

**Policy and Resources Committee
Monday, 11 March 2024**

PART I

**Private Rented Sector Offer Policy - Update
(ADSPH)**

1 Summary

- 1.1 The Private Rented Sector Offer Policy sets out when the Council will make a private rented offer to a homeless applicant.
- 1.2 When such an offer is made the policy also describes what factors the Council will take into account when assessing its suitability and what steps an applicant can take if they do not agree with the Council's decision.
- 1.3 Three years has passed since the last review of the policy, therefore, a review of the policy was undertaken, and the policy has been updated. The Policy can be found in Appendix One.

2 Details

- 2.1 The current Private Rented Sector Offer policy has been reviewed and requires four minor amendments.
- 2.2 Section 2.9 lists the other policies that relate to this policy. This list has been updated accordingly.
- 2.3 Section 2.10 lists the legislation that this policy complies with. This list has been updated accordingly.
- 2.4 Section 4.2.3 of the policy has been amended to give equal priority of a private rented sector offer of a minimum of 12 months, to customers for whom the Council owe either the prevention duty or the relief duty.
- 2.5 Section 4.4.4 has been included to give the Council the ability to make an exception to the priority list in Section 4.2, where the Council feels there is a compelling reason why a private rented sector offer would not be appropriate. Any exception will be considered on a case-by-case basis.
- 2.6 There are no other changes required to the updated Policy that was previously agreed on 19 January 2021.

3 Options and Reasons for Recommendations

- 3.1 It is recommended that Committee agree the updated Private Rented Sector Offer Policy to ensure Council compliance with relevant legislation.

4 Policy/Budget Reference and Implications

- 4.1 The recommendations in this report are within the Council's agreed policy and budgets.

4.2 The recommendations in this report relate to the achievement of the following performance indicators.

4.2.1 HN06 – Promote access to private sector lettings in order to prevent and relieve homelessness.

4.3 The impact of the recommendations on this/these performance indicator(s) is:

As a result of the shortage of social housing stock within the District, the Council are reliant on the private rented sector to ensure that we can discharge our relevant homelessness duties owed to our customers.

This Policy enables the Council to discharge our homelessness duties to our customers in a fair and transparent manner and ensures that any property offered to a customer is safe and suitable for their household.

Financial, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Risk Management and Health & Safety Implications

None specific.

5 Legal Implications

5.1 It is recommended that the Committee agree the updated Private Rented Sector Offer Policy to ensure Council compliance with relevant legislation.

6 Equal Opportunities Implications

6.1 A Equal Opportunities Impact Assessment has been completed and is attached as an appendix to this report.

7 Environmental Implications

7.1 An Environmental Impact Assessment has been completed and is attached as an appendix to this report.

8 Communications and Website Implications

8.1 If agreed, an updated version of the Private Rented Sector Offer policy will need to be uploaded to the Council’s website.

9 Risk and Health & Safety Implications

9.1 The Council has agreed its risk management strategy which can be found on the website at <http://www.threerivers.gov.uk>. In addition, the risks of the proposals in the report have also been assessed against the Council’s duties under Health and Safety legislation relating to employees, visitors and persons affected by our operations. The risk management implications of this report are detailed below.

9.2 The subject of this report is covered by the Housing Services service plan. Any risks resulting from this report will be included in the risk register and, if necessary, managed within this plan.

Nature of Risk	Consequence	Suggested Control Measures	Response <i>(tolerate, treat terminate,</i>	Risk Rating <i>(combination of likelihood</i>
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			<i>transfer)</i>	<i>and impact)</i>
The Council fails to adopt an updated Private Rented Sector Offer policy.	The Council is unable to discharge our homelessness duties owed to our customers into the private rented sector in a fair and transparent manner.	To agree an updated Private Rented Sector Offer policy.	Tolerate	4

9.3 The above risks are scored using the matrix below. The Council has determined its aversion to risk and is prepared to tolerate risks where the combination of impact and likelihood scores 6 or less

Very Likely ----- Likelihood ----- Remote	Low	High	Very High	Very High
	4	8	12	16
	Low	Medium	High	Very High
	3	6	9	12
	Low	Low	Medium	High
	2	4	6	8
	Low	Low	Low	Low
	1	2	3	4
	Impact			
	Low	----->		Unacceptable

Impact Score

4 (Catastrophic)

3 (Critical)

2 (Significant)

1 (Marginal)

Likelihood Score

4 (Very Likely (≥80%))

3 (Likely (21-79%))

2 (Unlikely (6-20%))

1 (Remote (≤5%))

9.4 In the officers' opinion none of the new risks above, were they to come about, would seriously prejudice the achievement of the Strategic Plan and are therefore operational risks. The effectiveness of the management of operational risks is reviewed by the Audit Committee annually.

10 Recommendation

10.1 **That:**

For the Policy and Resources Committee to approve the updated Private Rented Sector Offer Policy.

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Data Quality

Data sources:

N/A

Data checked by:

N/A.

1	Poor	N/A
2	Sufficient	N/A
3	High	N/A

Background Papers

None.

APPENDICES / ATTACHMENTS

Appendix One – Private Rented Sector Offer Policy
Appendix Two - Equal Opportunities Impact Assessment
Appendix Three - Environmental Impact Assessment