



HYNDBURN

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URGENT CABINET DECISION

Summary and Approvals

A report, using the Cabinet report template, must be attached.



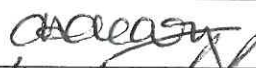
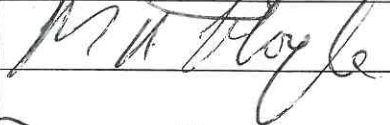
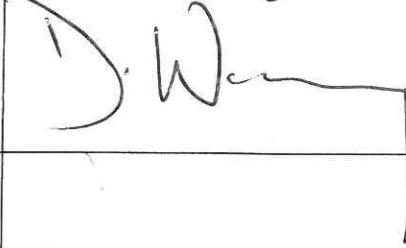

1. **Title of Report** Proposal to Designate a Private Landlord Selective Licensing Scheme (Parts of Accrington and Church)
2. **Report Author** Fiona Goodfellow, Housing Strategy & Policy Manager
Paul Gordziejewicz, Private Rented Sector Manager
3. **Purpose of Report** To seek Cabinet approval for a private landlord selective licensing scheme for parts of Accrington & Church.
4. **Decision requested**

I recommend that Cabinet:-

- i) Considers the representations received in response to the consultation on the Council's proposals to introduce selective licensing of private landlords in parts of Accrington and Church before making a decision in respect of the proposed designation with specific reference to the following:-
 - The report on the Consultation Findings that was published on the 30 June 2017 attached at Appendix 1 and
 - The detailed responses received from Hyndburn Landlords together with the Council's responses attached at Appendix 2
- ii) Considers whether the proposal to introduce the selective licensing of private landlords in parts of Accrington and Church is consistent with the Council's equality duty under Section 149 of the Equality Act 2010 as set out in section 6 of this report and as discussed in the Customer First Analysis attached at Appendix 7.
- iii) Considers whether there are other courses of action available to it that might provide an effective way of addressing low demand in the relevant parts of Accrington and Church and, following such consideration, confirms that it considers that making the proposed designation will significantly assist it to address low demand in those areas.
- iv) Approve the proposed designation based on low housing demand (or is likely to become such an area) as defined under Section 80(3) (a) and (b) of Part 3 of the Housing Act 2004 for the parts of Accrington and Church, shown edged red on the map attached at Appendix 3
- v) Approve the proposed licence fee structure for the proposed designation attached at and within Appendix 4.

- vi) Approve the proposed licence conditions for the proposed designation attached at and within Appendix 4.
 - vii) Requires the Head of Regeneration and Housing to seek the Secretary of State's approval to designate the area referred to in recommendation 2.4 above pursuant to Section 82 of the Housing Act 2004. This is required due to the high level of private rented properties within the proposed designation. Department of Communities and Local Government (DCLG) guidance states Secretary of State's confirmation is required if the proposed designation affects more than 20% of privately rented homes in the local authority area.
 - viii) Subject to Secretary of State approval, requires the Head of Regeneration and Housing to publicise the designation in accordance with Section 83 Housing Act 2004 and to report to Cabinet if, following any future review, he considers that the designation may require revocation or amendment.
5. **Reason for Urgency** to ensure that the designation is in place for 1 December 2017 to run concurrently with the existing designation that ends on 30 November 2017 and to avoid a period of absence of regulation.

6. **Approvals of Members and Officers**

Designation	Signature
Leader	
Deputy Leader	
Portfolio Holder	
Chief Officer	
Chief Executive, or Deputy Chief Executive (in the absence of the Chief Executive or if the Chief Executive is the decision taker); or	
Monitoring Officer (in the absence of the Chief Executive and Deputy Chief Executive or if one is absent and the other is the decision taker)	
Mayor (to agree to exempt from call-in)	

7. **Date of Decision (when finally approved):** 7TH JULY 2017