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PRIVATE SECTOR RENEWAL STRATEGY

2021 - 2023



Updated May 2023

Private Sector Renewal Strategy 2021- 2023 review

This review provides an update on the outcomes achieved through the implementation of the actions set out in this strategy.

The Private Sector Renewal Strategy is a sub-strategy of the Housing Strategy 2021-2023; one of the priorities of the Housing Strategy is improving standards in the private rented sector.

Private Rented Sector

Actions	Update	Status
Respond to Government consultations relating to the review of the Health & Housing Safety Rating System as appropriate.	The Environmental Health Team responded to all consultation opportunities. The outcome of the review is awaited.	Complete
Introduce any required changes to policies and procedures as a result of the Government review of the Health & Housing Safety Rating System.	The outcome of the review is anticipated in the Spring.	Awaiting response
Review the Selective Licence Scheme that is due to expire 31st January 2022 (if appropriate, commence consultation to extend by 1st August 2021)	Following the review in 2021, and a consultation in early 2022, the Selective Licensing scheme has been renewed until 2027.	Complete
Work with Nottinghamshire authorities to profile Ashfield's private sector stock using a range of data sources.	Nottinghamshire authorities are working jointly to commission a private sector stock modelling report – report expected in early 2024.	In progress
Implement a Banning Order Policy.	Due to staffing shortages, it has not been possible to start this action.	Incomplete
Develop service standards for Private Sector Enforcement setting out the service tenants and landlords can expect from the team.	An Enforcement Policy is being drafted and will be published by Autumn 2023.	In progress

Private Rented - Continued

Raise awareness of the new electrical safety regulations and take enforcement action as necessary.	New regulations are routinely highlighted in all communication with landlords and agents. No enforcement action has been required to date.	Complete
Develop a standard template for pre-HMO licencing inspections.	A template is in place.	Complete
Continue to work with DASH, MDC and N&SDC to provide a landlord's forum twice a year.	From January 2023, ADC, MDC and N&SDC are working together to host a landlord forum at least twice a year. In January, 70 landlords attended the virtual forum.	Complete
Further develop the training offer on PRS property standards for landlords.	Training style sessions are now included in the landlord forum. 1:1 advice and support is also provided as part of the Selective Licensing scheme	Complete
Proactively inspect all properties belonging to a landlord with at least one property in disrepair.	Due to staffing shortages, it has not been possible to start this action.	Incomplete

Caravan Residents

Update enforcement policies and procedures as required following Government changes regarding trespass on private land.	No updates were required as additional powers relates to cases of serious ASB only.	Complete
Develop a standard template for pre-HMO licencing inspections.	A template is in place.	Complete

Empty Homes

The PSE Team will use all available powers to bring as many empty properties back into use as possible.	The Team dealt with 56 empty properties during 2021-2023, and 21 empty properties were brought back into use	Complete
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Health and Housing

Update the Aids and Adaptations Policy and associated procedures.	A new policy and procedure have been approved and implemented.	Complete
Review the eligibility criteria for Discretionary DFGs.	Review started but not yet complete due to other priorities.	In progress
Review the information provided to residents in person and online on the support available to them to stay well at home.	A review and update of information available of the ADC website has been completed.	Complete
Ensure we are working in partnership with all relevant agencies.	Joint working arrangements are in place with all relevant agencies. ADC also regularly attends a countywide Consistency Group with other local authority partners.	In progress
Be an active member of the Nottinghamshire Consistency Group to ensure we are operating in line with other Nottinghamshire authorities and adopting best practices.	The DFG Team regularly attend Consistency Group and adopt best practices as appropriate.	Complete
Work with Nottinghamshire County Council to achieve Social Care Trusted Assessor status for the DFG Team	This opportunity is no longer available.	In progress
Introduce a case management software system and other digital solutions to minimise the use of paper-based and inefficient ways of working.	A request has been made to include a DFG module in the corporate digital transformation plan – awaiting a decision.	In progress

2023 - 2025 Actions

Private Rented Sector

1. Introduce any required changes to policies and procedures as a result of the Government review of the Health & Housing Safety Rating System.
2. Complete a midway review of the Selective Licence Scheme introduced in July 2022.
3. Work with Nottinghamshire authorities to profile Ashfield's private sector stock using a range of data sources.
4. Implement a Banning Order Policy.
5. Publish an Enforcement Policy.
6. Proactively inspect all properties belonging to a landlord with at least one property in disrepair.
7. Proactively identify and review all HMO properties.
8. Introduce any required changes as a result of the Supported Housing (Oversight) Bill.
9. Complete the damp and mould action plan submitted to DLUHC and respond to any further requests for information and action.
10. Implement a new IT system to record and manage HHSRS cases.
11. Explore opportunities arising from the proposed East Midlands Mayoral Combined Authority to improve standards in the private sector.
12. Introduce any changes required as a result of the anticipated Renters' Reform Bill.
13. Identify opportunities to improve the service provided to residents through working jointly with the Homefinder and Housing Options Teams.
14. Raise awareness with landlords, tenants and the wider community of the latest policy changes, as well as their rights and obligations, and how ADC can help when problems arise.

Empty Homes

Use all available powers to bring as many empty properties back into use as possible.

Health and Housing

1. Complete the review of the eligibility criteria for Discretionary DFGs and update the relevant policy to utilise this funding.
2. Renew the Private Sector Renewal Policy.
3. Introduce a case management software system (corporate approval required).
4. Review the information provided to residents setting out the legal and financial implications of receiving DFG and associated funding.
5. Build relationships with additional contractors to ensure competitive quotes are received and works are completed without delay.
6. Identify the implications of the Futures Homes Standard and associated regulation and develop an action plan to mitigate these.
7. Be an active member of strategic forums such as the Consistency Group and Oversight Forum.
8. Publish a case study every quarter on the website and social media to promote the service to residents.
9. Maximise the external funding that residents can access to improve the energy efficiency of their homes, using green solutions wherever possible.