

Appendix 3 Brent – Private Sector Housing Strategy – Delivery Plan

Action	Proposed timescale	Responsible service	Success measures	Update
Commitment 1: We work to increase the supply of private sector homes available in Brent so it is an accessible housing option for our residents				
Commission a study into the demand for Shared Ownership and best practice within the sector to establish a 'Brent Shared Ownership' standard for all new builds in the borough	TBC by Affordable Housing and Partnerships	Affordable Housing and Partnerships	TBC by Affordable Housing and Partnerships	
Promote the work of our Housing Initiatives Team who work with property owners and developers to discuss available options for their empty properties and offer Empty Property Grants which helps to provide homes for homeless families	Ongoing	Private Housing Services	Number of empty properties refurbished and brought back into use within the borough (Target of 100 per year)	
Pursue owners of empty properties and take enforcement action where necessary to ensure that they do not allow their properties to fall into disrepair	Ongoing	Private Housing Services	Number of empty properties refurbished and brought back into use within the borough (Target of 100 per year)	
Commitment 2: We effectively tackle poor property conditions across the private sector in Brent				
Tackle health and safety concerns in private sector properties by taking formal action to resolve category one and serious category two HHSRS hazards	Ongoing	Private Housing Services	Number of properties improved as a result of action taken by PHS	

			(Target of 2000 per year)	
Build upon our current landlord licensing scheme by extending it to cover more areas of the borough, inspecting 50% of all selective licenced properties and all licenced HMO's	2029	Private Housing Services	Number of HMO's licensed in the borough (6000 per year) Number of selectively licensed properties (6000 per year)	
Strengthen our enforcement against property owners and managers who breach required standards through prosecution and fines, as well as publishing enforcement results to name and shame failing landlords	Ongoing	Private Housing Services	Number of enforcements taken i.e. prosecutions, fines or banning orders	
Build on our partnerships with other services and agencies across the borough to enable a wider reach in effective enforcement against landlords and property managers who breach required standards.	Ongoing	Private Housing Services	NA	
Strengthen signposting processes between the service and Trading Standards who can help to raise awareness of, and take enforcement action against, rogue landlords, letting agents and property management businesses.	Q1 2025-26	Private Housing Services	Number of cases referred to Trading Standards	
Increase awareness of, and prioritise, the engagement work the service does with local landlords, including offering training and promoting accreditation opportunities.	Ongoing	Private Housing Services	Number of landlord engagement events and training	

			Number of landlords engaging with an event or training	
Commitment 3: We prioritise supporting resident to access and stay in their private sector home, living safe and comfortable lives				
Develop and promote an accessible Tenant Toolkit which will inform PRS tenants of their rights, services available to them and what to do in case of issues such as waste management and recycling	Q1 2025-26	Private Housing Services	TBC	
Widely promote our Disability Adaptations Grants, Small Works Grants and Hospital Discharge Assistance Service in order to support making homes more accessible for disabled and vulnerable residents and address essential repairs and maintenance action where needed	Ongoing	Private Housing Services	Number of private adaptation referrals received	
Include ongoing advice and guidance about developing legislation and what this means for private sector tenants and local landlords in ongoing communication plans to ensure we're keeping residents informed	Ongoing	Private Housing Services	NA	
Work with households at risk of homelessness or experiencing homelessness to sustain effective tenancies and access affordable housing options in the private rented sector	Ongoing	Housing Needs	Number of duties discharged to the private sector	