

**Report of: Director of Housing Needs and Strategy**

<b>Meeting of:</b>	<b>Date:</b>	<b>Wards:</b>
Housing Scrutiny	1 December 2022	All

<b>Delete as appropriate</b>		Non-exempt
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**SUBJECT: Private Sector Housing Mini Review - Response to the report of the Housing Scrutiny Committee****1 Synopsis**

- 1.1 In November 2020, the Executive received a report from the Housing Scrutiny Committee regarding private sector housing in Islington. The report provided recommendations as to how we could better support those with homes in the private sector, including how we engage with tenants in the sector and use our regulatory powers to improve the condition of that accommodation.

**2 Recommendations**

- 2.1 To note the contents of this report and attached progress report.

**3 Background**

- 3.1 The Housing Scrutiny Committee collected evidence from July 2019 to January 2020 to review private sector housing in Islington.
- 3.2 The Committee commenced with the overall aim to determine whether the Council has adequate mechanisms in place to regulate the private rented sector and support private sector tenants, in particular those who are vulnerable.
- 3.3 The Committee also agreed to the following objectives:

- a) Examine latest information on costs, quality and regulation of the PRS in Islington, trends over time and comparison with other boroughs.
  - b) Examine how we regulate the sector and whether there is room for improvement
  - c) Examine the role of the private sector in meeting housing needs.
  - d) Review the way that the council supports tenants living in the private rented sector, including how we better inform people about their rights to make them more resilient, and how we hear their voice.
  - e) Examine the impact of the right to rent on access to the PRS for those subject to immigration control, and the council's role and ability to combat discrimination.
- 3.4 The review considered the quality, cost and regulation of private sector rented housing in Islington and how this could be improved. It also covered recent changes to legislation, the possibility of extending property licensing and the regulation of landlords and letting agencies

## **4 Response to recommendations**

- 4.1 The committee set out three recommendations, reported to Executive, which have all been accepted in full. The responses to these recommendations are set out in Appendix A.

## **5 Implications**

### **5.1 Financial Implications**

At this stage there are no material financial implications identified other than if property licensing is extended. Should this be the case, any schemes are required to be self-financing so income will cover the additional staffing resources that will be needed.

### **5.2 Legal Implications**

There are no specific legal implications arising out of this report. The council have the necessary powers to implement the actions. Legal advice and support will be provided as necessary regarding the continued implementation of the individual recommendations

## **6 Equalities 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.

An Equalities Impact Assessment screening was completed on 31 October 2022 and concluded that there were no negative impacts on people with protected characteristics arising from the response to the report of the Housing Scrutiny Committee.

## **7 Environmental Implications and contribution to achieving a net zero carbon Islington by 2030:**

Improving property standards in the sector will have benefits in that standards of energy efficiency will need to be met. This can also affect fuel poverty, as tenants often need to rely on expensive forms of heating without homes having the benefit of insulation.

## **8 Conclusion and Reasons for Recommendations**

This report details the 12 month update for this area of the Housing Scrutiny's work

**Background papers:** None

**Final report clearance:**

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