

Single Member Cabinet Decision

**Executive  
Forward Plan  
Reference**

**E 2801**

**West of England Rental Standard**

<b>Decision maker/s</b>	Cllr Tim Warren, Leader of the Council Cllr Charles Gerrish, Cabinet Member
<b>The Issue</b>	Compliance with the minimum statutory standard for housing health and safety varies widely across the District. The West of England Rental Standard is a partnership scheme that aims to improve levels of compliance and help landlords understand how to meet minimum requirements and manage properties effectively.
<b>Decision Date</b>	22 October 2015
<b>The decision</b>	The Cabinet Members agree that that the West of England Rental Standard, as detailed within this report, is approved for implementation within Bath & North East Somerset.
<b>Rationale for decision</b>	The West of England Rental Standard is a cost effective method of broadcasting information on the legal minimum standard for housing conditions and good practice on management. This is carried out through landlord associations and other sector organisations endorsed to operate the scheme.
<b>Financial and budget implications</b>	The scheme will be self-funding. It will be administered on behalf of the West of England Partnership by Bristol City Council. However, there will be a staff contribution to the oversight of the scheme of approximately 4 meetings per year, which will be managed within existing budgets; no additional budget is required to undertake this proposal.
<b>Issues considered (these are covered in more detail in the report)</b>	Social Inclusion; Customer Focus; Sustainability; Human Resources; Equality (age, race, disability, religion/belief, gender, sexual orientation); Corporate; Health & Safety; Impact on Staff; Other Legal Considerations
<b>Consultation undertaken</b>	Staff; Community Interest Groups; Stakeholders/Partners; Section 151 Finance Officer; Monitoring Officer
<b>How consultation was carried out</b>	West of England Authorities, Landlord and Letting Agent organisations were consulted during the development of these proposals. Equalities advice was also obtained. These consultations have resulted in the current form of the scheme which is expected to have a positive impact on disadvantaged groups through better quality housing.

<b>Other options considered</b>	<p>As part of a West of England approach to developing the standard other options were considered including taking no action and voluntary accreditation schemes. These are discussed in the WoE Planning and Housing and Communities Board Report March 2015. Taking no action was rejected because it was felt that the rapidly growing rental sector required additional information on minimum legal standards for property management and condition. A landlord or property based scheme was rejected on cost grounds.</p>
<b>Declaration of interest by Cabinet Member(s) for decision, including any dispensation granted:</b>	
<b>Any conflict of interest declared by anyone who is consulted by a Member taking the decision:</b>	

<b>Signatures of Decision Makers</b>	
<b>Date of Signature</b>	
<b>Subject to Call-in until 5 Working days have elapsed following publication of the decision</b>	