

## Appendix III

### Options for a Housing based intervention

Option	Criteria
<p>1. No specific Housing based intervention</p>	<p>N/A. Existing powers and duties are implemented based on locally adopted policy</p>
<p>2. Targeted promotion of the council's loan scheme and other assistance available.</p> <p><i>The Council's loan administrator attended a M R Community Involvement Event on 17<sup>th</sup> May. Loans have previously been targeted at the PRS in the ward.</i></p>	<p>N/A This option is available at the council's discretion subject to locally adopted policy.</p>
<p>3. Voluntary accreditation scheme / promotion of Landlords' Forum</p> <p><i>The council currently operates a forum for Landlords willing to declare their commitment to good standards of management in their rented property. Further promotion of the benefits of the scheme may increase membership and encourage better standards within the PRS.</i></p>	<p>N/A This option is available at the council's discretion.</p>
<p>4. Targeted use of Management Orders (including Empty Property) (Housing Act 2004)</p> <p><i>The Housing Act provides the council with powers to take control of the worst properties ,to manage them and improve conditions before handing back to the owner.</i></p>	<p>Strict criteria apply to use of this power. Management Orders apply to individual properties and as such must be determined on a case by case basis.</p>
<p>5. Await introduction of the revised Mandatory licensing of HMOs.</p> <p><i>The government intends to extend the criteria for mandatory licensing to include HMOs of &lt; 3 storeys. A substantial increase in licensed HMOs can be anticipated as a result of this legislative change.</i></p>	<p>This will be a mandatory scheme with government set criteria, but with provision for local conditions to be incorporated into license conditions.</p> <p>Implementation was originally anticipated for October 2017 but is now likely to be delayed until the new year..</p>

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<p>6. Introduce Additional licensing scheme</p> <p><i>Discretionary licensing scheme for HMOs.</i></p>	<p>Preliminary criteria: Evidence of</p> <p>1.) Significant proportion of HMOs being managed sufficiently ineffectively as to give rise to 'problems' for residents or the public.</p> <p>Evidence of:</p> <ul style="list-style-type: none"><li>a) Poor repair</li><li>b) Lacking amenities</li><li>c) ASB</li><li>d) Poorly managed with implications to welfare ,health and safety of residents / community.</li></ul> <p>Must:</p> <ul style="list-style-type: none"><li>a) Consider all other possible courses of action to address problem.</li><li>b) Ensure consistent with Housing Strategy</li><li>c) Be part of a coordinated approach addressing, homelessness, ASB, combining actions.</li><li>d) Licensing must meet set objectives.</li><li>e) Consult</li><li>f) Seek SofS approval</li></ul>
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<p>7. Introduce Selective licensing scheme</p> <p><i>Discretionary licensing scheme for the PRS.</i></p>	<p>Preliminary criteria: Evidence of</p> <ul style="list-style-type: none"><li>a) <i>Low housing demand,</i></li><li>b) A significant and persistent problem caused by anti-social behaviour,</li></ul> <p>Plus,</p> <ul style="list-style-type: none"><li>c) If high proportion of PRS property;</li><li>i) Poor property conditions</li><li>ii) High levels of migration</li><li>iii) High levels of deprivation</li><li>iv) High levels of crime.</li></ul> <p>Must</p> <ul style="list-style-type: none"><li>a) Consider all other possible courses of action to address problem.</li><li>b) Ensure consistent with Housing Strategy</li><li>c) Be part of a coordinated approach addressing, homelessness, ASB, combining actions.</li><li>d) Licensing must meet set objectives.</li><li>e) Consult</li></ul>
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