
**Decision Session – Cabinet Member for
Health, Housing and Adult Social Services**

17th March 2014

Report of Steve Waddington, Assistant Director, Housing and
Community Safety

**Response to the Department for Communities and Local
Government's (DCLG) consultation on the review of property
conditions in the private rented sector**

Summary

1. To advise the cabinet member of the consultation by the Department of Local Government on the review of property conditions in the private rented sector and seek member's endorsement of the response prepared by officers (see appendix A)

Recommendation: to submit the attached response

Background

2. The government announced a package of measures on the 16 October 2013 to help ensure that tenants get a good deal when they rent a home. The measures included a commitment to undertake a review into property conditions in the private rented sector.
3. To take forward the review of property conditions, a discussion document has been prepared seeking views on a range of issues including:
 - The rights and responsibilities of landlords and tenants;
 - Tackling retaliatory eviction;
 - Whether landlords should be required to repay rent if they rent out a property that contains serious hazards and/or where a tenant has been illegally evicted;
 - The need for smoke and carbon monoxide alarms;

- Current requirements around regular checks of electrical installations in the home;
- The requirements of the Landlord and Tenant Act 1985;
- Current licensing system for privately rented housing; and
The Housing Health and Safety Rating System

The closing date for responses was the 21st March 2014 but has been amended to the 28th March 2014.

4. The attached response recognises the vital and growing role of the sector in the provision of accommodation and that poor housing conditions has implications both for tenants and others such as the impact on the national health service through associated ill - health issues.

Consultation

5. This is the council's response to the consultation document and reflects internal discussions with officers from Housing and the Policy team

Options

6. There are a number of options for the member to

Option 1 – To endorse the proposed attached response

Option 2 – To revise the proposed attached response

Option 3 – Not to submit the proposed attached response

Analysis

7. Option 1 –By submitting the attached response it put forwards the council's response that we want to promote not only a growing rented sector but one that is healthy and well managed. It recognises that that there are implications for others outside of the housing sector for example on the health service and the wider economy if there are poor conditions in the private rented sector.

Council Plan

8. A healthy and well managed private rented sector is directly relevant to the Council Plan priorities of:
- Building Strong Communities
 - Protecting Vulnerable People
 - Growing the economy

Implications

- **Financial** There are no implications.
- **Human Resources (HR)** There are no implications.
- **Equalities** There are no implications.
- **Legal** There are no implications...
- **Crime and Disorder** There are no implications.
- **Information Technology (IT)** There are no implications.
- **Property** There are no implications.
- **Other** There are no other implications.

Risk Management

9. There are no risks associated with this report.

Recommendations

10. Cabinet Member is asked to approve Option 1 as detailed in paragraph 7 and endorse the response

Reason: So that the council can promote standards which support a healthy and well managed private rented sector.

Contact Details

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Report Approved *tick* Date *Insert Date*

Chief Officer's name
Title

Report Approved *Tick* Date *Insert Date*

Specialist Implications Officer(s) *List information for all*

Wards Affected: *List wards or tick box to indicate all* **All**

City Centre Wards

For further information please contact the author of the report

Background Papers

Appendix A – Response to DCLG review of property conditions in the private rented sector