

# Working in the Private Rented Sector

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# Private Rented Sector in Context

- Newcastle has 14,000 private rented households, which is 12.7% of total housing market.
- The private rented stock is mainly situated in wards with a high deprivation level.
- A high proportion of our housing stock fails the Decent homes standard – 37% Private sector. (12% have no central heating)
- 44.6% of PRS households in Newcastle are full time students.
- 25.4% of PRS are single people.

(Taken from The Modern PRS, David Rhodes, JRF & 2001 census)

# Project Background

- PRP has been in operation since 1997
- Partnership approach between local housing providers.
- Externally funded via central government
- Brought under umbrella of the Local Authority in Autumn 2005.
- Key to be seen an “Independent”

# Project Aims & Objectives

The project works in partnership with Landlords and Tenants, Newcastle City Council and other agencies to:

- Raise the management standards of private landlords
- Reduce crime and anti social behaviour
- Reduce the number of private rented empty properties
- Increasing the quality of housing
- Facilitate access and reduce exclusion to the private rented section
- Raise area perception
- Improve the local environment

# Newcastle Private Rented Project

- Private Sector Liaison Service
- Facilitate consultation and information sharing with PRS
- Support and advice services for landlords
- Promote good practice
- Education and training
- Deliver neighbourhood solutions
- Plan Interventions for raising standards

# Practical Services

- Property Advertising
- Reference Checking
- Tenancy Sign-up
- Mediation
- Empty Homes Assistance



# Proactive Interventions



# Empty Homes



- Database of properties
- Identify voids
- Local Partnerships
- Empty Homes Register
- Refer to Environmental Health



# Empty Homes



- Work directly with landlords
- Range of incentives
- Advice and support
- Resource maximisation
- Change of ownership

# Empty Homes & ASB



- Property Security
- Arson Target Removal
- Decorated boards
- Graffiti kits

# Does it work?

82% reduction in the number of private sector voids in one area!

But ...

- Be prepared for a long term project
- A partnership approach is essential
- Private Landlords can be part of the solution.

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