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# Briefing Report

## Overview Select Committee

### Private Rented Sector Housing – Corporate Offer

*Corporate Priorities for a holistic, balanced approach to issues arising from within the Private Rented Sector*

Overview Select Committee: 10<sup>th</sup> November 2021

Lead Assistant Mayor: Cllr Elly Cutkelvin (Housing & Education)

Lead Strategic Director: Richard Sword

Lead Directors: Chris Burgin & John Leach

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#### Useful information

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■ Report version number: 1

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#### 1. PURPOSE

1.1. The purpose of this report is to:

- Brief Members of the Overview Select Committee on strategic plans for undertaking work within Leicester city's private rented sector.

## 2. EXECUTIVE SUMMARY

- 2.1. The City Council have an ambition to ensure the private rented sector in Leicester is fit for purpose and to address where this is not the case by raising housing standards.
- 2.2. The overall objective of the strategy is to have a holistic approach that ensures tenants and landlords are appropriately supported, as well as retaining and improving our ability to protect tenants' safety and rights, and tackle rogue/poor landlords. Maximising this, whilst maintaining a balanced, fair, and proportionate approach, will ultimately lead to the raising of housing standards within the sector.
- 2.3. It is also a key objective to be able to access the sector in greater numbers in order to find good quality housing solutions for those in need, resulting from pressures on homelessness services and on the Housing Register that cannot be met with social housing alone.
- 2.4. The City Council also have duties to assist tenants with matters related to breach of rights, safety within the home, and threats of homelessness.
- 2.5. This briefing sets out several new areas of work, alongside existing and revised objectives, focusing on six high-level priorities, with one central principle objective at the core – improving housing standards in Leicester's private rented housing sector:



- 2.6. One major tool available to local authorities to improve housing standards is the use of licensing, but must be used proportionately, and cautiously.

- 2.7. Each objective within the strategy is supported by identified workstreams. The majority of workstreams can be accommodated with no additional pressure on LCC budgets, either being funded via grants, or absorbed via repurposing of existing resources within respective service areas. This is covered in more detail at Section 5, and then in full detail within Appendix 1.
- 2.8. Appendix 2 shows an indicative timeline for the strategy objectives, covering a period from 2020/2021 to 2024/2025. Work in some areas is already underway.

### **3. RECOMENDATIONS**

- 3.1. Members of the Overview Select Committee are recommended to;
1. Note the content of this report and provide any comment/feedback.

### **4. BACKGROUND**

#### ***Housing Standards & Compliance***

- 4.1. The City Council's ambition to ensure the Private Rented Sector in Leicester is fit for purpose (and within that standards are improved in those areas where there are concerns) is clearly set out as a Priority in the City Mayor's manifesto. Metrics on work undertaken can be found at Appendix 1.
- 4.2. A housing stock condition report for the City has been produced by the BRE which identified there are 142,261 dwellings in Leicester, 43% are owner occupied, 35% private rented and 22% social rented. The report is helpful in terms of informing an intelligence led approach to stock improvement in the private rented sector. This work is considered alongside current service information and of course it is important to recognise that the approach of engaging, explaining and encouraging compliance is deployed in order to only use enforcement when that is necessary. Compliance is the overall objective leading to improved standards.
- 4.3. Housing is responsible for 33% of carbon emissions in Leicester and in line with the council's Climate Emergency Response this strategy will help tackle poor energy efficiency within the private rented sector.
- 4.4. The adoption of a Licensing Scheme has been considered in-line with the Council's Manifesto commitment. Its purpose is to enable the Council to impose additional licensing conditions and implement an intervention programme that targets existing or emerging problems associated with concentrations of privately rented accommodation.

#### **Impact on Communities**

- 4.5 In areas where there is a predominance of private rented sector housing that is being poorly managed by certain landlords, a number of community concerns can emerge that lead to the decline or feeling of decline within an area. Such decline can be seen physically and reflected in the movement of people into and out of an area, that does not encourage a sense of well being and belonging within communities.
- 4.6 The types of issues that impact on communities from poorly managed private rented stock include fly tipping, issues regarding bins being left on streets, anti-social behaviour, noise nuisance, unkept and filthy gardens leading to potential vermin infestations etc. Not only do these matters relate to environmental health concerns they also have an interplay with how

people view and feel about the area they live in. Such environments may show a high churn in tenancies and therefore provide a reduced chance for a sense community that builds community cohesion amongst its residents.

- 4.7 Conversely well managed private rented sector properties can provide an attractive residence that adds value to areas and encourages behaviours that sustain peoples interest and desire to stay, invest and raise their families within.
- 4.8 Actions to improve the standard of private rented sector housing within an area, as set out in this strategy, encourage sustainable communities to thrive for the betterment of the overall locality and its surrounding environs.

### ***Planning Alignment***

- 4.9 Planning policies relating to housing development and standards is being reviewed as part of the new Local Plan. This will include a number of improved policy controls related to housing provision, condition and delivery which will impact upon the private rented sector and should assist delivery of and complement the PRS strategy objectives. Of particular note are the following policy areas:
- Arrangements to meet housing need targets including negotiation with adjacent districts, Registered Providers, Homes England and MHCLG
  - Policies to secure appropriate housing design
  - Policies to secure appropriate housing mix including affordable housing development (s.106) including accessibility and adaptability standards subject to viability.
  - Policies to meet the housing needs of different communities identified in the NPPF and findings in the Local Housing Need Assessment
  - Delivery of housing site allocations
  - Adoption of the Nationally Described Space Standards
  - Policies to protect amenity of occupiers and adjacent residents
  - Policies to deal with Houses in Multiple Occupation and the associated impacts
- 4.10 The Private Rented Sector will continue to be engaged through consultation on the planning policy development process.

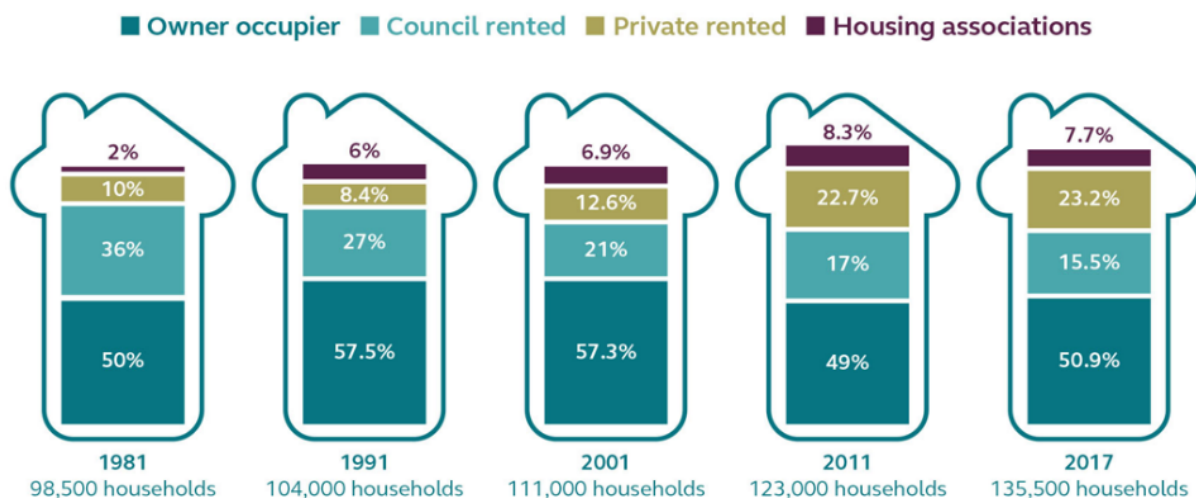
### ***Homelessness and Housing Need***

- 4.11 The Council's Homelessness & Rough Sleeping Strategy<sup>1</sup>, referenced in the City Mayor's objectives, is clear that preventing people from losing their homes is a top priority.
- 4.12 Over the past 10 years we have seen a gradual increase in approaches from households within the private rented sector, with the exception of 18/19 to 19/20 which saw a small reduction.

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<sup>1</sup> <https://www.leicester.gov.uk/media/88282/homelessness-strategy-2018-2023.pdf>

- 4.13. This is likely due to the changing nature of housing within the city, and nationwide. The graphic overleaf shows the changing make-up of the city, and the growth of the private rented sector, filling the gap left behind by diminishing council stock.



- 4.14. At point 3.2 it was stated that the 2020 figure now puts private rented accommodation even higher, at 35%.
- 4.15. In 2019/2020 there were 740 homeless applications arising from approaches by private rented sector tenants. This accounts for around a quarter of all threats of homelessness.
- 4.16. Around 95% of these households presented as a result of receiving a notice to quit from the landlord.
- 4.17. There are a number of reasons why landlords seek to take back possession of the property, for example tenant-landlord disputes over disrepair, affordability issues, rent arrears. In many cases these matters are not as a result of fault by the tenant, and can often be resolved if addressed early. If left late, however, resolutions can be difficult to reach and/or landlord-tenant relations may have broken down to an irreconcilable state.
- 4.18. In 2019/2020, 80% of the households referenced above were provided with housing solutions. Around half of these solutions were as a result of sustaining current accommodation<sup>2</sup>. The remaining solutions were as a result of providing a new accommodation solution. Further breakdown of metrics can be found at Appendix 2.
- 4.19. The Housing Register is overwhelmed by demand, and cannot act as a solution in many cases where time is of the essence. Sustainment of suitable accommodation is key to reducing the demand on the housing register to ensure that supply of social housing reaches those who need it most. In turn, timely notification from landlords/tenants, and timely action is key to successful sustainment.

#### *Right to quiet enjoyment*

- 4.20. In some instances, landlords' actions can breach the tenants' rights under the Protection from Eviction Act 1977. The council have seen a rise in private sector tenant complaints about illegal eviction and landlord harassment, with this type of presentation more than doubling since 2016/2017.

<sup>2</sup> It should be noted here that LCC compare favourably on 'sustainment' when benchmarked against national figures, with 57% of homelessness preventions (all types of presentation) being achieved through sustainment compared to 37% as the national average.

### *PRS as a housing solution*

- 4.21. Further to reducing demand through sustainment, it is essential that the private sector is utilised fully to provide a supply of housing solutions.
- 4.22. In 2019/2020, 201 tenancies were created through the council's landlord incentives and leasing schemes. This was an increase from approximately 170 tenancies in 2018/2019. This was achieved through piloting improvements to incentives, and working more flexibly to the needs and wishes of local landlords.
- 4.23. It will be essential to continue to build on this success as social housing within the city continues to diminish, primarily as a result of Right to Buy.

## **5. ACHIEVING PRIORITIES – CONTRIBUTORY WORKSTREAMS**

- 5.1. Delivery of each priority is supported by a package of workstreams.
- 5.2. In addition to the following workstreams the strategy as a whole will require programme management to coordinate workstream leads and Board priorities and outcomes. This will be absorbed within the Housing Transformation Team, although funding for a Business Change Manager for a period of 3 months would be required to complete initial set-up, and to produce a public-facing strategy document from this report. This will create a one-off cost of £15,000 (including on-costs) which will be covered from reserves.
- 5.3. With regard to the workstreams, a significant number will be achieved without any additional financial pressure on the local authority, achieved instead by absorption into, or re-organisation of, existing structures, or by Grant funding received by the local authority. These include:
- 5.4. **Priority: Improving housing standards across the sector by:**

O.1.1	Introducing better ways of reporting issues, for example the new online form to 'Report Unlicensed HMOs' which allows members of the public or tenants to report an un-licensed HMO, which can then be inspected <i>See Appendix 1 - O.1.1, for detail.</i>	To be undertaken within existing / repurposed resources.
O.1.2	Making better use of Landlord Accreditation Schemes, to improve the condition and management of the private rented sector in Leicester. <i>See Appendix 1 - O.1.2, for detail.</i>	To be undertaken within existing / repurposed resources.
O.1.3	Continuing work to bring empty homes back into use and occupation <i>See Appendix 1 - O.1.3, for detail.</i>	To be undertaken within existing / repurposed resources.
O.1.4	Increase the take-up of Disabled Facilities Grants (DFGs) within the sector <i>See Appendix 1 - O.1.4, for detail.</i>	To be undertaken within existing / repurposed resources.
O.1.5	Consider the viability and benefits of extending Repayable Home Repair Loan into the private rented	To be undertaken within existing / repurposed

	sector <i>See Appendix 1 - O.1.5, for detail.</i>	resources.
O.1.6	Carry out a range of planning-based initiatives to improve housing design, distribution and delivery and manage impacts of concentration of HMOs and other housing typologies <i>See Appendix 1 - O.1.6, for detail.</i>	To be undertaken within existing / repurposed resources.
O.1.7	Senior Environmental Health Officer (SEHO) to co-ordinate Operations such as Operation EPC, Operation Mandarin, and the Compliant Landlord Taskforce. <i>See Appendix 1 - O.1.7, for detail.</i>	This represents a cost of £53k per annum, which can be absorbed within existing staffing budgets.
O.1.8	Establishing a programme of works around pro-actively ensuring that properties are meeting energy efficiency standards – Operation EPC <i>See Appendix 1 - O.1.8, for detail.</i>	To be undertaken within existing / repurposed resources. See 5.11 in the event of mainstreaming, as resource requirement would arise.

**5.5. Priority: Improving support available for private sector landlords by:**

O.2.1	Introducing a centralised bank of information on grants and incentives for landlords, to enable a range of improvements e.g. Green Homes Grant. <i>See Appendix 1 - O.2.1, for detail.</i>	To be undertaken within existing / repurposed resources.
O.2.2	Introducing a dedicated section on leicester.gov.uk that provides a range of resources for landlords e.g. information about legal obligations & eviction processes <i>See Appendix 1 - O.2.2, for detail.</i>	To be undertaken within existing / repurposed resources.
O.2.3	Re-launching the Leicester Landlord Forum with improvements to ensure it is meeting the needs of local landlords <i>See Appendix 1 - O.2.3, for detail.</i>	To be undertaken within existing / repurposed resources.
O.2.4	Introducing a 'Call Before You Serve' model to allow for timely and pro-active sustainment of tenancies and prevention of eviction <i>See Appendix 1 - O.2.4, for detail.</i>	To be undertaken using the Homelessness Prevention Grant – funding identified within 22/23 grant (O.2.4, O.3.2, O.4.2, combined – identified £175,000). Breakdown can be seen at <i>Appendix 1 - O.2.4.</i>

**5.6. Priority: Improving support available for private sector tenants by:**

O.3.1	Introducing a dedicated section on leicester.gov.uk to provide a range resources and information for tenants	To be undertaken within existing / repurposed
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	<p>e.g. advice about property condition, tenants' rights and eviction/homelessness, template letters for them to report concerns to landlords</p> <p><i>See Appendix 1 - O.3.1, for detail.</i></p>	resources.
O.3.2	<p>Creating a specialist PRS Housing Advice / Homelessness Prevention Team</p> <p><i>See Appendix 1 - O.3.2, for detail.</i></p>	<p>To be undertaken using the Homelessness Prevention Grant – funding identified within 22/23 grant (O.2.4, O.3.2, O.4.2, combined – identified £175,000). Breakdown can be seen at <i>Appendix 1 - O.2.4.</i></p>
O.3.3	<p>Extending the existing Floating Support Provision to provide wider cover and greater support for Tenants within the private rented sector</p> <p><i>See Appendix 1 - O.3.3, for detail.</i></p>	<p>To be undertaken using the Homelessness Prevention Grant – funding identified within 22/23 grant (£20,000).</p>
<b>5.7. Priority: Improving sector enforcement, and protection of tenants' / residents' rights by:</b>		
O.4.1	<p>Continuing to establish the new “Corporate Landlord Taskforce” – a partnership / multi-agency approach to dealing with rogue landlords</p> <p><i>See Appendix 1 - O.4.1, for detail.</i></p>	<p>To be undertaken within existing / repurposed resources.</p>
O.4.2	<p>Improving the Council's level of involvement in enforcement of rights within Protection from Eviction 1977 – Unlawful Eviction, Landlord Harassment, Breach of Quiet Enjoyment</p> <p><i>See Appendix 1 - O.4.2, for detail.</i></p>	<p>To be undertaken using the Homelessness Prevention Grant – funding identified within 22/23 grant (O.2.4, O.3.2, O.4.2, combined – identified £175,000). Breakdown can be seen at <i>Appendix 1 - O.2.4.</i></p>
<b>5.8. Priority: Improving access to market in order to resolve housing need by:</b>		
O.5.1	<p>Launching recent improvements to LCC's PRS Incentive Schemes</p> <p><i>See Appendix 1 - O.5.1, for detail.</i></p>	<p>To be undertaken within existing / repurposed resources.</p>
<b>5.9. Priority: Improving 'joined-up' services around enforcement and support, joint intelligence &amp; joint monitoring by:</b>		
O.6.1	<p>Establishing co-location of appropriate cross-Divisional teams as part of COVID-19 recovery plans, in order to reap organic benefits from proximity and development of relationships</p> <p><i>See Appendix 1 - O.6.1, for detail.</i></p>	<p>To be undertaken within existing / repurposed resources.</p>



O.6.2	Establishing a method of cross-Divisional intelligence collection (inc. potentially establishing regular and in-depth sector analysis) & sharing <i>See Appendix 1 - O.6.2, for detail.</i>	To be undertaken within existing / repurposed resources.
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5.10. Taking this further will require implementing new initiatives at cost. These include:

O.5.2	Potential implementation of leasing scheme for 1-bed & shared accommodation. <i>See Appendix 1 - O.5.2, for detail.</i>	- Potential to cover this pressure from homelessness-related Grant Funding from Ministry of Housing. This is currently being explored with a potential bid. Failing this, we will review available options before seeking a decision on next steps.  <i>(See Appendix 1 - O.5.2, for detail on estimated costs.)</i>
O.6.2	Improved sector intelligence. <i>See Appendix 1 - O.6.2, for detail.</i>	- Work is underway to identify the most appropriate route for undertaking this work, and whether capacity exists within current teams
O.1.9	Dependent on a review of key evidence; establishment of a licensing scheme, bolstered by additional enforcement measures, for key parts of Leicester City. <i>See Appendix 1 - O.1.9, for detail.</i>	- Any scheme would rely on income generation in order to balance out costs and become self-sustainable. A business case would be created for review ahead of any decision being sought, and would follow the governance flow detailed in Appendix 3, starting with review by the Board.

- 5.11. We are working to investigate alternative sources of funding and opportunities to work with partners to deliver the objectives listed in 5.11 with minimal impact and pressure on the General Fund. Where this is not possible and a pressure would arise on the general fund if taken forward, each initiative will be appraised for cost/benefit in separate reports before a decision is sought via the governance system detailed at Appendix 3, beginning with challenge from the Board.

## 6. BENEFITS – TO LANDLORDS, TO TENANTS / PROSPECTIVE TENANTS, & TO THE COMMUNITY

- 6.1. The objectives sought in this strategic approach will have numerous benefits, as outlined below:

### **To landlords**

- 6.2. Landlords without membership to associations, and without other means, often have to self-educate and independently keep up to date with what can be complex and fast-paced changed. Landlord will benefit from the improved educational materials made available, empowering them to be the best possible landlords and provide excellent services to tenants - as we know

this desire is by far the norm amongst private sector landlords.

- 6.3. Improved and more frequent Forums and Liaison Meetings will improve the council's engagement with the landlord community. This will ensure that the 'voice' of the Landlord & Managing Agent (along with the local communities they often represent) is heard, and remains a strong central consideration as the strategy is implemented, and as future initiatives are developed.
- 6.4. Offering landlords a 'port of call' for failing tenancies, with financial and other assistance to relieve issues, will not only lead to better prevention of homelessness, but will ensure that matters are able to be raised and solved much earlier, so that landlords do not suffer from income loss, and have support, when needed, to tackle difficult tenant-relationships.

### ***To tenants and prospective tenants***

- 6.5. Increased enforcement where poor and non-compliant landlord behaviours arise within the sector will ensure that tenants benefit from improved housing standards, safer homes, and better quality of life including;
  - 'Quiet enjoyment' of property as a result of improved enforcement of the Protection from Eviction Act 1977
  - Improved family life, health and wellbeing, & educational attainment standards as a result of better housing conditions.
  - Reduced poverty as a result of improved housing conditions and improved energy efficiency, resulting in lowered costs of living related to housing utilities.
- 6.6. Tenant will also benefit from the improved educational materials made available to landlords and tenants as better educated landlords will result in fewer risks and issues within the sector, along with tenants themselves being empowered with information on their rights and how to enforce them.
- 6.7. Improved homelessness services for tenants being evicted from within the private rented sector will give tenants the best possible chance to avoid homelessness and ideally sustain their current accommodation. This means;
  - Increased rates of tenancy sustainment and prevention of homelessness within the private rented sector via support and assistance delivered by an expert team
  - Consequently, a reduction in homelessness originating within the sector, and a lowering in the use of temporary accommodation, and related cost, leading to further improvement across family life, educational standards and attainment, health and wellbeing, poverty reduction
  - Robust advocacy for persons within the private sector whose rights are being infringed by poor or rogue landlord behaviour – increased enforcement of protection from eviction rights, and right to quit enjoyment free from landlord harassment
  - Future-proofed homelessness prevention services, ready for complex sector changes, for example, potential rescindment<sup>3</sup> of Section 21<sup>4</sup> and other potential reforms to the sector.

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<sup>3</sup> [The end of 'no fault' section 21 evictions - House of Commons Library \(parliament.uk\)](https://www.parliament.uk/library/research-briefings/briefing/snippets/2020/06/the-end-of-no-fault-section-21-evictions)

## 6.8 In relation to landlord licensing;-

- Good tenants will be more inclined to want to live in the selective licensed or additional licensed areas as they will know that properties are well managed.
- Improved ability to identify and tackle poor landlords and managing agents; which will benefit tenants.
- There will be increased confidence of tenants to report issues as licensing can help reduce the fear of eviction/bad management practice.

### ***To the wider community***

- 6.9. Increased licensing, introduction of accreditation, along with specialist oversight on enforcement / compliance operations, will lead to improved housing conditions, and better access to good accommodation.
- 6.10. Increased access to the private rented sector as a solution to housing need will lead to better housing outcomes, reductions in the need to use temporary accommodation, and will relieve some pressure from the housing register (consequently slowing the increase in waiting times).
- 6.11. Bringing empty homes back into use and removing eyesores from the cityscape. Consequently, encouraging economic investment in the city.
- 6.12. The introduction of easier and better methods of reporting issues to LCC will empower local communities, as well as having sight of educational materials related to what can and should be reported.

## **7. MONITORING**

- 7.1. Each workstream will have associated performance measures, and will be monitored by divisional directors. The strategy as a whole will have a set of key performance indicators to allow for high-level monitoring by the Lead Members and relevant scrutiny commissions:

	<b>Baseline</b>	<b>Target direction</b>
<b>Compliance and Standards</b>		
Number of mandatory licensed HMOs	930	Increase
Compliance rate – number & % of PRS with Cat 1 (HHSRS) Hazards	8541 (17%)*	Decrease
Number of repeat complaints re landlords across the council	tbc	Decrease
Accredited HMOs	tbc	Increase
<b>Homelessness &amp; Housing Need</b>		
Tenancies created via Incentive Schemes	200	Increase
PRS Tenancy sustainment	45%	Increase
Prevention interventions resulting in homelessness	15%	Decrease
Reduction in temporary accomm use	tbc	Decrease
Reduction in non-budgeted temporary accomm cost	tbc	Decrease

*\*Source: BRE Housing Stock Model and Integrated Data Report*

<sup>4</sup> Section 21 (no defence) Notice to Quit - Housing Act 1988, section 21(1) and (4) as amended by section 194 and paragraph 103 of Schedule 11 to the Local Government and Housing Act 1989 and section 98(2) and (3) of the Housing Act 1996

- 7.2. It should be noted that the next steps would involve establishing specific targets in addition to target direction, in order to better measure progress against KPIs.
- 7.3. Work will also be undertaken to benchmark with other comparable local authorities where possible (dependency on limited public data).
- 7.4. In addition to these performance indicators, we will also be able to infer progress and need for further / additional action by monitoring key contextual data. All of the data below can be produced on a Ward-Level to enable focussed monitoring, where required.

Monitoring		
No	Indicator	Deliverable
Please note that any of the below Indicators can be over laid with other data sets as required		
1.	Numbers of available dwellings within the city	<ul style="list-style-type: none"> <li>Monitoring increase/speed of increase of housing stock within the City</li> </ul>
2.	Types of available dwelling within the city	<ul style="list-style-type: none"> <li>Monitor the changing/developing housing market within Leicester City</li> <li>Allow identification of HMO properties and location concentrations</li> <li>Overlay this data with external data sets to link issues to property type</li> </ul>
3.	Ward share/spread of dwelling types	<ul style="list-style-type: none"> <li>Monitoring increase rise/fall and ward location of types of housing in locations</li> </ul>
4.	Number of category 1 hazards within the private rented sector properties and their type and concentrations	<ul style="list-style-type: none"> <li>Monitor effectiveness of education and targeted enforcement programmes on housing condition</li> <li>Monitor hot spot locations</li> <li>Monitor housing types linked to hazards</li> <li>Overlay this data with Landlord information to assess patterns</li> </ul>
	Number of dwellings (by type) who have an EPC at E or lower	<ul style="list-style-type: none"> <li>Independent monitoring of energy performance of City dwellings generally and by type</li> <li>Share this information to ensure rented homes reach the required legal standard</li> </ul>
	Average Simple SAP rating by location and property type	<ul style="list-style-type: none"> <li>Monitor SimpleSAP increase/decrease and linkages to fuel poverty and energy efficiency</li> <li>Monitor SimpleSAP increase/decrease in HMO properties</li> <li>Target resources/share information with key areas for holistic/corporate approach to less energy efficient homes</li> </ul>
	Fuel poverty locations within the City	<ul style="list-style-type: none"> <li>Monitor locations of fuel poverty and improvements/changes</li> <li>Target resources/share information with key areas for holistic/corporate approach to fuel poverty in households</li> </ul>
	Low income household locations and property types	<ul style="list-style-type: none"> <li>Monitor concentrations/changes and property type linked to low income households</li> <li>Target resources/share information with key</li> </ul>

		areas for holistic/corporate approach to local income households
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## 8. FINANCIAL, LEGAL, EQUALITIES, CLIMATE EMERGENCY AND OTHER IMPLICATIONS

### 8.1. Financial implications

As detailed in the report, most of the work associated with the Private Rented Sector offer will be absorbed within existing budgets. £195k of funding from the Homelessness Prevention Grant has been earmarked for the creation of a PRS Team, implementing a 'Call Before you Serve' model, and extending the existing Floating Support Provision.

Further work will be required to establish the costs and potential funding for an extended leasing scheme with HomeCome for 1-bed properties. Any additional/selective licensing scheme would need to be self-financing, and this will be the subject of future reports to the Executive.

**Stuart McAvoy – Principal Accountant**

### 8.2. Legal implications

There are no specific legal implications arising as a direct result of this report.

**Jeremy Rainbow – Principal Lawyer (Litigation) - Ext. 371435**

### 8.3. Equalities implications

Under the Equality Act 2010, public authorities have a Public Sector Equality Duty (PSED) which means that, in carrying out their functions, they have a statutory duty to pay due regard to the need to eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act, to advance equality of opportunity between people who share a protected characteristic and those who don't and to foster good relations between people who share a protected characteristic and those who don't.

Protected Characteristics under the Equality Act 2010 are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

This report gives an overview on strategic plans for undertaking work within Leicester city's private rented sector, it focusses on six high-level priorities with the aim of improving housing standards with each being supported by identified workstreams. The work carried out under these priorities should lead to positive outcomes for people from across a range of protected characteristics.

Whilst the strategy is a strategic overarching document, the six high-level priorities and associated workstreams need to ensure equality considerations are embedded throughout them and it is recommended that Equality Impact Assessments (EIAs) are carried out as appropriate on identified areas within the workstreams, such as changes to policies/services/organisational change, to ensure any impacts are identified and addressed, and mitigating actions put in place.

The equality impact assessment is an iterative process that should be revisited throughout the decision-making process and updated to reflect any feedback/changes due to consultation/engagement as appropriate.

Further advice and guidance can be sought from the Corporate Equalities Team.

**Sukhi Biring, Equalities Officer, 454 4175**

#### 8.4. Climate Emergency implications

Housing is responsible for 33% of carbon emissions in Leicester, with PRS housing often the worst performing tenure in terms of emissions. Following the city council's declaration of a Climate Emergency in 2019, and it's aim to achieve carbon neutrality, addressing housing-related emissions is therefore a vital part of the council's work, and this is noted as an objective within the strategy. A number of the existing and proposed pieces of work outlined in this report will assist in this goal.

Wherever possible other projects should also look from their earliest stages for further opportunities to reduce emissions and enable analysis of the their carbon impacts. This includes opportunities to provide support and advice to both tenants and landlords on measures such as improved insulation, efficient appliances and lighting, low carbon heating and renewable energy technologies. Additionally, many of the opportunities to reduce carbon emissions may also provide further co-benefits in terms of reduced fuel poverty and costs and improved health and wellbeing.

**Aidan Davis, Sustainability Officer, Ext 37 2284**

#### 9. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

No

#### 10. Is this a "key decision"? If so, why?

Yes.

Significant in terms of its effects on communities living or working in two or more wards in the City.

#### 11. Appendices

- Appendix 1 – Strategy Content - detail
- Appendix 2 – High Level Sequence
- Appendix 3 – High Level Governance Structure Chart
- Appendix 4 – Community Safety Service Information
- Appendix 4a – Key Findings and Monitorable Elements from BRE Housing Stock Model and Integrated Data report
- Appendix 5 – Homeless Services Information