

PART A - Initial Impact Assessment

Proposal Name:	Private Housing Standards Intervention and Enforcement Policy Review
EIA ID:	2418
EIA Author:	Alun Whitaker (NCC)

Proposal Outline:	<p>The changes to how the department will operate are detailed below: The first form of action taken by the department's officers when faced with significant hazards in privately rented residential properties would be formal enforcement action, via the service of legal notices and orders, as opposed to an informal letter. This will result in health and safety issues identified in property being remedied faster and tougher sanctions being imposed on those landlords who flout their legal obligations. The Council has the power to recover costs, reasonably incurred through the taking of formal enforcement action, from the individual upon whom the action has been taken against, and has previously done this on all occasions. The Council will now only seek to recover those cost from individuals who fail to comply with the requirements of the notice / order within the timescales specified. This will result in their being no detrimental impact on persons who comply with their legal requirements and seek to punish those who do not. Currently where properties are required to have a licence, whether through mandatory, discretionary or selective licensing schemes, the department will issue a 5-year licence. Now the intention is to issue reduced term licenses for properties, that have been found to be operating without a licence or where the proposed licence holder has a history of failing to comply with their legal obligations under the applicable housing or landlord and tenant law.</p>
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Proposal Type:	Non-Budget
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Year Of Proposal:	23/24
Lead Director for proposal:	Alun Whitaker (NCC)
Service Area:	Place
EIA Start Date:	24/10/2023
Lead Equality Objective:	Understanding Communities

Equality Lead Officer: Louise Nunn

Decision Type

Committees: Policy Committees
 Housing

Portfolio

Primary Portfolio:

EIA is cross portfolio:	No
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EIA is joint with another organisation: No

Overview of Impact

Overview Summery: The proposed changes to the Intervention and Enforcement Policy will result in a positive impact on all protected characteristic groups. This is due to the fact that it will result in a swifter and more enforcement driven approach to ensuring the private rented housing stock in Sheffield is made safer for all occupiers of residential properties. In doing this the Council will also likely be increasing the number of sanctions imposed, whether by criminal prosecution or the imposition of financial penalties, on

landlords who contravene their legal obligations. This will also likely, in the medium to long term, lead to a change in approach and a general improvement to the private rented housing stock and those who own, manage and let them.

Impacted characteristics:

Consultation and other engagement

Is consultation or other engagement required: No

There is no legal obligation to consult on these proposals, and advice on this matter has been sought and provided by Legal Services. However, we have already consulted with members within the department who will be undertaking the changes. We have arranged to deliver our proposals to a National Residential Landlord Association regional meeting on the 7th November 2023. We are in the process of setting up a page on the 'Have Your Say' tab on Sheffield City Council's website, which will explain our proposed changes and encourage members of the public to provide their feedback.

Cumulative Impact

Does the proposal have a cumulative impact: Yes

Impact areas: Year on Year

Initial Sign-Off

Full impact assessment required: No

Review Date: 24/10/2023

Action Plan & Supporting Evidence

Outline of action plan:

Action plan evidence:

**Changes made as a result of
action plan:**

Mitigation

**Significant risk after
mitigation measures:**

Outline of impact and risks:

Review Date

Review Date: 24/10/2023