



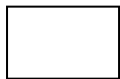
Report of the Head of Scrutiny and Member Development

Scrutiny Board (Environment and Neighbourhoods)

Date: 10th November 2008

Subject: Inquiry into Private Rented Sector Housing

Electoral Wards Affected: All



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction

- 1.1 At the beginning of the year the Board agreed to carry out an Inquiry into Private Rented Sector Housing. Terms of reference for this Inquiry were agreed by the Board in September and these are attached as appendix 1.
- 1.2 The purpose of today's meeting is to consider evidence in line with session one of the Board's Inquiry. This session focuses on the following areas:
- the levels of owner occupied and private rented accommodation in Leeds;
 - an analysis of trends in demand and supply for private rented accommodation in Leeds;
 - legislation governing the private rented sector in the current Housing Act, with particular focus on Selective Licensing, Housing in Multiple Occupation (HMO) Licensing, Empty Dwelling Management Orders and Housing Health and Safety Rating System;
 - issues surrounding energy efficiency and the Decent Homes requirements and how these can be promoted and sustained within the private rented sector;
 - empty private rented sector properties and the negative impact they can have on neighbourhoods.
- 1.3 A working group of the Board met on 16th October 2008 to consider most of the evidence in line with the above. A summary report of the working group's discussions and a copy of the background papers submitted to the working group are attached as Appendix 2 for the Board's consideration.

1.4 Senior officers from Environment and Neighbourhoods will be attending today's meeting to contribute to the Board's discussion on the evidence in line with session one of this Inquiry.

2.0 Recommendations

2.1 The Board is asked to note the summary report of the working group and consider the evidence provided in line with session one of its inquiry into Private Rented Sector Housing.

Background Papers

None