



Democratic Services

# **Housing and Community Committee**

**MONDAY 10 OCTOBER 2016**

**7.00 pm**

**ITEM 6(a)**

**WORKING WITH LANDLORDS IN THE PRIVATE  
SECTOR**

**(SEE OVERLEAF)**

### **Working with Landlords in the Private Sector**

Milton Keynes Council (MKC) Housing Service launched the Homebond Scheme in 2005. This scheme offered support to landlords through a bond of one month's rent against damage and rent arrears.

The law changed in 2011 to allow landlords to discharge their duty in the private sector.

In 2012, MKC subsequently introduced Homes in Partnership (HiP). This scheme provides additional support to landlords such as, regular inspections, tenant finder and property advertising, bonds to the value of one month's rent to cover damage or rent arrears and dedicated contact for queries, including mediation service between the landlord and tenant. The scheme allowed us to discharge our housing duty into the private sector. To date there have been 50 properties on the Homes in Partnership scheme, and we have 5 currently still on the scheme.

The Housing service has been entering into lease arrangements with private landlords under 'Private Sector Leasing' (PSL) arrangements. We use these properties to reduce the use of hotels and B&B type placements, and thus reducing costs. The arrangements differ according to different leases.

In December 2015, MKC introduced the Enhanced Lease Scheme (EPSL). MKC provide a full management service and offer an additional financial benefit to landlords of monthly payments to them of 10% over and above the Local Housing Allowance (LHA) rate. It was agreed that this should be advertised and managed in-house. There are currently 27 EPSL properties on this scheme which is used to reduce the number which would be placed into more costly temporary accommodation.

In summary, Homebond & HiP, are no longer running but we continue to have a commitment to those still on the schemes. The growth has been in the numbers of PSL and EPSL properties used, which are used to reduce potential temporary accommodation costs.

We continue to work with Private sector landlords also, through the Private Sector Landlord's Forum and with the Private Sector Housing Team who take a more enforcement approach to the sector to ensure safe homes are available to those who rent privately.