

PRIVATE SECTOR FORUM MEETING

Thursday 24 November 2022

In Attendance:

Eddie Hamilton (Landlord)
Mujeeb Rehman (RPC)
Tristan Barr (Landlord)

Officers

Clare Jackson
Paul Gatrell
Lauren Dickens
Amjad Rana
Cllr Baker
Cllr Harbour

1.	Apologies: Vanessa Robinson (Landlord) Sagheer Akhtar (Landlord) Asrar Ahmed	
2.	Housing Benefit Update Amjad updated the group with the summary below of the Autumn Statement bulletin from the DWP <u>Universal Credit</u> The government's plan was to complete the move of the remaining 2.5 million households currently on legacy benefits including tax credits to Universal Credit by the end of 2024. However for approximately one million of these – those on Employment Support Allowance (ESA) and Housing Benefit (HB) - the move has been delayed until 2028. <u>HB for pensioners</u> Plans to create a new housing element of Pension Credit to replace pensioner HB are now intended to take effect in 2028-2029. Eligible pensioners will continue to receive HB. <u>Household Support Fund</u> The government is providing additional funding to help with the cost of household essentials for the 2023-24 financial year Guidance and individual local authority indicative allocations to be announced. <u>Cost of Living payments</u> Households on means-tested benefits (excluding HB) will get an additional £900 Cost of Living payment in 2023-2024. Pensioner households will receive an additional £300 Cost of Living payment and individuals on disability benefits will receive an additional £150 Disability Cost of Living payment in 2023-2024. <u>Uprating of benefits</u> Benefits are due to be uprated in line with inflation from April 2023 - they will rise by September CPI inflation – 10.1%. <u>Benefit cap</u> In April 2023, the benefit cap will also increase in line with inflation by 10.1%. The benefit cap will rise from £23,000 to £25,323 for families in Greater London and from £20,000 to £22,020 for families nationally. Lower caps for single households without children will rise from £15,410 to £16,967 in Greater London and from £13,400 to £14,753 nationally.	

	<p><u>Social housing</u> Social housing rents will be able to rise by a maximum of 7% in 2023-2024.</p> <p><u>Local Housing Allowance</u> Local Housing Allowance rates for 2023-2024 will be maintained in cash terms at the elevated rates agreed for 2020-2021.</p> <p><u>DWP's additional investment in tackling fraud and error</u> DWP are providing additional funding between now and 2024-2025 to target fraud, error and debt across the benefits system.</p>																
3	<p>Universal Credit</p> <p>Asrar sent the group an update.</p>																
4	<p>Selective Licensing Interim Report</p> <p>Lauren distributed and went through the draft interim report.</p> <p>One suggestion was to move the summary which is at the back of the report to the front for easier reference.</p>																
5	<p>Selective Licensing (Burnley Wood and Leyland Road)</p> <p>Lauren updated the group on progress so far:</p> <p>430 applications in July 2022 49% which is on track for the designation The deadline for the discount was 21st October 2022</p>																
6	<p>GLAS</p> <table border="1" data-bbox="279 1272 1393 1541"> <thead> <tr> <th></th> <th>September 2022</th> <th>November 2022</th> </tr> </thead> <tbody> <tr> <td>Landlords Accredited</td> <td>325</td> <td>350</td> </tr> <tr> <td>Accredited Managing Agents</td> <td>14</td> <td>15</td> </tr> <tr> <td>Landlords Working Towards Accreditation</td> <td>89</td> <td>50</td> </tr> <tr> <td>Managing Agents Working Towards Accreditation</td> <td>9</td> <td>7</td> </tr> </tbody> </table> <p>a. The table above shows progress in the project since the last meeting of the forum.</p> <p>b. There are 53 post inspections to undertake and 2 full inspections from 2 new applications.</p> <p>c. Since the last forum. Two landlord applications for GLAS have been refused and three have had the accreditation revoked for repeatedly failing to ensure the property condition meets the GLAS Code of Standard.</p> <p>d. The Code of Practice requires updating.</p>		September 2022	November 2022	Landlords Accredited	325	350	Accredited Managing Agents	14	15	Landlords Working Towards Accreditation	89	50	Managing Agents Working Towards Accreditation	9	7	
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	<p>i. Propose a sub-group to look at this revision.</p> <p>The original Code of practice to be sent round to the group, the EICR and Carbon monoxide regulations need updating, but need to look if anything else needs amending or adding to the Code.</p>	
7.	<p>Any Other Business</p> <p>Damp and Mould.</p> <p>There has been a directive from the Secretary of State regarding this issue.</p>	
	<p>Next Meeting</p> <p>Thursday 26th January 2023 at 1.30pm to 3.30pm in the Reception Room at the Town Hall.</p>	