



**Cabinet**

**Tuesday, 9 July 2024**

**Housing Enforcement Policy**

## **Report of the Director – Neighbourhoods**

### **Cabinet Portfolio Holder for Housing and Planning, Councillor R Upton**

#### **1. Purpose of report**

- 1.1. To enable Cabinet to consider and approve the adoption of a new policy relating to housing enforcement.
- 1.2. Cabinet is asked to approve the adoption of the new Housing Enforcement Policy.

#### **2. Recommendation**

It is RECOMMENDED that Cabinet approves the adoption of the new Housing Enforcement Policy 2024-29.

#### **3. Reasons for Recommendation**

- 3.1. The adoption of a Housing Enforcement Policy sets out the way in which the Council intends to secure effective compliance with relevant housing legislation whilst minimising the burden to the Council, individuals, organisations, and business, including:
  - Housing conditions in Private Sector properties (rented and owner-occupied)
  - Housing conditions in Registered Provider owned properties (Social Housing)
  - Landlords' obligations in the Private Rented Sector
  - Houses in Multiple Occupation (HMOs)
  - Mobile Home Sites.

#### **4. Supporting Information**

- 4.1. Improved housing conditions can save lives, prevent disease, increase quality of life, reduce poverty, and help mitigate climate change. Housing is becoming increasingly important to health in light of urban growth, ageing populations and climate change. (WHO, 2018.)
- 4.2. Quality of life and the environment are key priorities for Rushcliffe Borough Council as stated in its Corporate Strategy 2024-27.

- 4.3. The Council has statutory obligations to ensure that all properties let as residential properties throughout the Borough, and those in private ownership, are safe, of good quality, free from major dis-repair and are well managed.
- 4.4. The adoption of the policy will support the Council's enforcement of housing standards. This policy should be read in conjunction with the Council's Corporate Enforcement Policy.
- 4.5. There is no legal requirement to enter into a public consultation. This policy merely lays out how the Council will generally enforce the relevant statutory requirements.

## **5. Alternative options considered and reasons for rejection**

To continue without a specific policy will increase the legal risk should cases be brought to legal proceedings.

## **6. Risks and Uncertainties**

The adoption of this policy will reduce the legal/ reputational risk in the event of legal proceedings.

## **7. Implications**

### **7.1. Financial Implications**

Any financial implications are already contained within existing budgets.

### **7.2. Legal Implications**

The adoption of this policy will reduce the legal / reputational risk in the event of legal proceedings.

### **7.3. Equalities Implications**

An Equality Impact Assessment has been completed and no significant impacts have been identified.

### **7.4. Section 17 of the Crime and Disorder Act 1998 Implications**

No implications have been identified.

### **7.5. Biodiversity Net Gain Implications**

No implications have been identified.

## 8. Link to Corporate Priorities

The Environment	Good quality housing can make a positive contribution to climate change
Quality of Life	Direct impact between quality of housing and public health
Efficient Services	The recommendations in this report do not impact on or contribute to the Council's Efficient Services priority.
Sustainable Growth	The recommendations in this report do not impact on or contribute to the Council's Sustainable Growth priority.

## 9. Recommendation

It is RECOMMENDED that Cabinet approves the adoption of the new Housing Enforcement Policy 2024-29.

<b>For more information contact:</b>	Geoff Carpenter Service Manager, Public Protection 0115 914 8229 gcarpenter@ <a href="mailto:gcarpenter@rushcliffe.gov.uk">rushcliffe.gov.uk</a>
<b>Background papers available for Inspection:</b>	None
<b>List of appendices:</b>	Appendix 1 – Draft Housing Enforcement Policy Appendix 2 – Equality Impact Assessment