

Article 4 Direction

1. Impact of the changes of Welfare reform, taking into account the report on the impact of changes to the local housing allowance system, by DWP. The extra cost will be transferred through to tenants as supply is reduced. This could increase costs to the council through housing payments
2. Cut supply of housing provision in Bath, increase the cost to those renting. This is a planning consideration attempting to tackle a social issue.
3. Could the council give a breakdown, on where the cap is and the number of HMO's within the area so prospective landlords can make investment decisions – how will this be updated?
4. Section 7 of the report indicates that the policy that the council will implement will have a detrimental impact against the most vulnerable.

Additional licensing

1. Will not tackle the criminal landlords – a criminal landlord will not register
2. Increase the costs as any additional charge levied by the council will be passed through to the tenants, especially the most vulnerable taking into account changes to welfare.
3. The evidence base is poorly collected and of a very poor standard
4. There is significant legislation, over 100 already which Landlords have to comply with, council not using these.
5. Joint working between council and other agencies, will solve the issues
6. This does not tackle the problems of tenants.