



2015- 2021

Ryedale District Council Private Sector Housing Action Plan



September 2016

ISSUE - WORKING WITHIN OUR GEOGRAPHY					
Priority 2 - Ensure that our housing stock reflects the needs of the Ryedale communities across all areas					
Aim 5					
Links to Housing Strategy					
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Develop an understanding of the condition of the local stock	Undertake a private sector stock condition survey Link the SHMA & stock condition survey to better understand the needs of the occupiers	<ul style="list-style-type: none"> - Investigate opportunities to procure a new stock condition survey and associated costs - Direct resources from the outcomes of the surveys 	Ongoing	EHO/HSM	Staff time
ISSUE - THE HOUSING NEEDS OF OUR COMMUNITY					
Priority 3 - Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives					
Aim 1 and 2					
Partners: White Rose Home Improvement Agency, Community Safety, North Yorkshire County Council, Voluntary Sector, Elderly Persons Forum					
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Assisting elderly and disabled residents to achieve independent living	Provision of financial assistance These new schemes are discretionary however landlords will have access to the schemes Ensure the existing supply of housing is suitable for older persons in future years Reduce the number of Category 1 hazards relating to falls in households within h priority groups Links to NYCC Community Strategy and Health and Well Being Boards	<ul style="list-style-type: none"> - Disabled Facilities Grant (DFG) - Handyperson Scheme - Emergency adaptations (major adaptations) - Hospice and hospital emergency adaptations - Contribution assistance scheme - Discretionary adaptation scheme - Adaptations replacement scheme - Raise awareness of services available from Well Being and Handyman Service through local events - Development of the Winter Health Strategy and Action Plan 	Ongoing TBC Ongoing Ongoing	WRHIA NYCC/EHO WRHIA EHO	Staff time

	Provision of advice and advocacy	<ul style="list-style-type: none"> - Update and distribute information guides on adaptations together with the availability of advocacy and financial assistance from the Council - Renewal of procurement framework - Support the register of adapted housing association property in the district - Support the 'Handyperson Scheme' to carry out minor repairs/DIY tasks for elderly or disabled residents 	Ongoing	EHO	Staff time
	Signposting to relevant agencies	<ul style="list-style-type: none"> - Develop wellbeing service - Develop link with the Living Well service 	Ongoing	WRHIA	Staff time
Reduce the number of non-decent homes	<p>Provision of financial assistance</p> <p>Reduce the proportion of Category 1 hazards in dwellings in the poorest areas, households and dwelling types</p>	<ul style="list-style-type: none"> - Energy Efficiency Grants up to £6,500 to improve insulation measure for propriety groups and to provide improved heating systems for vulnerable applicants in properties in Council Tax Bands A, B or C. - Home Appreciation Loan Scheme, which affords the opportunity for qualifying applicants to release equity in their homes to facilitate repairs and improvements. - Energy Repayment Loans up to £2,000 to be made available for priority groups, currently under developments through the Homes and Loans Service in Sheffield - Emergency Repair Grant - Development of new grant schemes through White Rose - Promote the availability of the schemes through local forums, mailings, websites and publications. - Increased use of White Rose 	<p>ongoing</p> <p>September 2016</p> <p>September 2016</p> <p>Ongoing</p>	<p>EHO</p> <p>EHO</p> <p>EHO/H&L</p> <p>WRHIA/EHO</p>	<p>Capital Program</p> <p>Staff Time</p> <p>25K</p> <p>Better Care Fund</p> <p>Staff time</p>
	Provision of advice and advocacy will be available to both owner-occupiers to encourage and facilitate the provision	<ul style="list-style-type: none"> - Provide advice to home owners regarding any problems they have with poor quality housing conditions - Update and distribute information guides on the HHSRS and decency, together with the availability of advocacy and financial assistance from the Council - Sign-posting to the appropriate service - Well Being Service 	<p>Ongoing</p> <p>Ongoing</p>	<p>EHO</p> <p>WRHIA</p>	<p>Staff Time</p>

	Increase public awareness of the range of services available to encourage and support owner occupiers	<ul style="list-style-type: none"> - Provision of a 'Handyperson Scheme' to carry out minor repairs/DIY tasks for priority groups. - Emergency Adaptations (major adaptations) - Increased use of Website 	TBC		Better Care Fund
Increase Crime Prevention Measures	Provision of financial assistance	<ul style="list-style-type: none"> - Property Improvement Loan up to £7,500 for priority groups - Safe and Secure Hardship Fund (development of new grant schemes through White Rose) 	Ongoing TBC	EHO WRHIA	Capital funding Better Care Fund
	Advice and education	<ul style="list-style-type: none"> - Signposting to partners where applicable 	Ongoing	CS WRHIA	Staff time
	Home security measures are to be incorporated into all renovation/repair schedules	<ul style="list-style-type: none"> - All schedules to consider security measures 	Ongoing	EHO WRHIA	Staff time

ISSUE - UNDERSTANDING AND IMPROVING THE QUALITY OF OUR HOUSING STOCK
Priority 5 - Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities
Aim 1 and 2
Partners: North Yorkshire Private Sector Housing Group

PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Develop and maintain an understanding of the condition of existing stock	Sub regional approach to the understanding of stock condition? Link with Leeds City Region Approach	<ul style="list-style-type: none"> - Stock condition survey - Specific date for financial assistance for owner occupiers 	Dec 2016	EHO	Research cost of survey
		<ul style="list-style-type: none"> - Adoption of the Private Sector Renewal Strategy 	Oct 2016	EHO	
	Continue to work with private sector landlords and local private rented sector fora and focus on "Rogue Landlords" where appropriate	<ul style="list-style-type: none"> - Increase the financial incentives available to assist landlords in improving the condition of their properties 	Apr 2017	HSM EHO	Capital budget agreed
		<ul style="list-style-type: none"> - Working with letting agents to improve understanding of Private Rented Sector statutory requirements 	Apr 2017	EHO	Staff time
			Apr 2017	HPO	Staff time

	Home Improvement Agencies and Handypersons schemes	<ul style="list-style-type: none"> - Development of website to provide information relating to statutory changes - Promotion of resources available to support private landlords - Develop program of inspections of HMOs - Continued attendance to sub-regional and regional working policies and ensure best practice can be attained - Development of Code of Practices to raise awareness with Private Rented Sector community - Adoption of the Ryedale Enforcement Policy - Continue partnership with Scarborough Borough Council with regards to White Rose service 	<p>Oct 2017</p> <p>Oct 2016 Ongoing</p> <p>Apr 2017</p> <p>Apr 2017</p> <p>Ongoing</p>	<p>EHO/HPO</p> <p>EHO EHO</p> <p>EHO</p> <p>EHO</p> <p>HSM</p>	<p>Staff time</p> <p>Staff time Staff time</p> <p>Staff time</p> <p>Staff time</p> <p>DFG funding/ Revenue funding</p>
Identify and use opportunities to re-develop existing residential or commercial stock for new housing	<p>Work with RPs to understand and deliver opportunities</p> <p>Support bids to appropriate funding streams</p>	<ul style="list-style-type: none"> - RP forums - Inclusion of over shop redevelopment through Empty Property Action Plan - Support provided to RP partners for HCA funding 	Ongoing	<p>DO</p> <p>DO</p>	<p>Staff time</p> <p>Staff time</p>
Facilitating a well maintained and managed private rented sector	<p>Provision of financial assistance</p> <p>Encourage and support landlords and agents to reduce Category 1 hazards within their properties</p> <p>Continue to work with private sector landlords and focus on rogue landlords where appropriate</p> <p>Increase the quality of temporary accommodation</p>	<ul style="list-style-type: none"> - Landlord Loans/Grants - Working with local partners and stakeholders - Landlord Forum - Landlord Training events - Increase use of website to provide information to landlords and tenants - Signposting to appropriate training - Development of the website to provide information relating to PRS Statutory requirements - Promote the services available to support - Investigate the development of a landlords newsletter - Regular inspections of temporary accommodation 	Ongoing	EHO/SHOO/ HPO	Staff time

		- Development of policy to reduce the length of stay by discharging the 'legal duty' to the PRS	Ongoing	EHO/SHOO	Staff time
Maintain effective housing standards enforcement service	Licensing of Houses in Multiple Occupation	- Continue with the inspection and licensing regime of HMOs - Participate in the regional HMO group - Develop protocol to locate new HMO's	Ongoing	EHO/TO	Staff time
	Licensing of caravan sites	- Continue to work with planning in the licensing of caravans	Ongoing	DM/ NYMNPA	Staff time
	Investigation of housing complaints	- take appropriate and robust action towards the regulation of the sector - Use of RDC's enforcement protocol - Working with local partners to reduce anti-social behaviour	Ongoing	EHO/TO	Staff time
	Enforcement action	- Use of RDC Empty Property Procedure - Development of UE protocol and welfare assessment for roadside travellers - Use of RDC Enforcement Procedure	Ongoing	EHO/TO	Staff time
	Have regard to any new housing legislation	- Participating in PSH steering groups across the sub-region and region	Ongoing	EHO	Staff time

Priority 6 - Ensure all homes have a positive impact on health and well being and are affordable to run

Aim 4 and 5

Partners: White Rose Home Improvement Agency, Community Safety, North Yorkshire County Council, Rural Action Yorkshire, Voluntary Sector, Northern Gas Network

PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Continue to deliver investment in Energy Efficiency	Development of new Energy Partnership and National Energy Action	- Investigate new links with other partners to develop energy efficient projects throughout district	Ongoing	EHO	Revenue budget
		- Continual development and use of oil co-ops and collective switching scheme, as well as other similar schemes	Ongoing	EHO	Staff time
		- Biennial Home Energy Conservation Act report	Annually	EHO	Staff time

		<ul style="list-style-type: none"> - Source external funding where appropriate - Develop and increase the use of renewable technology across the district - Investigate and develop partnerships to promote affordable warmth and renewables - Investigate the possibility of purchasing data on Energy Performance Certificates that can be used to target specific areas 	<p>Ongoing</p> <p>Ongoing</p> <p>Oct 2016</p>	<p>EHO</p> <p>EHO</p> <p>EHO</p>	<p>Research costs</p>
<p>Enable more sustainable homes by increasing energy efficiency and reducing fuel poverty</p>	<p>Provision of financial assistance</p> <p>Links to NEA and local agencies</p>	<ul style="list-style-type: none"> - Energy efficiency grants up to £6,500 to improve insulation measures for priority groups and to provide improved heating systems for priority group applicants in properties in Council Tax Bands A, B or C - Energy Repayment Loans up to £2,000 to be made available for priority groups, currently under developments through the Homes and Loans service in Sheffield 	<p>Ongoing</p> <p>September 2016</p> <p>On going</p>	<p>EHO</p> <p>H&L</p>	<p>Staff time</p> <p>Capital Program</p> <p>Better Care Fund</p>
	<p>Increase access to affordable warmth</p>	<ul style="list-style-type: none"> - Further develop the oil co-operative syndicate in partnership with Scarborough Borough Council - Increase awareness and uptake of the Choices for Energy Switching Scheme - Investigate external sources of funding to improve access to affordable warmth and energy efficiency - Investigate and develop partnerships to promote affordable warmth and renewables 	<p>Ongoing</p>	<p>EHO/WRHIA</p> <p>RAY/NEA</p>	<p>Staff time</p>
	<p>Advice and education</p>	<ul style="list-style-type: none"> - Provide advice on reducing fuel bills - Provide advice on energy efficiency measures in the home - Attendance at externally appropriate events - Advise about sustainable energy choices - Advice on how to control condensation and damp - Develop training model for front line staff regarding fuel poverty and energy efficiency 	<p>Ongoing</p>	<p>EHO</p> <p>WRHIA</p> <p>NEA/NYCC</p>	<p>Staff time</p> <p>Staff time</p>

	Energy efficiency measures are to be incorporated into renovation/repair schedules	- All schedules to consider energy efficiency	Ongoing	EHO WRHIA	Staff time
ISSUE - ADDRESSING THE NEEDS OF HOMELESS HOUSEHOLDS					
Priority 7 - Continue to reduce Homelessness					
Aim 5					
Partners: Links to Housing Options					
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Reduce the use and increase the quality of temporary accommodation	Increase the quality of temporary accommodation	<ul style="list-style-type: none"> - Regular inspections of temporary accommodation - Development of policy to reduce the length of stay by discharging the 'legal duty' to the PRS - Reduce the length of stay by discharging the legal "duty" into the private rental sector. Formalise the policy 	Ongoing	SHOO/EHO	Staff time
ISSUE - THE NEEDS OF VULNERABLE HOUSEHOLDS AND THOSE WITH SUPPORT NEEDS					
Priority 9 - Provide appropriate Housing and Support for those with Specific Needs					
Aim 2					
Partners: Gypsy Roma Traveller & Showpeople Steering Group, Community Safety, Horton Housing					
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Identify and improve housing, and support households for specific needs	Identify needs within the travelling community Work with sub-region on GRTS provision of travellers provisions	<ul style="list-style-type: none"> - Development of management protocol for Tara Park - Review of allocations policy at Tara Park - Maintain a list of perspective tenants - Regular inspections of Tara Park - Investigate use of Community Hub on Tara Park 	Ongoing	HSM/DO EHO HH	Staff time

		<ul style="list-style-type: none"> - Participate with the sub-region in the development of an action plan and strategy - Involvement with Seamer Horse Fair working party 			
Continue the good practice and joint working across the sub region	Delegate delivery of this priority to the GRTS sub group of the Supporting People Commissioning Body and report to Housing Board	<ul style="list-style-type: none"> - Development of management protocol for Tara Park - Review of allocations policy for Tara Park - Maintain a list of prospective tenants - Regular inspections of Tara Park - Accommodation Needs Assessment 	Dec 2016	DO/EHO	Staff time
			Oct 2016	EHO	
			Ongoing	EHO/DO	
			Ongoing	DO	
			Dec 2016	DO	

GLOSSARY

<u>Staff</u>		<u>Other</u>	
HSM	Housing Services Manager	RDC	Ryedale District Council
DO	Development Officer	NYCC	North Yorkshire County Council
EHO	Environmental Health Officer	HMO	House in Multiple Occupation
DM	Development Management	SHMA	Strategic Housing Market Assessment
HPO	Housing Project Officer	NYMNP	North Yorkshire Moors National Park Authority
SHOO	Senior Housing Options Officer	WRHIA	White Rose Home Improvement Agency
TO	Technical Officer	DFG	Disabled Facilities Grant
<u>Other</u>		NEA	National Energy Action
CERT	Carbon Emission Reduction Target	NYHC	North Yorkshire Home Choice
RP	Registered Provider	COP	Code of Practice
GRTS	Gypsy, Roma, Traveller and Showmen	PRS	Private Rented Sector
CAB	Citizens Advice Bureau	TBC	To Be Confirmed
UE	Unauthorised Encampment	H&L	Homes & Loans
HHSRS	Housing Health & Safety Rating System	NYPSHG	North Yorkshire Private Sector Housing Group
HH	Horton Housing	CS	Community Safety
PSH	Private Sector Housing	NYEPG	North Yorkshire Empty Property Group
RAY	Rural Action Yorkshire	REPG	Ryedale Empty Property Group
GRTSSG	Gypsy, Roma, Traveller & Showpeople Steering Group	EPF	Elder Person Forum
SCS	Stock Condition Survey	NGN	Northern Gas Network
		HCA	Homes and Communities Agency
		UE	Unauthorised Encampment

EXECUTIVE SUMMARY

Introduction

This document sets out the Council's strategy for private sector renewal in Ryedale. It identifies the key priorities for action and the measures the Council will use to make the best use of the limited resources that are available.

The strategy has been developed in response to the Government's requirements of legislation which has been introduced. It is in accordance with their sustainable communities' approach, to provide decent, affordable and quality homes for all people, within a wider community agenda.

Sub-Regional Strategic Partnership

The vision for The North Yorkshire, York & East Riding Housing Strategy 2015-2021 is:

'To make York, North Yorkshire & East Riding an inclusive place where everyone can have access to decent affordable homes and effective support when they need it'

Nine strategic priorities have been identified for York, North Yorkshire and East Riding.

1. Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).
2. Ensure that our housing stock reflects the needs of the Ryedale Communities across all areas.
3. Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives
4. Via policy guidance and negotiation, ensure new homes are of high design and environmental quality.
5. Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities.
6. Ensure all homes have a positive impact on health and well being and are affordable to run.
7. Continue to reduce homelessness
8. Ensure Housing is allocated fairly and on the basis of need.
9. Provide appropriate Housing and support for those with specific needs.

These key priorities will be achieved through the delivery of private sector housing services centred on the themes of advice, advocacy, financial assistance and enforcement.

Aims

The key aims of the strategy reflect the national, regional and corporate agenda:

1. To improve the quality of private sector accommodation, particularly for vulnerable and elderly households.
2. To enable households to live independently in their homes for longer.
3. To increase the supply of good quality private sector accommodation and maximise its contribution towards the provision of affordable housing including those with specific needs.
4. Enable more sustainable homes by energy efficient measures and increasing affordable warmth.
5. Encourage, support and develop a quality thriving private rented sector.

Introduction

Poor quality housing can have an impact on the health of occupants and on the quality of life in an area. The Department of Communities and Local Government's overall housing strategy is to provide decent, affordable and quality homes for all people, regardless of tenure. It is committed to sustainable home ownership and improving the quality of private rented sector housing.

At the 1 April 2015 there were 25, 010 dwellings in Ryedale, with 88% in the private sector. It is Government's view that it is primarily the responsibility of homeowners to maintain their own property. However, it is recognised that the District Council has a vital role to play in influencing and improving the condition of the private housing stock, particularly for private tenants, the elderly and vulnerable residents.

The combination of relatively low wage economy and marked increases in house prices has resulted in an inability of the vast majority of first time buyers to access the private market sector. There is not only a shortfall of affordable housing, but increased pressures on the availability of social housing and the private rented sector.

The Local Context

The strategy will contribute to the Council's corporate aim to meet the housing needs in the Ryedale area and inform existing housing strategy documents as follows:

- The draft Housing Strategy Action Plan (2015-21) highlights how Ryedale intends to meet the sub-regional priorities and the private sector renewal strategy provides the detail to meet the housing needs within the private sector.
- The Ryedale Homeless Strategy 2015-21 and associated Action Plan has highlighted five key housing priorities. This strategy will contribute towards the objective of increasing the supply of affordable housing.

The Evidence Base

Understanding the type, condition and market of the private housing stock together with identification of local issues, needs and expectations, is critical to the development of this strategy. Before moving onto the individual elements of the strategy, it is important to consider the evidence base that we have drawn upon in devising our plans:

- Ryedale Private Sector Stock Condition Survey 2008. This survey focuses closely on the Decent Homes Standard, including the Housing, Health and Safety Rating System (HHSRS), disrepair, and energy efficiency as well as providing an estimate of the expenditure needed to bring the stock up to a satisfactory level of repair.
- Ryedale Housing Market Assessment 2011. This research provides a model of housing need in the district and plays a crucial role in underpinning land-use policies relating to affordable housing and new provision investment. The survey has particular relevance to private sector housing by showing; the number of households who considered themselves to be in housing need, under and over occupation, disability levels, rent and mortgage levels and affordability levels.

Private Sector Housing Profile

The district contains a full range of dwelling types. Houses predominate, accounting for 74% of the stock, 22% are bungalows and 4% are flats. Housing conditions in the district are better than the national average with regard to the overall performance of the Decent Homes Standard – the decent homes failure in Ryedale is 28.6% compared to a national figure of 37.5%. Within the failure of the Decent Homes Standard itself, non-compliance with Category 1 hazard is 19.1%. There are here main areas of risk which are Excess Cold at 18.9%; falls with steps/stairs at 4.8% and electrical safety at 1.2%. Non-decent, with reference to thermal efficiency is 12.7% and modern facilities are 3%.

Rates of disrepair are higher in Pre-1919 housing (10.3%) and in the private rented sector (13.4%) although the inter-war sector is increasingly affected.

Resources

The following resources are available in order to secure implementation of the Strategy:

- Financial resources in the capital programme
- Specified capital grant for disabled facilities grant expenditure
- Funding from commuted affordable housing monies (Section 106)
- Private sector funding/owners' investment

- Funding from the revenue budget.
- External funding bids with various partners.

Funding from the Council's capital programme is subject to the prioritised annual bidding process. Specified capital grant for disabled facilities grant expenditure is allocated annually and is need based.

Key Priorities for Action

The national, regional and local context, together with housing conditions, the socio-economic status of residents and a market assessment of the district has enabled the resulting strategic priorities to be based on a combination of the following:

- **Client** – targeting the elderly and vulnerable
- **Tenure** – to improve and encourage the private rented sector
- **Theme** – to tackle issues such as empty homes and energy efficiency.

AIM ONE

To improve the quality of private sector accommodation, particularly for vulnerable and elderly households

The Private Sector Stock Condition Survey 2008 clearly identified that poor quality accommodation is associated with vulnerable and elderly households, regardless of tenure or where they live in the district. Housing Services aims to improve the condition of low quality private housing for these target households to enhance their quality of life and health outcomes. This work may be divided into the following main areas:

1. Reducing the number of non-decent homes.
2. Increasing the thermal comfort of dwellings.
3. Increasing crime prevention measures.
4. Facilitating a well maintained and managed private rented sector.

AIM TWO

To enable householders to live independently in their homes for longer

The Government is committed to the promotion of independent living, to support disabled people to live their lives as fully as possible and have choice and control over the way in which their care is delivered.

Our focus to help elderly and disabled residents to achieve independent living is to facilitate the provision of home adaptations such as stair lifts, level access showers and ramps.

However, in some instances, relocation to a more suitable property may be appropriate and by partnership working, the Council will try to assist disabled occupiers find a home more appropriate for their needs.

Many disabled and older residents feel unable to remain in their homes due to its general condition and worries about ongoing maintenance. In addition to adaptation and relocation activities, Housing Services will assist residents to resolve repair issues.

Independent living will be achieved by offering a combination of:

1. Financial assistance
2. Advice and advocacy
3. Signposting to relevant agencies

The development of the Well Being and Handyperson scheme within Ryedale and Scarborough, has provided information relating to the local services in the area, to ensure that residents remain safe and healthy in their homes, with access to simple small scale repairs.

AIM THREE

To increase the supply of good quality private sector accommodation and maximise its contribution towards the provision of affordable housing

The Ryedale Housing Strategy Action Plan encourages housing providers to supply decent, affordable accommodation and good housing management practice across all tenures. At a time when affordable housing supply is failing to keep up with demand, the private sector has a key role to play in increasing available accommodation, through:

1. Reducing the number of empty residential properties and obsolete storage/commercial space
2. Opening up access to private rented housing for groups in housing need and those who are vulnerable.
3. Enforcement

AIM FOUR

Enable more sustainable homes by energy efficient measures and increasing affordable warmth

Enhancing the thermal efficiency of the private sector stock is a priority for the Council. It helps reduce CO₂ emissions, the main contributor to climate change and makes homes more comfortable, healthier and safer to live in. Increasing the energy efficiency of a home reduces the fuel bills for the occupants and will contribute towards the Government aim to eradicate fuel poverty for vulnerable households by 2016.

This component of the Private Sector Housing Strategy will complement the reporting requirements of the Home Energy Conservation Act (HECA). Our strategy for improving thermal comfort is based on four approaches:

1. Financial assistance,
2. Advice and education,
3. Incorporating energy efficiency measures into repairs schedules.
4. Development of district wide initiatives to obtain affordable warmth

Under the Energy Act 2011, Landlords have to ensure that from 2018 their properties meet a minimum energy efficiency standard.

AIM FIVE

Encourage, support and develop a quality thriving private rented sector

The combination of relatively high house prices together with a low income economy has resulted in a shortage of affordable housing with private renting becoming the only option for many new households, particularly those on a low income. The private rented sector in Ryedale accounts for some 13% of the stock. The 2008 Private Sector Stock Condition Survey shows that levels of poor quality accommodation in this sector are worse than owner occupied properties, with 54.3% having category one hazards and 13.4% being in disrepair. 72.5% of properties, which comprise the private rented stock, fail to meet the decent homes standard.

It is therefore vital to continue fostering links with existing and new landlords to encourage good management and maintenance of their properties for this growing sector of the local housing market. However, where it is not possible to bring about the necessary improvements by agreement and incentive, we will continue to use the full range of enforcement powers at our disposal. Facilitating a well maintained and managed private rented sector will be achieved by:

1. The provision of financial assistance.

2. Provision of advice and advocacy for both landlords and tenants.
3. Houses in Multiple Occupation (HMO) licensing.
4. Enforcement.

The Council has a statutory duty and a range of powers to address serious hazards as indicted by the Housing Health & Safety Rating System and can intervene in cases of illegal eviction and harassment. Demand fro action is normally tenant -led and is reliant on pubic awareness.

In the last year Government has announced and implemented a range of measures aimed at improving standards in the sector, such as the Deregulation Act, Right to Rent legislation and the Housing and Planning Act and the possibility that the mandatory licensing of HMO's will be extended.