Scrutiny Inquiry Project Outline Template

OVERVIEW AND SCRUTINY REVIEW - PROJECT OUTLINE

Review Topic: **PRIVATE RENTED HOUSING CONDITIONS**

Objectives:

To identify and tackle poor housing standards in some private rented properties in the borough.

Desired Outcomes:

Improved housing conditions for tenants of private rented property in the borough

Terms of Reference:

1. To identify methods to establish the location of the estimated 4100 private rented properties in the borough.

2. To identify methods to establish those landlords in the borough who provide accommodation which is below acceptable housing standards

3. To look at inspection schemes, landlord accreditation and other similar schemes in place elsewhere in the north west.

4. To consider whether an inspection regime which is more proactive than just responding to complaints, should be further investigated.

5. To look at other mechanisms for informing tenants of their rights in relation to reporting poor housing standards to the Council.

6. To consider the appropriateness of a policy providing a Council approach to privately rented housing conditions.

Equality and diversity implications:

Risks:

Improving private rented housing standards may mean that landlords pass on the costs of improvements to tenants through increased rents. It may also reduce the supply of private rented housing stock in the borough.

Venue(s):	Timescale:
Town Hall, Chorley	**Start: 2 February 2012**
	Finish: April 2012

Information Requirements and Sources:

Documents/evidence:

DCLG Decency Standards

Witnesses: (who, why?)

Consultation/Research: (what, why, who?)

Landlord Accreditation Schemes operating in other authorities

Site Visits: (where, why, when?)

Officer Support:	Likely Budget Requirements:
Lead Officer: Simon Clark	**Purpose** **£**
Democratic & **Member Services Officer: Carol Russell**	**Total** _____

Target Body [1] for Findings/Recommendations   Executive Cabinet

[1] All project outcomes require the approval of Overview and Scrutiny Committee before progressing