

# Private Sector Housing



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## Private Sector Housing

The Private Sector Housing team are involved in the consultation process relating to the procurement of new properties to be used for asylum seeker accommodation

The team deal with housing conditions in accommodation occupied by asylum seekers in the same way as they do with other properties in the private rented sector



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The Private Sector Housing team aim to improve housing conditions by:

- Responding to requests for assistance
- Mandatory Licensing of Houses in Multiple Occupation (HMOs)
- Enforcement of housing conditions and management standards in HMOs



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Properties are assessed using the **Housing, Health and Safety Rating System (HHSRS)**

The HHSRS **does not set a minimum standard**, it is concerned with removing or reducing the risk of harm from housing related hazards

We follow a process:

- On most occasions give a landlord the opportunity to carry out remedial work (informal approach by phone calls, e-mails and letters)
- If the informal approach proves unsuccessful we visit and undertake an inspection/assessment and where required take formal action by serving notice to have work carried out



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Licensing of HMOs enables the Private Sector Housing team to ensure:

- Landlords of HMOs are fit and proper
- Each HMO is reasonably suitable for the number of people allowed under the licence
- The condition of the property and its contents, such as fire detection, smoke alarms, kitchens, bathrooms and toilets are satisfactory and in good working order
- The standard of management is adequate



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Gary Knight

Private Sector Housing Team Manager

 01642 526621

[gary.knight@stockton.gov.uk](mailto:gary.knight@stockton.gov.uk)



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