

Subject:	Private Sector Housing Enforcement Policy and Supplementary Documents	Status:	For Publication
Report to:	Cabinet	Date:	31 st August 2011
Report of:	Head of Health, Housing and Regeneration	Portfolio Holder:	Regeneration
Key Decision:	<input type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Community Impact Assessment:	Required: Yes	Attached:	Yes
Biodiversity Impact Assessment	Required: No	Attached:	No
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1.	RECOMMENDATION(S)
1.1	That Members adopt the Private Sector Housing Enforcement Policy and supplementary statements.
1.2	That any further minor amendments to the Policy and supplementary statements be delegated to the Head of Health, Housing and Regeneration in consultation with the Director of Business and the Portfolio Holder for Regeneration.

2. PURPOSE OF REPORT

- 2.1 To seek approval on the Council's Private Sector Housing Enforcement Policy and supplementary statements.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **A healthy and successful Rossendale** – supporting vibrant communities and a strong economy.
 - **Responsive and value for money local services** – responding to and meeting the different needs of customers and improving the cost effectiveness of services.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 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.

5. BACKGROUND AND OPTIONS

- 5.1 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.

- 5.2 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.
- 5.3 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.
- 5.4 Resources to delivery this work will continue to be met through existing staffing structures.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

- 6.1 There are no material financial implications.

7. MONITORING OFFICER

- 7.1 No additional comments.

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

- 8.1 No HR implications.

9. CONSULTATION CARRIED OUT

- 9.1 Direct consultation with:-
- Portfolio Holder for Health, Housing and Regeneration
 - Internal Council Departments
 - Corporate Policy

10. CONCLUSION

- 10.1 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.
- 10.2 The policy will provide consistency and transparency to all parties in dealing with and enforcing housing standards.

Background Papers

Document	Place of Inspection
Private Sector Housing Enforcement Policy	Appendix A
Policy Statement – HHSRS and Housing Act 2004	Appendix B
Landlords Guide to Housing Standards in Rented Sector	Appendix C