

Brighton & Hove City Council

Council

Agenda Item 62

Date of meeting 15 December 2022

CONSERVATIVE GROUP AMENDMENT

PROTECT THE RENTERS THIS WINTER: STOP REVENGE EVICTIONS!

That the relevant changes are made to the recommendations as shown below in ~~strikethrough~~ and ***bold italics***:

Council notes:

1. This Winter's cost-of-living emergency and dangers to tenants in properties with health hazards i.e. damp, mould, excess cold;
- ~~2. The tragic death of two-year-old Awaab Ishak from prolonged exposure to mould;~~
3. Mould, damp and serious disrepair in the ***council-run*** social ~~and private~~ housing sectors needs addressing ***first, by:***
 - i. Addressing the 10,000 backlog in the Council's Housing Repairs;***
 - ii. Repairing void properties so they can be lived in; and***
 - iii. Resuming estate inspections, which were cancelled in 2018***
- ~~4. Action the council can take to prevent revenge evictions, raise standards and deter landlords from breaking the law;~~
- ~~5. The council has legal powers to intervene in cases of revenge evictions with 'improvement notices' to invalidate s21 notices;~~
- ~~6. The 2019 High Court ruling in favour of Hull City Council;~~

Council therefore resolves to request officers to bring a report to Housing Committee:

- a) Reviewing the council's ~~private sector housing enforcement policy to reduce tenants' risk of 'revenge evictions' by serving 'improvement notices' and~~ ***own housing enforcement policy, to reduce tenants' anxiety by serving*** 'emergency remedial action notices' at the soonest opportunity;
- b) Outlining plans to display on the council website steps ~~private renters~~ ***tenants*** can take regarding repairs requests and ~~revenge eviction notices~~ ***that are not carried out in a timely way;***
- c) ***Reviewing the letting of our council homes that are below the EPC standard consistent with that which applies to all private landlords.***

Proposed by: Cllr Meadows

Seconded by: Cllr Nemeth

Recommendations to read if carried:

Council notes:

1. This Winter's cost-of-living emergency and dangers to tenants in properties with health hazards i.e. damp, mould, excess cold;
2. Mould, damp and serious disrepair in the council-run social housing sector needs addressing first, by:
 - i. Addressing the 10,000 backlog in the Council's Housing Repairs;
 - ii. Repairing void properties so they can be lived in; and
 - iii. Resuming estate inspections, which were cancelled in 2018.

Council therefore resolves to request officers to bring a report to Housing Committee:

- a) Reviewing the council's own housing enforcement policy, to reduce tenants' anxiety by serving 'emergency remedial action notices' at the soonest opportunity;
- b) Outlining plans to display on the council website steps tenants can take regarding repairs requests that are not carried out in a timely way;
- c) Reviewing the letting of our council homes that are below the EPC standard consistent with that which applies to all private landlords.