

**RECOMMENDATIONS TO CABINET 26 SEPTEMBER 2023 FROM THE ENVIRONMENT AND COMMUNITY PANEL MEETING HELD ON 29 AUGUST 2023**

EC33: **CABINET REPORT - UPDATE TO VARIOUS HOUSING STANDARDS POLICIES TO REFLECT PROCEDURAL CHANGES, BEST PRACTICE, CASE LAW AND STATUTORY GUIDANCE**

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The Assistant Director presented the Cabinet Report which presented revisions to various policies and procedures to bring them up to date and in line with operational requirements, best practice and relevant legislation and guidance.

The Chair thanked the Assistant Director for his report and invited questions and comments from the Panel, as summarised below.

Councillor Kunes referred to the standards for bedsits, shared accommodation and HMO's and commented that more environmentally friendly methods should be advised, rather than a gas hot water dispenser over the sink. It was explained that this was the minimum standard required as the policies had to ensure that basic standards were in place and there were no hazards, whilst confirming to the Law. Work was carried out with landlords to encourage efficient and environmentally friendly equipment.

Councillor Kunes asked for consideration to be given that gas should not be assumed to be the preferred method of providing heating and therefore, rather than use the work gas, the wording should be amended to encourage environmental friendly heating options.

Officers agreed to look at the wording within the Policy to see if 'gas' could be amended, so that more options were available to landlords.

**RESOLVED:** That the Environment and Community Panel supports the recommendations to Cabinet, as set out below.

To approve the adoption of the following changes as detailed within the relevant appendices and consideration be given to the wording within the policy relating to bedsits, shared accommodation and HMO's as raised by Councillor Kunes.

**Appendix A**

A1) To update the HMO amenity standards previously updated 10 years ago at Council on the 27<sup>th</sup> September 2012. This update is required in order to provide clarity with regards relevant requirements and to ensure that differing types of HMOs are fully referenced.

A2) To adopt and publish standards with regards single family dwellings in order to provide landlords with a convenient and understandable guidance as to what is expected in private rented properties.

### **Appendix B**

To update the adopted statement of principles with regard civil penalties in accordance with the previously adopted policy (Council - 22<sup>nd</sup> February 2018) and to adopt the use of Rent Repayment Orders and Banning Orders.

### **Appendix C**

C1) To update the Unauthorised Encampments Protocol to ensure that the protocol reflects the latest legislation applying to unauthorised encampments and to provide the relevant agencies and the wider public with clear guidance as to how the Borough Council and other agencies will respond to, and manage, unauthorised encampments within the local authority area.

### **Appendix D**

D1) Adoption of amendments to the standard single family caravan site licence conditions for relevant protected sites.

D1) Adoption of amendments to the standard multi-site caravan site licence conditions for relevant protected sites.