



Rushcliffe  
Borough Council



# Rushcliffe Private Landlords Forum

## 29<sup>th</sup> October 2015





**Rushcliffe**  
Borough Council



**Free property advertising  
Golden hello of £150**

**(subject to letting of 6 months to an applicant from Rushcliffe who is threatened with  
homelessness)**

**Deposit guarantee scheme  
Fast tracking Housing Benefits  
Direct Payment of Housing Benefits to the landlord  
Partnership with Nottingham Credit Union**

**More information:**

**[www.rushcliffe.gov.uk/advertisemeproperty](http://www.rushcliffe.gov.uk/advertisemeproperty)**

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# CLlr Richard Butler

## Portfolio Holder for Sustainability



# GRAHAM PENNY

— AUCTIONS —

## Graham Penny

Buying and Selling at Auction

DCI Leona Scurr  
Nottinghamshire Police  
Force lead for burglary

<http://www.policeprofessional.com/news.aspx?id=24270>

- Neighbourhoods with **predominantly privately rented homes** suffer **more burglaries** a police research think-tank study reveals.
- A clear link between crime and the conditions in some parts of the private rented housing sector – which boasts control of one fifth of England’s 22 million homes.
- The private rented housing sector (PRS) in England is expanding dramatically.
- Between 2001 and 2011 the proportion of households in the PRS increased by half, with one in five households now renting from private landlords. The sector in England has grown from 2.46 million homes **(12 per cent) in 2001** to 4.01 million dwellings **(18 per cent) a decade** later. In the same time scale household number rose from 20.45 million to 22.06 million.
- With stagnation in social housing provision, the buy-to-let sector increasingly dominating the bottom end of the market, and the transfer of right-to-buy former council housing into the PRS, the sector is increasingly providing homes for the poorest and most vulnerable households, often supported by state housing benefits, says the report.
- Rick Muir, director of the Police Foundation, said: “Too much of the private rented sector is of **poor quality**, with **insecure doors and windows**.”

# MOSAIC Data; Rushcliffe demographics

	Volume			Proportion		
	Council	Owned	Rented	Council	Owned	Rented
County Division	69,128	241,149	42,358	19.6%	68.4%	12.0%
Rushcliffe	3,658	39,669	4,405	7.7%	83.1%	9.2%
Rushcliffe South	2,303	24,181	648	8.5%	89.1%	2.4%
Rushcliffe North	1,355	15,488	3,757	6.6%	75.2%	18.2%

	Bungalow	Detached	Flat	Named Building	Purpose built flats	Semi-detached	Terraced	Bungalow	Detached	Flat	Named Building	Purpose built flats	Semi-detached	Terraced
County Division	39,833	46,082	9,739	20,919	38,514	99,494	98,054	11%	13%	3%	6%	11%	28%	28%
Rushcliffe	5,575	15,600	3,469	5,350	2,391	11,119	4,228	12%	33%	7%	11%	5%	23%	9%
Rushcliffe South	3,382	6,598	154	5,308	1,229	8,090	2,371	12%	24%	1%	20%	5%	30%	9%
Rushcliffe North	2,193	9,002	3,315	42	1,162	3,029	1,857	11%	44%	16%	0%	6%	15%	9%

	Council (Purpose built flats)	Council (Terraced)	Owned (Bungalow)	Owned (Detached)	Owned (Named Building)	Owned (Semi-detached)	Owned (Terraced)	Rented (Flat)	Rented (Terraced)
County Division	38,514	30,614	39,833	46,082	20,919	99,494	34,821	9,739	32,619
Rushcliffe	2,391	1,267	5,575	15,600	5,350	11,119	2,025	3,469	936
Rushcliffe South	1,229	1,074	3,382	6,598	5,308	8,090	803	154	494
Rushcliffe North	1,162	193	2,193	9,002	42	3,029	1,222	3,315	442

	Council (Purpose built flats)	Council (Terraced)	Owned (Bungalow)	Owned (Detached)	Owned (Named Building)	Owned (Semi-detached)	Owned (Terraced)	Rented (Flat)	Rented (Terraced)
County Division	10.9%	8.7%	11.3%	13.1%	5.9%	28.2%	9.9%	2.8%	9.3%
Rushcliffe	5.0%	2.7%	11.7%	32.7%	11.2%	23.3%	4.2%	7.3%	2.0%
Rushcliffe South	4.5%	4.0%	12.5%	24.3%	19.6%	29.8%	3.0%	0.6%	1.8%
Rushcliffe North	5.6%	0.9%	10.6%	43.7%	0.2%	14.7%	5.9%	16.1%	2.1%

# MOSAIC Data; Crime Data this year to date

Tenure	2015/16			2014/15			Performance		
	Volume	Proportion	Rate	Volume	Proportion	Rate	Volume	Percent	Rate
Owned	85	82.5%	2.143	70	77.8%	1.765	15	21.4%	0.378
Rented	15	14.6%	3.405	11	12.2%	2.497	4	36.4%	0.908
Council	2	1.9%	0.547	8	8.9%	2.187	-6	-75.0%	-1.640
Unknown	1	1.0%	-	1	1.1%	-	0	0.0%	-

Property Type	2015/16			2014/15			Performance		
	Volume	Proportion	Rate	Volume	Proportion	Rate	Volume	Percent	Rate
Detached	33	32.0%	2.115	27	30.0%	1.731	6	22.2%	0.385
Semi-detached	28	27.2%	2.518	17	18.9%	1.529	11	64.7%	0.989
Named Building	14	13.6%	2.617	10	11.1%	1.869	4	40.0%	0.748
Flat	12	11.7%	3.459	7	7.8%	2.018	5	71.4%	1.441
Bungalow	7	6.8%	1.256	10	11.1%	1.794	-3	-30.0%	-0.538
Terraced	6	5.8%	1.419	12	13.3%	2.838	-6	-50.0%	-1.419
Purpose built flats	2	1.9%	0.836	6	6.7%	2.509	-4	-66.7%	-1.673
Unknown	1	1.0%	-	1	1.1%	-	0	0.0%	-



# Target Hardening

- Making something harder for an offender to access and making it more resistant.
- Upgrading the locks on doors and windows.
- Replacing doors or windows if they are particularly weak or the frames are in a poor state of repair.
- Target hardening project with funds from the PCC – 14 top streets, vulnerable, Asian Gold, domestic violence.
- Private owner occupier

## PRIORITISING

- There is an indisputable case for prioritising properties on the basis of prior burglary history, area crime levels and existing levels of target hardening protection.
- Repeat victimisation – within 2months and 400m radius
- Cocooning 5 x 5 x5

# Decent Homes Standard

Meet minimum safety standards for housing  
(using the [Housing Health and Safety Rating System](#))

- be in a reasonable state of repair
- have reasonably modern facilities and services
- have efficient heating and effective insulation
- A home that does not meet all four criteria fails the standard.

# Considerations

- Are there any upgrades planned to the stock which will involve fitting secure doors and windows to prevent burglary?
- If there are upgrades planned how is this prioritised ?
- Is there any mechanism for the police to refer in if security is an issue with particular stock?
- Who is your organisations lead on this subject ?

# Crime Prevention

- Lock doors and windows when you go out
- Leave a light on
- Hide car keys
- Remove door keys from inside the lock
  
- How can you help pass that message – what materials ? what medium ?

# Intelligence – Eyes Wide Open

- The intelligence gap
- Who is committing burglaries
- Where is stolen property going
- Cannabis cultivation
- Enforcing drug debts
- Safeguarding
- Human trafficking
- Call 101

ANY QUESTIONS ?



**NOTTINGHAMSHIRE**

**Fire & Rescue Service**

*Creating Safer Communities*

# **Fire Protection in Nottinghamshire**

**Andy Cooper & Paul Cooper**

**The Offer From the Fire Service to  
Landlords:**

**Smoke Alarms and Carbon Monoxide  
Alarms.**





**NOTTINGHAMSHIRE**  
**Fire & Rescue Service**  
*Creating Safer Communities*

A photograph of a fire with the word "Questions?" overlaid in large white text. The fire is bright orange and yellow, with a black background. The text is in a bold, sans-serif font with a white outline.

**Questions?**



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# Questions





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