

Report of Director, Environments & Neighbourhoods

Report to West Leeds (Inner) Area Committee

Date: 18th December 2013

Subject: Private Rented Sector Service

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Armley Bramley & Stanningley		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number: Appendix number:		

Summary of main issues

1. This report summarises the role of the Council's Private Rented Sector Service, and outlines its current priorities around improving Private Sector housing, reducing the number of empty properties and increasing membership of the Landlord Accreditation Scheme.
2. The report also provides information on a new multi-agency initiative to target improvements in private rented housing around the Edinburghs area of Armley.

Recommendations

3. The Area Committee is asked to note this report, support the Neighbourhood Approach initiative in Armley, and share local knowledge of issues around the private rented sector across the two wards.

1 Purpose of this report

- 1.1 The purpose of this report is to update the Area Committee on the work of the Council's Private Rented Sector service and introduce a new initiative to focus on the sector in the Edinburghs area of Armley.

2 Background Information

- 2.1 The Private Rented Sector Team works within the Environments and Neighbourhood Directorate and is responsible under the Housing Act 2004 for enforcing standards in the Private Rented Sector an addition to other duties as outlined in Appendix 1.

3 Main Issues

- 3.1 Appendix 1 outlines the work of the Private Rented Sector Team, and Appendix 2 introduces the new Armley Neighbourhood Approach initiative.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The Private Rented Sector Team regularly consults with Landlords and Tenants across Leeds.
- 4.1.2 Armley Members have been briefed on the Armley Neighbourhood Approach initiative.

4.2 Equality and Diversity / Cohesion and Integration

- 4.1.2 The Private Rented Sector Team work to improve housing conditions in the poorest quality private rented stock. This will help contribute to improving the lives of some of the most vulnerable tenants.

4.3 Council Policies and City Priorities

- 4.3.1 The proposals are in line with the Council's policies and priorities. The work will also assist the Council to achieve one of its top 25 targets of returning empty homes into use.

4.4 Resources and Value for Money

- 4.4.1 There are no resource implications the Neighbourhood Approach will be funded through existing resources.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There are no legal implications.
- 4.5.2 The report contains no information that is deemed exempt or confidential.

4.6 Risk Management

- 4.6.1 There are no risk management implications within this report.

5 Recommendations

- 5.1 The Area Committee is asked to note this report, support the Neighbourhood Approach initiative in Armley, and share local knowledge of issues around the private rented sector across the two wards.

5. Background documents¹

There are no background documents associated with this report.

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.

