

	<p>Housing Committee</p> <p>30 June 2014</p>
<p style="text-align: right;">Title</p>	<p>Member's Items</p>
<p style="text-align: right;">Report of</p>	<p>Head of Governance</p>
<p style="text-align: right;">Wards</p>	<p>All</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Enclosures</p>	<p>None</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Paul Frost, Governance Service Email: paul.frost@barnet.gov.uk Tel: 020 8359 2205</p>

Summary

The report provides detail of five Members' items submitted for the Housing Committee to consider at its meeting of 30 June 2014.

Recommendations

1. That the Housing Committee's instructions are requested in relation to the five items submitted by Members at paragraph 1 below.

1. WHY THIS REPORT IS NEEDED

1.1 Member's Item on standards in the private rented sector (PRS): Cllr Ross Houston.

To ask for a report on standards in the private rented sector in Barnet including:

- The current known number of private rented sector landlords letting properties in Barnet;
- The number of private rented sector landlords in Barnet who are part of the London Landlord Accreditation Scheme, and what the Council does to promote membership of the scheme;
- Does Barnet insist that landlords they use to discharge their housing duty with are part of the LLAS;
- What health and safety standards and building control standards apply to the PRS and how they are enforced, including whether any action has been taken against any landlords;
- As the Council can now discharge its housing duty in the private rented sector, what information the Council has on landlords charging LHA rates versus market rents, particularly where market rent is below LHA rates, and how the Council monitors this; and,
- What monitoring of standards in the private rented sector there is in terms of fair tenancies, ensuring contracts are legal and tackling anti-social behaviour issues?

1.2 Member's Item on affordability of housing in the Borough: Cllr Kath McGuirk.

To ask for an update on the affordability of housing in the borough both for rent and ownership, including:

- How much the Council is currently spending on temporary accommodation and what steps the Council is taking to manage and reduce this demand;
- Why the current target for the number of affordable homes is 0;
- What the current percentage of affordable housing is in the housing trajectory over the next 25 years; and,
- What the target is for increasing the number of affordable homes to be delivered.

1.3 Member's Item on empty homes: Cllr Jim Tierney.

To ask for an update on bringing empty homes in the borough back in use, including long-term empty homes, as recent analysis by the Empty Homes Agency shows that long-term empty properties increased in 2013 compared with 2012; also details of how many empty homes are subject to the empty homes premium and what the collection rate for this is:

Local authority	Number of long-term empty homes Oct 2012	Number of long-term empty homes Oct 2013	Change	% of homes long-term empty 2013	Percentage increase/decrease
Barnet	1,095	1,273	178	0.91	16.3

1.4 Member's Item on the operation of lettings agents in the borough: Cllr Tim Roberts

To ask for a report on the number of lettings agents in the borough including:

- The Council's use of lettings agents where the Council's housing duty is being discharged in the private rented sector; and,
- Whether the Council monitors the level of fees charged by all lettings agents, what standards the Council applies to lettings agents it uses, including whether they are members of the London Landlord Accreditation Scheme.

1.5 Member's Item on non-secure tenants on regeneration estates: Cllr Adam Langleben

To ask for an update on the number of non-secure tenants living on Barnet's regeneration estates including:

- How many have been assessed for re-housing;
- How many have been re-housed, where they have been re-housed and in what tenure / with what security of tenure; and,
- How many re-housed households have children attending Barnet schools but have been placed out of the borough.

2. REASONS FOR RECOMMENDATIONS

2.1 No recommendations have been made. The Housing Committee is requested to give consideration and provide instruction.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

4.1 Post decision implementation will depend on the decision taken by the Committee.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 When matters raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan and other relevant policies.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

5.3.1 The Council's Constitution Responsibility for Functions, section 6 illustrates that a Member, including appointed substitute Members of a Committee may have one item only on an agenda that he/she serves. Members items must be within the term of reference of the decision making body which will consider the item.

5.3.2 There are no legal references in the context of this report.

5.4 Risk Management

5.4.1 None in the context of this report.

5.5 Equalities and Diversity

5.5.1 Member's Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

5.6 Consultation and Engagement

5.6.1 None in the context of this report.

6. BACKGROUND PAPERS

6.1 Email to Governance Service, dated 18 June 2014.