



PRIVATE SECTOR HOUSING RENEWAL STRATEGY

2016 – 2021

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1. Introduction

Private Sector Housing (owner-occupied and privately-rented housing) sits within Housing Services and has a vital role to play in the Council's wider strategic housing activity. There is a direct relationship between our environment and our health and housing is a fundamental necessity; it is expected to meet the needs and aspirations of a wide spectrum of different households and what provides a safe and healthy environment for one household may be inappropriate for another. It should be a general principle that housing should provide an environment which is as safe and healthy as possible.

This strategy sits beneath the Council's overarching Housing Strategy 2013/14 to 2018/19 and expands upon the Private Sector Housing element of that strategy, aiming to make a difference to local households by:

- Increasing access to the private rented sector through the Council's City Lets scheme
- Bringing empty properties back into use
- Making the best use of disabled facilities grants
- Promoting energy efficiency and fuel poverty schemes
- Preventing homelessness and sustaining tenancies through enforcement powers
- Licensing and accreditation of houses in multiple occupation (HMOs)
- Reducing the number of non decent homes

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 provided local authorities with the ability to offer grants to improve housing conditions. The Order repealed all of the previous legislation relating to grants and gave Councils wider powers to choose how they provide assistance and for what. To exercise this power, a Council must prepare and publish a Private Sector Renewal Strategy. The Council recognises however, that primary responsibility for maintaining properties lies with the owners, and in recent years has stopped offering any discretionary grants to assist homeowners or landlords with works of repair or improvement. However, should new grant funds or other funding opportunities be secured for the delivery of housing related assistance, the assistance criteria and means of delivery can be approved using delegated powers held by the Portfolio Holder for Housing and the Assistant Director (Chief Housing Officer). The Disabled Facilities Grant (DFG) currently remains the only mandatory grant specifically set out by the Government within housing legislation and offered by Private Sector Housing (PSH).

2. Background

Local authorities have always had a role in improving the condition of private housing stock. Since 1949 central government has encouraged, and sometimes required, local authorities to give grants for repairs and improvement. The details of these grants were laid down in statute by central government. Private Sector Housing plays a key part in delivering the various duties and powers the Council has regarding housing, such as:

- assessing the quality, condition and management of the housing stock in the private sector
- tackling poor housing conditions
- developing measures to bring empty properties back into use
- helping to drive up standards of property management in the private sector
- helping to improve homes through grant assistance in respect of Disabled Facilities Grants (DFGs)
- preventing and reducing homelessness
- improving energy efficiency and reducing carbon emissions from housing;
- administering and enforcing mandatory HMO (house in multiple occupation) licensing

We cannot deliver the aims of this strategy alone and it will only be achieved with the assistance of partners; such as other local authorities in the county, local landlords, the University of Winchester, Hampshire County Council, Winchester Action on Climate Change (WinACC), the Environment Centre (tEC) Southampton and Hampshire Fire and Rescue Service.

3. The Owner–Occupied Sector

Home ownership is overwhelmingly the preferred tenure in the UK and most people who own their homes, particularly in the Winchester district, are reasonably comfortable and well housed. Although successive Governments have provided incentives for people to become home owners, they have been less active in ensuring that home ownership is sustainable. For many years, money has been made available to low income home owners and landlords for various types of improvement works. However, due to the financial crisis in 2008/9 and the desire of the Government to address the deficit, plus the belief that home owners should be responsible for the upkeep of their homes, in March 2011 the Government ended funding for private sector renewal work.

4. The Private Rented Sector

The nature of the private rented sector (PRS) at a local level and the way that it operates (as a sector and as individual properties) can have a significant impact on households, communities, and service providers. The PRS makes up 21.5% of the housing stock in the Winchester District and helps meet a range of housing needs that are quite distinct from owner-occupation and social renting, making it a vital part of the housing market. As access to owner-occupation and social renting has become progressively more difficult in recent years, the role of the private rented sector in providing accommodation to many households has become widely recognised and valued. In particular, it has been seen as a major contributor to the resolution of homelessness and is indeed being utilised by the Council through its City Lets scheme to this end.

5. The Condition of Housing in Winchester

In order to maintain a detailed and up to date understanding of the private sector housing stock in Winchester and to meet its obligations under the Housing Act 2004 to keep housing conditions under review, the Council appointed David Adamson and Partners to undertake a Private Sector House Condition Survey in 2014. The survey did not include social housing owned by Housing Associations in the City, or Council-owned housing stock.

6. Household occupancy and Tenure

The Private Sector House Condition Survey established that across the stock there are:

- **41,458 dwellings containing 40,800 households and a household population of 90,479 persons**
- **Within the private sector housing stock 38,424 dwellings (92.7%) were occupied at time of survey**
- **3,034 dwellings (7.3%) were vacant**
- **Within the occupied housing stock 37,711 dwellings (98.1%) were occupied by a single household**
- **the remaining 713 occupied dwellings (1.9%) were occupied by more than one household (HMO)**
- **Private sector housing is dominated by the owner-occupied sector (29,531 dwellings -71.2%) but with a significant and increasing private rented sector**
- **8,893 dwellings were rented privately with rates of private rental in the city increasing from 14.1% in 2007 to 21.5% in 2014**

Private sector households are predominantly small in size. 12,344 households (30.3%) are single person in size and an additional 16,482 households (40.4%) contain two persons. Average household size is estimated at 2.22 persons. Private sector households exhibit a broad demographic profile. 11,883 households (29.1%) are headed by a person aged 65 or over, 8,200 households (20.0%) are headed by a person aged under 35. The City of Winchester contains a significant student population which inflates the number and proportion of households headed by an individual aged under 25 years. Approximately 713 dwellings were assessed to be in multiple occupation with the average number of households within these dwellings estimated at 4.3. These multiple occupied dwellings contain 3,090 individual households with over 90% being students.

7. Demographic and Social Characteristics

Demographic and social characteristics vary by tenure reflecting a younger, more mobile, private-rented sector against an older, owner-occupied sector. In 57.9% of private-rented households the head of household is under 35 years old. 37.7% of owner-occupied households have a head of household aged 65 and over. Household type distributions reflect the demographic differences between tenures. 14.7% of private rented households are single person households aged under 60. 13.2% of owner-occupied households are single elderly in composition. The private-rented sector is also highly mobile; 39.5% of private rented households have been resident in their current dwelling under 1 year. In contrast, 48.4% of owner-occupiers have been resident in their current dwelling over 10 years.

23,018 heads of household (56.4%) are in full or part-time employment, 164 heads of household (0.4) are unemployed, 4,522 heads of household (11.1%) are students and 12,675 heads of household (31.1%) are economically retired.

8. Housing Age Distribution

Private sector housing in the City of Winchester is representative of all building eras but predominantly of post Second World War Construction. 10,998 dwellings (26.5%) were constructed pre-1945. Within this group, 6,525 dwellings (15.7%) were constructed pre-1919, 4,473 dwellings (10.8%) in the inter-war period (1919-1944). 30,641 dwellings (73.5%) were constructed post-1944. Within this group, 12,968 dwellings (31.3%) are of post-1980 construction. Private sector housing stock in the City of Winchester is younger than the national average.

9. Decent Homes Standard

The survey found that 34,634 private sector dwellings (83.5%) meet the requirements of the Decent Homes Standard and are in good condition. The remaining 6,824 dwellings (16.5%) fail the requirements of the Decent Homes Standard and are Non-Decent. Within the Decent Homes Standard itself the following pattern of failure emerges:

- 2,108 dwellings (5.1%) exhibit Category 1 hazards within the Housing Health and Safety Rating System (HHSRS)
- 4,546 dwellings (11.0%) are in disrepair
- 63 dwellings (0.2%) lack modern facilities and services
- 2,506 dwellings (6.0%) fail to provide a reasonable degree of thermal comfort

Housing conditions locally with regard to the Decent Homes Standard are better than the national average. Locally, 16.5% of private sector housing is non-Decent compared to 23.1% nationally

Costs to achieve Decent Homes within the private-housing sector are estimated at £52.354M averaging £7,672 per non-Decent home.

10. Fuel Poverty

In the survey report, fuel poverty was measured according to the traditional 10% income measure and also under new Low Income/High Cost (LIMC) measures in England. Under the new LIHC approach 1,409 households in Winchester (3.5%) have low incomes and high fuel costs and are in fuel poverty. This figure rises to 3,157 households (7.7%) under the traditional 10% income measure. Levels of fuel poverty are below the national average for England (11%). Demographically, fuel poverty impacts most strongly on the elderly. However, overall in Winchester, levels of energy efficiency have improved significantly since 2007 as evidenced by an increase in average SAP ratings from 56 to 64.

11. Illness and Mobility

The survey found that 5,644 households in Winchester (13.8%) indicated that at least one household member was affected by a long-term illness or disability. The most common complaints were related to mobility impairment/physical disability, heart/circulatory problems and respiratory illness. Of those households with an illness/disability 2,579 households (45.7%) stated that they had a mobility problem with their dwelling. Only 17% of households with a mobility problem live in an adapted dwelling. Long-term illness and disability place significant pressure on local Health Service resources. 81% of affected households have made health service contact in the past year with predominant contact at GP or hospital outpatient level.

12. Repairs and Improvements

The survey found that 4,494 owner-occupied households (15.2%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £33.361M. 868 households within this sector are economically vulnerable, 210 households, while not economically vulnerable, are elderly. Economic factors will influence the ability of owner-occupiers to improve their homes but other factors will also impact. 90% of owner-occupiers in non-Decent Homes are very satisfied with their current home, 72% have completed no major repairs/improvements in the last 5 years and 81% have no intentions of carrying out repairs/improvements within the next 5 years. 54% of owner-occupied households have no existing mortgage or financial commitments on their home. Equity levels within the owner-occupied sector are estimated at £11 billion. Among owner-occupied living in non-decent homes, 15% stated they would re-mortgage for home improvements, 25% were interested in Council interest-free loans.

The survey found that 8,893 private dwellings are in private-rental representing 21.5% of all private sector dwellings in the City. This sector has grown significantly since 2007 serving both student and buy-to-let markets. Within the private-rented sector 713 dwellings (8.0%) were in multiple occupation and predominantly occupied by single person student households in the Stanmore area. No significant differences in housing conditions were recorded between tenures or within the private-rented sector itself between dwellings in single or multiple occupation.

13. Household Attitudes to Housing and Local Areas

Housing satisfaction levels are good. 36,216 households (88.8%) are very satisfied with their current accommodation, 4,128 households (10.1%) are quite satisfied. Only, 456 households (1.1%) expressed direct dissatisfaction with their home. Household satisfaction with their local areas is also high. 37,321 households (91.5%) are very satisfied with where they live; 3,315 households (8.1%) are quite satisfied. 165 households are dissatisfied with the area in which they live (0.4%). The majority of households (37,831 households – 92.7%) regard their local area as largely unchanging over the last 5 years; 597 households (1.5%) perceive their area as improving while 2,372 households (5.8%) perceive a decline in their local area.

14. Owner-Occupiers in Non Decent Homes

4,494 owner-occupied households (15.2%) live in homes which are non-Decent with total outstanding expenditure on Decent Homes improvements of £33.361M. 868 households within this sector are economically vulnerable, 210 households, while not economically vulnerable, are elderly. Economic factors will influence the ability of owner-occupiers to improve their homes but other factors will also impact. 90% of owner-occupiers in non-Decent Homes are very satisfied with their current home, 72% have completed no major repairs/improvements in the last 5 years and 81% have no intentions of carrying out repairs/improvements within the next 5 years. 54% of owner-occupied households have no existing mortgage or financial commitments on their home. Equity levels within the owner-occupied sector are estimated at £11 billion. Among owner-occupied households living in non-Decent Homes 15% stated they would re-mortgage for home improvements.

15. The Private Rented Sector and Houses in Multiple Occupation

8,893 private dwellings are in private-rental representing 21.5% of all private sector dwellings in the City. This sector has grown significantly since 2007 serving both student and buy-to-let markets. Within the private-rented sector 713 dwellings (8.0%) were in multiple occupation and predominantly occupied by single person student households in the Stanmore area. No significant differences in housing conditions were recorded between tenures or within the private-rented sector itself between dwellings in single or multiple occupation.

All HMO's identified were located in Parish Group 8 and are typically represented by inter-war and early post-war semi-detached and terraced housing. All HMO's surveyed were shared houses with the majority located over 2 occupied storeys. From a total of 713 HMO's only 54 dwellings were assessed as licensable under the Housing Act 2004.

Repair conditions and amenity sharing ratios within HMO's were assessed as satisfactory. Fire detection and means of escape from fire were however assessed as poor. Only 97 dwellings (13.6%) offer fully working AFD, fire doors were not present in 519 dwellings (72.7%). Overall, 97 HMO's (13.6%) were assessed as fit for multiple occupation. The remaining 616 dwellings (86.4%) were unfit for multiple occupation on the basis of means of escape from fire and other fire precautions.

The attitudes of private-rented tenants in general towards their accommodation and the areas in which they live are positive and on a par with the views of owner-occupied households:

- **85.9% of private-rented tenants are very satisfied with their current accommodation compared to 89.9% of owner-occupiers. While a slightly higher proportion of private-rented tenants expressed direct dissatisfaction with their accommodation, this remains low at 2.4%**
- **90.2% of private-rented tenants are very satisfied with the area in which they live compared to 91.9% of owner-occupiers**

16. Strategy Priorities and Implementation (how we will get there)

Our action plan, outlined later in this document, sets out how we will implement the Strategy, based around the delivery of the following priority areas.

The Council has identified eight Strategy Priority Areas that will be focused on:

- **PRIORITY 1**

INCREASING ACCESS TO THE PRIVATE RENTED SECTOR THROUGH THE CITY LETS SCHEME

The City Lets scheme is a new initiative aimed at helping people who are in housing need to find accommodation in the private rented sector. In some circumstances, tenants may be on a low wage or receiving top-up benefits and the Council can offer both tenants and landlords a range of support services in order to create long-term, sustainable tenancies for the benefit of all. The scheme offers landlords a bond guarantee and encourages them through a number of incentives to let their properties at the Local Housing Allowance (LHA) rate, rather than at the market rate.

We will actively promote the service and engage with as many landlords as possible, to attract them to sign up to City Lets and expand the pool of properties that the Council has to offer customers approaching the Housing Options service.

- **PRIORITY 2**

BRINGING EMPTY HOMES BACK INTO USE

The Council's Empty Property Strategy 2016 provides a detailed summary of the Council's approach to empty properties within the district. Reducing the number of empty properties within the district is an important part of improving the quantity and quality of property available to people.

We will actively identify the number of long term empty properties, provide advice and information to homeowners, develop the empty property register and reduce the number of long term empty properties.

- **PRIORITY 3**

MAKE BEST USE OF DISABLED FACILITIES GRANT (DFG) FUNDING

The Council must provide mandatory Disabled Facilities Grants (DFGs) under the provisions of Section 23 of the Housing, Grants, Construction and Regeneration Act 1996, when it has been assessed (usually by an Occupational Therapist through Occupational Therapy Direct) that the works entailed will meet the needs of a registered, or registerable disabled person. The DFG remains the only mandatory grant specifically set out by the Government within housing legislation and assistance can be provided towards:

- Facilitating access by the disabled occupant to, from and within the property
- Making the property safe for the disabled occupant
- Providing suitable and accessible living, sleeping, bathing and cooking facilities
- Providing suitable heating
- Altering as required the heating, lighting and electrical systems/fittings.

The stock condition survey identified that 5,644 (13.8%) of households in Winchester indicated that at least one household member was affected by a long-term illness or disability. Of those households with an illness / disability 2,579 households (45.7%) stated that they had a mobility issue with their home. Only 17% of those households with a mobility issue live in an adapted home.

In 2015/16 the PSH team was responsible for overseeing a budget in excess of £500k to provide and administer financial assistance in respect of Disabled Facilities Grants. These can include grants for kitchen and bathroom adaptations, stair lifts and specialist hoists for both owner-occupiers and/or private/social tenants who are disabled or elderly. DFG grants help to prevent homelessness by enabling people to remain in their own homes, who, without a grant, might end up in a care or nursing home.

We will ensure that we maximise the use of DFG funding in order to provide assistance to the largest number of people as possible who are referred by Occupational Therapy Direct.

- **PRIORITY 4**

THE PROMOTION OF ENERGY EFFICIENCY AND FUEL POVERTY SCHEMES

The Home Energy Conservation Act (HECA) 1995 aims to improve the energy efficiency of dwellings across the country. If dwellings are adequately insulated and have more efficient heating systems installed, such as modern gas boilers, the amount of fuel used to heat a home and produce hot water can be reduced. HECA requires the Council to actively promote energy saving initiatives to help reduce domestic fuel consumption by improving energy efficiency and a decrease in CO2 emissions and thus in turn reduce fuel poverty. The 2014 Private Sector House Condition Survey identified that Winchester levels of energy efficiency have improved significantly since 2007, as evidenced by an increase in average SAP ratings from 56 to 64.

We will continue to work in partnership with external agencies to explore and promote energy efficiency initiatives that the government or energy providers might launch, in order to assist home owners, landlords and tenants in accessing good quality impartial advice and possible finance to undertake energy efficiency improvements to their homes.

- **PRIORITY 5**

PREVENTING HOMELESSNESS AND SUSTAINING TENANCIES THROUGH ENFORCEMENT POWERS

The Housing Act 2004 places a duty on the City Council to “consider the housing conditions in their district with a view to determining what action to take under their powers to deal with hazards identified under the Housing Health and Safety Rating System (HHSRS) or provide financial assistance for home repair and improvement”.

The Act also places a duty upon the Council to deal with ‘Category 1’ hazards identified by the HHSRS by the most appropriate means and a discretionary power to deal with ‘Category 2’ hazards.

The enforcement options available to deal with domestic dwellings are:

- to serve an improvement notice
- make a prohibition order
- serve a hazard awareness notice
- take emergency remedial action
- make a demolition order
- declare a clearance area

Enforcement action will not normally be the first response to minor contraventions of legislation and Officers will, except where statute requires otherwise or there is an imminent risk to health and safety, attempt to informally resolve all problems.

We will seek to engage with landlords and, when poor quality housing is identified, seek to improve it through education, mediation, negotiation and raising awareness.

- **PRIORITY 6**

LICENSING AND ACCREDITATION OF HOUSES IN MULTIPLE OCCUPATION

Houses in multiple occupation (HMOs) provide a valuable housing resource, in particular within the main Winchester town area and are the primary type of accommodation lived in by students once they have moved on from university halls of accommodation. Private Sector Housing is responsible for undertaking the statutory requirement of the Housing Act 2004 to licence larger HMOs of three storeys or more and occupied by five or more tenants. Under the Act, a HMO is generally defined as a building or flat where the basic facilities are shared, such as the kitchen, bathroom or toilet, by persons who do not live together as a related group. PSH also operates a voluntary Accreditation Scheme for shared HMOs and student rented accommodation. During 2015 55 properties were accredited and 23 properties were licensed, providing safe and decent homes.

We will continue to respond to requests for properties to be accredited or mandatorily licensed to meet the required standards thus ensuring a continuing supply of good quality shared accommodation. We will continue to work closely with the University of Winchester and the agreed accord that no student HMO accommodation is added to their accommodation list unless it is inspected and meets the agreed accreditation standard.

- **PRIORITY 7**

REDUCING THE NUMBERS OF NON-DECENT HOMES

The Decent Homes Standard has four criteria which are:

- i. It meets the current statutory minimum standard for housing (i.e. the dwelling should be free of category 1 hazards under the HHSRS);
- ii. It is in a reasonable state of repair;

- iii. It has reasonably modern facilities and services;
- iv. It provides a reasonable degree of thermal comfort.

The Private Sector House Condition Survey identified that housing conditions locally, with regard to the Decent Homes Standard, are better than the national average. Rates of non-decency have fallen from 22.1% in 2007 to 16.5% in 2014. Local conditions with regard to category 1 hazards (serious safety hazards) are also better than the national average, with thermal comfort (heating and insulation) and amenity performance (lacking modern facilities) in line with the national average.

It should be noted that although numbers are low, costs to achieve decent homes within the private housing sector are estimated at £52.354M averaging £7,672 per non-decent home.

We will endeavour to work with private sector landlords to encourage them to instigate improvements where required to ensure properties achieve the Decent Homes Standard.

- **PRIORITY 8**

MOBILE HOME PARKS AND CARAVAN SITES

Under The Caravan Sites and Control of Development Act 1960, the Council must license all mobile home and caravan sites in its district. Within Winchester there are 13 mobile home park sites and the Council must monitor and enforce the licence conditions, to ensure the maintenance of health and safety provisions. The Mobile Homes Act 2013 introduced new powers for the Council, which included the ability for a Local Authority to charge site owners a fee for applying for a site licence, transferring an existing licence, varying site licence conditions and depositing site rules. An annual fee for holding a site licence can also be charged, which the Council does now apply, following publication in 2015 of a Fees Policy in respect of the licensing of park home sites.

We will inspect all mobile home park sites on an annual basis to ensure compliance with site licence conditions.

17. Monitoring and Review

This strategy is operational for five years, from 1st April 2016 to 2021, but will be reviewed annually and updated as necessary to ensure it remains responsive to local and national issues, changes in legislation / guidance and operational requirements.

18. Equality Impact Assessment

The Strategy has been subject to an equality impact assessment.

19. Action Plan

ACTION NO:	TARGRET DEADLINE	RESPONSIBLE Officer	RESOURCES NEEDED	TASKS/STEPS:	TARGET OUTCOME:
PRIORTY 1: Increase access to the private rented sector through the PRS 'City Lets' scheme					
1.1	Sept' 2016	PSH & HO Teams	Officer time and promotional budget.	Actively promote the PRS scheme 'City Lets' to increase the number of private rented properties available to homelessness households.	Increased prevention/ housing options for those presenting to the council as homeless. Good supply of suitable and affordable private sector accommodation.
1.2	Sept' 2016	PSH & HO Teams	Officer time and homelessness prevention budget.	Actively seek ways to engage PRS landlords, including social media methods, officer advice and assistance to encourage landlords to let their properties through City Lets.	Continued good supply of PRS accommodation to reduce homelessness and tackle empty property numbers.
1.3	April 2017	PSH & HO team Leader. Development Officer	Officer time and homelessness prevention budget.	Monitoring of PRS scheme outcomes for improvements and adjustments. Such as budget restrictions, profile of customers, impacts of welfare reform.	Effective operation of the PRS 'City Lets' scheme. Reduce homelessness and empty property numbers.

ACTION NO:	TARGET DEADLINE	RESPONSIBLE Officer	RESOURCES NEEDED	TASKS/STEPS:	TARGET OUTCOME:
PRIORITY 2 Bring empty properties back in to use.					
2.1	April 2016	PSH team Leader/ Taxes Manager	Officer time and external funding sources.	Produce an empty homes strategy to include an action plan.	Identify and gather ongoing intelligence in respect of local empty homes. Working towards a reduction in the number of empty properties across the District.

ACTION NO:	TARGET DEADLINE	RESPONSIBLE Officer	RESOURCES NEEDED	TASKS/STEPS:	TARGET OUTCOME:
PRIORITY 3: Make the best use of Disabled Facilities Grants.					
3.1	Sept'2017	DFG lead officer/Policy Development Officer/HCC	Officer time.	Utilise the increased government DFG/Better Care funding in partnership with HCC.	A more responsive and discretionary approach to grant funding for local disabled/older person households. Increased number of adaptations and prevention of homelessness.
3.2	April 2018	Head of Housing Options/DFG Lead officer	Officer time.	Undertake a comprehensive review of the current delivery of DFG's including procedure, process and recording systems to include good practice examples and staff resources.	An updated DFG policy and procedure adopted by Cabinet (housing) Committee.

3.3	2016/17	Head of Housing Options/DFG Lead officer.	Officer Time.	As part of review process consider using a schedule of rates for contractors in place of the current 2 quote system.	A documented procedure for the selection of contractors invited to tender to support the selection system/decisions.
3.4	2016/17	PSH team.	Officer time and promotional costs.	Actively advertise and promote the new DFG policy and associated spending plans.	DFG funding effectively utilised and promoted to local residents and partner agencies.

ACTION NO:	TARGET DEADLINE	RESPONSIBLE Officer	RESOURCES NEEDED	TASKS/STEPS:	TARGET OUTCOME:
PRIORITY 4: Promote energy efficiency and fuel poverty schemes.					
4.1	2016-2021	PSH Team.	Officer time and promotional costs.	Work in partnership with external agencies: HCC / Win ACC/Hitting the Cold Spots to explore and promote energy efficiency initiatives for households across the district.	Reduction in numbers of households within the district considered to be in fuel poverty.

ACTION NO:	TARGET DEADLINE	RESPONSIBLE Officer	RESOURCES NEEDED	TASKS/STEPS:	TARGET OUTCOME:
PRIORITY 5: Preventing homelessness and sustain tenancies through enforcement powers					
5.1	Sept' 2018	Housing Options Manager/City Lets Officer.	Officer time and promotional costs.	Develop a fully inclusive landlord's forum and promote membership across the district.	Increased supply and improved quality of PRS properties available to reduce homelessness and empty property numbers.
5.2	April 2018	PSH & HO Team.	PSH/HO teams and promotional costs.	Actively promote the PRS services to both landlords and tenants. Raise awareness of advice and assistance available to landlords and tenants including tenancy rights and responsibilities. Make use of social media and the website.	Preventing homelessness fostering good relations between landlords and tenants.
5.3	April 2017	PSH team/Policy Development Officer.	Officer time	Update the PSH enforcement policy.	Enable officers to be more proactive in carrying out enforcement action.

ACTION NO:	TARGET DEADLINE	RESPONSIBLE Officer	RESOURCES NEEDED	TASKS/STEPS:	TARGET OUTCOME:
PRIORITY 6: License and accredit houses in multiple occupation.					
6.1	2016-2021	PSH Team Leader/Housing Technician.	Officer time.	Respond to requests for properties to be accredited or mandatory licensed.	Generate income and ensure a continued good supply of private sector housing in the district.
6.2	Sept' 2018	PSH Team Leader/Housing Technician.	Officer time.	Maintain partnership work with the Winchester University to inspect and accredit student housing.	Generating PSH income and good quality student accommodation.
6.3	2016-2021	PSH Team Leader/Housing Technician.	Officer time.	Maintain and encourage City Lets landlords to participate in the free accreditation service.	Increased supply and improve quality of PRS properties available to reduce homelessness and empty property numbers.

ACTION NO:	TARGET DEADLINE	RESPONSIBLE Officer	RESOURCES NEEDED	TASKS/STEPS:	TARGET OUTCOME
PRIORITY 7: Reduce the number of non-decent homes					
7.1	Sept' 2018	PSH Team.	Officer time and potential additional funding streams.	Encourage landlords and homeowners to repair, improve and maintain their homes to meet the decent homes standard through information, advice and assistance.	Reduce the number of non decent dwellings.

7.2	2016-2021	Head of Housing Options & PSH Team Leader.	Officer time.	Research and explore funding opportunities through central Government/Health or other funding streams to reduce the numbers of non decent homes.	Reduce the number of non decent dwellings.
7.3	April 2018	PSH Team	Officer time	Actively respond to housing condition complaints through HHSRS visits. Widely Promote the service including social media opportunities and on the website.	Improved PR housing stock.
7.4	April 2017	PSH Team	Officer time	Promote the Homefix Hampshire handy person scheme.	Assisting and supporting vulnerable households to sustain their accommodation.

ACTION NO:	TARGET DEADLINE	RESPONSIBLE Officer	RESOURCES NEEDED	TASKS/STEPS:	TARGET OUTCOME:
PRIORITY 8: Mobile Home Parks and Caravan Sites.					
8.1	Sept' 2018	PSH Team	Officer time and training budget.	Review mobile home park licences to re-issue licences in line with the 2008 model standards.	Ensure mobile home park licences are updated in line with the 2008 model standards and issued to the current 9 park owners.
8.2	2016-2021	PSH Team	Officer time.	Carry out annual inspections of each mobile home park.	Maintain model standards across all mobile home parks