

Subject: Consultation on Private Sector
Housing Enforcement Policy

Status: Publication

Report to: Policy Overview and Scrutiny
Cabinet

Date: 18th January 2011

Report of: Head of Health, Housing and Regeneration

Portfolio

Holder: Regeneration

Key Decision: Yes / No

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

1.1 To consult on the Council's proposed Private Sector Housing Enforcement Policy and seek a recommendation of approval of the Policy and supplementary statements for Cabinet.

2. CORPORATE PRIORITIES

2.1 The matters discussed in this report impact directly on the following corporate priorities and associated corporate objective.

- Delivering Quality Services to Customers
- Improving health and well being across the Borough

3. RISK ASSESSMENT IMPLICATIONS

3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- While the Council has a set of working procedures to deal with informal and formal action around housing standards. This policy provides a clear and concise statement of the role the Council will take when dealing with these circumstances.

4. BACKGROUND AND OPTIONS

- 4.1 The Residential Section of the Environmental Health Department receives on average 30 cases per month around housing standards in private rented properties across Rossendale. The majority of which are resolved through informal action comprising negotiation with the Landlord and correspondence etc.
- 4.2 This proposed enforcement policy provides a consistent approach for the Council and a level of transparency to private landlords, tenants, members, peer agencies and appeal boards on the role of the Council in dealing with complaints of poor housing standards as well as the potential avenues available to officers for dealing with complaints and the consequences of not implementing remedial actions.
- 4.3 This policy while focussing on enforcement is supplementary to the Council's Private Sector Housing Strategy which looks at fostering and developing the private rented sector in partnership with landlords.
- 4.3 Resources to delivery this work will continue to be met through existing staffing structures.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

- 5.1 There are no material financial implications.

6. MONITORING OFFICER

- 6.1 No additional comments.

7. HEAD OF PEOPLE AND POLICY (ON BEHALF OF THE HEAD OF PAID SERVICE)

- 7.1 No HR implications

8. CONCLUSION

- 8.1 This policy provides a clear statement for dealing with poor housing across the Borough. However, it is only one element in the Council's Toolkit for developing the private rented sector as a market of choice.
- 8.2 The policy will provide consistency and transparency to all parties in dealing with and enforcing housing standards.

9. RECOMMENDATION(S)

- 9.1 That Policy Overview and Scrutiny recommend that Cabinet adopt the Private Sector Housing Enforcement Policy and supplementary statements.

9.2 That the Policy Overview and Scrutiny Committee recommend to Cabinet that any further minor amendments to the Policy be delegated to the Head of Health, Housing and Regeneration in consultation with the Director of Business and the Portfolio Holder for Regeneration.

10. CONSULTATION CARRIED OUT

- 10.1 Direct consultation with:-
- Portfolio Holder for Regeneration
 - Internal Council Departments
 - Corporate Policy

11. COMMUNITY IMPACT ASSESSMENT

Is a Community Impact Assessment required Yes

Is a Community Impact Assessment attached Yes

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required No

Is a Biodiversity Impact Assessment attached No

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Background Papers	
Document	Place of Inspection
Private Sector Housing Enforcement Policy	Attached
Landlords Guide to Housing Standards in Rented Sector	Attached
Policy Statement – HHSRS and Housing Act 2004	Attached