

## **Managing the Existing Housing Stock**

People's need for housing is met from both the provision of new housing and, for the majority, through the existing stock. As such, it is important that there is a balance between the maximum use of existing dwellings and the development of new housing. This may involve an improvement in the quality of homes, as well as the clearance and redevelopment of housing which has reached the end of its useful life. Four key components of this approach are:

- The return of empty properties to habitable use, especially those that have been vacant for more than 6 months. This will be carried out in line with the Council's existing and future Empty Homes Strategy.
- The provision of purpose-built student accommodation within the most sustainable locations and the suitable management of Houses in Multiple Occupation (HiMO's). This is with a view to 'freeing up' family housing for purchase or private rent and helping to maintain and build stronger, more stable communities.
- The provision of residential care facilities and retirement properties. Again, this can help overcome under occupation of family properties and provide sustainable and affordable alternatives within established communities.
- The continued refurbishment and enhancement of existing dwellings through external and internal wall insulation and other sustainability initiatives will be supported to improve energy efficiency and build quality.

### **Policy H5: Managing Existing Housing Stock**

1. Where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment and to meet local housing needs. Where appropriate these works should include opportunities to improve energy efficiency of existing homes.
2. The conversion of buildings from non-residential to residential use will be supported providing a satisfactory residential environment is created and the proposals are compatible with other Plan Policies.
3. Demolition and redevelopment schemes will be supported where existing housing stock does not meet local housing market needs, and its redevelopment represents the principles of sustainable development.

At the current time 15.7% of households in Coventry experience fuel poverty and this will need to be challenged through improvements to the existing housing stock and ensuring new homes are energy efficient. As such, schemes like those recently brought forward in Willenhall and Henley Green, will be supported and encouraged. Renovation works should also help enhance the surrounding residential environment and help meet local housing needs. This is with a view to improving the quality of the city's housing offer and

can also make valuable contributions to reducing fuel poverty and supporting improved health and wellbeing of occupants.

Demolition and redevelopment schemes will be considered where the existing housing does not meet local housing market needs or is in a very poor state of repair. Regeneration will be undertaken so as to promote sustainable urban living, enhance the public realm, combat climate change, improve accessibility and address social deprivation. Replacement provision should also represent the most efficient use of land in accordance with council's density policy. Together these considerations will ensure that regeneration projects respond to the 3 aspects of sustainable development outlined in the NPPF.