

Brighton & Hove City Council

Housing Committee

Agenda Item 59

Date of meeting: 18th January 2023

JOINT LABOUR & GREEN GROUP AMENDMENT

Private Sector Housing Update

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

Recommendations:

That Housing Committee:

- 2.1 Agree that development of an in-house Ethical Lettings Agency will not be pursued at this time, ***though Committee may consider it in the future.***
- 2.2 Note the progress on the Selective Licensing Feasibility Study and the proposal to arrange a Housing Committee Member Workshop (early February 2023) on options to progress.
- 2.3 Note that evidence suggests a new Additional HMO Licensing Scheme is potentially viable, and if so that required consultation on this should be linked to any consultation agreed to progress selective licensing.
- 2.4 Agree a review of the current Private Sector Enforcement Policy is undertaken and that in the interim where appropriate proactive use of improvement notices is exercised against landlords and letting agents as referred to in 4.3.4. ***This review will, among other things, reflect the motion passed at Full Council in December 2022, requesting 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 'emergency remedial action notices' at the soonest opportunity***
 - b) ***Outlining plans to display on the council website steps private renters can take regarding repairs requests and revenge eviction notices***
- 2.5 Note the options and restrictions relating to a 'Rogue Landlord database'. To approve further investigation of the establishment a 'Rogue Landlord database' in Brighton & Hove and report back to Housing Committee in March 2023 ***and will continue to work towards a zero-tolerance approach to rogue landlords as agreed by this committee.***

- 2.6 Note activity during 2022/23 (to 30 November 2022) in relation to private sector housing enforcement.

Proposed by: Cllr Williams

Seconded by: Cllr Osborne

Recommendations as amended:

That Housing Committee:

- 2.1 Agree that development of an in-house Ethical Lettings Agency will not be pursued at this time, though Committee may consider it in the future.
- 2.2 Note the progress on the Selective Licensing Feasibility Study and the proposal to arrange a Housing Committee Member Workshop (early February 2023) on options to progress.
- 2.3 Note that evidence suggests a new Additional HMO Licensing Scheme is potentially viable, and if so that required consultation on this should be linked to any consultation agreed to progress selective licensing.
- 2.4 Agree a review of the current Private Sector Enforcement Policy is undertaken and that in the interim where appropriate proactive use of improvement notices is exercised against landlords and letting agents as referred to in 4.3.4. This review will, among other things, reflect the motion passed at Full Council in December 2022, requesting 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 'emergency remedial action notices' at the soonest opportunity
 - b) Outlining plans to display on the council website steps private renters can take regarding repairs requests and revenge eviction notices
- 2.5 Note the options and restrictions relating to a 'Rogue Landlord database'. To approve further investigation of the establishment a 'Rogue Landlord database' in Brighton & Hove and report back to Housing Committee in March 2023 and will continue to work towards a zero-tolerance approach to rogue landlords as agreed by this committee.
- 2.6 Note activity during 2022/23 (to 30 November 2022) in relation to private sector housing enforcement.