

<u>MEETING</u> HOUSING COMMITTEE
<u>DATE AND TIME</u> MONDAY 27TH JUNE, 2016 AT 7.00 PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
1.	PUBLIC QUESTIONS AND COMMENTS (IF ANY)	1 - 6

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Question Number	Agenda Item	Raised by	Question Raised	Answer
1	10 – Effectiveness of Private Landlords Incentive scheme	Jasmin Parsons	<p>Page 48 2.2 The benefits of the cash incentive scheme What are the key financial benefits afforded to?</p> <ul style="list-style-type: none"> a. The council? b. The tenant? c. The tax payer? d. Bullet point 5? 	<ul style="list-style-type: none"> a. The Council benefits through avoiding the long-term costs of temporary accommodation. b. The tenant benefits through being able to choose where their affordable home is located. c. The tax payer benefits through avoiding the long-term costs of temporary accommodation d. Where a private sector letting enabled through our incentive scheme means that households require no further assistance from the Council, this could equate to a potential long-term saving of £18,000 per household.

<p>2</p>	<p>10 – Effectiveness of Private Landlords Incentive scheme</p>	<p>Jasmin Parsons</p>	<p>Page 49 Bullet point one suggests that 77% of households renewed their tenancy, does this mean that the landlords continued to be paid incentive payments?</p> <ul style="list-style-type: none"> a. If the answer is yes? b. Was it the same? c. Was it more? d. Was it less? e. Did they receive any other kinds of payment? f. Did the rent go up? g. Did the rent stay the same? h. Did the rent go down? i. How often can the rents be changed? j. Are there any service charges that have to be paid? k. If yes who pays and how much is paid? l. Are the incentive payments that the landlord receives tax exempt? m. If the answer is yes why? n. And does this apply to every payment that the landlord gets? o. How regularly are these privately rented properties 	<ul style="list-style-type: none"> a. No, the incentive is usually a one-off payment made at the start of the tenancy. b. n/a c. n/a d. n/a e. No other payment is made f. We do not capture details of rents charged by our landlords at the tenancy renewal stage. All our private sector lettings are affordable for our customers at the point at which we acquire them. If the landlords choose to increase the rent level at the end of the tenancy, in normal circumstances the rent will remain affordable. In the rare instance that the rent increase is such that the property becomes unaffordable for our tenants, the household re-approaches Barnet Homes' Housing Options service who then negotiate with the landlord to attempt to ensure that any rent increase requested results in the property remaining affordable for the household. g. See f above. h. See f above. i. Rent reviews are normally conducted annually by private
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			<p>that receive incentive payments inspected?</p> <p>p. Who inspects these privately rented properties that receive incentive payments?</p> <p>q. Who in the council are responsible for ensuring that inspections are carried out at all these privately rented properties that receive incentive payments?</p>	<p>sector landlords. Assured shorthold tenancies in place between our landlords and tenants do not include allowances for rent increases during the fixed term of the tenancy.</p> <p>j. None of our private sector lettings have service charges payable to landlords, except in rare instances where communal heating is provided or where there are no separate electricity meters.</p> <p>k. In the instance described in j above, the tenant would be responsible for paying service charges as opposed to the utility charges they would be responsible for were their property to have an individual meter.</p> <p>l. No, incentive payments to landlords are taxable as income.</p> <p>m. See L above</p> <p>n. See L above</p> <p>o. Every property that is secured for our customers through the incentive scheme is inspected prior to tenants moving in and before an incentive payment is processed. If properties are not free of any hazards or cannot be evidenced to have gas and electrical safety compliancy, the letting will not</p>
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				<p>proceed and no incentive payment will be made.</p> <p>p. Each property is inspected by Barnet Homes Housing Options service, or in cases where properties customers wish to move to are located more than 30 miles outside London, the landlord or agent will complete an inspection form and provide self-certification.</p> <p>q. The Council and Barnet Homes own internal auditors periodically review activity and processes to ensure that due process is followed and that payments are not processed without evidence of an inspection being completed.</p>
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<p>3.</p>	<p>11 – Housing Commissioning Plan</p>	<p>Jasmin Parsons</p>	<p>Page 52 1.1 Bullet point 2 Managing demand for services – growing population Q. define what is the population? Local, national, international? 1.2 Bullet point 4 Define what is meant by quality particularly in the private sector? What this means for the tenant? What this means for the council tax payer?</p>	<p>The Council generally uses population projections from the Greater London Council, which suggest that the population in Barnet has already increased from 357,653 to 380,654 since 2011, and will reach 402,993 by 2020. This represents all people living in the borough. These figures can be accessed at the GLA website here: http://data.london.gov.uk/dataset/2015-round-population-projections</p> <p>Sustaining quality, particularly in the Private Sector is one of the objectives of the Council’s Housing Strategy, which explains in more detail what this means. In summary, the Council takes steps to sustain and improve the quality of housing in the private sector through initiatives such as the recent extension of the licensing of Homes in Multiple Occupation (the additional licensing scheme) and by promotion of the landlord accreditation scheme. These initiatives benefit tenants by helping to ensure that landlords understand their responsibilities. A quality private rented sector also benefits the council tax payer by helping to minimise the costs associated with homelessness and enforcement action.</p>
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