

Condition of the Private Rented Sector in Norwich

There are approximately 14,000 privately rented properties in Norwich and the council recognises that most of these are satisfactory and require no intervention by the council. However, recent research carried out for the council by Building Research Establishment (BRE) shows that there are still issues with the condition of privately rented properties in Norwich. The council has a statutory duty to take enforcement action to remedy those hazards and must, therefore, take steps to regulate the private rented sector.

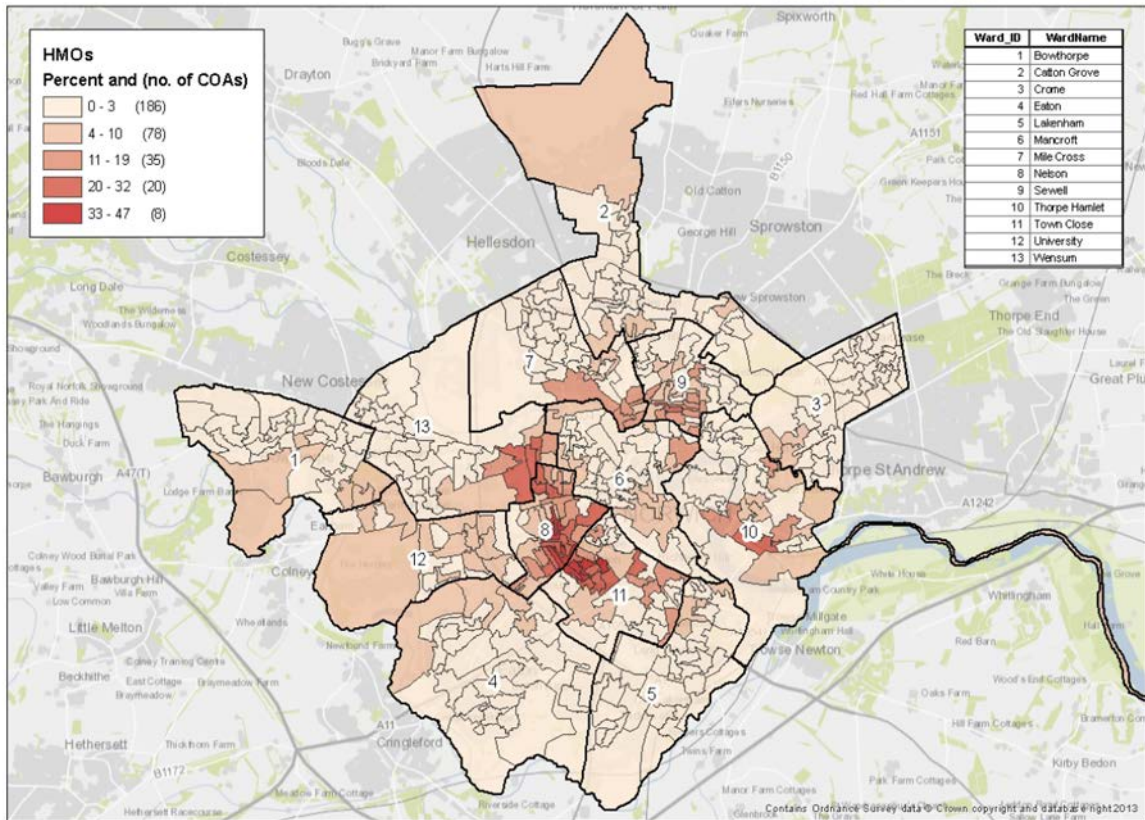
Some key points to note from the research are:

- 20% of properties are likely to have a Category 1 Housing Health and Safety Rating System (HHSRS) hazard
www.gov.uk/government/collections/housing-health-and-safety-rating-system-hhsrs-guidance
- The highest concentrations of Fuel Poverty and Excess Cold are found in the wards of Mile Cross, Nelson, Sewell and Town Close.
- The highest concentrations of all HHSRS hazards are found in the wards of Mile Cross, Nelson, Sewell and Town Close.
- The average SimpleSAP score for the private rented sector in Norwich is 57 (band D) compared with 54 (band E) for owner occupied stock.
- 9% of dwellings are estimated to have an Energy Performance Certificate (EPC) rating below 39 (band F & G)
- It is estimated that there are 3,000 plus Houses in Multiple Occupation (HMOs) in Norwich of which approximately 25% are likely to have a Category 1 hazard.

Energy efficiency of the Private Rented Sector

	Count	Percent
(92-100) A	0	0%
(81-91) B	225	1%
(69-80) C	3,018	20%
(55-68) D	4,798	31%
(39-54) E	5,985	39%
(21-38) F	1,264	8%
(1-20) G	133	1%

Percentage of HMOs based on all dwellings



www.bre.co.uk/