

Private Sector Housing Strategy Update

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Strategic Private Sector Housing Priorities

- Achieving high standards in the private rented sector
- Enabling safe independent living
- Tackling privately owned empty homes
- Energy Efficiency
- Create a fully integrated private sector housing service



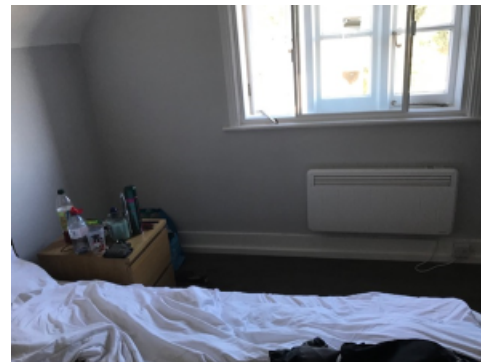
Strategic priority 1 – Achieving high standards in the private rented sector

- 161 property inspections were carried out from April 2020 to March 21, identifying 42 Cat 1 hazards which were all resolved without the need for enforcement action.
- We now have 40 licensable HMOs
- Proactively working with Hotels that have staff accommodation who require a HMO licence.



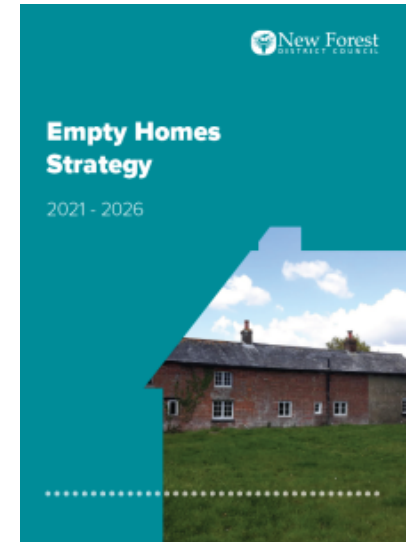
Case Study

- Staff accommodation identified to have more than 5 occupants sharing a kitchen and bathroom
- Multiple issues identified including fire safety issues, 2 inner rooms (where occupants must pass through a kitchen to exit), unsafe electrics, excess cold and hoarding
- Due to the fire safety concerns a joint visit was arranged with Hampshire Fire and Rescue Service
- Emergency remedial works were agreed with the Hotel Manager - now completed
- Further works to be carried out within an agreed timescale – ongoing
- Property to be licenced



Strategic priority 2 – Enabling safe independent living

- 167 DFGs were completed between April 2020 and March 2021
- Continue to support New Forest Disability
 - in promoting access to Disabled Facilities Grants and adaptations
 - Support to hospital discharges and widening of the scheme to other hospitals
- Promoting Appletree Careline
- Recruitment of additional DFG surveyor to reduce the time taken to assess and install adaptations



Strategic priority 3 – Tackling privately owned empty homes

- Empty Homes Strategy Approved by Council on 6th September 2021
- PSH Team are carrying out visits to the Empty Properties as identified under Council Tax and contacting the owners where action needs to be taken.
- Long term Empty properties already returning to use



Strategic priority 4 – Energy Efficiency

- We have joined Portsmouth City Councils (PCC) consortium in a bid for the Sustainable Warmth Grant (SWG) to a value of around £32.7 million (if successful).
- Local Authority Decarbonisation (LAD) for on-gas properties (where a property can get up to £10,000 grant funding) and Home Upgrade Grant (HUG) for off-gas properties (where a property can get up to £25,000 grant funding).
- The bid proposes to support 1,660 households with LAD funding & just over 1,000 households with HUG funding.
- Partnership with HCC to identify a detailed installation programme including investment and skills requirements
- Supporting the awareness of Fuel Poverty awareness alongside Hampshire CC in new staff induction programmes
- Working with local partners and Southampton University to collate fuel poverty data to form action planning

Strategic priority 5 – Create a fully integrated private sector housing service within the Council

- Implemented a new IT system
- Recruited to the new DFG post within the team
- Joint working approaches with Housing Allocations
 - Implemented a new procedure to ensure the best use of existing Council Housing Stock when a DFG referral is received.
- Joint working approaches with the Homeless Team
 - PSH team carry out visits to properties identified as having disrepair by the homelessness officers.
 - Implementing Call Before You Serve
- Joint working approaches with Housing Maintenance
 - Bathroom refurbishment programme - ensuring wet rooms are installed within bungalows and extra care blocks
 - Voids - ensuring any DFG related adaptations are carried out in conjunction with void works to prevent delays in the property being re-let

Questions?