%	8%	4%	0%	0%	0%
Maze Hill	25%	20%	16%	23%	9%	5%	1%	1%
Old Hastings	22%	31%	29%	12%	5%	1%	0%	0%
Ore	29%	40%	16%	9%	5%	1%	0%	0%
Silverhill	20%	25%	30%	18%	5%	1%	0%	0%
St Helens (Hastings)	7%	13%	35%	30%	8%	3%	3%	0%
Tressell	30%	53%	13%	3%	1%	0%	0%	0%
West St Leonards	18%	39%	24%	8%	8%	3%	0%	0%
Wishing Tree	29%	38%	19%	10%	4%	1%	0%	0%
TOTAL	34%	28%	18%	13%	5%	2%	0%	0%

Homelessness

- 2.49 Statutory homelessness is a distinct concept from those who are rough sleeping and includes a much wider group of people. A 'main homelessness duty' is owed where the authority is satisfied that the applicant is eligible for assistance, unintentionally homeless and falls within a specified priority need group.
- 2.50 The 'priority need groups' include households with dependent children or a pregnant woman and people who are vulnerable in some way e.g. because of mental illness or physical disability and was extended in 2002 to include anyone:
- Aged 16 or 17;
 - Aged 18 to 20 who were previously in care;
 - Vulnerable as a result of time spent in care, in custody, or in hm forces;
 - Vulnerable as a result of having to flee their home because of violence or the threat of violence.
- 2.51 Where a main duty is owed, the authority must ensure that suitable accommodation is available for the applicant and his or her household.

- 2.52 Department of Levelling up Housing and Communities (DLUHC) statistics on homeless show a total of 1,126 people were assessed in relation to potentially being homeless in Hastings in 2021-22, and 1,115 were found to be owed a duty of care. This is not a direct effect of the pandemic because the data for 2019/20 shows 1,062 people were owed a duty of care.
- 2.53 The number of persons reported as being homeless includes those who are rough sleeping, with 34 persons being recorded as sleeping rough in Hastings in 2022.
- 2.54 Figure 35 shows the reasons that each of the 1,115 were made homeless. The largest reason is that friends and family were no longer willing to accommodate them, but for 326 of the households it was because of the end of a private rented tenancy.
- 2.55 As of 2022/23, the Council's own records indicate that at any one time around 450 households were housed in temporary accommodation (slightly down from the 2021/22 figure), so around 1% of the housing stock is used to house households who would otherwise be homeless.

Figure 35: Reason for Homelessness for Persons Owed a Duty of Care 2021/22 (Source: DLUHC Local Authority Level Statutory Homelessness Statistics)

	Number of Cases
Family or friends no longer willing or able to accommodate	348
End of private rented tenancy - assured shorthold	254
Domestic abuse	115
Non-violent relationship breakdown with partner	115
End of social rented tenancy	22
Eviction from supported housing	34
End of private rented tenancy - not assured shorthold	72
Other violence or harassment	43
Left institution with no accommodation available	28
Required to leave accommodation provided by Home Office as asylum support	3
Other reasons / not known	81
TOTAL	1,115

- 2.56 To place the homelessness situation in Hastings in context, we have set out below the number of homelessness cases in Hastings, the South East and England for the 4 years since 2018/19. Reporting structures for homeless were changed in 2018, so any earlier data is not exactly like for like. The striking point around the data is how stable it has been over time.

Figure 36: Number of Homelessness Persons Owed a Duty of Care 2018/19 to 2021/22 (Source: DLUHC Local Authority Level Statutory Homelessness Statistics))

	Number of Rough Sleepers Per Capita		
	Hastings Borough	South East England	England
2018/2019	1,040	37,630	269,510
2019/2020	1,063	40,560	289,800
2020/2021	933	38,090	270,560
2021/2022	1,115	36,430	278,110

- ^{2.57} To place the data for Hastings in a like to like comparison, Figure 37 takes a 4-year average for the number of persons accepted as being homeless and then uses this figure to show the number of homeless acceptances per 100,000 persons. The data shows that the number of people accepted as homeless is more than twice as high than the average per capita for the South East and England as a whole.
- ^{2.58} A key reason for this is likely to be that Hastings has a larger private rented sector and also, as discussed later in the report, a larger number of households in receipt of housing benefit which has fallen in relative terms compared to rents. While homelessness pressures at a national level are driven by factors such as a low, and often falling, number of social rented properties due to the impact of Right to Buy, combined with high market housing costs, the situation in Hastings is likely to be exacerbated by the high number of private renters receiving housing benefit. This indicates many households who have relatively low incomes, a point also discussed later in this report, and they may struggle to maintain their tenancies if they struggle to balance their budgets.

Figure 37: 4-year Average Homelessness Acceptances Per 100,000 Population (Source: DLUHC Local Authority Level Statutory Homelessness Statistics and 2021 Census)

	Number of Rough Sleepers Per 100,000 Population		
	Hastings Borough	South East England	England
4-year average for homelessness acceptances	1,048	38,178	276,995
4-year average for homelessness acceptances per 100,000 population	1,150	411	490

2.59 Figure 38 shows that the use of temporary accommodation has grown in the South East and England by around 40% in the South East and England; but has grown by 680% in Hastings from 67 household to 524 households. We are using 2022 data to compare Hastings with the South East and England, the figure has fallen to 450 properties occupied in Hastings in 2023.

Figure 38: Use of Temporary Accommodation in 2016 and 2022 (Source: DLUHC Local Authority Level Statutory Homelessness Statistics and 2021 Census)

	Total number		
	Hastings Borough	South East England	England
2016			
Currently in temporary accommodation in communal establishments (Bed and breakfast or Hostels)	51	2,942	26,440
Currently in temporary accommodation in market housing (Private sector leased or Private landlord)	16	2,208	29,210
Currently in temporary accommodation in affordable housing (Local Authority or RSL stock)	0	2,457	16,130
TOTAL	67	7,607	71,780
2022			
Currently in temporary accommodation in communal establishments (Bed and breakfast or Hostels)	114	2,170	17,890
Currently in temporary accommodation in market housing (Private sector leased or Private landlord)	384	6,650	57,740
Currently in temporary accommodation in affordable housing (Local Authority or RSL stock)	26	3,120	25,680
TOTAL	524	11,940	101,310

- ^{2.60} Figure 39 shows that for Hastings, around 1.29% of all households are currently in temporary accommodation, with nearly 1% of all households being placed in temporary private rented accommodation. Between 3 and 4 times more households are in temporary accommodation in Hastings than in the South East or England.
- ^{2.61} The figures also imply that around 5% of the entire private rented stock of Hastings is being used for households in temporary accommodation. The equivalent figure for the South East and England is around 1% of the private rented stock being used for temporary accommodation in both areas.

Figure 39: Percentage of Households in Temporary Accommodation in 2022 (Source: DLUHC Local Authority Level Statutory Homelessness Statistics and 2021 Census)

	Percentage of Households in Temporary Accommodation		
	Hastings Borough	South East England	England
Currently in temporary accommodation in communal establishments (Bed and breakfast or Hostels)	0.28%	0.06%	0.08%
Currently in temporary accommodation in market housing (Private sector leased or Private landlord)	0.95%	0.17%	0.25%
Currently in temporary accommodation in affordable housing (Local Authority or RSL stock)	0.06%	0.17%	0.11%
TOTAL	1.29%	0.31%	0.43%

- ^{2.62} As additional detail on a specific element of homelessness, every local authority undertakes a rough sleeper snapshot for their area each autumn. As noted above, the most recent count for Hastings recorded 34 rough sleepers. To place these figures in context, Figure 40 shows how the number of rough sleepers has changed over time in Hastings, the wider South East of England and in England as a whole. This shows that rough sleeping numbers rose from 2013-2018 in all areas; but started to fall in 2019 and then fell more sharply during the pandemic with policies in place to place rough sleepers in accommodation such as unused hotels.

Figure 40: Number of Rough Sleepers 2010-2022 (Source: DLUHC Rough Sleeping Snapshot)

	Number of Rough Sleepers		
	Hastings Borough	South East England	England
2010	3	310	1,768
2011	5	430	2,181
2012	3	442	2,309
2013	15	532	2,414
2014	12	609	2,744
2015	16	827	3,569
2016	26	956	4,134
2017	40	1,119	4,751
2018	48	934	4,677
2019	21	900	4,266
2020	16	474	2,688
2021	23	445	2,443
2022	34	572	3,069

- ^{2.63} To place the data for Hastings in a like to like comparison, Figure 41 takes a 5 year average for the number of rough sleepers and then uses this figure to show the number of rough sleepers per 100,000 persons. The data shows that the number of rough sleepers is 5 to 6 times higher than the average per capita for the South East and England as a whole.

Figure 41: 5-year Average Rough Sleeper Count Per 100,000 Population (Source: DLUHC Rough Sleeping Snapshot and 2021 Census)

	Number of Rough Sleepers Per 100,000 population		
	Hastings Borough	South East England	England
5-year average for rough sleeper count	28	665	3,429
5-year average for rough sleeper count per 100,000 population	31	7	6

- ^{2.64} It is important to stress that while the rough sleeping situation in Hastings is on average much more prominent than in the South East or in England, that actual numbers are an average of 28 persons.
- ^{2.65} The reason for the higher figures in Hastings could be due to the same type of reasons for the higher homelessness figures with a higher number of households living in unsecured private rented properties potentially leading to more households losing their tenancies.

Chapter Summary

- ^{2.66} The vacancy rate for Hastings rose from 3.8% in 2011 to 8.5% in 2021. This means that there were 3,744 properties vacant in Hastings. This is much larger than the rise across the whole of England which rose from 4.0% to 6.0%. In Central St Leonards ward the rate was 18.4%, so the Census indicated that around 1 in five properties was vacant in 2021, with nearly 900 empty homes. There is not a simple explanation for this rise.
- ^{2.67} Holiday lets account from around 2% of all properties in Hastings, so they do contribute to the growth in vacant dwellings, but the rest of the growth is harder to explain and is very unusual for an area which is not part of a national park and does not contain a major higher education campus.
- ^{2.68} The important point is that much of the data set out below must be considered in light of the higher vacancy rate, which means that not all properties in 2021 have a record of their type, size or occupants.
- ^{2.69} When we consider how the tenure of properties has changed across time, Castle, Central St Leonards and Gensing all show a drop in the number of private rented dwellings between 2011 and 2021. At the same time all three show sharp rises in the owner occupation rate, which is not consistent with much of the rest of Hastings. Some of this may be due to issues with the Census 2021, but the pattern is also consistent with the size of the private rented sector in these areas as having peaked and owner occupations rates increasing again.
- ^{2.70} The 2021 Census found a smaller number of terraced properties and flats occupied than the 2011 Census. This in turn saw fewer properties occupied in 2021 than in 2011. The growth in vacant properties appears to be entirely accounted for by a growth in empty terraced and flatted dwellings in 2021.
- ^{2.71} For Hastings, over a third of the total stock was built before 1900 and around half was built before 1939. On average, the housing stock of Hastings is much older than that of the wider South East or for England as a whole. The rate of new build development is very low, so it would generally be expected that the housing stock will be in worse condition given its age.
- ^{2.72} The number of people accepted as homeless is more than twice as high than the average per capita for the South East and England as a whole.
- ^{2.73} 1.29% of all households in Hastings are currently in temporary accommodation, with nearly 1% of all households being placed in temporary private rented accommodation. Between 3 and 4 times more households are in temporary accommodation in Hastings than in the South East or England. The figures also imply that around 5% of the entire private rented stock of Hastings is being used for households in temporary accommodation.
- ^{2.74} Data shows that the number of rough sleepers is 5 to 6 times higher in Hastings than the average per capita for the South East and England as a whole.

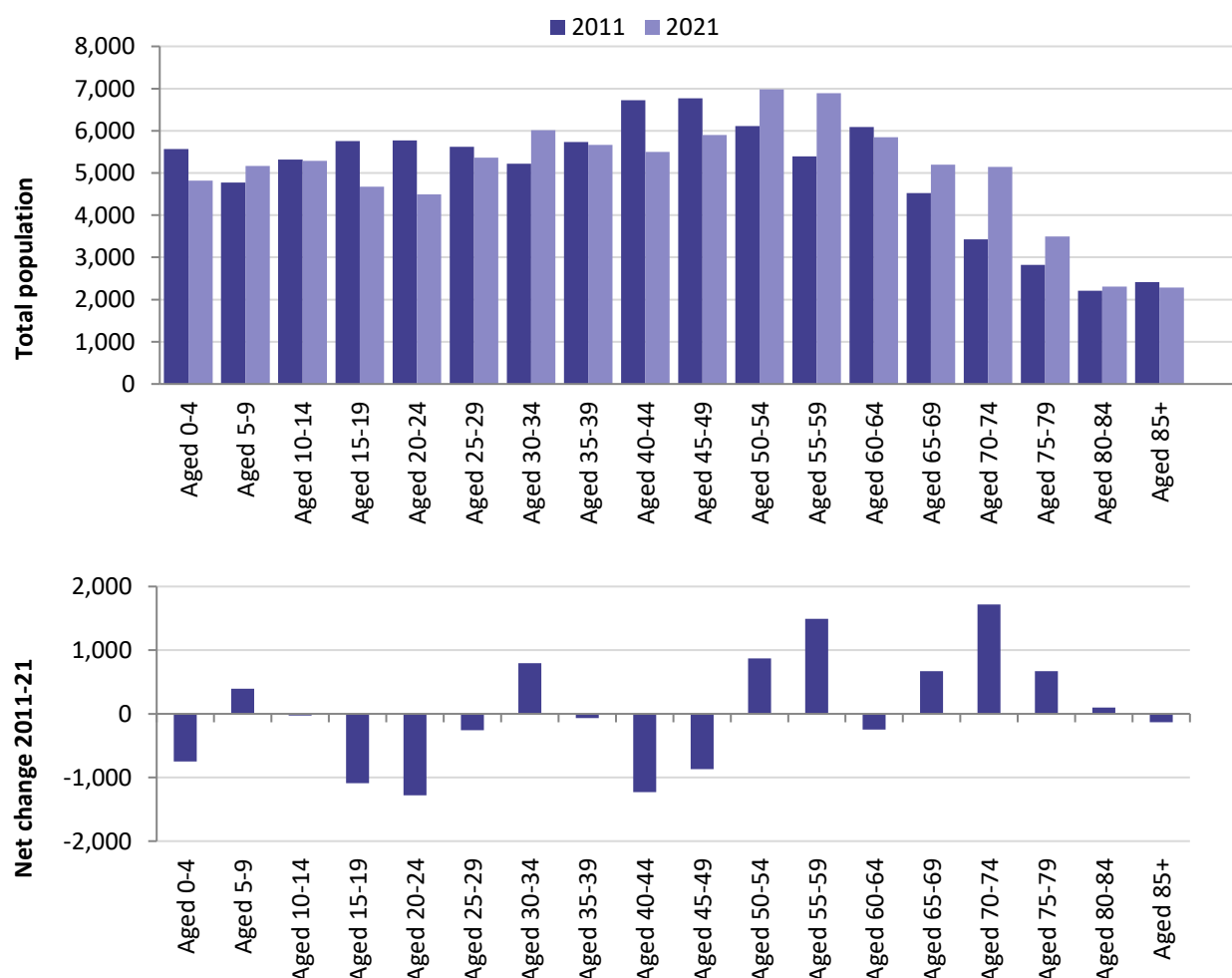
3. Population Profile

The Population of Hastings

Population Age Profile

- 3.1 Figure 42 shows how the age profile of Hastings has changed between the 2011 and 2021 Censuses. Along with almost every local authority in England, the population of Hastings is becoming older on average. The total population grew by 742 persons, but this needs to be placed in the context of Figure 7 showing 708 fewer occupied dwellings in 2021 when compared to 2011. If some of these dwellings were temporarily vacant in 2021 due to workers being furloughed or working from home and moving elsewhere during the pandemic, then this would also lower the population. It is possible that the population of Hastings grew by more than 742 persons between 2011 and 2021, but it appears to be the case there was little growth in household numbers. In the context of the wider growth of 742 persons, there was a growth of 3,027 in the population aged over 65 years, while the population aged under 30 years dropped by 3,004 persons.
- 3.2 This has long-term implications for housing in the form of the need to adapt more homes and also to deliver more dedicated older person housing.

Figure 42: Population projections 2011-21 by 5-year age cohort for Hastings (Source: UK Census of Population)



- 3.3 Figure 43 shows how the age of the population varies by tenure. To understand the table, consider the example of the population aged 0-4 years: 3.9% of those living in owner occupied properties, 7.5% of those in private rent and 7.0% of those in affordable rented housing are aged 0-4 years. Therefore the higher the percentage, the greater the share of a housing sector is occupied by that age cohort. Furthermore, the table also shows that 5.4% of the total household population are under 5 years also.
- 3.4 The data in Figure 43 shows that relatively the affordable rented sector has the highest share of children, while the share of children in owner occupation is much lower. The population aged 20-44 years are much more concentrated in the private rented sector, while a disproportionate number of people aged 45 years and above are in owner occupation.

Figure 43: Age of Population in Hastings by Tenure 2021 (Source: UK Census of Population)

	Percentage of Persons by Age by Tenure			
	Owner Occupied	Private Rented	Affordable Rented Housing	Total
Aged 0-4	3.9%	7.5%	7.0%	5.4%
Aged 5-9	4.3%	7.5%	8.1%	5.8%
Aged 10-14	4.8%	6.9%	8.4%	5.9%
Aged 15-19	4.5%	5.2%	7.6%	5.1%
Aged 20-24	4.0%	6.3%	6.4%	5.0%
Aged 25-29	4.4%	9.0%	6.1%	6.0%
Aged 30-34	5.2%	10.2%	6.0%	6.7%
Aged 35-39	5.5%	8.5%	5.2%	6.3%
Aged 40-44	5.8%	7.2%	5.2%	6.1%
Aged 45-49	6.7%	6.7%	5.5%	6.5%
Aged 50-54	8.5%	6.8%	6.4%	7.7%
Aged 55-59	8.9%	5.7%	6.4%	7.6%
Aged 60-64	7.9%	4.1%	5.3%	6.5%
Aged 65-69	7.2%	3.1%	4.8%	5.7%
Aged 70-74	7.4%	2.5%	4.7%	5.6%
Aged 75-79	5.1%	1.4%	3.1%	3.8%
Aged 80-84	3.3%	0.7%	2.2%	2.4%
Aged 85+	2.8%	0.7%	1.8%	2.1%
TOTAL	100%	100%	100%	100%

- 3.5 The same analysis can be conducted for property type, with a high share of children in semi-detached and terraced properties, flats being occupied by a high number of people aged 25-34 years and the detached dwellings stock being heavily weighted towards those aged 50 years and above.

Figure 44: Age of Population in Hastings by Property Type 2021(Source: UK Census of Population)

	Number of Persons					
	Detached	Semi-Detached	Terraced	Flats or Maisonette	Other Property Type	Total Number of Persons
Aged 0-4	3.69%	5.55%	5.80%	6.13%	2.37%	5.37%
Aged 5-9	4.80%	6.64%	6.48%	5.04%	4.14%	5.76%
Aged 10-14	6.64%	8.67%	8.75%	4.23%	1.78%	7.01%
Aged 15-19	3.94%	4.92%	5.05%	2.28%	1.18%	4.01%
Aged 20-24	4.32%	4.90%	5.10%	5.45%	4.14%	4.98%
Aged 25-29	3.60%	5.29%	5.81%	8.48%	5.33%	5.95%
Aged 30-34	3.99%	6.33%	6.83%	8.91%	2.37%	6.67%
Aged 35-39	4.53%	6.25%	6.92%	7.02%	3.55%	6.26%
Aged 40-44	5.35%	6.20%	6.25%	6.44%	1.78%	6.09%
Aged 45-49	5.97%	6.56%	7.03%	6.48%	4.14%	6.53%
Aged 50-54	7.86%	7.70%	7.87%	7.53%	7.10%	7.73%
Aged 55-59	8.16%	7.40%	7.40%	7.51%	10.06%	7.60%
Aged 60-64	7.75%	6.06%	5.98%	6.17%	15.38%	6.45%
Aged 65-69	8.02%	4.94%	4.76%	5.45%	14.20%	5.71%
Aged 70-74	8.23%	5.23%	4.47%	5.08%	9.47%	5.64%
Aged 75-79	5.80%	3.42%	2.77%	3.38%	3.55%	3.75%
Aged 80-84	3.92%	2.24%	1.55%	2.26%	4.14%	2.43%
Aged 85+	3.43%	1.72%	1.20%	2.16%	5.33%	2.08%
TOTAL	19,060	22,799	22,753	24,864	169	89,645

- 3.6 At a ward level, it is striking how many wards saw their population fall between 2011 and 2021. While areas such as Baird, Silverhill, Ore and Wishing Tree saw population growth, others such as Ashdown, Hollington and Old Hastings saw sharp population drops (Figure 45):

Figure 45: Change in Number of Persons in Hastings by Ward 2011-2021(Source: UK Census of Population)

	Population		
	2011	2021	Change 2011-21
Ashdown	6,245	5,547	-698
Baird	4,838	5,494	+656
Braybrooke	5,311	5,436	+125
Castle (Hastings)	6,987	6,878	-109
Central St Leonards	7,132	6,941	-191
Conquest	4,969	5,081	+112
Gensing	6,591	6,741	+150
Hollington	6,099	5,795	-304
Maze Hill	5,416	5,460	+44
Old Hastings	5,862	5,273	-589
Ore	5,195	5,655	+460
Silverhill	4,806	5,781	+975
St Helens (Hastings)	4,973	4,791	-182
Tressell	5,317	5,300	-17
West St Leonards	5,164	4,938	-226
Wishing Tree	5,349	5,908	+559
TOTAL	90,254	91,019	+765

- 3.7 For the age profile by ward, we have simplified the categories to children, working age adults and those age 65 years or more. The data now reads as 18.8% of the population of Ashdown are aged 0-4 years, which is slightly higher than the Hastings average of 18.1%. Key features shown in the data are the relatively high number of people aged 16-64 years in Castle, Central St Leonards and Gensing wards and the higher number of people aged 65+ years in Silverhill.

Figure 46: Age of Population in Hastings by Ward 2021 (Source: UK Census of Population)

	Age of Population		
	0-15 years	16-64 years	65+ years
Ashdown	18.8%	61.3%	19.9%
Baird	22.9%	58.2%	19.0%
Braybrooke	16.3%	63.2%	20.5%
Castle (Hastings)	14.3%	70.3%	15.4%
Central St Leonards	14.0%	68.3%	17.8%
Conquest	17.2%	58.4%	24.4%
Gensing	16.8%	67.9%	15.3%
Hollington	24.2%	61.7%	14.1%
Maze Hill	15.3%	60.4%	24.3%
Old Hastings	14.1%	62.5%	23.4%
Ore	22.0%	58.4%	19.6%
Silverhill	13.9%	52.6%	33.6%
St Helens (Hastings)	18.1%	60.3%	21.7%
Tressell	23.8%	63.9%	12.4%
West St Leonards	19.3%	62.7%	18.0%
Wishing Tree	20.4%	60.0%	19.6%
TOTAL	18.1%	62.3%	19.6%

- 3.8 Figure 47 shows that there is little difference in the age profile of Hastings, the South East and for England as a whole.

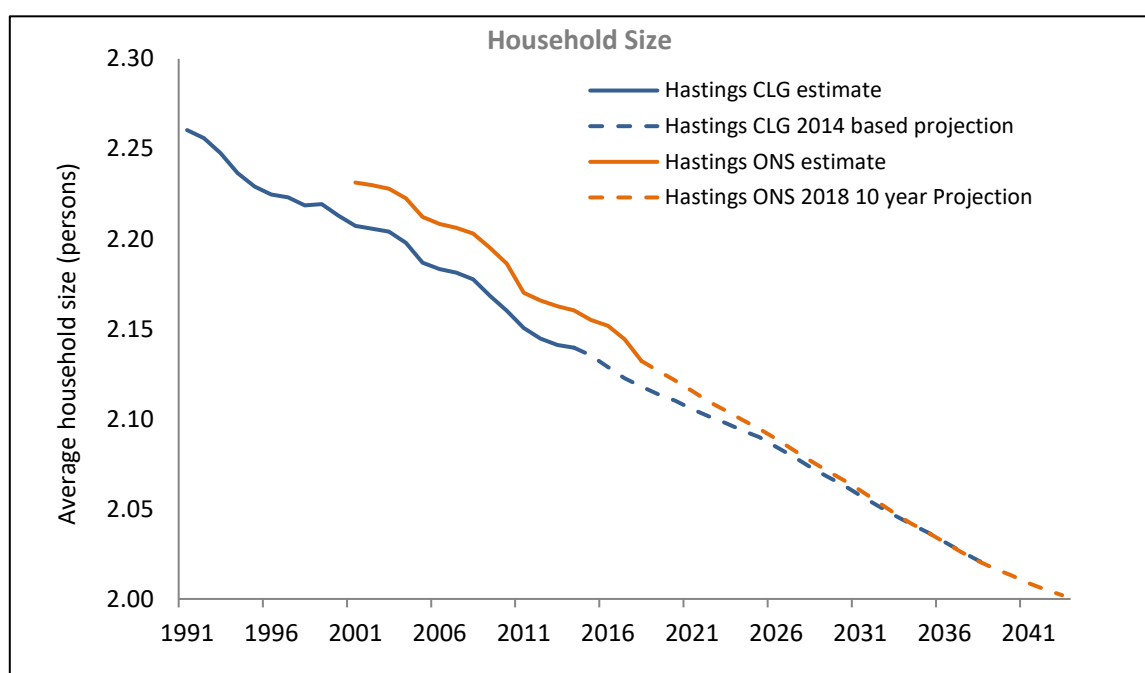
Figure 47: Age of Population 2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
0-15 years	17.7%	17.9%	17.8%	18.6%	18.6%
16-64 years	61.2%	62.6%	61.9%	62.0%	63.0%
65+ years	21.0%	19.5%	20.2%	19.4%	18.4%
TOTAL	100%	100%	100%	100%	100%

Past and Projected Household Size

- 3.9 Figure 48 shows how the average population size of Hastings has declined over time and also how it is projected to change in the future. We have shown two sets of household projections derived by DCLG (now DLUHC) for a period based from 2014 onwards and by the Office of National Statistics (ONS) for a period based from 2018 onwards.
- 3.10 In 1991, the population of Hastings averaged 2.25 persons per households. This had fallen steadily over time and was projected to keep falling. Much of this can be ascribed to an ageing population with fewer families with children projected and more older persons living on their own. The projections show that by around 2040 there will be an average of around 2 persons per households in Hastings.
- 3.11 However, we would note that the 2021 Census shows an average household size of 2.25 persons, returning the rate back to its 1991 levels and that overcrowding has risen. Therefore, the projections should be treated with caution and new projections based upon the 2021 Census will be produced in 2024.

Figure 48: Average household size estimates and projections for Hastings for the period 1991-2043 (Source: CLG 2014 based projections; ONS 2018 is 2018-based projections)



Household Types

- 3.12 When considering future need for different types of housing, it is important to recognise that households of different ages are likely to have different housing needs. Similarly, households of different types (singles, couples and families) within each age group will also have different housing needs.
- 3.13 Figure 49 shows the household numbers for Hastings for 2011 and 2021 by household type and age; together with the net change for each group.

Figure 49: Total projected households for 2011 and 2021 and summary of 10-year change by household type and age of household representative for Hastings (Note: Figures may not sum due to rounding. Source: ORS Model)

Year	Household Type	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	TOTAL
2011	Single person	651	1,644	2,227	2,754	3,080	2,283	1,955	1,150	15,744
2011	Couple without children	279	1,105	875	2,033	3,092	994	174	23	8,575
2011	Families with child(ren)	616	2,294	3,946	2,608	427	60	15	2	9,968
2011	Other households	380	474	586	1,054	792	1,664	1,407	418	6,775
2011	TOTAL	1,927	5,516	7,634	8,449	7,391	5,001	3,551	1,593	41,062
2021	Single person	231	1,167	1,304	2,262	3,137	3,178	2,151	1,011	14,441
2021	Couple without children	169	1,018	728	1,285	2,415	2,232	1,475	419	9,741
2021	Families with child(ren)	276	2,497	3,883	2,907	814	111	28	4	10,520
2021	Other households	107	360	379	1,448	2,004	869	432	154	5,753
2021	TOTAL	783	5,042	6,294	7,902	8,370	6,390	4,086	1,588	40,455
Change	Single person	-420	-477	-923	-492	57	895	196	-139	-1,303
Change	Couple without children	-110	-87	-147	-748	-677	1,238	1,301	396	1,166
Change	Families with child(ren)	-340	203	-63	299	387	51	13	2	552
Change	Other households	-273	-114	-207	394	1,212	-795	-975	-264	-1,022
Change	TOTAL	-1,144	-474	-1,340	-547	979	1,389	535	-5	-607

- 3.14 In summary:
- » In Hastings the number of single persons has fallen, but there has been a rise of over 1,000 single persons aged over 55 years;
 - » Couples without children have risen in numbers, particularly for those aged 65+ years. A couple without dependent children only contains two adults. Any household with non-dependent children living at home will be included in the “Other” group set out below;
 - » Families with dependent children have grown by over 500. This includes any households with a dependent child including lone parents and couples;
 - » “Other” households have decreased in number. Other households include multi-generation living, student households and HMOs. This therefore represents quite a high share of all households in Hastings; but is likely to include many adults living at home with their parents as well as HMOs.

- 3.15 Figure 50 shows that half of all households in Castle and Central St Leonards are considered by the Census to be single persons. As noted, when considering HMOs, this is the area with many HMOs in Hastings, but the Census considers each person to be a single person household.

Figure 50: Percentage of Households by Household Type by Ward 2021 (Source: UK Census of Population)

	Percentage of Households				
	Single Persons	Couple Without Children	Families with Child(ren)	Other Household	Total
Ashdown	23.9%	27.2%	30.5%	18.3%	100%
Baird	27.8%	24.1%	32.2%	15.8%	100%
Braybrooke	37.8%	24.4%	24.0%	13.7%	100%
Castle (Hastings)	48.9%	19.2%	19.4%	12.6%	100%
Central St Leonards	55.6%	18.0%	16.3%	10.0%	100%
Conquest	27.7%	32.5%	26.2%	13.6%	100%
Gensing	42.9%	20.8%	23.4%	12.8%	100%
Hollington	24.4%	20.8%	37.1%	17.6%	100%
Maze Hill	35.8%	29.2%	22.1%	12.8%	100%
Old Hastings	36.9%	26.5%	21.1%	15.4%	100%
Ore	28.7%	24.1%	32.8%	14.4%	100%
Silverhill	32.2%	24.9%	27.4%	15.4%	100%
St Helens (Hastings)	30.4%	35.3%	21.1%	13.3%	100%
Tressell	30.3%	19.2%	35.7%	14.7%	100%
West St Leonards	27.5%	27.1%	30.4%	15.0%	100%
Wishing Tree	32.3%	21.6%	29.2%	16.8%	100%
TOTAL	35.7%	24.1%	26.0%	14.2%	100%

- 3.16 When compared to the wider South East and England as a whole, Hastings contains more single person households and fewer couples without children and families with children. Other households are lower in Hastings, but this is likely to be due to the interpretation of some HMOs as containing single persons households (Figure 51).

Figure 51: Percentage of Households by Household Type 2021 (Source: UK Census of Population)

	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
Single person	34.7%	36.6%	35.7%	28.4%	30.1%
Couple without children	25.1%	23.1%	24.1%	27.5%	25.9%
Families with children	26.0%	25.9%	26.0%	29.1%	28.5%
Other households	14.1%	14.4%	14.2%	15.0%	15.5%
TOTAL	100%	100%	100%	100%	100%

- 3.17 The data shows that a disproportionate number of families with children in Hastings live in private rent (Figure 52), as set out earlier when considering the age profile of the population. This in part reflects broader national trends of young households, particularly those on lower incomes, struggling to be able to access mortgages to be able to purchase a property.
- 3.18 Compared to South East England and England as a whole, there is more private rent and less owner occupation in Hastings across all household types. The proportion of affordable rented is lower than the national average for all household types, however they are higher than the regional average for all household types except single persons.

Figure 52: Households by Household Type and Tenure 2021 (Source: UK Census of Population)

Household Type	Tenure as a Percentage of Household Type			Household Type as a %age of all Households
	Owner occupied	Private rent	Affordable Rented Housing	
Single person	50.8%	32.9%	16.3%	35.7%
Couple without children	74.1%	19.3%	6.6%	24.1%
Families with child(ren)	47.5%	34.5%	18.0%	26.0%
Other households	61.3%	23.3%	15.3%	14.2%
TOTAL	57.1%	28.7%	14.3%	100%
South East England				
Single person	61.3%	20.5%	18.2%	28.4%
Couple without children	79.7%	14.3%	5.9%	27.5%
Families with child(ren)	61.5%	22.4%	16.1%	29.1%
Other households	65.8%	19.9%	14.3%	15.0%
TOTAL	67.1%	19.3%	13.6%	100%
England				
Single person	55.2%	21.7%	23.1%	30.1%
Couple without children	77.7%	15.2%	7.1%	25.9%
Families with child(ren)	56.3%	23.7%	20.0%	28.5%
Other households	61.5%	21.6%	16.9%	15.5%
TOTAL	62.3%	20.6%	17.1%	100%

- 3.19 Figure 53 shows that far more couples without children live in detached properties than families with children. This point links to the number of children in the private rented sector, with young households struggling to purchase properties, while the detached property stock is predominantly occupied by older households who do not have dependent children. Over 50% of single persons live in flats, but again we would note that many of these would be more generally considered to be HMOs.
- 3.20 In comparison with South East England and England as a whole, it is clear that there is a smaller proportion of households living in detached and semi-detached properties, with a correspondingly larger proportion in flats or maisonettes. There is also a relatively larger proportion in caravans or other accommodation, particularly amongst single person households.

Figure 53: Households by Household Type and Property Type 2021 (Source: UK Census of Population)

	Property type as a Percentage of Household Type					Household Type as a %age of all Households
	Detached	Semi-detached	Terraced	Flat or maisonette	Caravan or other	
Single person	12.1%	13.9%	16.8%	53.0%	4.3%	35.7%
Couple without children	29.2%	24.0%	21.5%	23.2%	2.1%	24.1%
Families with child(ren)	17.6%	28.3%	29.0%	23.1%	1.8%	26.0%
Other households	22.4%	26.4%	27.5%	21.8%	1.9%	14.2%
TOTAL	19.1%	21.8%	22.6%	33.6%	2.8%	100.0%
South East England						
Single person	18.2%	21.7%	19.0%	40.0%	1.2%	28.4%
Couple without children	37.8%	27.7%	18.5%	15.3%	0.8%	27.5%
Families with child(ren)	27.5%	33.3%	24.9%	14.1%	0.2%	29.1%
Other households	29.6%	33.1%	24.1%	12.9%	0.4%	15.0%
TOTAL	28.0%	28.4%	21.3%	21.6%	0.7%	100.0%
England						
Single person	15.0%	24.9%	21.2%	38.2%	0.7%	30.1%
Couple without children	32.8%	32.0%	19.5%	15.1%	0.6%	25.9%
Families with child(ren)	22.4%	36.3%	26.4%	14.8%	0.1%	28.5%
Other households	22.7%	34.5%	25.9%	16.7%	0.2%	15.5%
TOTAL	22.9%	31.5%	23.0%	22.2%	0.4%	100.0%

Health

- 3.21 The need for adapted and accessible homes is a point we return to later in the report, but the overall health (in terms of the proportion of the population with limiting long term illnesses) of Hastings is worse than the wider South East and England as a whole.

Figure 54: Percentage of Population with Limiting Long-term Illness (Source: UK Census of Population)

	Percentage of Population				
	Hastings	St Leonards	Hastings Borough	South East England	England
TOTAL	21.9%	23.2%	22.6%	16.1%	17.3%

- 3.22 In Hastings, limiting long-term illness is highest in the affordable rented sector, with 36.6% of those in affordable rented having a limiting long-term illness. This is higher than both the South East England and the England overall average for this group, although it should be noted that across all tenure types, the proportion of persons with limiting long term illness in Hastings is meaningfully higher than both the regional and national averages.

Figure 55: Limiting Long-term Illness in Hastings by Tenure 2021 (Source: UK Census of Population)

	Percentage with limiting long-term illness			
	Owner Occupied	Private Rented	Affordable Rented Housing	Total
Hastings	18.1%	21.1%	36.6%	21.7%
South East England	13.8%	13.0%	28.9%	15.6%
England	14.9%	13.4%	28.6%	16.9%

- 3.23 Those living in flats also show a much higher rate of limiting long-term illness than houses, at 26.7% of the population. This is higher than both the South East England and the England overall average for this group, although it should be noted that across all dwelling types, the proportion of persons with limiting long term illness in Hastings is meaningfully higher than both the regional and national averages.

Figure 56: Limiting Long-term Illness in Hastings by Property Type 2021 (Source: UK Census of Population)

	Percentage with limiting long-term illness					
	Detached	Semi-Detached	Terraced	Flats or Maisonette	Other Property Type	Total Number of Persons
Hastings	18.1%	19.9%	21.0%	26.7%	28.0%	21.7%
South East England	13.2%	15.3%	15.8%	20.4%	26.1%	15.6%
England	14.5%	16.9%	17.2%	19.5%	27.5%	16.9%

- 3.24 There is a lack of large variation across the wards of Hastings, with the highest rate of limiting long-term illness to be found in Wishing Tree.

Figure 57: Limiting Long-term Illness in Hastings by Ward 2021 (Source: UK Census of Population)

	Percentage with limiting long-term illness
Ashdown	18.3%
Baird	24.7%
Braybrooke	22.1%
Castle (Hastings)	22.9%
Central St Leonards	24.9%
Conquest	18.0%
Gensing	23.9%
Hollington	24.4%
Maze Hill	25.7%
Old Hastings	21.4%
Ore	21.5%
Silverhill	20.6%
St Helens (Hastings)	21.1%
Tressell	23.2%
West St Leonards	20.3%
Wishing Tree	25.9%
TOTAL	21.7%

The Link Between Health and Housing

- ^{3.25} Recent major news stories such as the Grenfell fire disaster and deaths which were assigned to the impact of mould in the household⁸ have placed increasing focus upon the impact of housing on health.
- ^{3.26} In October 2022, the House of Commons Library produced a briefing note covering the links between health and housing ahead of a parliamentary debate on the issue⁹ This noted that:

"The causal link between poor housing conditions and poor health outcomes is long established."

"Poor-quality housing harms health and evidence shows that exposure to poor housing conditions (including damp, cold, mould, noise) is strongly associated with poor health, both physical and mental.

The longer the exposure to poor conditions, including cold, the greater the impact on mental and physical health. Specific physical effects are morbidity including respiratory conditions, cardiovascular disease and communicable disease transmission, and increased mortality.

In terms of mental health impacts, living in non-decent, cold or overcrowded housing and in unaffordable housing has been associated with increased stress and a reduction in a sense of empowerment and control over one's life and with depression and anxiety. Children living in overcrowded homes are more likely to be stressed, anxious and depressed, have poorer physical health, attain less well at school and have a greater risk of behavioural problems than those in uncrowded homes."

- ^{3.27} Health and housing is a key part of the Levelling-up White Paper published in February 2022, which is expected to pass into legislation soon. This includes the government's current plans to address the problem of poor housing and includes plans to review the decent homes standard (see Chapter 7) to ensure that it is fit for purpose and seeks to reduce the level of non-decent homes in the rented sector by 2030.
- ^{3.28} The government also published The White Paper, "A Fairer Private Rented Sector" in June 2022, but its progress has stalled. If passed, this would require privately rented homes to meet the Decent Homes Standard for the first time.

⁸ [Awaab's Law: Damp and mould complaints surge as action promised following toddler's death - Manchester Evening News](#)

⁹ [The role of homes and buildings in levelling up health and wellbeing - House of Commons Library \(parliament.uk\)](#)

Ethnicity

- 3.29 Data from 2011 and 2021 shows that the White population of Hastings has declined by over 2,700 people, while all other ethnic groups have seen a rise in their number. The White population includes not only White British, but also Other White groups and Gypsies and Travellers.

Figure 58: Number of Persons by Ethnic Group in Hastings 2011-2021 (Source: UK Census of Population)

	Number of Persons		Change
	2011	2021	2011-2021
White	84,631	81,923	-2,708
Asian	2,126	2,522	+396
Black	1,065	1,236	+171
Mixed	1,948	2,621	+673
Other Ethnic Group	484	1,341	+857
TOTAL	90,254	89,643	-611

- 3.30 The White population still represent over 91% of the population of Hastings, which is much higher than the English and South East averages.

Figure 59: Percentage of Persons by Ethnic Group 2021 (Source: UK Census of Population)

	Percentage of Population				
	Hastings	St Leonards	Hastings Borough	South East England	England
White	92.6%	90.3%	91.4%	86.3%	81.0%
Asian	2.5%	3.1%	2.8%	7.0%	9.6%
Black	1.1%	1.7%	1.4%	2.4%	4.2%
Mixed	2.7%	3.1%	2.9%	2.8%	3.0%
Other Ethnic Group	1.2%	1.8%	1.5%	1.5%	2.2%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%

- 3.31 Figure 60 and Figure 61 show that while the Non-White population of Hastings is growing, the rate of change is not dramatic in any ward.

Figure 60: Percentage of Persons who are Non-White by Ward in 2021 (Source: UK Census of Population)

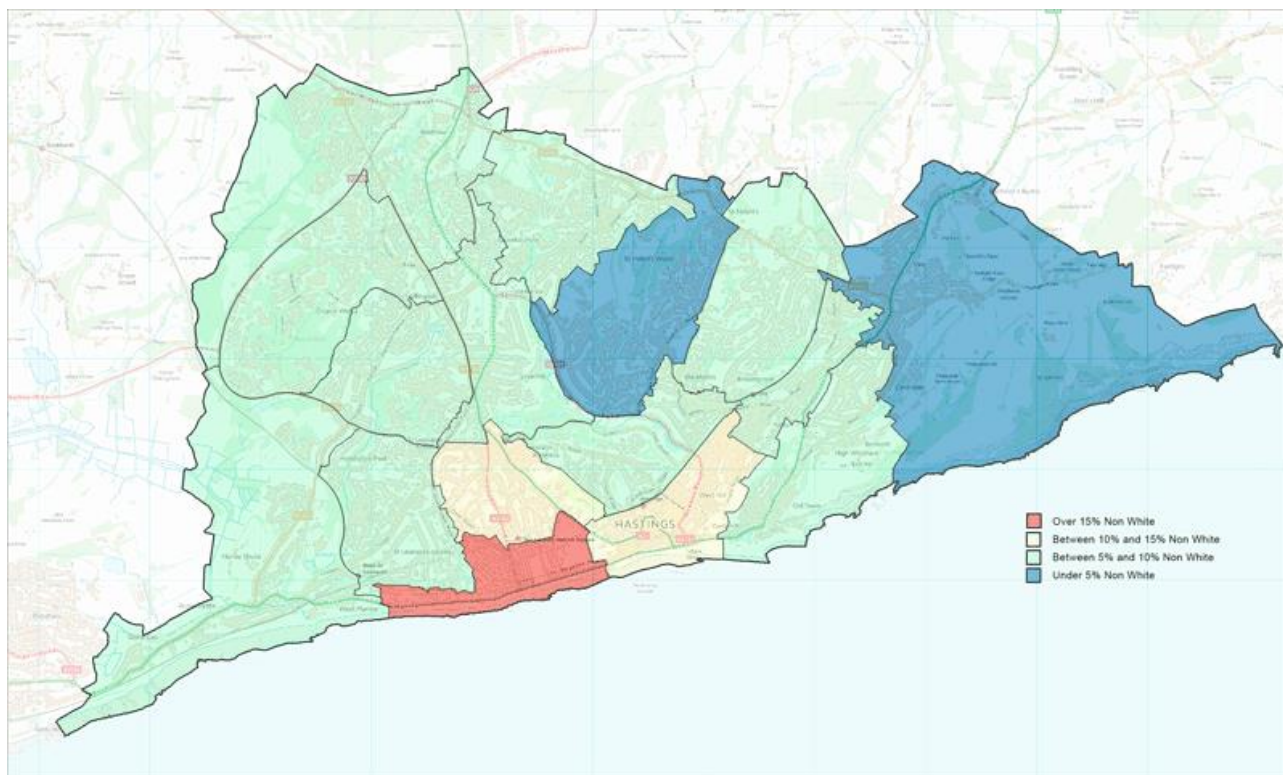
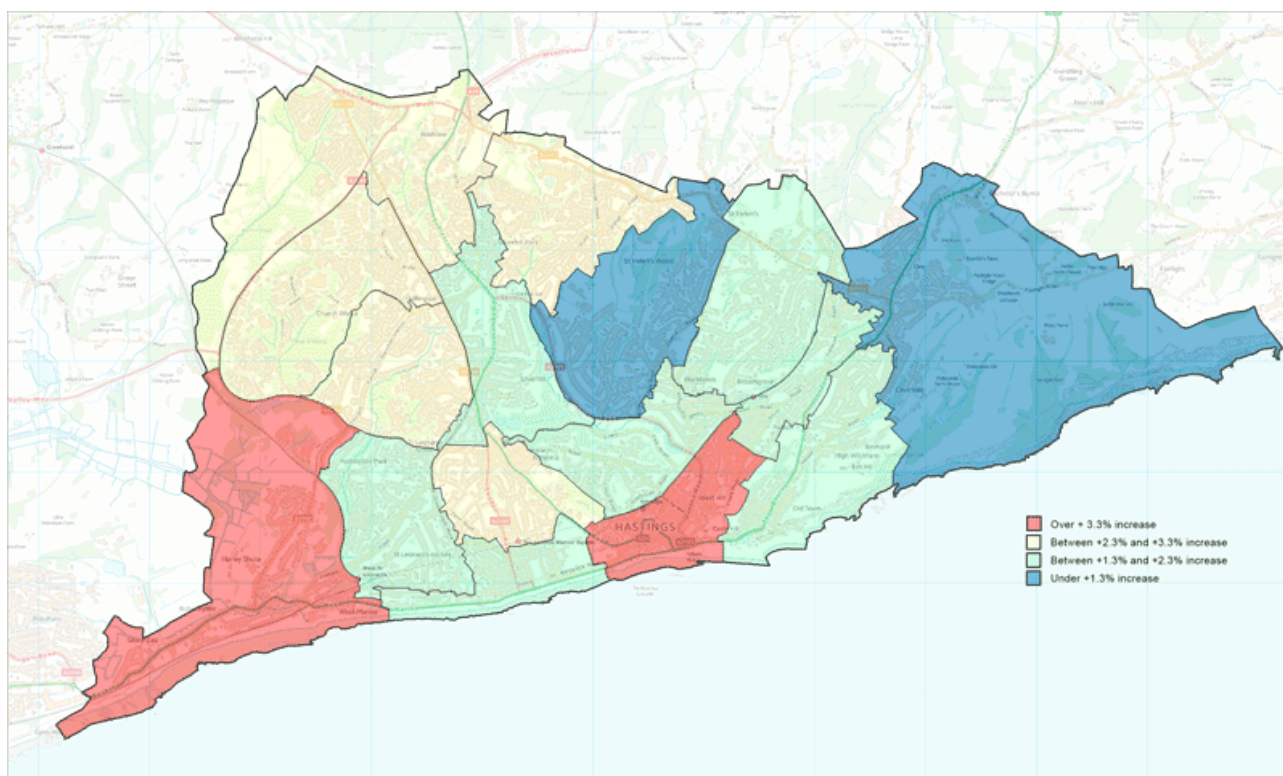


Figure 61: Change in Percentage of Persons who are Non-White by Ward 2011-2021 (Source: UK Census of Population)



- 3.32 The White population is the most likely to be found in owner occupation, while the Black and other Ethnic Group populations are more likely to be in private rent. It may also be noted that for every ethnicity, the proportion in private rent is higher in Hastings than both the regional and national averages. Equally, the proportion in owner occupation is similarly lower.

Figure 62: Percentage of Persons by Ethnic Group and Tenure 2021 (Source: UK Census of Population)

	Tenure as a Percentage of Ethnicity			Ethnicity as a %age of Total Population
	Owner occupied	Private rent	Affordable Rented Housing	
Hastings				
White	58.5%	26.7%	14.9%	91.4%
Asian	54.9%	34.3%	10.8%	2.8%
Black	29.6%	47.2%	23.2%	1.4%
Mixed	50.4%	34.2%	15.4%	2.9%
Other Ethnic Group	35.9%	51.5%	12.5%	1.5%
TOTAL	57.4%	27.8%	14.8%	100%
South East England				
White	68.8%	17.8%	13.3%	86.5%
Asian	64.2%	26.6%	9.2%	6.9%
Black	38.7%	36.7%	24.6%	2.3%
Mixed	54.9%	26.7%	18.3%	2.8%
Other Ethnic Group	48.0%	39.0%	13.1%	1.5%
TOTAL	67.1%	19.4%	13.4%	100%
England				
White	65.7%	19.1%	15.1%	81.1%
Asian	61.1%	26.1%	12.8%	9.6%
Black	28.5%	27.6%	43.9%	4.2%
Mixed	45.8%	28.0%	26.2%	2.9%
Other Ethnic Group	37.2%	39.7%	23.0%	2.2%
TOTAL	62.5%	20.9%	16.6%	100%

- 3.33 Similarly, the Black and Other Ethnic Group populations are much more likely to be occupying flats. Also it may be noted that, across all ethnicities, the proportion in flats or maisonettes in Hastings is higher than both the regional and national averages.

Figure 63: Percentage of Persons by Ethnic Group and Property Type 2021 (Source: UK Census of Population)

	Property Type as a Percentage of Ethnicity					Ethnicity as a %age of Total Population
	Detached	Semi-detached	Terraced	Flat or maisonette	Caravan or other	
Hastings						
White	21.4%	26.0%	25.7%	26.7%	0.2%	91.4%
Asian	24.1%	19.0%	21.6%	35.1%	0.2%	2.8%
Black	12.6%	16.9%	15.1%	55.3%	0.0%	1.4%
Mixed	17.8%	23.3%	26.7%	32.1%	0.1%	2.9%
Other Ethnic Group	21.8%	16.0%	18.7%	43.5%	0.0%	1.5%
TOTAL	21.3%	25.4%	25.4%	27.7%	0.2%	100%
South East England						
White	31.2%	31.2%	22.3%	14.8%	0.5%	86.5%
Asian	25.4%	31.9%	23.0%	19.6%	0.1%	6.9%
Black	15.1%	29.6%	26.2%	29.0%	0.1%	2.3%
Mixed	24.2%	30.6%	24.5%	20.5%	0.1%	2.8%
Other Ethnic Group	23.0%	28.6%	20.6%	27.4%	0.4%	1.5%
TOTAL	30.1%	31.1%	22.5%	15.8%	0.5%	100%
England						
White	26.7%	35.0%	23.6%	14.3%	0.4%	81.1%
Asian	17.6%	31.7%	29.1%	21.5%	0.1%	9.6%
Black	9.1%	25.1%	23.8%	41.8%	0.1%	4.2%
Mixed	15.8%	30.2%	26.2%	27.7%	0.1%	2.9%
Other Ethnic Group	15.3%	27.1%	20.8%	36.6%	0.2%	2.2%
TOTAL	24.5%	34.0%	24.1%	17.0%	0.3%	100%

Chapter Summary

- ^{3.34} The population of Hastings is becoming older on average. Between 2011 and 2021, the population grew by 742 persons, but this figure should be treated with caution in light of the growth in the vacancy rate across Hastings. There was a growth of 3,027 in the population aged over 65 years, while the population aged under 30 years dropped by 3,004 persons. While areas such as Baird, Silverhill, Ore and Wishing Tree saw population growth, others such as Ashdown, Hollington and Old Hastings saw sharp population drops.
- ^{3.35} The data shows that relatively the affordable rented sector has the highest share of children, while the share of children in owner occupation is much lower. The population aged 20-44 years are much more concentrated in the private rented sector, while a disproportionate number of people aged 45 years and above are in owner occupation.
- ^{3.36} In Hastings the number of single persons has fallen between 2011 and 2021, but there has been a rise in over 1,000 for single persons aged over 55 years. Couples without children have risen in numbers, particularly for those aged 65+ years. Families with dependent children have grown by over 500.
- ^{3.37} Data from 2011 and 2021 shows that the White population of Hastings has declined by over 2,700 people, while all other ethnic groups have seen a rise in their number. The White population includes not only White British, but also Other White groups and Gypsies and Travellers. The White population still represent over 91% of the population of Hastings, which is much higher than the English and South East averages.

4. Local Economy and Housing Market

Employment and Cost of Housing in Hastings

Economic Activity

- 4.1 Figure 64 shows that the share of the population of Hastings in employment is much lower than the English and South East averages. The population who are long-term sick is more than double the rate of the South East average. This relates back to the health of the population, with more people in Hastings reporting that they have a limiting long-term illness.

Figure 64: Economic Activity for Those Aged 16 Years or More (Source: UK Census of Population)

	Area				
	Hastings	St Leonards	Hastings Borough	South East	England
Economically Active					
In employment	53.7%	53.6%	53.6%	57.6%	55.7%
Unemployed	3.4%	3.5%	3.4%	2.5%	2.9%
Economically active student - employed	1.1%	1.1%	1.1%	1.6%	1.7%
Economically active student - unemployed	0.4%	0.4%	0.4%	0.5%	0.6%
Economically Inactive	0.0%	0.0%	0.0%	0.0%	0.0%
Retired	23.7%	21.9%	22.8%	22.5%	21.5%
Student	3.9%	3.7%	3.8%	5.1%	5.6%
Looking after family	4.9%	5.2%	5.0%	4.4%	4.8%
Long-term sick	5.7%	7.0%	6.4%	3.1%	4.1%
Disabled	3.3%	3.6%	3.4%	2.7%	3.1%
TOTAL	100%	100%	100%	100%	100%

- 4.2 Ward level data shown in Figure 65 shows that long-term sickness rates are particularly high in Baird, Central St Leonards, Gensing, Hollington, Tressell and West St Leonards. In these areas around one in eight or more adults report that they are not economically active because they are long-term sick.

Figure 65: Percentage of Population Aged 16+ years by Economic Activity by Ward 2021(Source: UK Census of Population)

	Percentage of Persons						
	Employed	Unemployed	Retired	Looking after family	Long-term sick	Other	Total
Ashdown	59.8%	2.5%	23.4%	4.0%	4.0%	6.2%	100.0%
Baird	49.4%	3.3%	23.6%	7.2%	8.7%	7.8%	100.0%
Braybrooke	57.4%	4.3%	22.4%	3.5%	5.0%	7.5%	100.0%
Castle (Hastings)	57.3%	5.5%	16.2%	4.6%	7.1%	9.4%	100.0%
Central St Leonards	54.2%	5.6%	18.4%	5.0%	8.5%	8.2%	100.0%
Conquest	57.7%	2.3%	27.9%	3.4%	3.8%	4.8%	100.0%
Gensing	55.8%	4.8%	17.6%	5.2%	8.3%	8.2%	100.0%
Hollington	52.6%	4.5%	16.9%	7.8%	9.9%	8.4%	100.0%
Maze Hill	50.4%	3.1%	31.0%	4.3%	5.4%	5.7%	100.0%
Old Hastings	56.3%	3.0%	26.1%	3.8%	4.5%	6.5%	100.0%
Ore	54.6%	3.2%	23.1%	6.2%	6.1%	6.7%	100.0%
Silverhill	56.5%	2.9%	24.9%	4.2%	5.3%	6.2%	100.0%
St Helens (Hastings)	49.0%	2.3%	38.2%	3.2%	2.2%	5.1%	100.0%
Tressell	55.0%	5.9%	15.0%	7.4%	8.0%	8.7%	100.0%
West St Leonards	58.6%	3.3%	22.3%	4.8%	3.9%	7.1%	100.0%
Wishing Tree	50.7%	3.6%	22.2%	6.1%	9.3%	8.1%	100.0%
TOTAL	54.8%	3.8%	22.8%	5.0%	6.4%	7.2%	100.0%

Benefit Receipt

- 4.3 Figure 66 shows that households in receipt of housing benefit and/or Universal Credit in Hastings are nearly double the rate of the South East of England and are well above the rate for England as well. The receipt of disability related benefits is also much higher in Hastings than in either the South East or England as a whole.

Figure 66: Benefit Take-up as Percentage of Population for Those Aged 16 Years or More (Source: DWP)

	Area				
	Hastings	St Leonards	Hastings Borough	South East	England
Universal Credit/Housing benefit	15.3%	17.3%	16.3%	8.5%	10.7%
Disability related benefits	11.6%	13.0%	12.3%	7.3%	8.9%
State pension	24.0%	21.7%	22.8%	22.0%	20.8%

- 4.4 Figure 67 shows very stark variations in the receipt of benefit by wards in Hastings. Over 20% of all people in Baird, Castle, Central St Leonards, Gensing, Tressell and Wishing Tree belong to households in receipt of housing benefit and or Universal Credit. These same areas also show a very high take-up of disability related benefits.

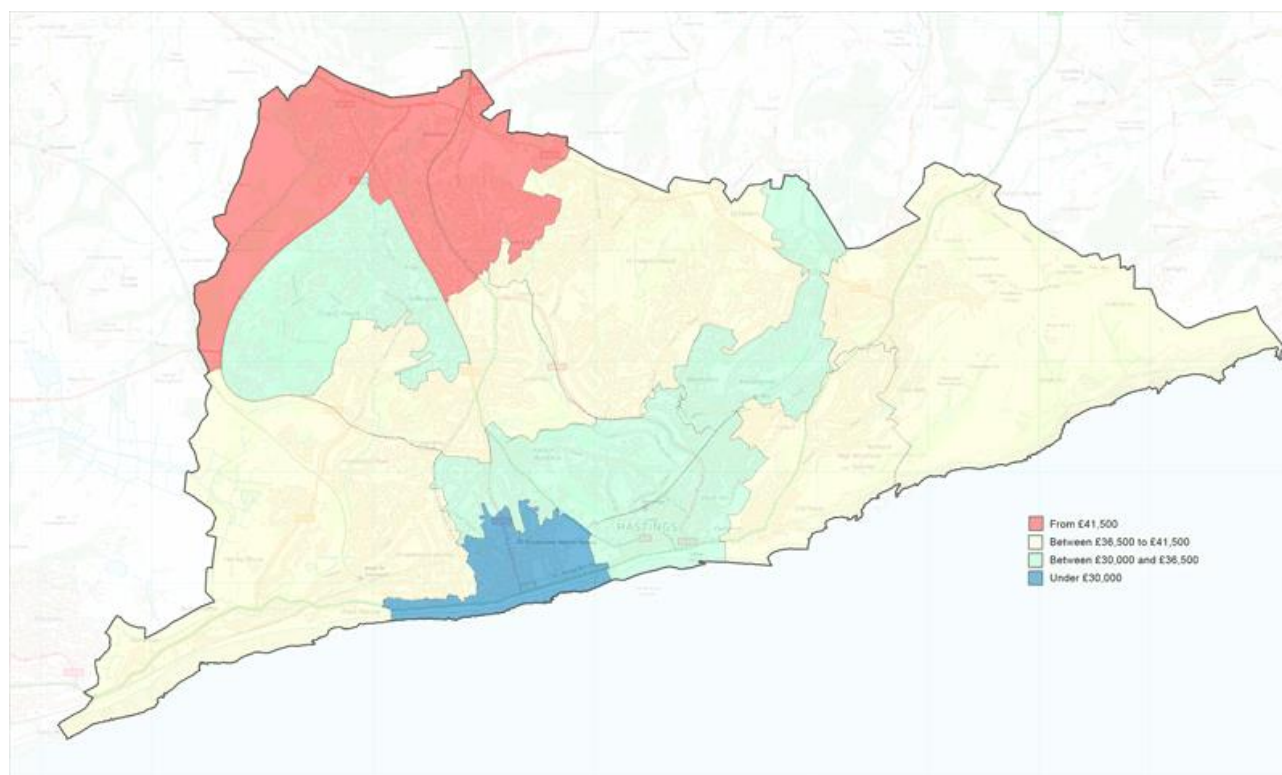
Figure 67: Benefit take-up as Percentage of Population Aged 16+ years by Ward 2023 (Source: DWP)

	Percentage of Persons		
	Universal Credit/Housing benefit	Disability related benefits	State pension
Ashdown	6.5%	8.0%	18.3%
Baird	23.0%	19.8%	28.6%
Braybrooke	15.4%	10.4%	23.7%
Castle (Hastings)	24.2%	11.9%	16.5%
Central St Leonards	30.9%	13.4%	18.6%
Conquest	4.4%	8.2%	28.3%
Gensing	22.1%	13.2%	18.3%
Hollington	19.2%	15.4%	16.9%
Maze Hill	8.9%	11.9%	28.5%
Old Hastings	8.8%	7.6%	21.6%
Ore	17.3%	13.6%	25.6%
Silverhill	13.3%	14.5%	31.1%
St Helens (Hastings)	5.3%	9.5%	35.3%
Tressell	22.6%	14.1%	16.8%
West St Leonards	8.9%	8.8%	19.3%
Wishing Tree	23.6%	20.0%	26.9%
TOTAL	100.0%	100.0%	100.0%

Income

- 4.5 An area where very little information is available for small areas is household income. The ONS do provide an estimate for average household incomes for Middle Super Output Areas (MSOAs), which are one of the building blocks for the Census and typically contain around 4,000-5,000 households. There are ten of these areas covering Hastings and the map below shows household incomes in the north of the Borough are around a third higher than in the area around Central St Leonards.

Figure 68: Average Household income by MSA (Source: ONS)



- 4.6 To place these figures in context, Figure 69 sets out the average household income for the South East and for the whole of England in 2016 and 2022. Income has not grown rapidly in that time, but both the South East and England have much higher average household incomes than Hastings.

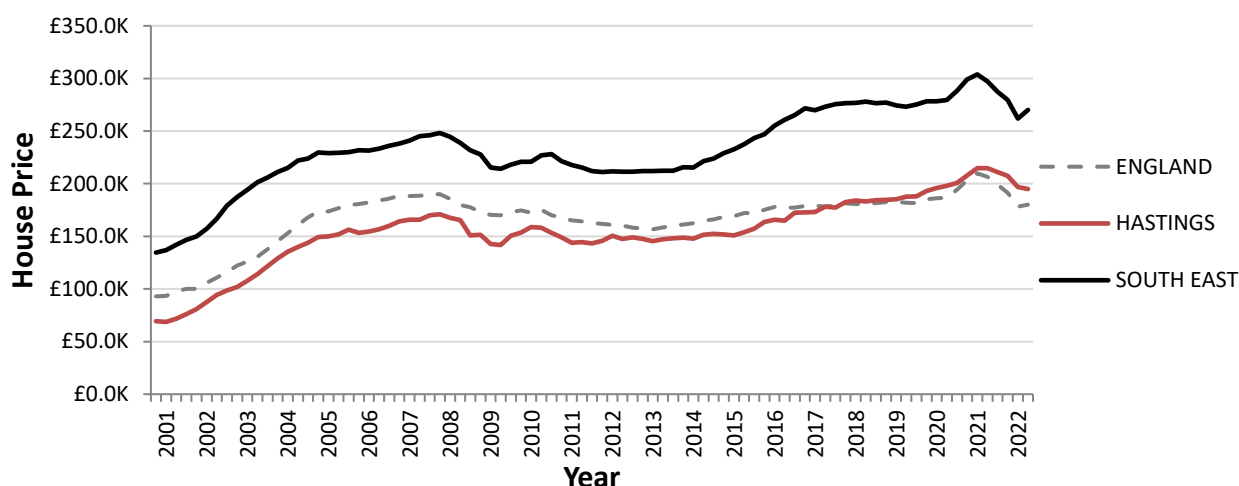
Figure 69: Average Household income 2016 and 2022 (Source: ONS)

	Area				
	Hastings	St Leonards	Hastings Borough	South East	England
2016	£31,700	£35,100	£33,500	£49,900	£42,100
2022	£34,800	£38,100	£36,600	£52,600	£45,800

Cost of Home Ownership

- 4.7 House price trends (2001-2022) are shown in Figure 70 based on lower quartile house prices. Lower quartile prices are used to consider the entry level price for home ownership. As the value of money has also changed during this period, the data is adjusted to take account of and remove the impact of inflation through the Consumer Price Index (CPI)¹⁰; therefore, the values reflect real changes in house prices since 2001.
- 4.8 It is evident that real house prices in Hastings increased substantially in the period 2001-2008. Values reduced during the economic downturn by mid-2008 and continued to decline over the period to 2012, but then increased until 2021, but show signs of declining in real terms in 2022. For most of the time, movement in Hastings house prices has broadly mirrored changes in England as a whole, but they have increased from being slightly cheaper than the English average to being slightly higher.

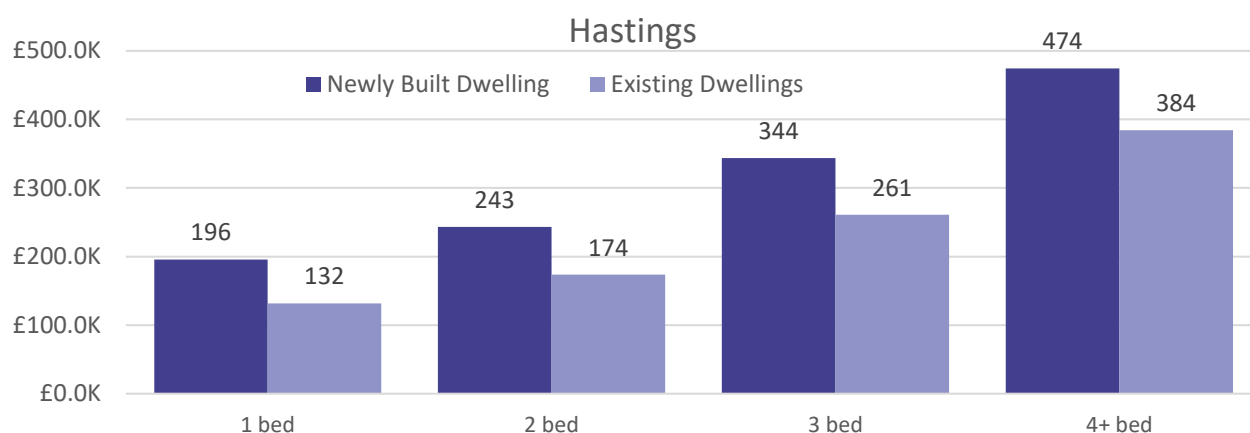
Figure 70: Real House Price Trends: Lower Quartile Prices adjusted to 2022 values using CPI (Source: ONS; Bank of England)



- 4.9 Figure 71 show the lower quartile house prices by bedroom size for Hastings. The lower quartile is used to show entry level house prices. The data shows both the lower quartile price for existing properties and new build dwellings, with prices taken from the Land Registry records for the sales prices of individual properties. When considering first time buyers in particular, many of the purchasers are likely to be newly forming households seeking one and two bed properties, although some will seek larger properties.
- 4.10 The degree to which new build properties are more expensive than existing homes varies considerably by size of dwelling. This is likely to be down to a range of factors which include the location of newbuild housing, the relative size of properties, gardens and the availability of parking, comparative quality and condition of existing stock, and other intangible factors such as character. Across much of England, new build properties are more expensive than existing dwellings, and this is also the case in Hastings.

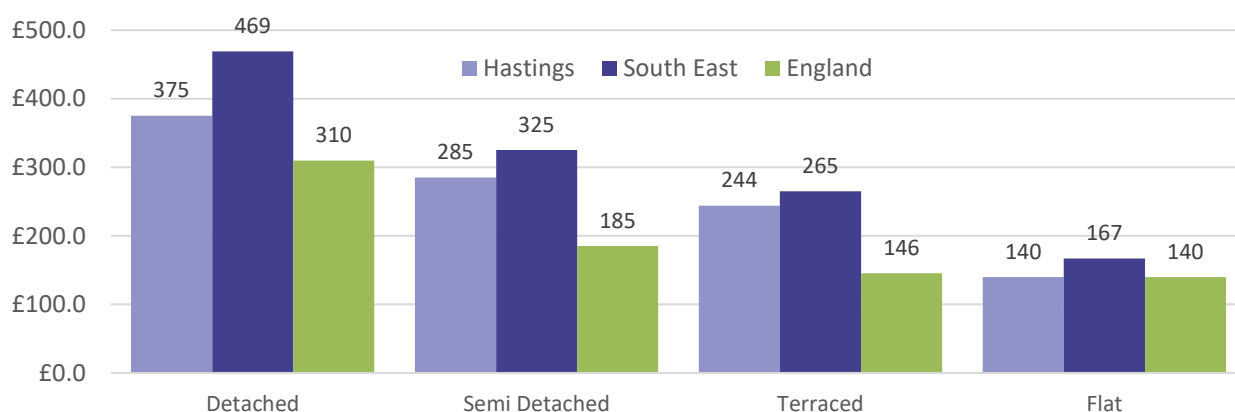
¹⁰ The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by consumers for a market basket of consumer goods and services.

Figure 71: Lower quartile prices (adjusted to 2022 values using CPI) for existing dwellings and newly built dwellings (2022-2022) by property size in Hastings (Source: ORS based on ONS House Price Statistics, Valuation Office Agency and Land Registry Price Paid Data)



^{4.11} Figure 72 compares house prices across Hastings, the South East and England by property type. This shows very little difference in the prices of flats in Hastings compared to England, but houses are much more expensive, indicating that the flats in Hastings are relatively cheap, most likely due to them being older and in poorer condition. Meanwhile, house prices across all property types are much cheaper in Hastings than in the whole of the South East.

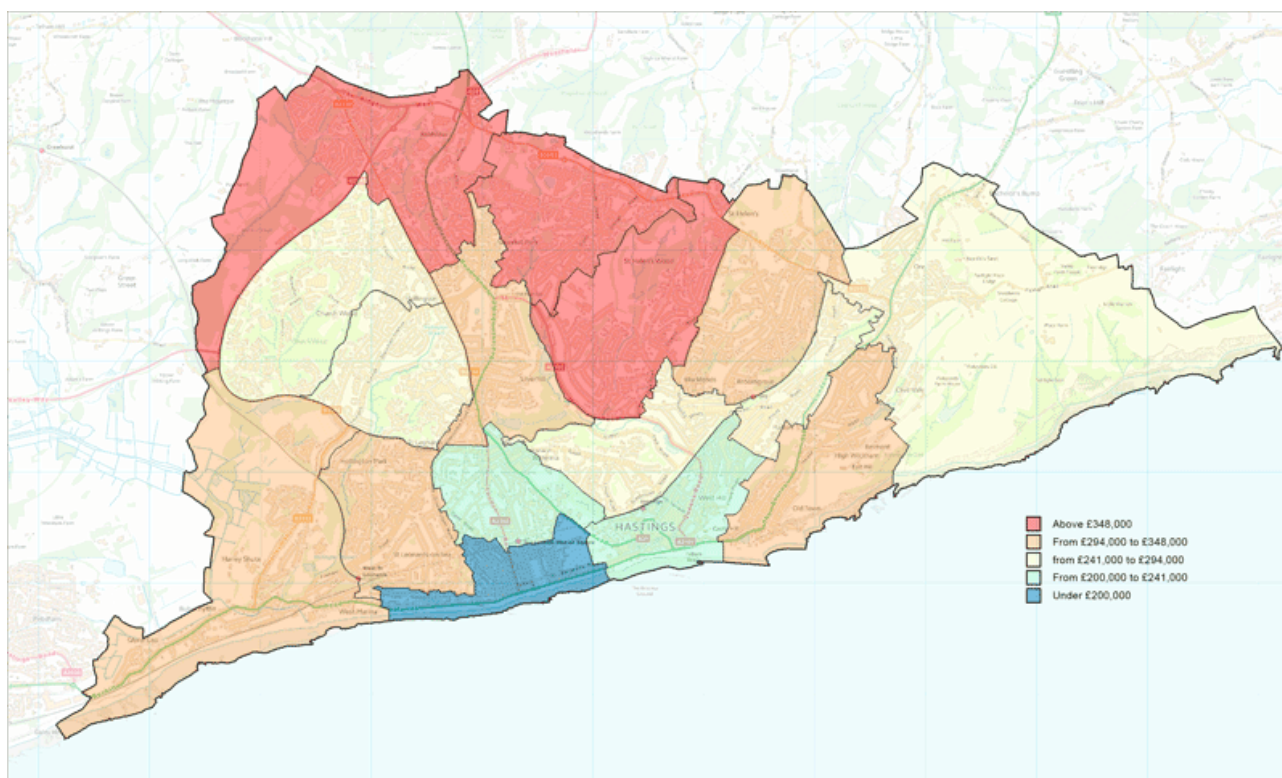
Figure 72: Lower quartile prices by property type (Sept 2022) (Source: ORS based on ONS House Price Statistics)



^{4.12} The table below shows median house price in 2016 and 2022 by ward. This shows that across the whole of Hastings, the median property price rose by 50% over the 6-year time period. However, this was much higher in Baird and Tressell, while areas such as Ashdown and Silverhill saw rises below 40%. The map overleaf shows the median property price by ward in 2022.

Figure 73: Median House Price Paid in Hastings 2016 and 2022 (Source: ONS: HPSSA Median Price Paid Sep 2022)

	2016	2022	Percentage Change 2016-2022
Ashdown	£265,000	£350,000	32%
Baird	£194,000	£330,000	70%
Braybrooke	£202,000	£290,000	44%
Castle (Hastings)	£148,750	£215,000	45%
Central St Leonards	£130,000	£200,000	54%
Conquest	£229,975	£360,000	57%
Gensing	£142,000	£206,000	45%
Hollington	£176,000	£277,500	58%
Maze Hill	£216,500	£321,000	48%
Old Hastings	£235,000	£345,250	47%
Ore	£190,000	£276,500	46%
Silverhill	£231,500	£315,000	36%
St Helens (Hastings)	£251,000	£375,000	49%
Tressell	£170,000	£280,000	65%
West St Leonards	£193,500	£296,255	53%
Wishing Tree	£180,875	£272,750	51%
TOTAL	£189,950	£285,000	50%

Figure 74: Median House Price Paid in Hastings by Ward (Source: ONS: HPSSA Median Price Paid Sep 2022)

Cost of Renting

- 4.13 Local Housing Allowance (LHA) is the maximum payment for private rented claimants in receipt of housing benefit based on Broad Rental Market Areas (BRMAs). The LHA was previously based on the 30th percentile private rent, however more recent increases have been based on CPI and rates were frozen in the July 2015 Budget before being increased in 2020.
- 4.14 Whilst BRMAs do not align with local authority boundaries, the Sussex East BRMA covers the whole area. Figure 75 sets out the maximum local housing allowance by size of property in the BRMA in 2016 and 2023 and also shows the percentage rise in this time.

Figure 75: Maximum Local Housing Allowance thresholds 2016 & 2023 (Source: Valuation Office Agency)

Property type	2016 Weekly Rent £ Sussex East BRMA	2023 Weekly Rent £ Sussex East BRMA	Percentage Growth 2016- 2023
Room only	£69.77	£74.79	7.20%
1 bedroom	£92.05	£115.07	25.01%
2 bedrooms	£120.29	£149.59	24.36%
3 bedrooms	£159.95	£195.62	22.30%
4+ bedrooms	£195.62	£230.14	17.65%

- 4.15 Figure 76 sets out the weekly rents for different property sizes. This includes:

- » Median and lower quartile private rent;
- » Affordable rent (80% of median market rents); and
- » Social rent based on existing average rents.

Figure 76: Weekly rent thresholds in Hastings 2022 (Source: Private Rental Market Statistics, Valuation Office Agency; Regulator of Social Housing Statistical Data Returns. Note: Private rent data excludes housing benefit funded tenancies)

Weekly Rent £	Median Private Rent	Lower Quartile Private Rent	Affordable Rent	Social Rent
Hastings Borough				
1 bedroom	£142.59	£126.49	£88.95	£73.75
2 bedrooms	£183.98	£160.99	£108.47	£83.18
3 bedrooms	£229.98	£206.98	£135.87	£100.43
4+ bedrooms	£287.47	£275.98	£179.26	£112.53
South East England				
1 bedroom	£149.49	£126.49	£132.49	£93.19
2 bedrooms	£183.98	£159.84	£163.01	£108.83
3 bedrooms	£228.83	£195.48	£188.14	£123.26
4+ bedrooms	£284.25	£229.98	£231.08	£138.36
England				
1 bedroom	£143.74	£114.53	£124.93	£84.22
2 bedrooms	£164.44	£126.49	£134.26	£96.37
3 bedrooms	£182.37	£143.74	£143.98	£106.54
4+ bedrooms	£205.83	£159.84	£182.02	£126.00

- 4.16 It is evident that for almost all property sizes, the median private rent is the highest followed in turn by the lower quartile private rent, affordable rent and target social rent. While the LHA rates are higher than the equivalent lower quartile private rents, it is important to note that the private rent figures exclude housing benefit funded tenancies. Both median private rents and lower quartile private rents in Hastings are comparable to the regional average; but are notably higher than the national average. Conversely, social and affordable rents in Hastings are lower.
- 4.17 Figure 77 shows that rents have grown by between 22% and 38% in Hastings over the period 2016-2022. This is broadly in line with inflation rates over the same time period; but is higher than the growth in the LHA rates. It is also higher than both the regional and national average in every case.

Figure 77: Change in private Rents in Hastings 2016-2022 (Source: Private Rental Market Statistics, Valuation Office Agency;)

Weekly Rent £	2016	2022	Percentage change in rents 2016-2022
HASTINGS BOROUGH			
MEDIAN			
1 bedroom	£103.49	£142.59	37.8%
2 bedrooms	£137.99	£183.98	33.3%
3 bedrooms	£182.83	£229.98	25.8%
4+ bedrooms	£235.73	£287.47	21.9%
LOWER QUARTILE			
1 bedroom	£91.99	£126.49	37.5%
2 bedrooms	£119.59	£160.99	34.6%
3 bedrooms	£162.14	£206.98	27.7%
4+ bedrooms	£205.83	£275.98	34.1%
SOUTH EAST ENGLAND			
MEDIAN			
1 bedroom	£155.24	£183.98	18.5%
2 bedrooms	£195.48	£228.83	17.1%
3 bedrooms	£235.73	£284.25	20.6%
4+ bedrooms	£390.97	£402.46	2.9%
LOWER QUARTILE			
1 bedroom	£132.24	£159.84	20.9%
2 bedrooms	£166.74	£195.48	17.2%
3 bedrooms	£201.23	£229.98	14.3%
4+ bedrooms	£310.47	£333.47	7.4%
ENGLAND			
MEDIAN			
1 bedroom	£132.24	£164.44	24.4%
2 bedrooms	£143.74	£182.37	26.9%
3 bedrooms	£164.44	£205.83	25.2%
4+ bedrooms	£293.22	£344.97	17.7%
LOWER QUARTILE			
1 bedroom	£103.49	£126.49	22.2%
2 bedrooms	£114.99	£143.74	25.0%
3 bedrooms	£133.39	£159.84	19.8%
4+ bedrooms	£201.23	£252.98	25.7%

- ^{4.18} This point is emphasised in Figure 78 below which compares the entry level lower quartile rents with the LHA rates and shows that all entry level rents are higher than their equivalent LHA rates. This implies that if a household is entirely dependent upon LHA to cover their rental costs, then they will not be able to afford any property at the lower quartile rates in Hastings. This in turn may explain why homelessness presentations and rough sleeping rates are higher in Hastings as households struggle to cover the cost of their private rented tenancies while meeting other household bills.

Figure 78: Comparison of Lower Quartile Rents and LHA Rates (Source: Private Rental Market Statistics, Valuation Office Agency;)

Weekly Rent £	2022 Lower Quartile Private Rents	2023 Weekly Rent £ Sussex East BRMA
1 bedroom	£126.49	£115.07
2 bedrooms	£160.99	£149.59
3 bedrooms	£206.98	£195.62
4+ bedrooms	£275.98	£230.14

Chapter Summary

- 4.19 The share of the population of Hastings in employment is much lower than the English and South East averages. The population who are long-term sick is more than double the rate of the South East average. This relates back to the health of the population, with more people in Hastings reporting that they have a limiting long-term illness.
- 4.20 Households in receipt of housing benefit and/or Universal Credit in Hastings are nearly double the rate of the South East of England and are well above the rate for England as well. The receipt of disability related benefits is also much higher in Hastings than in either the South East or England as a whole.
- 4.21 Over 20% of all people in Baird, Castle, Central St Leonards, Gensing, Tressell and Wishing Tree are members of households in receipt of housing benefit and or Universal Credit. These same areas also show a very high take-up of disability related benefits. Both the South East and England have much higher average household incomes than Hastings.
- 4.22 Real house prices in Hastings increased substantially in the period 2001-2008. Values reduced during the economic downturn by mid-2008 and continued to decline over the period to 2012, but then increased until 2021, but show signs of declining in real terms in 2022. For most of the time, movement in Hastings house prices has broadly mirrored changes in England as a whole, but they have increased from being slightly cheaper than the English average to being slightly higher.
- 4.23 Compared to the South East, property prices in Hastings are relatively low, but they are higher than the England average with the exception of flats. Property price growth has varied across wards by between 30% and 70% over the period 2016-2022.
- 4.24 Rents have grown by between 22% and 38% in Hastings over the period 2016-2022. This is broadly in line with inflation rates over the same time period. It is noticeable that the rent price of larger properties grew more slowly than 1-bedroom units. However, the growth in rents is higher than the rate at which LHA has grown over the same time period, so any household who is dependent upon housing benefit will now find maintaining a tenancy harder to finance.

5. Selective and Additional Licensing

PRS Licensing Schemes

Houses in Multiple Occupation

- 5.1 Where three or more people in two or more households live in the same dwelling (for example, a group of adults sharing a house), this is considered to be a “House in Multiple Occupation” (HMO). Furthermore, a category of sub-divided dwellings (also classed under the broad umbrella term of HMO) known as S257 HMOs, as described below. In the 2016 HSCS a total of 1,120 HMOs were identified in the study area, while remembering that the study covered only 7 of the wards in Hastings.
- 5.2 HMOs can be sub-divided into several broad groups depending on precisely how the property has been subdivided and the level of shared access to amenities, such as:
- » A S257 building – Converted flats in a building where more than a third of the flats are privately rented, let on short-term tenancies, and the building conversion does not comply with 1991 (or later) building regulations.
 - » Shared houses – A dwelling that might otherwise be a family home being shared by a number (3 or more) of un-related adults.
 - » A Bedsit – A dwelling that has been converted for multiple occupation with individual rooms having some facilities of their own, and often a specified address (room number), but where there are still common parts and some shared amenities in the building.
- 5.3 The Housing Act 2004 defines HMOs containing 5 or more persons and at least 2 households as being mandatorily licensable anywhere in England. These properties do not require specific local licensing policies and for these HMOs there is an obligation on the landlord to apply to the local authority, where the HMO is located, for a licence. Local authorities, therefore, must be in a position to manage the application for licences.
- 5.4 Local authorities can also introduce locally specific policies in the form of additional licensing, which encompasses a wider variety of HMO to include any which contain at least 2 households.
- 5.5 The Census 2021 identifies properties which it considers to be HMOs. However, the data identifies a total of 100 dwellings in total, which clearly is too low for Hastings, particularly as 61 of these are flats. We have set out this data below; but consider that it should be disregarded.

Figure 79: Number of Households in Hastings by Property type 2021 (Source: UK Census of Population)

	Number of HMOs
Detached	14
Semi-detached	5
Terraced	19
Flat or maisonette	61
Caravan or other	1
TOTAL	100

- 5.6 Hastings Borough Council's own records indicate a total of 107 mandatorily licensed HMOs in 2023, as set out in Figure 80 and Figure 81. While this is a similar number to the Census, they are not the same properties and instead only cover properties with 5 or more people and at least 2 separate households.

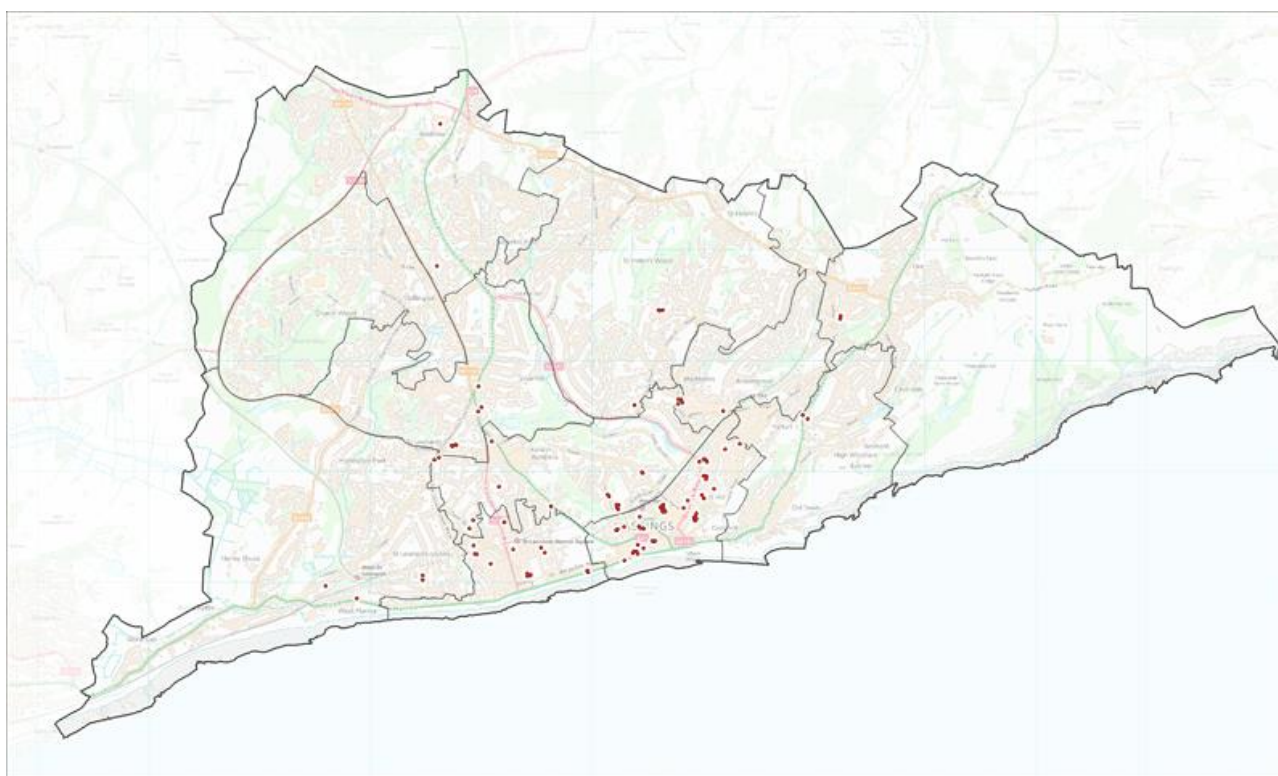
Figure 80: Map of Licensable HMOs in Hastings 2023 (Source: Council Records)

Figure 81: Mandatory Licenced HMOs by Ward 2022 (Source: Council Records)

	Number of Mandatory HMO Licenced Properties
Ashdown	2
Baird	1
Braybrooke	12
Castle (Hastings)	49
Central St Leonards	15
Conquest	0
Gensing	12
Hollington	0
Maze Hill	2
Old Hastings	2
Ore	1
Silverhill	3
St Helens (Hastings)	4
Tressell	2
West St Leonards	2
Wishing Tree	0
TOTAL	107

Selective and Additional Licensing

- 5.7 Whilst mandatory HMO licensing is required for all properties which contain 5 or more persons and at least 2 separate households, councils also have the option to apply additional and selective licensing to seek to improve the condition of the private rented housing stock or address issues of low demand. Since 2018, mandatory licensing is restricted to HMOs containing 5 or more persons, irrespective of the size of the property. Prior to 2018, an extra requirement for licensing was that the property also contained 3 or more storeys. Additional Licensing schemes encompass all smaller HMOs (i.e. fewer than 5 person), whilst Selective Licensing schemes apply to all private rented properties within a defined area.
- 5.8 Introducing one or both of additional and selective licensing requires evidence that the private rented sector in the area is in poor condition or is linked to wider problems such as anti-social behaviour (ASB), and also requires central government permission.
- 5.9 On the 13 June 2011 Hastings approved an additional HMO licensing scheme under section 56(1)(b) of the Housing Act 2004. This scheme operated from 19 September 2011 through to 18 September 2016 and licenced 911 HMOs in the four wards of Braybrooke, Castle, Central St Leonards and Gensing. A review of the 2011 scheme identified improvements to 465 properties; but recognised that there were still poor conditions in some areas and a number of HMOs were still being badly managed and lacked suitable and sufficient fire safety measures. The scheme was renewed in 2018 and ended on 3 May 2023. Any existing licences will remain in place until they expire.

- 5.10 Hastings Borough Council also approved the introduction of a Selective Licensing scheme in March 2015 covering all privately rented accommodation in seven wards: Braybrooke, Castle, Central St Leonards, Gensing, Old Hastings, Ore and Tressell. The scheme started on the 26 October 2015 and finished on 25 October 2020.
- 5.11 The purpose of the scheme was to help secure a reduction in ASB associated with private rented homes, whilst at the same time driving up the management of the PRS and improving housing standards.
- 5.12 Figure 82 shows that the Selective Licensing scheme covered over 8,000 properties in the seven wards, while the Additional Licensing scheme covered a further 1,566. Figure 10 showed that the total size of the private rented sector across the seven wards was around 8,000 properties in 2021. Combining this with the high vacancy rate, this implies that the schemes picked up almost all of the private rented properties in the area, so the management of the schemes was successful in ensuring that landlords registered their properties. This would also imply that the estimate of around 1,566 HMOs is also likely to be a close reflection of the total number of HMOs in the 7 wards; and is clearly a much higher figure than the 100 HMOs from the 2021 Census.

Figure 82: Number of Properties Licenced in Hastings 2016-2023 (Source: Council Records)

	Number of Selective Licenced Properties	Number of Additional Licenced Properties
Braybrooke	792	214
Castle (Hastings)	1,908	347
Central St Leonards	2,288	678
Gensing	1,374	327
Old Hastings	748	-
Ore	375	-
Tressell	579	-
TOTAL	8,064	1,566

- 5.13 The licensing schemes were self-funding and allowed the council to employ staff to help inspect and monitor private rented properties in the area. This in turn allowed the Council to conduct a high number of property inspections each year, as set out in Figure 83.

Figure 83: HHSRS Property Inspections in Hastings by Ward 2016-2023 (Source: Council records)

	HHSRS Property Inspections	1 or more CAT 1 hazards present	1 or more CAT 2 hazards present
Ashdown	44	28	23
Baird	23	5	6
Braybrooke	70	25	40
Castle	272	113	153
Central St. Leonards	351	164	191
Conquest	5	1	2
Gensing	178	72	107
Hollington	21	0	9
Maze Hill	16	6	6
Old Hastings	61	27	34
Ore	31	10	19
Silverhill	17	4	9
St. Helens	4	1	3
Tressell	79	13	44
West St. Leonards	13	4	9
Wishing Tree	48	3	7
TOTAL	1233	476	662

- 5.14 This activity resulted in 476 inspections that identified properties with a Category 1 hazard. Among these, 149 of the properties contained more than one Category 1 hazard (Figure 84: 52+32 = 149).

Figure 84: Outcome for Property Inspections in Hastings by Ward 2016-2023 (Source: Council records)

	UNIQUE WORK ID			
	1 CAT 1 Hazard	2 CAT 1 Hazards	3+ CAT 1 Hazards	1+ CAT 1 and 1+ CAT 2 Hazard
Ashdown	8	7	13	17
Baird	3	1	1	3
Braybrooke	22	2	1	13
Castle	79	17	17	60
Central St. Leonards	112	38	14	69
Conquest	1	0	0	0
Gensing	54	12	6	40
Hollington	0	0	0	0
Maze Hill	4	2	0	3
Old Hastings	17	4	6	18
Ore	7	2	1	4
Silverhill	4	0	0	4
St. Helens	1	0	0	0
Tressell	9	2	2	9
West St. Leonards	3	0	1	4
Wishing Tree	3	0	0	3
TOTAL	327	87	62	247

- 5.15 Figure 85 shows the type of hazards identified by the inspections, with excess cold being the largest, but also many properties experience fire risk hazards, risk from falls on stairs and problems with damp and mould.

Figure 85: Hazards identified from Property Inspections in Hastings by Ward 2016-2023 (Source: Council records)

HHSRS Hazard	CAT 1	CAT 2	TOTAL INSPECTIONS
Asbestos (+ MMF)	1	3	14
Carbon Monoxide	2	0	10
Collision from low	0	1	6
Crowding And Space	5	5	14
Damp And Mould Growth	42	128	615
Domestic Hygiene/Pests	2	7	58
Electrical Hazards	32	66	284
Entrapment or Collision	2	19	76
Entry By Intruders	21	101	147
Excess Cold	264	99	377
Excess Heat	6	11	23
Explosions	0	8	8
Falls Assoc. With Baths etc	2	1	5
Falls Between Levels J	43	103	310
Falls On Stairs and Steps	69	154	257
Falls On the Level	15	68	98
Fire	161	191	662
Food Safety	21	36	103
Hot Surfaces + Materials	5	30	61
Lead	0	0	2
Lighting	1	4	12
Noise	0	3	9
Personal Hygiene	22	24	108
Poor Ergonomics	1	4	13
Structural Collapse etc	29	37	173
Un-Combusted Fuel Gas	0	0	3
Water Supply	1	1	6
TOTAL	747	1104	3454

- 5.16 At the same time, the Council was also monitoring complaints about private rented properties in Hastings, and these are shown in Figure 86. The majority of these were focused upon the wards subject to additional and selective licensing, but the data also covers the whole of Hastings. More than half of all complaints relate specifically to property disrepair, and we will return to property conditions in the next chapter.

Figure 86: Complaints in Hastings by Ward 2016-2023 (Source: Council records)

	Complaints					
	Disrepair	Nuisance	Amenities	Drainage	Other	TOTAL
Ashdown	42	18	4	4	9	77
Baird	41	10	2	4	1	58
Braybrooke	81	38	13	2	12	146
Castle (Hastings)	265	66	40	6	46	423
Central St Leonards	406	62	55	11	61	595
Conquest	8	3	0	0	1	12
Gensing	188	36	39	2	42	307
Hollington	27	13	10	2	4	56
Maze Hill	41	14	6	3	8	72
Old Hastings	62	30	10	2	21	125
Ore	41	13	2	3	2	61
Silverhill	29	11	9	3	5	57
St Helens (Hastings)	6	8	1	0	1	16
Tressell	66	26	8	2	5	107
West St Leonards	32	14	4	1	8	59
Wishing Tree	66	10	2	0	6	84
Ward not recorded	9	1	5	0	0	0
TOTAL	1,410	373	210	45	232	2,270

- 5.17 Since 2017, there has been a steady decline in the number of complaints received each year (Figure 87):

Figure 87: Complaints in Hastings by Year 2016-2023 (Source: Council records)

Year	Disrepair	Nuisance	Amenities	Drainage	Other	TOTAL
2016-17	240	55	22	10	44	371
2017-18	264	54	47	5	42	412
2018-19	245	72	31	7	36	391
2019-20	184	47	27	5	22	285
2020-21	140	54	22	9	24	249
2021-22	168	46	32	5	37	288
2022-23	169	45	29	4	27	274
TOTAL	1,410	373	210	45	232	2,270

- 5.18 The outcomes of each of these 2,270 complaints are broken down by ward in Figure 88. The majority (42%) required no further action to be taken, whereas 25% led to an inspection/compliance visit (Figure 88). It should be noted that in the below, and tables following, “No Further Action” does not indicate that the Council simply did not respond, rather it reflects the number of complaints that were outside the remit of the department, e.g. the complaint was not related to a housing matter.

Figure 88: Outcomes of complaints by Ward in Hastings 2016-2023 (Source: Council records)

Ward	Outcomes									
	Inspection / Compliance Visit Undertaken	Advice Given	No Further Action	Voluntary Compliance	Referred to other HBC Department	Licensing Related Issue	Referred to other Agency	No further contact from complainant	Outcome not yet recorded	TOTAL
Ashdown	17	6	29	8	6	1	0	3	7	77
Baird	17	1	21	6	8	0	1	3	1	58
Braybrooke	24	6	70	16	15	1	1	7	6	146
Castle (Hastings)	123	23	166	38	21	8	1	25	18	423
Central St Leonards	138	58	258	63	24	3	3	24	24	595
Conquest	3	0	6	0	3	0	0	0	0	12
Gensing	80	28	137	28	5	3	0	15	11	307
Hollington	13	4	25	2	5	0	1	5	1	56
Maze Hill	18	2	32	5	9	0	1	4	1	72
Old Hastings	26	12	46	11	14	0	2	6	8	125
Ore	13	6	27	3	5	0	1	2	4	61
Silverhill	13	1	29	7	3	0	0	3	1	57
St Helens (Hastings)	4	2	5	1	2	0	0	1	1	16
Tressell	28	5	46	9	11	1	0	4	3	107
West St Leonards	10	3	23	9	6	0	2	3	3	59
Wishing Tree	37	3	34	4	2	0	1	1	2	84
Ward not recorded	4	2	5	1	1	0	2	0	0	15
TOTAL	568	162	959	211	140	17	16	106	91	2,270

- 5.19 Figure 89 shows the outcomes of the 2,270 complaints by year. There has been a steady decline in visits undertaken over the period, with the exception of an anomalous year in 2020-21 that is likely due to Covid restrictions. Since 2020, there has also been a notable increase in the number of complaints resolved with advice.

Figure 89: Outcomes of complaints by Year in Hastings 2016-2023 (Source: Council records)

Year	Outcomes									
	Inspection / Compliance Visit Undertaken	Advice Given	No Further Action	Voluntary Compliance	Referred to other HBC Department	Licensing Related Issue	Referred to other Agency	No further contact from complainant	Outcome not yet recorded	TOTAL
2016-17	119	4	111	21	11	4	2	98	1	371
2017-18	149	4	197	35	20	3	2	1	1	412
2018-19	118	5	220	21	22	2	0	0	3	391
2019-20	79	7	152	25	17	3	1	0	1	285
2020-21	23	39	127	35	20	2	1	1	1	249
2021-22	41	44	81	53	25	3	6	6	29	288
2022-23	39	59	71	21	25	0	4	0	55	274
TOTAL	568	162	959	211	140	17	16	106	91	2,270

- 5.20 In terms of the nature of the complaints, the vast majority were related to disrepair (Figure 90), with nuisance a distant second:

Figure 90: Outcomes of complaints by Complaint Type in Hastings 2016-2023 (Source: Council records)

Complaint	Outcomes									
	Inspection / Compliance Visit Undertaken	Advice Given	No Further Action	Voluntary Compliance	Referred to other HBC Department	Licensing Related Issue	Referred to other Agency	No further contact from complainant	Outcome not yet recorded	TOTAL
Disrepair	464	89	548	108	32	10	9	73	77	1,410
Nuisance	21	33	176	36	86	1	1	17	2	373
Amenities	46	9	91	41	3	0	2	11	7	210
Drainage	6	2	19	12	4	0	0	2	0	45
Other	31	29	125	14	15	6	4	3	5	232
TOTAL	568	162	959	211	140	17	16	106	91	2,270

- 5.21 Figure 91 shows the percentage of resolved complaints that did not require a visit. Overall, the wards are very similar (68% to 82% complaints resolved without visit, against an average of 73%) with the exception of Wishing Tree, which has had a considerably lower proportion of complaints resolved without visit, at 54%.

Figure 91: Summary of Complaints and Outcomes in Hastings Wards with Percentage Resolved Without Need of a Visit (Source: Council records)

	Complaints received	Inspection / Compliance Visit Undertaken	Other action	Resolved	Percentage of resolved complaints that were resolved without the need for an Inspection / Compliance Visit	Unresolved (no further contact from complainant or Outcome not yet recorded)
Ashdown	77	17	50	67	75%	10
Baird	58	17	37	54	69%	4
Braybrooke	146	24	109	133	82%	13
Castle (Hastings)	423	123	257	380	68%	43
Central St Leonards	595	138	409	547	75%	48
Conquest	12	3	9	12	75%	0
Gensing	307	80	201	281	72%	26
Hollington	56	13	37	50	74%	6
Maze Hill	72	18	49	67	73%	5
Old Hastings	125	26	85	111	77%	14
Ore	61	13	42	55	76%	6
Silverhill	57	13	40	53	75%	4
St Helens (Hastings)	16	4	10	14	71%	2
Tressell	107	28	72	100	72%	7
West St Leonards	59	10	43	53	81%	6
Wishing Tree	84	37	44	81	54%	3
Ward not recorded	0	4	11	15	73%	0
TOTAL	2,270	568	1,505	2,073	73%	197

- 5.22 The proportion of complaints resolved without a visit across Hastings has steadily increased since 2016 (Figure 92), with 2020-21 again an anomaly, likely due to Covid restrictions constraining the number inspections.

Figure 92: Annualised Summary of Complaints and Outcomes in Hastings with Percentage Resolved Without Need of a Visit (Source: Council records)

	Complaints received	Inspection / Compliance Visit Undertaken	Other action	Resolved	Percentage of resolved complaints that were resolved without the need for an Inspection / Compliance Visit	Unresolved (no further contact from complainant or Outcome not yet recorded)
2016-17	371	119	153	272	56%	99
2017-18	412	149	261	410	64%	2
2018-19	391	118	270	388	70%	3
2019-20	285	79	205	284	72%	1
2020-21	249	23	224	247	91%	2
2021-22	288	41	212	253	84%	35
2022-23	274	39	180	219	82%	55
TOTAL	2,270	568	1,505	2,073	73%	197

- 5.23 Figure 93 breaks down Housing Act 2004 Enforcement actions by ward. The majority of Housing Act enforcement has been through improvement notices by a considerable margin, and more than half of these notices were issued to properties in the Castle and Central St Leonards wards.

Figure 93: Housing Act 2004 Enforcement Actions in Hastings by Ward 2016-2023 (Source: Council records)

	Enforcement Action Taken							
	Housing Act 2004 – Improvement Notices	Housing Act 2004 – Prohibition Orders	Housing Act 2004 – Notice to Produce Documents	Housing Act 2004 – Hazard Awareness Notices	Housing Act 2004 – Emergency Remedial Action	Housing Act 2004 – Emergency Prohibition Orders	Housing Act 2004 – App for Rent Repayment Order	Housing Act 2004 – Works in Default
Ashdown	5	2	0	0	0	19	0	0
Baird	0	1	2	0	0	0	0	1
Braybrooke	8	3	5	0	0	0	0	1
Castle (Hastings)	60	5	4	4	2	2	1	0
Central St Leonards	78	7	19	4	0	2	1	2
Conquest	0	0	0	0	0	0	0	0
Gensing	36	1	11	0	0	1	5	0
Hollington	1	0	0	0	0	0	0	0
Maze Hill	4	0	0	0	0	0	0	0
Old Hastings	14	3	3	1	0	1	0	1
Ore	1	0	0	1	0	0	0	1
Silverhill	1	0	2	0	0	0	0	0
St Helens (Hastings)	0	0	0	0	0	0	0	0
Tressell	2	2	5	2	0	0	0	0
West St Leonards	3	0	0	0	0	0	0	0
Wishing Tree	0	0	0	0	0	0	0	0
TOTAL	213	24	51	12	2	25	7	6

- 5.24 Figure 94 breaks down other types of enforcement actions by ward. The majority of this enforcement has been through requests for information by a considerable margin; and more than half of these notices were related to properties in the Castle and Central St Leonards wards.

Figure 94: Non-Housing Act 2004 Enforcement Actions in Hastings by Ward 2016-2023 (Source: Council records)

	Enforcement Action Taken								
	Building Act 1984 - Section 59	Environmental Protection Act 1990 – Section 80	HMO Management Regulations	Licensing Conditions	Request for Information – Local Government Miscellaneous Provisions Act 1976	Minimum Energy Efficiency Standards Compliance Notice	Public Health Act 1936 - Section 45	Public Health Act 1961 - Section 17	Smoke and Carbon Monoxide Regulations – Remedial
Ashdown	0	1	1	0	4	0	0	0	0
Baird	1	0	1	0	2	0	0	0	1
Braybrooke	1	0	3	7	17	1	0	0	0
Castle (Hastings)	0	4	18	10	57	12	0	0	1
Central St Leonards	4	11	29	16	52	19	1	0	1
Conquest	0	0	0	0	1	0	0	0	0
Gensing	0	2	14	5	28	5	0	0	0
Hollington	0	0	0	0	6	0	0	0	0
Maze Hill	1	0	2	0	4	2	0	0	0
Old Hastings	0	1	1	0	11	3	0	0	0
Ore	0	1	0	2	3	1	0	1	0
Silverhill	0	0	0	0	8	1	0	0	0
St Helens (Hastings)	0	0	0	0	0	1	0	0	0
Tressell	0	1	0	1	17	2	0	0	0
West St Leonards	0	0	1	0	1	2	0	0	0
Wishing Tree	0	0	1	0	2	0	0	0	0
TOTAL	7	21	71	41	213	49	1	1	3

- 5.25 Figure 95 shows the outcomes of the Housing Act 2004 related enforcement action. Overall, of the 340 total enforcement actions, compliance was achieved in more than half (54%) of cases.

Figure 95: Outcome of Enforcement Action Taken in Hastings 2016-23 relating to the Housing Act 2004 (Source: Council records)

	Enforcement Action Taken							
	Housing Act 2004 – Improvement Notices	Housing Act 2004 – Prohibition Orders	Housing Act 2004 – Notice to Produce Documents	Housing Act 2004 – Hazard Awareness Notices	Housing Act 2004 – Emergency Remedial Action	Housing Act 2004 – Emergency Prohibition Orders	Housing Act 2004 – App for Rent Repayment Order	Housing Act 2004 -Works in Default
Compliance Achieved	109	9	37	4	0	22	0	2
Other Notice Served	12	2	0	2	0	0	0	0
Notice Remains in Force	10	8	0	3	0	2	0	0
Suspended Notice	0	0	0	0	0	0	0	0
Notice Withdrawn	5	1	1	0	0	0	6	0
Non - compliant	15	0	7	0	0	0	0	0
Works in Default	0	0	0	0	1	0	0	1
Referred for Financial Penalty	0	0	0	0	0	0	0	0
No further Action	33	0	6	2	0	1	1	3
Other	7	1	0	0	0	0	0	0
Outcome not yet Recorded	22	3	0	1	1	0	0	0
TOTAL	213	24	51	12	2	25	7	6

5.26 Figure 96 shows the outcomes of the Non-Housing Act 2004 related enforcement action. Overall, of the 407 total enforcement actions, compliance was achieved in more than three fifths (61%) of cases.

Figure 96: Outcome of Enforcement Action Taken in Hastings 2016-23 other than that related to the Housing Act 2004 (Source: Council records)

	Enforcement Action Taken								
	Building Act 1984 - Section 59	Environmental Protection Act 1990 – Section 80	HMO Management Regulations	Licensing Conditions	Request for Information – Local Government Miscellaneous Provisions Act 1976	Minimum Energy Efficiency Standards Compliance Notice	Public Health Act 1936 - Section 45	Public Health Act 1961 - Section 17	Smoke and Carbon Monoxide Regulations – Remedial
Compliance Achieved	6	9	20	20	160	33	0	0	2
Other Notice Served	0	4	3	0	0	0	1	1	1
Notice Remains in Force	1	0	1	0	0	0	0	0	0
Suspended Notice	0	0	0	0	0	0	0	0	0
Notice Withdrawn	0	0	2	0	9	0	0	0	0
Non - compliant	0	1	3	0	9	0	0	0	0
Works in Default	0	1	0	0	0	0	0	0	0
Referred for Financial Penalty	0	0	0	0	0	12	0	0	0
No further Action	0	6	19	12	32	0	0	0	0
Other	0	0	8	6	1	0	0	0	0
Outcome not yet Recorded	0	0	15	3	2	4	0	0	0
TOTAL	7	21	71	41	213	49	1	1	3

- 5.27 Since 2016, 14 prosecutions in Hastings have led to fines. Collectively, these fines totalled £50,927, and the average fine has been £3,637.64 (Figure 98).

Figure 97: Financial Outcomes of Prosecutions in Hastings 2016-2023 (Source: Council records)

Prosecutions	Under £1000	From £1,000 to under £5,000	From £5,000 to under £10,000	£10,000 and over	TOTAL	TOTAL AMOUNT AWARDED
2016 - 17	0	1	1	1	3	£18,593
2017 - 18	7	1	0	0	8	£8,574
2018 - 19	0	1	0	1	2	£23,034
2019 - 20	0	0	0	0	0	-
2020 - 21	1	0	0	0	1	£726
2021 - 22	0	0	0	0	0	-
2022 - 23	0	0	0	0	0	-
TOTAL	8	3	1	2	14	£50,927

- 5.28 Since 2016, 27 financial penalties have been issued in relation to housing matters. Collectively, these penalties totalled £34,550, and the average penalty has been £1,279.63 (Figure 98).

Figure 98: Financial Penalties awarded in Hastings 2016-2023 (Source: Council records)

Financial Penalties Awarded	Under £1000	From £1,000 to under £5,000	From £5,000 to under £10,000	£10,000 and over	TOTAL	TOTAL AMOUNT AWARDED
2016 - 17	0	0	0	0	0	-
2017 - 18	0	0	0	0	0	-
2018 - 19	12	7	2	0	21	£24,750
2019 - 20	2	3	0	0	5	£9,050
2020 - 21	1	0	0	0	1	£750
2021 - 22	0	0	0	0	0	-
2022 - 23	0	0	0	0	0	-
TOTAL	15	10	2	0	27	£34,550

ASB Complaints

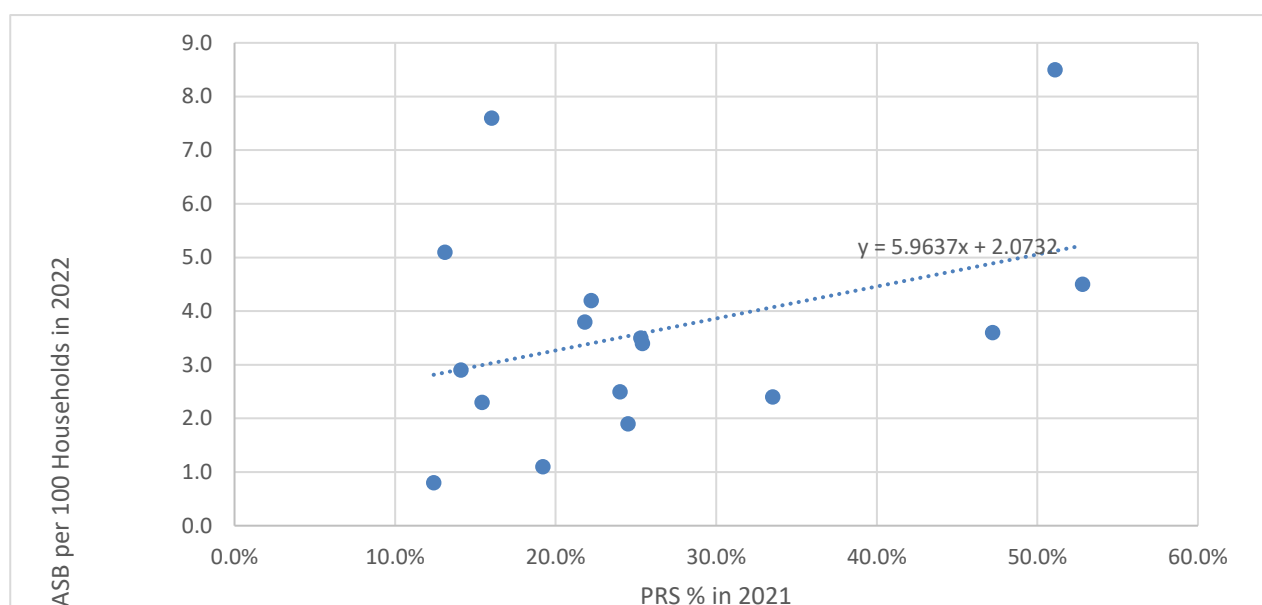
- 5.29 Sussex Police monitor issues around ASB by local area and their records for Hastings over the 2016-2023 period are set out below (Figure 99). Complaints fell from 2016-2019, and then rose during the pandemic, before falling again in 2022. Clearly, Castle and Central St Leonards are the two main areas where ASB occurs in Hastings.

Figure 99: ASB Complaints in Hastings by Ward 2016-2023 (Source: Sussex Police)

	Year						
	2016	2017	2018	2019	2020	2021	2022
Ashdown	132	116	81	93	148	138	52
Baird	234	251	200	193	266	255	120
Braybrooke	117	128	94	124	216	153	66
Castle (Hastings)	809	830	665	611	297	561	351
Central St Leonards	589	443	354	264	518	450	218
Conquest	67	52	42	62	243	71	24
Gensing	277	240	179	208	587	288	127
Hollington	276	275	207	180	104	264	176
Maze Hill	126	108	94	125	227	131	49
Old Hastings	181	219	167	137	207	191	94
Ore	179	149	138	134	136	147	67
Silverhill	170	142	160	107	69	130	93
St Helens (Hastings)	47	43	36	47	195	64	22
Tressell	223	174	208	118	168	148	83
West St Leonards	171	135	119	116	160	194	82
Wishing Tree	125	179	87	103	165	159	76
TOTAL	3,723	3,484	2,831	2,622	3,706	3,344	1,700

- 5.30 A key justification for the introduction of selective and additional licensing in Hastings was the link between ASB and the PRS and this is shown to still exist in Figure 100. This shows that ASB reports per 100 households is higher in areas with a larger PRS.

Figure 100: Correlation Between ASB and PRS in Hastings by Ward 2022 (Source: Sussex Police and UK Census of Population)



Numbers of Licensing-Related Visits

- 5.31 The number of properties visited across all forms of licensing reduced sharply during Covid, and since then the number related to additional licensing has risen (Figure 101).

Figure 101: Annualised number of unique visits conducted by type of licensed property in Hastings 2016-23 (Source: Council records)

Licence type	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Additional	18	46	43	120	15	35	82
Selective	1,704	352	157	180	17	9	2
Mandatory	9	20	45	64	8	29	29
Property not subject to Licensing	93	364	360	266	122	236	232

- 5.32 Breaking down the numbers in Figure 101 by ward, the highest numbers of visits to selective and mandatory licensed properties occurred in Castle, whilst the highest number of additional licensing visits occurred in Central St. Leonards (Figure 102)¹¹.

Figure 102: Number of unique visits conducted by type of licensed property in Hastings wards 2016-23 (Source: Council records)

Ward	Licence		
	Additional	Selective	Mandatory
Ashdown Ward	0	0	4
Baird Ward	1	0	2
Braybrooke Ward	29	226	22
Castle Ward	92	655	98
Cent St Leonards Ward	166	561	17
Gensing Ward	67	387	33
Hollington Ward	1	0	0
Maze Hill Ward	2	0	3
Old Hastings Ward	0	246	2
Ore Ward	0	144	0
Silverhill Ward	0	0	3
St Helens Ward	0	0	5
Tressell Ward	0	202	7
West St Leonards Ward	0	0	3
Wishing Tree Ward	0	0	5

¹¹ It may be noted that the columns do not correspond precisely with the rows contained in Figure 101, as almost all of the visits to properties not subject to licensing (1,662 of 1,673) did not record a ward code in the dataset.

Chapter Summary

- 5.33 Hastings Borough Council's own records indicate a total of 107 mandatory licensable HMOs in 2023 which require mandatory licences because they contain 5 or more persons and at least 2 households.
- 5.34 On the 13 June 2011 Hastings approved an additional HMO licensing scheme under section 56(1)(b) of the Housing Act 2004. This scheme operated from 19 September 2011 through to 18 September 2016. The scheme was renewed in 2018 and ended on 3 May 2023. Any existing licences will remain in place until they expire.
- 5.35 Hastings Borough Council also approved the introduction of a Selective Licensing scheme in March 2015 covering all privately rented accommodation in seven wards: Braybrooke, Castle, Central St Leonards, Gensing, Old Hastings, Ore and Tressell. The scheme started on the 26 October 2015 and finished on 25 October 2020.
- 5.36 The Selective Licensing scheme covered over 8,000 properties in the seven wards, while the Additional Licensing scheme covered a further 1,566 HMOs.
- 5.37 At the same time, the Council was also monitoring complaints about private rented properties in Hastings. The majority of these were focused upon the wards subject to Additional and Selective Licensing
- 5.38 Throughout Hastings as a whole, a total of 2,270 complaints were made over the period 2016-23. More than half of all complaints related specifically to disrepair in the properties. 73% of these complaints were resolved without the need for an inspection / compliance visit.
- 5.39 There were 747 instances of enforcement action across the period. Of these, compliance was achieved in 58% of cases. There were 14 prosecutions that led to fines, and 27 financial penalties were issued in relation to housing matters.
- 5.40 A key justification for introduction of Selective and Additional Licensing in Hastings was the link between ASB and the PRS and this still exists.

6. Statutory Minimum Standards

The Housing Health and Safety Rating System (HHSRS)

Obligation to Tackle Housing Health and Safety Hazards

- 6.1 Tackling Health and Safety hazards in homes is an important issue both in terms of the quality of the housing stock but also in terms of the contribution this makes to Health and Well Being. The obligation to do so is set out in law.
- 6.2 From April 2006, Part 1 of the Housing Act 2004 repealed the former housing fitness standard and through statutory instruments and statutory guidance replaced it with the Housing Health and Safety Rating System.
- 6.3 The Act differentiates between Category 1 and Category 2 hazards. Local authorities have a duty to take 'the most appropriate course of action' in respect of any hazard scored under the HHSRS as Category 1. Authorities have discretionary power to take action with Category 2 hazards (which do not score past the threshold for Category 1). Further information on the HHSRS is given below.

Definition of Hazards under the HHSRS and Category Level

- 6.4 The Housing Health and Safety Rating System (HHSRS) is a prescribed method of assessing individual hazards, rather than a conventional standard to give a judgment of fit or unfit. The HHSRS is evidence based – national statistics on the health impacts of hazards encountered in the home are used as a basis for assessing individual hazards.
- 6.5 The HHSRS system deals with a much broader range of issues than the previous fitness standard. It covers a total of 29 hazards in four main groups:
 - » Physiological Requirements (e.g. damp & mould growth, excess cold, asbestos, carbon monoxide, radon, etc.);
 - » Psychological Requirements (crowding and space, entry by intruders, lighting, noise);
 - » Protection Against Infection (domestic hygiene, food safety, personal hygiene, water supply);
 - » Protection Against Accidents (e.g. falls on the level, on stairs and steps and between levels, electrics, fire, collision...).
- 6.6 The HHSRS scoring system combines the following elements:
 - » The probability that deficiency (i.e. A fault in a dwelling whether due to disrepair or a design fault) will lead to a harmful occurrence (e.g. An accident or illness);
 - » The spread of likely outcomes (i.e. The nature of the injury or illness);
 - » If an accident is very likely to occur and the outcome is likely to be extreme or severe (e.g. death or a major or fatal injury) then the score will be very high.

- 6.7 All dwellings contain certain aspects that can be perceived as potentially hazardous, such as staircases and steps, heating appliances, electrical installation, glass, combustible materials, etc. It is when disrepair or inherent defective design makes an element of a dwelling significantly more likely to cause a harmful occurrence that it is scored under the HHSRS.
- 6.8 The HHSRS generates a numerical Hazard Score, and Hazard Bands have been devised as a simple means for handling the wide range of possible Scores. There are ten Hazard Bands, with Band J being the safest, and Band A being the most dangerous:
- » Hazard Bands A to C (i.e. Hazard Scores of 1,000 and above) are the most serious hazards, and these are known as **Category 1** (serious) hazards.
 - » Hazard Bands D to J (i.e. Hazard Scores below 1,000) are known as **Category 2** (other) hazards.
- 6.9 A local authority has a duty to deal with any Category 1 hazards found and has discretionary power to deal with Category 2 hazards. The HSCS focuses particularly on Category 1 hazards; but describes all hazards (including Category 2 hazards in Bands D and E) for comparative purposes. All of the main requirements facing local authorities have remained unchanged in the Housing and Planning Act 2016.

Hazards Identified by the 2016 Survey

- 6.10 The overall proportion of dwellings with a Category 1 hazard in the 7 wards was found to be 12.1%, which represented a total of around 2,450 dwellings. This compared with 13.2% of dwellings across England. The most prominent Category 1 hazards identified were Excess Cold and Falls on Stairs (8.9% and 3% respectively).
- 6.11 In terms of specific Category 1 hazard characteristics:
- » Location: Much higher proportions of dwellings in Castle (19.7%) had Category 1 hazards compared to the remaining areas;
 - » Tenure: Private rented stock (13.9%) had relatively more Category 1 hazards than owner occupation (10.2%);
 - » Construction date: Properties built before 1980 contain all of the Category 1 hazards detected in this study. Of this group, properties built pre 1919 and between 1965 and 1980 contain the highest proportions of Category 1 hazards;
 - » Dwelling type: Converted flats and small terraced houses converted flats have the highest proportion of Category 1 hazards (14.3% and 13.6% respectively), with purpose-built flats and medium/large terraced houses also being high relative to other property types (both 11.8%). Low rates are seen in detached houses (2.3%).

Hazards Identified by the Council 2016-2023

- ^{6.12} A part of the inspection process linked to the licensing schemes and complaint response across Hastings, the Council identified over 3,400 hazards in properties between 2016 and 2023. This includes properties which contain multiple hazards, and also would clearly not be the complete list of all properties containing a hazard because it was only private rented properties which were inspected.
- ^{6.13} Overall, the data shows that the private rented sector does contain many properties with hazards in Hastings. A very high number were found to contain hazards relating to fire, damp and mould, excess cold, falls and electrical issues.

Figure 103: Hazards Recorded in Hastings 2016-2023 (Source: Council records)

Hazard	Number of Occurrences
Fire	662
Damp And Mould Growth	615
Excess Cold	377
Falls Between Levels J	310
Electrical Hazards	284
Falls On Stairs and Steps	257
Structural Collapse etc	173
Entry By Intruders	147
Personal Hygiene	108
Food Safety	103
Falls On The Level	98
Entrapment or Collision	76
Hot Surfaces + Materials	61
Domestic Hygiene/Pests	58
Excess Heat	23
Asbestos (+ MMF)	14
Crowding And Space	14
Poor Ergonomics	13
Lighting	12
Carbon Monoxide	10
TOTAL	3,415

- ^{6.14} When a hazard was identified in a property, the landlord is expected to remove or mitigate the hazard. Figure 104 shows that the inspection process did result in a high number of hazards being removed from the housing stock of Hastings.

Figure 104: Outcome of Hazard Removal in Hastings by Ward 2016-2023 (Source: Council records)

	Complaints			
	CAT 1 & 2 Removed	CAT 1 Removed	CAT 2 Removed	No hazard removed
Ashdown	4	37	4	32
Baird	1	2	4	36
Braybrooke	21	14	41	59
Castle (Hastings)	45	88	120	245
Central St Leonards	46	102	150	499
Conquest	0	1	1	7
Gensing	37	41	72	212
Hollington	0	0	11	25
Maze Hill	1	7	3	42
Old Hastings	7	19	27	108
Ore	2	3	22	57
Silverhill	2	0	3	33
St Helens (Hastings)	0	1	1	9
Tressell	7	3	40	68
West St Leonards	3	2	10	29
Wishing Tree	1	1	9	73
Ward not recorded	0	0	1	8
TOTAL	177	322	519	1,542

Current Category 1 Hazards in Hastings

- 6.15 Until recently, the EHS was only published with outputs for England as a whole and for regions. No local authority level information was provided. The raw data from the EHS is available to use for modelling purposes, but this does not include any identifier for a property's location except for its wider region.
- 6.16 In June 2023, DLUHC published information from the 2019 EHS for English local authorities as experimental statistics. The data is based upon extrapolating outputs from the national survey to the local authority areas, so areas with older stock, worse energy performance scores, and more bungalows are modelled to have higher numbers of Category 1 hazards.
- 6.17 Figure 105 and Figure 106 compare the outputs for Hastings with the South East and England as a whole by tenure and property type. It is important to note that the data does relate to 2019, the condition of the housing stock is improving over time, and also that it relates only to occupied dwellings, so vacant properties have not been considered.
- 6.18 The data shows that overall, Hastings is projected to have had 7.3% of its housing stock with Category 1 hazards in 2019, compared to 6.5% for the South East and 9.9% for England. The owner-occupied stock is modelled to have the highest rate of Category 1 hazards, with terraced and bungalow properties also scoring more highly. This is surprising given that all previous data for Hastings has shown the largest number of Category 1 hazards occur in the private rented sector.

- 6.19 The EHS modelled data is a break out of national and regional data and should be relatively accurate for most local authority areas. However, as the data is sub-divided into tenure and property type, the impact of local factors such as the private rented sector being focused on the older housing stock in Hastings could be lost. The number of older properties with Category 1 hazards has fallen sharply in all areas in recent years, but it is still the strongest predictor of whether a property will contain a Category 1 hazard.

Figure 105: Percentage of Households with Category 1 Hazards by Tenure (Source: EHS 2019 and DLUHC Modelling)

	Percentage with Category 1 Hazards		
	Hastings Borough	South East England	England
Owner occupied	8.2%	7%	10.4%
Private rent	7.4%	6.4%	12.9%
Affordable Rented Housing	3.7%	3.4%	5.3%
TOTAL	7.3%	6.5%	9.9%

Figure 106: Percentage of Households with Category 1 Hazards by Property Type (Source: EHS 2019 and DLUHC Modelling)

	Percentage with Category 1 Hazards		
	Hastings Borough	South East England	England
Detached houses	6.8%	6.2%	10.1%
Semi-detached houses	7.3%	6.9%	10.3%
Bungalows	8.7%	7.9%	8.8%
Terraced houses	8.1%	6.7%	11.5%
Flats	6.6%	5.5%	7.7%
TOTAL	7.3%	6.5%	9.9%

Figure 107: Percentage of Households with Category 1 Hazards by Property Age (Source: EHS 2019, DLUHC Modelling and ORS Modelling)

	Percentage with Category 1 Hazards		
	Hastings Borough	South East England	England
Pre 1900	11.5%	9.2%	11.1%
1900-1939	7.1%	6.4%	9.7%
1945 - 1972	5.3%	4.8%	7.8%
1973 - 1999	2.9%	2.6	3.4
2000-2012	0.1%	0.1%	0.1%
2013-2022	0%	0%	0%
TOTAL	7.3%	6.5%	9.9%

- 6.20 Returning to the neighbouring and similar comparator areas for Hastings, we set out in Figure 3, the percentage of dwellings with Category 1 hazards in Hastings is lower than in many areas. When comparing Hastings to local authorities such as Great Yarmouth, Thanet (the town of Margate) and Tendring (the town of Clacton) the rate of Category 1 hazards is modelled to be lower. It may be noted in drawing conclusions from these comparators that some of the East Sussex areas are markedly different to Hastings, for example Rother and Wealden have a higher proportion of owner occupation and are much larger geographical areas.

Figure 108: Percentage of Dwellings with a Category 1 Hazard 2019 (Source: EHS 2019 and DLUHC Modelling)

	Percentage with Category 1 Hazards
EAST SUSSEX (Including Brighton and Hove)	
Brighton and Hove	7.5%
Eastbourne	5.4%
Hastings	7.3%
Lewes	6.7%
Rother	10.3%
Wealden	9.5%
SOUTHERN AND EASTERN SEASIDE TOWNS	
Bournemouth, Christchurch and Poole	7.3%
Great Yarmouth	11.1%
Southend	8.7%
Tendring	10.4%
Thanet	7.5%
Torbay	8.9%
Worthing	6.4%

- 6.21 Overall, we would suggest the following about the EHS modelled data for Hastings:
- » Overall Category 1 hazards: 7.3% of the occupied housing stock having Category 1 hazards in Hastings in 2019 was probably a slightly low approximation of the correct figure, but not completely implausible;
 - » If we add in vacant properties, then this figure will probably increase slightly;
 - » The balance between owner occupied and private rented properties with Category 1 hazards is probably too heavily skewed towards owner occupation, when in practice a higher share of private rented dwellings will contain Category 1 hazards due to them being in older properties; and
 - » The data relates to 2019 and since that time the overall housing stock of almost everywhere in England will have shown improvement.

- 6.22 The DLUHC data only shows local authorities, but the same process can then be applied to areas such as wards within a local authority. Figure 109 and Figure 110 show this for Hastings. We have taken the 7.3% estimate for Hastings from the 2019 EHS data; and have updated this to more recent data and assumed more of the Category 1 hazards are in the private rented sector. The key factors in assessing the level of Category 1 hazards in each ward were, the age of the dwelling stock, the range of SAP scores as set out in Chapter 8, the tenure mix and the range of property types. Overall, around 3,100 properties across Hastings are likely to contain a Category 1 hazard. Please note that the figures have been rounded to the nearest 10 to prevent any spurious precision. The same data could have been provided for property age and property type, but the numbers involved are frequently extremely small, so we have provided tenure estimates only.
- 6.23 The impact of the modelling shows that the highest rates of Category 1 hazards are to be found in the wards subject to licensing, but that the rates are all much lower than they were in the 2016 HSCS. As noted above, the rate of failure for Category 1 hazards has fallen sharply across England in recent years and that appears to have been mirrored across Hastings.

Figure 109: Number and Percentage of Households with Category 1 Hazards by Ward in 2022 (Source: ORS Modelling. Note: Figures rounded to the nearest 10)

	Number of Dwellings	Percentage of Dwellings with a Cat 1 Hazard
Ashdown	70	3%
Baird	80	3%
Braybrooke	320	12%
Castle (Hastings)	550	13%
Central St Leonards	560	11%
Conquest	90	4%
Gensing	250	7%
Hollington	90	4%
Maze Hill	130	5%
Old Hastings	240	9%
Ore	130	5%
Silverhill	120	5%
St Helens (Hastings)	100	4%
Tressell	200	9%
West St Leonards	80	4%
Wishing Tree	90	3%
TOTAL	3,100	7%

Figure 110: Number of Households with Category 1 Hazards by Tenure by Ward in 2022 (Source: Source: ORS Modelling. Note: Figures rounded to the nearest 10)

	Percentage with Category 1 Hazards		
	Owner occupied	Private rented	Affordable rented housing
Ashdown	60	10	0
Baird	60	10	10
Braybrooke	230	80	10
Castle (Hastings)	260	270	20
Central St Leonards	230	300	30
Conquest	80	10	0
Gensing	130	110	10
Hollington	60	10	20
Maze Hill	100	20	10
Old Hastings	190	40	10
Ore	100	20	10
Silverhill	100	10	10
St Helens (Hastings)	90	10	0
Tressell	110	50	40
West St Leonards	70	10	0
Wishing Tree	60	10	20
TOTAL	1,900	1,000	200

^{6.24} As noted earlier, the HHSRS system contains a total of 29 hazards, many of which are extremely rare. It is also the case that in many properties more than one hazard will be present. Until around 10 years ago, the English Housing Survey dataset contained a set of variables which allowed for the identification of key hazards, but this calculation has now been removed from the public data. It is now the case that only a small number of hazards are published as part of the reporting process. For example in 2019, the English Housing Survey found that 2.8% of properties suffered from excess cold, with 3% of owner occupied and 4% of private rent properties. Meanwhile, 3% of properties suffered from damp, with around 11% of all private rented properties affected.

^{6.25} These are the two most common hazards found in properties, and as set out above, the share of properties experiencing Category 1 hazards in Hastings is well below the number for England as a whole. Therefore, the identification of specific hazards in an area is something picked up by stock condition surveys because the numbers involved are extremely small for almost all hazards.

- 6.26 It is possible to consider excess cold separately because this is picked up by publicly available Energy Performance Certificate (EPC) data. As noted above, England has an average of 2.8% of properties with excess cold, while Hastings's average is 2.7% with a slightly higher rate in owner occupied and detached properties (Figure 111 and Figure 112).

Figure 111: Percentage of Households with Excess Cold by Tenure (Source: EPC Register and ORS Modelling)

	Percentage with Excess Cold	
	Hastings Borough	England
Owner occupied	3.6%	3%
Private rent	2.7%	4%
Affordable Rented Housing	0.3%	1%
TOTAL	2.7%	2.8%

Figure 112: Percentage of Households with Excess Cold by Property Type (Source: EPC Register and ORS Modelling)

	Percentage with Excess Cold
	Hastings Borough
Detached houses	3.2%
Semi-detached houses	2.0%
Terraced houses	2.2%
Flats	3.0%
Caravan or other	37.5%
TOTAL	2.7%

- 6.27 Unsurprisingly, there is a clear correlation between the age of properties and the percentage with excess cold. A significantly higher percentage of older properties contain the hazard, and the percentage increases the older the properties are.

Figure 113: Percentage of Households with Excess Cold by age of property (Source: EPC Register and ORS Modelling)

	Percentage with Excess Cold
	Hastings Borough
Pre 1900	5.3%
1900-1949	3.0%
1950-1975	1.9%
1976-1990	0.4%
1991-2002	0.1%
2003-2011	0.2%
2012 onwards	0.0%
TOTAL	2.7%

6.28 It is also possible to analyse excess cold at ward level (Figure 114). This shows that for Wards such as Baird, Conquest and Wishing Tree, excess cold affects 1% or less of the housing stock. However, in the areas with higher levels of private rent such as Braybrooke, Castle, Central St Leonards, Gensing and Old Hastings, more than 3% of the stock is impacted by excess cold. It may also be noted that the percentage of dwellings subject to excess cold in the borough of Hastings is notably higher than average for both the South East region and England as a whole.

Figure 114: Number and Percentage of Households with Excess Cold by Ward in 2022 (Source: EPC Register and ORS Modelling. Note: Figures rounded to the nearest 10)

	Number of Dwellings	Percentage of Dwellings with Excess Cold
Ashdown	40	1.8%
Baird	20	0.9%
Braybrooke	80	3.6%
Castle (Hastings)	160	4.1%
Central St Leonards	200	3.8%
Conquest	10	0.8%
Gensing	120	3.5%
Hollington	10	1.6%
Maze Hill	50	2.5%
Old Hastings	90	4.6%
Ore	40	1.9%
Silverhill	40	2.4%
St Helens (Hastings)	30	2.1%
Tressell	40	2.8%
West St Leonards	40	2.3%
Wishing Tree	20	1.0%
Hastings	470	2.7%
St. Leonards-on-Sea	520	2.6%
Hastings Borough	1,000	2.7%
South East England	65,500	1.6%
England	4,488,900	1.7%

Chapter Summary

- ^{6.29} Data from the EHS 2019 shows that Hastings is projected to have had 7.3% of its housing stock with Category 1 hazards in 2019, compared to 6.5% for the South East and 9.9% for England. The owner-occupied stock is modelled to have the highest rate of Category 1 hazards, with terraced and bungalow properties also scoring more highly.
- ^{6.30} Comparing Hastings to other similar areas, the overall EHS modelled data for Hastings seems to be relatively plausible, but the Category 1 hazards appear to be too heavily skewed towards the owner-occupied sector, while the percentage of the private rented sector with Category 1 hazards appear to be too low.
- ^{6.31} Updating the modelling for 2023, around 3,100 properties across Hastings are likely to contain a Category 1 hazard, with around 1,200 of these experiencing excess cold. The impact of the modelling shows that the highest rates of Category 1 hazards are to be found in the wards subject to licensing, but that the rates are all much lower than they were in the 2016 HSCS. As noted above, the rate of failure for Category 1 hazards has fallen sharply across England in recent years and that appears to have been mirrored across Hastings.

7. The Decent Homes Standard

Measuring Housing Condition against the Standard

Obligation to Tackle Housing Health and Safety Hazards

- 7.1 The Decent Homes Standard is a broad measure of housing condition which was introduced to ensure all public sector housing met a minimum standard by 2010. The percentage of vulnerable households in decent homes in the private sector has also been a focus for Government; whilst local authority targets were withdrawn following the Comprehensive Spending Review in 2007, the percentage has remained part of CLG's own Departmental Strategic Objectives (DSO2, 2.8).
- 7.2 Aside from governmental obligations and measures, the Decent Homes Standard has become the norm for measuring housing conditions and was analysed for this survey.

Introducing the Decent Homes Standard

- 7.3 To meet the Standard a dwelling must achieve all four of the following criteria:

Figure 115: Categories for dwelling decency

A	It meets the current statutory minimum standard for housing: At present, this means that it should not have a Category 1 hazard under the HHSRS
B	It is in a reasonable state of repair – has to have no old and defective major elements
C	It has reasonably modern facilities and services: Adequate bathroom, kitchen, common areas of flats and is not subject to undue noise
D	Provides a reasonable degree of thermal comfort – has effective insulation and efficient heating

- 7.4 A detailed definition of the criteria and their sub-categories are described in the ODPM guidance: "*A Decent Home – The definition and guidance for implementation*" June 2006.
- 7.5 If a dwelling was to fail any one of these criteria it would be considered "non-decent". The term 'non-decent' can be seen as derogative. However, a non-decent dwelling need not be in a terrible state of repair or in an appalling condition; something as simple as inefficient heating and a lack of insulation can cause a dwelling in otherwise pristine condition to be classified as non-decent.
- 7.6 The Decent Homes Standard is a relatively low one, so failure to meet it should be regarded as a trigger for action. In some cases, however, it may not be practical to make a dwelling decent and it may also not be in the best interests of the occupiers to do so. The guidance on recording outcomes recognises that there may be instances where it is appropriate to record cases. For example, where work to achieve only partial compliance with the standard has been achieved, or where non-compliance results from the occupier refusing to have work carried out.

- ^{7.7} It is possible for a dwelling to fail the Decent Homes Standard for more than one reason: for example, there is often a strong overlap between Category 1 hazards and thermal comfort failures. As a consequence, the number of fails in total will be more than the number of dwellings which fail because some dwellings have more than one fail.

Applying the Standard

- ^{7.8} The four criteria used to determine the decent homes standard have specific parameters. The variables from the survey used for the criteria are described below.

Criterion A: Current Minimum Standards for Housing – Category 1 Hazards identified under the Housing Health and Safety Rating System (HHSRS)

- ^{7.9} Criterion A is simply determined as whether or not a dwelling fails the current minimum standard for housing. This is now the Housing Health and Safety Rating System (HHSRS) – specifically Category 1 hazards as set out in the previous chapter.

Criterion B: Dwelling State of Repair – Disrepair to major building elements and amenities

- ^{7.10} Criterion B of the Decent Homes Standard looks at the issue of the state of general repair of a dwelling which will fail if it meets one or more of the following:
- » One or more key building components are old (which are specifically defined in the criteria) and, because of their condition need replacing or major repair; or
 - » Two or more other building components are old and, because of their condition need replacing or major repair.
- ^{7.11} A building that has component failure before the components' expected lifespan does not fail the Decent Homes Standard. A dwelling will be considered to be in disrepair if it fails on one or more major element or two or more minor elements.
- ^{7.12} In the 2016 survey, dwelling disrepair affected 2,320 private sector properties in the study area, which equates to 11.4% of all eligible dwellings. This compares to a national average of 4.9% for England.

Criterion C: Lacking Modern Facilities – Provision of kitchens, bathrooms and other amenities

- ^{7.13} The third criterion of the Decent Homes Standard is that a dwelling should have adequate modern facilities. A dwelling fails the modern facilities test only if it lacks three or more of the following:
- » A kitchen which is 20 years old or less;
 - » A kitchen with adequate space and layout;
 - » A bathroom that is 30 years old or less;

- » An appropriately located bathroom and WC;
- » Adequate noise insulation;
- » Adequate size and layout of common parts of flats.

- ^{7.14} For example, if a dwelling had a kitchen and bathroom older than the specified date, it would only fail the modern facilities test if it also failed another of the identified criteria (e.g. the kitchen had a poor layout, or the bathroom was not properly located).
- ^{7.15} It may be noted that the age definition for kitchens and bathrooms differs from Criterion B. This is because it was determined that a decent kitchen, for example, should generally be less than 20 years old but may have the odd item older than this. The same idea applies for bathrooms.
- ^{7.16} Overall, in 2016 only 300 dwellings failed the Decent Homes Standard on this criterion, so it is a relatively rare cause for failure.

Criterion D: Thermal Comfort Failures – Provision of efficient heating and effective insulation

- ^{7.17} The dwelling should provide an adequate degree of thermal comfort. Originally this definition was based on the SAP rating of a dwelling, but a number of local authorities criticized this approach, as it requires a fully calculated SAP for each dwelling that is being examined. Whilst this is fine for a general statistical approach, such as this study, it does cause problems at the individual dwelling level for determining an appropriate course of action.
- ^{7.18} The alternative, laid out in the current guidance, is to examine a dwelling's heating systems and insulation types. The revised definition requires a dwelling to have both:
- » Efficient heating; and
 - » Effective insulation.
- ^{7.19} Efficient heating is defined as any gas or oil programmable central heating or electric storage heaters or programmable LPG/solid fuel central heating or similarly efficient heating systems, which are developed in the future. Due to the differences in efficiency between gas/oil heating systems and other heating systems listed, the level of insulation that is appropriate also differs:
- » For dwellings with gas/oil programmable heating: at least 50mm loft insulation (if there is loft space) is an effective package of insulation or cavity wall insulation (if there are cavity walls that can be insulated effectively);
 - » For dwellings heated by electric storage radiators/LPG/programmable solid fuel central heating a higher specification of insulation is required: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavities that can be insulated effectively).
- ^{7.20} Any heating sources which provide less efficient options fail in terms of thermal comfort (e.g. all room heater systems are considered to fail the thermal comfort standard).
- ^{7.21} Overall, in 2016 the study area HSCS showed 13.2% of properties had thermal comfort failure, which is close to double the England average (7.85% from the 2014 EHS).

Prevalence of Non-Decency in 2016

- ^{7.22} The 2016 HSCS survey estimated that 5,200 dwellings in the study area failed the Decent Homes Standard (25.7%). The proportion of dwellings that failed the Decent Homes Standard was somewhat higher than the national rate (21.8%).
- ^{7.23} Nationally, tenure analysis shows there is a clear difference between the rates of non-decency found in private rented dwellings (which is higher) and owner-occupied dwellings. In the HSCS 2016, the rate of non-decency for privately rented dwellings (31.4%) was higher than for owner occupied (19.7%).
- ^{7.24} Older dwellings tend to show a higher rate of non-decency than other areas (in particular, the rate of non-decency is nearly a third in dwellings built before 1919 and is nearly a quarter in dwellings built between 1919 and 1944).

Prevalence of Non-Decency

- ^{7.25} As noted in the previous chapter, in June 2023, DLUHC published information from the 2019 EHS for English local authorities as experimental statistics. The data is based upon extrapolating outputs from the national survey to the local authority areas, so areas with older stock, more private rent, worse energy performance scores, and more bungalows are modelled to have higher numbers of non-decent homes.
- ^{7.26} Figure 116 and Figure 117 compare the outputs for Hastings with the South East and England as whole by tenure and property type. Again, we would note that the data does relate to 2019 and the condition of the housing stock is improving over time and also that it relates only to occupied dwellings, so vacant properties have not been considered.
- ^{7.27} The data shows that overall, Hastings is projected to have had 17.9% of its housing stock which was non-decent in 2019, compared to 13.0% for the South East and 16.7% for England. The private rented stock is modelled to have the highest rate of non-decency, with flats also scoring more highly.

Figure 116: Percentage of Dwellings Which are Non-Decent by Tenure in 2019 (Source: EHS 2019 and DLUHC Modelling)

	Percentage Non-decent		
	Hastings Borough	South East England	England
Owner occupied	17.0%	12.8%	16.4%
Private rent	22.0%	16.7%	23.3%
Affordable Rented Housing	13.3%	10.6%	12.0%
TOTAL	17.9%	13.0%	16.7%

Figure 117: Percentage of Dwellings Which are Non-Decent by Property Type in 2019 (Source: EHS 2019 and DLUHC Modelling)

	Percentage Non-decent		
	Hastings Borough	South East England	England
Detached houses	10.6%	8.4%	12.8%
Semi-detached houses	13.0%	11.1%	16.3%
Bungalows	15.1%	12.0%	13.4%
Terraced houses	17.5%	13.0%	18.0%
Flats	25.4%	19.3%	19.1%
TOTAL	17.9%	13.0%	16.7%

- 7.28 Returning to the neighbouring and similar comparator areas for Hastings we set out in Figure 3, the percentage of dwellings which are non-decent in Hastings is similar to other areas. When comparing Hastings to local authorities such as Great Yarmouth, Thanet and Torbay the rate of non-decent homes is similar.

Figure 118: Percentage of Dwellings Which are Non-Decent in 2019 (Source: EHS 2019 and DLUHC Modelling)

	Percentage Non-decent
EAST SUSSEX (Including Brighton and Hove)	
Brighton and Hove	18.5%
Eastbourne	13.9%
Hastings	17.9%
Lewes	13.1%
Rother	18.3%
Wealden	15.5%
SOUTHERN AND EASTERN SEASIDE TOWNS	
Bournemouth, Christchurch and Poole	15.2%
Great Yarmouth	18.7%
Southend	17.2%
Tendring	17.8%
Thanet	15.5%
Torbay	17.9%
Worthing	15.9%

- 7.29 As with Category 1 hazards, the DLUHC data only shows local authority level non-decent homes, but this figure can be broken down to ward level. Figure 119 does this for Hastings. We have taken the 17.9% estimate for Hastings from the 2019 EHS data but have updated this to more recent data and also included the impact of vacant as well as occupied properties. The key factors in assessing the level of non-decent homes in each ward were, the age of the dwelling stock, the range of SAP scores as set out in Chapter 8, the tenure mix and the range of property types. Overall, around 7,500 properties or around 17% of the stock across Hastings are likely to be non-decent. Please note that the figures have been rounded to the nearest 10 to prevent any spurious precision.
- 7.30 The impact of the modelling shows that the highest rates of non-decent dwellings are to be found in the wards subject to licensing, but that the rates are all much lower than they were in the 2016 HSCS. As noted above, the rate of non-decent homes has fallen sharply across England in recent years and that appears to have been mirrored across Hastings.

Figure 119: Percentage of Dwellings Which are Non-Decent by Ward (Source: ORS Modelling. Note: figures rounded to nearest 10)

	Number of Dwellings	Percentage of Dwellings with a Cat 1 Hazard
Ashdown	160	7%
Baird	240	10%
Braybrooke	510	19%
Castle (Hastings)	1,320	32%
Central St Leonards	1,290	26%
Conquest	200	9%
Gensing	750	21%
Hollington	190	8%
Maze Hill	360	14%
Old Hastings	570	21%
Ore	420	16%
Silverhill	330	15%
St Helens (Hastings)	290	11%
Tressell	420	18%
West St Leonards	220	10%
Wishing Tree	240	9%
TOTAL	7,510	17%

Chapter Summary

- ^{7.31} Data from the EHS 2019 shows that Hastings is projected to have had 17.9% of its housing stock which was non-decent in 2019, compared to 13.0% for the South East and 16.7% for England. The private rented stock is modelled to have the highest rate of non-decency, with flats also scoring more highly.
- ^{7.32} This data can be updated and applied to ward level outputs, and this shows for Hastings that around 7,500 properties across Hastings are likely to be non-decent.
- ^{7.33} The impact of the modelling shows that the highest rates of non-decent dwellings are to be found in the wards subject to licensing, but that the rates are all much lower than they were in the 2016 HSCS.

8. Energy Performance and Fuel Poverty

Energy and fuel use

Energy Performance and SAP Ratings

- 8.1 The Standard Assessment Procedure or SAP is a government rating for energy efficiency. It is used in this report in conjunction with annual CO2 emissions figures, calculated on fuel consumption, and the measure of that fuel consumption in kilo Watt hours (kWh), to examine energy efficiency.
- 8.2 The Government's SAP rating has been changed a number of times over the years and these changes can have an important effect on comparing SAP ratings. The most significant changes came in 2001 and 2005, which involved a shift to a 1 to 120 scale in 2001 and then a reversion to a 1 to 100 scale in 2005.
- 8.3 The key methodology used for gathering SAP information is Energy Performance Certificates (EPCs). Every property in England requires an EPC to be conducted when it is bought and sold and also when it is being let. Social landlords must also maintain an up-to-date EPC for their properties. This means that around half of all properties in England have had an EPC conducted in the past 10 years.
- 8.4 Since the time of the previous survey in Hastings in 2016, the full record of each EPC in England has been published and can be downloaded and processed. This allows for an analysis of the SAP rating for properties in an area and also for a wider consideration of other issues affecting a property. We would note that on average, SAP scores are improving over time across England, so all data in this report relates only to EPCs undertaken since 2018.

Main Heating

- 8.5 Figure 120 shows that across Hastings, around 85% of properties use central heating as their main heating sources, but many properties still do use storage or single room heaters which tend to be less energy efficient and more expensive. The England average is 92% of properties using central heating.

Figure 120: Main Heating System by Tenure in Hastings (Source: EPC Register)

	Tenure			
	Owner occupied	Private rent	Affordable Rented Housing	Total
HASTINGS				
Central heating	89.0%	76.7%	88.9%	85.0%
Storage heaters	6.9%	13.7%	10.5%	9.7%
Single room heaters	4.1%	9.6%	0.6%	5.3%
ENGLAND				
Central heating	94.9%	81.6%	92.4%	92.0%
Storage heaters	3.2%	11.0%	6.3%	5.1%
Single room heaters	1.9%	7.4%	1.4%	2.8%
TOTAL	100.0%	100.0%	100.0%	100.0%

- 8.6 In terms of property types, over 95% of houses in Hastings run using central heating. However, less than three quarter of flats and only just over 50% of caravan and other dwellings use central heating, but the caravan and other dwelling figure is based upon a very small number of properties.
- 8.7 In terms of heating systems by the age of properties (Figure 121), properties built 2003-11 have the highest proportion of central heating, however this appears to drop sharply after 2012 in favour of storage heaters. This is likely due to a larger proportion of smaller flats being built in that period, and the relatively small number of post-2012 properties.

Figure 121: Main Heating System by Property Age in Hastings (Source: EPC Register)

	Property Age						
	Pre 1900	1900-1949	1950-1975	1976-1990	1991-2002	2003-2011	2012 onwards
Central heating	81.6%	87.1%	86.6%	76.5%	85.8%	92.7%	77.8%
Storage heaters	10.7%	6.1%	9.6%	19.9%	12.9%	4.3%	16.1%
Single room heaters	7.7%	6.8%	3.7%	3.6%	1.3%	3.0%	6.1%
TOTAL	100%	100%	100%	100%	100%	100%	100%

- 8.8 Figure 122 shows heating system by property type, and clearly shows the comparatively larger proportion of flats heated by storage heaters:

Figure 122: Main Heating System by Property Type in Hastings (Source: EPC Register)

	Property type					
	Detached	Semi-detached	Terraced	Flat or maisonette	Caravan or other	Total
Central heating	97.9%	96.0%	94.1%	74.1%	53.8%	85.4%
Storage heaters	1.3%	3.0%	3.5%	16.4%	15.4%	9.3%
Single room heaters	0.8%	1.1%	2.4%	9.5%	30.8%	5.3%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

- 8.9 For the different wards in Hastings, the percentage using central heating is driven by their property types. Central heating use is much lower in Castle and Central St Leonards wards with their high number of flats. The use of storage heaters in Hastings is somewhat higher than the regional and national average, but the use of single room heaters is correspondingly lower.

Figure 123: Main Heating System by Property Type in Hastings Wards (Source: EPC Register)

	Central heating	Storage heaters	Single room heaters
Ashdown	92.2%	5.5%	2.3%
Baird	97.3%	1.7%	0.9%
Braybrooke	82.4%	11.0%	6.6%
Castle (Hastings)	73.5%	15.2%	11.3%
Central St Leonards	70.1%	16.5%	13.3%
Conquest	95.7%	3.2%	1.1%
Gensing	79.7%	13.3%	7.0%
Hollington	98.0%	1.3%	0.8%
Maze Hill	87.7%	8.7%	3.5%
Old Hastings	85.6%	8.9%	5.5%
Ore	85.9%	9.5%	4.7%
Silverhill	83.1%	13.4%	3.4%
St Helens (Hastings)	82.2%	16.5%	1.3%
Tressell	93.8%	3.1%	3.1%
West St Leonards	91.7%	5.6%	2.7%
Wishing Tree	92.8%	5.5%	1.7%
Hastings	85.4%	9.3%	5.3%
St. Leonards-on-Sea	83.6%	10.4%	6.0%
Hastings Borough	84.5%	9.8%	5.7%
South East England	84.1%	8.3%	7.7%
England	84.8%	6.7%	8.5%

- 8.10 In general, the heating systems of most properties are considered to be very or fairly good. However, around 15% of those in the private rent sector are considered to be very or fairly poor (Figure 124):

Figure 124: Quality of Heating System by Tenure in Hastings (Source: EPC Register)

Quality of Heating System	Tenure			
	Owner occupied	Private rent	Affordable Rented Housing	Total
Very Good	3.5%	2.6%	1.9%	2.9%
Fairly Good	81.2%	69.9%	85.7%	78.3%
Average	8.3%	13.1%	10.2%	10.1%
Fairly Poor	2.5%	3.8%	1.5%	2.8%
Very Poor	4.5%	10.6%	0.7%	5.8%
TOTAL	100.0%	100.0%	100.0%	100.0%

- 8.11 Figure 125 shows the quality of heating systems by type of property in Hastings. Unsurprisingly, the highest proportion of very poor heating systems are in caravans/other; however there is also a relatively high proportion of very poor heating systems in flats and maisonettes.

Figure 125: Quality of Heating System by Property Type in Hastings (Source: EPC Register)

Quality of Heating System	Property type					
	Detached	Semi-detached	Terraced	Flat or maisonette	Caravan or other	Total
Very Good	4.0%	3.4%	3.1%	2.8%	0.0%	3.1%
Fairly Good	89.4%	89.6%	88.2%	66.9%	46.2%	78.4%
Average	5.1%	5.2%	5.0%	14.9%	15.4%	9.7%
Fairly Poor	0.7%	0.8%	1.6%	4.4%	0.0%	2.7%
Very Poor	0.8%	1.0%	2.0%	11.0%	38.5%	6.0%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

- 8.12 Figure 126 shows the quality of heating systems by age of property in Hastings. Over a quarter of properties built since 2012 have heating systems that are considered very poor, more than triple the proportion of pre-1900 properties.

Figure 126: Quality of Heating System by Property Age in Hastings (Source: EPC Register)

Quality of Heating System	Property Age						
	Pre 1900	1900-1949	1950-1975	1976-1990	1991-2002	2003-2011	2012 onwards
Very Good	3.7%	2.7%	2.6%	2.3%	1.6%	5.9%	5.1%
Fairly Good	77.0%	83.4%	84.2%	74.9%	84.0%	85.3%	71.0%
Average	11.0%	7.6%	9.9%	16.8%	11.9%	6.4%	0.3%
Fairly Poor	3.7%	1.9%	2.0%	4.2%	2.2%	2.0%	0.9%
Very Poor	8.3%	7.0%	3.8%	4.0%	1.9%	6.4%	27.8%
TOTAL	100%	100%	100%	100%	100%	100%	100%

Loft Insulation

- ^{8.13} According to EPC data modelling, 50.2% of properties in England which contain a loft have insulation of at least 200mm. This is an area where energy efficiency gains can be achieved quickly and relatively cheaply by installing insulation of at least 200mm. In Hastings, only 34.5% of properties have insulation of at least 200mm, a proportion below both the regional and national average (Figure 127). This varies by ward with areas such as Braybrooke, Castle, Central St Leonards, Gensing and Old Hastings not only having the oldest properties, but also the lowest rates of sufficient insulation.

Figure 127: Loft Insulation Where the Property Contains a Loft (Source: EPC Register)

	Percentage of dwellings with 200mm or more loft insulation
Ashdown	43.9%
Baird	40.9%
Braybrooke	28.1%
Castle (Hastings)	26.1%
Central St Leonards	23.4%
Conquest	37.4%
Gensing	26.4%
Hollington	45.2%
Maze Hill	38.4%
Old Hastings	25.8%
Ore	33.0%
Silverhill	33.7%
St Helens (Hastings)	41.4%
Tressell	35.3%
West St Leonards	32.2%
Wishing Tree	45.9%
Hastings Town	32.9%
St. Leonards-on-Sea	35.2%
Hastings Borough	34.5%
South East England	43.1%
England	50.2%

- 8.14 Figure 128 shows the proportion of properties in Hastings with 200mm or more loft insulation by the age of property. There is a notable lack of insulation on properties that were built prior to 1950.

Figure 128: Loft Insulation Where the Property Contains a Loft by Age of Property in Hastings (Source: EPC Register)

	Percentage of dwellings with 200mm or more loft insulation
Pre 1900	21.8%
1900-1949	29.8%
1950-1975	40.9%
1976-1990	38.7%
1991-2002	51.1%
2003-2011	80.6%
2012 onwards	62.5%

- 8.15 Figure 129 shows the proportion of properties in Hastings with 200mm or more loft insulation by the tenure of property. Social rented properties are more likely to have 200mm or more loft insulation than other tenures.

Figure 129: Loft Insulation Where the Property Contains a Loft by Tenure of Property in Hastings (Source: EPC Register)

	Percentage of dwellings with 200mm or more loft insulation
Owned	33.5%
Private Rent	27.4%
Social Rent	49.2%

- 8.16 Figure 130 shows the proportion of properties in Hastings with 200mm or more loft insulation by property type. Detached and semi-detached properties have a higher prevalence of 200mm or more loft insulation than other types of property, but there is considerable scope for improvement for all property types.

Figure 130: Loft Insulation Where the Property Contains a Loft by Type of Property in Hastings (Source: EPC Register)

	Percentage of dwellings with 200mm or more loft insulation
Detached	42.1%
Semi-Detached	38.8%
Terraced	34.3%
Flat	23.6%
Caravan / Other	<0.1%

Cavity and Solid Wall Insulation

- 8.17 Across the whole of England, 70% of properties which have cavity walls also contain insulation of those walls. Across Hastings this figure is 71%, with the private rented sector being particularly low in both Hastings and England.

Figure 131: Percentage Cavity Wall Insulation by Tenure (Source: EPC Register)

	Tenure			
	Owner occupied	Private rent	Affordable Rented Housing	Total
Hastings	67.5%	62.0%	88.0%	71%
England	70.7%	60.7%	77.1%	70%

- 8.18 Insulation of solid wall properties is much rarer, with only 9% covered in England, and 11% of the solid wall properties in Hastings have been insulated. Only the affordable rented solid wall properties have a high rate of coverage for insulation. Due to the nature of solid wall properties, insulation is much more difficult to implement.

Figure 132: Percentage Solid Wall Insulation by Tenure in Hastings (Source: EPC Register)

	Tenure			
	Owner occupied	Private rent	Affordable Rented Housing	Total
Hastings	10.0%	7.2%	49.9%	9%
England	8.5%	10.5%	27.3%	11%

- 8.19 The prevalence of cavity wall insulation correlates with the age of the properties, with almost 100% of properties built after 1976 having it present where there is a cavity to fill. Solid wall insulation increases similarly (Figure 133). The low total percentage of insulated solid wall properties despite the high levels of insulation in those built after 1976 reflects how few newer solid wall properties have been built in recent times.

Figure 133: Cavity and Solid Wall Insulation by year built in Hastings (Source: EPC Register)

	Percentage with cavity wall insulation	Percentage with solid wall insulation
Pre 1900	28.7%	4.4%
1900-1949	45.8%	4.8%
1950-1975	60.8%	60.0%
1976-1990	99.2%	94.6%
1991-2002	98.1%	94.6%
2003-2011	100.0%	89.1%
2012 onwards	100.0%	100.0%
TOTAL	72%	11%

- 8.20 Figure 134 shows that detached and terraced properties have the highest rate of cavity wall insulation (where there is a cavity), and there are low percentages of solid wall insulation in all property types (where there is no cavity). These properties are likely to have mostly been built prior to 1950 (see Figure 133)

Figure 134: Cavity and Solid Wall Insulation by property type in Hastings (Source: EPC Register)

	Percentage with cavity wall insulation	Percentage with solid wall insulation
Detached	78.2%	32.4%
Semi-Detached	66.1%	10.5%
Terraced	76.7%	7.9%
Flat	67.7%	11.6%
Caravan / Other	-	-
TOTAL	72%	11%

- 8.21 At ward level, the rate of cavity wall insulation for potential properties is as low as 54% in Old Hastings and 57% in Silverhill, so there are still opportunities to improve the energy efficiency of properties in parts of Hastings (Figure 135). Nationally, Hastings is slightly above average in terms of cavity wall insulation, and in line with the national average for solid wall. It is however slightly below the regional average for cavity wall, and considerably below the regional average for the presence of solid wall insulation.

Figure 135: Cavity and Solid Wall Insulation by Hastings Ward (Source: EPC Register)

	Percentage with cavity wall insulation	Percentage with solid wall insulation
Ashdown	86%	57%
Baird	77%	26%
Braybrooke	63%	5%
Castle (Hastings)	70%	8%
Central St Leonards	60%	8%
Conquest	85%	33%
Gensing	62%	7%
Hollington	83%	27%
Maze Hill	72%	9%
Old Hastings	54%	7%
Ore	71%	11%
Silverhill	57%	7%
St Helens (Hastings)	72%	9%
Tressell	66%	13%
West St Leonards	66%	13%
Wishing Tree	79%	64%
Hastings Town	71%	9%
St. Leonards-on-Sea	72%	13%
Hastings Borough	72%	11%
South East England	75%	26%
England	70%	11%

Windows

^{8.22} A similar pattern to heating systems also applies to windows with the private rented sector (Figure 136) and flats (Figure 137) much less likely to have fully double glazed windows and they are more likely to be exclusively single glazed. This builds towards a pattern of private rented flats being less efficiently heated and insulated.

Figure 136: Double Glazing by Tenure in Hastings (Source: EPC Register)

	Tenure			
	Owner occupied	Private rent	Affordable Rented Housing	Total
Fully double Glazed	72.3%	61.3%	97.5%	73.1%
Partial Double Glazed	18.3%	19.0%	1.2%	15.6%
Single glazed	9.4%	19.7%	1.3%	11.3%
TOTAL	100%	100%	100%	100%

Figure 137: Double Glazing by Property Type in Hastings (Source: EPC Register)

	Property type					Total
	Detached	Semi-detached	Terraced	Flat or maisonette	Caravan or other	
Fully double Glazed	84.5%	82.5%	80.5%	65.3%	100.0%	74.1%
Partial Double Glazed	13.0%	14.2%	13.9%	16.3%	0.0%	15.0%
Single glazed	2.5%	3.3%	5.6%	18.4%	0.0%	10.9%
TOTAL	100%	100%	100%	100%	100%	100%

- 8.23 Hastings as a whole has a lower proportion of fully double-glazed properties than both the regional and national average. These proportions are at their lowest in Castle, Central St Leonards, and Old Hastings, in all of which the proportion of fully double-glazed properties is below 60%, and the proportion of single glazed properties exceeds 20%.

Figure 138: Double Glazing by Hastings Ward (Source: EPC Register)

	Fully Double Glazed	Partial Double Glazed	Single glazed
Ashdown	93.7%	4.9%	1.4%
Baird	93.9%	5.4%	0.7%
Braybrooke	62.4%	24.8%	12.8%
Castle (Hastings)	58.6%	20.0%	21.4%
Central St Leonards	55.3%	23.1%	21.6%
Conquest	89.2%	8.6%	2.3%
Gensing	61.4%	19.8%	18.8%
Hollington	95.5%	3.5%	1.0%
Maze Hill	71.6%	14.8%	13.6%
Old Hastings	58.9%	20.6%	20.4%
Ore	87.5%	9.9%	2.6%
Silverhill	78.3%	17.1%	4.6%
St Helens (Hastings)	79.8%	15.0%	5.2%
Tressell	86.0%	10.2%	3.8%
West St Leonards	83.8%	13.0%	3.2%
Wishing Tree	94.1%	4.4%	1.5%
Hastings Town	74.4%	15.2%	10.4%
St. Leonards-on-Sea	73.8%	14.8%	11.4%
Hastings Borough	74.1%	15.0%	10.9%
South East England	90.9%	6.0%	3.1%
England	91.8%	5.4%	2.8%

- 8.24 There is a clear correlation between the age of a property and its likelihood of being fully double-glazed (Figure 139). Older properties (i.e. pre-1949) have considerably higher levels of single glazing compared to those built after 1950.

Figure 139: Double glazing by age of dwelling in Hastings (Source: EPC Register)

	Property Age						
	Pre 1900	1900-1949	1950-1975	1976-1990	1991-2002	2003-2011	2012 onwards
Fully double Glazed	46.2%	67.5%	92.4%	92.8%	97.3%	96.4%	95.5%
Partial Double Glazed	27.4%	21.2%	6.4%	4.7%	1.8%	2.0%	0.3%
Single glazed	26.4%	11.3%	1.2%	2.5%	0.8%	1.7%	4.3%
TOTAL	100%	100%	100%	100%	100%	100%	100%

Floor Area

- 8.25 The EPC database also contains a measurement of the floor area of a property. As shown in Figure 140, detached homes are much bigger on average than other dwellings in Hastings.

Figure 140: Average Floorspace by Property type in Hastings (Source: EPC Register)

	Average Floorspace (m ²)
Detached	123.0
Semi-detached	94.1
Terraced	88.8
Flat or maisonette	61.7
Caravan or other	42.5
TOTAL	81.2

- 8.26 Figure 141 below contains the detailed data by tenure, showing that owner occupied properties are typically much larger.

Figure 141: Average Floorspace by Tenure in Hastings (Source: EPC Register)

	Average Floorspace (m ²)
Owner occupied	94.5
Private rent	67.8
Affordable Rented Housing	65.4
TOTAL	81.1

- 8.27 There is no notable trend in the changes in average floorspace with dwellings by age in Hastings. The differences between the time periods may be due to the proportions of flats built impacting the average.

Figure 142: Average Floor Space by Age of Dwelling in Hastings (Source: EPC Register)

	Property Age						
	Pre 1900	1900-1949	1950-1975	1976-1990	1991-2002	2003-2011	2012 onwards
Average Floor Area	81.6	86.2	76.2	73.3	90.6	85.4	83.8

- 8.28 Figure 143 below shows that the average floorspace by ward varies considerably, but this should be understood in the context of older flatted properties near to the coast showing much smaller floor areas. Overall, properties in Hastings have less space than the regional and national average.

Figure 143: Average Floorspace (Source: EPC Register)

	Average Floorspace (m ²)
Ashdown	101.6
Baird	78.7
Braybrooke	87.8
Castle (Hastings)	73.5
Central St Leonards	67.1
Conquest	89.8
Gensing	82.5
Hollington	79.3
Maze Hill	95.5
Old Hastings	88.6
Ore	78.7
Silverhill	86.1
St Helens (Hastings)	94.5
Tressell	76.2
West St Leonards	86.2
Wishing Tree	74.3
Hastings Town	81.8
St. Leonards-on-Sea	80.6
Hastings Borough	81.2
South East England	90.3
England	86.1

Heating and Lighting Costs

- 8.29 One of the important reasons for outlining the average floorspace of a property in the previous section is that the cost of heating larger properties is clearly higher than a smaller dwelling. To consider the cost of heating in context, Figure 144 looks at the annual heating cost for different property types using different fuels, but all on the basis of the cost per square metre for the dwellings. The data is based upon recorded information for recent surveys, but has not been uplifted to current energy prices, so in many cases the costs will now be higher, but all costs will be raised by the same amount.
- 8.30 If the property has mains gas, there is almost no difference in cost per square metre to heat the different property types. However, for electric heaters, costs are much lower per square metre for flats and terraced properties; but are still more than twice as expensive as mains gas. There isn't a simple explanation for this, but it may be that in smaller properties it is easier to place electric heaters in areas where they will have the most impact and this reduces their average running cost.

Figure 144: Average Heating Cost by Property Type (Source: EPC Register)

	Main Fuel - Heating Annual Price per Sq. metre of property				
	Mains Gas	Electric	LPG	Oil	Solid Fuel
Detached	£9.78	£27.42	£15.95	£12.98	£20.39
Semi Detached	£9.91	£24.82	£18.22	£15.50	£28.47
Terraced	£9.65	£20.79	£16.07	-	£20.12
Flat	£9.49	£18.17	£13.84	£9.48	£22.40
TOTAL	£9.63	£18.85	£15.17	£12.74	£23.60

- 8.31 A similar story applies to hot water costs, where mains gas is cheaper for all property types and this doesn't vary significantly by property type. Using electricity to heat hot water is the most expensive option.

Figure 145: Average Hot Water Cost by Property Type (Source: EPC Register)

	Main Fuel - Hot Water Annual Price per Sq. meter of property				
	Mains Gas	Electric	LPG	Oil	Solid Fuel
Detached	£1.70	£6.81	£3.07	£2.16	£3.53
Semi Detached	£1.99	£6.48	£2.76	£2.41	£5.11
Terraced	£2.13	£6.21	£3.90	-	£4.93
Flat	£2.06	£7.81	£3.58	£4.54	£6.74
TOTAL	£1.99	£7.57	£3.33	£2.59	£5.19

- 8.32 In terms of the cost of lighting, there is very little difference in cost per square metre for any property type (Figure 146). As a result, the main factor in establishing the cost to light a given property is the area of the property (the number of square metres), i.e. the larger floor area, the higher the cost to illuminate. It follows therefore that detached homes have the highest lighting costs as they have larger areas on average compared to other property types (see Figure 140), despite the cost per individual square metre being slightly lower.

Figure 146: Average Lighting Cost by Property Type (Source: EPC Register)

	Lighting Cost Per m ²	Average Floorspace in m ² (Figure 140)	Cost per m ² x Avg Floorspace
Detached	£1.48	123	£182.04
Semi Detached	£1.53	94.1	£143.97
Terraced	£1.55	88.8	£137.64
Flat	£1.67	61.7	£103.04
TOTAL	£1.59	81.2	£129.11

- 8.33 Figure 147 and Figure 148 show the average energy use by ward by property, both in square metre and total cost terms. We would again reiterate that the costs are based upon EPCs undertaken in many cases before the rise in energy prices in late 2022. The impact of applying current energy prices would be to scale all the values up without changing their relative positions. It is noticeable how much more expensive property price per square metre is in Castle, Central St Leonards and Old Hastings wards. The older age of the stock in these areas clearly sees the energy cost for property rise.

Figure 147: Average Energy Cost by Property Type by Square Metre by Ward (Source: EPC Register)

	Energy Use per Square Meter per Annum			
	Detached	Semi Detached	Terraced	Flat
Ashdown	£13.03	£14.36	£13.04	£13.06
Baird	£13.26	£13.10	£12.02	£12.05
Braybrooke	£14.16	£14.81	£18.61	£18.84
Castle (Hastings)	£17.16	£15.89	£17.17	£19.49
Central St Leonards	£16.96	£15.03	£14.71	£17.90
Conquest	£13.30	£13.84	£13.99	£16.84
Gensing	£14.57	£12.96	£15.27	£17.28
Hollington	£11.90	£12.96	£12.83	£13.15
Maze Hill	£13.10	£12.15	£11.49	£16.87
Old Hastings	£16.02	£16.08	£17.53	£18.93
Ore	£15.21	£14.57	£17.43	£14.95
Silverhill	£14.17	£14.18	£15.80	£19.53
St Helens (Hastings)	£13.96	£16.84	£15.35	£15.58
Tressell	£11.81	£15.08	£13.54	£15.77
West St Leonards	£12.70	£14.51	£15.53	£15.54
Wishing Tree	£13.65	£13.86	£14.81	£10.14
TOTAL FOR HASTINGS BOROUGH	£13.55	£14.23	£14.69	£17.28
Hastings Town	£13.93	£14.97	£15.40	£17.90
St Leonards-On-Sea	£13.24	£13.64	£14.03	£16.85

- 8.34 The average annual energy costs for properties in Hastings range from £558 per annum for a flat in Wishing Tree, to £2,525 per annum for a detached property in Gensing (Figure 148). Overall, energy costs in Hastings are somewhat lower than the national and regional average for all property types.

Figure 148: Average Energy Cost by Property Type by Ward (Source: EPC Register)

	Energy Use per Annum			
	Detached	Semi Detached	Terraced	Flat
Ashdown	£1,709	£1,273	£1,070	£696
Baird	£1,546	£1,031	£901	£701
Braybrooke	£1,937	£1,893	£1,657	£1,149
Castle (Hastings)	£2,294	£2,115	£1,778	£1,161
Central St Leonards	£2,441	£2,006	£1,431	£1,113
Conquest	£1,391	£1,099	£931	£1,169
Gensing	£2,525	£2,259	£1,569	£1,119
Hollington	£1,361	£950	£1,044	£727
Maze Hill	£1,707	£1,194	£1,156	£1,220
Old Hastings	£2,028	£1,677	£1,701	£1,193
Ore	£1,792	£1,279	£1,234	£907
Silverhill	£1,729	£1,457	£1,277	£1,122
St Helens (Hastings)	£1,657	£1,549	£1,431	£950
Tressell	£1,333	£1,216	£1,108	£933
West St Leonards	£1,578	£1,318	£1,199	£1,006
Wishing Tree	£1,583	£1,121	£1,154	£558
Hastings Town	£1,625	£1,394	£1,254	£1,081
St. Leonards-on-Sea	£1,710	£1,295	£1,178	£1,054
Hastings Borough	£1,666	£1,340	£1,216	£1,065
South East England	£1,890	£1,521	£1,380	£1,209
England	£1,839	£1,480	£1,343	£1,176

- 8.35 Annual energy costs in owner occupied properties in Hastings are almost double those found in affordable rented housing (Figure 149).

Figure 149: Average Annual Energy Cost by Tenure of Dwelling (Source: EPC Register)

	Average Energy Cost Per Annum
Owner occupied	£1,458
Private rent	£1,228
Affordable Rented Housing	£840

^{8.36} Figure 150 shows that average energy costs in Hastings are at their highest amongst pre-1949 properties, likely reflecting the lower proportion of these properties that have cavity or solid wall insulation (see Figure 133).

Figure 150: Average Annual Energy Cost by Age of Dwelling (Source: EPC Register)

	Average Energy Cost Per Annum
Pre 1900	£1,479
1900-1949	£1,438
1950-1975	£1,153
1976-1990	£1,026
1991-2002	£1,089
2003-2011	£825
2012 onwards	£1,003

CO2 Emissions

- 8.37 Figure 151 and Figure 152 consider the side effect of energy use in the home, which is how much CO2 emissions are produced by a property. Figure 151 considers kilograms per square metre of CO2 produced through energy use in the homes and Figure 152 consider the total CO2 emission in tonnes.
- 8.38 There is considerable variation in CO2 emissions across Hastings, with the areas with highest energy cost also seeing the highest CO2 emission. The older housing stock of Braybrooke, Castle, Central St Leonards, Gensing, Old Hastings and Silverhill see much higher rates of emissions. Overall, Hastings CO2 emissions tend to be slightly higher than the regional and national average (Figure 152).

Figure 151: Average CO2 Emissions by Property Type by Square Metre by Ward (Source: EPC Register)

	CO2 per annum (Kg/m2)			
	Detached	Semi Detached	Terraced	Flat
Ashdown	42.5	44.8	42.1	40.0
Baird	44.6	42.1	36.9	36.4
Braybrooke	47.7	50.0	57.3	56.4
Castle (Hastings)	60.9	51.2	54.8	55.3
Central St Leonards	54.1	47.7	48.3	51.6
Conquest	44.0	44.5	43.7	47.7
Gensing	52.2	45.2	50.9	51.5
Hollington	38.9	40.2	40.0	39.1
Maze Hill	44.5	39.5	38.2	50.1
Old Hastings	55.1	53.5	59.3	58.0
Ore	50.9	47.8	53.7	44.1
Silverhill	47.8	47.2	51.3	55.6
St Helens (Hastings)	46.4	54.7	50.7	49.7
Tressell	40.0	49.3	43.4	45.3
West St Leonards	41.0	48.0	46.7	47.0
Wishing Tree	45.9	43.4	46.1	32.0
TOTAL	46.6	48.9	48.7	52.4
Hastings Town	44.1	44.0	44.4	49.5
St Leonards-On-Sea	46.6	48.9	48.7	52.4

Figure 152: Average CO2 Emissions by Property Type by Hastings Ward (Source: EPC Register)

	CO2 per annum (Tonnes)			
	Detached	Semi Detached	Terraced	Flat
Ashdown	5.6	4.0	3.5	2.1
Baird	5.2	3.3	2.8	2.1
Braybrooke	6.5	6.4	5.1	3.4
Castle (Hastings)	8.1	6.8	5.7	3.3
Central St Leonards	7.8	6.4	4.7	3.2
Conquest	4.6	3.5	2.9	3.3
Gensing	9.0	7.9	5.2	3.3
Hollington	4.4	2.9	3.3	2.2
Maze Hill	5.8	3.9	3.8	3.6
Old Hastings	7.0	5.6	5.8	3.7
Ore	6.0	4.2	3.8	2.7
Silverhill	5.8	4.9	4.1	3.2
St Helens (Hastings)	5.5	5.0	4.7	3.0
Tressell	4.5	4.0	3.6	2.7
West St Leonards	5.1	4.4	3.6	3.0
Wishing Tree	5.3	3.5	3.6	1.8
Hastings Town	5.4	4.6	4.0	3.2
St. Leonards-on-Sea	5.7	4.2	3.7	3.1
Hastings Borough	5.6	4.4	3.8	3.1
South East England	5.1	4.4	3.6	3.0
England	5.3	3.5	3.6	1.8

- 8.39 The highest CO2 emissions come from the owner-occupied sector, and is notably high amongst older properties (pre 1949). This again likely reflects the comparatively low levels of insulation in these older properties (see Figure 133)

Figure 153: Average CO2 Emissions by Tenure and Age of Dwelling (Source: EPC Register)

	CO2 per annum (Tonnes)
Owner occupied	4.7
Private rent	3.6
Affordable Rented Housing	2.6
Pre 1900	4.6
1900-1949	4.5
1950-1975	3.6
1976-1990	3.2
1991-2002	3.4
2003-2011	2.3
2012 onwards	2.2

Energy Performance

- 8.40 Overall, across Hastings, around 6% of properties are in the highest performance bands for SAP and 3% are in the two worst bands (F and G).

Figure 154: Percentage of Properties in Hastings by SAP Band 2022/23 (Source: EPC Register)

EPC SAP Range Banded	Percentage
Band A (92-100)	<0.1%
Band B (81-91)	6.1%
Band C (69-80)	33.5%
Band D (55-68)	42.4%
Band E (39-54)	14.7%
Band F (21-38)	2.5%
Band G (1-20)	0.8%
Total	100%

- 8.41 The data presented in Figure 154 above demonstrates notable progress in energy efficiency for dwellings in Hastings over the last decade. Comparing with the same data from the English Housing Survey 2013-14 (Figure 155) reveals that the percentage in bands B and C have increased, whereas the percentage of properties in band D and below have decreased.

Figure 155: SAP Score by Band for Hastings: (Source: EHS 2013-14)

EPC SAP Range Banded	EHS 2013-14
Band A (92-100)	<0.1%
Band B (81-91)	4.1%
Band C (69-80)	27.3%
Band D (55-68)	46.3%
Band E (39-54)	17.5%
Band F (21-38)	3.7%
Band G (1-20)	1.0%
Total	100%

- 8.42 The EPC ratings of affordable housing in Hastings show much better results than owner occupation and private rented properties. Overall, the EPC ratings of owner-occupied properties are slight worse than for private rented ones as shown in Figure 156.

Figure 156: SAP Score by Band for Hastings by Tenure: (Source: EPC Register)

BAND	Percentage of Dwellings			
	Owner Occupied	Private Rented	Affordable Rented Housing	Total
Band A (92-100)	0.0%	0.0%	0.0%	0.0%
Band B (81-91)	2.6%	1.7%	7.2%	3.1%
Band C (69-80)	25.4%	34.3%	60.6%	34.2%
Band D (55-68)	49.3%	43.7%	28.7%	44.0%
Band E (39-54)	18.1%	17.1%	3.1%	15.3%
Band F (21-38)	3.5%	2.5%	0.2%	2.6%
Band G (1-20)	1.1%	0.8%	0.1%	0.8%
TOTAL	100%	100%	100%	100%

- 8.43 Part of the reason for this is shown in Figure 157 which shows that the EPC rating of flats is generally better than that for houses and much of the private rented sector is concentrated in the flats.

Figure 157: SAP Score by Band for Hastings by Property Type (Source: EPC Register)

BAND	Percentage of Dwellings				
	Detached	Semi-detached	Terraced	Flat or maisonette	Caravan or other
Band A (92-100)	0.1%	0.0%	0.1%	0.0%	0.0%
Band B (81-91)	5.8%	5.9%	5.0%	6.8%	30.8%
Band C (69-80)	21.1%	23.9%	32.2%	40.7%	7.7%
Band D (55-68)	51.2%	50.7%	47.0%	34.9%	23.1%
Band E (39-54)	17.7%	16.8%	13.1%	14.0%	15.4%
Band F (21-38)	3.6%	2.0%	1.9%	2.7%	15.4%
Band G (1-20)	0.6%	0.7%	0.7%	0.9%	7.7%
TOTAL	100%	100%	100%	100%	100%

- 8.44 At ward level there is considerable variation in the EPC ratings of properties. In Baird more than 20% of properties are in Band B, but in Old Hastings more than 30% are in Bands E-G. This clearly relates back to issue like non decent homes and Category 1 hazards which correlated heavily with EPC scores. Overall, there are larger proportion of properties with very lower scores (D and below) and a small proportion with higher scores (C and above) than the regional and national averages (Figure 158).

Figure 158: Percentage of Dwellings by SAP Score by Ward (Source: EPC Register)

	BAND						
	A	B	C	D	E	F	G
Ashdown	0.0%	6.0%	41.2%	40.7%	8.7%	2.7%	0.7%
Baird	0.1%	21.8%	31.6%	38.1%	7.3%	1.0%	0.2%
Braybrooke	0.0%	2.8%	25.2%	46.3%	21.2%	3.5%	0.9%
Castle (Hastings)	0.1%	3.0%	33.5%	40.8%	17.5%	3.9%	1.2%
Central St Leonards	0.0%	4.8%	39.8%	35.3%	15.5%	3.6%	1.0%
Conquest	0.0%	5.0%	32.6%	50.2%	11.1%	0.9%	0.2%
Gensing	0.0%	5.1%	30.3%	43.4%	17.0%	2.9%	1.3%
Hollington	0.1%	4.6%	48.0%	40.8%	5.8%	0.4%	0.2%
Maze Hill	0.1%	7.0%	31.7%	42.4%	15.7%	2.6%	0.5%
Old Hastings	0.0%	3.5%	18.5%	47.9%	24.4%	3.9%	1.8%
Ore	0.1%	5.0%	33.0%	45.6%	13.9%	1.9%	0.6%
Silverhill	0.0%	2.9%	26.6%	48.5%	18.9%	2.5%	0.6%
St Helens (Hastings)	0.0%	5.1%	25.1%	49.9%	17.0%	2.4%	0.5%
Tressell	0.0%	5.9%	36.3%	44.7%	11.0%	1.5%	0.6%
West St Leonards	0.1%	5.5%	29.2%	47.6%	14.6%	2.3%	0.6%
Wishing Tree	0.0%	11.9%	43.1%	35.0%	8.7%	1.1%	0.3%
TOTAL	0.0%	6.0%	33.5%	42.4%	14.7%	2.5%	0.8%
Hastings Town	0.0%	6.1%	30.0%	44.6%	15.8%	2.6%	0.8%
St. Leonards-on-Sea	0.0%	5.8%	36.6%	40.5%	13.7%	2.5%	0.7%
Hastings Borough	0.0%	6.0%	33.5%	42.4%	14.7%	2.5%	0.8%
South East England	0.5%	16.0%	39.4%	32.4%	9.5%	1.7%	0.5%
England	0.6%	15.4%	40.8%	32.8%	8.1%	1.7%	0.6%

- 8.45 A steady rise in the most prevalent SAP score can be seen when considering properties by age (Figure 159). The largest proportion of properties built before 1949 are Band D, similarly in those built 1950-75, but with a notably larger proportion of Band C. Amongst those built 1976-1991, the largest proportion are Band C, and for the 1991-2002 group, the majority of properties are band C. There is an even larger proportion at B and C of those built 2003-2011; and amongst those constructed post 2012, the majority are Band B.

Figure 159: Percentage of Dwellings by age and SAP score in Hastings (Source: EPC Register)

	Property Age						
	Pre 1900	1900-1949	1950-1975	1976-1990	1991-2002	2003-2011	2012 onwards
Band A (92-100)	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Band B (81-91)	0.5%	0.7%	2.4%	4.7%	4.9%	23.4%	61.9%
Band C (69-80)	25.3%	23.4%	35.8%	49.7%	62.8%	70.8%	29.0%
Band D (55-68)	45.7%	52.3%	46.4%	39.4%	30.1%	4.2%	8.5%
Band E (39-54)	22.2%	19.8%	12.9%	5.5%	2.0%	1.3%	0.6%
Band F (21-38)	4.8%	2.8%	2.0%	0.5%	0.2%	0.2%	0.0%
Band G (1-20)	1.6%	1.0%	0.4%	0.1%	0.1%	0.0%	0.0%

Cost to Remedy

- 8.46 A key national and local policy is to improve the quality of the private rented sector, and as noted above around 3.3% of the private rented sector in Hastings sits in EPC Bands F or G. To consider the cost to remedy for Band F and G properties to bring them up at a Band C, we firstly considered if they had any options to effectively improve the property. 17% have no cost-effective means to improve the property to Band E or better, 50% would be able to improve the property to a Band E or Band D, but not be able to reach a Band C, that leaves 33% of properties able to improve to at least a Band C. This amounts to only around 1% of the entire private rented sector of Hastings which could be improved from a Band F or G to a Band C, or somewhere between 125 and 150 properties in total. This is a very small number, but monitoring EPC records of private rented properties would identify some of the properties.
- 8.47 Private rented properties with an EPC of F or G would require on average £3,200 to make good to an EPC rating Band E. To make good to B and C would require a further £11,100 on average (£14,300 in total). However, it may be noted that the distribution of cost to remedy is quite large. As can be seen in Figure 160 below, 25% of the properties are able to be remedied for less than £10,000; and 95% could be brought up Band E for less than £5,000.

Figure 134 Cost to Remedy from Band F or G to band C (Source: EPC Register)

	MEET BAND E	MEET BAND C
Less than £1000	42.5%	3.3%
between £1000 and £4,900	52.8%	3.3%
between £5,000 and £9,999	4.7%	16.7%
Between £10,000 and £14,999	-	39.2%
£15,000 or more	-	37.5%

Fuel Poverty

- 8.48 A key issue in reducing energy consumption is tackling fuel poverty. Not only do dwellings where fuel poverty exists represent dwellings with poor energy efficiency, they are, by definition, occupied by residents with low incomes least likely to be able to afford improvements.
- 8.49 The Low-Income High Costs (LIHC) definition of fuel poverty was adopted by the government in 2013. Under the LIHC definition, a household is considered to be fuel poor if:
- » Its required fuel costs are above the median level;
 - » Spending this amount on fuel costs would leave the household with a residual income below the official poverty line.
- 8.50 For each individual dwelling surveyed in an EPC, the energy efficiency software not only calculates the SAP rating and CO2 emissions for a dwelling, but also the cost of heating that dwelling per annum. This cost is based on the standard model of heating the dwelling to 21 degrees Celsius in the main living rooms and 18 degrees Celsius in bedrooms and other rooms, over the course of a year.
- 8.51 The government now publish estimates of the number of households in fuel poverty by Lower Super Output Area (LSOA). This is a build block of the Census which typically contains between 500 and 1,000 dwellings. LSOAs do not match to ward boundaries but do match to local authority boundaries.
- 8.52 The 2016 Hastings Stock Condition Survey found that 15.9% of households were in fuel poverty in the study area. Government data now indicates that 12.9% of all households in Hastings live in fuel poverty, as of 2022, which is similar to the England average and well above the South East average. Clearly this figure will have risen in the past year as energy bills has risen.

Figure 160: Percentage of Households Experiencing Fuel Poverty in 2022 (Source: Department for Business, Energy & Industrial Strategy)

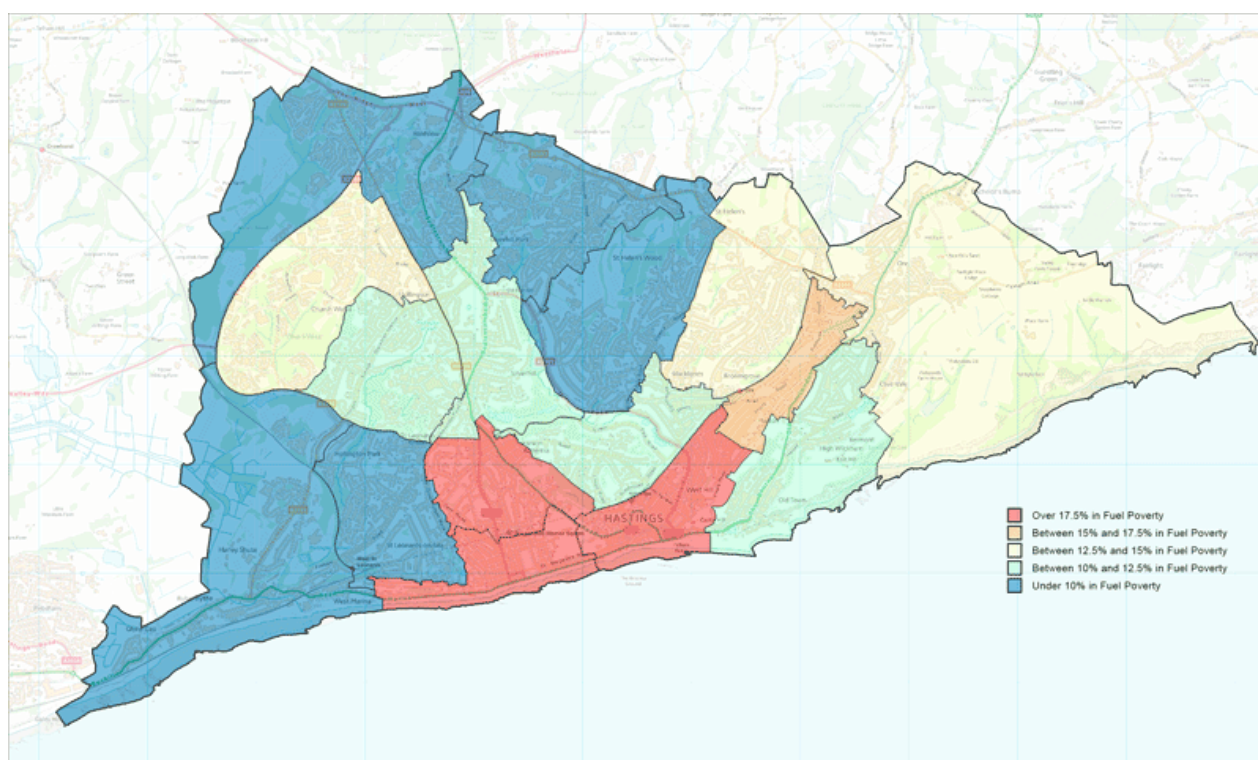
	Percentage of Households				
	Hastings	St Leonards	Hastings Borough	South East England	England
TOTAL	12.6%	13.2%	12.9%	8.6%	13.2%

- 8.53 The data for wards in Hastings shows considerable variation (Figure 162 and Figure 161). Many wards have fewer than 10% of all households experiencing fuel poverty in 2022, but it is nearly 20% of all households in Castle, Central St Leonards and Gensing wards.

Figure 161: Percentage of Households Experiencing Fuel Poverty in 2022 by Ward (Source: Department for Business, Energy & Industrial Strategy)

WARD	Percentage in Fuel Poverty
Ashdown	5.3%
Baird	13.2%
Braybrooke	11.8%
Castle (Hastings)	18.5%
Central St Leonards	19.1%
Conquest	5.3%
Gensing	17.9%
Hollington	14.4%
Maze Hill	9.1%
Old Hastings	12.5%
Ore	12.6%
St Helens (Hastings)	7.6%
Silverhill	10.8%
Tressell	15.1%
West St Leonards	9.5%
Wishing Tree	11.3%

Figure 162: Percentage of Households Experiencing Fuel Poverty in 2022 by Ward (Source: Department for Business, Energy & Industrial Strategy)



Chapter Summary

- 8.54 Across Hastings, around 80% of properties use mains gas as their main heating sources, but many properties still do use storage or single room heaters which tend to be less energy efficient and more expensive. In general, the heating systems of most properties are considered to be very or fairly good. However, around 15% of those in the private rent sector are considered to be very or fairly poor.
- 8.55 Across the whole of England, 39% of properties which contain a loft have insulation of at least 200mm. In Hastings, only 34.5% of properties have insulation of at least 200mm. Many of the areas with the oldest properties are also least likely to contain sufficient loft insulation and this represents an area for potential relatively cheap energy efficient gains in the housing stock.
- 8.56 Similarly, while 71% of properties which have cavity walls also contain insulation of those walls, this figure is much lower in the private rented sector, and this represents another area where relatively simple gains to energy efficiency could be achieved.
- 8.57 A similar pattern to heating systems and insulation also applies to windows with the private rented sector and flats much less likely to have fully double-glazed windows and they are more likely to be exclusively single glazed.
- 8.58 There is a considerable difference across Hastings in energy use and CO2 emission per property. The older housing stock of Braybrooke, Castle, Central St Leonards, Gensing, Old Hastings and Silverhill see much higher rates of emissions and energy use.
- 8.59 Overall, across Hastings, around 6% of properties are in the highest performance bands for SAP and 3% are in the two worst bands. The EPC ratings of affordable housing in Hastings show much better results than owner occupation and private rented properties.
- 8.60 At ward level there is considerable variation in the EPC ratings of properties. SAP scores correlated strongly with Category 1 hazards, so there is strong correlation between the areas with poor SAP scores and those which display higher shares for Category 1 hazards.
- 8.61 Government data now indicates that 12.9% of all households in Hastings live in fuel poverty, which is similar to the England average and well above the South East average. Nearly 20% of all households in Castle, Central St Leonards and Gensing wards experience fuel poverty.

9. Need for Adapted Housing

Households who Require Adaptations

Housing for People with Disabilities

- 9.1 The Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This was reflected in the recent changes to building regulations relating to adaptations and wheelchair accessible homes that were published in the Building Regulations 2010 Approved Document Part M: Access to and use of buildings (2015 edition incorporating 2016 amendments – for use in England).¹²
- 9.2 Three standards are covered:
- » M4(1) Category 1: Visitable dwellings – Mandatory, broadly about accessibility to ALL properties
 - » M4(2) Category 2: Accessible and adaptable dwellings – Optional, similar to Lifetime Homes
 - » M4(3) Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standard.
- 9.3 In terms of new developments, Part M states that: *"Where no condition is imposed, dwellings only need to meet requirements M4(1)"* (Paragraph 0.3). Local authorities should identify the proportion of dwellings in new developments that should comply with the requirements for M4(2) Category 2 and M4(3) Category 3 as part of the Local Plan, based on the likely future need for housing for older and disabled people (including wheelchair user dwellings) and taking account of the overall impact on viability.
- 9.4 Local planning authorities are expected to plan for households with specific needs and therefore need to be able to quantify the volume of demand.
- 9.5 In terms of identifying the needs for specific adaptations required within any given home, a household survey is a prerequisite to gathering this information. However, while working on more general housing needs assessments, ORS has developed a more general model to consider the need for adapted housing. It doesn't identify what type of adaptations are required, but it does give an indication of the scale of unmet need.

¹² <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

Need for Accessible and Adaptable Dwellings

- 9.6 In establishing the need for M4(2) Category 2 housing it is important to consider the and health demographics of the area.
- 9.7 Building Regulations for M4(2) Category 2: Accessible and adaptable dwellings states that reasonable provision should be made for people to gain access to and use the facilities of the dwelling and that:

“The provision made must be sufficient to-

(a) meet the needs of occupants with differing needs, including some older or disabled people, and

(b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.”

Access to and use of buildings: Approved Document M v1, Page 10

- 9.8 The English Housing Survey explores the number of households which contain someone with a limiting long-term illness (LLTI) or disability which impacts their housing need. This identifies that most (71%) of households have no limiting long-term illness (LLTI) or disability and a further fifth (20%) where illness or disability does not affect their housing need.
- 9.9 Overall 8.8% of households (around 1 in every 12) have one or more persons with a health problem which requires adaptations to their home. This proportion is markedly higher in affordable housing than in market housing (19.8% and 6.5% respectively -Figure 163).

Figure 163: Households with a long-term illness or disability that affects their housing needs (Source: English Housing Survey)

	Market housing	Affordable housing	TOTAL
Households without limiting long-term illness or disability	75.2%	50.2%	70.9%
Households with one or more persons with a limiting long-term illness or disability			
Does not affect their housing need	18.3%	29.9%	20.3%
Current home suitable for needs	5.4%	16.2%	7.3%
Current home requires adaptation	0.6%	1.6%	0.8%
Need to move to a more suitable home	0.5%	2.0%	0.7%
Total households where a limiting long-term illness or disability affects their housing need:	6.5%	19.8%	8.8%

- 9.10 Within this group, the substantial majority of households live in a home that is suitable for their needs (either having already moved or adapted their existing home). This leaves 1.5% of households either requiring adaptations or needing to move to a more suitable home.
- 9.11 ORS uses the national English Housing Survey together with data about relative levels of limiting long-term illness and disability in Hastings to estimate the number of households likely to require adaptations or needing to move to a more suitable home in the housing market area.

Figure 164: Households with a long-term illness or disability in Hastings in 2021 by effect on housing need (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

	TOTAL
Households with one or more persons with a limiting long-term illness or disability	16,154
Does not affect their housing need	11,075
Current home suitable for needs	4,151
Current home requires adaptation	459
Need to move to a more suitable home	469
Total households where a limiting long-term illness or disability affects their housing need:	5,079

- ^{9.12} The model (Figure 164) identifies that there were around 16,150 households living in Hastings in 2021 with one or more persons with a limiting long-term illness or disability. In around 11,100 of these households, this does not affect their housing need, but in around 5,100 households an illness or disability does impact on housing need.
- ^{9.13} Amongst those households where it does affect housing needs, 4,150 households are already living in a suitable home (having moved or made adaptations). This leaves 459 households needing adaptations to their current home and 469 households needing to move to a more suitable home. The 469 households needing to move represent an existing **unmet need** either for M4(2) housing or, given that some may actually be wheelchair users, for M4(3) housing.

Chapter Summary

- ^{9.14} Data from the Census shows that there were around 16,150 households living in Hastings in 2021 with one or more persons with a limiting long-term illness or disability. For the vast majority of this group, their limiting long-term condition has no impact upon their health needs or has already been addressed through adaptations within their existing homes. However, some households either need to move from their current home to an adapted one or need to adapt their current home. Of this group, around 459 households need adaptations to their current home and 469 households need to move to a more suitable home.

10. Conclusions

Overall Key Points

Vacant Homes

- ^{10.1} A key issue raised by the 2021 Census is that the vacancy rate for dwellings in Hastings rose from 3.8% in 2011 to 8.5% in 2021. This means that there were 3,744 properties vacant in Hastings. However, we do not consider that there is a growing problem with vacant homes in Hastings.
- ^{10.2} There are two possible key explanations for the growth in vacant homes in Hastings, the first being that it is an error in the Census, which could be checked by analysing response rates per small area. The second is that properties were genuinely vacant because furloughed workers and low-income households moved out of their private rented properties during the pandemic and therefore the dwellings were left vacant on a temporary basis.
- ^{10.3} If the second point is the case, then the Census will have also under-estimated the size of the total population, and the private rented sector in Hastings, so care should be taken with all data.

Holiday Accommodation

- ^{10.4} Around 2% of the dwelling stock of Hastings is available at any one time as a short-term let. This therefore does contribute to the growth in vacant homes in the area, but does not explain all of the growth in empty homes.

Tenure Trends

- ^{10.5} Further to the issue with vacant homes, the wards containing the highest concentration of private rented properties such as Castle, Central St Leonards and Gensing all show a drop in the number of private rented dwellings between 2011 and 2021. The pattern is consistent with the size of the private rented sector in these areas as having peaked and owner occupations rates increasing again.
- ^{10.6} Across the whole of Hastings, owner occupation rates appear to have stabilised, and the private rented sector has stopped growing at previous rates. The private rented sector is still much larger than for England or the South East as a whole, but going forward the current tenure split is likely to remain relatively stable without major changes in government policy driving new affordable housing development.

Age of the Dwelling Stock

- ^{10.7} For Hastings, a key factor driving its housing stock is that, over a third of the total stock was built before 1900 and around half was built before 1939. This is much older stock than for the South East or England. The rate of new build development is relatively low, so new stock is not driving a rapid improvement in the standard of an average property in the area.

Homelessness

- ^{10.8} The number of people accepted as being statutorily homeless in Hastings is more than twice as high than the average per capita for the South East and England as a whole. Nearly 1% of all households are currently placed in temporary private rented accommodation. The figures also imply that around 5% of the entire private rented stock of Hastings is being used for households in temporary accommodation.
- ^{10.9} This situation is clearly not good, but the Council has limited policy options to respond to it. It can be assumed that all the households in temporary accommodation in the private rented sector are unable to address their own housing needs and would ideally require affordable rented accommodation. However, this does not exist in sufficient quantity to meet their needs.
- ^{10.10} The private rented sector in Hastings remains large, with many households receiving housing benefit support, and a lack of security of tenure and ability to maintain financial stability will continue to see many households facing statutory homelessness.

Overall Population

- ^{10.11} Between 2011 and 2021, the population of Hastings officially grew by 742 persons, but this figure should be treated with caution in light of the growth in the vacancy rate across Hastings. In practice the population growth was probably higher, particularly among younger persons.
- ^{10.12} The population of Hastings is ageing, and this clearly has implications for the need for adapted housing, adult social service care and dedicated older persons housing provision.
- ^{10.13} The data shows that relatively the affordable rented sector has the highest share of children, while the share of children in owner occupation is much lower. The population aged 20-44 years are much more concentrated in the private rented sector, while a disproportionate number of people aged 45 years and above are in owner occupation. In the longer-term, the outstanding question remains how households who are currently renting will transition into becoming owner occupiers. Central Government has created schemes such as First Homes to assist households into owner occupation and many will also inherit property, but it is also the case that many current private rented will remain in this tenure for the long run. It is therefore important that the stock condition and tenure security of the private rented sector continue to improve.

Employment and Income

- ^{10.14} There are a number of key statistics around the employment and income data for Hastings:
- » The share of the population of Hastings in employment is much lower than the English and South East averages;
 - » The population who are long-term sick is more than double the rate of the South East average;
 - » Households in receipt of housing benefit and/or Universal Credit in Hastings are nearly double the rate of the South East of England and are well above the rate for England as well;
 - » Both the South East and England have much higher average household incomes than Hastings.
- ^{10.15} On this basis the population of Hastings has poorer health, lower income and is more likely to be supported by benefits than in the South East or England as a whole.

House Prices and Rents

- ^{10.16} Compared to the South East, property prices in Hastings are relatively low, but they are higher than the England average. This is despite average household incomes being lower than the English average.
- ^{10.17} Rents have grown by between 22% and 38% in Hastings over the period 2016-2022. However, the growth in rents is higher than the growth in LHA over the same time period, so any household who is dependent upon housing benefit will now find maintaining a tenancy harder to finance.
- ^{10.18} The growing gap between rents in Hastings and the level of LHA is likely to have contributed to the growth in statutory homelessness. Households will find it increasingly difficult to find a property compatible with their LHA benefit; and any additional money required to cover rents must come from the rest of their budget. It is therefore unsurprising to see many households being declared homeless.

Stock Condition

- ^{10.19} Data from the EHS 2019 shows that Hastings is projected to have had 7.3% of its housing stock with Category 1 hazards in 2019 and that 17.9% of its housing stock was non-decent. This compares to 6.5% for the South East and 9.9% for England with Category 1 hazards and 13.0% for the South East and 16.7% for England for non-decent.
- ^{10.20} Comparing Hastings to other similar areas, Category 1 hazards appear to be too heavily skewed towards the owner-occupied sector in the modelled EHS data, with insufficient cases in the private rented sector.
- ^{10.21} Updating the modelling in 2023, we have identified that around 3,100 properties across Hastings are likely to contain a Category 1 hazard, with around 1,200 of these experiencing excess cold. Meanwhile, we consider that around 7,500 properties are likely to fail the Decent Homes Standard. Both numbers are much more prevalent in areas with older housing stock such as Castle, Central St Leonards and Gensing.

Energy Efficiency

- ^{10.22} There are a number of areas where energy efficiency could be improved across Hastings:
- » While most properties have fairly or very good heating systems, 15% of those in the private rented sector are considered to be poor;
 - » The number of properties with 200mm of loft insulation is below the national average, and is often low in older private rented properties;
 - » The uptake of cavity wall insulation is lower in older private rented properties;
 - » A similar story applies for double glazed windows, which are less frequent in the private rented sector; and
 - » All of the above factors see considerable variation in energy use across properties in Hastings, with older private rented properties having higher energy use and CO2 emissions.
- ^{10.23} Around 3.3% of properties in the private rented sector are in the lowest energy performance bands. Not all of those properties can be brought up to a higher standard. However, around 250 properties could be improved, with around 125-150 being potentially able to improve by a large amount, but at an average cost of £14,300 per property.

- ^{10.24} Government data now indicates that 12.9% of all households in Hastings in 2022 live in fuel poverty, which is similar to the England average and well above the South East average. Nearly 20% of all households in Castle, Central St Leonards and Gensing wards experience fuel poverty.
- ^{10.25} Therefore, the housing stock of Hastings has improved considerably in recent years, but there is still potential for further improvements, which would not only benefit the tenants and owner occupiers of Hastings, but also could offer a wider economic boost to the area through job creation.

HMOs and Licensing

- ^{10.26} On the 13 June 2011 Hastings approved an additional HMO licensing scheme under section 56(1)(b) of the Housing Act 2004. This scheme operated from 19 September 2011 through to 18 September 2016. The scheme was renewed in 2018 and ended on 3 May 2023. Hastings Borough Council also approved the introduction of a Selective Licensing scheme in March 2015 covering all privately rented accommodation in seven wards: Braybrooke, Castle, Central St Leonards, Gensing, Old Hastings, Ore and Tressell. The scheme started on the 26 October 2015 and finished on 25 October 2020.
- ^{10.27} The Selective Licensing scheme covered over 8,000 properties in the seven wards, while the Additional Licensing scheme covered a further 1,566 HMOs. Hastings Borough Council's own records indicate a total of 107 mandatory licensable HMOs in 2023 which require mandatory licences because they contain 5 or more persons and at least 2 households. All of these figures appear to be an accurate reflection of the true scale of the private rented sector and HMOs in Hastings.
- ^{10.28} A key justification for introduction of Selective and Additional Licensing in Hastings was the link between ASB and the PRS and this still exists. The impact of the modelling also shows that the highest rates of Category 1 hazards and non-Decent homes are to be found in the wards subject to licensing, but that the rates are all much lower than they were in the 2016 HSCS.
- ^{10.29} The key driver of this conclusion is that the older housing is much more likely to contain both Category 1 hazards and non-Decent homes and these are to be found in the same areas that were licensed. Just because the licensed areas still have the highest rates of Category 1 hazards and non-Decent homes does not mean that the schemes have not been successful. The schemes successfully identified almost all of the private rented properties and HMOs in the areas and a combination of inspections, engagement with landlords, improvement notices and a small number of prosecutions for landlords saw considerable improvements being made to the housing stock in the area.
- ^{10.30} The schemes can therefore be considered to be a success because they have helped to considerably improve the housing stock of Hastings and created a framework to monitor future housing interventions and processes for addressing complaints.

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Appendix B

Housing Legislation and Requirements

Housing Acts and other Legislation

Section 605 of the Housing Act 1985 (as amended) placed a duty on local authorities to consider the condition of the stock within their area, in terms of their statutory responsibilities to deal with unfit housing, and to provide assistance with housing renewal. Section 3 of the Housing Act 2004 replaced this with a similar duty to keep housing conditions under review.

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 came into effect on the 19 July 2003 and led to major change in the way local authorities can give financial help for people to repair or improve private sector homes. Before the Order, the Government set clear rules which controlled the way financial help could be given and specified the types of grants which could be offered. The Order set aside most of these rules (apart from the requirement to give mandatory Disabled Facility Grants). It now allows Local Authorities to adopt a flexible approach, using discretion to set up their own framework for giving financial assistance to reflect local circumstances, needs and resources.

The Office of the Deputy Prime Minister (ODPM), published guidance under Circular 05/2003. In order to use the new freedom, a local authority must prepare and publish a Private Sector Renewal Policy. The policy must show that the new framework for financial assistance is consistent with national, regional and local policies. In particular, it has to show that the local priorities the strategy is seeking to address have been identified from evidence of local housing conditions including stock condition.

The Housing Act 2004 received Royal Assent in November 2004. The Act makes a number of important changes to the statutory framework for private sector housing, which came into effect in April 2006:

The previous fitness standard and the enforcement system have been replaced by the new Housing Health and Safety Rating System (HHSRS).

The compulsory licensing of higher risk houses in multiple occupation (HMO) (three or more storeys, five or more tenants and two or more households).¹³

New discretionary powers including the option for selective licensing of private landlords, empty dwelling management orders and tenancy deposit protection.

Operating Guidance was published on the Housing Health and Safety Rating System in February 2006. This guidance describes the new system and the methods for measurement of hazards, as well as the division of Category 1 and 2 hazards. Guidance has been issued by the ODPM on the licensing provisions for HMOs, which describes the high-risk HMOs that require mandatory licensing and those that fall under additional, discretionary licensing.

As the Rating System has now replaced the fitness standard, this report deals with findings based on statutory hazards, not unfitness.

¹³ The requirement for the property to be 3 storeys was removed in 2018, so now the key determinant is 5 or more people and 2 or more households.

The Housing Act 2004 was updated and amended as part of the Housing and Planning Act 2016 which received royal assent in May 2016. However, the amendments do not have any major impact on the regulatory powers available to local authorities with the exception of changes relating to rights to prosecute private landlords.

Mandatory Duties

Unfit houses (Housing Act 1985) - to take the most satisfactory course of action – works to make property fit, closure/demolition or clearance declaration.

With effect from April 2006 replaced by:

Category 1 hazards, Housing Health and Safety Rating System (HHSRS) (Housing Act 2004) – to take the most satisfactory course of action – improvement notices, prohibition orders, hazard awareness notices, emergency remedial action, emergency prohibition orders, demolition orders or slum clearance declaration.

Houses in Multiple Occupation (Housing Act 1985) - to inspect certain HMOs, to keep a register of notices served, to require registration where a registration scheme is in force.

With effect from April 2006 replaced by:

HMO Licensing by the Authority (Housing Act 2004) of all HMOs of three or more storeys, with five or more residents and two or more households. Certain exceptions apply and are defined under sections 254 to 259 of the Housing Act 2004.

Note: This qualification for mandatory licensing was updated in 2018 to remove the need for the property to be 3 or more storeys high.

Overcrowding - (Housing Act 1985) - to inspect and report on overcrowding

Now in addition:

Overcrowding – (Housing Act 2004) – to inspect and report on overcrowding as defined under sections 139 to 144 of the Housing Act 2004 along with statutory duty to deal with any Category 1 overcrowding hazards found under the HHSRS.

The provision of adaptations and facilities to meet the needs of people with disabilities (**Housing Grants, Construction and Regeneration Act 1996**) - to approve applications for Disabled Facilities Grants for facilities and/or access

Energy Conservation (Home Energy Conservation Act 1995) - to have in place a strategy for the promotion and adoption of energy efficiency measures, and to work towards specified Government targets to reduce fossil fuel use. This should contain assessment of:

- The cost of proposed energy conservation measures
- The extent of decreases in nitrogen and sulphur dioxide into the atmosphere
- The extent of decreases in carbon dioxide into the atmosphere
- The number of jobs created from the measures taken

Requirements of authorities under the Act

Under revised Guidance (March 2013) all English authorities need to prepare further reports (by 31 March 2013) setting out the energy conservation measures that the authority considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area.

Authorities should have regard in their reports to:

- (i) measures that take advantage of financial assistance and other benefits offered from central Government initiatives, such as the Green Deal, ECO and Renewable Heat Incentive or other initiatives, to help result in significant energy efficiency improvements of residential accommodation; and
- (ii) measures which an authority has developed to implement energy efficiency improvements cost-effectively in residential accommodation by using area based/street by street roll out involving local communities and partnerships (e.g. social housing partners, voluntary organisations and town/parish councils).

Reports should set out any existing timeframe for delivery and national and local partners they propose to work with in effecting such measures to support local accountability.

Progress reports to be made at 2 yearly intervals, starting March 2013, and to publish these electronically on their website with a link to be forwarded to the Secretary of State.

Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020.

The Regulations came into force on 1 June 2020 and form part of the work to improve safety in all residential premises - and particularly in the private rented sector.

The Regulations require landlords to have the electrical installations in their properties inspected and tested by a person who is qualified and competent, at least every 5 years. Landlords must provide a copy of the electrical safety report to their tenants, and if requested to their local authority. Local authorities can require landlords to carry out vital remedial works or even arrange for the repairs to be done and recover their cost from the landlord.

Homes (Fitness for Human Habitation) Act 2018

The Act came into force on 20 March 2019. The aim of the Act is to help drive up standards in rented homes in both the social and private sectors and provide an alternative means for tenants to seek redress from their landlord if their rented property presents a risk of harm to the health and safety of the occupiers.

Under the Act, sections are inserted into the Landlord and Tenant Act 1985 requiring all landlords (private and social) to ensure that their properties, including any common parts of the building, are fit for human habitation at the beginning of the tenancy and throughout. The Act does so by implying a covenant to this effect in the tenancy agreement.

Environmental Protection Act 1990

Statutory nuisance is defined in section 79 of the Environmental Protection Act 1990. The Act contains a specific list of matters that amount to statutory nuisances and a more general category comprising 'any other matter declared by any enactment to be a statutory nuisance'. Specific matters include issues like smoke, fumes or dust from premises, noise and light and accumulation of waste. The Act allows local authorities to bring enforcement action to address the statutory nuisance.

Domestic Minimum Energy Efficiency Standard (MEES) Regulations

The MEES Regulations set a minimum energy efficiency level for domestic private rented properties. The Regulations apply to all domestic private rented properties that are:

- let on specific types of tenancy agreement
- legally required to have an Energy Performance Certificate (EPC)

If the property has an EPC rating of F or G, the landlord must take appropriate steps to comply with the requirements of the MEES Regulations. The (MEES) regulations changed with effect from 1 April 2023, such that the prohibition on new lettings of sub-standard, non-domestic properties now extends to the continuation of any existing lease of a sub-standard, non-domestic property.

Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 came into force on 1 October 2015. The updated Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 came into force on 1 October 2022. From that date, all private and social landlords must:

1. Ensure at least one smoke alarm is equipped on each storey of their homes where there is a room used as living accommodation. This has been a legal requirement in the private rented sector since 2015.
2. Ensure a carbon monoxide alarm is equipped in any room used as living accommodation which contains a fixed combustion appliance (excluding gas cookers).
3. Ensure smoke alarms and carbon monoxide alarms are repaired or replaced once informed and found that they are faulty.

HMO Requirements

The legal minimum standards for Houses in Multiple Occupation (HMOs) are contained in Statutory Instrument 2006 No 373, with amendments contained in Statutory Instrument 2007 No 1903. These standards apply to all HMOs, whether or not they need to be licensed.

The standards set out in Statutory Instrument 2006 No 373, schedule 3 stipulate the following:

- » An adequate means of space heating must be provided in each letting and in bathrooms, whether shared or not;
- » Kitchens and bathrooms must be adequately ventilated, including extractor fans in kitchens;
- » Kitchens, bathrooms and toilets must be of adequate size and layout and be suitably located in the HMO in relation to the lettings;
- » All baths, showers, wash hand basins and sinks must be fitted with taps supplying cold water and a constant supply of hot water;
- » For up to 4 occupiers, there must be at least one bathroom and toilet (which can be in the bathroom). This has been amended by Statutory Instrument 2007 No 1903 to say that there must be an adequate number of bathrooms, toilets and wash hand basins for personal washing for the number of persons sharing those facilities, and where reasonably practicable there must be a wash hand basin with appropriate splash back in each unit;
- » For five or more occupiers, there must be at least one bathroom for every 5 sharers, and a separate toilet for every 5 sharers. This has been amended by Statutory Instrument 2007 No 1903 to say that there must be an adequate number of bathrooms, toilets and wash hand basins for personal washing for the number of persons sharing those facilities, and where reasonably practicable there must be a wash hand basin with appropriate splash back in each unit;
- » Adequate size and layout kitchen for the number of sharers, containing sinks with draining boards, cooking equipment, worktops, storage cupboards, for food and crockery and utensils, fridge/freezers (combined or separate), and electrical sockets;
- » Adequate refuse disposal facilities;
- » Adequate fire precautions including fire doors and fire blankets as appropriate.

HMOs should also be assessed against the Housing Health and Safety Rating System and the appropriate enforcement action should be taken, where necessary, to ensure any deficiencies are rectified.

The Management of Houses in Multiple Occupation England 2006 and Licensing and Management of Houses in Multiple Occupation and other houses (miscellaneous provisions) (England) Regulations 2006. Regulation 8 and Schedule 3 govern the following requirements for heating, space, light and ventilation in HMOs.

Heating

The normally accepted standard is a central heating system (preferably gas fired), or fixed heaters (electric heaters should be hard wired, not plugged into the room sockets). Portable electric fires, convector heaters or oil filled radiators, gas cylinder powered heaters or paraffin heaters are not acceptable.

Space

Letting rooms should be not less than 10 m² for a single letting, which can be reduced to 7 m² if there is a communal lounge. Double rooms should be 15 m² and 11 m² respectively.

Natural Light and Ventilation

Clear glazing equivalent in area to 10% of the floor area of the room should be provided in each letting. Openable windows equivalent in area to 5% of the floor area of the room should be provided in each letting. Doors to open air cannot be included in the reckoning.

Fire Safety

Fire safety provisions and equipment should be provided as appropriate to the accommodation in line with the domestic fire safety standard.

Fire Alarms

Fire can break out in even the most safety conscious household, and should this happen, toxic smoke can very quickly spread throughout the house. It is most important, therefore, to alert the occupants as soon as possible that a fire has broken out in the house. The most effective way of providing this early warning is to fit electrically operated fire detection and alarm systems.

These can range from single, battery-operated smoke alarms which are widely available from only a few pounds to quite sophisticated mains operated systems linked to a remote monitoring service who will alert East Sussex Fire & Rescue should the alarm be actuated in the property. Both Hastings Borough Council and East Sussex Fire & Rescue recommend a system of smoke and heat alarms which are mains operated and have a battery backup. Smoke alarms must be interlinked, either by physical inter-wiring or by a wireless signal, so that when one alarm detects a fire, all the alarms in the building will sound.

In single family homes and low risk houses in multiple occupation the normal standard would be to provide smoke alarms in the circulation space (hall, stairs and landing) and heat alarms in the kitchen. In most other types of HMO additional alarms are located inside the lettings.

Means of Escape

In all cases there should be a clear escape route from all parts of the house to open air. This is usually the landing, staircase and hallway to the front door. These routes must be kept clear of obstruction and a lockable door should be able to be opened from the inside without using keys. In all but the low risk Houses in Multiple Occupation, doors onto the escape route should be to an approved fire resisting standard. Windows are not accepted as means of escape however ground and first floor windows must be openable to allow exit or access for rescue should the normal escape route not be available.

Landlord Fire Safety Responsibilities

Since the introduction of the 2015 Smoke alarm and Carbon Monoxide Alarm (England) Regulations (amended in 2022), most private landlords (there are exceptions to the statutory instrument in cases such as student halls of residence, social landlords, long leases, care homes etc.) are required to fit a smoke alarm on every floor of their property and a carbon monoxide alarm in any room containing a fixed combustion appliance (excluding gas cookers), such as log burners or open fires. There is a further requirement that these are repaired or replaced when the landlord is informed, and the alarms are confirmed to be faulty. The enforcement of these regulations is the responsibility of the local housing authority; and landlords can be fined for failure to comply with the requirements.

Mandatory, Additional and Selective Licensing

The licensing of rental properties is a process whereby the person responsible for the property must apply for a license to rent from the relevant authority. The authority then ensures that the licensee is a “fit and proper person”, and that the property itself is suitable for occupation by the number of tenants proposed. Tenants should have a system to report defects (including responses), periodic inspections should take place, and adequate funding for repairs should be confirmed where necessary (e.g. such as if the landlord is not the manager of the property).

In addition, in the case of HMOs, the license ensures that there is compliance with The Management of Houses in Multiple Occupation (England) Regulations 2006 (note that this legislation applies to all HMOs). These regulations require that the HMO is kept safe (e.g. fire safety provision, gas safety certificates, PAT testing of electrical items), a reasonable state of cleanliness (for common areas) and in an appropriate state of repair.

The Housing Act of 2004 prescribed that it is mandatory for any HMO meeting all three of the following criteria to be licensed:

- 1) The property is three or more storeys high¹⁴
- 2) The property has five or more people in more than one household, and
- 3) The occupants share amenities such as bathrooms, toilets or cooking facilities.

Exceptions are made in cases where the property is managed by a housing association or other social authority, where the property is wholly in the form of self-contained flats, or where the basement is in commercial use with only two residential storeys above. This legislation therefore broadly covers large HMOs; which government consider high risk. The majority of HMOs in the study area are S257 HMOs and as such are not subject to mandatory licensing since they do not satisfy the above criteria.

Councils have the power to impose licensing on other HMOs not covered by the above. This is known as Additional Licensing and can be introduced if there is an issue with a significant proportion of other types of HMO being poorly managed and giving rise to problems for tenants or the wider neighbourhood. Additional Licensing means that all HMOs in the affected area are required to apply for a license in the same way as the mandatorily licensed large HMOs.

¹⁴ The requirement for the property to be 3 storeys was removed in 2018, so now the key determinant is 5 or more people and 2 or more households.

The Housing Act also gives local authorities the power to require further classes of property to be licensed, and is an option to be considered to tackle problems such as antisocial behaviour, low demand for rental properties, poor property conditions or high levels of crime, migration or deprivation. This is known as Selective Licensing and requires almost all private landlords (again there are certain exceptions) in the designated area to apply for a license. Since 2010, there has been a General Approval for all such schemes, modified in 2015 to being generally approved as long as they encompass less than 20% of the authority, or less than 20% of the private rental market. If either of these criteria are exceeded, the scheme requires confirmation from the Secretary of State. This stipulation is designed to ensure that local authority focus is on problem areas, rather than simply applying licensing to the whole area.