

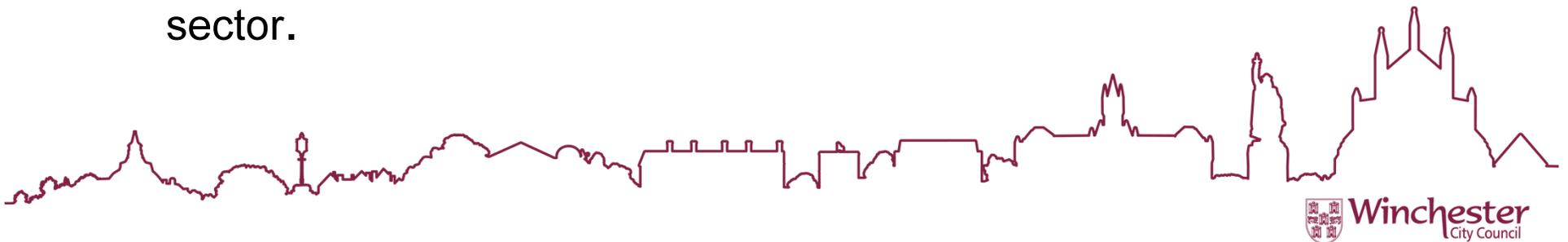
Private Sector Housing Renewal Strategy & Empty Property Strategy

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Inclusion Manager



PRIVATE SECTOR HOUSING-WHAT WE DO

-  Promote high standards of accommodation in the private sector supporting both landlords and tenants.
-  Licensing and accreditation of houses in multiple occupancy (HMOs).
-  Advice and support to home owners to bring empty properties back into use.
-  Inspection of mobile home parks and caravan sites.
-  Administration of the Better Care Fund through our Disabled Facilities Grants process.
-  Offer support to landlords to provide accommodation for households in the private rented sector.
-  Respond to complaints of housing disrepair in the private rented sector.



2019-20 performance

HMOs; 174
licenses issued, 34
accreditation
certificates
issued, £186,325
income
generation

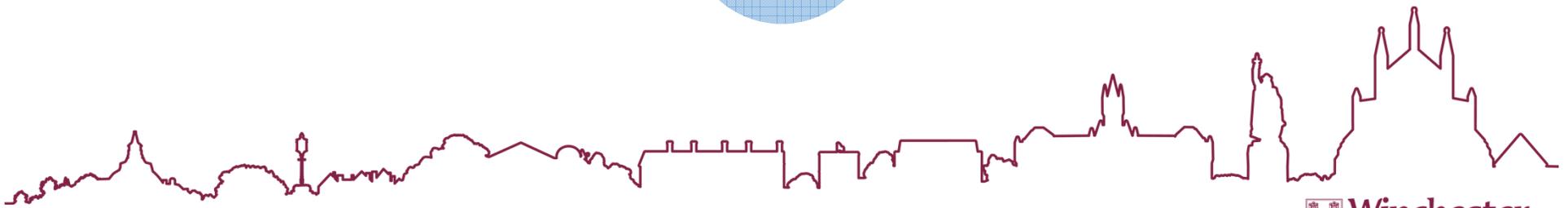
Recovery rate
for rent deposit
loans issued
67.86% (+3%
than 18-19)

100% success
rate collecting
Mobile Home Park
licensing fees.

Long term
empty property
brought back in
to use for a
family in
housing need

DFGs; 163
referrals received,
53 completed
works &
£1,539,030
funding approved

City Lets
scheme;
37 active
tenancies



PRIVATE SECTOR RENEWAL STRATEGY

 Current strategy 2016-2020

 Sits beneath the overarching Housing Strategy 2018-2023

 Aims of the strategy:

Increase access to the PRS sector via City Lets scheme

Bring empty properties back into use

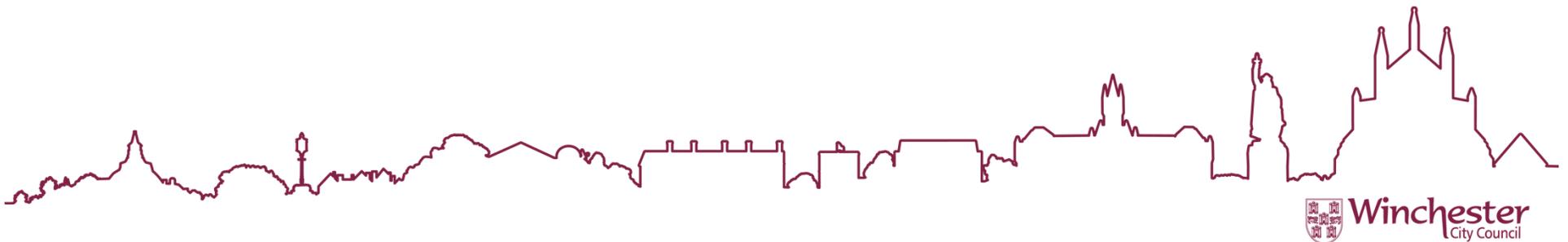
Make the best use of Disabled Facilities Grants

Promote energy efficiency and fuel poverty schemes

Reduce the number of non decent homes

Prevent homelessness and sustaining tenancies through enforcement powers.

Licensing and accreditation of houses in multiple occupation.



ACHIEVEMENTS SINCE THE LAST STRATEGY

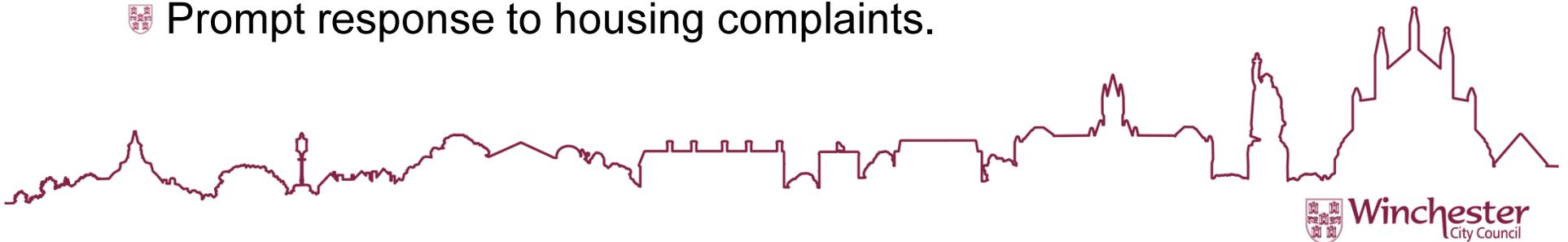
City Lets- number of properties available via the scheme has increased including;

Partnership with the Quakers.

An empty family sized property being let via the scheme

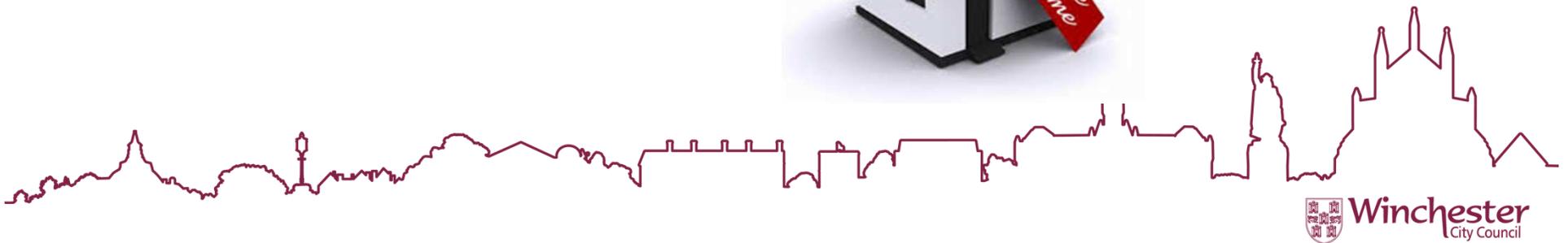
Families accommodated via the Syrian Vulnerable Person Resettlement Scheme.

- 🏰 Utilised additional DFG funding to increase the number of adaptations carried out, preventing homelessness and hospital admissions.
- 🏰 Enforcement policy and powers used to ensure good quality accommodation is available.
- 🏰 Increased revenue via licensing and accreditation scheme.
- 🏰 Maintained licensing of mobile home parks, inspecting annually.
- 🏰 Prompt response to housing complaints.



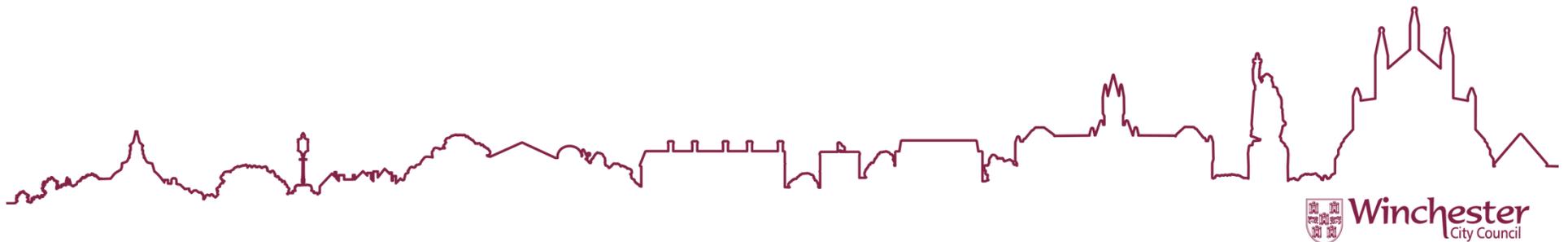
SUPPORTING THE COUNCIL'S PRIORITIES

- 🏰 Energy efficiency and fuel poverty.
- 🏰 Homes for all- Increasing access to the private rented sector through the council's City Lets scheme.
- 🏰 Living well- administering DFGs to support people to live well in their homes, reduce social isolation and reduce hospital admissions.
- 🏰 Ensuring that homes rented in the private sector are safe and well maintained.



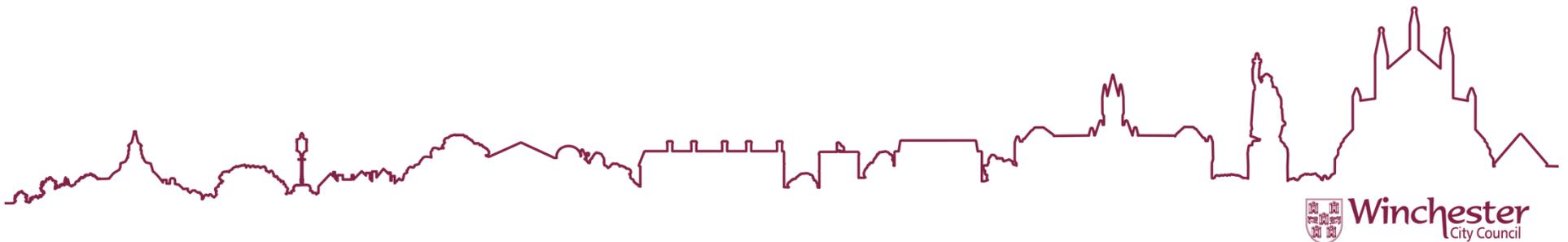
PRIORITY AREAS FOR 2021-2026

- 🏰 Energy efficiency & fuel poverty schemes
- 🏰 HMOs – active investigation and inspection.
- 🏰 Information available- improve documents available via the website for landlords and tenants
- 🏰 Mobile Home Sites- expanding this to single site units
- 🏰 Continue to investigate empty homes which are causing a nuisance for the local community
- 🏰 Increasing access to the PRS as a viable housing option

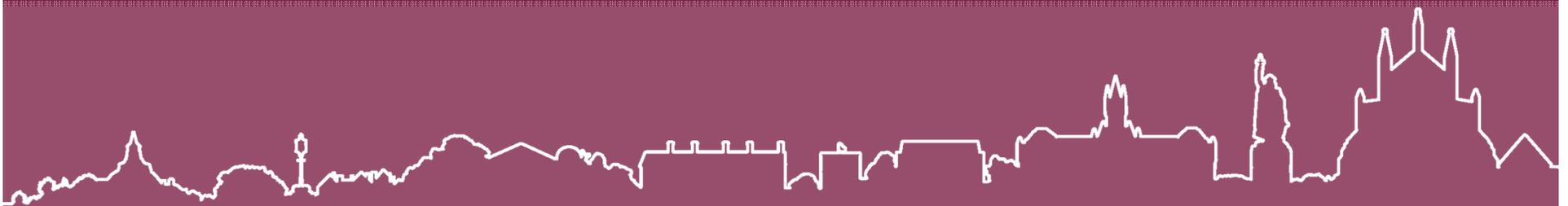


HOW CAN WE ACHIEVE THIS

- Work in partnership with internal and external colleagues to explore and promote energy efficiency initiatives
- Re-engage with HEEP (Hampshire Energy Efficiency Partnership)
- Undertake a Private Sector Housing Condition Survey
- Additional funding to support initiatives
- Actively seek funding opportunities
- Continue to review our communication and publicity with a particular focus on digital engagement



Empty Property Strategy



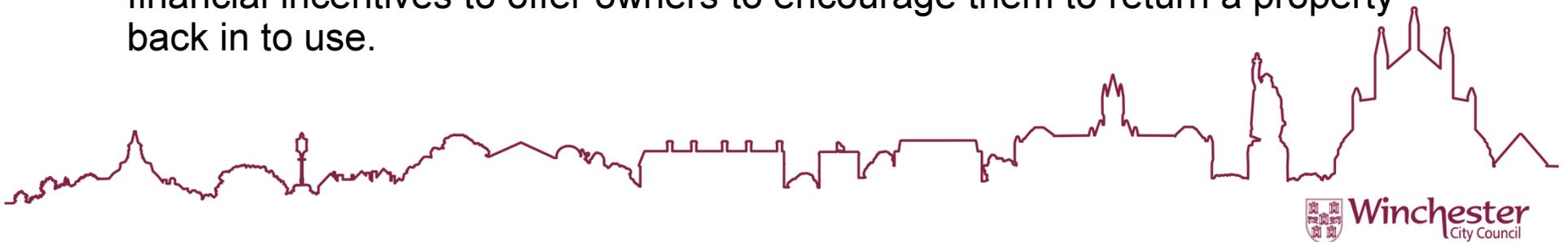
LEGISLATION

 An Empty Dwelling Management Order can be used to bring an empty property back into use.

 The Housing (Empty Dwelling Management Orders)(Prescribed Period of Time and Additional Prescribed Requirements) (England) (Amendment) Order 2012 states, 'A Local Authority has to be able to prove in order to obtain firstly an Interim EDMO that:

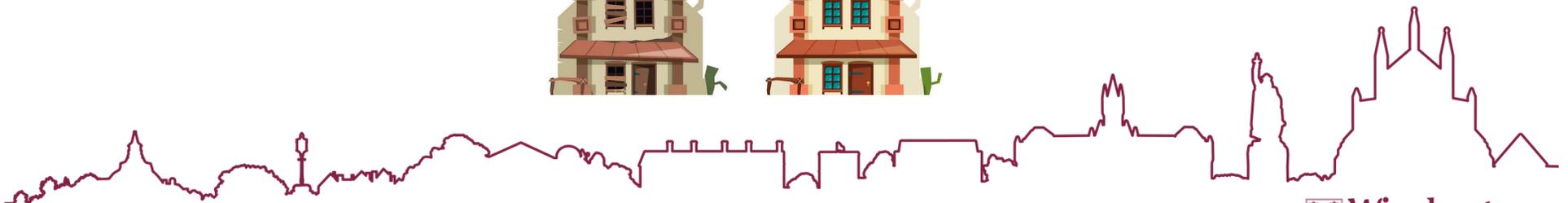
- i. The property has been vacant for at least 2 years
- ii. The property has been causing a nuisance for the local community
- iii. The community supports the proposed making of the interim EDMO
- iv. The LA has given at least 3 months prior notification to the owner of its intention to apply for an Interim EDMO.
- v. The LA has satisfied sections 134(2) a-e of the Housing Act 2004.

The process of obtaining a Full EDMO is lengthy and we currently have no financial incentives to offer owners to encourage them to return a property back in to use.

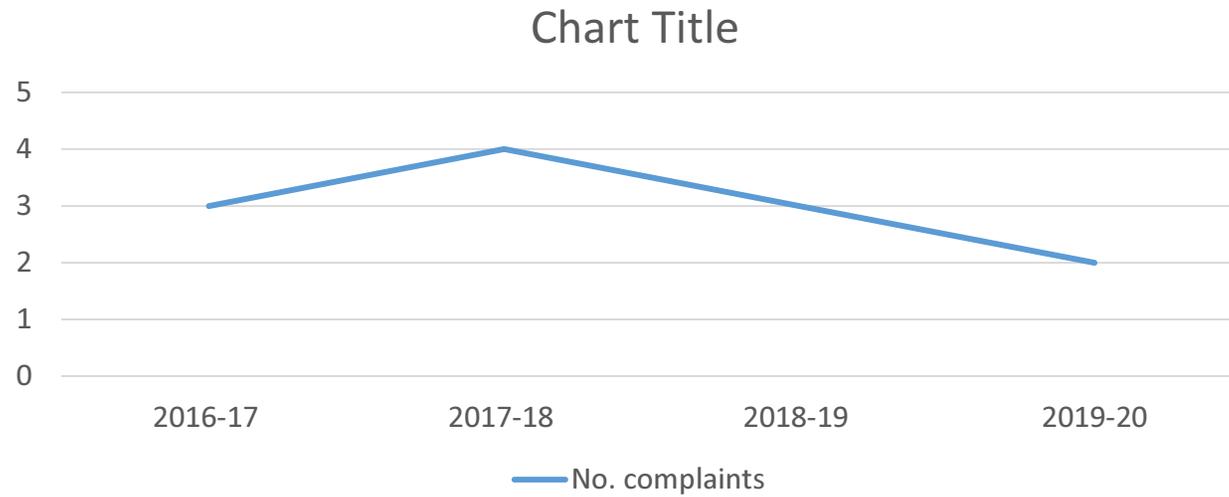


ACHIEVEMENTS SINCE THE LAST STRATEGY

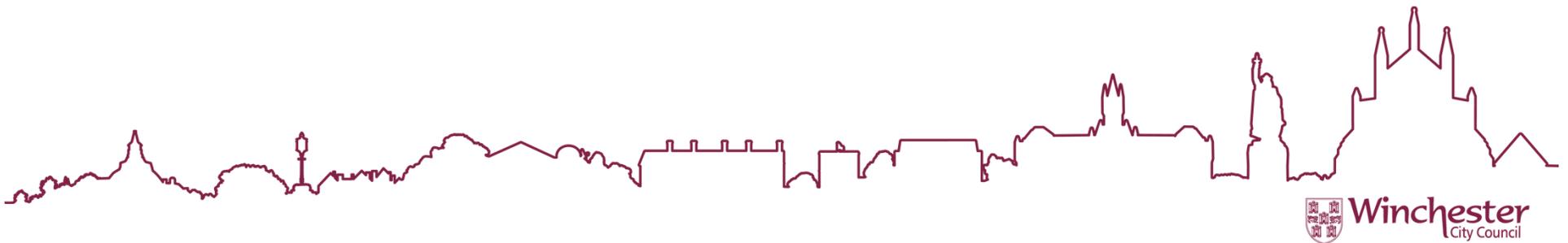
- 🏰 Robust register of empty properties regularly monitored, investigated and owners targeted where appropriate. All landlords of properties empty for 2 years or more engaged with.
- 🏰 Better promotion on website for owners, including incentives relating to the City Lets scheme.
- 🏰 Property brought back in to use after a very lengthy process! Now accommodating a family who approached the housing options service in housing need.
- 🏰 Relevant policy and procedures in place to ensure enforcement powers are used in a targeted and effective way.



NO. OF EMPTY HOMES COMPLAINTS RECEIVED

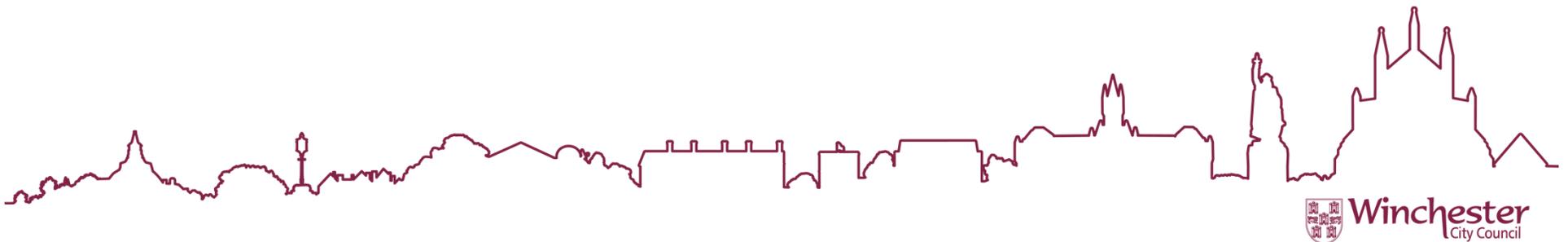


Total of 12 complaints since 2016.



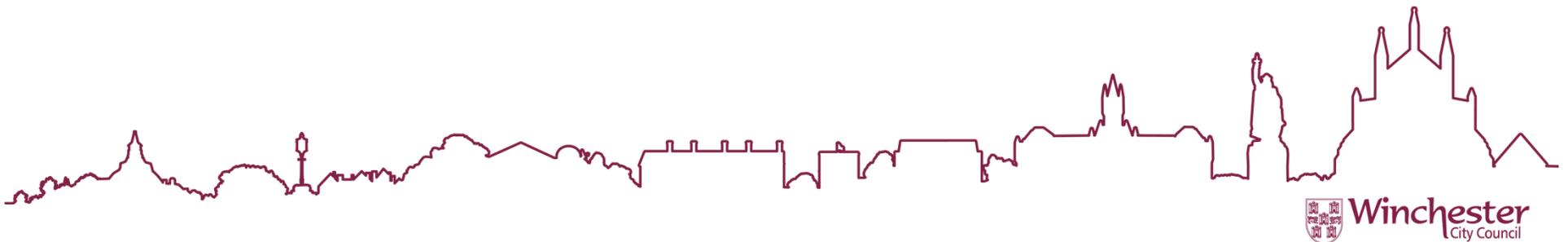
PRIORITIES FOR 2021-26

-  Continue to work alongside Council tax and other relevant colleagues to access accurate information on empty properties.
-  Engagement with owners providing good quality advice and assistance including signposting to any funding streams.
-  Refresh of the communication strategy for the City Lets scheme to encourage owners to bring properties back into use.
-  Explore funding opportunities and the use of incentive schemes to encourage engagement from landlords.



YOUR VIEWS

- Should we introduce an incentive scheme to bring homes back into use?
- If so, what incentives would you like to see and what is felt reasonable?
- In reality the Interim and Full EDMO route is only applicable to a small number of properties, and is lengthy. How would you like to see us prioritise this area of work?



Thank you.
Any questions?

