

# Briefing Note

## Areas of Action - Update

### **Purpose of the Briefing Note:**

This briefing note outlines opportunities that are available to the Council when considering the options to deliver housing and management improvements in the proposed Areas of Action.

### **Background**

The proposed Areas of Action have been selected due to the concerns around; low housing demand, poor quality housing and high levels of crime and anti-social behaviour.

Designating these areas provides an opportunity to understand the issues and consider a suitable solution and gather robust evidence should voluntary engagement with the landlords and community fail.

The aims will be to understand what issues the landlords and tenants have by engaging with them. This will help understand the levels of privately rented property and what condition the properties are in. In addition, it would be good to understand how the properties are being managed.

We propose the following actions are considered.

- Landlord Accreditation
- Landlord Charter
- Tenant Charter
- Clear Alley Ways Campaign
- Landlord Forum
- Residents Forum

### **Landlord Accreditation**

Decent and Safe Homes (DASH) are an organisation providing landlord accreditation in the East Midlands, including Lincolnshire. They hold regular landlord training sessions and forums.

### **Landlord Charter**

Landlords would agree to ensuring the following.

- Affordable
- Minimum EPC
- Safe and decent – e.g. any work/repairs done by a qualified or competent tradesperson
- Clear communication – providing a 24-hour repairs line which is manned, repairs completed in a timely manner with residents kept up to date.
- Supportive – e.g. a commitment to refer tenants at risk of homelessness to council
- Well managed – e.g. landlord must be able to demonstrate accreditation or training
- Act if a tenant is causing anti-social behaviour and/or criminal activity at the property.

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## **Tenant Charter**

Tenants would be required to work with landlords by agreeing to the following,

- Pay the rent on time
- Look after the property.
- Not be a nuisance to neighbours or carry out criminal activity at the property.
- Not take in a lodger or sub-let without permission.
- Waste bins to be stored to the rear of the property

## **Clear Alley Ways Campaign**

Landlords and tenants to work in partnership and clear alleyways. This will allow tenants to take bins off the streets and to store them to the rear of their property.

## **Landlord Forum**

A special forum to be established enabling the Council to work with landlords who let properties in the areas of action. By improving engagement, the Council can work with landlords to help develop a service that helps to sustain tenancies.

## **Residents Forum**

Working with residents, we can understand what issues they experience living in the area. An action plan with partners including the Police can be reviewed to help address their concerns.

Should the scheme not result in an area improvement, the Council will reserve the right to take further action. This could be selective licensing or additional licensing, whatever is deemed appropriate. The evidence gathered through this process will provide evidence for any potential future scheme.

## **Next Steps**

The Council will provide a costed plan to the Cabinet Working Group during March 2025.