

October 2019

Private Sector Housing
16 Church Road
Stockton-on-Tees
TS18 1TX

Dear Sir/Madam

NEW PRIVATE RENTED SECTOR APPROACH

Whilst Stockton-on-Tees Borough Council recognises that there are many good landlords who work with the Council and show their commitment to the private rented sector, there are some landlords who do not manage their properties (or tenants) to an acceptable standard. Our intention is to build on the positive relationships we have with a number of landlords by helping and supporting them to ensure the relevant standards are met and that tenants have well-managed, good-quality homes to live in, while taking strong action in cases of non-compliance by uncooperative landlords.

PLuSS LANDLORDS / AGENTS

Stockton-on-Tees Borough Council are now working in partnership with a group of landlords who have come together to form Private Landlords Supporting Stockton (PLuSS). The group has been formed as an alternative to the introduction of Selective Licensing of private landlords, to see if members of PLuSS and the Council can work together to raise property & management standards in the borough. Further details on PLuSS & how to join can be found at www.pluss.me.uk.

LANDLORDS / AGENTS NOT MEMBERS OF PLuSS

For landlords and agents who do not choose to join PLuSS and work cooperatively with the Council, we are taking a targeted approach to drive up standards. Non members should expect to have their properties inspected and assessed by an officer from the Council's Private Sector Housing team under the Housing Health and Safety Rating System (HHSRS).

Should such an inspection and assessment reveal unacceptable conditions then the Council will take appropriate enforcement action including serving Notices. When Notices are served the Council will charge the landlord or agent for expenses incurred, for the time taken to undertake the inspection and assess the property and for the preparation and service of the Notices. If obtaining access for inspection proves difficult then these charges are likely to be significantly higher. Furthermore, the costs of rectifying identified defects must be borne by the landlord or agent.

The Council expects full compliance with standards and to help ensure that all privately rented properties are of good quality and are consistently well-managed the Council has implemented the [Stockton Rental Standard](#), a quick and easy guide aimed at helping and supporting private landlords. Further details about this and the Council's approach to landlords who are not members of PLuSS can be found by visiting www.stockton.gov.uk.

If you require any further information or wish to discuss the matter further, please contact me using the contact details shown at the head of this letter.

Yours faithfully



Gary Knight, Private Sector Housing Team Manager