

PRIVATE SECTOR FORUM MEETING

Annual General Meeting

Tuesday 11th June 2019

In Attendance:

V Robinson (Beehive)
M Green (Belvoir)
M Rehman (RPC)
Eddie Hamilton

Officers

Clare Jackson
Paul Gatrell
Amjad Rana
Tracey Eades
Cllr I Emo
Cllr Tatchell

1.	Apologies: Steve Birch	
2.	Appointment of the Chair It was agreed that Vanessa Robinson be appointed Chair of the Forum for 2019/20.	
3.	Appointment of the Vice Chair It was agreed that Councillor Tatchell be appointed Vice Chair of the Forum for 2019/20.	
4.	Appointment of the Secretary It was agreed that Clare Jackson be appointed Secretary of the Forum for 2019/20.	
5.	Minutes of the AGM The minutes of the AGM held on the 14 th June 2018 were approved.	
6.	Minutes of the last meeting of the Forum The minutes of the last forum held on the 14 th February 2019 were approved.	
7.	1.0 Introduction 1.1 The Constitution of the Private Rented Sector Forum (Appendix 1) requires an annual report of its activities in 2018/19. This report will outline the main topic areas covered by the Forum. It will set out the main areas that have been covered during the year and will recommend that Forum Members give consideration to further proposed topics for discussion at future meetings. 2.0 Objectives of the Forum <ul style="list-style-type: none">❑ To promote responsible letting to all landlords, managing agents and tenants❑ To be a voice and consolation body for accredited and licensed landlords/managing agents, tenants and resident groups within the Borough.❑ To participate in the development and implementation of national and local projects and programmes connected with the private rented sector❑ To operate for the general benefit of the community❑ To bring issues affecting the private rented sector to the attention of the Council and other agencies, to help identify the problems and contribute to finding solutions❑ To assist in the development and delivery of the landlord evenings	

3.0 Forum Membership

3.1 Paragraph 2(a) of the Constitution states that membership of the Forum shall be restricted and shall be restricted to the following:

- A maximum of four accredited landlords operating within the Borough
- A maximum of three resident/tenant representatives operating within the Borough
- A maximum of two local Councillors (1) portfolio
- A maximum of two Council officers
- A maximum of one Development Adviser
- A maximum of 1 Managing Agent
- A Non-Voting Secretary

3.2 The forum does not currently have any resident/tenant representation or a Development Adviser.

4.0 Reports in 2018/19

4.1 Reports submitted to the Forum included;

- Regular updates on Selective Licensing
- Regular updates on Local Housing Allowance and Universal Credit
- Regular updates on the Good Landlord and Agent Scheme
- Updates on the Private Sector Improvement Scheme
- Changes to HMO legislation
- Rogue Landlord Funding

5.0 2017/18 AGM Report

5.1 The AGM report for 2018/19 stated that two landlord evenings will be held during the year, one in August 2018 and the second in late February; early March 2019.

5.1.1 We did not hold the generic landlord evenings. We did however hold two landlord evenings during the selective licensing consultation. One on the 2nd October 2018 and the second on the 12th November 2018. The evenings lasted for two hours and consisted of a presentation from officers followed by 'round table' and open discussions surrounding licensing and feedback from landlords regarding the proposals. 63 landlords attended in total.

5.1 In relation to the Private Rented Sector, the 2018-19 Housing and Development Control Unit Service Plan showed objectives which included:

- To implement the use of the Rogue Landlord data base and where required Banning Orders.
- To accredit a further 35 landlords
- To complete phase 2 of the private rented sector improvement scheme
- To implement the new HMO licensing legislation
- To implement enforced sale and a preferred list of purchasers
- To undertake the consultation for the proposed selective licensing areas.

5.2.1 In relation to the Rogue Landlord database and where required Banning Orders. A

report is included on the agenda for this forum and will be presented to the Council's Executive for approval on the 11th June 2019.

5.2.2 A further 59 landlords were accredited during 2018/19.

5.2.3 The second phase of the private sector improvement scheme was completed by September 2018. In addition Officers bid for further Rogue landlord funding. The bid was successful and allowed officers to undertake proactive inspections in the Burnley Wood area from January 2019 to the end of March 2019.

5.2.4 The new legislation in relation to HMOs has been implemented along with the new standards.

5.2.5 The revision of the empty homes strategy is underway.

5.2.6 The selective licensing consultation for Trinity, Gannow, Queensgate and Daneshouse with Stoneyholme was completed and the proposal submitted to the Secretary of State on the 7/03/2019. Officers are awaiting the decision from the Secretary of State which should be soon.

6.0 Plans for further reports in 2019/20

6.1 It is proposed that reports on the Selective Licensing Scheme, GLAS, Local Housing Allowance and Universal Credit in Burnley should be standard items on every Forum agenda.

6.2 **Action.** Members of the Forum will be asked to develop a programme of topics that they wish to see brought to subsequent meetings. This should include the Tenant Fees Act 2019 and the Homes (Fitness for Human Habitation) Act 2018.

6.3 **Action:** Appoint resident representative and a development advisor – Mujeeb Rehman was proposed and accepted for the development advisor.

7.0 Targets for 2017/18

7.1 Two landlord evenings will be held during 2019/20. One in September 2019 and the second in late February; early March 2020. The format of the events will be agreed with the Forum.

7.2 In relation to the Private Rented Sector, the 2019-20 Housing and Development Control Unit Service Plan shows objectives which include:

- To accredit a further 35 landlords
- A minimum of 100 landlords to attend the development day
- To implement the new selective licensing areas upon secretary of state approval
- To undertake a minimum of 200 inspections within the selective licensing areas

8.0 Conclusion

8.1 The Private Rented Sector Forum continues to provide its members with the

	<p>opportunity to discuss and comment on new legislation, policies and procedures affecting the private rented sector.</p>	
8.	<p>Housing Benefit Update Amjad updated the group on Housing Benefits. It takes 16.5 days to process a new claim. 4 days if there is a change of circumstance. In March 2017 – 7,889 claiming HB. In March 2018 – 6,664 claiming HB. In March 2019 – 5,691 claiming HB.</p> <p>Mixed Age Couples i.e. where one party of the couple is over Pension Credit qualifying age and the other under that age. From 15/05/2019 Mixed Age couples can no longer choose whether to claim Universal Creditor Housing Benefit – they now need to claim UC for help with their housing costs. If both members are over Pension Credit qualifying age they can continue to claim HB.</p>	
9.	<p>Universal Credit Tracey Eades went through the statistics. New claims 443 in April 2019 6,640 on Universal Credit 1,600 in employment. Harrogate are piloting the preparation of moving everyone over by 2023. Tracey is to share the escalation process with the PRSF.</p> <p>There have been increased evictions, the Courts are tightening the procedure. From Section 21 being served 6 months to get application to court for enforcement, otherwise, the Section 21 has to be started from the beginning again. The group asked if Wilma the Housing Needs manager could attend the next meeting to explain the roles and responsibilities of the Housing Needs Team.</p> <p>The tenant fee ban was discussed.</p> <p>Letting and property management agents in the private rented sector who hold client money are now required by law to belong to a government-approved Client Money Protection Scheme by 1st April 2019.</p>	
10	<p>Selective Licensing Update Clare verbally updated the group regarding Selective Licensing.</p>	
11	<p>Rogue Landlord database and banning orders (Report Enclosed) C Jackson went through the policy that explains how the Council will use new powers under the Housing and Planning Act 2016 to ban landlords from renting out property in the private rented sector and to record banning order offences in the Government’s Rogue Landlord database.</p>	
12	<p>Fitness for Human Habitation Act 2018 (Advisor Note) C Jackson provided a copy of this piece of Civil Legislation that came into force 20/03/2019</p>	
12	<p>Date of Meetings Landlord Evening to be booked in late September 2019.</p>	

<p>Dates of the Next Meeting</p> <p>Meetings Booked</p> <p>Tuesday 10th September 2019 Tuesday 5th November 2019 Tuesday 21st January 2020 Tuesday 17th March 2020 Tuesday 2nd June 2020 – AGM</p> <p>All at 2.00pm at the Town Hall – Committee Room 1.</p> <p>Landlord Evening 30th September 2019</p>
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