

CABINET – 13 JUNE 2013

7 POLICY ON DISCHARGE OF STATUTORY HOMELESSNESS DUTY INTO THE PRIVATE RENTED SECTOR

Councillor George Davies introduced a report by the Strategic Director of Regeneration and Environment who sought approval for the adoption of a policy to discharge a homeless duty into the private rented sector.

The Cabinet was informed that the Localism Act 2011 included significant changes to the way in which local authorities could deal with applications for social housing and homelessness applications under Parts 6 and 7 of the Housing Act 1996. Local authorities owed applicants who were homeless, eligible for assistance, in priority need and not intentionally homeless, the main housing duty to secure suitable accommodation (unless a referral to another local authority could be made under the local connection provisions).

From 9 November 2012, the Localism Act had allowed local authorities to fully discharge the local housing duty by a 'private rented sector offer'. This must be an offer of an assured short-hold tenancy in private rented accommodation with a minimum fixed term period of one year. The property attached to the offer had to be in a reasonable physical condition and the landlord had to be a fit and proper person.

If the Council intended to use this power it had to develop a clear policy around its use. A draft policy that set out how the Council intended to discharge a homeless duty into the Private Rented Sector was attached as an appendix to the report.

RESOLVED:

That the Cabinet recommends that the Council adopts a policy to Discharge a Homeless Duty into the Private Rented Sector.