

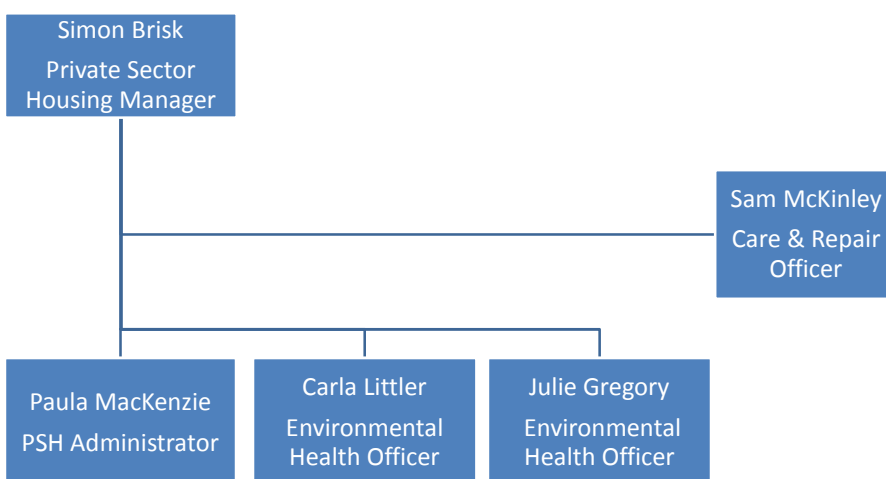


Private Sector Housing Team

An overview of the PSH function by
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Private Sector Housing Manager



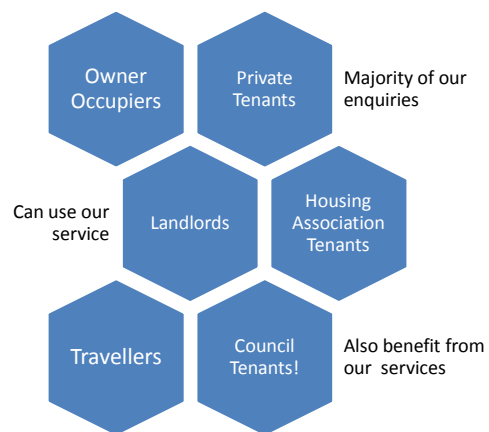
Meet the team



Range of enquiries



Our customers



Housing complaints

Approximately 200 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
- Minimum Energy Efficiency Standard

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
 - Mainly shared houses and old conversions
- M**
 - Since Oct 2018 all HMOs with 5 or more occupiers have to be licensed by LA
 - Allows us to set conditions on max number of occupants, fire precautions, amenities etc.
- O**
 - Currently 80 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
- 36 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 5 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, windows, security measures
- Available to disabled, elderly or low income households
- £5k maximum and 10 year condition period
- Approx. 15 grants each year funded through Better Care Fund

New Home Improvement Policy

- Introduced January 2018
- No means test for stairlifts, ramps, rails, steps
- Discretionary top-up available for works above mandatory £30,000
- Prevention grant for minor works – no forms
- Relocation grant for costs associated with moving to more suitable property
- Safe and Warm grant increased to £10,000 and works include removal of housing hazards, rewiring, hoarding and asbestos removal

Effect of changes

- DFG enquiries increased by 45%
- DFG approvals increased over 100%
- DFG spend increased over 100%
- Safe and Warm approvals increased by 40% and spend increased over 100%
- 2 Relocation grants provided
- 2 DFG top-ups provided
- 2 removal of hoarding grants provided

Home Improvement Agency

- Joint agency for Guildford and Waverley currently funded by Surrey County Council and fee income
- They assist approx 90% of clients in Waverley with their grant applications
- Funding from SCC has reduced by 50%
- New Handyperson Service introduced in October 2018 to provide home safety checks and minor works free of charge

Any Questions

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