

Report of: Chair of Housing Scrutiny Committee

Meeting of	Date	Ward(s)
Executive	26 November 2020	All

Delete as appropriate		Non-exempt
------------------------------	--	------------

SUBJECT: PRIVATE RENTED SECTOR – FINDINGS OF THE HOUSING SCRUTINY COMMITTEE
1. Synopsis

- 1.1 This report requests that the Executive receive the recommendations of the Housing Scrutiny Committee following the completion of its review into the Private Rented Sector. A response to the recommendations set out in the report will be considered at a future meeting of the Executive.

2. Recommendations

- 2.1 That the report of the Housing Scrutiny Committee be received.
- 2.2 That the Executive Member's response be reported to a future meeting of the Executive, including having due regard to any relevant implications of the Housing Scrutiny Committee's recommendations.

3. Background

In July 2019 the Housing Scrutiny Committee commenced a review into the Private Rented Sector. Members wanted to examine how the Council regulates the sector and whether there is room for improvement. Members also considered the role of the private sector in meeting housing needs and how the Council can better inform private tenants about their rights so as to make them more resilient and also to ensure their voice is heard.

The Committee also wanted to examine the access to the private rented sector, especially for those subject to immigration control, and the council's role and ability to combat discrimination.

4.1 Financial Implications

The proposals in the report need to be costed before a response is made by the Executive.

4.2 Legal Implications

Relevant legal implications will be considered as part of the response to the review.

4.3 Environmental Implications and contribution to net zero carbon Islington by 2030

There are no environmental implications at this stage. Any environmental implications will be identified as part of the Executive Member response.

4.4 Resident Impact Assessment

The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.

The Committee has had regard to any equalities implications and resident impacts identified by witnesses during the course of the review. Details of any such implications are set out in the appended report. A Resident Impact Assessment has not been completed as the Executive is only asked to receive the report at this stage. The impact on residents will need to be fully considered as part of the Executive Member response to the review, at which point a Resident Impact Assessment will be completed if required.

5. Conclusion and reasons for recommendations

- 5.1 The Committee recognises the challenges experienced by tenants in the private sector and the importance for the Council to have insight into the sector to ensure that tenants are protected and not exploited by rogue landlords. The Committee notes that there is scope for residents to be supported by the Council and that the recommendations from the review will ensure protections to private tenants. Members also noted the practice of subletting council-owned leasehold properties to private tenants. The Executive is asked to receive the report of the Committee and respond to the recommendations at a future meeting.

Appendices:

- Report of the Housing Scrutiny Committee

Background papers:

- None.

Report author: Ola Adeoye, Senior Democratic Services Officer

Tel: 020 7527 3044

E-mail: Olayiwola.adeoye@islington.gov.uk