



## **OVERVIEW AND SCRUTINY**

### **SCRUTINY PANEL 2 – Management and Regulation of Private Sector Housing (including HIMO's)**

#### **1. Purpose/Objectives of the Review**

- To investigate the regulation and management of private lettings, both by landlords and agencies

#### **2. Outcomes Required**

- To agree the priorities for private sector housing towards achieving high quality, affordable private sector lettings
- To ensure that private lettings make a positive contribution to neighbourhoods
- To consider the options for licensing and make recommendations to Cabinet
- To consider the legislative options available to the Council and make recommendations to Cabinet
- To produce a best practice guide for Northampton's private sector landlords

#### **3. Information Required**

- Background data
- Background reports and presentation
- Best practice data
- Desktop research
- Evidence from expert external witnesses
- Evidence from expert internal witnesses
- Site visits

#### **4. Format of Information**

- Background data:
  - Presentation setting the context of private sector housing market
    - Changes over the last ten years
    - Future trends

- Map identifying known private rental properties including HIMOs

Private Sector Housing Strategy

Existing legislation and options available to local Councils for additional legislation

Options for licensing of HIMOs

Empty Homes Programme

- Evidence from:

Cabinet Member for Housing, Northampton Borough Council

Housing Options Team Leader, Northampton Borough Council (NBC)

Licensing (HIMOs) Consultation Manager, NBC

Community Safety Manager, NBC

Neighbourhood Wardens, NBC

Environmental Services Manager, NBC

Ward Councillors

Fire Safety, Northamptonshire Fire and Rescue Service

HMRC

Landlords' Association, Northampton

Student Accommodation Officer and students - Northampton University

Northamptonshire Federation of Residents' Association

Secretary of Semilong Community Forum

Shelter

- Desktop research identifying best practice elsewhere
- Site visits to a variety of private letting accommodation within the borough

## **5. Methods Used to Gather Information**

- Minutes of meetings
- Desktop research
- Site visits (if applicable)
- Officer reports
- Presentations
- Examples of best practice
- Witness Evidence:-

- Key witnesses as detailed in section 4 of this scope

## **6. Co-Options to the Review**

- None specifically identified for this Review

## **7 Equality Impact Screening Assessment**

- An Equality Impact Screening Assessment to be undertaken on the scope of the Review

## **8 Evidence gathering Timetable**

July 2013 to April 2014

- 8 July 2013 - Scoping meeting
- 18 September - Evidence gathering
- 17 October - Evidence gathering
- 4 December - Evidence gathering
- 23 January 2014 - Evidence gathering
- 13 February - Evidence gathering
- 30 April - Approval final report

Meetings to commence at 6.00 pm

Various site visits will be programmed during this period.

## **9. Responsible Officers**

Lead Officers      Lesley Wearing, Director of Housing and Fran Rodgers,  
Head of Strategic Housing

Co-ordinator      Tracy Tiff, Scrutiny Officer

## **10. Resources and Budgets**

Lesley Wearing, Director of Housing, and Fran Rodgers, Head of Strategic Housing, to provide internal advice.

## **11. Final report presented by:**

Completed by 30 April 2014. Presented by the Chair of the Panel to the Overview and Scrutiny Committee and then to Cabinet.

## **12. Monitoring procedure:**

Review the impact of the report after six months (approximately December 2014/January 2015)