# ASTH413
# Work with the private sector to increase the availability of rented homes

**Overview**

This standard is about enabling the availability of additional homes, particularly those involved in working with private landlords.

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## Performance criteria

*You must be able to:*

P1   develop and manage systems to quickly get empty properties back into use

P2   identify privately-owned empty properties in order to confirm their status as empty properties

P3   provide advice for private landlords on the options available to them for dealing with their empty property/properties

P4   provide support for private sector landlords to get their property up to standard

P5   develop and manage schemes to support self-regulation by private landlords

P6   identify properties which satisfy the requirements of private sector management orders

P7   apply for private sector management orders to take over the management of the property

P8   develop and manage initiatives to provide more housing options and choice for customers

P9   develop and manage rent guarantee/bond schemes or other schemes that enable customers to secure a new home

P10  identify private sector options to provide new homes for customers

P11  follow all company procedures and legislative requirements in relation to enabling the availability of new homes

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## Knowledge and understanding

*You need to know and understand:*

K1    the reasons for securing the availability of additional homes

K2    the procedures which your organisation has in place for monitoring and reporting on their provision of additional homes

K3    how to support private sector landlords to get their property up to standard

K4    how to develop and manage schemes to support self-regulation by private landlords

K5    company procedures and legislation in relation to private sector management orders

K6    risk assessment procedures

K7    how to ensure the health, safety and security of yourself and others

K8    lettings and allocation procedures

K9    the correct actions to take in response to problems

K10   the responsibilities of all relevant parties with respect to the condition of property

K11   how to record the actions taken

K12   organisational performance targets for managing empty properties

K13   good practice in relation to working with the private rented sector

K14   why the needs of the local community must be considered

K15   legal duties and regulatory requirements

K16   the reasons why property must meet minimum standards

K17   relevant organisational policies and good practice standards

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