



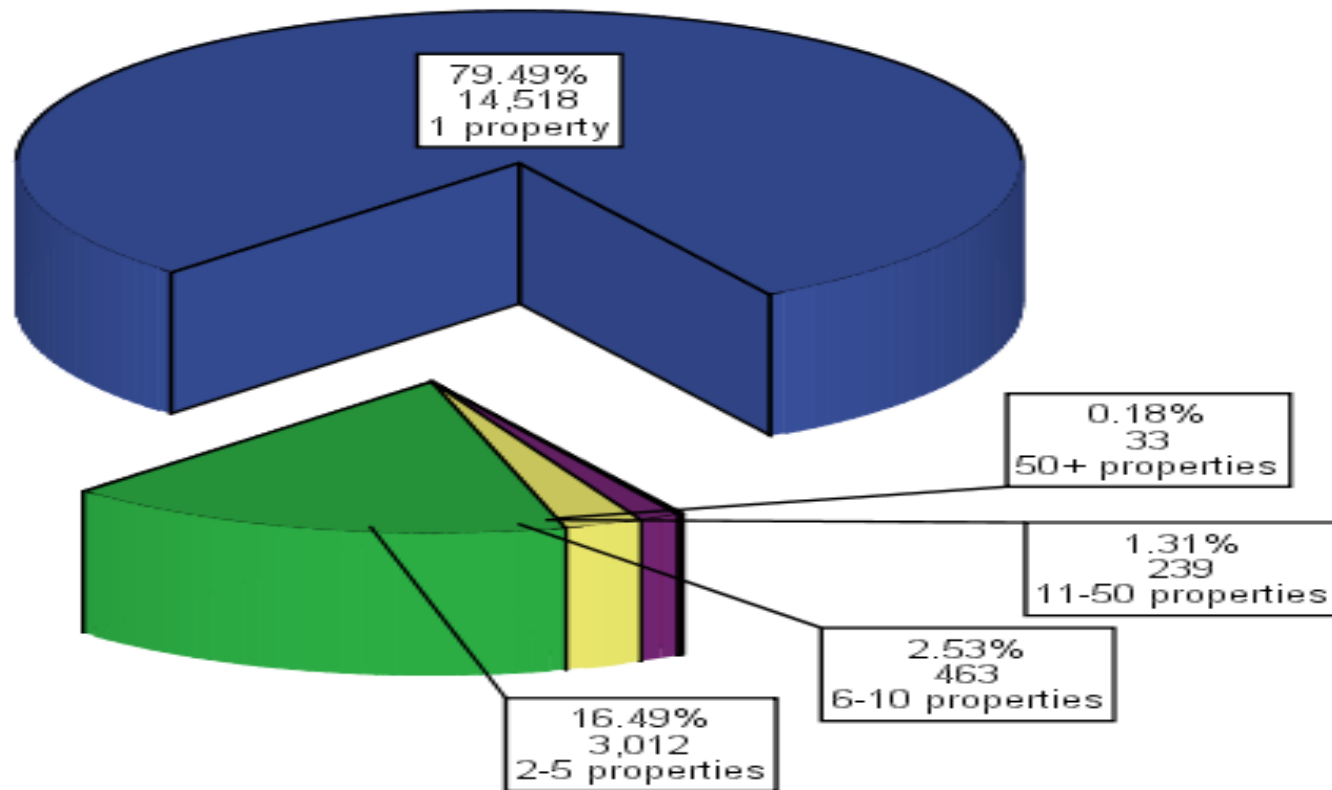
# ‘Managing problems in the PRS’

17<sup>th</sup> April 2012

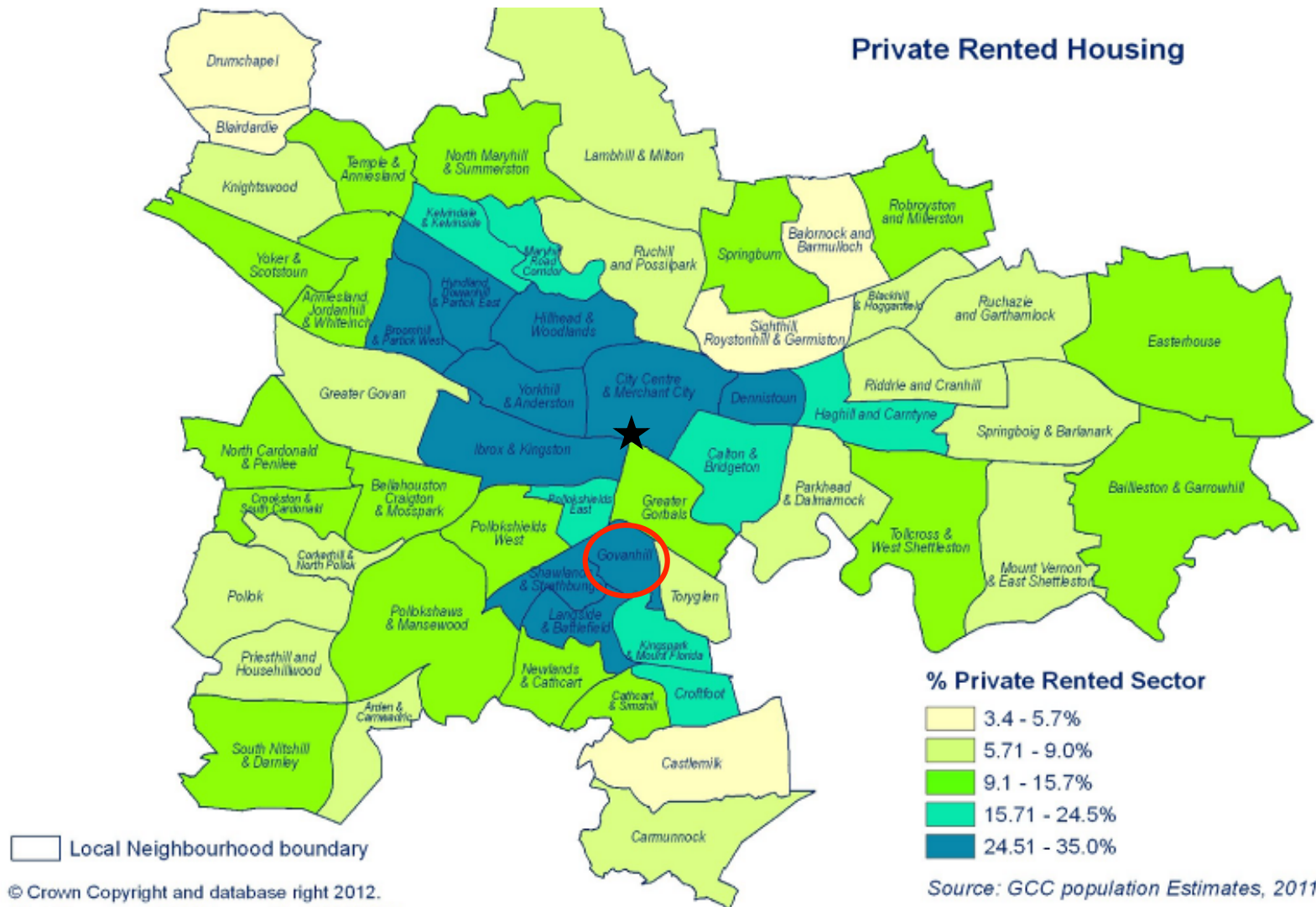
# Private Housing in Glasgow

- Around 185,000 private sector properties
  - 140,000 owner occupied (47%)
  - Over 45,000 private rented (15% and rising)
  - In addition to 110,000 socially rented
- 2,800 Houses of Multiple Occupation
- 62,000 private properties in serious disrepair
- Over 7,000 Below Tolerable Standard properties in pre-1919 stock
- Many factors operating– RSL and private factors/ many closes unfactored

## Portfolio size of registered private landlords



# Concentrations of Private Renting





# Profile of Govanhill

- Concentrations of:
  - Deprivation
  - Unemployment
  - Poor house condition
  - Anti-social behaviour
    - Inappropriate disposal of rubbish and ‘living noise’
  - Large private rented sector with relatively low rents
  - Infestations of cockroaches and bedbugs
- Culturally diverse community
  - Large Asian population
  - More recently, 2-3000 Roma Residents





# Govanhill HUB

- Multi-service and multi-agency grouping
  - Includes GCC (range of services), Police, Fire, local RSL, Health, Community Safety Services etc
- Meets daily in offices of Govanhill HA
- No agenda set so no bureaucracy which may hinder effective and fast action
- No dedicated powers but has the toolkit available to it from the attending agencies

# Intervention & Support Team: Govanhill

- Specialised multi-disciplinary team:
  - Private Landlord Enforcement
  - Environmental Health
  - Community Relations
  - Language Support
- Multi-disciplinary focus to take proactive action and provide a quick response when required.
- Visible in community and getting to know local people
- Getting results in tackling poor private landlords and providing support to other owners and tenants
- Results:
  - Highest rate of Private Landlord Registration Compliance
  - More than half of Rent Penalty Notices are attributable to Govanhill
  - Lowest number of expired applications



# Action to improve the PRS

- 21 private landlord registration applications refused or revoked in the city
- Measures Required
  - Mandatory disclosure checks for applications to Private Landlord Registration
  - Powers of Access
  - Regulation of Letting Agents
  - Third Party Reporting Rights
- Estimated 6,500 unregistered landlords & 10,000 properties
- Publicity campaign on radio and newspapers
- Establishing local private rented forums



# Scheme of Assistance Outputs

- Glasgow CC spent £11.5million on delivering the Scheme of Assistance in 2010/11
- Since introduction of Scheme of Assistance in 2009:
- Major works
  - 260 Work Notices incl. statutory and voluntary schemes
  - 420 Works Notices around ground consolidation
- Missing shares
  - 17 cases in first 6 weeks
- Revolving Fund
  - 306 cases at some stage in process
  - 89 cases with statutory notices services covering 838 flats and 63 commercial properties
- Maintenance Orders
  - First 5 Maintenance Orders served



# Govanhill Improvement Works





# Glasgow's Housing Strategy

[www.glasgow.gov.uk/Housing](http://www.glasgow.gov.uk/Housing)

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