

BRECKLAND COUNCIL

Report of Paul Claussen the Executive Member – Economic and Housing Portfolio to the CABINET- 9th September 2008

Private Sector Housing Strategy

1. Purpose of Report

- 1.1 To bring forward a strategy for the private sector housing function reflecting changes in legislation and good practice.

2. Recommendations

- It is recommended that the Cabinet:
- 2.1 Adopt this strategy

Note: In preparing this report, due regard has been had to equality of opportunity, human rights, prevention of crime and disorder, environmental and risk management considerations as appropriate. Relevant officers have been consulted in relation to any legal, financial or human resources implications and comments received are reflected in the report.

3. Information, Issues and Options

3.1 Background

- 3.1.1 The legislation surrounding the powers available to a Local Authority changed with the enactment of the provisions in the Housing Act 2004.
- 3.1.2 Whilst Cabinet has already adopted the new powers it is necessary to reflect that in a new Private Sector Housing Strategy which incorporates new policies to deliver the elements of the service.

3.2 Issues

- 3.2.1 No separate strategy exists for the private sector housing function as the policies are incorporated into Breckland's overall Housing Strategy.
- 3.2.2 The new Private Sector Housing Strategy clearly delineates those functions relating to enforcement of the private sector and allows alignment of appropriate policies.

3.3 Options

- 3.3.1 To adopt the new strategy which reflects current legislative provision and the powers already adopted by Cabinet
- 3.3.2 To not adopt the new strategy. The Audit Commission commented in its last report that the Council did not have a separate Private Sector Housing strategy.

3.4 Reasons for Recommendation(s)

- 3.4.1 To enable the Council to comply with the Audit Commission's suggestion that the Council should have a separate Private Sector Housing strategy to direct it's housing enforcement function.
- 3.4.2 To be able to justify it's actions to a Residential Property Tribunal.

4. Risk and Financial Implications

4.1 Risk

4.1.1 I have completed the Risk Management questionnaire and can confirm that risk has been given careful consideration, and that there are no significant risks identified associated with the information in this report. NOTE: depending on the outcome of the decision made this could include risks for Members not agreeing to the proposed preferred recommendation option, or risks attached to the agreed preferred recommendation option.

4.2 Financial

4.2.1 None

5. Legal Implications

5.1 Whilst there is no statutory requirement to have a separate Private Sector Housing strategy the Audit Commission recommends it as good practice. The absence of such a strategy could be taken into account in any future proceedings undertaken by the Council.

6. Other Implications [*Insert statement or confirm 'none' as appropriate at each sub-paragraph*]

- a) Equalities: No differential impact.
- b) Section 17, Crime & Disorder Act 1998: None
- c) Section 40, Natural Environment & Rural Communities Act 2006: None
- d) Human Resources: None
- e) Human Rights: None
- f) Other: None

7. Alignment to Council Priorities

7.1 Building safer and stronger communities

8. Ward/Community Affected

8.1 All

Background Papers

None

Lead Contact Officer:

Name/Post: Gordon Partridge Principal EHO

Telephone: ex 275

Email: Gordon.partridge@breckland.gov.uk

Key Decision Status (Executive Decisions only):

Key decision – on forward plan

Appendices attached to this report:

Private Sector Housing Strategy