

Local Challenge 6: “To develop a suitable private rented sector offer for all client groups, including advice and support to both client and landlord”		
Area of Assessment	Key Elements	Areas to Consider
We have developed a suitable private rented sector offer for all client groups, including advice and support to both client and landlord	A. Quality of stock available	<ol style="list-style-type: none"> 1. Mapping of the private rented sector housing stock in the area has been carried out, conditions recorded, and where appropriate, actions identified to improve housing conditions. 2. Private rented sector strategy linked to other key strategies 3. Processes in place to deal with complaints in relation to empty properties, illegal eviction, harassment and disrepair including work to prevent homelessness prior to enforcement action being taken 4. Steps taken towards property accreditation or local alternative model 5. Energy Performance Certificate (EPC) in place for all properties in the private rented sector access scheme
	B. Promoting Access	<ol style="list-style-type: none"> 1. All customers are assisted to access private rented sector accommodation via either an access scheme the local authority administers or one which it refers to 2. Using the Crisis Key Principles for PRS access schemes (2013) toolkit, a health check of local schemes has been undertaken 3. Incentives offered to landlords working with the local PRS access schemes do not create unrealistic landlord expectations and an unsustainable market
	C. Tackling issues around affordability	<ol style="list-style-type: none"> 1. Regular liaison with Housing Benefit colleagues including actively making Discretionary Housing Payments in a targeted way. 2. Full use of the Discretionary Housing Payment allocation 3. Customers are provided advice and assistance to assess affordability, maximise income and identify and manage debts when considering accessing or sustaining accommodation in the private rented sector
	D. Supporting tenants	<ol style="list-style-type: none"> 1. All placements (prevention and Private Rented Sector Offer) are made with regard to the requirements set out in the 2012 Suitability Order and Supplementary Homelessness Code of Guidance 2012 2. Suitable local authority offer to tenants to both access and sustain accommodation in the PRS 3. Receiving Local Authorities are notified where customers are placed out of area with customers linked to appropriate statutory and voluntary support.
	E. Supporting landlords	<ol style="list-style-type: none"> 1. Named contact within the Housing Options Service for landlords 2. Suitable local authority offer to private landlords to both secure suitable tenants and sustain ongoing tenancies 3. Inclusive and regular local landlords’ forum 4. Facilitation of direct payments to landlords where tenants are considered vulnerable (effective use of any safeguarding guidance on direct payments) 5. A prevention focused approach is taken to prevent private rented sector tenancies ending unnecessarily 6. Appropriate information sharing takes place with the customers consent to ensure the safety of both tenant and landlord

	F. Private Rented Sector discharge of duty options	1. Local Authority has adopted a Private Rented Sector Offer
	G. Supporting shared accommodation	1. Shared accommodation in the district for under 35s at local housing allowance rates
	H. Making best use of local services and resources	<ol style="list-style-type: none"> 1. Private rented sector strategy linked to other key strategies 2. Evidence that local landlords and private tenants are being consulted and involved in developing local services, strategies and plans 3. Mapping of local private rented sector access schemes undertaken to make best use of local resources and ensure access for all. 4. Private Rented Sector properties are marketed alongside social housing vacancies