

**INFRASTRUCTURE, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
19 JANUARY 2021**

PART I

**5. PRIVATE RENTED SECTOR OFFER POLICY UPDATE
(DCES)**

1 Summary

- 1.1 The Private Rented Sector Offer Policy sets out when the Council will make a private rented offer to a homeless applicant.
- 1.2 When such an offer is made the policy also describes what factors the Council will take into account when assessing its suitability and what steps an applicant can take if they do not agree with the Council's decision.
- 1.3 Following a change in legislation it has been necessary to update the Private Rented Sector Offer Policy. The Policy can be found in Appendix One.

2 Details

- 2.1 The current Private Rented Sector Offer Policy has been reviewed and requires two minor amendments.
- 2.2 Section 2.9 lists the other policies that relate to this policy. This list has been updated accordingly.
- 2.3 Section five of the policy details a list that would deem a private rented property to be unsuitable. Following a change in legislation, an additional point has been added to this list to note that a property will not be suitable if "it does not have a valid electrical installation condition report (EICR) in accordance with the relevant electrical safety regulations".
- 2.4 There are no other changes required to the policy that was previously agreed by Infrastructure, Housing and Economic Development Committee on 20 November 2018.

3 Options and Reasons for Recommendations

- 3.1 It is recommended that the Committee agree the updated Private Rented Sector Offer Policy to ensure Council compliance with relevant legislation.

4 Policy/Budget Reference and Implications

- 4.1 The recommendations in this report are within the Council's agreed policy and budgets. The relevant policy is entitled the Council's Strategic Plan.
- 4.2 The recommendations in this report relate to the achievement of the following performance indicators.
 - 4.2.1 HN06- Promote access to private sector lettings in order to prevent and relieve homelessness

5 Financial, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications

5.1 None specific.

6 Legal Implications

6.1 It is recommended that the Committee agree the updated Private Rented Sector Offer Policy to ensure Council Compliance with relevant legislation.

7 Equal Opportunities Implications

7.1 Relevance Test

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| Has a relevance test been completed for Equality Impact? | Yes |
| Did the relevance test conclude a full impact assessment was required? | No |

7.2 The relevance test showed that a full impact assessment was not required as sufficient provision is made within the policy to address relevant points. The relevance test completed in 2018 still applies as no other changes have been made to the policy except for those listed at 2.2 and 2.3 above.

8 Risk and Health & Safety Implications

8.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. In addition, the risks of the proposals in the report have also been assessed against the Council's duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

8.2 The subject of this report is covered by the Housing Services service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this/these plan(s).

9 Recommendation

9.1 That the Committee agree the updated Private Rented Sector Offer Policy to ensure compliance with relevant legislation.

9.2 That public access to the report be immediate.

9.3 That public access to the decision be immediate.

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Data Quality

Data sources: none

Data checked by: N/A

Data rating: N/A

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|----------|-------------------|------------|
| 1 | Poor | n/a |
| 2 | Sufficient | n/a |
| 3 | High | n/a |

Background Papers

APPENDICES / ATTACHMENTS

Appendix One: Private Rented Sector Offer Policy