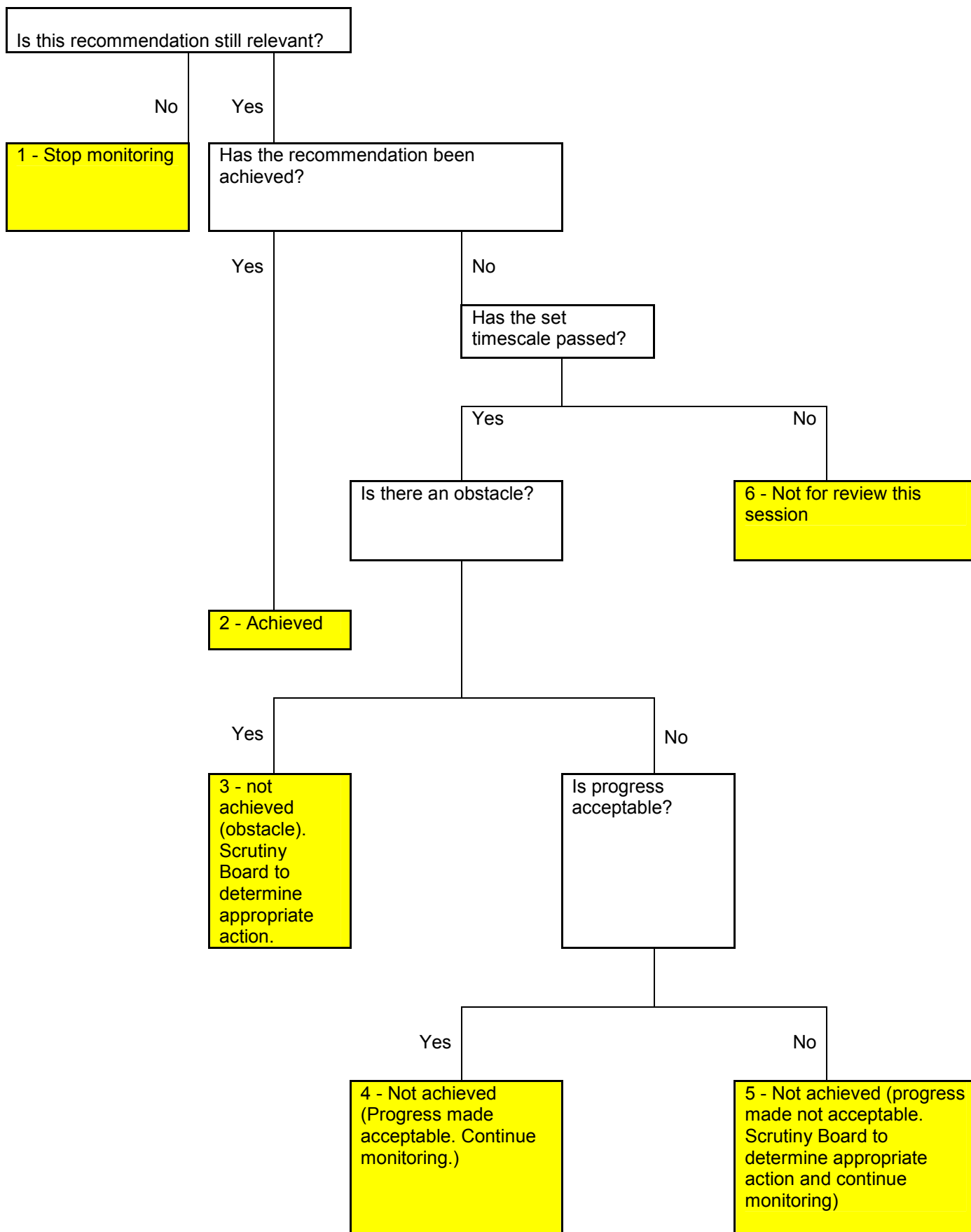


Recommendation tracking flowchart and classifications:
Questions to be Considered by Scrutiny Boards



Inquiry into Private Rented Sector Housing (April 2012)

Categories

- 1 - Stop monitoring
- 2 - Achieved
- 3 - Not achieved (Obstacle)
- 4 - Not achieved (Progress made acceptable. Continue monitoring)
- 5 - Not achieved (Progress made not acceptable. Continue monitoring)
- 6 - Not for review this session

Recommendation for monitoring	Evidence of progress and contextual information	Status (categories 1 – 6) (to be completed by Scrutiny)	Complete
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<p>Recommendation 1</p> <p>That the Executive Board:</p> <p>(i) supports the principle of adopting a more proactive and targeted integrated management approach in addressing those areas of the city that have greater housing and environmental needs.</p> <p>(ii) requests the Director of Environment and Neighbourhoods to work closely with the Housing Regulation Team and Locality Managers to begin developing this approach based upon the existing locality working model and neighbourhood planning principles of working collaboratively with other key council services, partners and landlords to maximise and target resources effectively.</p>	<p>Previously Reported 20/7/12:</p> <ul style="list-style-type: none"> The principle of a more proactive targeted approach to address private sector housing has been agreed in principle as a way forward. Under the current restructure of Statutory Housing this approach is being considered as part of the proposals. Adoption of the proposals will depend upon additional resources being found. Negotiations with Corporate Finance are occurring around this issue. The Scrutiny Board on 30th October 2012 received a report on the locality approach to the private sector housing and regulation and empty homes and welcomed the progress in implementing recommendation 1 of this inquiry. <p>Current Position</p> <ul style="list-style-type: none"> In Sept 2012 the Executive Board agree in principle, to fund the new Leeds Neighbourhood Approach and empty property initiatives for 3 years commencing in April 2013 up to £1m per annum. <p>Previously Reported</p> <ul style="list-style-type: none"> Discussions are occurring between Housing Partnerships and the Locality Managers regarding how to integrate services around this approach to service delivery. The key will be the identification of additional resources to deliver any such working model. Identification of additional resources is currently being considered with the Director of Finance. <p>Current Position</p> <ul style="list-style-type: none"> The Leeds Neighbourhood Approach has now been developed and implemented. The initial area being the Nowell's in East Leeds. The Approach involves the targeting of a neighbourhood to improve their overall condition and sustainability. The Service is working with partners such as the Fire Service, Police, Jobs and Skills, Health, the third sector and the landlords associations to improve the area. All properties have been targeted, with offers of help and 	<p>4</p> <p>4</p> <p>4</p>	
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<p>(iii) requests the Director of Environment and Neighbourhoods to identify potential 'hot spot' areas of the city in which to undertake a pilot of this approach.</p>	<p>assistance. Where owners do not come forward to work with partners then full enforcement action is taken involving all agencies as appropriate. Current work is on-going to identify and area the second area for this approach to improving neighbourhoods.</p> <p>Previously Reported</p> <ul style="list-style-type: none"> • There are potentially a number of hot spots around the city which could benefit from this approach. These will be identified as part of the on going discussions with the Locality Managers. Currently under consideration are Beeston Hill and Holbeck, Headingley and Richmond Hill <p>Current Position</p> <ul style="list-style-type: none"> • The initial area identified was the Nowell's in East Leeds. Officers are currently considering the 2 proposed area based on stock condition, empty homes, crime, ASB, fire incidents etc. These potential areas include Armley, the Bellbrokes, Woodview's and Holbeck. 	<p>4</p> <p>4</p> <p>4</p>	
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<p>Recommendation 2 That as part of the drive to recruit and retain landlords to the Leeds Landlord Accreditation Scheme, the Director of Environment and Neighbourhoods works closely with the Housing Regulation Team, Locality Managers and the Chair of the Residential Landlords Association to:</p> <p>(i) engage more effectively with existing landlord forums and;</p> <p>(ii) explore the development of local landlord forums, particularly within identified ‘hot spot’ areas of the city, to share ideas on how to address their needs.</p>	<p>Previously Reported:</p> <ul style="list-style-type: none"> • Regular meetings occur with the RLA regarding the management and development of the accreditation scheme run by them to deliver the LLAS. Since the Scrutiny Report significant improvements have occurred in the membership of the LLAS; it has increased from 169 in Jan 2012 to 332 in May 2012. At the end of Q1 in 2012/13 it is now at 346 members with the trend showing a month by month increase. • Work on models of engagement are currently being developed for working more closely with landlords on an area basis. These will be developed based on previous schemes in Beeston Hill and Holbeck and for selective licensing in Cross Green. It is proposed to develop these forums when an area is targeted as part of the proposed new way of working, once resources are identified. <p>Current position</p> <ul style="list-style-type: none"> • Officers are working with a National Landlords Association in the Nowell’s to develop free help and advice. They are looking to have a forum for local landlords and are offering free associate membership of the association to any landlord. 	<p>2</p> <p>4</p> <p>4</p>	<p>YES</p>
<p>Recommendation 3 (i) That the Housing and Regeneration Partnership Board continues to drive forward the aims of the Empty Properties Project and explores how the council and its partners can work together in delivering the desired outcomes set out within the Empty Properties Action Plan.</p>	<p>Previously Reported:</p> <ul style="list-style-type: none"> • The Empty Property Project is now well established and new ways of bringing back empty properties are being developed, including use of new homes bonus/commuted sums to support the third sector, developing partnerships with all interested partners in the field –third sector, RSL & private sector • 2012 -15 Empty Homes Strategy has now been completed and is awaiting sign off for publication. To be published in June. • Call to Action Day 16th May 2012 – supported the Social Enterprise Brokers day on empty homes. To work on development of ideas and partnerships following on from the day 	<p>4</p>	

<p>(ii) That a progress report on the delivery of the Empty Properties Action Plan is brought back to Scrutiny before December 2012.</p>	<p>Current Position</p> <ul style="list-style-type: none"> • Work has continued to develop actions to bring properties back into use. • Leeds is a pilot authority for the National Empty Property Loan. • In Sept the Director of Environment and Housing agreed Leeds City Council's own Empty Homes Loan • Following the call to action day in May 2012, Leeds Empties has now been developed. They have created and implemented the Empty Homes Doctor Service and the Leeds Empties website. They are working to develop offers to empty home owners and increasing the capacity of the third sector. • HCA Empty Homes funding – LCC was successful in obtaining a £440k bid to help address empty commercial and right to buy properties. This is a £2.2m overall programme of initiatives to be delivered by March 2015 • By supporting partners in the third sector the city has been successful in obtaining a total of £1.3m from the HCA to address empty homes. This will be delivered by LATCH, Canopy and GIPSIL. 	<p style="text-align: center;">4</p>	<p style="text-align: center;">1</p> <p style="text-align: center;">Yes</p>
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<p>Recommendation 4 That the Director of Environment and Neighbourhoods leads on undertaking an analysis of current housing market trends within the Leeds 6 postcode areas and for this to then be used to predict empty property trends within these areas over the next 2-3 years.</p> <p>That the findings from this work is brought back to Scrutiny by January 2013 for consideration.</p>	<p>Previously Reported:</p> <ul style="list-style-type: none"> • The “student” area has now been mapped and the level of empty properties can be tracked as of May 2012. Initial investigations revealed there to be currently 333 properties within this area empty. This equates to 1.34% of the total private sector housing stock within the area (city average =2.4%). • Renew have recently undertaken research into the current and likely trends for the Leeds 6 area for Unipol. Once completed this research will be shared with LCC to help inform future housing needs and issues for the Leeds 6 area. Unipol are just agreeing their final report and will share it with the Council in the near future. <p>Current Position</p> <ul style="list-style-type: none"> • In August 2013 the void level was 0.34% which is significantly below city average • The Council has held a number of workshops with stakeholders in LS6 to consider the existing planning policies and core strategy. A report went to Executive Board in relation to purpose built developments to ensure they demonstrate a need for such accommodation in the city • Further work will now consider the impact on existing student areas. 	<p>4</p> <p>4</p>	
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<p>Recommendation 5 That the Director of Environment and Neighbourhoods seeks to combine the targeting of long term empty properties as part of the wider proactive and integrated management approach set out within recommendation 1.</p>	<p>Previously Reported:</p> <ul style="list-style-type: none"> • Please see response to recommendation 1. The work to address this issue is being undertaken in conjunction with the issues around the private rented sector to ensure an integrated approach with the Locality Managers <p>Current Position</p> <ul style="list-style-type: none"> • Empty properties are an integral part of the new Leeds Neighbourhood Approach. 	<p>4</p> <p>2</p>	<p>YES</p>
<p>Recommendation 6 That the Director of Resources ensures that Area Committees receive regular progress reports regarding the delivery of the council's Welfare Reform Strategy.</p>	<p>Previously Reported:</p> <ul style="list-style-type: none"> • This recommendation will be from the Welfare Reform Strategic Working Group chaired by the Chief Officer of Revenue and Benefits <p>Current Position</p> <p>Updates on the preparations and progress with Welfare Reforms have been taken to Area Committees in the Feb/Mar 13 round of Committees and the latest Sep/Oct 13 round of Committees and it is intended to continue to update Area Committees on a regular basis.</p>	<p>2</p>	<p>YES</p>

<p>Recommendation 7 That in line with the work being undertaken by the council's Communication Team to develop and re-launch the council's website in June 2012, the Director of Environment and Neighbourhoods ensures that it is developed effectively so that tenants and landlords can easily gain access to accurate and timely advice, information and assistance.</p>	<p>Previously Reported:</p> <ul style="list-style-type: none"> • Work is currently being undertaken to identify all relevant information currently provided. A review of the information is being undertaken as part of the overall website review. • Officers received training in May to allow the new information to be developed and ready for the re-launch • Pages have been developed for the new website and will be incorporated on its launch in July 2012 <p>Current Position</p> <ul style="list-style-type: none"> • Private Sector Housing updated the website information as per the Council's re-launch. The service currently undertaking a review of the pages to improve their content and information further. 	<p>4</p> <p>1</p>	<p>YES</p>
<p>Recommendation 8 That the Director of Environment and Neighbourhoods ensures that the council actively promotes the new 'letshelpyou' website for landlords and tenants as a free service for marketing and managing properties and enabling tenants across West Yorkshire to search for appropriate and affordable accommodation.</p>	<p>Previously Reported</p> <ul style="list-style-type: none"> • The website is now promoted to all new empty property owners as of April 2012 It is sent out as part of the initial contact with all long term empty property owners. This will result in 4/5000 owners being contacted annually with the information There are approximately 3500 landlords and 4000 tenants registered on the site at the moment. • The website has been promoted via the existing communication networks, including the new Council website 	<p>1</p>	<p>Yes</p>