



Improving Standards in the Private Rented Sector

Foremost among our many priorities is pushing ahead with my commitment to improve the private rented sector in Tameside...

This is an idea whose time has come. Housing, especially in the private rented sector, is at the heart of the economic, social and environmental infrastructure of the borough.

Executive Leader Brenda Warrington (May 2018)

The Impact of Poor Quality PRS Housing

- More vulnerable groups such as families with dependent children and older people now finding homes in the private rented sector for longer.
- Tenants not guaranteed protection ensured by social landlords
- Poor quality PRS has substantial impact on corporate priorities for Tameside and Glossop Strategic Commissioning Group

PRS and Health & Social Care

**Children
1/3 PRS**

**Thermal Comfort
Bedroom Standard
Anxiety**

Long-term sickness and disability

Recovery and anxiety

**One in five houses in Tameside was
built before 1919**

**Older People
1 in 3 over 60 in PRS by 2040**

**Respiratory illness
Trips and falls**

Mental Health

Poor quality housing and insecurity

'Stranger' shared accommodation

PRS, Homelessness and Poverty

- Households that are wholly or partly reliant on housing benefit/Universal Credit payments to pay rent are extremely vulnerable:
- Welfare reform (2011-) has introduced uncertainty for all benefit recipients
- Benefit recipients who are at risk of losing their property are at increased risk of being unable to secure a replacement
- Risk of living on a downward spiral, with rent arrears leading to poorer quality housing that again may prove to be unsustainable.

PRS and Community Safety

Solutions to many crime and policing challenges today lie in the broader system response to housing and homelessness, substance misuse, physical and mental health, skills and work.

- 5% of Greater Manchester accounts for 17% demand.
- GMP priorities include 'proactive demand' areas, often hidden
 - CSE
 - Human Trafficking
- Reducing demand and breaking the cycle cannot be achieved by one agency alone

A Whole-System Approach to PRS



Housing

Health and Social Care

Community Safety

Homelessness and Poverty

Selective licensing can be an effective policy tool with many schemes achieving demonstrable outcomes... however... when implemented in isolation the effectiveness of selective licensing is often limited

***Government-commissioned Independent Review on Selective Licensing
(July 2019)***

Tameside and Glossop Strategic Commissioning Group Corporate Plan (Feb 2019)

A place-based approach that redefines services and places individuals, families, communities at the heart

A stronger prioritisation of **well being, prevention and early intervention**

An evidence led understanding of risk and impact to ensure the right intervention at the right time

Growth of Selective Licensing

- Provisions for Selective Licensing (SL) included in Housing Act 2004 to tackle anti-social behaviour and low housing demand.
- Powers extended in 2015 to include poor property conditions, crime and high levels of deprivation and immigration.
- By January 2019 44 local authorities reporting schemes including Manchester, Salford and Oldham.
- 4 operate schemes covering the entire borough, including Liverpool.
9 required Secretary of State approval due to 20% criteria
- Growing body of evidence of SL benefits/limitations

Five Components of SL

Planning and Setup	Staffing, IT systems, fee setting and evidence for consultation
Consultation	Including landlords, tenants and letting agents Failure to consult has led to some schemes quashed by judicial review.
License Conditions	Mandatory and Local
Administration	Establish whether the applicant (landlord or managing agent) is a “fit and proper person”, and the most “appropriate” person to hold the licence. In addition, mandatory licence conditions require submission/processing of paperwork from applicant.
Inspection/Enforcement	Properties must be licensed and compliant

Major Benefits

- Focusing resources on areas of concern and generating revenue to contribute to costs
- Providing a clearly defined offence (licensed/unlicensed) which simplifies enforcement
- No 24-hour notice requirement for access before inspections
- **‘A Foot in the Door’**
- Driver for effective engagement between landlords and councils
- Promoting joint working with other agencies, such as the police, HMRC and social services.

Project Timeline

Initial political decision to consult

Collect evidence and prepare the case to take to Cabinet lead to approve consultation as well as legal and financial sign off

Developing the consultation paperwork and marketing strategy

Consultation

Carried out for a minimum 10 week period

Analyse the consultation report

The time taken can depend on the level of responses and number of free text responses.

Report to Cabinet

The reporting process can take 12 weeks

12 Week Statutory Period between declaration and the start of the scheme

