

Burnley Private Rented Sector Forum
Annual Report 21/22
Presented to the Forum on 31st March 2022
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1.0 Introduction

1.1 The Constitution of the Private Rented Sector Forum requires an annual report of its activities in 21/22. 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

- ❑ To promote responsible letting to all landlords, managing agents and tenants
- ❑ To be a voice and consultation 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 Advisor.

4.0 Reports in 2021/2022

4.1 Reports submitted to the Forum included;

- ❑ Regular updates on Selective Licensing
- ❑ Regular updates on Local Housing Allowance and Universal Credit
- ❑ The Minimum Energy Efficiency Scheme Project
- ❑ An update on the Good Landlord and Agent Scheme Project
- ❑ Empty Homes Update
- ❑ A report on the gas safety certificate request project
- ❑ Selective Licensing Consultation Results
- ❑ A report on the selective licensing audits
- ❑ Consultation on the Council's Electrical Installation Condition Report (EICR) policy.
- ❑ Consultation on the HMO Planning Policy document
- ❑ A presentation from A Bed Every Night Project

5.0 2019/20 AGM Report

5.1 The last AGM report was in 2019/20 due to Covid 19 and the suspension of the private rented sector forum meetings. The targets were to:

- ❑ Hold two landlord evenings during 2020/21.
- ❑ Accredite a further 35 landlords
- ❑ Ensure a minimum of 100 landlords to attend the development day
- ❑ Implement the new selective licensing areas upon secretary of state approval
- ❑ Undertake a minimum of 200 inspections within the selective licensing areas

5.1.1 We did not hold the generic landlord evenings and the GLAS project was put on hold as officers were deployed into other areas during Covid 19.

5.1.2 On the 12/03/20 we had the last face to face Development Day before the Pandemic, 17 landlords attended. During the Pandemic we moved to online training through the NRLA. We held an online Development Day in 2021 with 24 landlords attending.

5.1.3 Since April 2019 to date we have undertaken 329 inspections in the selective licensing areas.

6.0 Plans for further reports in 2022/23

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.

7.0 Targets for 2022/23

7.1 Two landlord evenings will be held during 2022/23. One in September 2022 and the second in late February; early March 2023. The format of the events will be agreed with the Forum.

7.2 In relation to the Private Rented Sector:

- ❑ To review the GLAS Code of Practice and accredit 50 landlords.
- ❑ To complete the Minimum Energy Efficiency Programme
- ❑ To continue a hybrid approach to landlord development days including online and in person.
- ❑ To implement the new selective licensing areas subject to Secretary of State confirmation
- ❑ To undertake a minimum of 250 inspections within the selective licensing areas

8.0 Conclusion

8.1 The Private Rented Sector Forum continues to provide its members with the opportunity to discuss and comment on new legislation, policies and procedures affecting the private rented sector.