

Good Practice Resource Pack for Working with Private Landlords

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Rationale behind the resource pack

- Range of reasons why local authorities *have* to work with the PRS
- Range of reasons why local authorities might *choose* to work with the PRS

Role of PRS in housing market

- Important to local economy - offers choice & flexibility
- Significant proportion of stock may be held in PRS (approx 2% - 17%)

AND.....

- Tackling homelessness key priority for SG (2012)
- Shortages of social rented sector supply
 - overall
 - small area specific, especially rural areas

PRS & Homelessness

- Complex relationship
- 07/08 13.2% SHHs presented from PRS
- ‘Informal’ solution to homelessness (both stat and non stat)
- Increasing recognition of informal and more formal role
- Building on work of RDGS etc

Pack is designed to....

Assist local authorities to:

- Identify key issues & assess the role of the PRS in addressing them
- Consider ways of working with the PRS that fits *local context*
- Learn effective ways of working from practice examples
- Consider supply options re homelessness

Overall approach

- Ways of working that encourage standards raising through self-regulation
- Co-operation & interaction, willing partners
- Range of methods 'toolkit'....no 'one size fits all' approach
 - Pressure on market, type of landlords etc

Example of Contents

- **3. WIDER CONTEXT**
- Strategic Reasons for Working with the Private Rented Sector
- *The Local Economy*
- *Tackling Homelessness*
- *Community Safety*
- *Neighbourhood /Environmental Management*
- *Energy Efficiency and Fuel Poverty*
- *Regeneration*
- The Statutory Framework
- *Key Legislation*
- *Strategic Planning*
- *Raising Standards and Protecting Tenants*
- A Corporate Responsibility
- *Community Planning and Single Outcome Agreements*
- *Not Housing Alone*

Key Messages

- Corporate response - not simply about housing
- Broad range of services need to work constructively with sector
- ‘Packaging’ – accessible to landlords
- Resource intensive (staff, time and money)...may take time to reap real benefits
- May require different skills sets or experience

Consider what landlords need

- Recognise landlords as running a business
- Looking for efficient/effective service
- Recognise that 'good' landlords care about standards and the reputation of the sector
- And help with housing benefit!!!!

Households Experiencing Homelessness

- Not new.....but enhanced role?
- ‘All other things being equal’ – many landlords will be willing to work with you
- Don’t assume landlords don’t come with a social conscience
- But.....they are still running a business

Temporary v Settled

- Not about policy debate re discharging duty into the PRS...for others to decide!
- Range of examples....some from wider UK (housing options approach)
- A lot of new activity and some existing schemes reviewing their future

Which Option(s) to Choose?

- Driven by the role of your PRS
- Type(s) of services attractive to ‘your’ landlords
- Factors such as level of involvement in day to day management, appeal of no rent loss periods etc
- Range of approaches? Consider how they will impact on each other (and wider market)

And the tenant...?

- Leasing schemes can be expensive for working tenants
- Most landlords want continuity.....don't end tenancies unless they have a reason
- Support....for both tenant AND landlord

Possible areas of discussion?

- How is engagement between LA and landlords progressing in your area?
- What is working well for you?
- Have you encountered any obstacles?
- Can the group suggest how you might tackle them?