

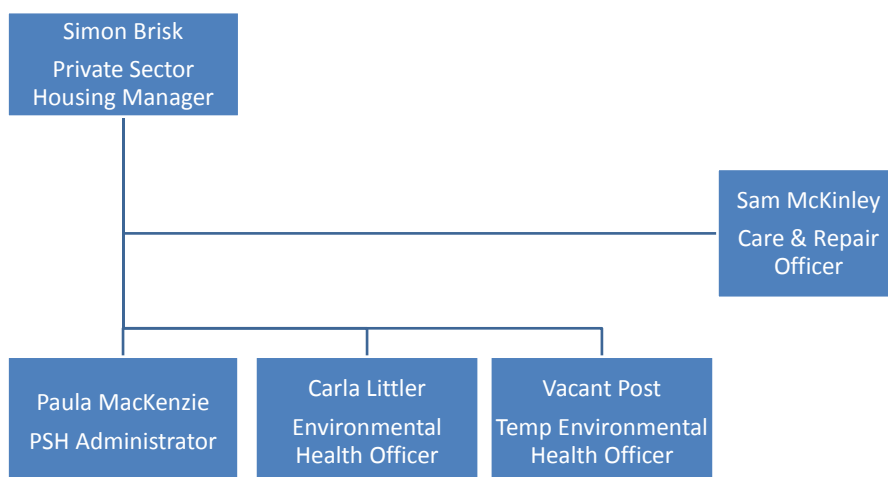


Private Sector Housing Team

An overview of the PSH function by
Simon Brisk
Private Sector Housing Manager



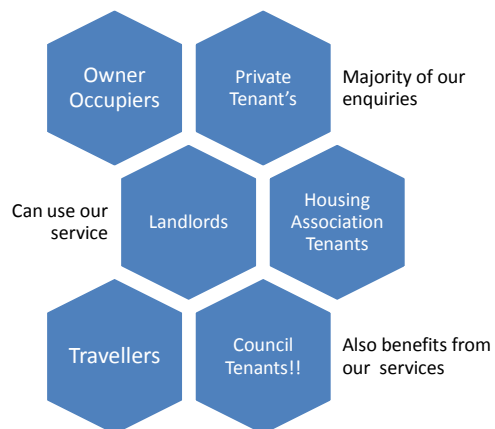
Meet the team



Range of enquiries



Our customers



Majority of our enquiries

Can use our service

Also benefits from our services

So - everyone then!

Housing complaints

Approximately 180 complaints per year

Mainly	Damp & Mould and Excess Cold
Also includes	Fire Safety, Electrics, Risks of Falls and Overcrowding

Managed via:

- Housing Health & Safety Risk Assessments
- Enforcement powers include Improvement Notices, Prohibition Orders, Emergency Remedial Action, Demolition and Management Orders
- Smoke and CO alarm Regulations

Illegal evictions/harassment

- Approx. 10 per annum
- Includes threats of eviction
- Main aim is to prevent eviction happening or reinstate tenant post eviction
- Main form of harassment is unauthorised entry
- Power to reinstate services
- Power to prosecute – ultimate sanction is unlimited fine or imprisonment

Houses in Multiple Occupation

H

- Approx. 500 in Waverley

M

- Mainly shared houses and old conversions

M

- Larger HMOs have to be licensed by LA – this could change

O

- Allows us to set conditions on max number of occupants, fire precautions, amenities etc.

O

- Currently 40 licensed HMOs in Waverley

- LA can take over management of HMO
- All HMOs must comply with Management Regulations

Caravan sites

- All caravan sites with planning permission must be licensed by LA
- Licence allow control of conditions on fire precautions, health & safety, drainage, access etc.
- LA can prosecute for no site licence or non-compliance with licence conditions
- New power to serve compliance notice and carry out works in default
- 39 current licensed sites in Waverley
– most are single household



Premises causing a nuisance



Public health funerals

- LA has duty to make funeral arrangements in the absence of anyone else
- LA has first claim to the estate to cover our costs
- Normally involves a search of the property for a will, details of family & friends, valuables etc
- Last year we arranged 7 funerals at an overall cost of £4,500

Disabled Facilities Grants (DFGs)

- Mandatory grant for disabled adaptations e.g. stairlifts, ramps, bathrooms, extensions
- Available to owner-occupiers, private and housing association tenants and landlords
- Means test and £30k limit
- Approx. 40 grant completions each year
- Large increase in government funding (Better Care Fund) to provide an integrated approach
- Grant works reduce admissions to hospitals/care homes and save on care costs at home

Safe and Warm Grant

- Discretionary grant provided by Waverley for works to include heating, insulation, security, removal of housing hazards
- Available to disabled, elderly or low income households
- £5k maximum and 10 year condition period
- Approx. 15 grants each year but we can now use Better Care Fund

Home Improvement Agency

- Joint agency for Guildford and Waverley currently funded by Surrey County Council and fee income
- They assist with approx 90% of clients in Waverley with their grant applications
- Funding from SCC will reduce from next year
- Proposal for Guildford to provide Handyperson service to assist with new Home Improvement Policy

Any Questions

?